

Memo No. Ch-15/OLNC-HT/GGM-I/EP-466

Dated:- 20.07.2025

To

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

**Subject: - Approval of Electrification Plan for an Ultimate Load of 668.15kW or 742.39kVA in the name of M/s Lamose Infra LLP for release of Individual/Multipoint Connection(s) in Retirement Housing Project over an area measuring 1.69375 acres in the revenue estate of Village Sikanderpur Badha, Sector-84, Gurugram.**

Ref: -

1. DTCP Endst. No. LC-5467/JE(RK)/2025/17416 dated 09.05.2025 -- issuing License no. 68 of 2025 to M/s Lamose Infra LLP.
2. DTCP office email dated 20.05.2025 (email id:- [atp.hqrajat1.tcp@gmail.com](mailto:atp.hqrajat1.tcp@gmail.com))--regarding the subject matter.
3. This office Memo No. Ch-06/SE/OLNC-HT/GGM-I/EP-466 dated 21.05.2025, Ch-10/OLNC-HT/GGM-I/EP-466 dated 23.06.2025 & email dated 26.06.2025- seeking documents from M/s Lamose Infra LLP.
4. Document completed by M/s Lamose Infra LLP on 27.06.2025.
5. The following License details issued by DTCP: -

License No.	License issued for	Area (In Acres)
License no. 68 of 2025 dated 07.05.2025	M/s Lamose Infra LLP for setting up of Retirement Housing Project under Retirement Housing Policy dated 04.11.2024 over an area measuring 1.69375 acres in the revenue estate of village Sikanderpur Badha, Sector-84, Gurugram.	1.69375

In consideration of communication received from the Directorate of Town & Country Planning (DTCP), Haryana via email dated 20.05.2025 and further documents submitted by M/s Lamose Infra LLP regarding the Electrification Plan for their Retirement Housing Project over an area measuring 1.69375 acres in the revenue estate of Village Sikanderpur Badha, Sector-84, 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 668.15kW or 742.39kVA, assessed as per Sales Circular No. D-25/2024 (Annexure-I) is hereby approved for M/s Lamose Infra 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 will be catered through under construction 33kV Switching Station of M/s Vatika Limited, Sector-83, Gurugram, which is being developed by a group of builders/developers on their offered land, in accordance with Sales Circular no. 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 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. 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.
- 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, 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.

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 as per the approved plan is essential. SE/OP 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 connections by DHBVN in the project area strictly under the provisions of:
  - HERC Duty to Supply Regulations (2nd 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:** 33/0.433 KV Distribution transformers (1x1000kVA = 1000kVA) 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 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:
  - 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. **Land Requirement:** Land for 33kV Switching Station offered by M/s Vatika Ltd., Sector-82 & 83, Gurugram in a group with M/s Vatika One India Next. Pvt. Ltd, Sec-82, Gurugram, M/s Ansal

Housing Ltd., Sec-83, Gurugram, M/s Elan Imperial Pvt. Ltd., Sec-82, Gurugram, along with the instant builder/developer (M/s Lamose Infra LLP) is handed over to DHBVN through SE(OP)/authorized XEN, as per SC D-32/2023 and D-37/2024.

13. **License Validity:** The validity of License no. 68 of 2025, dated 07.05.2025, 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.

-sd -  
CE/Commercial  
DHBVN, Hisar

Endst. No: Ch-16/OLNC-HT/GGM-I/EP-466

Dated:- 02.07.2025

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. your office email dated 20.05.2025 (email id [atp.hgrajat1.tcp@gmail.com](mailto:atp.hgrajat1.tcp@gmail.com)).

  
CE/Commercial  
DHBVN, Hisar

Endst. No: Ch-17/OLNC-HT/GGM-I/EP-466

Dated:- 02.07.2025

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.

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CE/Commercial  
DHBVN, Hisar

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

M/s Lamose Infra LLP,  
49-A, Plot No. 413, Old Rosha Pura,  
Najafarh, South West Delhi, New Delhi, India-110043.

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.

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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. 16 of the terms and conditions, please.

Load calculation sheet M/s Lamose Infra LLP, Sikandarpur Badha, Sec-84, Gurgram											Annexure-I		
Building Type	No. of floors	No. of Apparments	FAR in sq. meter	Area Per Flat(In Sq Mtr)(Column C/B)	Area Per Flat(In Sq Feet)(Column D * 10.76)	Load Per Flat as per SC D-25/2024	Total Load(Column B * F)	Demand Factor	Net Load In KW (Column G * H)	KVA = I/0.9 PF	Required Capacity of T/F = j/0.8		
	Ground Floor	0	285.64	0.00	0.00	0	0	0.45	0	0.00	0.00		
	1st Floor	2	216.08	108.04	1162.51	7	14	0.45	6.3	7.00	8.75		
	2nd Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	3rd Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	4th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	5th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	6th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	7th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	8th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	9th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	10th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	11th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	12th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	13th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	14th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	15th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		
	16th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50		

Tower-A

*Handwritten signature/initials*

Building Type	No. of floors	No. of Apparments	FAR in sq. meter	Area Per Flat(In Sq Mtr)(Counmn C/B)	Area Per Flat(In Sq Feet)(Column D * 10.76)	Load Per Flat as per SC D-25/2024	Total Load(Column n * F)	Demand Factor	Net Load In KW (Column G * H)	KVA = I/0.9 PF	Required Capacity of T/F = j/0.8
Tower-B	17th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	18th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	19th Floor (Refuge)	4	369.90	92.48	995.03	7	28	0.45	12.6	14.00	17.50
	20th Floor	2	216.08	108.04	1162.51	7	14	0.45	6.3	7.00	8.75
	Ground Floor	0	594.74	0.00	0.00	0	0	0.45	0	0.00	0.00
	1st Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	2nd Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	3rd Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	4th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	5th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	6th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	7th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	8th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	9th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
10th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50	
11th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50	
12th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50	
13th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50	
14th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50	

Building Type	No. of floors	No. of Apparments	FAR in sq. meter	Area Per Flat(In Sq Mtr)(Column C/B)	Area Per Flat(In Sq Feet)(Column D * 10.76)	Load Per Flat as per SC D-25/2024	Total Load(Column B * F)	Demand Factor	Net Load in KW (Column G * H)	KVA = I/0.9 PF	Required Capacity of T/F = j/0.8
	15th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	16th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	17th Floor	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	18th Floor (Refuge)	4	389.71	97.43	1048.32	7	28	0.45	12.6	14.00	17.50
	19th Floor	4	369.90	92.48	995.03	7	28	0.45	12.6	14.00	17.50
Commercial			658.02				73.70	0.5	36.85	40.94	51.18
Lifts									79.50	88.33	110.42
Pumps & Water Treatment Plant									9.00	10.00	12.50
Fire Fighting									20	22.22	27.78
STP									24	26.67	33.33
External Development									10	11.11	13.89
Server/IT											
Rack/BMS/ELV Load, PA Sytem & Surveillance system, Data, Fire alarm etc.									10	11.11	13.89
<b>Total Load</b>									<b>668.15</b>	<b>742.39</b>	<b>927.98</b>

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