



DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)

OFFICE OF CHIEF ENGINEER / OPERATION

PO POWER HOUSE ROHTAK ROAD, PUNJABI BAGH, DELHI-35

Ph. 011-28313780.

E-mail: ceopdelhi@dhbvn.org.in, Website: www.dhbvn.org.in

Memo No. Ch- 15/CE-OP/DELHI/GGN-I/EP-065

Dated: 19.11.2023

To

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

Subject: Approval for Electrification Plan comprising of Ultimate Load of 2259.37KW or 2510.41KVA for HT Supply (Commercial) category applied by M/s Peerage Buildwell Pvt. Ltd. for the premises at Village-Badha & Hayatpur, Sector-89, Gurugram for commercial colony over an area measuring 3.9625 acres having license no. 47 of 2022 dated 18.04.2022 under Operation Sub-Division, Farrukh Nagar, Gurugram.

Ref: -

1. Offline application dated 29.11.2023.
2. Undertaking provided by the applicant for submission of BG in lieu of inability for providing land for 33 KV switching station in view of Sales Circular no. D-05/2023.
3. This office E-mail dated 05.12.2023 vide which clarification was sought from your office.
4. Clarification provided by your office on dated 12.12.2023.
5. This office E-mail dated 05.12.2023 vide which TFR was sought from your office.
6. TFR provided by your office on dated 12.12.2023.
7. The following license details issued by DTCP: -

Case ID/ Scheme No.	License No.	License issued to	Area (In Acres)
LC-4611	47 of 2022 dated 18.04.2022 with a live validity upto 17.04.2027	Smart Arena Hometown LLP in collaboration with Peerage Buildwell Pvt. Ltd., G-25A, Ring Road Mall, Plot No. 21, Manglam Place, Sector 3, Rohini, Delhi-110085 for setting up of Commercial Colony over an area measuring 3.9625 acres falling in the revenue estate of village Badha & Hayatpur, Sector-89, Gurugram. along with land schedule issued by DTCP.	3.9625

The subject cited application has been considered in view of the eligibility of M/s Peerage Buildwell Pvt. Ltd conveyed by your office vide referred at Sr. No. 4 & 6 above as per the provisions of Sales Circular no. D-7/2022 & D-21/2020 respectively.

1. After having ensured the completeness of the application, in view of the documents & clarification provided by the applicant & your office, TFR received from your office, and various sales circulars, instructions issued by Nigam from time to time, the overall compliance status of the application is as under: -

Sr. No.	Documents required for sanction of Electrification Plan	Status
1.	Physical location of the site e.g. Sec, SEZ, IMT, Commercial Zone etc.	Offline application dated 29.11.2023 for Electrification Plan comprising of Ultimate Load of 2259.37KW or 2510.41KVA for HT Supply (Commercial) category applied by M/s Peerage Buildwell Pvt. Ltd. for the premises at Village-Badha & Hayatpur, Sector-89, Gurugram for commercial colony over an area measuring 3.9625 acres having license no. 47 of 2022 dated 18.04.2022 under Operation Sub-Division, Farrukh Nagar, Gurugram along with documents (For reference documents are placed at Ch-1 of correspondence file).
2.	Category of consumers under which connection is being applied for mentioning therein, whether it is Single Point or Multi Point	Applicant require the Single-point Connection (Placed at Ch-15 of correspondence file).
Details of TFR for the Ultimate Load of 2259.37KW or 2510.41KVA (Copy placed at Ch- 12-04 of case file).		
A	Voltage level recommended in the TFR	33 KV (In accordance with TFR supplied by concerned operation circle.
B	No. of Power transformer installed at feeding substation with capacity (MVA).	2X100MVA at 220/33kV level.
C	Brief about the technical feasibility of the instant case.	The connection will be released from proposed switching station, after final approval from this office. Ultimately proposed 33KV switching station will be fed from main source 220/33KV sub-station Sector-95, Gurugram on 33 KV U/G D/Run cable as per P&D Instructions from T/F T-I.

