

DAKSHIN HARYANA BIJLI VITRAN NIGAM

(A GOVT. OF HARYANA UNDERTAKING)

OFFICE OF CHIEF ENGINEER / OPERATION

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DHBVN

Memo No. Ch- 91 /CE-OP/DELHI/GGN-I/EP-136

Dated: 22-04-2025

To

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

Subject: Approval of Electrification Plan comprising of Ultimate Load of 2228kW or 2476kVA for Individual/ Multi-Point Supply under HT/Supply commercial category applied by M/s DLF Home Developers Ltd. for setting up of Commercial Colony over an area spanning 6.54375 acres bearing license No. 08 of 2025 dated 14.01.2025 for the premises at Village Sihi, Sector-84, Gurugram under Operation Sub-Division, Kherki Daula, Gurugram.

Ref: -

1. Offline application received on dated 10.10.2024 to this office.
2. The builder has already been offered 400 sq. yard land in their other project for creation of 33 KV Switching Station at Sec-84, Gurugram, the land found suitable for const. of 33 kV switching station and handed over to DHBVN through registered gift deed.
3. This office email dated 11.03.2025 vide which eligibility for EP along with TFR was sought from this office.
4. Eligibility for EP& TFR supplied by your office vide memo no. Ch-101/PC-GC-855/MNSR dated 17.04.2025.
5. The following license details issued by DTCP: -

Case ID/ Scheme No.	License No.	License issued to	Total Area (In Acres)
LC- 4763	08 of 2025 dated 14.01.2025 with live validity upto 13.01.2030	DLF Home Developers Ltd., 2nd Floor, Shopping Mall, Arjun Marg, DLF City, Phase III, Gurugram-122002 for setting up of Commercial Plotted Colony over an area 6.54375 acres in the revenue estate of village Sihi, Sector 84, Gurugram Manesar Urban Complex., along with land schedule issued by DTCP	6.54375

The subject cited application has been considered in view of the eligibility and TFR of M/s DLF Home Developers Ltd. conveyed by your office vide referred at Sr. No. 4 above as per the provisions of Sales Circular no. D-24/2019, S/C D-21/2020, S/C D-25/2024, D-27/2022& D-37/2024 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:-

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 10.10.2024 to this office for approval of Electrification Plan comprising of Ultimate Load of 2228kW or 2476kVA for Individual/ Multi-Point Supply under HT/Supply commercial category applied by M/s DLF Home Developers Ltd. for setting up of

		Commercial Colony over an area measuring 6.54375 acres having license No. 08 of 2025 dated 14.01.2025 for the premises at Village Sihi, Sector-84, Gurugram under Operation Sub-Division, Kherki Daula, Gurugram along with documents (For reference documents are placed at Ch-01-02 of correspondence file).
2.	Category of consumers under which connection is being applied for mentioning therein, whether it is Single Point or Multi Point.	The connection must be Individual/ Multi-Point Connection as per S/C No D-37/2024.
Details of TFR for the Ultimate Load of 2228kW or 2476kVA (Copy placed at Ch- 78-90 of correspondence file)		
A	Voltage level recommended in the TFR	33 KV level (In accordance with TFR supplied by concerned field officer).
B	No. of Power transformer installed at feeding substation with capacity (MVA).	2x100 MVA at 33 KV level
C	Brief about the technical feasibility of the instant case.	<p>The connection will be fed from proposed 33 KV DLF-84 independent feeder with size of cable as per site requirement and as per P&D instruction from proposed 33 kV Switching station DLF Sec-84, Gurugram (The builder has already been offered 400 sq. yard land in their other project for creation of 33 KV Switching Station at Sec-84, Gurugram, the land found suitable for const. of 33 kV switching station and handed over to DHBVN through registered gift deed) emanating from 220/33 kV S/Stn. Sec-85, Gurugram from T/F T-II as per remarks appended in TFR.</p> <ol style="list-style-type: none"> 1. The builder has already been offered 400 sq. yard land in their other project for creation of 33 KV Switching Station at Sec-84, Gurugram, the land found suitable for const. of 33 kV switching station and handed over to DHBVN through registered gift deed. Further, the load of this project will be fed from this switching station, with size of cable as per site requirement and as per P&D instruction. 2. The loading capacity of power T/F cross over the permissible limit at 220/33 KV S/Stn, Sec-85, Gurugram. However, the projects sanctioned from 220/33 KV S/Sin. Sec-85, Gurugram may have minimum completion period upto 7 years and possibly in the position of buildup of ultimate load upto 10 years or more. During this period following proposal are under consideration and load can be released as per the nearest technical suitable source. Sites for proposed 220/33 kV S/Stn. handed over by HSVP in Sec-87, 91 & 94. 3. In view of remarks, the case is recommended for electrification plan sanctioning from the nearest technical suitable source

