



DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)

OFFICE OF CHIEF ENGINEER / OPERATION

PO POWER HOUSE ROHTAK ROAD, PUNJABI BAGH, DELHI-35

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Memo No. Ch- 10 /CE-OP/DELHI/GGN-II/EP-134

Dated: 13-11-2024

To



The Superintending Engineer/OP
Circle-II, DHBVN, Gurugram

Subject: Offline application for approval of Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt. Ltd. in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram

Ref: -

1. Offline application submitted by the applicant on dated 10.10.2024.
2. The electrification plan without sanction of load is being approved of instant applicant as per instruction issued by CE/Commerical DHBVN, Hisar vide memo no. Ch-280/OLNC-HT/GL-15/Vol- V dated 08.02.2023.
3. This office email dated 15.10.2024 vide which eligibility for approval of EP along with TFR was sought from your office.
4. Eligibility for approval of EP & TFR supplied by your office vide memo no. Ch-162/DGR-7 dated 07.11.2024.
5. The following license details issued by DTCP: -

Case ID/ Scheme No.	License No.	License issued to	Total Area (In Acres)
LC- 5009	235 of 2023 dated 02.11.2023 having validity upto 01.11.2028	M/s 4S Developers Pvt. Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an area measuring 8.309 acre in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram, along with land schedule issued by DTCP	9.684
	269 of 2023 dated 27.12.2023 having validity upto 27.12.2028	Sh. Ashutosh Verma S/o Baleshwar Verma, Mahesh Kumar S/o Hari Chand and 4S Developers Pvt. Ltd. in collaboration with 4S Developers Pvt Ltd., 2nd Floor, Hub-66, Ansal Esencia, Sector-67, Gurugram-122002 for setting up of an Affordable Group Housing Colony over an additional area measuring 1.375 acre (in addition to license no. 235 of 2023) in revenue estate of village Dhunela, Sector 36, Sohna, Gurugram, along with land schedule issued by DTCP	

The subject cited application has been considered in view of the eligibility and TFR of M/s 4S Developers Pvt. Ltd. conveyed by your office vide referred at Sr. No. 4 above as per the provisions of Sales Circular no. D-24/2019, S/C D-21/2020, S/C D-25/2024 & D-27/2022 respectively.

After having ensured the completeness of the application, in view of the documents & clarification provided by the applicant & your office, TFR received from your office, and various sales circulars, instructions issued by Nigam from time to time, the overall compliance status of the application is as under:-

Sr. No.	Documents required for sanction of Electrification Plan	Status
1.	Physical location of the site e.g. Sec, SEZ, IMT, Commercial Zone etc.	Offline application dated 10.10.2024 for Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt Ltd. in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram along with documents (For reference documents are placed at Ch- 01-24 of case file).
2.	Category of consumers under which connection is being applied for mentioning therein, whether it is Single Point or Multi Point.	Applicant requires the Multi-point Connection as per S/C No. D-34/2023 & D-07/2024
Details of TFR for the Ultimate Load of 4356.03kW or 4840.04kVA (Copy placed at Ch-09 of correspondence file)		
A	Voltage level recommended in the TFR	11 KV level (In accordance with TFR supplied by concerned field officer).
B	No. of Power transformer installed at feeding substation with capacity (MVA)	25/31.5MVA T-I T/F, 1480Amps. in 5/2024 10/16MVA T-II T/F, 100Amps. in 7/2024 31/25.5MVA T-III T/F, 1520Amps. in 6/2024
C	Brief about the technical feasibility of the instant case.	The connection will be fed from proposed 11KV 4S Developers Pvt. Ltd. Independent feeder emanating from 66KV Sub Station Sohna from T/F T-III. The Installation of additional power transformer 25/31.5MVA 66kv at 66KV S/Stn., Sohna is under process. It has now been intimated by XEN/TS Divn HVPNL Palwal vide their memo no. 760/TS/PWL dated 16.03.2024 (copy enclosed) that the work for augmentation of 66 kV Circuit of Badshahpur-Sohna line having 0.15 sq inch ACSR to HTLS conductor has been awarded to M/s JSK industries Pvt Ltd vide PO no HDP-80/EPC-D- 95/PD&C/XEN/Contract dated 09.03.2024 scheduled completion of 12 months. However, electrification plan without sanction of load can be sanction of instant applicant vide which instruction issued by CE/Commerical DHBVN, Hisar vide memo no. Ch-280/OLNC-HT/GL-15/Vol- V dated 08.02.2023.

