

# DAKSHIN HARYANA BIJLI VITRAN NIGAM

Sales Circular No. D-26/2023

From

CE/Commercial,  
DHBVN, Hisar

To

All CEs/SEs/XENs/SDOs/OP,  
JEs-I, In-charge Sub office, in DHBVN.

**Memo No. Ch-26/SE/Comml./R-16/28/2004/Vol-II**

**Dated: 07/08/2023**

**Subject: Revision of load norms for plots of Residential Sector/Colonies, Group Housing Societies, Shopping Centres (Commercial) developed by HSVP/Private/Colonizer.**

Please refer to Sales Circulars No.- D-16/2017, D-26/2019, D-01/2021 vide which the electrical load norms for plots of Residential Sectors/Colonies developed By HUDA/Private Colonizers, Flats, Group Housing Societies, Shopping Centres (Commercial), Industrial Plots and Flats for Economic Weaker Section (EWS) were circulated for their implementation.

In compliance of direction received from Hon'ble CM, Haryana during the "Urban Development Conclave" held on 25-26<sup>th</sup> Feb. 2022 at Gurugram, the existing load norms for plots of Residential Sectors/Colonies, Flats, GHS, Shopping Centre's (commercial), Industrial Plots etc. developed by HSVP/Private Colonizers have been reviewed and accordingly, it has been decided that the following electrical load norms in respect of different categories shall come into force with immediate effect: -

**1. Load Norms for Plots of Residential Sectors/ Colonies Developed by Huda/ Private Colonizers.**

Size/ Category of plots	A -CLASS	B- CLASS	C- CLASS
2 Marla	6 KW	4 KW	2 KW
4 Marla	10 KW	6 KW	6 KW
6 Marla	12 KW	8 KW	6 KW
8 Marla	16 KW	10 KW	8 KW
10 Marla	20 KW	15 KW	12 KW
14 Marla	25 KW	20 KW	15 KW
1 Kanal	30 KW	20 KW	20 KW
2 Kanal	40 KW	30 KW	25 KW

**Note:-**  
Demand factor of 0.40 for Residential Plots shall be applied to arrive at loads for which the infrastructure capacity has to be developed by HUDA/ HSIIDC/ Private Colonizers/ Developers/ SEZs etc.

**Note 1:** The cities are categorized as under for these load norms:-

Zone	Name of Towns
<b>Class A</b>	Hyper- Urban Area in and around town including the Urban Areas declared by the Government for Gurugram- Manesar Urban complex.  High potential zones - Faridabad-Ballabgarh Complex, Gual Pahari-Balola Bandhwari Complex in Gurugram District,
<b>Class B</b>	Hisar, Palwal, Hodal, Rewari, Dharuhera-Bawal
<b>Class C</b>	All the other urban areas in the State of Haryana.

**Note 2:** The following formula has been derived for calculating the load norms of the plots in between two specific sizes as mentioned below: -

$$\text{Load (instant)} = \text{Load (lower)} + \frac{\text{Load (higher)} - \text{Load (lower)}}{\text{Size (higher)} - \text{Size (lower)}} * (\text{Size (instant)} - \text{Size (lower)})$$

Load (Instant) -Plot for which load norms has to be determined.

Load (Higher) - Load norms of the plot of next higher size

Load (Lower) - Load norms of the plot of preceding size

Size (Instant) - Size of plot for which load norms has to be determined.

Size (Higher) - Size of plot of next category

Size (Lower) - Size of plot of preceding category.