In view of the completeness of the application, documents & clarification provided by the applicant, eligibility of the builder for revision of EP conveyed by your office followed by TFR received

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from the field office, and various sales circulars, instructions issued by Nigam from time to time, and further Electrification plan comprising of ultimate load of 2228kW or 2476kVA for Individual/ Multi-Point Supply under HT/Supply commercial category applied by M/s DLF Home Developers Ltd. for setting up of Commercial Colony over an area measuring 6.54375 acres having license No. 08 of 2025 dated 14.01.2025 for the premises at Village Sihi, Sector-84, Gurugram under Operation Sub-Division, Kherki Daula, Gurugram. (Herein referred to as Builder/Developer/Colonizer/Applicant), in view of the powers conferred upon to this office vide S.C. No. D-03/2025 issued by Nigam is as under:-

I. **Load Calculation details for Individual/Multi Point Connection are as under:-**

Commercial (SCO's) (KW)	Common Load (kW)	Total Load (kW)
A	B	C=A+B
2184.80	43.20	2228

II. The Ultimate Load of 2228kW or 2476kVA of the Commercial Colony measuring 6.54375 Acres under license No. 08 of 2025 dated 14.01.2025 in licensed area shall be fed from proposed 33 KV DLF-84 independent feeder with size of cable as per site requirement and as per P&D instruction from proposed 33 kV Switching station DLF Sec-84, Gurugram (The builder has already been offered 400 sq. yard land in their other project for creation of 33 KV Switching Station at Sec-84, Gurugram, the land found suitable for const. of 33 kV switching station and handed over to DHBVN through registered gift deed).

III. Above 33KV Switching Station shall be fed from 220/33KV sub-station Sector-84, Gurugram. However, requirement of bay at 220/33KV sub-station Sector-84, Gurugram shall be allocated by HVPN and the same to be ensured from HVPN accordingly.

IV. Connection shall be released in the project area of the developer/builder in 4 phases as provided in section 4.16.2 of Sale Circular No. D-32/2023 as per details below:-

Phase Details	Ultimate Load (In KW)	Ultimate Load (In KVA)	Development Schedule
Phase-I	200kW	222kVA	March 2027
Phase-II	1000kW	1111kVA	March 2028
Phase-III	1028kW	1143kVA	March 2029
Total	2228kW	2476kVA	

V. System of electricity distribution in the project area shall be created by the builder/developer/colonizer along with the installation of Distribution T/F's (2x1650KVA (33/11/0.433KV) = 3300KVA (33/11/0.433KV) against Ultimate Load of 2228kW or 2476kVA in accordance with the Instruction no. 09/2011/P&D of CE/PD&C DHBVN, Hisar and/or any other similar enabling provisions & regulations.

VI. The above proposal of electricity feeding arrangements to the project area of the developer/builder/applicant 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.

VII. As per the instant approval of EP, further development of the internal electrical infra including the 33 KV feeding line from the 33KV switching station upto its premises for the project area shall be obligatory on part of the builder/developer/Applicant and development of external electrical infrastructure shall be obligatory on the part of the DHBVN as per the provisions of sale circular No. D-37/2024 and as per instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar issued by the Nigam.

VIII. As per 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 extended to HERC Duty to Supply Electricity on Request and Power to Recover expenditure and Power to Recover Security Regulations, 2016 (2nd Amendment & 3rd Amendment) Regulation, 2023 circulated vide Sales Circular No. D-32/2023 dated 26.10.2023 and Sales Circular No D-21/2020 Dt: 07.09.2020, time shall be the essence for the creation of the

