

Memo No. Ch-49/OLNC-HT/GGM-II/EP-536
Dated:- 06.03.2026
To

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

Subject: - Re-approval of Electrification Plan for an Ultimate Load of 8060.02kW or 8955.02kVA in the name of M/s Emaar India Ltd. for the Residential Plotted Colony over an area measuring 98.194 acres at Village Badshahpur & Maidawas Sector-65 & 66, Gurugram.
Ref:-

1. This office Memo No. Ch-6/SE/C-SOL-460 dated 16.10.2017—Earlier approval of Electrification Plan with Ultimate Load of 8061.7kW or 8957.5kVA along with sanction of interim/Partial Load of 1 MVA.
2. LOI issued by DTCP Vide Memo No. LC-2169-Q/JE(RK)2025/21837 dated 10.06.2025.
3. Online application no DTCP12122579 dated 12.12.2025 received from DTCP, Haryana on the online EP portal.
4. This office Memo No. Ch-16/OLNC-HT/GGM-II/EP-536 dated 09.02.2026—Seeking clarifications & Eligibility.
5. Documents completed by the applicant on 17.02.2026
6. Your office Memo No. Ch-11/SE/OP-II/B/Pur/Ep-536 dated 25.02.2026—providing clarifications & Eligibility.
7. The following license details issued by DTCP:-

Case No	License No.	License Issued to	Area (In Acres)
LC-2169A	License no. 97 of 2010 dated 18.11.2010	M/s Emaar India Ltd. & others for setting up of the Residential Plotted Colony in the revenue estate of Village Badshahpur & Maidawas Sector-65 & 66, Gurugram	98.194
LC-2169B	License No. 41 of 2011 dated 03.05.2011		
LC-2169O	License no. 101 of 2023 dated 06.05.2023		
LC-2169G	License no. 265 of 2025 dated 31.12.2025		

In consideration of the online application No. DTCP12122579 dated 12.12.2025 received from the Directorate of Town & Country Planning (DTCP), Haryana, and further documents submitted by M/s Emaar India Ltd. regarding the Electrification Plan for their Residential Plotted Colony over an area measuring 98.194 acres in the revenue estate of Village Badshahpur & Maidawas Sector-65 & 66, 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 8060.02kW or 8955.02kVA, as assessed in accordance with Sales Circular No. D-25/2024 (Annexure-I), is hereby re-approved for M/s Emaar India Ltd. (hereinafter referred to as the builder/developer/colonizer), under the powers conferred vide Sales Circular No. D-03/2025, subject to compliance with the following applicable technical, commercial, and statutory provisions:-

1. Load calculation details for Single Point connection(s) are as under:-

Connection details	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 in KW
	A	B	C=A+B	D	E=C+D
Residential Plotted area	5216.25	225.50	5441.75	654.35	6096.1
Commercial-1	0	0	0	1350	1350
Commercial-2	0	0	0	613.92	613.92
Total Ultimate Load					8060.02

2. **Single Point connection(s) shall be released in the builder/developer area as per the following details: -**

Connection Details	Description of Area	Total Ultimate Load in KW	Connection Details
Connection No. 1 (Residential Plotted)	As per Annexure-I	6096.1	One no. Single Point Connection under the HT/BDS category shall be released as per the Single Point Regulations 2020, circulated vide Sales Circular No. D-17/2020.
Connection No. 2 (Commercial)	As per Annexure-I	1350	One no. Connection under the HT Supply category (NDS) shall be released as per the single-point regulations 2020, circulated vide sales circular no. D-17/2020.
Connection No. 3 (Commercial)	As per Annexure-I	613.92	One no. Connection under the HT Supply category (NDS) shall be released as per the single-point regulations 2020, circulated vide sales circular no. D-17/2020.
Total Ultimate Load		8060.02	

3. **Power Source & Technical Feasibility:** The sanctioned ultimate load will be catered through an already energized 33kV Switching Station of M/s Emaar India Ltd. offered in a group with M/s Emaar MGF Emerald Estate and Floor, Sec-65, Gurugram (having Ultimate Load of 8079kW or 8977kVA), M/s Emaar India (EBD), Sec-65, Gurugram (having Ultimate Load of 2404kW or 2671kVA), M/s Countryside Properties, Sec-65, Gurugram (having Ultimate Load of 720kW or 800kVA) & M/s Core Properties, Sec-64, Gurugram (having Ultimate Load of 1600kW or 1600kVA) in accordance with Sales Circular 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 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 the total combined ultimate load of the group of builders/developers catered from this 33kV Switching Station does not exceed 25 MVA, following the Regulations of the HERC.

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 Electrical Infrastructure:** To be developed by the developer, including the 33kV feeder up to the premises.
- **External Electrical Infrastructure:** The 33 kV Feeding Switching Station of M/s Emaar India Ltd. has already been energised and is available to cater to the power supply requirement of the area; accordingly, no additional external electrical infrastructure is envisaged/required.

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-II, 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(s) 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 applicants shall be contingent upon the timely submission of the Bank Guarantee(s) (if any) 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.
- 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.

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:

- 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-04/2025).
- c. 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. License Validity: The validity of License no. 97 of 2010 dated 18.11.2010, License no. 41 of 2011 dated 03.05.2011, License no. 101 of 2023 dated 06.05.2023, & license 265 of 2025 dated 31.12.2025 shall always remain sacrosanct. In case the license expires, it shall be the responsibility of the developer to ensure timely renewal from DTCP.

13. 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.

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 to 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 compliances, 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.
- 21. Earlier communication issued by this office vide Memo No. Ch-6/SE/CC-SOL-460 dated 16.10.2017 w.r.t the re-approval of Electrification Plan for an ultimate load of 8061.7kW or 8957.5kVA, shall be superseded by this re-approval of Electrification Plan for an Ultimate Load 8060.02kW or 8955.02kVA in the name of M/s Emaar India Ltd. for the Residential Plotted Colony over an area measuring 98.194 acres at Village Badshahpur & Maidawas Sector-65 & 66, Gurugram.**

- sd -
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-50/OLNC-HT/GGM-II/EP-536

Dated:- 06.03.2026

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 DTCP12122579 dated 12.12.2025 received from your office on the online EP portal.

- sd -
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-51/OLNC-HT/GGM-II/EP-536

Dated:- 06.03.2026

A copy of the above is also being forwarded to the following for their information on the matter, please: -

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

- sd -
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-52/OLNC-HT/GGM-II/EP-536

Dated:- 06.03.2026

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

M/s Emaar India Ltd,
Emaar, Business park, MG Road,
Sikanderpur, Sector-28, Gurugram-122002

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.

10/03/26
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.

