DAKSHIN HARYANA BIJLI VITRAN NIGAM
(A Govt. of Haryana Undertaking)
CE/Commercial, DHBVN, Hisar-125005.
Email: cecommercial@dhbvn.org.in & serapdrpnc@dhbvn.org.in

Memo No. Ch- 44/OLNC-HT/GGM-II/EP-597 **Dated:- 15.10.2026**

To

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

Subject: - Approval of Electrification Plan for an Ultimate Load of 5524.63kW or 6138.47kVA in the name of M/s Elevate Edition Realtech Pvt. Ltd. for the release of Individual/Multipoint Connection(s) in the Residential Group Housing Colony over an area measuring 10.525 acres in the revenue estate of Village - Ullawas, Sector-63A, Gurugram.

Ref: -

1. Online application no. DTCP270526130 dated 27.05.2026 received from DTCP, Haryana on the online EP portal.
2. This office Memo No. Ch-09/OLNC-HT/GGM-II/EP-597 dated 22.06.2026 - seeking Land Suitability Report.
3. Your office Memo No. Ch-14/SE/Op-II/B/Pur/EP-597 dated 06.10.2026 –providing Land Suitability Report.
4. Memo No. 32887 dated 10.09.2026 of Chief Secretary to Government of Haryana – regarding compliance of the directions issued by the Hon'ble Supreme Court of India in Civil Appeal No. 14604 of 2024 titled "Rajender Kumar Barjatia & another Vs. UP Awas Evam Vikas Parishad & others" and connected matter.
5. The following License details issued by DTCP:-

Case No	License No.	License issued to	Area (In Acres)
LC-5147	43 of 2026 dated 10.03.2026	M/s Elevate Edition Realtech Pvt. Ltd. and others for setting up of Residential Group Housing Colony over an area measuring 10.525 acres falling in the revenue estate of village Ullawas, Sector-63A, Gurugram.	10.525
Total			**10.525**

In consideration of the online application No. DTCP270526130 dated 27.05.2026 received from the Directorate of the Town & Country Planning (DTCP), Haryana, and further documents submitted by M/s Elevate Edition Realtech Pvt. Ltd. regarding the Electrification Plan for an Ultimate Load of 5524.63kW or 6138.47kVA in the name of M/s Elevate Edition Realtech Pvt. Ltd. for the release of Individual/Multipoint Connection(s) in the Residential Group Housing Colony over an area measuring 10.525 acres in the revenue estate of Village - Ullawas, Sector-63A, Gurugram, the plan has been examined in light of the documents submitted and the applicable provisions of the HERC Regulations, "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. Accordingly, the Electrification Plan for an ultimate load of 5524.63kW or 6138.47kVA (Annexure-I), assessed as per Sales Circular No. D-25/2024, is hereby approved for M/s Elevate Edition Realtech Pvt. Ltd. (hereinafter referred to as the "Developer", which expression shall include the builder, developer and colonizer wherever so referred to in this letter), under the powers conferred vide Sales Circular No. D-03/2025, for the release of individual/multipoint connection(s) in the said colony, subject to compliance with the following applicable technical, commercial, and statutory provisions: -

1. **Power Source & Technical Feasibility:** The sanctioned ultimate load will be catered through a 33kV Switching Station to be developed by DHBVN on the land offered by M/s Elevate Edition Realtech Pvt. Ltd., Sector-63A, Gurugram in accordance with Sales Circular D-32/2023 & D-37/2024. Technical feasibility shall be assessed and finalized by SE/Operation, Circle-II, Gurugram, in accordance with Sales Circular No. D-27/2022, and the estimate shall be approved accordingly.

   Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level, and planning for the distribution infrastructure must be in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code & as per the Sales Circular D-32/2023 & D-37/2024.

It must be ensured that the total combined ultimate load of the group of builders/developers catered from this 33kV Switching Station does not exceed 25 MVA, following the Regulations of the HERC.

2. **Right to Modify:** Any proposal for power supply arrangements to the project shall be subject to revision based on evolving system architecture, reliability requirements, network configuration, and technical considerations, and shall not limit the rights of DHBVN in this regard.

3. **Infrastructure Development Responsibilities**:

    - **Internal Electrical Infrastructure**: To be developed by the developer, including the 33kV feeder up to the premises.

    - **External Electrical Infrastructure:** To be developed by DHBVN as per Sales Circular No. D-32/2023 and Instruction No. 02/2019/PD&C.

4. **Timeline and Validity**: As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020, and Sales Circular No. D-21/2020, the timely creation of the electrical infrastructure in Five (5) years as per the approved plan is essential. SE/Operations, Circle-II, Gurugram, must monitor and ensure adherence to timelines.

5. **Regulatory Compliance for Release of Connections**: In line with the enabling HERC Regulations and relevant sales circulars, this EP approval shall form the basis for the release of Individual/Multipoint/Temporary or permanent electricity connections by DHBVN in the project area strictly under the provisions of:

    - HERC Duty to Supply Regulations (2nd Amendment, 2023),
    - Sales Circular Nos. D-32/2023 and D-21/2020,
    - HERC Electricity Supply Code (HERC 29/2014 & amendments),
    - Sales Circular D-07/2020.
    - HERC EV Charging Regulations, 2021 – Sales Circular No. D-03/2022, D-12/2022, and D-33/2024.