In view of the completeness of the application, documents & clarification provided by the applicant, TFR received from your office, and various sales circulars, instructions issued by Nigam from time to time, & further approval of Electrification Plan for release of Single Point Connection in the license area of M/s Peerage Buildwell Pvt. Ltd comprising of Ultimate Load of 2259.37KW or 2510.41KVA for Commercial Colony over an area of 3.9625 acres in Village-Badha & Hayatpur, Sector-89, Gurugram as per provisions contained in S.C. No. D-06/2023 issued by Nigam:-

- I. Load Calculation details for Single Point Connection for Commercial Colony of M/s Peerage Buildwell Pvt. Ltd are as under: -

Sr. No.	NDS Load in KW	Load for common facilities in KW	Total load in KW
1.	1964.40	294.97	2259.37

- II. Connection shall be released in the project area of the developer/builder in 2 phases as provided in section 4.12.2 (C) of Sale Circular No. D-12/2020 as per details below:-

Phase Details	Ultimate Load (In KW)	Ultimate Load (In KVA)	Development Schedule
Phase-I	500	555.55	Dec, 2026
Phase-II	1759.37	1954.85	Dec, 2028
Total	2259.37	2510.41	

- III. In view of the option exercised by the developer/builder, as per the provisions of Sales Circular No. D-5/2023 towards the offer of 500 sq yard land for creation of 33KV switching station, the Ultimate Load of 2259.37KW or 2510.41KVA of the commercial Colony/licensed area shall be fed from proposed 33KV Switching Station which will be finalized by SE (OP), Circle-I, Gurugram as per the remarks appended in TFR after final approval from this office.
- IV. Above 33KV Switching Station shall be fed from proposed 220/33 kV S/Stn., Sector-95, Gurugram. However, requirement of bay at 220/33KV Sub-station, Gurugram shall be allocated by HVPN and the same to be ensured from HVPN accordingly.
- V. 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.
- VI. As per the instant approval of EP, further development of the electrical infra for the project area shall be obligatory on part of 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. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam.
- VII. 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 an essence for the creation of complete Electrical Infrastructure by the builder/developer, 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 Independent Feeder Infrastructure is created by the builder/developer within the specified time.
- VIII. 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 Peerage Buildwell Pvt. Ltd shall remain sacrosanct and Single Point electricity connection under HT Supply (Commercial) category / Temporary connection (as required) shall be released in the project area of the developer/builder strictly as per the provisions contained in the ibid regulations.
- IX. However, management of the service connection request including the metering & billing activities of individual consumers by the builder/developer/colonizer/user association within the area of Single Point Supply shall be strictly as per the provisions of Sales Circular no. D-23/2022 issued in adherence to the provisions of the extant Single Point Regulations 2020 framed by HERC.
- X. With this approval of EP, release of any Temporary/Permanent electricity connection to the builder/developer for their project area shall be contingent upon timely submission of BG(s) by the builder/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 dated 25.06.2020 and further 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 specified time.

- XI. 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.
- XII. 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 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.
- XIII. This Electrification Plan comprising of load may be treated as final sanctioned after affirmation of Bank Guarantee (BG) and deposition of ACD charges, processing fee along with requisite charges with completion of all formalities of Nigam and shall be released on 33KV level as per various instruction issued by the Nigam.

2. Accordingly, the matter be perused further for releasing any temporary & permanent connection(s) to the individual applicant(s) in the project area of builder/developer 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 28.03.962520. 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 issued by Nigam.

3. Various activities involved in giving supply of electricity including processing of application, issue of demand notice, inspection and testing of the consumer's installation and release of connection shall be undertaken as per procedure specified under Regulation 4 of Electricity Supply Code.

