DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)
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DHBVN

Memo No. Ch- 26 /CE-OP/DELHI/GGN-I/EP-230 **Dated: 18-06-2026**

To

The Superintending Engineer/OP
Circle-I, DHBVN, Gurugram.

Subject: Re-approval of electrification plan (without sanction of load) comprising of ultimate load of 2593kW or 2881kVA (against already approved electrification plan with ultimate load 1194.41kW or 1327.13kVA in the name of M/s Receptive Buildwell LLP for single point supply over an area measuring 2.36875 acres for commercial colony bearing license no.48 of 2022, situated at Badha, Sector-89, Gurugram) in the name of M/s Receptive Buildwell LLP for single point supply over an area measuring 2.36875 acres for commercial colony bearing license no.48 of 2022, situated at Badha, Sector-89, Gurugram under Operation Sub-Division, Farrukhnagar, Gurugram.

Ref: -

1. Offline application received on dated 25.05.2026 to this office.
2. An electrification plan comprising of ultimate load of 1194.41 kW or 1327.13 kVA has already been approved by SE/Op Circle-I, DHBVN, Gurugram vide memo no. Ch-07/PC-GC-1055/MNSR dated 06.05.2025.
3. The builder has entered into a group of builders for sharing of a 33 kV Switching Station and made a registered irrevocable agreement with M/s Copious Realtors Pvt. Ltd., Sec-89, Gurugram.
4. This office email dated 01.06.2026 vide which eligibility for EP along with TFR was sought from this office.
5. Your office Memo No. Ch-15/PC-GC-1055/MNSR dated 05.06.2026 conveying eligibility, TFR, and clarifications.
6. The builder has entered into a group of builders for sharing of a 33 kV Switching Station and made a registered irrevocable agreement with M/s Copious Realtors Pvt. Ltd., Sec-89, Gurugram. The 33 kV switching station is under construction on ~500 sq. yards of land handed over to DHBVN through a registered gift deed.
7. The following license details issued by DTCP: -

Case ID/ Scheme No.	License No.	License issued to	Total Area (In Acres)
LC-4612	**48 of 2022 dated 18.04.2022** with live validity upto **17.04.2027**	Receptive Buildwell LLP for single point supply over an area measuring 2.36875 acres for commercial colony bearing license no.48 of 2022, situated at Badha, Sector-89, Gurugram	**2.36875**

The subject cited application has been considered and the Re-approval of Electrification Plan (without sanction of load) for an Ultimate Load of 2593 kW or 2881 kVA for a single-point connection applied by M/s Receptive Buildwell LLP over an area spanning 2.36875 acres bearing license No. 48 of 2022 dated 18.04.2022 for the premises at Badha, Sector-89, Gurugram (hereinafter referred to as the builder/developer/applicant) is hereby approved for the subject commercial colony, in consideration of the eligibility and Technical Feasibility Report (TFR) conveyed by your office, and in exercise of the powers conferred vide Sales Circular No. D-03/2025, read with the provisions of Sales Circular Nos. D-24/2019, D-21/2020, D-25/2024, D-27/2022 & D-37/2024, under the following terms and conditions:-

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1. **Technically Feasibility & Power Source:**

- The revised Ultimate Load of 2593 kW or 2881 kVA shall be fed at the 33 kV level from a newly proposed 33 kV Independent Feeder of **Receptive Buildwell LLP**. This feeder uses a size of cable as per site requirement and as per P&D instructions.This feeder will emanate from the 33 kV Switching Station developed by M/s Copious Realtors Pvt. Ltd., Sec-89, Gurugram, which is under construction.The switching station will be supplied from the 220/33 kV Sub-Station, Sector-85, Gurugram.
- Only EP can be approved without sanction of load as per CE/Commercial, DHBVN, Hisar vide memo no Ch-280/OLNC- HT/GL-15/Vol-V dated 08.02.2023 where there is system constrain(s).
- Mandatory Condition: The connection shall be released only after the installation of the proposed additional 100 MVA, 220/33 kV Power Transformer (T-III) at the 220/33 kV SS, Sec-85, Gurugram.
- **Load Calculation details for a single-point connection are as under:-**

Commercial Load (KW)	EV Charger Load (kW)	Total Load (kW)
A	B	C=A+B
2368.75	224.25	2593

2. **Nigam's Right to Modify:** The power supply arrangement is approved without prejudice to the rights of DHBVN to alter or modify it based on future system evolution, reliability needs, network configuration, and technical assessment.

3. **Developer's Infrastructural Obligations (HERC Regulation 4.6 & S/C D-37/2024):**

- The builder/developer shall create the internal electrical infrastructure up to its premises.
- The external electrical infrastructure (33 kV switching station and independent feeder) shall be developed as per the group sharing agreement and Nigam norms.