In view of the completeness of the application, documents & clarification provided by the applicant, eligibility of the builder for approval of EP conveyed by your office followed by TFR received from the

field office, and various sales circulars, instructions issued by Nigam from time to time, and further Electrification Plan comprising of ultimate load of 4356.03kW or 4840.04kVA for Multi-Point Supply under HT/BDS category applied by M/s 4S Developers Pvt. Ltd. in the premises at Village-Dhunela, Sector-36, Sohna, Gurugram for setting up of Group housing colony over an area measuring 9.684 acres having license no. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 under Operation Sub-Division, Sohna, Gurugram (Herein referred to as Builder/Developer/Colonizer/Applicant), in view of the powers conferred upon to this office vide S.C. No. D-06/2023 issued by Nigam & further instructions issued by CE/CommI, DHBVN, Hisar vide memo no. Ch-280/OLNC HT/GL/VOL-V dated 08.02.2023 regarding processing of approval of EP where there is system constraints is as under:-

I. Load Calculation details for Multi Point Connection are as under:-

Domestic Load including lifts, Water Supply Pumps and fire fighting pumps. (KW)	Load of common facilities for residents (KW)	Total Domestic Load (KW)	Any other NDS Load (KW)	Total Ultimate Load in KW
A	B	C=A+B	D	E=C+D
3494.89	472.14	3967.03	389	4356.03

- II. The Ultimate Load of 4356.03kW or 4840.04kVA of the developers' Group Housing colony/licensed area shall be fed at 11KV level from proposed 11KV 4S Developers Pvt. Ltd. Independent feeder emanating from 66KV Sub Station Sohna from T/F T-III (31/25.5MVA T/F, 66/11KV) as per TFR remarks.
- III. The above proposal of electricity feeding arrangements to the project area of the developer/builder shall however be without prejudice to the rights of DHBVN to alter or modify it further, based on the future evolution of 11KV system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources.
- IV. As per the instant EP, further development of the electrical infra for the project area shall be obligatory on part of 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 dated 25.06.2020 & Instruction no. 09/2011/P&D or 02/2019/PD&C (as applicable) of CE/PD&C, DHBVN, Hisar issued by the Nigam.
- V. System of electricity distribution in the project area shall be created by the builder/developer/colonizer along with the installation of Distribution T/F's (2x2000KVA (33/0.433KV) + 2x1500KVA (33/0.433KV) = 7000KVA (33/0.433KV) against Ultimate Load of 4356.03 KW or 4840.04 KVA in accordance with the Instruction no. - 09/2011/P&D of CE/PD&C DHBVN, Hisar and/or any other similar enabling provisions & regulations
- VI. As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and Sales Circular No D-21/2020 Dt: 07.09.2020, time shall be an essence for the creation of complete Electrical Infrastructure by the builder/developer, as per their execution plan, and the validity of this approval/sanction shall be further sacrosanct towards the same. Accordingly, it shall be ensured by SE (OP) Circle-II, Gurugram that 11KV Infrastructure is created by the builder/developer within the specified time.
- VII. As per the Single Point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020 and further Sales Circular No D-21/2020, this approval of EP in the name of M/s 4S Developers Pvt. Ltd. shall remain sacrosanct and Multi Point electricity connection under HT/BDS category / Temporary connection (as required) shall be released in the project area of the developer/builder/applicant strictly as per the provisions contained in the ibid regulations.
- VIII. However, management of the service connection request including the metering & billing activities of individual consumers by the builder/developer/colonizer/user association within the area of Multi Point Supply shall be strictly as per the provisions of Sales Circular

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no. D-23/2022 issued in adherence to the provisions of the extant Single Point Regulations 2020 framed by HERC.

