

# DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)

OFFICE OF CHIEF ENGINEER / OPERATION

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

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Memo No. Ch- 10 /CE-OP/DELHI/GGN-II/EP-038

Dated: 12.08.2023

To

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

Subject: Approval of Offline application dated 21.08.2023 in the name of M/s Pioneer J.K. Senior Living LLP for approval of electrification plan comprising of ultimate load of 2049.37 kW or 2277.08 kVA under HT/BDS category for affordable group housing colony at the premises Badshahpur, Sector-50, Gurugram under Operation Sub-division, Sohna Road, Gurugram.

Ref: -

1. Offline application dated 21.08.2023.
2. This office E-mail dated 24.08.2023 vide which clarification was sought from your office.
3. Clarification provided by your office on dated 18.09.2023.
4. This office E-mail dated 24.08.2023 vide which TFR was sought.
5. TFR provided by your office on dated 18.09.2023.
6. The following license details issued by DTCP: -

| Case ID/<br>Scheme No. | License No.  | License issued to  | Total Area<br>(In Acres) |
|------------------------|--|--|--------------------------|
| LC-4714                | 161 of 2022 dated<br>07.10.2022 having<br>validity up to<br>06.10.2027 | Pioneer J.K. Senior Living LLP, Pioneer Square, Second Floor, near Golf Course road, Sector-62, Gurugram for setting up of retirement housing colony under retirement housing colony policy dated 17.08.2021 over an area measuring 2.60 acres in the revenue estate of Village Badshahpur, Sector-50, Gurugram alongwith Land schedule issued by DTCP | 2.60                     |

The subject cited application has been considered in view of the Technical Feasibility Report and eligibility of M/s Pioneer J.K. Senior Living LLP conveyed by your office vide referred at Sr. No. 3 & 5 above as per the provisions of Sales Circular no. D-7/2022 & D-21/2020 respectively.

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:-

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For PIONEER J.K. SENIOR LIVING LLP

Authorised Signatory

| 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 21.08.2023 in the name of M/s Pioneer J.K. Senior Living LLP for approval of electrification plan comprising of ultimate load of 2049.37 kW or 2277.08 kVA under HT/BDS category for affordable group housing colony at the premises Badshahpur, Sector-50, Gurugram under Operation Sub-division, Sohna Road, Gurugram along with documents (For reference documents are placed at Ch-1-68 of case 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-02 of correspondence file).  |
| Details of TFR for the Ultimate Load of 2049.37KW or 2277.08 kVA (Copy placed at Ch-09-07 of correspondence file) |   |  |
| A   | Voltage level recommended in the TFR  | 11 KV level  |
| B   | No. of Power transformer installed at feeding substation with capacity (MVA).   | 2X25/31.5 MVA T/F, 66/11 KV T-1 & T-2<br>16/20 MVA T/F, 66/33 KVA T-3  |
| C   | Brief about the technical feasibility of the instant case.  | The connection will be released on 11KV newly proposed independent feeder from 66KV S/Stn., Sector-47 with U/G XLPE cable 3x400mm2 with standby XLPE cable.  |

In view of the completeness of the application, documents & clarification provided by the applicant, eligibility of the builder for approval of EP conveyed by your office followed by TFR received from the field office, and various sales circulars, instructions issued by Nigam from time to time and further approval of electrification plan comprising of ultimate load of 2049.37KW or 2277.08kVA, for affordable group housing colony at the premises at Badshahpur, Sector-50, Gurugram in the name of M/s Pioneer J.K. Senior Living LLP (Herein referred to as Builder/Developer/Colonizer/Applicant) under Operation S/Divn., Sohna Road, in view of the powers conferred upon to this office vide S.C. No. D-06/2023 issued by Nigam is as under :-

**1. Load Calculation details for Single Point Connection are as under:-**

| Domestic Load including lifts, Water Supply Pumps and fire fighting pumps. (KW) | Load of common facilities for residents (KW) | Total Domestic Load (KW) | Any other NDS Load (KW) | Total Ultimate Load in KW |
|---|--|--------------------------|-------------------------|---------------------------|
| A   | B  | C=A+B                    | D                       | E=C+D                     |
| 678.60  | 1300   | 1978.60                  | 70.77                   | 2049.37                   |

I. The Ultimate Load of 2049.37KW or 2277.08 kVA for affordable group housing colony shall be fed at 11KV level feeding from newly proposed 11 KV independent feeder emanating from 66KV sub-station, Sector-47, Gurugram.

