



Memo No. Ch-09 /OLNC-HT/GGM-I/EP-552

Dated:- 11.02.2026

To

SE/Operations,
Circle-I, Gurugram.

Subject:- Online application no. DTCP29012693 dated 29.01.2026 received from DTCP, Haryana on the online EP portal for the approval of Electrification Plan in the name of M/s Emperium Infrastructure Pvt. Ltd. for the release of Individual/Multipoint Connection(s) in the Retirement Housing Colony over an area measuring 1.03 acres in the revenue estate of Village-Harsaru, Sector-88A, Gurugram Manesar Urban Complex...TFR/Clarification required thereof.

Ref:-

1. Online application no. DTCP29012693 dated 29.01.2026.
2. Documents provided by applicant on 06.02.2026.
3. The following license details issued by DTCP:

Case No	License No.	License issued to	Area (In Acres)
LC-5614A	165 of 2025 dated 04.09.2025	M/s Emperium Infrastructure Pvt. Ltd. & for setting up of Colony in the revenue estate of Village- Harsru, Sector-88A, Gurugram Urban Complex	1.03125
Total			1.03125

This is with reference to Online application no. DTCP29012693 dated 29.01.2026 received from DTCP, Haryana on the online EP portal for approval of Electrification Plan in the name of M/s Emperium Infrastructure Pvt. Ltd. for the release of Individual/Multipoint Connection(s) in the Retirement Housing Colony over an area measuring 1.03 acres in the revenue estate of Village-Harsaru, Sector-88A, Gurugram Manesar Urban Complex.

You are hereby requested to examine & assess the following and make available the required details/information along with the revert of this letter within seven days of receipt of this communication, along with your recommendation, so that the application may be processed further and the load may be sanctioned accordingly: -

- I. Instant builder has offered the land for creation of 33kv Switching Station in a group with M/s Ashiana Landcraft Realty Pvt. Ltd., Sector-88A, Gurugram. Further, the following details w.r.t. the 33kv Switching Station may please be provided: -
 - a. Land suitability report for the creation of 33kv Switching Station.
 - b. Status of creation of 33kv Switching Station.
 - c. In case the creation of 33kv Switching Station is yet to be started/created by the builder/developer, EESDC be got deposited from the builder/developer as per the provision contained in Sales Circular no. D-32/2023 & D-37/2024.
 - d. Details of the group members sharing the ibid 33kv Switching Station along with their respective Ultimate Load.
 - e. Copy of irrevocable registered agreement executed between all the group members.
- II. Whether any kind of dispute or liability is pending against the applicant/developer/colonizer or subsidiary or sister concern/partnership firm?
- III. Technical Feasibility Report for the instant application as per the TFR Performa attached herewith. The details of the application is as under: -

Applicant	Address	Ultimate Load
M/s Emperium Infrastructure Pvt. Ltd.	Village-Harsaru, Sector-88A, Email:- gurgaon@emperium.in , Mob.- 7082005336	622.89KW or 692.10KVA

Note:- It is also to be ensured that the format of the TFR performa is not changed/altered.

-Sd-
SE/Commercial
For CE/Commercial
DHBVN, Hisar

A copy of the above is also forwarded to M/s Emperium Infrastructure Pvt. Ltd. R/o Unit 10B, 10th Floor, Ireo Grand View Tower, Golf Course Extn. Road, Sector-58, Gurugram-122011 for information. Further, you are also requested to comply with the following observations within two (2) days of issue of this letter (4 sets of hardcopies):-

- I. Registered irrevocable agreement executed between all the group members for sharing the 33kV switching station of M/s along with the copy of approved Electrification Plan of all the cases in view of the provisions contained in Sales Circular no. D-32/2023 & D-37/2024.
- II. Ultimate Load applied by you is 597.70kW or 664.11kVA, whereas the Ultimate Load calculated by this office in view of the provisions contained in Sales Circular no. D-25/2024 comes out as 622.89kW or 692.10kVA.
As such, you are therefore requested to provide your concurrence for the acceptance of calculated Ultimate Load of 622.89kW or 692.10kVA.
- III. You have not earmarked the DTs on the draft layout Plan.
As such, you are therefore requested to provide the draft layout plan with clear earmarking of DTs in view of the provision contained in Instruction no. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar (available on the website of Nigam) and corresponding to the Ultimate Load of the 622.89KW or 692.10KVA.


SE/Commercial
For CE/Commercial
DHBVN, Hisar

CC to:-

1. PS to Director (Operations), DHBVN, Hisar for information of Director please.
2. Chief Engineer/Operation, Delhi for information please.
3. Chief Engineer/Commercial, DHBVN, Hisar for information please.

Load Calculation sheet M/s Emperium Infrastructure Pvt. Ltd.										EP-552	
Name of Tower	No. of Floor	No. of Apparments	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	Net Load in KVA	Required Capacity of T/F
Tower A & B	2nd to 17th	64	7561.92	118.16	1271.82	8	512	0.45	230.4	256.00	320.00
	18th	4	444.05	111.01	1194.94	7	28	0.45	12.6	14.00	17.50
	19th	4	507.77	126.94	1366.41	8	32	0.45	14.4	16.00	20.00
	20th	2	211.74	105.87	1139.58	7	14	0.45	6.3	7.00	8.75
Commercial			400.638				44.871456	0.5	22.44	24.93	31.16
Lift Load		4							48.00	53.33	66.67
Plumbing Pump & Associated Pumps Including treatment									37.50	41.67	52.08
Fire fighting									20.00	22.22	27.78
Mess & Restaurant									15.00	16.67	20.83
GYM									10.00	11.11	13.89
Medical Room & Lobby									10.00	11.11	13.89
Basement Lighting & Power									10.00	11.11	13.89
STP									50	55.56	69.44
External Development									10	11.11	13.89
Basement Vantillation									50.00	55.56	69.44
Common area Load									20.00	22.22	27.78
EV Charging Load									56.25	62.50	78.13
Total									622.89	692.10	865.12