DHBVN

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

Memo No. Ch-09/OLNC-HT/GGM-II/EP-549 **Dated:-17.02.2026**

To

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

Subject: Re-approval of Electrification Plan for an Ultimate Load of 2007.62kW or 2230.69kVA in the name of M/s Goel & Sons Developers Pvt. Ltd. for the release of Single Point Connection in the Affordable Residential Plotted Colony over an area measuring 20.45625 acres in the revenue estate of Village Sohna, Sector-4, Sohna, Gurugram.

Ref: -

1. CE/op, Delhi Memo No. Ch-92/CE-OP/DELHI/GGN-I/EP-289 dated 24.09.2025 – Earlier approval of Electrification Plan and sanction of Ultimate Load of 1867KW or 2074KVA.
2. Online application No. DTCP20012690 dated 20.01.2026 received from the DTCP, Haryana, on the online EP portal.
3. This office Memo No. Ch-06/OLNC-HT/GGM-II/EP-549 dated 29.01.2026—seeking documents from the applicant.
4. Document completed by the applicant on 02.02.2026.
5. Following are the license details issued by DTCP: -

LOI Memo no.	LOI/License Issued to	Area (In Acres)
76 of 2022 dated 24.06.2022	M/s Goel & Sons Developers Pvt. Ltd. for setting up of an affordable Residential Plotted Colony (DDJAY-2016) in the revenue estate of Village Sohna, Sector-4, Gurugram.	18.025
Memo No. LC-4695/JE(DS)/2025/46687 dated 09.12.2025		2.43125
Total Project area		20.45625

In consideration of the online application No. DTCP20012690 dated 20.01.2026 received from the Directorate of the Town & Country Planning (DTCP), Haryana, and further documents submitted by M/s Goel & Sons Developers Pvt. Ltd, the Electrification Plan (EP) for an Ultimate Load of 2007.62kW or 2230.69kVA, assessed as per Sales Circular No. D-25/2024 (Annexure-1), is hereby re-approved for M/s Goel & Sons Developers Pvt. Ltd. (hereinafter referred to as builder/developer/colonizer/applicant) for the release of Single Point Connection in the Affordable Residential Plotted Colony over an area measuring 20.45625 acres at Village Sohna, Sector-4, Sohna, Gurugram in exercise of the powers conferred vide Sales Circular No. D-03/2025, under the following conditions:

1. **Load calculation details for Single Point connection: -**

Domestic Load including lifts, Water Supply Pumps and firefighting pumps. (KW)	Load of common facilities for residents (KW)	Total Domestic Load (KW)	NDS Load (KW)	Total Ultimate Load in KW
A	B	C=A+B	D	E=C+D
1623.01	43.5	1666.51	341.13	2007.62

2. **Power Source & Technical Feasibility**: The sanctioned ultimate load of the project area shall be catered through the 11kV level feeder. 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.

3. **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.

4. **Infrastructure Development Responsibilities**:

Internal as well as External Electrical Infrastructure: To be developed by 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 and Power to Recover Security Regulations, 2016 (1st Amendment) Regulation, 2020 circulated vide Sales Circular No. D-12/2020 & Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar.

5. **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/OP Circle-II, Gurugram, must monitor and ensure adherence to timelines.

6. **Regulatory Compliance for Release of Connection**: In line with the enabling HERC Regulations and relevant sales circulars, this EP approval shall form the basis for the release of Single Point Connection/Temporary or permanent electricity connection in the project area strictly under the provisions of:

- HERC Single Point Regulations, 2020—Sales Circular No. D-17/2020,
- SC Nos. D-07/2020 and D-21/2020,
- HERC Electricity Supply Code (HERC 29/2014 & amendments).

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 submission of the Bank Guarantee(s) by the 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, and further Sales Circular No 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 Electrical Infrastructure.
- 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 SC 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 premise, 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 (SC D-07/2020).
b. Verify identity, ownership, and correct tariff category (SC D-29/2013 & D-04/2025).
c. Recover all charges (SC 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. **License Validity:** The validity of License No. 76 of 2022, dated 24.06.2022, and the license to be issued by DTCP, shall always remain sacrosanct. In case the license expires, it shall be the responsibility of the developer to ensure timely renewal from DTCP.

12. **Revised EP for Load Change:** Modification Clause: Any modification in FAR or project scope, significant change in final layout plan approved by DTCP, 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.

13. **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.

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

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

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

17. **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 compliances, and DHBVN shall not be liable for any consequence arising therefrom.

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

19. **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.

20. Earlier communication issued by CE/Operations, Delhi office vide Memo No. Ch-92/CE-OP/DELHI/GGN-I/EP-289 dated 24.09.2025 w.r.t the approval of Electrification Plan and sanction for an ultimate load of 1867KW with CD 2074KVA, shall be superseded by this re-approval of Electrification Plan for an Ultimate Load of 2007.62kW or 2230.69kVA for the release of Single Point Connection in the name of M/s Goel & Sons Developers Pvt. Ltd. for the Affordable Residential Plotted Colony over an area measuring 20.45 acres in the revenue estate of Village Sohna, Sector-4, Gurugram.

17/12/25

CE/Commercial
DHBVN, Hisar

Endst. No: Ch-10/OLNC-HT/GGM-II/EP-549 **Dated:- 17.02.2026**

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. DTCP20012690 dated 20.01.2026 received from your office on the online EP portal.

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CE/Commercial
DHBVN, Hisar

Endst. No: Ch-11/OLNC-HT/GGM-II/EP-549 **Dated:- 17.02.2026**

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.

