

# DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A Government of Haryana Undertaking)  
Office of the govt

DHBN

Superintending Engineer 'OP' Circle-I  
Mehrauli Road, Gurugram.



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To

✓ The XEN (OP) Divn.  
DHBN, Manesar.

Memo. No. Ch. 8 /PC-GC-993/MNSR

Dated: 26/04/2024

Sub:

Offline application bearing No. NIL dated 18.03.2024(received in this office on dt. 20.03.2024) in the name of M/s Tula Realtor Pvt. Ltd.. for approval of electrification plan comprising of ultimate load 1765.29KW or 1961.44KVA under HT/BDS category for Multi Point connection for affordable plotted colony bearing License No.32 of 2024 under Deen Dayal Jan Awas Yojna-2016 on an area measuring 19.175 acres in the revenue estate of village Pataudi & Rampur- Sec-1, Gurugram under Operation Sub-Division, DHBN, Pataudi.

Ref:

1. Offline application dated 18.03.2024(received in this office on dt. 20.03.2024) in the name of M/s Tula Realtor Pvt. Ltd.. for approval of electrification plan comprising of ultimate load 1765.29KW or 1961.44KVA under HT/BDS category for multi Point connection.
2. Applicant has submitted the load calculation sheet with ultimate load 1715.12 KW or 1905.69 KVA but the load calculated by this office as per Nigam sales circular No.D-26/2023 is 1765.29KW or 1961.44KVA and same has been submitted to applicant vide this office e-mail on dt. 02.04.2024 at 12:52PM for concurrence of load.
4. Applicant has submitted the load concurrence sheet received on dt. 02.04.2024 at 01:30PM for ultimate of load 1765.29KW or 1961.44KVA instead of applied load 1715.12 KW or 1905.69 KVA.
5. The TFR for the approval of electrification plan of ultimate load 1765.29KW or 1961.44KVA was demanded by this office Memo. No.Ch-04/PC-GC-993/MNSR dated 04.04.2024.
6. Your office e-mail dated 15.04.2024 at 04.04PM has submit the TFR & Clarification.

The following license details issued by DTCP:-

Case ID/Scheme No.	License No.	License issued to	Area (In Acres)
LC-5266	32 of 2024 dated 28.02.2024 valid upto 27.02.2029.	M/s Tula Realtors Pvt. Ltd. in collaboration with Tula Realtors Pvt. Ltd., # G-14, Ground Floor, Jangpura, Extension, New Delhi -110014 for setting up of a affordable Residential Plotted Colony (DDJAY-2016) over an additional area measuring 19.175 acres in the revenue estate of village-Pataudi & Rampur, Sector-1,Distt. Gurugram	19.175

The subject cited application has been considered in view of the Technical Feasibility Report and eligibility of M/s Tula Realtors Pvt. Ltd. for Multi point connection conveyed by your office vide reference at Sr. No.6 above as per the provisions of Sales Circular no.D-27/2022 & D-21/2020 respectively.



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 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-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. 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 conditionally sanctioned by the competent authority of the Nigam.
  - viii. The service connection charges 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/PD&C and 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 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.



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 1765.29KW or 1961.44KVA in the name of M/s Tula Realtors Pvt. Ltd. (Herein referred to as Builder/Developer/Colonizer/Applicant) at village Pataudi & Rampur- Sector-1, Gurugram is hereby sanctioned as per the following details :

