



UTTAR HARYANA BIJLI VITRAN NIGAM LIMITED

(A Government of Haryana Undertaking)

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Office of SE/Monitoring, UHBVN, Panchkula

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To

Chief Engineer /OP,
UHBVN, Rohtak.

Memo No. – Ch- 22/SE/Mon/Elect. Plan/265/SNP/2023-24
Dated – 03.07.2023.

Subject: - Approval of electrification plan for Affordable residential plotted colony developed by M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonipat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres under operation Sub-Division Model Town UHBVN, Sonipat.

This is with reference to your office memo No. Ch-2/C-652/DRG/SNP dated 21.06.2023 vide which the proposal of approval of electrification plan for Affordable residential plotted colony developed by M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonipat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres under operation Sub-Division Model Town UHBVN, Sonipat was sent to this office for approval.

In this context, it is intimated that the proposal for electrification plan of M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonipat, License no. 109 of 2023 dated 17.05.2023 with DTCP Scheme no. LC-4876 over an area measuring 14.20625 acres against is hereby approved for ultimate load of **1401.50 KW/ 1557.22 KVA, under option-II (multipoint connection with reference meter) of single point regulations** which will be fed 11 KV supply pressure through New 11 KV Independent Feeder with HT XLPE 185 mm² fed from 33/11 KV 12.5 MVA power transformer at new 33 KV Sub-station Jagdishpur, subject to commissioning of new 33 KV Sub-station Jagadishpur and fulfilment of the following terms and conditions: -

1. The ultimate load of **1401.50 KW/ 1557.22 KVA**, under option-II (multipoint connection with reference meter) of single point regulations which will be fed on New 11 KV Independent Feeder with HT XLPE 185 mm² fed from 33/11 KV 12.5 MVA power transformer at new 33 KV Sub-station Jagdishpur, subject to commissioning of new 33 KV Sub-station Jagadishpur. The new 11 KV line is approx. 5 KM with HT XLPE 3/C 185 mm² which will be erected by the developer at his own cost.
2. The developer is required to undertake the installation of DTs of standard quality as per Nigam Specifications to cater to the total load requirement of township and the maximum loading of the T/Fs will be 80%. Accordingly, the developer shall install Distribution transformers to meet above norm.
3. Any immediate requirement for interim load by the developer or phasing eligibility for development of internal infrastructure will be governed as per relevant provisions of HERC regulations attached herewith as **Annexure-I**. It is clarified that the interim load of any other license/scheme for which separate electrification plan has been approved, cannot be extended to provide supply to this project and also the interim load for this project cannot be extended to feed load of any other license/scheme.
4. The developer will deposit the requisite bank guarantee before release of connection, as per regulations. In case of non-submission and availability of required bank guarantee, no new connections would be released, or no load will be extended in the township as per SC No. U-20/2020.
5. Therefore, in case the developer avails interim load from any other source without creating 11 KV infrastructure as per the approved plan, in addition to bear the cost of connection of partial load, the developer will be required to submit Bank Guarantee of estimated cost of 11 KV infrastructure as per the approved electrification plan. However, the internal infrastructure is to be created by developer and he may opt phase wise development as per regulations and submit BG phase wise. In case developer requires development of infrastructure in complete licensed area without phasing, then he has to submit the BG of balance uncompleted works of internal infrastructure of complete licensed area.
6. For creation of infrastructure by the developer under self-execution, the developer before commencement of execution of works shall deposit supervision charges as per HERC regulations to UHBVN. Similarly, where the works are to be carried out by UHBVN as deposit work for developer, in addition to approved


estimated cost, the developer is also liable for payment of applicable departmental and other charges as per norms of UHBVN.