4. 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(s) has/have 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(s) in support of proof of ownership/legal occupation of the premises, proof of identity and other documents, are complete and duly 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-14/2022 dated 17.05.2022
- III. All general and miscellaneous charges payable against the application are fully recovered in accordance with the 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.
- 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 28.03.962520) 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.
- VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and constructions standards of the Nigam.
- VII. Before commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of the Nigam.
- VIII. The service connection charges or actual expenditure to recover such expenses are computed and got deposited from the applicant in accordance with HERC Regulation No. 4 – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020.
- IX. All the relevant provisions, as contained in the Instruction no. 09/2011/P&D or 02/2019/PD&C (as applicable) of CE/PD&C, DHBVN, Hisar issued by the Nigam, are fully complied with, and are strictly adhered to.
- X. In case of the development of Electrical Infrastructure requiring any specific clearances and approvals from local bodies, forest dept. or any other govt. dept., the same shall be the

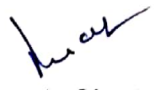
responsibility of the applicant/developer and in this regard all incidental charges shall be borne by the applicant/developer.

- XI. In case of the builder/developer opting for the creation of the electrical infrastructure at its own as per the planning, design, and technical specifications of Nigam, the same may be got carried out through a Licensed Electrical Contractor under Regulation 3.10 of Duty to Supply Regulations. However, inspection for the quality check of the major items is got carried out from Nigam's authorized person before erection of major items besides the quality check of the electrical infrastructure works from time to time. In such instances the supervision charges (As applicable under Regulation 3.10 of Duty to Supply Regulations) are also paid by the applicant to Nigam as the case may be.
- XII. In case the builder/developer so 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 the DHBVN for the said work and accordingly the same shall be executed by DHBVN.
- XIII. The builder/developer is not absolved of its future responsibility to abide by the provisions of Sales Circular No. D- 5/2023 for making available a suitable piece of land for 33KV switching station in spite of its present inability for the same and submission of BG as per the provision of Sales Circular No. 05/2023 for which an undertaking has been given.
- XIV. Land for 33KV switching station is offered by the Applicant/Builder/Group of builders and is duly verified by the committee as per Sales Circular No. D-5/2023 & is handed over to Nigam (Through SE 'OP' or his authorized representative not below the rank of Xen 'OP' concerned) as per Sales Circular No. D-05/2023. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.
- XV. **Validity of license No. 47 of 2022 dated 18.04.2022 with a live validity upto 17.04.2027 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.**
- XVI. In future, if any other new project/area/license is added/deleted under the same scheme & it results into 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.
- XVII. 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 CircularNo. D-07/2020 dated 28.03.962520.
- XVIII. Along with the release of Single Point Connection, under HT Supply (Commercial) category, with installation of a suitable energy meter, system of AMR is installed by M&P wing of DHBVN, and its connectivity is established with the Head End System deployed at Data Center Hisar.
- XIX. 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.
- XX. With regards to the installation of Solar Photovoltaic Power Plant, the 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.
- XXI. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
- XXII. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Peerage Buildwell Pvt. Ltd, before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

5. This approval of Electrification Plan comprising of Ultimate Load 2259.37KW or 2510.41KVA applied by M/s Peerage Buildwell Pvt. Ltd for commercial colony over an area measuring 3.9625 acres in Village-Badha & Hayatpur, Sector-89, Gurugram, shall be contingent upon the compliance of the above 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 mis-leaded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Peerage Buildwell Pvt. 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.


Vineeta Singh
Chief Engineer 'OP',
DHBVN, Delhi

Dated: 19.12.2023

Endst. No:Ch- 16 /CE-OP/DELHI/GGN-I/EP-065

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, Gurugram.
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. 4 (XVIII).
5. XEN (OP) Division, DHBVN, Manesar for information and further necessary action.
6. SDO (OP), Sub-Divn, DHBVN, Farrukhnagar, Gurugram for information and further necessary action.


Vineeta Singh
Chief Engineer 'OP',
DHBVN, Delhi

Dated: 19.12.2023

Endst. No: Ch- 17 /CE-OP/DELHI/GGN-I/EP-065

A copy of the approval/sanction letter is also being forwarded to M/s Peerage Buildwell Pvt. Ltd, at Village-Badha & Hayatpur, Sector-89, Gurugram for their information and further compliance of the same. It is also being made clear that the approval of Electrification Plan with comprising of Ultimate Load of 2259.37KW or 2510.41KVA under HT Supply (Commercial) Category 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 mis-leaded 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.


Vineeta Singh
Chief Engineer 'OP',
DHBVN, Delhi

Copy to:-

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