**Example for plot size of 4.2 Marla (A-Class City):-**

$$\text{Load (4.2)} = 10 + ((12-10) / (6-4)) * (4.2-4) = 10.2 \text{ KW.}$$

**2. Load Norms for Flats of Group Housing Societies: -**

Group	Flats having covered area	Connected Load (KW)
	Area of Apartment (in Sq. Ft.)	Load (KW)
Low Income Group Apartments/EWS	EWS Flats up to 350	3
Medium Income Group Apartments	351 to 600	4
	601-900	6
	901-1200	7
	1201-1450	8
High Income Group Apartments	1451-1650	10
	1651-2000	12
	2001-2400	14
	2401-3000	16
Ultra-Luxury Apartments	3001-4000	18
	Above 4000	20
Demand Factor = 0.45		

**3. Load Norms of Industrial Plots: -**

Sr. No	Size of Plot	Area Sq. M/ (Acres)	Load norms (KW)
1.	12.5 x 25	312.50	30
2.	15 x 30	450 (0.125)	40
3.	22.5 x 40.7	915.75 (0.25)	50
4.	22.5 x 45	1,012.50 (0.25)	60
5.	30 x 60	1800 (0.50)	75
6.	37.6 x 72.5	2,726.00 (0.75)	100
7.	45 x 90	4050 (1.00)	200
8.	61 x 73	4453 (1.00)	200
9.		8000 (2.00)	500
10.		20000 (5.0)	1000
11.		40000 (10.0)	4000
12.		40000 to 60000 (10.0 to 15.0)	5000
<b>The demand factor for industrial Load norms shall be taken as 0.625</b>			

4. Load Norms of commercial areas: -

- a. **High Density/ High Rise LEED/GRIHA/Green building/complex (Malls, Office buildings, Hotels & High IT complex operating BPO/CC etc): -**  
12KW/100SQM of approved FAR with demand factor of 0.5.
- b. **High Density/High Rise Non-Green building/complex (Malls, Office buildings, Hotels & High IT complex operating BPO/CC etc): -**  
14 KW/100SQM of approved FAR with demand factor of 0.5.
- c. **Low Density/Commercial Plotted LEED/GRIHA/Green building/complex (SCOs, Booth, Kiosk, SCF, Dhabas, Booking agency, Sale part & repair shop, Telephone exchange, Freight container depot, Transport Nagar, Warehouses/Cold Storages/Logistic Hubs etc): -**  
9KW/100SQM of approved FAR with demand factor of 0.5.
- d. **Low Density/Commercial Plotted Non-Green building/complex (SCOs, Booth, Kiosk, SCF, Dhabas, Booking agency, Sale part & repair shop, Telephone exchange, Freight container depot, Transport Nagar, Warehouses/Cold Storages/Logistic Hubs etc): -**  
11KW/100SQM of approved FAR with demand factor of 0.5.
- e. In India, three certifying agencies are most popular, and they certify buildings under the names, Leadership in Energy and Environmental Design (LEED), Green Rating for Integrated Habitat Assessment (GRIHA), and Indian Green Building Council (IGBC) ratings. These are the initiatives of MNRE/BEE.  
Accordingly, the certificates issued by the appropriate agencies/Govt. authority shall be considered for eligibility under LEED/GRIHA/Green Building.
- f. Commercial areas wherein neither any valid document is made available by the builder/developer for usage type, nor it is possible to ascertain whether it is low density or high-density commercial building, in such cases, 14 KW per 100 sq. mtr of FAR area shall be considered with demand factor of 0.5.
- g. In case of applicable FAR of the commercial area not defined in DTCP approved layout plan, in such cases, following FAR shall be considered for calculating the commercial load:-

Zone	FAR to be considered
Hyper/High potential zones	175%
Medium potential zones	150%
Low potential zones	150%

5. Load Norms of Community Facilities: -

I. School Sites:-

Sr. No.	Institution Type	Plot size	Load [KW]	Demand factor	Ultimate Load [KW]	Ultimate Load [KVA]
1	High School	5 Acre	150	0.5	75	85
2	Primary School	1.0 Acre	30	0.5	15	17
3	Nursery School	0.2 Acre	6	0.5	3	3.5
4	Creche	0.2 Acre	6	0.5	3	3.5

**Note:-**The above load requirement will be applicable for Plots having variation in plot size by +/- 10%. For other sizes of plot, the Load needs to be calculated @ 0.5 KW per 100 SQM by taking permissible FAR of 1.5 or higher as approved in lay out plan for plot area.