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- complete electrical infrastructure by the builder/developer/applicant and DHBVN, 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 competent/concerned SE/Op that 33KV Infrastructure (external as well as internal) is created by the DHBVN and builder/developer/applicant within the stipulated time.
- IX. As per the Single Point Regulations 2020, circulated by Nigam vide Sales Circular D-17/2020 and further Sales Circular No D-21/2020 and amended time to time, this approval of EP in the name of M/s DLF Home Developers Ltd. shall remain sacrosanct and Individual/Multi Point electricity connection under HT/Supply commercial category / Temporary connection (as required) shall be released in the project area of the developer/builder/applicant strictly as per the provisions contained in the ibid regulations.
- X. 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 Individual/Multi 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.
- XI. With this approval of EP, release of any Temporary/Permanent electricity connection to the builder/developer/applicant for their project area shall be contingent upon timely submission of BG(s) and deposit of EESDC by the builder/developer/applicant 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 (2nd Amendment & 3rd Amendment) Regulation, 2023 circulated vide Sales Circular No. D-32/2023 dated 26.10.2023 and further Sales Circular No D-21/2020 & D-37/2024 circulated by Nigam. Accordingly, it shall be ensured that the required BG(s) and deposit of EESDC is/are submitted by the builder/developer/applicant within specified time.
- XII. 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.
- XIII. 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 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.
- XIV. This Electrification plan comprising the load may be treated as finally approved after affirmation of EESDC charges as per S/C No. 37/2024 and confirmation of deposit of BG (if any), ACD charges, processing fee along with requisite charges and completion of all other terms and conditions/instructions of the Nigam and shall be released at 33KV level as per the various instructions issued by the Nigam.
2. Accordingly, the matter be perused further for releasing any temporary & permanent connection(s) to the applicant 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 28.03.2020. 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 & 37/2024 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-15/2023 dated 30.05.2023
- 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 and as per provisions contained in D-37/2024 issued by Nigam from time to time.
- 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 as per provisions contained in D-37/2024 issued by Nigam from time to time.
- VI. Execution Plan is submitted by the applicant and development of electrical infra by the developer and DHBVN 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-32/2023 dated 26.10.2023.
- IX. All the relevant provisions, as contained in the Instruction no. 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. 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-37/2024 & 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-37/2024. The offered land should be duly earmarked for the electrical infrastructure in the approved DTCP layout plan.
- XIV. The registered agreement executed by the group of builders w.r.t. land offered for creation of **33 kV Switching station DLF Sec-84, Gurugram** is duly verified and validated besides the cumulative load of group of builders as per sale circular no. D-30/2020 & 32/2023 & 37/2024 along with the GELO stated to approve by this office.
- XV. Prior to the release of load, necessary compliance requirements towards the submission of an irrevocable agreement (duly attested) by the applicant to Nigam is duly completed in view of



- the provisions contained under HERC Regulation No. 4- Power to Recover Expenditure - Duty to Supply circulated vide Sales Circular No. D-32/2023 dated 26.10.2023, D-21/2020, D-07/2024 and amended time to time.
- XVI. Validity of license No. 08 of 2025 dated 14.01.2025 with live validity up to **13.01.2030** shall always remain sacrosanct. In the event of the license getting expired, the same is to be got renewed from DTCP by the builder/developer well in time as per Sales Circular No. D-21/2020.
- XVII. 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.
- XVIII. 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 28.05.2020.
- XIX. Along with the release of Individual/Multi 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.
- XX. 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.
- XXI. In case of any deviation from the SOP in the timelines for release of the instant connection(s), dormancy is availed in the matter with full justification to avoid any noncompliance of the RTS Act & HERC Duty to Supply Regulations - SOP.
- XXII. 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.
- XXIII. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
- XXIV. With regards to the above terms & conditions of approval of Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s DLF Home Developers Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.
5. This approval for Electrification Plan comprising of Ultimate Load 2228kW or 2476kVA applied by M/s DLF Home Developers Ltd. for setting up of Commercial Colony over an area measuring 6.54375 acres in Village Sihi, Sector-84, 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 deluded at any stage, which may otherwise lead to explicit or implicit loss to Nigam, M/s DLF Home Developers 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.


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

Endst. No: Ch- 92/CE-OP/DELHI/GGN-I/EP-136

Dated: 22-04-2025

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, Panchkula/Hisar.
2. CE/Planning, HVPNL, Panchkula.

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all
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(XVII).
 5. XEN (OP) Manesar, DHBVN, Gurugram for information and further necessary action.
 6. SDO (OP), Sub-Divn, DHBVN, Kherki Daula, Gurugram for information and further necessary action.


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

Endst. No: Ch-⁹³CE-OP/DELHI/GGN-I/EP-136

Dated: 22-04-2025

A copy of the approval/sanction letter is also being forwarded to M/s DLF Home Developers Ltd. for the premises at Village Sihi, Sector-84, Gurugram for their information and further compliance of the same. It is also being made clear that the approval of Electrification Plan comprising of Ultimate Load of 2228kW or 2476kVA under HT/Supply 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 deluded 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 Engineer/SCP DHBVN, Gurugram for information of the matter please.
4. Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information of the matter.