DHBVN

DAKSHIN HARYANA BIJLI VITRAN NIGAM
(A Govt. of Haryana Undertaking)
For CE/Commercial, DHBVN, Hisar-125005.
Email :cecommercial@dhbvn.org.in &serapdrpnc@dhbvn.org.in

**Memo No. Ch- 29/OLNC-HT/GGM-I/EP-586**

**Dated:- 07.07.2026**

To

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

**Subject: - Approval of Electrification Plan for an Ultimate Load of 12979.85kW or 14422.05kVA in the name of M/s International Green Scapes Ltd. for the release of Individual/Multipoint Connection(s) in the Residential Group Housing Colony over an area measuring 19.975 acres in the revenue estate of Village – Nawada Fatehpur, Sector-81 & 86, Gurugram.**

**Ref: -**

1. Online application no. DTCP010526123 dated 01.05.2026, received from DTCP, Haryana, on the online EP portal.
2. This office Memo No. Ch-10/OLNC-HT/GGM-I/EP-586 dated 26.05.2026 - seeking Land Suitability report.
3. Your office Memo No. Ch-06/PC-GC-1129/MNSR dated 18.06.2026 - providing Land Suitability report.
4. Documents completed by the applicant on 02.07.2026.
5. The following License details issued by DTCP:-

| Scheme No. | License No. | LOI/License Issued to | Area (In Acres) |
|---|---|---|---|
| LC-1218 | 47 of 2009 dated 21.08.2009 | M/s International Green Scapes Ltd. for setting up of Residential Group Housing Colony in the revenue estate of Village – Nawada Fatehpur, Sector-81 & 86, Gurugram | 11.35 |
| | 104 of 2012 dated 06.10.2012 | | 6.475 |
| | 24 of 2026 dated 09.02.2026 | | 2.15 |
| **Total** | | | **19.975** |

In consideration of the online application No. DTCP010526123 dated 01.05.2026 received from the Directorate of the Town & Country Planning (DTCP), Haryana, and further documents submitted by M/s International Green Scapes Ltd. regarding the Electrification Plan for an Ultimate Load of 12979.85kW or 14422.05kVA in the name of M/s International Green Scapes Ltd. for the release of Individual/Multipoint Connection(s) in the Residential Group Housing Colony over an area measuring 19.975 acres in the revenue estate of Village – Nawada Fatehpur, Sector-81 & 86, Gurugram, the plan has been examined in light of the documents submitted and the applicable provisions of the HERC Regulations, "Duty to Supply Electricity on Request, Power to Recover Expenditure, and Power to Recover Security Regulations, 2016" (as amended by the 2nd & 3rd Amendment Regulations, 2023), circulated vide Sales Circular No. D-32/2023. Accordingly, the Electrification Plan for an ultimate load of 12979.85kW or 14422.05kVA, assessed as per Sales Circular No. D-25/2024 (Annexure-I) is hereby approved for M/s International Green Scapes Ltd. (hereinafter referred to as the builder/developer/colonizer), under the powers conferred vide Sales Circular No. D-03/2025, for the release of individual/multipoint connection(s) in the said colony, subject to compliance with the following applicable technical, commercial, and statutory provisions: -

1. **Power Source & Technical Feasibility:** The sanctioned ultimate load will be catered through a 33kV Switching Station to be developed by DHBVN on the land offered by M/s International Green Scapes Ltd., Sec-81 & 86, Gurugram, in accordance with Sales Circular D-32/2023 & D-37/2024. Technical feasibility shall be assessed and finalized by SE/Operation Circle-I, Gurugram, in accordance with Sales Circular No. D-27/2022, and the estimate shall be approved accordingly.

   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 made in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code, as well as in accordance with Sales Circular No. D-32/2023 & D-37/2024.

It must be ensured that, in the case of a group of builders sharing a 33kV switching station, the combined ultimate load of the group does not exceed 25 MVA, as per the HERC Regulations.

2. **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.

3. **Infrastructure Development Responsibilities:**

   - **Internal Electrical Infrastructure**: To be developed by the developer, including the 33kV feeder up to the premises.

   - **External Electrical Infrastructure**: To be developed by DHBVN as per Sales Circular No. D-32/2023 and Instruction No. 02/2019/PD&C.

4. **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 in five (5) years as per the approved plan is essential. SE/Operation Circle-I, Gurugram, must monitor and ensure adherence to timelines.

5. **Regulatory Compliance for Release of Connections**: In line with the enabling HERC Regulations and relevant sales circulars, this EP approval shall form the basis for the release of Individual/Multipoint/Temporary or permanent electricity connection, and EV charging 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).
   - HERC EV Charging Regulations, 2021 – Sales Circular No. D-03/2022, D-12/2022, and D-33/2024.

6. **Distribution System Specifications: 33/0.433 KV** Distribution Transformers (2x630kVA +1x1000kVA+3x1650kVA+ 6x2000kVA = 19210kVA) to be installed by the developer as per technical design and instructions (02/2019/PD&C).

