

Memo No. Ch-108 /OLNC-HT/GGN-I/EP-237

Dated:- 11.12.2023

To,

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

Subject:- Approval of Electrification Plan comprising of ultimate load of 5779.28KW or 6421.42KVA for release of Single point connection applied by M/s Ashiana Housing Ltd. for Group Housing Colony over an area measuring 22.344 acres at Village-Wazirpur, Sector-93, Gurugram under Operation Sub-Division, Farukhnagar, Gurugram.

Ref: -

1. Subject cited case file submitted by applicant on dated 03/03/2022.
2. This office Memo no. Ch-02/OLNC-HT/GGN-1/EP-237 dated 16.03.2023 vide which clarifications were sought from you.
3. Clarifications provided by you vide Memo no. Ch-03/PC-GC-841/MNSR dated 22.03.2023.
4. This office Memo no. Ch-17/OLNC-HT/GGN-I/EP-237 dated 17.07.2023 vide which TFR & Land suitability report was sought from you.
5. TFR provided by you through email on dated 22.11.2023.
6. Land Suitability Report provided by you on dated 07.12.2023.
7. The following license details issued by DTCP: -

Case ID/Scheme No.	License No.	License issued to	Area (In Acres)
LC-1634	41 of 2010 dated 07.06.2010.	M/s Ashiana Housing Ltd., for Group housing Colony over an area measuring 22.344 acres at Village-Wazirpur, Sector-93, Gurugram.	22.344

The subject cited application has been considered in view of the Eligibility, Technical Feasibility Report and Land Suitability Report of M/s Ashiana Housing Ltd. conveyed by you vide reference at Sr. No. 3, 5 & 6 above as per the provisions of Sales Circular no. D-21/2020, & D-27/2022 respectively.

2. In 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 of 5779.28KW or 6421.42KVA is hereby approved in favour of M/s Ashiana Housing Ltd. (herein referred as builder/developer/colonizer/applicant), as per the following details for release of single point connection under HT/BDS category in Group Housing Colony measuring 22.344 acres at Village-Wazirpur, Sector-93, Gurugram:-

I. Load calculation details for Single Point connection: -

Domestic Load including lifts, Water Supply Pumps and fire fighting pumps (kW)	Load of common facilities for residents (kW)	Total Domestic Load (kW)	NDS Load (kW)	Total Ultimate Load (kW)
A	B	C=A+B	D	E=C+D
5530.1	125.50	5655.6	123.68	5779.28

II. The Ultimate Load of 5779.28KW or 6421.42KVA of the developer's Group Housing Colony shall be fed from 33KV Switching Station to be developed by the builder/developer on its offered land of approx. 500 sq. yard in view of the provisions contained in S/C No. D-05/2023 of Nigam.

III. Above 33KV Switching Station shall have its connectivity from Power T/F T-1 of proposed 220/33KV S/Stn, Sec-95, Gurugram. However, the requirement of bay at proposed 220/33KV Sub Station, Sec-95, Gurugram shall be allocated by HVPN and the same to be ensured 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 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-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. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar & Sales Circular no. D-02/2023 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 (5 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-I, Gurugram that 33KV Infrastructure is created by the builder/developer within the specified time.*
- VII. *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 Ashiana Housing 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 builder/developer/applicant strictly as per the provisions contained in the ibid regulations.*
- VIII. *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.*
- IX. *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.*
- X. *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.*
- XI. *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 builder/developer/applicant(s) 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.*

3. Accordingly, subject cited application be perused further 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.

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.

5. 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-15/2023.
- 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-05/2023 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 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 Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hissar 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 the 33KV switching station, offered by the applicant, and duly verified by the committee as per Sales Circular No D-05.2023 Dt: 04.01.2023, is handed over to Nigam (Through SE Operation or his authorized representative not below the rank of XEN Operation concerned). The offered land should be duly earmarked for the electrical infrastructure in the DTCP approved layout plan.
- XIV. Validity of License No. 41 of 2010 dated 07.06.2010 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. 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.

- XVI. 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.
- XVII. 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.
- XVIII. 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.
- XIX. In case of any deviation from the SOP in the timelines for release of the instant connection, dormancy is availed in the matter with full justification to avoid any noncompliance of the RTS Act & HERC Duty to Supply Regulations – SOP.
- 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 Ashiana Housing Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

6. The approval of Electrification Plan comprising of ultimate load of 5779.28KW or 6421.42KVA for release of Single point connection applied by M/s Ashiana Housing Ltd. for Group housing Colony over an area measuring 22.344 acres at Village-Wazirpur, Sector-93, Gurugram under Operation Sub-Division, Farukhnagar, Gurugram shall be contingent upon the compliance of the aforementioned requirements. For any misrepresentation of the information & facts and noncompliance, 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, M/s Ashiana Housing 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.

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CE/Commercial
DHBVN, Hisar

Endst. No: Ch-109/OLNC-HT/GGN-I/EP-237

Dated:- 11.12.2023

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.

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CE/Commercial
DHBVN, Hisar

Endst. No: Ch-110/OLNC-HT/GGN-I/EP-237

Dated:- 11.12.2023

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 HVPN Gurugram.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPNL, Gurugram.
4. The Chief Engineer Operation Delhi for information please.
5. SE/M&P, DHBVN, Hisar for information and for further necessary action w.r.t. Sr. No. XVII of terms and conditions, please.
6. XEN, Op, Divn., Manesar, DHBVN, Gurugram for necessary information, please.
7. SDO, Op, Sub/Divn., Farukhnagar, DHBVN, Gurugram for necessary information, please.

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CE/Commercial
DHBVN, Hisar

Endst. No: Ch-I//OLNC-HT/GGN-I/EP-237

Dated:- 11.12.2023

A copy of the approval letter is also being forwarded to M/s Ashiana Housing Ltd., Ashiana Amarah, Sector-93, Gurugram, 122505, for their information and further compliance of the same. It is also being made clear that subject cited 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 misled at any stage, which may otherwise lead to explicit or implicit loss to Nigam, your firm 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.


CE/Commercial
DHBVN, Hisar

Cc to:-

SPS to Director (Projects), DHBVN, Hisar for information of Director please.