



**UTTAR HARYANA BIJLI VITRAN NIGAM LIMITED**

(A Government of Haryana Undertaking)

Registered Office, Plot No. IP-3&4, Sector-14, Panchkula-134113, Haryana

**Office of SE/Monitoring, UHBVN, Panchkula**

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To

Chief Engineer (Operation),  
UHBVN, Rohtak.

Memo No. – Ch.91/SE/Mon/Elect.Plan/225/PNP/2022-23.

Dated – 13/01/2026.

**Subject: - Approval of revised electrification plan of affordable residential plotted colony under DDJAY-2016 developed by M/s Subreeze Builders & Developers Pvt. Ltd. in the revenue estate of village Nizampur, Sector-40, Panipat, over an total area measuring 11.53077 acres under license No. 114 of 2024 dated 08.08.2024 & license No. 35 of 2019 dated 01.03.2019 having DTCP scheme No. LC-3732 under operation Sub-Division S/U Panipat, UHBVN, Panipat.**

The original electrification plan of M/s Subreeze Builders & Developers Pvt. Ltd. in the revenue estate of village Nizampur, Sector-40, Panipat under license No. 35 of 2019 dated 01.03.2019 was approved vide this office memo no. Ch-30/SE/Mon/Elect. Plan/225/PNP/2022-23 dated 10.03.2023 (**Annexure- I**) for the ultimate load **1415.90 KW/1573.22 KVA** to be fed at 11 KV supply pressure through new proposed 11KV independent feeder with HT XLPE Cable 3/C 95 mm<sup>2</sup> to be fed from 33 KV Sub-station Barsat Road Khotpura.

Now the developer has submitted the revised electrification plan due to increase in license area from 9.48177 acres to 11.53077 acres due to addition of license no. 114 of 2024 dated 08.08.2024 under DTCP Scheme no. LC-3732 & the same has been recommended by CE(OP), UHBVN Rohtak vide his office memo no. Ch-08/C-630/DRG-PNP dated 17.12.2025 to this office for approval, which has been considered and approved as under:

Accordingly, it is intimated that the revised electrification plan of affordable residential plotted colony under DDJAY-2016 developed by M/s Subreeze Builders & Developers Pvt. Ltd. in the revenue estate of village Nizampur, Sector-40, Panipat, over an total area measuring 11.53077 acres under license No. 114 of 2024 dated 08.08.2024 & license No. 35 of 2019 dated 01.03.2019 having DTCP scheme No. LC-3732 under operation Sub-Division S/U Panipat, UHBVN, Panipat is hereby approved for an ultimate load of **1729.32 KW/ 1921.47 KVA** to be fed at 11 KV supply

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pressure through new Proposed 11 KV Sunbreeze independent Feeder to be fed from T-2,10 MVA, 33/11 KV power T/F at 33 KV Sub-station Barsat road and fulfilment of following terms & conditions:

1. The developer is required to undertake the installation of DTs of standard quality as per Nigam Specifications to cater to the total load requirement of township and the maximum loading of the T/Fs will be 80%. Accordingly, the developer shall install Distribution transformers to meet above norm.
2. Any immediate requirement for interim load by the developer or phasing eligibility for development of internal infrastructure will be governed as per relevant provisions of HERC regulations attached herewith as **Annexure-II**. It is clarified that the interim load of any other license/scheme for which separate electrification plan has been approved, cannot be extended to provide supply to this project and also the interim load for this project cannot be extended to feed load of any other license/scheme.
3. The developer will deposit the requisite bank guarantee before release of connection, as per regulations. In case of non-submission and availability of required bank guarantee, no new connections would be released, or no load will be extended in the township as per SC No. U-20/2020.
4. Therefore, in case the developer avails interim load from any other source without creating 11 KV infrastructure as per the approved plan, in addition to bear the cost of connection of partial load, the developer will be required to submit Bank Guarantee of estimated cost of 11 KV infrastructure as per the approved electrification plan. However, the internal infrastructure is to be created by developer and he may opt phase wise development as per regulations and submit BG phase wise. In case developer requires development of infrastructure in complete licensed area without phasing, then he has to submit the BG of balance uncompleted works of internal infrastructure of complete licensed area.
5. For creation of infrastructure by the developer under self-execution, the developer before commencement of execution of works shall deposit supervision charges as per HERC regulations to UHBVN. Similarly, where the works are to be carried out by UHBVN as deposit work for developer, in addition to approved estimated cost, the developer is also liable for payment of applicable departmental and other charges as per norms of UHBVN.
6. Before commencing the execution of works at site, the developer shall ensure that he has taken all mandatory approval from UHBVN i.e., estimates, Bill of material,

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design, specifications, make of material and land suitability in case of sub-station etc.