- IX. With this EP, release of any Temporary/Permanent electricity connection to the builder/developer/applicant for their project area shall be contingent upon timely submission of BG(s) and deposit of EESDC (if applicable) by the builder/developer/applicant 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 (2nd Amendment & 3rd Amendment) Regulation, 2023 circulated vide Sales Circular No. D-32/2023 dated 26.10.2023 and further Sales Circular No D-21/2020 & D-34/2023 circulated by Nigam. Accordingly, it shall be ensured that the required BG(s) and deposit of EESDC (if applicable) is/are submitted by the builder/developer/applicant within specified time.
 - X. Safe custody of the BG(s) submitted by the builder/developer and its verification using SFMS (Structured Financial Messaging System), as per FA&CAO/MM, DHBVN, Hisar office Memo no. Ch-2138/FA&CAO/MM dated 12.09.2022, shall remain sacrosanct besides monitoring the validity of BG(s) closely during the entire period.
 - XI. As per the provisions of Sales Circular D-21/2020 dated 07.09.2020, it shall have to be ensured that no electricity connection and load is released to the builder/developer/applicant 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.
 - XII. This Electrification Plan comprising the load may be deemed as finally approved upon, confirmation of deposit of Bank Guarantee (BG) in favor of the Nigam by the builder/developer/applicant or its subsidiary/sister concern/partnership firm, as well as for the premise (if any), payment of ACD charges, processing fee, and other requisite charges, fulfillment of all other terms and conditions/instructions of the Nigam and shall be released at 11KV level as per the various instructions issued by the Nigam.
2. Accordingly, the matter be perused further for releasing any temporary & permanent connection(s) to the applicant in the project area of builder/developer within the stipulated timeframe strictly under the existing instructions and provisions of HERC Regulation 4 of the Electricity Supply Code – "Procedure for release of New Connection and modification in existing connection" circulated vide Sales Circular no. D-07/2020 dated 28.03.2020. Provisions contained in HERC Regulation no. HERC/49/2020 for single point supply (along with the amendments issued vide Sales Circular No D-03/2021) and its compliances shall also be sacrosanct towards the release of connection along with the provisions contained in Sales Circular No D-21/2020 Dt: 07.09.2020 & 34/2023 issued by Nigam.
 3. Various activities involved in giving supply of electricity including processing of application, issue of demand notice, inspection and testing of the consumer's installation and release of connection shall be undertaken as per procedure specified under Regulation 4 of Electricity Supply Code.
 4. While releasing the Electricity Connection/Load/Contract Demand to the applicant, it is also to be ensured that the following statutory requirements are duly complied with in letter & spirit of the instructions of Nigam (as amended from time to time): -
 - I. The applicant(s) has/have complied with the procedure and conditions as specified in Regulation 4 of the Electricity Supply Code.
 - II. All the documents required to be submitted by the applicant(s) in support of proof of ownership/legal occupation of the premises, proof of identity and other documents, are complete and duly verified in addition to the verification of the category of connection as per its applicability in view of the schedule of tariff circulated vide Sales Circular no. D-29/2013 dated 25.06.2013 further to be read in conjunction with Sales Circular No. D-15/2023 dated 30.05.2023
 - III. All general and miscellaneous charges payable against the application are fully recovered in accordance with the Regulation No. HERC/34/2016/1st amendment/2020 Dated 19th March'20 (Duty to supply electricity on request, power to recover expenditure incurred and power to require security); circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and as per provisions contained in D-34/2023 issued by Nigam from time to time.