7. Before commencing the execution of works at site, the developer shall ensure that he has taken all mandatory approval from UHBVN i.e., estimates, Bill of material, design, specifications, make of material and land suitability in case of sub-station etc.
8. The developer shall procure the material as per the design, specifications, makes approved by UHBVN for turnkey works and wherever any material is not approved, the approval of the same be taken. All materials to be procured shall conform to the standards of the UHBVN.
9. Before dispatching the material to site, the material which as per Nigam rules require inspection at manufacturer /supplier works, the developer shall request for inspection call to SE (OP) Circle, who will depute inspecting officer as per policy of Nigam. The material which are to be inspected as per site as per Nigam policy, the site inspection will be carried out by Nigam officer deputed by SE (OP) as per policy of Nigam.
10. The material procured and installed by developer should be under warranty period from OEM/Supplier as per the policy of Nigam and developer shall provide the documents of warranty period to UHBVN.
11. All works are to be executed through licensed contractor duly approved by Govt. of Haryana. There should be double earthing arrangement of each equipment.
12. It will be the responsibility of the developer to provide right of way for erecting the line/feeder and take necessary permissions in this regard (if required).
13. The developer shall also got undertake CEI clearance and bear charges for CEI inspection before commissioning etc.
14. As per HERC regulations dated 19.03.2020, after completion of work and CEI inspection for any phase, the developer shall offer for inspection and verification of the commissioned electrical infrastructure for that phase. The verification is to be undertaken by concerned field officers as per the formats and procedure as prescribed in SC No. U-21/2020. The field officers shall ensure that the developer has erected / install the equipment's as per the approved bill of material, conforming to Nigam specifications and approved makes and followed complete process of material inspection, erection as per Nigam design and standards and CEI inspection has been undertaken.
15. As per the single point regulation for single point connection, the responsibility of O&M of internal electrical infrastructure is the responsibility of the developer.

However, if the developer wants O&M from Nigam, he has to deposit 1.5% of the cost of internal electrical infrastructure (estimate cost at current rate as per cost data book) per annum as O&M charges to UHBVN provided, the cost of replacement of transformers and switch gears if any shall be borne by the developer.

16. However, as per the decision taken in the meeting held on 31.03.2022, any release of connection and issue NOC for OC/Completion certificate for the township under consideration will be provided by UHBVN only if the developer create required infra as per approved Electrification Plan or submission of BG of balance infra in all their existing project owned by them or owned by their sister concerns.
 17. The External & internal HT/LT infrastructure is to be erected by the developer at his own cost and accordingly SE (OP) Circle shall finalize the requirement in accordance with the load and approve the corresponding estimate so as to calculate the amount of Bank guarantee to deposited by the developer as per applicable regulations.
 18. The conditions & period of interim load would be as per the provisions of sales circular No. U-20/2020& 01/2021.
 19. UHBVN reserves the right to recover the amount of inadequacy if any, arising later on.
 20. The developer will abide by all the rules and regulations as amended from time to time along with fulfilment of all terms and conditions of SC No. U-15/2015, 31/2016, 35/2016, 20/2017 and 7/2019, 20/2020, 01/2021 & 06/2021.
- This bears the approval of Director/Projects UHBVN, Panchkula.

DA/As above


SE (Monitoring)
UHBVN, Panchkula.

Cc

1. PS to Director/Projects UHBVN, Panchkula for kind information of the Director, please.
2. Superintending Engineer (OP), UHBVN, Sonipat for kind information.
3. M/s. Eldeco Green Park Infrastructure Ltd. in the revenue estate village Rathdhana at Sector-33, Sonipat.

Annexure-I

- a) Haryana Electricity Regulatory Commission (Single Point Supply to Employers' Colonies, Group Housing Societies and Residential or Residential cum Commercial/ Commercial Complexes of Developers and Industrial Estates/ IT parks/SEZ) Regulations, 2020, (hereinafter referred as 'Single Point Supply Regulations, 2020') dated 22.04.2020 as amended vide HERC order dated 05.10.2020 and circulated vide S.C No. U-01/2021. The provision of phasing is given in clause 6.1(e), which is reproduced as under: -

"The phase wise development of the Electrical infrastructure of such area/complex/colony as per requirement shall be permitted by the licensee.

In case the developer/Users Association requests for supply at a lower voltage than the specified voltage as per approved plan for meeting the partial load/demand, the request may be accepted by the Distribution Licensee subject to deposit of cost of works for supply at the lower voltage and furnishing Bank Guarantee (BG) equivalent to as provided in Regulation 6.1(a) for the cost of specified voltage level transmission line bay and, Sub Station at his end including the cost of balance incomplete electrical infrastructure to be installed. The amount of Bank Guarantee shall keep on reducing with the completion of remaining works of the transmission line, sub-station and the electrical infra structure in the Complex/ colony.

The connection for phase wise load as permitted by the licensee shall be released to meet the requirement of such complex on completion of electrification infrastructure of the respective phase as per the approved electrification plan of the developer"

- b) HERC Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulations 2016 (1st Amendment) Regulation, 2020 dated 19th March, 2020 circulated vide S.C No. 09/2020. - The relevant provisions of clause 4.12 of regulations is reproduced as under :-

4.12 Special Provisions in case the applicant opts for execution of extension of distribution system on his own and in case of single point supply.

