



Memo No. Ch- 41/OLNC-HT/GGM-I/EP-410

Dated:- 7 .05.2024

To

SE/Operations.
Circle-I, DHBVN, Gurugram.

Subject:- Re-approval of Electrification Plan comprising of Ultimate Load of 5944.89KW or 6605.44KVA under HT/Supply (Commercial) category applied by M/s Emaar India Ltd. for commercial colony over an area measuring 17.80625 acres in village Bajghera Sector-114, Gurugram.

Ref:-

1. This office Memo no. Ch-54/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1162 dated 06.07.22 vide which Electrification Plan comprising of Ultimate Load of 3156 KW with CD 3506.67KVA in the name of M/s Emaar India Ltd. was approved.
2. M/s Emaar India Ltd. request dated 29.01.2024 for re-approval of Electrification Plan.
3. Copy of Gift deed done in favour of DHBVN for creation of 33KV Switching Station provided by builder/developer.
4. This office Memo no. Ch-05/OLNC-HT/GGM-I/EP-410 dated 21.02.2024 vide which TFR was sought.
5. TFR & eligibility provided by you on dated 19.04.2024.
6. Status w.r.t creation of switching 33KV Switching Station was provided by you on dated 06.05.2024.
7. Following are the license details issued by DTCP:-

Case ID	License No.	License issued to	Area(In Acres)
LC-4263	14 of 2021 dated 12.03.2021	M/s Emaar India Ltd. & others for setting up of commercial colony over an area measuring 17.80625 acres falling in village Bajghera Sector-114, Gurugram	6.40625
LC-4670	130 of 2022 dated 24.08.2022		11.40
Total			17.80625

The subject cited application for re-approval has been considered in view of the eligibility & TFR of M/s Emaar India Ltd. conveyed by you vide reference at Sr. No. 5 & 6 above as per the provisions of Sales Circular no. D-24/2019, 21/2020 & D-27/2022 respectively.

2. In exercise of the power conferred upon to this office vide S.C. No. D-06/2023 issued by Nigam, Electrification Plan comprising of Ultimate Load of 5944.89KW or 6605.44KVA is hereby re-approved for M/s Emaar India Ltd. (herein referred as builder/developer/colonizer/applicant) for release of Single Point Connection under HT/Supply (Commercial) category for commercial colony over an area measuring 17.80625 acres in village Bajghera Sector-114, Gurugram: -

- I. The Ultimate Load of 5944.89KW or 6605.44KVA of the developer's Commercial Colony shall be fed from 33KV Switching Station (to be developed by DHBVN) on the land offered by Builder/Developer in view of the provisions contained in S/C No. D-07/2024 of Nigam.***
- II. Above 33KV Switching Station shall have its connectivity from 220/33KV Sub Station, Sec-110/114, Gurugram which is to be finalized by HVPN. However, the requirement of bay at 220/33KV Sub Station, Sec-110/114, Gurugram shall be allocated by HVPN and the same to be ensured accordingly.***
- 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 33KV 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 approval of EP, further development of the Internal electrical infra, including the 33KV feeding line from the 33KV switching station up to its premises, for the project area shall be obligatory on the part of the builder/developer and development of***

External Electrical Infrastructure shall be obligatory on the part of the DHBVN as per the provisions of Sales Circular no. D-07/2024 and as per Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam.