- IV. All the provisions as contained in the HERC Regulation No. HERC.29/2014 (2nd amendment) dated 8th January 2020 (Electricity Supply Code 2014; circulated vide Sales Circular No. D-07/2020 dated 28.03.2020) are fully complied with and are strictly adhered to.
- V. Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level and planning for the distribution infrastructure is in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code and further as per provisions contained in D-34/2023 issued by Nigam from time to time.
- VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer and DHBVN is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and constructions standards of the Nigam.
- VII. Before commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of the Nigam.
- VIII. The service connection charges or actual expenditure to recover such expenses are computed and got deposited from the applicant in accordance with HERC Regulation No. 4 – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-32/2023 dated 26.10.2023.
- IX. All the relevant provisions, as contained in the Instruction no. 02/2019/PD&C (as applicable) of CE/PD&C, DHBVN, Hisar issued by the Nigam, are fully complied with, and are strictly adhered to.
- X. In case of the development of Electrical Infrastructure requiring any specific clearances and approvals from local bodies, forest dept. or any other govt. dept., the same shall be the responsibility of the applicant/developer and in this regard all incidental charges shall be borne by the applicant/developer.
- XI. In case of the builder/developer opting for the creation of the electrical infrastructure at its own as per the planning, design, and technical specifications of Nigam, the same may be got carried out through a Licensed Electrical Contractor under Regulation 3.10 of Duty to Supply Regulations. However, inspection for the quality check of the major items is got carried out from Nigam's authorized person before erection of major items besides the quality check of the electrical infrastructure works from time to time. In such instances the supervision charges (As applicable under Regulation 3.10 of Duty to Supply Regulations) are also paid by the applicant to Nigam as the case may be.
- XII. In case the builder/developer so desires to get the complete electrical infrastructure erected & commissioned from DHBVN, the applicant/developer shall be required to deposit the value of such infrastructure with DHBVN as per the instructions of the DHBVN for the said work and accordingly the same shall be executed by DHBVN.
- XIII. Validity of license No. 235 of 2023 dated 02.11.2023 & 269 of 2023 dated 27.12.2023 having validity upto **01.11.2028 & 27.12.2028** shall always remain sacrosanct. In the event of the license getting expired, the same is to be got renewed from DTCP by the builder/developer well in time as per Sales Circular No. D-21/2020.
- XIV. In future, if any other new project/area/license is added/deleted under the same scheme & it results into load change requirement, in that case the complete Electrification Plan (EP) along with the Ultimate Load shall be got approved afresh as per the prevailing instructions of Nigam.
- XV. Seniority for release of connection is maintained in view of the provisions contained in SMI 1.24 and provisions of SMI 4.2 is adhered to in respect of site for installation of energy meter. These requirements are also to be read in conjunction with the similar requirement stipulated under HERC Electricity Supply Code Regulation No. 29/2014 & amendment thereof circulated vide Sales Circular No. D-07/2020 dated 28.05.2020.
- XVI. Along with the release of Multi Point Connection, under HT/BDS category, with installation of a suitable energy meter, system of AMR is installed by M&P wing of DHBVN, and its connectivity is established with the Head End System deployed at Data Center Hisar.
- XVII. Upon creation of new electrical assets and release of connection, the system of GIS is also duly got updated w.r.t the asset mapping and consumer indexing.
- XVIII. In case of any deviation from the SOP in the timelines for release of the instant connection(s), dormancy is availed in the matter with full justification to avoid any noncompliance of the RTS Act & HERC Duty to Supply Regulations - SOP.
- XIX. With regards to the installation of Solar Photovoltaic Power Plant, the notification no. 22/52/2005-5 Power Dt: 21st March'16 of Haryana Renewable Energy Department, circulated by Nigam vide Sales Circular No: D-42/2016 Dt: 30.12.2016 along with its amendment vide Sales Circular No: D-10/2017 Dt: 16.02.2017, is adhered to by the applicant.

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- XX. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
- XXI. With regards to the above terms & conditions of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s 4S Developers Pvt. Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

5. This Electrification Plan comprising of Ultimate Load 4356.03kW or 4840.04kVA applied by M/s 4S Developers Pvt. Ltd. for setting up of Group housing colony over an area measuring 9.684 acres in Sector-93, Gurugram, shall be contingent upon the compliance of the above requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall become void ab-initio. If any of the information & fact found/noticed to be fabricated and deluded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s 4S Developers Pvt. Ltd. is liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam.

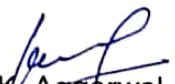

V. K. Aggarwal
Chief Engineer 'OP',
DHBVN, Delhi

Endst. No:Ch- 1) /CE-OP/DELHI/GGN-M/EP-134

Dated: 13-11-2024

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

1. CE/TS, NCR, HVPNL, Panchkula.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPNL, Gurugram.
4. SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance w.r.t. Sr. No. 4 (XVI).
5. XEN (OP) Sohna, DHBVN, Gurugram for information and further necessary action.
6. SDO (OP), Sohna, DHBVN, Gurugram for information and further necessary action.


V. K. Aggarwal
Chief Engineer 'OP'
DHBVN, Delhi

Endst. No: Ch- 12 /CE-OP/DELHI/GGN-II/EP-134

Dated: 13-11-2024

A copy of the approval/sanction letter is also being forwarded M/s 4S Developers Pvt. Ltd. in the premises at Sector-93, Gurugram for their information and further compliance of the same. It is also being made clear that this approval of Electrification Plan comprising of Ultimate Load of 4356.03kW or 4840.04kVA under HT/BDS has been accorded in view of the documents & details furnished by you

along with the application and shall be contingent upon the compliance of the aforementioned requirements. For any misrepresentation of the information & facts and non-compliance this approval shall become void ab-initio. If any of the information & fact found/noticed to be fabricated and deluded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, you shall be liable to make good such loss to Nigam. This shall however be without prejudice to the rights of Nigam to take further recourse in the matter as per the legal remedies available with the Nigam


V. K. Aggarwal
Chief Engineer 'OP'
DHBVN, Delhi

Copy to:-

1. SPS to Director/OP, DHBVN for information of Director please.
2. Chief Engineer/Commercial DHBVN, Hisar for information of the matter please.
3. Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter.