

Memo No. Ch-07/SE/OLNC-HT/GGM-II/EP-490

Dated:- 27.08.2025

To

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

Subject:- Approval of Electrification Plan for an Ultimate Load of 944.37kW or 1049.30kVA in the name of M/s Ekaakshara Builders LLP for release of Individual/Multipoint Connection(s) in Affordable Residential Plotted Colony over an area measuring 11.0875 acres in the revenue estate of Village Sohna, Sector-5, Distt.- Gurugram.

Ref:-

1. License No. 118 of 2025 dated 14.07.2025 issued by DTCP to M/s Ekaakshara Builders LLP & Others.
2. Online application no. DTCP08082545 dated 08.08.2025 received from the DTCP, Haryana, on the online EP portal.
3. This office email dated 19.08.2025—seeking documents from M/s Ekaakshara Builders LLP.
4. Documents completed by the applicant on 21.08.2025.
5. The following License/LOI details issued by DTCP:-

License No.	License Issued for	Area (In Acres)
118 of 2025 dated 14.07.2025	M/s Ekaakshara Builders LLP & Others for setting up of Residential Plotted Colony over an area measuring 11.0875 acres in the revenue estate of Village Sohna, Sector-5, Distt.- Gurugram	11.0875
Total		11.0875

In consideration of the online application No. DTCP08082545 dated 08.08.2025 received from the Directorate of Town & Country Planning (DTCP), Haryana, and further documents submitted by M/s Ekaakshara Builders LLP regarding the Electrification Plan for their Residential Plotted Colony over an area measuring 11.0875 acres in the revenue estate of Village Sohna, Sector-5, Distt.- 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 944.37kW or 1049.30kVA, assessed as per Sales Circular No. D-25/2024 (Annexure-I) is hereby approved for M/s Ekaakshara Builders LLP (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 of the project area shall be catered through the 11kV level feeder. Technical feasibility shall be assessed and finalized by SE/Operation Circle-II, 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 in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code.
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 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 dated 25.06.2020 & Instruction No. 09/2011/P&D, 02/2019/PD&C (as the case may be) of CE/PD&C, DHBVN, Hisar.

- In case the builder/developer 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 DHBVN for the said work, and accordingly, the same shall be executed by DHBVN.
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 SC Nos. D-21/2020, the timely creation of the electrical infrastructure as per the approved plan is essential. SE/Operation Circle-II, 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 connections by DHBVN in the project area strictly under the provisions of:
- HERC Duty to Supply Regulations (3rd Amendment, 2023),
 - SC Nos. D-32/2023 and D-21/2020,
 - HERC Electricity Supply Code (HERC 29/2014 & amendments),
 - Sales Circular D-07/2020.
6. **Distribution System Specifications:** 11/0.433kV Distribution transformers (1x1000kVA + 1x400kVA) 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(s) to the applicant(s) 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. SE/OP, Circle-II, Gurugram, must monitor and ensure adherence to timelines.
 - Safe custody, validity monitoring, and SFMS verification of BGs to be ensured as per FA&CAO/MM Memo No. 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/applicant(s) 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-04/2025).
 - c. Recover all charges (SC D-12/2020).
10. **Development Estimates:** The execution plan and internal/external service estimates must be approved by the competent authority before commencing 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. 09/2011/P&D, 02/2019/PD&C (as the case may be) of CE/PD&C, DHBVN, Hisar, issued by the Nigam, must be fully complied with and strictly adhered to.

11. **License Validity** The validity of the License No. 118 of 2025 dated 14.07.2025 shall always remain sacrosanct. In the event the license expires, it shall be the developer's responsibility to ensure timely renewal with the DTCP.
12. **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.
13. **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.
14. **GIS Integration** System updates, asset mapping, and consumer indexing to be ensured post infrastructure development.
15. **SOP Compliance** Dormancy must be properly justified for any delay to avoid non-compliance under the RTS Act and SOP.
16. **Solar Provisions** Compliance with SC Nos. D-33/2021 and D-04/2023 regarding rooftop solar installations are mandatory
17. **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.
18. **Undertaking** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfilment of all conditions.
19. **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.

DA:- Annexure-I

CE/Commercial
DHBVN, Hisar

Endst. No: Ch-08/OLNC-HT/GGM-II/EP-490

Dated:- 27.08.2025

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 and further necessary action in the matter w.r.t the online application no DTCP08082545 dated 08.08.2025 received from your office on the online EP portal.

CE/Commercial
DHBVN, Hisar

Endst. No: Ch-09/OLNC-HT/GGM-II/EP-490

Dated:- 27.08.2025

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.

CE/Commercial
DHBVN, Hisar

Endst No: Ch-10/OLNC-HT/GGM-II/EP-490

Dated: - 27.08.2025

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

M/s Ekaakshara Builders LLP.
Unit No 303, Suncity Success Tower,
Sec-65, Golf Course Extension Road,
Gurugram-122018

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.


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. 14 of the terms and conditions, please

Load Calculation sheet M/s Ekaashara Builders LLP										Annexure-I	
Plot Type	Name of plots	No. of Plots (A)	Total Area of plot in sq. meter (B)	Area of one plot (B/A)	In Marla	Load per Unit as per S.C. no. D-25/2024	Total Load (H*C)	Demand Factor	Net Load In KW (I*J)	KVA = H/0.9 PF	Required Capacity of T/F (I/0.8)
Type-A	1-5	5	747.34	149.47	5.91	11.91	59.55	0.40	23.82	26.47	33.08
Type-B	6-17	12	1767.45	147.29	5.82	11.82	141.88	0.40	56.75	63.06	78.82
Type-C	18-45	28	4110.80	146.81	5.80	11.80	330.53	0.40	132.21	146.90	183.63
Type-D	46-79	34	5019.47	147.63	5.84	11.84	402.45	0.40	160.98	178.87	223.59
Type-E	80-92	13	1616.56	124.35	4.92	10.92	141.91	0.40	56.77	63.07	78.84
Type-F	93-100	8	1051.48	131.44	5.20	11.20	89.57	0.40	35.83	39.81	49.76
Type-G	101-108	8	1198.66	149.83	5.92	11.92	95.39	0.40	38.16	42.40	53.00
Type-H	109-111	3	393.45	131.15	5.19	11.19	33.56	0.40	13.42	14.91	18.64
Type-I	114-116	3	291.88	97.29	3.85	9.85	29.54	0.40	11.82	13.13	16.41
Type-J	117-144	28	3186.88	113.82	4.50	10.50	294.00	0.40	117.60	130.67	163.33
Type-K	145-153	9	936.37	104.04	4.11	10.11	91.02	0.40	36.41	40.45	50.57
Type-I1	112	1	67.00	67.00	2.65	7.30	7.30	0.40	2.92	3.24	4.05
Type-I2	113	1	94.01	94.01	3.72	9.43	9.43	0.40	3.77	4.19	5.24
Commercial	0.439 acres		1776.57	3109.00			348.21	0.50	174.10	193.45	241.81
Community centre			1.109 acre				50.00	0.50	25.00	27.78	34.72
Street light									10.00	11.11	13.89
STP/Plumbing Station									25.00	27.78	34.72
WTP									20.00	22.22	27.78
Total									944.56	1049.51	1311.88