

**DAKSHIN HARYANA BIJLI VITRAN NIGAM LIMITED**

(A Govt. of Haryana Undertaking)

Chief Engineer/Commercial, DHBVN, Hisar-125005.

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Memo No. Ch-40/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206

Dated: 09.11.2022

To

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

Subject:- Offline application dated 22.08.2022 in the name of M/s Adhikaansh Realtors Pvt. Ltd. for re-approval of Electrification Plan, due to addition of area under the scheme, comprising of Ultimate Load of 7200 kW or 8000 kVA for HT/BDS Single Point connection for affordable Plotted colony under DDJAY Scheme for the premises at Village Hayatpur Sector-89, Gurugram, under Operation Sub-Division, Farukhnagar, GurugramRe-approval of Electrification Plan thereof.

Ref:-

1. This office letter memo no. Ch-16/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206 dated 11.08.2021 vide which Electrification Plan comprising of ultimate load of 4901 kW or 5446 kVA along with sanction of partial/interim load of 500 KW or 555.56 KVA under HT/BDS category in the name of M/s Adhikaansh Realtors Pvt. Ltd. for the premises at Village-Hayatpur Sector-89, Gurugram was communicated.
2. Offline application dated 22.08.2022 in the name of M/s Adhikaansh Realtors Pvt. Ltd. for the re-approval of electrification plan comprising of ultimate load of 7200 kW or 8000 kVA.
3. Your letter memo no. Ch-17/PC-GC-790/MNSR dated 24.12.2021 vide which land suitability report submitted by you.
4. Your letter dated 31.10.2022 vide which you have provided the TFR w.r.t. ultimate load of the instant application.
5. The following license details issued by DTCP:-

| Scheme No. | License No. | License issued to | Area (In Acres) |
|------------|--|---|-----------------|
| LC-4588 | 32 of 2021 dated 03.07.2021 with a validity upto 02.07.2026 | M/s Adhikaansh Realtors Pvt. Ltd. in collaboration with M/s Aawam Residency Pvt. Ltd. for setting up of an affordable plotted colony under DDJAY on the land measuring 52.275 acres in the revenue estate of Village Hayatpur, Sector-89, Gurugram | 52.275 |
| | 102 of 2022 dated 27.07.2022 with a validity upto 26.07.2027 | M/s Adhikaansh Realtors Pvt. Ltd. for setting up of an affordable plotted colony under DDJAY over an additional area measuring 5.125 acres in addition to license no. 32 of 2021 dated 03.07.2021 granted for an land measuring 52.275 acres in the revenue estate of Village Hayatpur, Sector-89, Gurugram | 5.125 |
| Total | | | 57.400 |

The subject cited application has been considered in view of the Technical Feasibility Report and eligibility of M/s Adhikaansh Realtors Pvt. Ltd. conveyed by you vide reference at Sr. No. 4 above as per the provisions of Sales Circular no. D-08/2021 & D-21/2020 respectively.

In exercise of the powers conferred upon to this office vide S.C. No. D-08/2021 issued by Nigam, re-approval is hereby accorded as per the following details for the Electrification Plan comprising of Ultimate Load of 7200 kW or 8000 kVA for affordable plotted colony at the premises at Village Hayatpur, Sector-89, Gurugram applied by M/s Adhikaansh Realtors Pvt. Ltd. (Herein referred to as Builder/Developer/Colonizer/Applicant) under Operation S/Divn., Farukhnagar, Gurugram:-

I. 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 For Phase-I |
|---|--|--------------------------|-------------------------|---------------------------------------|
| A | B | C=A+B | D | E=C+D |
| 5201.55 | 510.55 | 5470.81 | 1487.9 | 7200 |

II. The Ultimate Load of 7200 KW or 8000 kVA of the developer's affordable plotted colony shall be fed from 33KV Switching Station to be developed by the builders/developers on its offered land of approx. 500 sq. yard in view of the provisions contained in Sales Circular No. D-14/2018 of Nigam.