6. **Distribution System Specifications: 33/0.433kV** Distribution transformers (4x2000kVA= 8000kVA) to be installed by the developer as per technical design and instructions (02/2019/PD&C).

7. **Financial Instruments:**
    - With this approval of EP, the release of any Temporary/Permanent electricity connection to the applicant shall be contingent upon the timely deposition of the EESDC amounting to Rs. 1,90,29,257/- for the creation of external electrical infrastructure and timely submission of the Bank Guarantee(s) by the developer for the creation of the internal 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) Regulation 2023, circulated vide Sales Circular No. D-32/2023 and D-21/2020 of Nigam.
    - Within 30 days of approval of the Electrification Plan, the XEN/Operations concerned shall issue a demand notice requiring the Developer to submit BG within 30 days, equivalent to the estimated cost of the work for installation of Electrical Infrastructure as per the approved Electrification Plan.
    - In case of non-submission of the required BG by the builder/developer within a stipulated timeframe, further necessary action shall be initiated against the builder/developer as per clause no. 4.12.2 of 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.
    - Safe custody, validity monitoring, and SFMS verification of BGs to be ensured as per FA&CAO/MM memo Ch-2138 dated 12.09.2022.

8. **Restriction on Defaulters:** As per Sales Circular D-21/2020, no connection/load shall be released to the builder/developer or subsidiary or sister concern/partnership firm thereof, as well as to the premises, having any pending dues of Nigam or defaulter of any kind, whether disputed or undisputed.

9. **Document Verification:** Ownership, identity, and tariff category documents must be thoroughly verified before connection release in adherence to the following regulations:

   a. Follow Regulation 4 of the HERC Electricity Supply Code (Sales Circular D-07/2020).
   b. Verify identity, ownership, and correct tariff category (Sales Circular D-29/2013 & D-06/2026).
   c. Recover all charges (Sales Circular D-12/2020).

10. **Development Estimates:** The Execution Plan and internal/external service estimates must be approved by the competent authority before commencement of work. Creation of the complete electrical infrastructure, including planning & design, must be as per the Nigam's specifications and construction standards. CEA and IE Rules on safety shall be strictly adhered to.
    All the relevant provisions, as contained in Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar, issued by the Nigam, must be fully complied with and strictly adhered to.

11. **Land Verification:** Land for 33kV Switching Station offered by M/s Elevate Edition Realtech Pvt. Ltd., Sector-63A, Gurugram in license no. 43 of 2026 dated 10.03.2026, should be handed over to DHBVN through SE(OP)/authorized XEN, as per Sales Circular D-32/2023 and D-37/2024. The land must be earmarked in the DTCP approved layout.

12. **License Validity:** The validity of License No. 43 of 2026 dated 10.03.2026 shall always remain sacrosanct. In the event the license expires, it shall be the developer's responsibility to ensure timely renewal with the DTCP.

13. **Revised EP for Load Change:** Any modification in FAR or project scope, significant change in the final layout plan approved by DTCP, or added/deleted license areas resulting in a load revision, shall warrant submission of a revised EP by the builder/developer, who shall bear all resulting infrastructure upgrade costs per prevailing DHBVN guidelines.

14. **Seniority & Site Provisioning:** Seniority for connection release and energy meter site provisioning must align with SMI 1.24, SMI 4.2, and applicable HERC provisions.

15. **GIS Integration:** System updates, asset mapping, and consumer indexing must be ensured post infrastructure development.

16. **SOP Compliance:** Dormancy must be properly justified for any delay to avoid non-compliance under the RTS Act and SOP.

17. **Solar Provisions:** Compliance with Sales Circular Nos. D-33/2021 and D-04/2023 regarding rooftop solar installations are mandatory.

18. **Pre-Energization Safety Certification:** No connection shall be released, and no part of the internal or external electrical infrastructure shall be energized, without a valid safety/inspection certificate issued by the Competent Electrical Inspector under the Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations and the applicable Indian Electricity Rules.

19. **Compliance of Hon'ble Supreme Court Directions – Completion/Occupation Certificate:** In compliance with the directions of the Hon'ble Supreme Court of India dated 17.12.2024 in Civil Appeal No. 14604 of 2024 titled "Rajender Kumar Barjatia & another Vs. UP Awas Evam Vikas Parishad & others" and connected matter, circulated vide Memo No. 32887 dated 10.09.2026 of the Chief Secretary to Government of Haryana, no electricity service connection, including release/enhancement of the electricity connection or any part thereof under this Electrification Plan, shall be released to any unit/building/block/tower forming part of the project without production of a valid completion/occupation certificate issued in respect thereof by the competent planning/local authority. Immediate assistance and co-operation to the Director, Town & Country Planning, Haryana/concerned local authority, whenever sought, shall be extended & ensured for acting against any unauthorized construction or deviation from the sanctioned building plan. Any delay or dereliction on this account shall be viewed seriously and may attract departmental action against the official(s) concerned, without prejudice to initiation of contempt proceedings and prosecution under the applicable laws, as directed by the Hon'ble Court.

