



Memo No. Ch-167/CLNC-HT/GGM-I/EP-413

Dated:- 23.06.2025

To

Superintending Engineer/Operation,
Circle-I, DHBVN, Gurugram.

Subject: - Re-approval of Electrification Plan for an ultimate load 11386kW or 12651.13kVA in the name of M/s Union Buildmart Pvt. Ltd. for release of Single Point Connection in the mixed land use Colony (86% GHS and 14% Commercial) over an area measuring 15.06250 acres at Sector-113, Gurugram.

Ref: -

1. This office Memo no. Ch-19/OLNC-HT/GGM-I/EP-254 dated 22.07.2022 – Earlier approval of Electrification Plan for an Ultimate Load of 3026.91kW or 3363.23kVA.
2. Application dated 05.02.2024 of M/s Union Buildmart Pvt. Ltd.
3. This office latest Memo no. Ch-90/OLNC-HT/GGM-I/EP-413 dated 16.01.2025 - seeking clarifications.
4. Your office Memo no. Ch-40/PC-GC-455/City dated 18.04.2025 – submission of clarifications.
5. This office Memo no. Ch-149/OLNC-HT/GGM-I/EP-413 dated 16.05.2025 - seeking additional clarifications, Land suitability report, and TFR.
6. Documents completed by M/s Union Buildmart Pvt. Ltd. on 13.05.2025.
7. Your email dated 04.06.2025 and 18.06.2025– submission of clarifications, Land suitability report, and TFR.
8. Following are the license details issued by DTCP:-

Case ID/Scheme No.	License No.	License issued to	Area (In Acres)
LC-4175A	106 of 2021 dated 16.12.2021	M/s Union Buildmart Pvt. Ltd. & others for setting up of group housing colony under new integrated licensing policy dated 09.02.2016 over an area measuring 15.03125 acres in the revenue estate of Village Chauma, Sector-113, Gurugram Manesar urban complex, Distt. Gurugram.	15.03125
LC-4175B	214 of 2023 dated 20.10.2023	M/s Union Buildmart Pvt. Ltd. & others over an additional area measuring 0.03125 acres in addition to earlier granted License no. 106 of 2021 dated 16.12.2021 granted for setting up of mix land use (Group Housing Component 86% and Commercial Component 14%) under the TOD policy in Sector-113, Gurugram Manesar urban complex, Distt. Gurugram.	0.03125
Total			15.06250

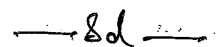
In consideration of the application submitted by M/s Union Buildmart Pvt. Ltd. and based on the clarifications, TFR, and Land Suitability Report submitted by your office, the Electrification Plan (EP) for an Ultimate Load of 11386.02kW or 12651.13kVA, assessed as per Sales Circular No. D-25/2024, is hereby re-approved for M/s Union Buildmart Pvt. Ltd. (hereinafter referred to as builder/developer/colonizer/applicant) in exercise of the powers conferred vide Sales Circular No. D-03/2025, under the following conditions:

1. Load calculation details for Single Point connection:-

Domestic Load including lifts, Water Supply Pumps, and firefighting pumps (kW)	Load of common facilities for residents (kW)	Total Domestic Load (kW)	NDS Load (kW)	Total Ultimate Load (kW)
A	B	C=A+B	D	E=C+D
7454	1150.93	8604.93	2781.09	11386.02

2. **Power Source & Technical Feasibility:** The sanctioned ultimate load will be catered through under construction 33kV Switching Station no. 2 of M/s Golden Gate Propbuild Pvt. Ltd., Sector-114, Gurugram (sister concern of M/s Union Buildmart Pvt. Ltd.) which is being developed by the group of builder/developers on their offered land, in accordance with Sales Circular no. D-32/2023 & D-37/2024.
Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level, and planning for the distribution infrastructure must be in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code & as per the Sales Circular no. no. D-32/2023 & D-37/2024.
It must be ensured that the total load catered from this 33kV Switching Station does not exceed 25 MVA, in accordance with the Regulations of the HERC.
3. **Upstream Connectivity:** The 33kV Switching Station will be connected to the 220/33kV Substation at Sector-110, Gurugram, subject to HVPN's confirmation of bay allocation.
4. **Right to Modify:** Any proposal for power supply arrangements to the project shall be subject to revision based on evolving system architecture, reliability requirements, network configuration, and technical considerations, and shall not limit the rights of DHBVN in this regard.
5. **Infrastructure Development Responsibilities:**
Internal as well as External Electrical Infrastructure: To be developed by the builder/developer as per HERC Regulation 4.6 & any other similar enabling provisions under the said regulation – HERC Duty to Supply Electricity on Request and Power to Recover expenditure and Power to Recover Security Regulations, 2016 (1st Amendment) Regulation, 2020 circulated vide Sales Circular No. D-12/2020, HERC Duty to Supply Electricity on Request and Power to Recover expenditure and Power to Recover Security Regulations, 2016 (2nd Amendment) Regulation, 2023 circulated vide Sales Circular No. D-32/2023, Sales Circular no. D-37/2024 & Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar.
6. **Timeline and Validity:** As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020, and Sales Circular no. D-21/2020, the timely creation of the electrical infrastructure as per the approved plan is essential. SE/OP Circle-I, Gurugram, must monitor and ensure adherence to timelines.
7. **Regulatory Compliance for Release of Connection:** In line with the enabling HERC Regulations and relevant sales circulars, this EP approval shall form the basis for the release of Single Point Connection/Temporary or permanent electricity connection in the project area strictly under the provisions of:
 - HERC Single Point Regulations, 2020—Sales Circular No. D-17/2020,
 - SC Nos. D-07/2020 and D-21/2020,
 - HERC Electricity Supply Code (HERC 29/2014 & amendments),
8. **Financial Instruments:**
 - With this approval of EP, the release of any Temporary/Permanent electricity connection to the applicant shall be contingent upon the timely submission of the Bank Guarantee(s) by the developer for the creation of the electrical infrastructure (as per the approved EP) in terms of the HERC Regulation Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulation 2016 (1st Amendment) Regulation 2020, circulated vide Sales Circular No. D-12/2020, and further Sales Circular No D-21/2020 of Nigam.
 - Safe custody, validity monitoring, and SFMS verification of BGs to be ensured as per FA&CAO/MM memo Ch-2138 dated 12.09.2022.
9. **Restriction on Defaulters:** As per SC D-21/2020, no connection/load shall be released to the builder/developer or subsidiary or sister concern/partnership firm thereof as well as to the premise, having any pending dues of Nigam or defaulter of any kind, whether disputed or undisputed.

- 10. Document Verification:** Ownership, identity, and tariff category documents must be thoroughly verified before connection release in adherence to the following regulations:
- Follow Regulation 4 of the HERC Electricity Supply Code (SC D-07/2020).
 - Verify identity, ownership, and correct tariff category (SC D-29/2013 & D-04/2025).
 - Recover all charges (SC D-12/2020).
- 11. Development Estimates:** The Execution Plan and internal/external service estimates must be approved by the competent authority before commencement of work. Creation of the complete electrical infrastructure, including planning & design, must be as per the Nigam's specifications and construction standards. CEA and IE Rules on safety shall be strictly adhered to. All the relevant provisions, as contained in Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar, issued by the Nigam, must be fully complied with and strictly adhered to.
- 12. Land Requirement:** Land for 33kV Switching Station offered by M/s Golden Gate Propbuild Pvt. Ltd., Sector-114, Gurugram, in a group with their sister concern M/s Union Buildmart Pvt. Ltd., is handed over to DHBVN through SE(OP)/authorized XEN, as per SC D-32/2023 and D-37/2024. The land must be earmarked in the DTCP layout.
- 13. License Validity:** The validity of License no. 106 of 2021, dated 16.12.2021 & License no. 214 of 2023, dated 20.10.2023, shall always remain sacrosanct. In case the license expires, it shall be the responsibility of the developer to ensure timely renewal from DTCP.
- 14. Revised EP for Load Change:** Modification Clause: Any modification in FAR or project scope, added/deleted license areas resulting in a load revision, shall warrant submission of a revised EP by the builder/developer, who shall bear all resulting infrastructure upgrade costs per prevailing DHBVN guidelines.
- 15. Seniority & Site Provisioning:** Seniority for connection release and energy meter site provisioning must align with SMI 1.24, SMI 4.2, and applicable HERC provisions.
- 16. GIS Integration:** System updates, asset mapping, and consumer indexing to be ensured post infrastructure development.
- 17. SOP Compliance:** Dormancy must be properly justified for any delay to avoid non-compliance under the RTS Act and SOP.
- 18. Solar Provisions:** Compliance with SC Nos. D-33/2021 and D-04/2023 regarding rooftop solar installations are mandatory.
- 19. Applicability of Regulations/Instructions of HERC/Nigam:** All applicable instructions of DHBVN and regulations of HERC issued from time to time shall be binding upon the builder/developer.
- 20. Undertaking:** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfillment of all conditions.
- 21. Liability Clause:** The approval of the Electrification Plan is granted based on compliance with the above conditions. Any misrepresentation, delay, or non-compliance may render this approval void. DHBVN reserves the right to revoke this sanction and recover associated financial/operational losses, in addition to pursuing legal remedies.
- 22. Earlier communication issued by this office vide Memo no Ch-19/OLNC-HT/GGM-I/EP-254 dated 22.07.2022 w.r.t the approval of Electrification Plan for an ultimate load of 3026.91kW or 3363.23kVA, shall be superseded by this re-approval of Electrification Plan for an Ultimate Load of 11386kW or 12651.13kVA in the name of M/s Union Buildmart Pvt. Ltd. for release of Single Point Connection in the mixed land use Colony (86% GHS and 14% Commercial) over an area measuring 15.06250 acres at Sector-113, Gurugram.**


CE/Commercial
DHBVN, Hisar

Endst. No: Ch-163/OLNC-HT/GGM-I/EP-413

Dated:- 23.06.2025

A copy of the above is also being forwarded to the Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information on the matter and w.r.t. Sr. No. "12" above for further necessary action on the matter, please.

— sd —
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-163/OLNC-HT/GGM-I/EP-413

Dated:- 23.06.2025

A copy of the above is also being forwarded to the following for their information on the matter, please and with further requests to ensure system infrastructure readiness and availability at the HVPN end for the off-take of the power requirements to the instant applicant, please: -

1. CE/TS, HVPN, NCR.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPN Gurugram.

— sd —
CE/Commercial
DHBVN, Hisar

Endst No: Ch-170/OLNC-HT/GGM-I/EP-413

Dated:- 23.06.2025

A copy of the above is forwarded to:

M/s Union Buildmart Pvt. Ltd.,
41st Floor, Tower-1, M3M International Financial center,
Sector-66, Gurugram, 122101

It is reiterated that the subject approval has been accorded based on the documents and details furnished along with the application. The approval shall remain contingent upon compliance with the stated conditions. In case of any misrepresentation or concealment of facts, or non-compliance with stipulated requirements, this approval shall stand void ab initio. Any deliberate misstatement or false declaration resulting in loss to Nigam shall make the firm liable to compensate such loss, without prejudice to Nigam's right to seek legal remedies.

— DM —
23/6/25
CE/Commercial
DHBVN, Hisar

Cc to:-

1. SPS to Director/Operations, DHBVN – for kind information of Director.
2. Chief Engineer Operation Delhi – for information on the matter.
3. SE/R-APDRP, DHBVN, Hisar – for information and ensuring necessary action w.r.t. Sr. No. 16 of terms and conditions, please.
4. XEN(OP) Divn., City, Gurugram – for information and further necessary action.
5. SDO(OP) S/Divn., New Palam Vihar, Gurugram – for information and further necessary action.