- V. **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 the essence for the creation of complete Electrical Infrastructure by the builder/developer & DHBVN, 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-I, Gurugram that 33KV Infrastructure (external as well as internal) is created by the DHBVN & builder/developer within the specified time.**
 - VI. **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 Emaar India Ltd. shall remain sacrosanct and Single Point electricity connection/Temporary connection (as required) shall be released for the project area of the builder/developer/applicant strictly as per the provisions contained in the ibid regulations.**
 - VII. **With this approval of EP, the release of any Temporary/Permanent electricity connection to the builder/developer/applicant for their project area shall be contingent upon the deposition of the EESDC by the builder/developer and timely submission of BG(s) by the builder/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 (1st Amendment) Regulation 2020, circulated vide Sales Circular No. D-12/2020 dated 25.06.2020, Sales Circular no. D-07/2024, Sales Circular No D-21/2020 circulated by Nigam Accordingly, it shall be ensured that the required BG(s) is/are submitted by the builder/developer within the specified time.**
 - VIII. **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.**
 - IX. **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.**
3. Accordingly, the subject, cited application be perused further for releasing any temporary/permanent connection to the applicant 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 & D-07/2024 issued by Nigam.
4. Various activities involved in giving supply of electricity including the processing of application, issue of demand notice, inspection and testing of the consumer’s installation, and release of connection shall be undertaken as per the procedure specified under Regulation 4 of Electricity Supply Code.
5. 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 has 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 in support of proof of ownership/legal occupation of the premises, proof of identity, and other documents, are complete and dully 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-09/2024.
- III. All general and miscellaneous charges payable against the application are fully recovered in accordance with 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 the provisions contained in Sales Circular no. D-07/2024.
 - 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 Sales Circular no. D-07/2024 issued by the Nigam from time to time.
 - VI. Execution Plan is submitted by the builder/developer and development of electrical infra by the developer & DHBVN is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and construction standards of the Nigam.
 - VII. Before the commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of Nigam.
 - VIII. All the relevant provisions, as contained in Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam, are fully complied with, and are strictly adhered to.
 - IX. Land for the 33KV Switching Station, offered by M/s Emaar India Ltd., and duly verified by the committee as per Sales Circular No. D-07/2024 and handed over to Nigam (Through SE Operations or his authorized representative not below the rank of XEN Operation concerned) as per Sales Circular No D-07/2024. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.
 - X. Validity of license no. 14 of 2021 dated 12.03.2021 & license no. of 130 of 2022 dated 24.08.2022 shall always remain sacrosanct. In the event of the license getting expired, the same is got renewed from DTCP by the builder/developer well in time.
 - XI. In the future, if any other new project/area/license is added/deleted under the same scheme & it results in 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.
 - XII. 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 28.03.2020.
 - XIII. Along with the release of Single Point Connection under HT/Supply (Commercial) category, with the installation of a suitable energy meter, a system of AMR is installed by the M&P wing of DHBVN, and its connectivity is established with the Head End System deployed at Data Center Hisar.
 - XIV. 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.
 - XV. In case of any deviation from the SOP in the timelines for release of the instant connection, dormancy is availed in the matter with full justification to avoid any noncompliance of the RTS Act & HERC Duty to Supply Regulations – SOP.
 - XVI. With regards to the installation of Solar Photovoltaic Power Plant, 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.
 - XVII. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
 - XVIII. With regards to the above terms & conditions of re-approval of the Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Emaar India Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.
6. Earlier communication issued by this office vide Memo no. Ch-54/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1162 dated 06.07.2022 w.r.t. approval of Electrification Plan comprising of Ultimate Load of 3156KW with CD 3506.67KVA in the name of M/s Emaar India Ltd. shall be superseded by this re-approval of Electrification Plan comprising of Ultimate Load of 5944.89KW or 6605.44KVA under HT/Supply (Commercial) category applied by M/s Emaar India Ltd. for commercial colony over an area measuring 17.80625 acres in village Bajghera Sector-114, Gurugram.

7. The re-approval of Electrification Plan comprising of Ultimate Load of 5944.89KW or 6605.44KVA under HT/Supply (Commercial) category applied by M/s Emaar India Ltd. for commercial colony over an area measuring 17.80625 acres in village Bajghera Sector-114, Gurugram shall be contingent upon the compliance of the above requirements. For any misrepresentation of the information & facts and non-compliance, this approval shall be void ab-initio. If any of the information & fact found/noticed to be fabricated and mis-led at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Emaar India 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.

-sd-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 42/OLNC-HT/GGM-I/EP-410

Dated:- 17.05.2024

A copy of the above is also being forwarded to Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter and w.r.t. Sr. No. "IX" of terms and conditions above for further necessary action of the matter please.


CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 43/OLNC-HT/GGM-I/EP-410

Dated:- 17.05.2024

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 HVPN Gurugram.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPNL, Gurugram.
4. Chief Engineer Operation Delhi.
5. SE/M&P, DHBVN, Hisar for information and for further necessary action w.r.t. Sr. No. XIII of terms and conditions, please.
6. XEN/Operation, City, DHBVN, Gurugram for necessary information, please.
7. SDO/Operation, New Palam Vihar, DHBVN, Gurugram for necessary information, please.

-sd-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 44/OLNC-HT/GGM-I/EP-410

Dated:- 17.05.2024

A copy of the approval letter is also being forwarded to M/s Emaar India Ltd., 306-308, Square One, C-2, District Centre, Saket New Delhi- 110017 for their information and further compliance of the same. It is also being made clear that subject cited approval 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 be void ab-initio. If any of the information & fact found/noticed to be fabricated and misled at any stage, which may otherwise lead to explicit or implicit loss to Nigam, your firm 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 Nigam.

-sd-
CE/Commercial
DHBVN, Hisar

Cc to:-

1. SPS to Director (Projects), DHBVN, Hisar for information of Director please.