- III. Above 33KV Switching Station shall be fed from proposed 220/33KV Sub Station, Sector-85, Gurugram. However, requirement of bay at 220/33KV Sub-station, Sector-85, Gurugram shall be allocated by HVPN and the same to be ensured from HVPN accordingly.
- 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 33KV system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources.
- V. As per the instant re-approval of EP, further 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-14/2018 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. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam.
- VI. 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 (10 Years) 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-1, Gurugram that 33KV Infrastructure is created by the builder/developer within the specified time.
- VII. As per the provisions contained in Sales Circular D-21/2020 Dt: 07.09.2020, time for availing interim/partial load by the builder/developer at 11KV shall also be an essence under the instant EP approval. Accordingly, it shall be ensured by SE (OP), Circle-1 Gurugram that the 33KV infrastructure is created by the builder/developer within the stipulated time schedule and the feeding arrangement is switched over to 33KV level from 11KV at his own cost.
- 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 re-approval of EP in the name of M/s Adhikaansh Realtors Pvt. Ltd. shall remain sacrosanct and Single Point electricity connection under HT/BDS category / Temporary connection (as required) shall be released for 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.

2. Accordingly, the re-approval of electrification plan comprising of Ultimate Load of 7200 KW or 8000 kVA, in the name of M/s Adhikaansh Realtors Pvt. Ltd. under Operation S/Divn., Farukhnagar, Gurugram, be perused further for releasing temporary/permanent connection to the applicant within the stipulated time frame 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.
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 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 28.03.2020) 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 and further Sales Circular No. D-14/2018 and D-30/2018 issued by the Nigam from time to time.
 - 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 (as applicable) to recover such expenses are computed and got deposited from the builder/developer 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. 02/2019/PD&C 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.
 - XIII. The land for 33KV switching station, offered by the M/s Adhikaansh Realtors Pvt. Ltd. and duly verified by the committee as per Sales Circular No D-17/2018 Dt: 11.05.2018, is handed over to Nigam (Through SE Operations or his authorized representative not below the rank of XEN Operation concerned) as per Sales

Circular No D-14/2018 Dt: 27.03.2018. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.

- XIV. Validity of **License no. 32 of 2021 dated 03.07.2021 and License no. 102 of 2022 dated 27.07.2022** 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.
- XV. Seniority for release of connection is maintained in view of the provisions contained in SMI 1.24 and a provision 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/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, 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. 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.
- XX. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
- XXI. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s Adhikaansh Realtors Pvt. Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.
5. This re-approval of Electrification Plan comprising of Ultimate Load of 7200 KW or 8000 kVA, in the name of M/s Adhikaansh Realtors Pvt. Ltd. under Operation S/Divn., Farukhnagar, 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-leaded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s Adhikaansh Realtors 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.
6. Electrification Plan with Ultimate Load 4901 kW or 5446 kVA along with partial/interim load of 500 KW or 555.56 KVA earlier sanctioned vide CE/Commercial office letter memo no. of Ch-16/SE/R-APDRP/OLNC-HT/GGN-I/SOL-1206 dated 11.08.2021, for M/s Adhikaansh Realtors Pvt. Ltd. for affordable plotted colony scheme sanctioned by DTCP over an area of 52.275 acres against **License no. 32 of 2021 dated 03.07.2021** for the premises at revenue estate of Village Hayatpur, Sector-89, Gurugram, shall be superseded by this re-approval of Electrification Plan to the extent of Ultimate Load of **7200 KW or 8000 kVA** for Single point connection.


Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-41/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206

Dated: 09.11.2022

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/NCR/TS, HVPN Gurugram.
2. CE/Planning, HVPNL, Panchkula.
3. SE/NCR/TS, HVPN Gurugram.


Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-42/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206

Dated: 09.11.2022

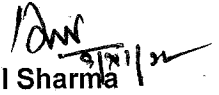
A copy of the above is also being forwarded to Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter and w.r.t. Sr. No. "XIII" of terms and conditions above for further necessary action of the matter please.


Anil Sharma
CE/Commercial,
DHBVN, Hisar

Endst. No: Ch-43/SE/R-APDRP/OLNC-HT/GGM-I/SOL-1206

Dated: 09.11.2022

A copy of the re-approval letter is also being forwarded to **M/s Adhikaansh Realtors Pvt. Ltd.** under Operation S/Divn., Farukhnagar, 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 7200 KW or 8000 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 misled 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.


Anil Sharma
CE/Commercial,
DHBVN, Hisar

Cc:-

1. SPS to Director/Projects, DHBVN for information of Director please.
2. CE(OP), DHBVN, Delhi Zone for information of the matter please.
3. SE M&P, DHBVN, Hisar for the information of the matter and ensuring compliance as per Sr. No XVI.
4. XEN(OP), Division Manesar, DHBVN, Gurugram for information and further necessary action.
5. SDO(OP), Sub-Divn, Farukhnagar, DHBVN for information and further necessary action.