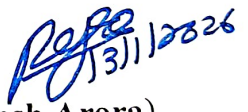
7. The developer shall procure the material as per the design, specifications, makes approved by UHBVN for turnkey works and wherever any material is not approved, the approval of the same be taken. All materials to be procured shall conform to the standards of the UHBVN.
8. Before dispatching the material to site, the material which as per Nigam rules require inspection at manufacturer /supplier works, the developer shall request for inspection call to SE (OP) Circle, who will depute inspecting officer as per policy of Nigam. The material which are to be inspected as per site as per Nigam policy, the site inspection will be carried out by Nigam officer deputed by SE (OP) as per policy of Nigam.
9. The material procured and installed by developer should be under warranty period from OEM/Supplier as per the policy of Nigam and developer shall provide the documents of warranty period to UHBVN.
10. All works are to be executed through licensed contractor duly approved by Govt. of Haryana. There should be double earthing arrangement of each equipment.
11. It will be the responsibility of the developer to provide right of way for erecting the line/feeder and take necessary permissions in this regard (if required).
12. The developer shall also got undertake CEI clearance and bear charges for CEI inspection before commissioning etc.
13. As per HERC regulations dated 19.03.2020, after completion of work and CEI inspection for any phase, the developer shall offer for inspection and verification of the commissioned electrical infrastructure for that phase. The verification is to be undertaken by concerned field officers as per the formats and procedure as prescribed in SC No. U-21/2020. The field officers shall ensure that the developer has erected / install the equipment's as per the approved bill of material, conforming to Nigam specifications and approved makes and followed complete process of material inspection, erection as per Nigam design and standards and CEI inspection has been undertaken.
14. As per the single point regulation for single point connection, the responsibility of O&M of internal electrical infrastructure is the responsibility of the developer. However, if the developer wants O&M from Nigam, he has to deposit 1.5% of the cost of internal electrical infrastructure (estimate cost at current rate as per cost data book) per annum as O&M charges to UHBVN provided, the cost of replacement of transformers and switch gears if any shall be borne by the developer.

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15. However, as per the decision taken in the meeting held on 31.03.2022, any release of connection and issue NOC for OC/Completion certificate for the township under consideration will be provided by UHBVN only if the developer create required infra as per approved Electrification Plan or submission of BG of balance infra in all their existing project owned by them or owned by their sister concerns.
16. The External & internal HT/LT infrastructure is to be erected by the developer at his own cost and accordingly SE (OP) Circle shall finalize the requirement in accordance with the load and approve the corresponding estimate so as to calculate the amount of Bank guarantee to deposited by the developer as per applicable regulations.
17. The conditions & period of interim load would be as per the provisions of sales circular No. U-20/2020& 01/2021.
18. UHBVN reserves the right to recover the amount of inadequacy if any, arising later on.
19. The developer will abide by all the rules and regulations as amended from time to time along with fulfilment of all relative terms and conditions of SC No. U-15/2015, 32/2016, 35/2016, 20/2020 ,01/2021, 06/2021 & 25/2024 and any other applicable circular/regulations issued by UHBVN & HERC.

This issues with the approval of Director (Operations), UHBVN, Panchkula.

DA/As above

  
(Rajesh Arora)  
SE (Monitoring)  
UHBVN, Panchkula.

CC:

1. SPS to Director (Operations) UHBVN, Panchkula for kind information of the Director, please.
2. Superintending Engineer (OP), UHBVN, Panipat for kind information.
3. M/s Subreeze Builders & Developers Pvt. Ltd. in the revenue estate of village Nizampur, Sector-40, Panipat