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CE/Commercial
DHBVN, Hisar

Endst No: Ch-12/OLNC-HT/GGM-II/EP-549 **Dated:- 17.02.2026**

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

M/s Goel & Sons Developers Pvt. Ltd.,
58A, Khasra No. 215/216/219,
Roshan Garden, Near Poll no. 411,
Najafgarh, South West Delhi-110043.

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.

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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. 14 of the terms and conditions, please.

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M/s Goel & Sons Developers Pvt. Ltd.									Annexure-I	
Plot Type	No. of Plots	Total Area of plot in sq. meter	Area of one plot in sq. mtr	In Maria	Load per Unit as per S.C. no. D-25/2024	Total Load	Demand Factor	Net Load in KW	KVA	Required Capacity of T/F
1	1	149.018	149.018	5.89	11.89	11.89	0.4	4.76	5.29	6.61
2 to 12, 14 to 18	16	1707.216	106.701	4.22	10.22	163.50	0.4	65.40	72.67	90.83
19	1	132.782	132.782	5.25	11.25	11.25	0.4	4.50	5.00	6.25
20 to 36, 42 to 58	34	3624.740	106.610	4.22	10.22	347.31	0.4	138.92	154.36	192.95
37,41	2	243.680	121.840	4.82	10.82	21.63	0.4	8.65	9.62	12.02
39 to 40	2	248.584	124.292	4.91	10.91	21.83	0.4	8.73	9.70	12.13
59, 89, 90	3	449.901	149.967	5.93	11.93	35.79	0.4	14.32	15.91	19.88
60 to 61, 87 to 88, 91 to 92	6	852.606	142.101	5.62	11.62	69.71	0.4	27.88	30.98	38.73
62 to 65, 83 to 86	8	1083.000	135.375	5.35	11.35	90.82	0.4	36.33	40.36	50.45
66 to 75	10	1430.649	143.065	5.66	11.66	116.56	0.4	46.63	51.81	64.76
93 to 96	4	541.500	135.375	5.35	11.35	45.41	0.4	18.16	20.18	25.23
76 to 82, 97 to 106	17	2423.827	142.578	5.64	11.64	197.83	0.4	79.13	87.92	109.91
107 to 112, 114 to 118, 148 to 158	22	2502.128	113.733	4.50	10.50	230.93	0.4	92.37	102.63	128.29
119, 147, 170, 241	4	580.639	145.160	5.74	11.74	46.96	0.4	18.78	20.87	26.09
120 to 146, 171 to 187, 224 to 240	61	7384.855	121.063	4.79	10.79	657.97	0.4	263.19	292.43	365.54
159 to 167	9	980.639	108.960	4.31	10.31	92.77	0.4	37.11	41.23	51.54
168 to 169	2	176.772	88.386	3.49	8.99	17.98	0.4	7.19	7.99	9.99
188 to 198	11	1161.776	105.616	4.18	10.18	111.93	0.4	44.77	49.75	62.18
199	1	110.686	110.686	4.38	10.38	10.38	0.4	4.15	4.61	5.76
200 to 210	11	1425.600	129.600	5.12	11.12	122.36	0.4	48.95	54.38	67.98
214 to 223	10	1402.500	140.250	5.55	11.55	115.45	0.4	46.18	51.31	64.14
242 to 250, 265 to 270, 270A, 270B, 270C	18	2646.076	147.004	5.81	11.81	212.62	0.4	85.05	94.50	118.12
251	1	135.040	135.040	5.34	11.34	11.34	0.4	4.54	5.04	6.30
252-263	12	1605.394	133.783	5.29	11.29	135.47	0.4	54.19	60.21	75.26
264	1	144.204	144.204	5.70	11.70	11.70	0.4	4.68	5.20	6.50

Plot Type	No. of Plots	Total Area of plot in sq. meter	Area of one plot in sq. mtr	In Marla	Load per Unit as per S.C. no. D-25/2024	Total Load	Demand Factor	Net Load in KW	KVA	Required Capacity of T/F
271 to 288	7	973.133	139.019	5.50	11.50	80.47	0.4	32.19	35.77	44.71
278	1	99.263	99.263	3.92	9.85	9.85	0.4	3.94	4.38	5.47
279 to 288	10	885.3	88.530	3.50	9.00	90.00	0.4	36.00	40.00	50.00
290 to 312, 314 to 324	34	3590.944	105.616	4.18	10.18	345.97	0.4	138.39	153.77	192.21
325	1	122.394	122.394	4.84	10.84	10.84	0.4	4.34	4.82	6.02
38	1	110.26	110.260	4.36	10.36	10.36	0.4	4.14	4.60	5.76
211	1	141.05	141.050	5.58	11.58	11.58	0.4	4.63	5.15	6.43
212	1	135.88	135.880	5.37	11.37	11.37	0.4	4.55	5.05	6.32
289	1	113.7	113.700	4.50	10.50	10.50	0.4	4.20	4.66	5.83
326-329, 332-340, 353-365	26	3867.5	148.750	5.88	11.88	308.91	0.4	123.56	137.29	171.62
341-352	12	1791.3	149.275	5.90	11.90	142.82	0.4	57.13	63.48	79.35
330-331	2	289.8	144.900	5.73	11.73	23.46	0.4	9.38	10.43	13.03
Commercial		0.721 acre	2917.783			571.89	0.5	285.94	317.71	397.14
Community Site		2.047 acres				102.35	0.5	51.18	56.86	71.08
Milk & Booth						8.00	0.5	4.00	4.44	5.56
Street light								1.50	1.67	2.08
Water Pumps+STP								36.00	40.00	50.00
External Lighting								24.0	26.67	33.33
UGT								18.0	20.00	25.00
Total								**2007.62**	**2230.69**	**2788.37**