



Memo No. Ch-19/OLNC-HT/GGM-I/EP-457

Dated:- 26.05.2025

To

Superintending Engineer/Operation,
Circle-I, DHBVN, Gurugram.

Subject: - Approval of Electrification Plan for an Ultimate Load of 864.7kW or 960.8kVA in the name of M/s VK and Sons Buildwell Pvt. Ltd. for release of Individual/Multipoint Connection(s) in the Affordable Residential Plotted Colony over an area measuring 8.35 acres in the revenue estate of village - Narhehra, Sector-2 & 3, Pataudi Gurugram.

Ref: -

1. DTCP Memo no. LC-5587 DS-(AK)-2025/13953 dated 19.04.2025 - issuing LOI to M/s VK and Sons Buildwell Pvt. Ltd. & others.
2. Online application no. DTCP22042515 dated 22.04.2025 received from DTCP, Haryana on online EP portal.
3. This office Memo no. Ch-06/OLNC-HT/GGN-I/EP-457 dated 24.04.2025 - seeking documents from M/s VK and Sons Buildwell Pvt. Ltd.
4. Document completed by M/s VK and Sons Buildwell Pvt. Ltd. on 20.05.2025.
5. The following LOI details issued by DTCP: -

LOI No.	LOI/License Issued for	Area (In Acres)
Memo no. LC-5587 DS-(AK)-2025/13953 dated 19.04.2025.	LOI issued to M/s VK and Sons Buildwell Pvt. Ltd. & others for setting up of an Affordable Residential Plotted Colony (DDJAY-2016) over an area measuring 8.35 acres in the revenue estate of village Naehera, Sector-2 & 3, Pataudi, District Gurugram.	8.35

In reference to Online Application No. DTCP22042515 dated 22.04.2025 submitted by the Directorate of Town & Country Planning (DTCP), Haryana through the online EP portal, regarding the approval of the Electrification Plan for M/s VK and Sons Buildwell Pvt. Ltd. for their Affordable Residential Plotted Colony over an area measuring 8.35 acres in the revenue estate of village - Narhehra, Sector-2 & 3, Pataudi, Gurugram and upon examination of the documents submitted by the developer, and in accordance with the provisions of the HERC Regulations titled Duty to Supply Electricity on Request, Power to Recover Expenditure, and Power to Recover Security Regulations, 2016 (as amended by the 2nd & 3rd Amendment Regulations, 2023), circulated vide Sales Circular No. D-32/2023, the Electrification Plan for an ultimate load of 864.7kW or 960.8kVA (assessed as per Sales Circular No. D-25/2024) is hereby approved for M/s VK and Sons Buildwell Pvt. Ltd. (hereinafter referred to as the builder/developer/colonizer), in exercise of the powers conferred upon this office vide Sales Circular No. D-03/2025 issued by the Nigam, as per the following details, for the release of individual/multipoint connection(s) in the said Affordable Residential Plotted Colony:-

- I. Supply Arrangement: The sanctioned load shall be catered at 11kV level. Technical feasibility shall be assessed and finalized by SE/Operation Circle-I, Gurugram in accordance with Sales Circular No. D-27/2022 and the estimate shall be approved accordingly.**
- II. The 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 the system/network in the areas, system conditions including reliability & redundancy, topographical conditions, and technical assessment, for the optimum utilization of the electrical resources.**
- III. As per the instant approval of EP, further development of the electrical infra for the project area shall be obligatory on the 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**

VK & Sons Buildwell Pvt. Ltd.
Vijendra Pal Singh.

Authorised Signatory

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, 02/2019/PD&C (as the case may be) of CE/PD&C, DHBVN, Hisar & Sales Circular no. D-02/2023 issued by the Nigam.

- IV. 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 the 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 the required electrical infrastructure is created by the builder/developer within the specified time.
- V. As per the HERC Duty to Supply Regulations, 3rd Amendment, 2023, circulated by Nigam vide Sales Circular D-32/2023, and further Sales Circular No. D-21/2020, this approval of EP in the name of M/s VK and Sons Buildwell Pvt. Ltd., shall remain sacrosanct and Individual/Multipoint electricity connection(s)/Temporary connection(s) (as required) shall be released for the project area of the builder/developer/applicant strictly as per the provisions contained in the ibid regulations.
- VI. System of electricity distribution in the project area created by the builder/developer/colonizer along with the installation of Distribution T/Fs (11/0.433kV of capacity 2x630kVA) with total installed capacity as 1260kVA commensurate to the Ultimate Load of 864.7kW or 960.8kVA in accordance with Instruction No.- 09/2011/P&D, 02/2019/PD&C (as the case may be) of CE/PD&C, DHBVN, Hisar, and/or any other similar enabling provisions & regulations.
- VII. 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 25.06.202, 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 the specified time.
- VIII. 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.
- IX. 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, the subject cited application be perused further for releasing any temporary/permanent connection(s) to the applicant(s) 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 the HERC Regulation Duty to Supply Regulation 2020, circulated vide Sales Circular No. D-12/2020, and its compliances shall also be sacrosanct

Vijendra Pal Singh

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towards the release of connections along with the provisions contained in Sales Circular No D-21/2020, Dt 07.09.2020, issued by Nigam.