II. Community Facilities- The norms of similar like community facilities are as under:-

Sr. No.	Community Facility	Size of Plot	Load per Plot	Demand factor	Ultimate Load [KW]	Ultimate Load [KVA]
1	ATM	12 SQM	8 KW	0.5	4	4.45
2	Beauty Parlour	12 SQM	8 KW	0.5	4	4.45
3	Multi-Purpose Booth	5.00x 5.50 SQM	8 KW	0.5	4	4.45
4	Milk & Vegetable Booth with toilet facility	5.00 x 5.50 SQM	8 KW	0.5	4	4.45
5	Sub-Post Office	40 SQM	8 KW	0.5	4	4.45
6	Religious Building	0.2 Acre	6 KW	0.5	3	3.35
7	Police Post	1.0 Acre	10 KW	0.5	5	5.55
8	Electric Sub-station		10 KW	0.5	5	5.55

III. The Load Norms for Community Sites relating to Health Facilities are as under:-

Sr No	Community Facility	Size of Plot	Load per Plot [KW]	Demand Factor	Ultimate Load [KW]	Ultimate Load [KVA]
1	Health Centre	2.5 Acre	760	0.5	380	422.22
2	Dispensary / Health Facility	1.25 Acre	380	0.5	190	211.11
3	Nursing Home	1000 SQM	75	0.5	37.5	41.66
4	Clinics	250 SQM	10	0.5	5	5.55

**Note :** The above load requirement will be applicable for Plots having variation in plot size by +/- 10%. For any plot in intervening area, the load will be calculated @ 5 KW per 100 SQM of FAR with FAR Ratio of 1.5 or higher as approved in lay out plan.

IV. The norms for club and community centres is as under:-

Sr. No.	Type of Community	Plot size	Load [KW]	Demand Factor	Ultimate Load [KW]	Ultimate Load [KVA]
1	Club	2 Acre	200	0.5	100	111.11
2	Community Centre	2 Acre	15 KW	0.5	7.5	8.33

**Notes:-**

- i) For club, the above load requirement will be applicable for Plots having variation in plot size by +/- 10%. For any plot in intervening area, the load will be calculated @ 2.5 KW per 100 SQM of FAR with FAR Ratio of 1 or higher as approved in layout plan.
- ii) For community centre irrespective of size of plot, the load will taken as 15 KW.

**V. Load Norm for communities area of Deen Dayal Affordable Housing Scheme:-**

For affordable residential plotted colonies under Deen Dayal Jan Awas Yojna. 2016, the specific communities are not defined and only area for communities is specified, which are normally around half acre to around 1 acre. For such community areas, the load norm would be 15 KW per acre or part thereof.

**VI. Load Norm for Water works, Street light and STP:-** For this the developer will have to submit the approved details of services estimates by HUDA/TCP. In case of non-submission of service estimate, the load calculation will be finalized by concerned SE/OP as per due diligence, which will be considered for approval.

**VII. Area of undetermined use:-** For the area of undetermined use, no load is to be taken as no usage is defined.


**6. Assessment of the Ultimate Load for the project area, developed by builder/developer/colonizer against a valid license(s) issued by DTCP or any other appropriate Govt. authority, may be done as per the proposed load norms and based on detailed DTCP**

approved layout plan containing the complete details of no. of units/plots, unit/plot sizes, commercial/community/educational institute/health facilities etc. areas along with the respective FARs.

7. Applicability of the revised load norms may be considered with prospective effect for the builders/developers/colonizers whose EP and UL of their project areas has not yet been approved/sanctioned by Nigam and also for the builders/developers eligible for re-approval as per the provisions of Sales Circular No. D-24/2019 (Duly approved by Govt) and D-21/2020.

Sales Circular no. D-16/2017, D-26/2019 & D-01/2021 are hereby superseded.

The above instructions may be brought to the notice of all concerned for strict and meticulous compliance.

  
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