Load calculation sheet M/s Emaar India Ltd.										EP-536	
Plot Type	No. of Plots	Total Area of plot in sq. meter	Area of one plot in sq. mtr	In Marla	Load per Unit as per S.C. no. D-25/2024	Total Load	Demand Factor	Net Load In KW	KVA	Required Capacity of T/F	
B	75	31352.49	418.03	16.53	27.11	2032.98	0.4	813.19	903.55	1129.43	
B1	8	3745.99	468.25	18.51	28.76	230.09	0.4	92.03	102.26	127.83	
B3	4	1570.62	392.66	15.52	26.27	105.08	0.4	42.03	46.70	58.38	
B4B	6	2007.25	334.54	13.23	24.03	144.20	0.4	57.68	64.09	80.11	
B5	3	1348.85	449.62	17.8	28.15	84.44	0.4	33.78	37.53	46.91	
B6	5	1769.88	353.98	14.00	25.00	124.98	0.4	49.99	55.55	69.43	
B7	1	414.87	414.87	16.40	27.00	27.00	0.4	10.80	12.00	15.00	
B8	1	417.08	417.08	16.49	27.07	27.07	0.4	10.83	12.03	15.04	
D	80	23414.25	292.68	11.57	21.96	1757.15	0.4	702.86	780.96	976.20	
D1	32	9452.17	295.38	11.68	22.10	707.13	0.4	282.85	314.28	392.85	
D3B	1	299.26	299.26	11.83	22.25	22.25	0.4	8.92	9.91	12.38	
D5A	2	754.46	377.23	14.91	26.76	51.52	0.4	20.61	22.90	28.62	
D6	2	1080.97	540.48	21.36	30.68	61.36	0.4	24.54	27.27	34.09	
D7A	59	4453.11	245.01	9.69	19.87	1143.04	0.4	457.21	508.02	635.02	
D11C	5	1379.82	275.96	10.91	21.14	105.69	0.4	42.28	46.97	58.72	
D11C'	3	929.34	309.78	12.25	22.81	68.43	0.4	27.37	30.41	38.02	
D11D	14	4037.71	288.41	11.40	21.75	304.55	0.4	121.82	135.35	169.19	
D11E	44	13702.52	311.42	12.31	22.89	1007.19	0.4	402.88	447.64	559.55	
D11F	1	222.65	222.65	8.80	17.61	17.61	0.4	7.04	7.82	9.78	
D12	4	1503.44	375.86	14.86	25.72	102.87	0.4	41.15	45.72	57.15	
E	36	8005.54	222.38	8.79	17.58	633.03	0.4	253.21	281.34	351.68	
E1	13	2253.90	173.38	6.85	13.71	178.22	0.4	71.29	79.21	99.01	
E9	8	3378.11	422.26	16.69	27.25	217.97	0.4	87.19	96.87	121.09	
E9'	4	1143.02	285.76	11.30	21.62	86.49	0.4	34.60	38.44	48.05	
E10	1	308.44	308.44	12.19	22.74	22.74	0.4	9.10	10.11	12.64	
E10'	1	210.81	210.81	8.33	16.67	16.67	0.4	6.67	7.41	9.26	
F	87	19401.26	223.00	8.82	17.63	1534.12	0.4	613.65	681.83	852.29	
H	34	4296.14	126.33	4.99	10.99	373.82	0.4	149.53	166.14	207.68	
HA	20	3180.00	159.00	6.29	12.57	251.45	0.4	100.58	111.76	139.70	

PM

Plot Type	No. of Plots	Total Area of plot in sq. meter	Area of one plot in sq. mtr	In Maria	Load per Unit as per S.C. no. D-25/2024	Total Load	Demand Factor	Net Load In KW	KVA	Required Capacity of T/F
HB	5	970.80	194.16	7.68	15.95	76.76	0.4	30.71	34.12	42.65
HC	12	2642.88	220.24	8.71	17.42	208.98	0.4	83.59	92.88	116.10
HC'	10	1924.70	192.47	7.61	5.22	52.19	0.4	60.88	67.64	84.55
G	146	7323.36	50.16	1.98	6.00	876.00	0.4	350.40	389.33	486.67
Club (Load required by the applicant on higher side)		2.0 acres						471.00	523.33	654.17
Commercial-1 (Load required by the applicant on higher side)		1.462	5916.50					1350.00	1500.00	1875.00
Commercial-2		1.548	626.53			1227.85	0.5	613.92	682.14	852.67
Nursery School	2	0.2 acres				40.00	0.5	20.00	22.22	27.78
Primary School	1	0.5 acres				40.00	0.5	20.00	22.22	27.78
Milk Veg Booth	2					15.00	0.5	8.00	8.89	11.11
Nursing Home-1		0.261 acres	1057.000			125.28	0.5	64.64	71.82	89.77
Nursing Home-2		0.301 acres	1219.000			141.43	0.5	70.71	78.57	98.21
STP								195.00	216.67	270.83
WTP								115.00	127.78	159.72
Street Light								30.00	33.33	41.67
Taxi Stand								0.50	0.56	0.69
Total								8060.02	8955.02	11193.78