7. **Financial Instruments:**

   - With this approval of EP, the release of any Temporary/Permanent electricity connection to the applicants shall be contingent upon the timely deposition of the EESDC amounting to Rs. 4,47,08,355/- for the creation of external electrical infrastructure and timely submission of the Bank Guarantee(s) by the developer for the creation of the internal 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 (2nd Amendment) Regulation 2023, circulated vide Sales Circular No. D-32/2023 and D-21/2020 of Nigam. SE/OP Circle-I, Gurugram, must monitor and ensure adherence to timelines.
   - Within 30 days of approval of the Electrification Plan, the XEN/Operations, concerned, shall issue a demand notice requiring the Developer to submit BG within 30 days, equivalent to the estimated cost of the work for installation of Electrical Infrastructure as per the approved Electrical Infrastructure.
   - In case of non-submission of the required BG by the builder/developer within a stipulated timeframe, further necessary action shall be initiated against the builder/developer as per clause no. 4.12.2 of 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.
   - Safe custody, validity monitoring, and SFMS verification of BGs to be ensured as per FA&CAO/MM memo Ch-2138 dated 12.09.2022

8. **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 premises, having any pending dues of Nigam or defaulter of any kind, whether disputed or undisputed.

9. **Document Verification:** Ownership, identity, and tariff category documents must be thoroughly verified before connection release in adherence to the following regulations:

   a. Follow Regulation 4 of the HERC Electricity Supply Code (SC D-07/2020).
   b. Verify identity, ownership, and correct tariff category (SC D-29/2013 & D-06/2026).
   c. Recover all charges (SC D-12/2020 & D-32/2023).

10. **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.

11. **Land Verification:** Land for 33kV Switching Station offered by M/s International Green Scapes Ltd., Sec-81 & 86, Gurugram to be 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 approved layout.

12. **License Validity:** The validity of the License no. 47 of 2009 dated 21.08.2009, License no. 104 of 2012 dated 06.10.2012 and License no. 24 of 2026 dated 09.02.2026, shall always remain sacrosanct. In the event the license expires, it shall be the developer's responsibility to ensure timely renewal with the DTCP.

13. **Revised EP for Load Change:** Modification Clause. Any modification in FAR or project scope, significant change in the final approved layout plan, 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.

14. **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.

15. **GIS Integration:** System updates, asset mapping, and consumer indexing must be ensured post infrastructure development.

16. **SOP Compliance:** Dormancy must be properly justified for any delay to avoid non-compliance under the RTS Act and SOP.

17. **Solar Provisions:** Compliance with SC Nos. D-33/2021 and D-04/2023 regarding rooftop solar installations are mandatory.

18. **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.

    The approval of the Electrification Plan has been accorded in accordance with the statutory and regulatory framework prevailing as on the date of issuance. Any order, direction, clarification, regulation, or decision issued from time to time by the Hon'ble Haryana Electricity Regulatory Commission (HERC), Hon'ble Courts, or any other competent statutory authority, including those issued after this approval, shall be binding upon the applicant/developer. Accordingly, the Electrification Plan, load sanction, or power supply arrangements shall stand modified, reviewed, or regulated to the extent so required, without any claim, right, or estoppel against DHBVN.

    The approval of the Electrification Plan shall not be construed as validation, regularization, or certification of compliance relating to land use, zoning, building permissions, FAR, occupancy, or any other statutory approvals governed by authorities other than DHBVN. The applicant/developer shall remain solely responsible for obtaining and maintaining all such approvals and compliance, and DHBVN shall not be liable for any consequence arising therefrom.

19. **Undertaking:** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfilment of all conditions.

20. **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.

**D/A: Annexure-I**

Sd
**CE/Commercial**
**DHBVN, Hisar**

**Endst. No: Ch- 30/OLNC-HT/GGM-I/EP-586** **Dated:- 07 .07.2026**

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 and further necessary action in the matter w.r.t. the online application No. DTCP010526123 dated 01.05.2026 received from your office on the online EP portal.

Further, it is also requested to earmark the Land offered by M/s International Green Scapes Ltd., Sec-81 & 86, Gurugram under License no. 47 of 2009 dated 21.08.2009, License no. 104 of 2012 dated 06.10.2012 and License no. 24 of 2026 dated 09.02.2026 for the creation of a 33kV Switching Station in the layout plan (to be approved by your office).

Sd
**CE/Commercial**
**DHBVN, Hisar**

**Endst. No: Ch- 31/OLNC-HT/GGM-I/EP-586** **Dated:- 07 .07.2026**

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

Sd
**CE/Commercial**
**DHBVN, Hisar**

**Endst No: Ch- 32/OLNC-HT/GGM-I/EP-586** **Dated: - 07 .07.2026**

A copy of the approval letter is also being forwarded to:-

M/s International Green Scapes Ltd.
Rectangle No. 28, Killa No. 8/2/1,
Village Nawada Fatehpur,
Sector-86, Gurugram-122012.

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 for such loss, without prejudice to Nigam's right to seek legal remedies.

7/7/26
**CE/Commercial**
**DHBVN, Hisar**

**Cc to:-**

1. SPS to Director/Operations, DHBVN – for the kind information of the 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. 15 of the terms and conditions, please.

DHBVN

| Load Calculation sheet M/s International Green Scapes Ltd., Sec-81-86, Gurugram | | | | | | | | | | Annexure-I | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Name of Tower | No. of Floor | No. of Apparments | FAR in sq. meter | Area Per Flat (In Sq Mtr) | Area Per Flat (In Sq Feet) | Load Per Flat as per SC D-25/2024 | Total Load | Demand Factor | Net Load In KW | Net Load in KVA | Required Capacity of T/F |
| Tower-1 | Flat L Type-1 | 35 | 7943.61 | 226.96 | 2443.00 | 16 | 560 | 0.45 | 252 | 280.00 | 350.00 |
| | Flat L Type-2 | 35 | 8015.14 | 229.00 | 2465.00 | 16 | 560 | 0.45 | 252 | 280.00 | 350.00 |
| | Flat S Type-1 | 35 | 7283.54 | 208.10 | 2240.00 | 14 | 490 | 0.45 | 220.5 | 245.00 | 306.25 |
| | Flat S Type-2 | 35 | 7381.09 | 210.89 | 2270.00 | 14 | 490 | 0.45 | 220.5 | 245.00 | 306.25 |
| Tower-2 | Flat L Type-1 | 34 | 7716.65 | 226.96 | 2443.00 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat L Type-2 | 34 | 7786.14 | 229.00 | 2465.00 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat S Type-1 | 34 | 7075.44 | 208.10 | 2240.00 | 14 | 476 | 0.45 | 214.2 | 238.00 | 297.50 |
| | Flat S Type-2 | 34 | 7170.20 | 210.89 | 2270.00 | 14 | 476 | 0.45 | 214.2 | 238.00 | 297.50 |
| Tower-3 | Flat L | 34 | 9810.85 | 288.55 | 3106.00 | 18 | 612 | 0.45 | 275.4 | 306.00 | 382.50 |
| | Flat S Type-1 | 34 | 9239.13 | 271.74 | 2925.00 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat S Type-2 | 34 | 9397.06 | 276.38 | 2975.00 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| Tower-4 | Flat L | 34 | 9878.36 | 290.54 | 3127.37 | 18 | 612 | 0.45 | 275.4 | 306.00 | 382.50 |
| | Flat S Type-1 | 34 | 9347.62 | 274.93 | 2959.35 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat S Type-2 | 34 | 9314.30 | 273.95 | 2948.80 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| Tower-5 | Flat L Type-1 | 34 | 7131.50 | 209.75 | 2257.75 | 14 | 476 | 0.45 | 214.2 | 238.00 | 297.50 |
| | Flat L Type-2 | 34 | 7685.02 | 226.03 | 2432.99 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat S Type-1 | 34 | 8019.58 | 235.87 | 2538.90 | 16 | 544 | 0.45 | 244.8 | 272.00 | 340.00 |
| | Flat S Type-2 | 34 | 7062.48 | 207.72 | 2235.90 | 14 | 476 | 0.45 | 214.2 | 238.00 | 297.50 |
| Tower-6 | Flat L Type-1 | 68 | 9747.68 | 143.35 | 1543.00 | 10 | 680 | 0.45 | 306 | 340.00 | 425.00 |
| | Flat L Type-2 | 68 | 10714.23 | 157.56 | 1696.00 | 12 | 816 | 0.45 | 367.2 | 408.00 | 510.00 |
| Tower-7 | Flat L Type-1 | 68 | 9747.68 | 143.35 | 1543.00 | 10 | 680 | 0.45 | 306 | 340.00 | 425.00 |
| | Flat S Type-1 | 68 | 10714.23 | 157.56 | 1696.00 | 12 | 816 | 0.45 | 367.2 | 408.00 | 510.00 |
| Tower-8 | 1 BHK | 132 | 8384.64 | 63.52 | 683.78 | 6 | 792 | 0.45 | 356.4 | 396.00 | 495.00 |
| | Studio | 84 | 3858.12 | 45.93 | 494.39 | 4 | 336 | 0.45 | 151.2 | 168.00 | 210.00 |
| EWS | | 200 | 4000.00 | 20.00 | 215.28 | 3 | 600 | 0.45 | 270 | 300.00 | 375.00 |
| Commercial | | | 387.297 | | | 43.38 | 43.38 | 0.5 | 21.69 | 24.10 | 30.12 |
| Club | | 1 | 6100 | | | | | | 655 | 727.78 | 909.72 |
| Primary School | | 1 | 2023.425 | | | | | | 275 | 305.56 | 381.94 |
| Nursery School | | 1 | 809.370 | | | | | | 114 | 126.67 | 158.33 |
| Lift Load | | | | | | | 1050.00 | 0.7 | 735.00 | 816.67 | 1020.83 |
| Fire fighting Load | | | | | | | 88.00 | 0.7 | 61.60 | 68.44 | 85.56 |
| EV Charging Load | | | | | | | 255.80 | 0.7 | 2985.06 | 3316.73 | 4145.92 |
| Common Load | | | | | | | 2425.00 | 0.7 | 1697.50 | 1886.11 | 2357.64 |
| Total | | | | | | | | | 12979.85 | 14422.05 | 18027.57 |