20. **Applicability of Regulations/Instructions of HERC/Nigam:** All applicable instructions of DHBVN and regulations of HERC issued from time to time shall be binding upon the builder/developer.

    The approval of the Electrification Plan has been accorded in accordance with the statutory and regulatory framework prevailing as on the date of issuance. Any order, direction, clarification, regulation, or decision issued from time to time by the Hon'ble Haryana Electricity Regulatory Commission (HERC), Hon'ble Courts, or any other competent statutory authority, including those issued after this approval, shall be binding upon the applicant/developer. Accordingly, the Electrification Plan, load sanction, or power supply arrangements shall stand modified, reviewed, or regulated to the extent so required, without any claim, right, or estoppel against DHBVN.

    The approval of the Electrification Plan shall not be construed as validation, regularization, or certification of compliance relating to land use, zoning, building permissions, FAR, occupancy, or any other statutory approvals governed by authorities other than DHBVN. The applicant/developer shall remain solely responsible for obtaining and maintaining all such approvals and compliance, and DHBVN shall not be liable for any consequence arising therefrom.

21. **Undertaking:** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfilment of all conditions.

22. **Liability Clause**: The approval of the Electrification Plan is granted based on compliance with the above conditions. Any misrepresentation, delay, or non-compliance may render this approval void. DHBVN reserves the right to revoke this sanction and recover associated financial/operational losses, in addition to pursuing legal remedies.

DA: Annexure-I

-Sd-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 45/OLNC-HT/GGM-II/EP-597 **Dated:- /5.10.2026**

A copy of the above is also being forwarded to the Chief Town Planner, DTCP, Haryana, Plot No. 3, Sector-18A, Madhya Marg, Chandigarh, for information and further necessary action in the matter w.r.t. the online application no. DTCP270526130 dated 27.05.2026 received from your office on the online EP portal.

Further, it is also requested to earmark the Land offered by M/s Elevate Edition Realtech Pvt. Ltd., Sector-63A, Gurugram, in license no. 43 of 2026 for the creation of a 33kV Switching Station in the layout plan.

-Sd-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 46/OLNC-HT/GGM-II/EP-597 **Dated:- /5.10.2026**

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 applicant, please: -

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

-Sd-
CE/Commercial
DHBVN, Hisar

Endst No: Ch- 47/OLNC-HT/GGM-II/EP-597 Dated:- 15.10.2026

A copy of the approval letter is also being forwarded to:-

M/s Elevate Edition Realtech Pvt. Ltd.,
10th Floor, Tower D, Global Business Park,
MG Road, Gurugram-122002.

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 for such loss, without prejudice to Nigam's right to seek legal remedies.

15/10/26
CE/Commercial
DHBVN, Hisar

Cc to:-

1. SPS to Director/Operations, DHBVN – for the kind information of the Director.
2. Chief Engineer Operation Delhi – for information on the matter.
3. SE/R-APDRP, DHBVN, Hisar – for information and ensuring necessary action w.r.t. Sr. No. 15 of the terms and conditions, please.

DHBVN

Load Calculation sheet M/s Elevate Edition Realtech Pvt. Ltd.									Annexure-I	
Building Type	No. of Units	FAR in sq. meter	Area Per Flat(In Sq Mtr)	Area Per Flat(In Sq Feet)	Load Per Flat as per SC D-25/2024	Total Load	Demand Factor	Net Load In KW	KVA	Required Capacity of T/F
Tower -A	68	17453.67	256.67	2761.79	16	1088.00	0.45	489.60	544.00	680.00
Tower -B	68	17020.87	250.31	2693.30	16	1088.00	0.45	489.60	544.00	680.00
Tower -C	122	22954.66	188.15	2024.53	14	1708.00	0.45	768.60	854.00	1067.50
Tower -D	122	23069.85	189.10	2034.69	14	1708.00	0.45	768.60	854.00	1067.50
Tower -E	124	22074.76	178.02	1915.52	12	1488.00	0.45	669.60	744.00	930.00
Tower -F	124	22811.91	183.97	1979.48	12	1488.00	0.45	669.60	744.00	930.00
EWS	112	2615	23.35	251.23	3	336.00	0.45	151.20	168.00	210.00
Convenient Shopping		212.965				23.85	0.5	11.93	13.25	16.56
Community Building		4111.36				50	0.5	25	27.78	34.72
School		0.5 acre				40	0.5	20	22.22	27.78
Lifts								265	294.44	368.06
Pluming System								18	20.00	25.00
Fire Fighting								20	22.22	27.78
Common Load								482.9	536.56	670.69
EV Charging								675	750.00	937.50
Total Load								**5524.63**	**6138.47**	**7673.09**