4. **Financial Security (Bank Guarantee & Charges):**

- The builder has already submitted the requisite Bank Guarantee. Safe custody, continuous validity monitoring, and verification via SFMS (as per FA&CAO/MM Memo Ch-2138 dated 12.09.2022) are sacrosanct.
- All other applicable charges, including EESDC (as per liability status confirmed vide S/C D-37/2024), must be fully deposited as per prevailing regulations (S/C D-12/2020, D-32/2023).

5. **Timeline & Validity (HERC Regulation 4.12):** Time is of the essence. The developer must complete the approved electrical infrastructure within the stipulated timeframe. The validity of this EP is intrinsically linked to the commissioning of the additional T-III at the source sub-station.

6. **Compliance with Single Point, Supply Code & Group Formation Regulations:**

- The release of connections shall be strictly governed by HERC Single Point Regulations, 2020, the Electricity Supply Code, and all provisions of S/C D-21/2020, D-32/2023, and D-37/2024.
- The **group formation** with M/s Copious Realtors Pvt. Ltd. and other members stands already approved. The cumulative load from the switching station shall not exceed 25 MVA.

7. **Restriction on Defaulters (SC D-21/2020): No connection shall be released** to the applicant, its subsidiaries, sister concerns, or any premise if there are any pending dues to the Nigam, whether disputed or undisputed.

8. **Regulatory Compliance for Release of Connections:** This EP re-approval shall form the basis for the release of Single Point/Temporary/Permanent electricity connections strictly under the provisions of:

- HERC Duty to Supply Regulations (2nd & 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.

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9. **Statutory Compliance & Land Handover:** The offered land (approximately 500 Sq. Yards) for the 33 kV Switching Station has been handed over to DHBVN through a registered gift deed. This must be duly reflected on the final DTCP-approved layout plan.

10. **Document Verification:** Ownership, identity, and tariff category documents must be thoroughly verified before connection release in adherence to Regulation 4 of HERC Electricity Supply Code (SC D-07/2020) and SC D-29/2013 & D-04/2025.

11. **Development Estimates:** The execution plan and internal/external service estimates must be approved by the competent authority before commencing work. CEA and IE Rules on safety shall be strictly adhered to. All provisions of Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar must be fully complied with.

12. **The DTCP License (No. 48 of 2022) must be renewed by the developer at the earliest.** Submission of the renewed license is a mandatory pre-condition before the release of any permanent connection.

13. **Revised EP for Load Change:** This re-approval is specifically granted due to an increase in area as per S/C D-25/2024 (Sr. No. 9). Any further modification shall warrant submission of a revised EP.

14. **Meter Installation & Connectivity:** Along with the release of the Single Point Connection under HT/Supply commercial category, AMR shall be installed by M&P wing of DHBVN, and its connectivity shall be established with the Head End System at the Data Center, Hisar.

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-33/2024 and D-04/2023 regarding rooftop solar installations are mandatory.

19. **Applicability of Regulations:** All applicable instructions of DHBVN and regulations of HERC issued from time to time shall be binding upon the builder/developer.

20. **Liability Clause:** This re-approval is granted based on compliance. 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. **Undertaking:** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfillment of all conditions.

This approval is void ab-initio in case of misrepresentation, concealment of facts, or non-compliance. The Nigam reserves the right to revoke the sanction, recover all financial and operational losses, and pursue legal remedies. The developer shall be liable to compensate the Nigam for any loss incurred.

Er. P.K.Chauhan
Chief Engineer 'OP,
DHBVN, Delhi

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Endst. No:Ch- 27 /CE-OP/DELHI/GGN-I/EP-230 **Dated: 26-06-2026**

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/Hisar.
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. 14.
5. XEN (OP) DHBVN, Patuadi (Gurugram) for information and further necessary action.
6. SDO (OP) DHBVN, Farrukh Nagar (Gurugram) for information and further necessary action.

Er. P.K.Chauhan
Chief Engineer 'OP'
DHBVN, Delhi

Endst. No: Ch- 28 /CE-OP/DELHI/GGN-I/EP-230 **Dated: 26-06-2026**

A copy of the approval/sanction letter is also being forwarded to M/s Receptive Buildwell LLP for the premises at Badha, Sector-89, Gurugram for their information and further compliance of the same. It is also being made clear that the re-approval of Electrification Plan (without sanction of load) comprising of Ultimate Load of 2593 kW or 2881 kVA under HT/Supply commercial 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.

Er. P.K.Chauhan
Chief Engineer 'OP'
DHBVN, Delhi

Copy to:-

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

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