4.12.1 In case the applicant opts to carry out the work on his own, he shall get the same carried out through a Licensed Electrical Contractor as per provision under Regulation 3.10.

4.12.2 Special Provisions in case of a Developer opting under Regulation 3.10 for self-execution of the work for Electrical Infrastructure within its Development Area.

- (a) In case a Developer opts to carry out work for installation of Electrical Infrastructure in its Development Area on its own, it shall get the same carried out through a Licensed Electrical Contractor as per Regulation 3.10 of Duty to Supply Regulations, 2016 as amended from time to time.
- (b) The Developer before commencement of work for installation of Electrical Infrastructure in his area of development shall obtain approval of electrification plan along with an execution plan and the estimate of cost of the work of electrical infrastructure for each phase on the basis of Regulation 4.8.4 for execution of the work as per the said plan and pay supervision charges to the licensee in accordance with Regulation 3.10 of the Regulations.
- (c) The aforesaid execution plan for installation of complete Electrical Infrastructure by the Developer may be executed in maximum 4 (four) phases spanning over a period of 5 (five) years or such executed in other extended period as may be deemed fit by the Distribution Licensee.

Provided, in case of development of large area (50 Acre or above) the phases for execution may be six spanning over period of 10 years including extension granted by the appropriate authority.
Provided that, the land which constitutes phase declared by the Developer shall be contiguous and one single piece of land.
- (d) Distribution Licensee, within 30 (thirty) days from the date of approval of electrification plan, shall issue a demand notice requiring the Developer to submit a BO within 30 (thirty) days equivalent to the estimated cost of the work for installation of Electrical Infrastructure necessary to meet the demand of first phase as per approved electrification plan.
- (e) The Developer, before commencement of the work for installation of Electrical Infrastructure in each subsequent phase(s), shall apply to the Distribution Licensee for assessment of estimated cost of the work to be done in such subsequent phase as per Regulation

4.8.4. The Distribution Licensee, within 30 (thirty) days of such application, shall issue a demand notice requiring the Developer to submit a BG within 30 (thirty) days equivalent to the estimated cost of the work for installation of the Electrical Infrastructure necessary to meet the demand of such subsequent phase of the aforesaid execution plan.

Provided, in case a Developer fails to complete installation of requisite Electrical Infrastructure for the phase within the time period mentioned in execution plan, the Distribution Licensee shall have the following options:

- (i) To encash the BG for said phase and get the balance work of such phase executed.
 - (ii) to extend the time period of such phase on furnishing a BG equivalent to 1.5 times of the estimated cost of the work of such phase earlier provided by the Distribution Licensee.
 - (iii) To cancel the Electrification Plan and encash all the BGs submitted by the Developer, if the developer does not inform the Distribution Licensee about commencement of development work(s) in subsequent phase(s) and does not apply for obtaining the assessment of the cost of Electrical Infrastructure to be created before commencement of development work therein
- (f) The Developer, immediately upon expiry of time period of a phase as mentioned in aforesaid execution plan shall apply for verification of work completed.
- (i) Distribution Licensee upon such verification, if satisfied that the work has been duly completed as per the approved electrification plan, a certification of completion shall be issued to the Developer in respect of the concerned phase.
 - (ii) If upon such verification It is found that the work either has not been completed or the completed work is not in conformity with the approved electrification plan, the Distribution Licensee shall have the options as mentioned in proviso to sub paragraph (e) above.
- Provided that, if the Developer does not apply for aforesaid verification then the Distribution Licensee shall have the right to Suo moto carry out inspection of the work done and take steps mentioned above in.

- (g) Distribution Licensee shall carry out the supervision of the work of Installation of Electrical Infrastructure during phases as declared in the execution plan. If the Distribution Licensee finds that work being carried out by the developer is not in conformity with the approved electrification plan and / or of poor quality, the licensee shall have the options to take action as mentioned in proviso to sub paragraph (6) above
 - (h) BGs required to be submitted by the Developer shall be irrevocable and unconditional and shall be valid for a period equal to 90 (ninety) days beyond the completion period of such phase in respect of which Developer is required to submit the said BG.
- c) Secretary (HERC) letter bearing memo No. 1291 dated 25.09.2020 - Vide above referred letter, Secretary (HERC) clarified that the benefit of phase wise development under notification dated 19.03.2020 shall also be available in
- a. those cases where electrification plan was sanctioned prior to 19.03.2020 but only part of the work has been completed
 - b. those cases where electrification plan was sanctioned prior to 19.03.2020 but only partial load has been released
 - c. those cases where electrification plan was pending for approval as on 19.03.2020.