- i. The ultimate load 1765.29KW or 1961.44KVA of the developer affordable group housing colony /licensed area shall be fed from 11KV Faridpur feeder (RDS feeder) being fed from 66KV S/Stn. Pataudi.
- ii. As per the multi point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020 and further Sales Circular No D-21/2020, the approved EP in the name of M/s Tula Realtor Pvt. Ltd. (herein referred to as builder/ developer/ colonizer) shall remain sacrosanct & ultimate load under HT/BDS category shall be released in the project area/licensed area of the developer/builder in the name of M/s Tula Realtor Pvt. Ltd..
- iii. Before release of any Interim/Partial Load under the prevailing circumstances, your office shall reconcile the BGs submitted by the builder/developer and shall ensure that BGs of the balance work, required if any as per the already approved EP, is/are deposited by the builder/developer.
- iv. 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.
- v. In view of the approved EP with UL, development of the electrical infra for the project area shall be obligatory on part of the builder/developer as per the provisions of Sales Circular no. D-05/2023 and 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/PD&C and/or 02/2019/PD&C of CE/PD&C, DHBVN, Hisar (as applicable) issued by the Nigam.
- vi. As per the provisions of HERC Regulation No. 4 - Power to Recover Expenditure - Duty to Supply circulated vide Sales Circular No. D-12/2020 dated 25.06.2020 and further Sales Circular No D-21/2020, time (5 years) allowed to the builder/developer for creation of 33KV electrical infrastructure & Interim/Partial load thereof shall be an essence and shall be contingent upon the release of load under the instant application. Accordingly, it shall be ensured by your office that the 33KV infrastructure is created by the builder/developer within stipulated timeframe & the feeding arrangement is switched over to 33KV level from 11KV at his own cost.
- vii. Any 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.
- viii. As per the provision of the sales circular. D-21/2020 dated 07.09.2020, it shall be ensured that above Electricity connection is not released to the builder/developer/ applicant/premises with any kind of outstanding dues of Nigam, whether disputed or undisputed.

2. Accordingly, subject cited application be perused further for releasing ultimate load 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 multi 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 applications, 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.





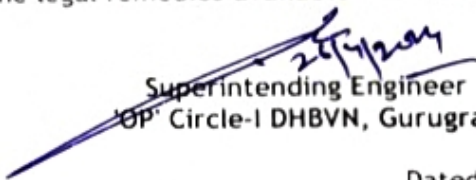
4. While releasing the Electricity Connection/Load/Contract Demand to the applicant, it is also to be ensured that the following statutory requirements are duly complied with in letter & spirit of the instructions of Nigam (as amended from time to time):-
- i. The applicant has complied with the procedure 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. 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 conditionally sanctioned by the competent authority of the Nigam.
  - viii. The service connection charges 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/PD&C and 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 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.



- 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.
- xiv. Alongwith the release of multi Point Connection, under HT/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.
  - xv. Upon creation of new electrical assets and release of connection, system of GIS is also duly got updated w.r.t the asset mapping and consumer indexing.
  - xvi. 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.
  - xvii. Applicability of any other fundamental Instructions of Nigam & HERC Regulations although not specifically mentioned above but otherwise mandatory and applicable for the instant case.
  - xviii. With regards to the above terms & conditions for sanction of ultimate load (to be read in conjunction with letter memo no. 23/SE/R-APDRP/OLNC-HT/GGM-1/SOL-1069 dated 28.06.2021, an undertaking is also to be obtained on NJSP (Duly Notarized) from M/s Tula Realtor Pvt. Ltd. before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

5. Approval of electrification plan of ultimate load 1765.29KW or 1961.44KVA on 11 KV level for setting up an affordable Residential Plotted Colony (DDJAY-2016) at the premises at village-Pataudi & Rampur, Sector-1, Distt. Gurugram, in the name of M/s Tula Realtor Pvt. Ltd., under Operation Sub-Division, DHBVN, Pataudi 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-leading at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Tula Realtor Pvt. Ltd., 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.

DA/Case file-1(in original)

  
Superintending Engineer  
'OP' Circle-I DHBVN, Gurugram

Endst. No. Ch- / PC-GC-993/MNSR

Dated:- /04/2024

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. The SE/TS/NCR, HVPN Gurugram.

Sd/-  
Superintending Engineer  
'OP' Circle-I DHBVN, Gurugram

Endst. No. Ch- / PC-GC-993/MNSR

Dated:- /04/2024

A copy of the approval/sanction letter is also being forwarded to M/s Tula Realtor Pvt. Ltd. Village-Pataudi & Rampur, Sector-1, Distt. Gurugram (E-mail: spititownshiplt@gmail.com) for their information and further compliance of the same. It is also being made clear that the instant 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 misleading at any stage, which may otherwise lead to explicit or implicit loss

giam, 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.

Sd/-

Superintending Engineer  
'OP' Circle-I DHBVN, Gurugram

Copy to: -

1. PS to Director/Projects, DHBVN for kind information of Director please.
2. The CE/'OP' DHBVN, Delhi for kind information, please.
3. The SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance as per Sr. No xiv.
4. The SDO/'OP' S/Divn. DHBVN, Pataudi for information and further necessary action.