4. Various activities involved in giving supply of electricity, including the processing of applications, issue of demand notice, inspection and testing of the consumer's installation, and release of connection(s) shall be undertaken as per the procedure specified under Regulation 4 of the Electricity Supply Code.

5. While releasing the Electricity Connection/Load/Contract Demand to the applicant(s), 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) 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-04/2025.
- III. All general and miscellaneous charges payable against the application(s) are fully recovered in accordance with 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.
- VI. The Execution Plan is submitted by the builder/developer, and the development of electrical infrastructure by the developer is as per the technical service estimate to be prepared in line with the planning & design and technical specifications and construction standards of the Nigam.
- VII. Before the commencement of the development works/activities in the development area, the estimate is duly approved and sanctioned by the competent authority of 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. 09/2011/P&D, 02/2019/PD&C (as the case may be) of CE/PD&C, DHBVN, Hisar, issued by the Nigam, are fully complied with and are strictly adhered to.
- X. In the event of the development of Electrical Infrastructure requiring any specific clearances and approvals from local bodies, the forest department. or any other govt. dept., the same shall be the responsibility of the builder/developer, and in this regard, all incidental charges shall be borne by the builder/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 the Duty to Supply Regulations. However, inspection for the quality check of the major items is got carried out from Nigam's authorized person before the 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 the Duty to Supply Regulations) are also paid by the builder/developer 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 DHBVN for the said work, and accordingly, the same shall be executed by DHBVN.
- XIII. **Modifications in Electrification Plan:** In case of any future modifications in the draft layout plan submitted by M/s VK and Sons Buildwell Pvt. Ltd. in the DHBVN, such as changed FAR/area details or any other new project/area/license is added/deleted under the same

- scheme & it results in a load change requirement, the developer must submit a revised electrification plan for approval. All system upgrades or infrastructure enhancements due to these changes shall be borne by the developer as per the prevailing instructions of Nigam.
- XIV. Seniority for release of connection(s) is maintained in view of the provisions contained in SMI 1.24, and provisions of SMI 4.2 are adhered to in respect of the site(s) for installation of the energy meter(s). 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.
- XV. **GIS Update:** Upon the creation of new electrical assets and release of connections, it shall be ensured that the system is updated in GIS, with proper asset mapping and consumer indexing.
- XVI. In case of any deviation from the SOP in the timelines for release of the 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.
- XVII. **Solar Photovoltaic Plant Installation:** With regards to the installation of Solar Photovoltaic Power Plant, the provisions contained in Sales Circular No. D-33/2021 & D-04/2023 are adhered to by the applicant.
- XVIII. Applicability of any other fundamental instructions & regulations of Nigam not specified above but otherwise deemed mandatory for the instant case.
- XIX. With regards to the above terms & conditions of in principle approval of the Electrification Plan, an undertaking is also obtained on NJSP (Duly Notarized) from M/s VK and Sons Buildwell Pvt. Ltd., before processing the instant matter, towards its acknowledgment, acceptance, and fulfillment thereof.

6. **Developer's Responsibility for Losses:** The approval of the Electrification Plan is granted based on compliance with the above conditions. In the event of any deviation, failure to meet deadlines, misrepresentation, or non-compliance with the conditions outlined in this sanction, DHBVN reserves the right to revoke the approval, and the developer shall be held liable for any financial or operational losses incurred by 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 to the Nigam.

[Signature]
28/5
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-20/OLNC-HT/GGM-I/EP-457

Dated:- 26.05.2025

A copy of the above is also being forwarded to the Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh for information and further necessary action in the matter w.r.t. the Online application no. DTCP22042515 dated 22.04.2025 received from your office on online EP portal.

[Signature]
CE/Commercial
DHBVN, Hisar

Endst. No: Ch-21/OLNC-HT/GGM-I/EP-457

Dated:- 26.05.2025

A copy of the above is also being forwarded to the following for their information on the matter, please, and with further requests to ensure system infrastructure readiness and availability at the HVPN end for the off-take of the power requirements to the instant builder/developer, please: -

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

[Signature]
CE/Commercial
DHBVN, Hisar

VK & Sons Buildwell Pvt. Ltd.
[Signature]
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A copy of the approval letter is also being forwarded to:-

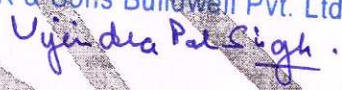
M/s VK and Sons Buildwell Pvt. Ltd.
10-A, Ground Floor, BPTP Park Center, Sector-30, Gurugram- 121001.

It is reiterated that the subject approval has been accorded based on the documents and details furnished along with the application. The approval shall remain contingent upon compliance with the stated conditions. In case of any misrepresentation or concealment of facts, or non-compliance with stipulated requirements, this approval shall stand void ab initio. Any deliberate misstatement or false declaration resulting in loss to Nigam shall make the firm liable to compensate such loss, without prejudice to Nigam's right to seek legal remedies.


CE/Commercial
DHBVN, Hisar

Cc to:-

1. SPS to Director/Operations, DHBVN for information of Director please.
2. Chief Engineer Operation Delhi for information on the matter, please.
3. SE/R-APDRP, DHBVN, Hisar for information and ensuring necessary action w.r.t. Sr. No. XV of terms and conditions, please.

VK & Sons Buildwell Pvt. Ltd.

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DHBVN