II. Ultimate load of commercial colony under the complete scheme shall be fed at 11V level from newly proposed 11KV Independent Feeder emanating from power T/F T-II (25/31.5MVA). The Electrical Infrastructure at 11KV level shall be developed as per the instruction no. 09/2011/P&D or 02/2019/PD&C of CE/PD&C as applicable.

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For PIONEER J.K. SENIOR LIVING LLP

*Abhishek Sharma*  
Authorized Signatory

- III. The Electrical Infrastructure at 11KV level shall be developed as per the Instruction no. 09/2011/P&D or 02/2019/PD&C of CE/PD&C as applicable. (If applicable, as per Nigam's latest clarification vide memo No. Ch-280/OLNC-HT/GL-15/Vol-V dated 08.02.2023 issued by CE/Commercial DHBVN, Hisar. TFR should be taken into consideration for processing of applications.)
- IV. 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 11KV system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources
- 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 220/33/0.433KV 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. 09/2011/P&D or 02/2019/PD&C (as applicable) 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-II, Gurugram that 11KV 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 Pioneer J.K. Senior Living LLP shall remain sacrosanct and Single Point electricity connection under HT Supply (BDS) 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

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For PIONEER J.K. SENIOR LIVING LLP  
*Rakesh Sharma*  
Authorised Signatory



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 premises, having any pending dues of Nigam or defaulter of any kind whether disputed or undisputed.

In addition to the above, following may also be communicated to SE (OP) Circle-II Gurugram w.r.t the approval of Electrification Plan:-

1. Accordingly, subject cited application be perused further by SE/Op, Circle-II, Gurugram 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 issued by Nigam.
2. 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.
3. 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 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/34/2016/1<sup>st</sup> amendment/2020 Dated 19<sup>th</sup> 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 (2<sup>nd</sup> 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.
  - 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, Hlsar issued by the Nigam, are fully complied with, and are strictly adhered to.

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For PIONEER J.K. SENIOR LIVING LLP

*Lakshmi Sharma*  
Authorised Signatory

- 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 applicant 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 applicant/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. Validity of license No 161 of 2022 dated 07.10.2022 having validity up to 06.10.2027 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.
  - XIV. 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.
  - XV. 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.
  - XVI. Along with the release of Single Point Connection, under HT supply (BDS 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.
  - XVII. 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.
  - XVIII. With regards to the installation of Solar Photovoltaic Power Plant, the notification no. 22/52/2005-5 Power Dt: 21st March'16 of Haryana Renewal 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.
  - XIX. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
  - XX. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Pioneer J.K. Senior Living LLP, before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.
4. This approval of Electrification Plan comprising of Ultimate Load of 2049.37KW or 2277.08 kVA applied by M/s Pioneer J.K. Senior Living LLP for affordable group housing colony over an area measuring 2.60 at, Badshahpur, Sector-50, 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-lead at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Pioneer J.K. Senior Living LLP 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.

  
V.K. Aggarwal  
Chief Engineer 'OP,  
DHBVN, Delhi

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For PIONEER J.K. SENIOR LIVING LLP  
  
Authorised Signatory

Endst. No:Ch- 11 /CE-OP/DELHI/GGN-II/EP-038

Dated: 12.12.2023

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 XVI.
5. XEN (OP) Sohna Division, DHBVN, Gurugram for information and further necessary action.
6. SDO (OP), Sub-Divn, DHBVN, Sohna Road, Gurugram for information and further necessary action.

V.K. Aggarwal  
Chief Engineer 'OP'  
DHBVN, Delhi

Endst. No: Ch- 12 /CE-OP/DELHI/GGN-II/EP-038

Dated: 12.12.2023

A copy of the approval/sanction letter is also being forwarded to M/s Pioneer J.K. Senior Living LLP, Badshahpur, Sector-50, Gurugram, for their information and further compliance of the same. It is also being made clear that the re-approval of Electrification Plan comprising of Ultimate Load of 2049.37KW or 2277.08 kVA under HT/BDS 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 be void ab-initio. If any of the information & fact found/noticed to be fabricated and mis-lead 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.

V.K. Aggarwal  
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.

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For PIONEER J.K. SENIOR LIVING LLP  
  
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