

**BEFORE THE HARYANA ELECTRICITY REGULATORY COMMISSION AT
PANCHKULA**

Case No. HERC/P. No. 37 of 2026

Date of Hearing : 05/08/2026

Date of Order : 10/08/2026

IN THE MATTER OF:

Petition under Regulation 5.2 read with Regulation 10 of the 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 seeking approval of the Hon'ble Commission for grant of Single Point Supply to the proposed industrial cluster / group of industries being developed by M/s Suncity Haryana SEZ Developers Private Limited at Village Manesar, Tehsil Manesar, District Gurugram, Haryana

Petitioner:

Dakshin Haryana Bijli Vitran Nigam

VERSUS

Respondent:

M/s Suncity Haryana SEZ Developers Private Limited.

Present

On behalf of the Petitioner

Sh. Raheel Kohli, Advocate

On behalf of the Respondent.

1. Sh Akshya Gupta, Advocate
2. Sh P S Mathew, Suncity Representative

QUORUM

**Shri Mukesh Garg, Chairman
Shri Shiv Kumar, Member**

ORDER

1. Petition:

The Petitioner respectfully submits as under: -

A. DESCRIPTION OF PARTIES

- 1.1 That the Petitioner, Dakshin Haryana Bijli Vitran Nigam Limited ("DHBVN"/ "Petitioner"), is a distribution licensee within the meaning

of Section 2(17) read with Section 14 of the Electricity Act, 2003 and is engaged in the business of distribution and retail supply of electricity in its licensed area of supply in the State of Haryana.

- 1.2 That the present Petition is being filed by DHBVN under Regulation 5.2 of the 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 ("Single Point Supply Regulations, 2020") seeking approval of this Hon'ble Commission for release of electricity supply at Single Point to an upcoming industrial cluster / group of industrial units proposed to be developed by M/s Suncity Haryana SEZ Developers Private Limited.
- 1.3 That M/s Suncity Haryana SEZ Developers Private Limited has approached DHBVN seeking release of electricity connection on Single Point Supply basis for supply of electricity to the proposed industrial units / industrial cluster to be developed on its land admeasuring 60.98 acres situated at Village Manesar, Tehsil Manesar, District Gurugram, Haryana.
- 1.4 That M/s Suncity Haryana SEZ Developers Private Limited is impleaded herein as the Respondent / Beneficiary Consumer, being the entity at whose instance the present approval is being sought.

B. FACTS AND REPRESENTATION OF THE RESPONDENT

- 1.5 That M/s Suncity Haryana SEZ Developers Private Limited ("Respondent") has approached the Petitioner-DHBVN seeking release of electricity supply on a Single Point Supply ("SPS") basis for a proposed industrial cluster / group of industrial units to be developed by it over land situated at Village Manesar, Tehsil Manesar, District Gurugram, Haryana. In this regard, the Respondent has applied for release of a new electricity connection under the HT Industrial category, with a connected load of 22,208 kW and contract demand of 22,208 kVA, for supply to the said proposed industrial development. Copy of the Respondent representation dated 09.02.2026 is annexed.
- 1.6 That in support of its request, the Respondent has represented to DHBVN that it owns land admeasuring 60.98 acres at the aforesaid location and proposes to develop the same as a closed-boundary industrial cluster comprising multiple industrial units intended exclusively for industrial use.
- 1.7 That the Respondent has further clarified to DHBVN that, although the name of the company contains the expression "SEZ", no Special Economic Zone has been notified, approved, or is in existence at the subject site, and the use of the expression "SEZ" in its corporate name is only historical in nature, the original vision of developing a Special Economic Zone having not materialised.
- 1.8 That the Respondent has further represented that the subject land is presently agricultural in nature and that Change of Land Use ("CLU") approvals for the proposed industrial units shall be obtained from the competent authorities of the Government of Haryana, from time to time, in accordance with applicable law.

- 1.9 That the Respondent has informed DHBVN that, as on date, CLU approval has already been obtained in respect of Unit No. P-8, whereas CLU approvals for the remaining proposed units are yet to be obtained from the Department of Town and Country Planning, Haryana ("DTCP").
- 1.10 That the Respondent has further represented that the proposed development shall be utilized solely for industrial purposes and shall not be used for any builder-led, residential, commercial mall, plotted colony, or any other non-industrial purpose. In this regard, the undertaking furnished by the Respondent is annexed.
- 1.11 That the Respondent has further represented that the entire proposed industrial area shall be maintained as a closed-boundary development, and that each individual industrial unit proposed therein shall also have a demarcated and closed boundary.
- 1.12 That the Respondent has proposed to create and establish, at its own cost, a dedicated 33/11 kV substation along with the requisite internal electrical infrastructure and downstream distribution system, in order to ensure uninterrupted and hassle-free electricity supply to the end-users / occupiers of the proposed industrial units and to facilitate release of load to such units as per their respective sanctioned requirements.
- 1.13 That the Respondent has further submitted to DHBVN that details of the proposed industrial units, along with tentative load requirement, licensing details and ownership particulars of each such unit, have been furnished.

C. TECHNICAL EXAMINATION BY PETITIONER

- 1.14 That upon receipt of the request submitted by the Respondent, the Petitioner caused the matter to be examined by its field offices and a Technical Feasibility Report ("TFR") was called for from the concerned Operation Division.
- 1.15 That in pursuance thereof, the XEN, OP Division, DHBVN, Manesar submitted the Technical Feasibility Report, which was thereafter forwarded by the Superintending Engineer, OP Circle-I, DHBVN, Gurugram to the Chief Engineer / Commercial, DHBVN, Hisar vide Memo No. Ch-06/PC-GC-1121/MNSR dated 29.04.2026 in respect of the application submitted by the Respondent for release of Single Point connection for feeding of its upcoming industrial units proposed at Revenue Estate, Village Bhangrola, Sector M-12, Industrial Zone, Tehsil Harsaru, District Gurugram. Copy of the Technical Feasibility Report is annexed.
- 1.16 That, upon technical examination of the available network, the Technical Feasibility Report records that the Respondent's proposed connection is technically feasible and can be released through a proposed 33 kV independent feeder emanating from the main source, i.e., 220/33 kV Sub-Station, Sector-95, Gurugram, through 33 kV underground / D-Run cable, in accordance with the applicable P&D instructions. Accordingly, based on the said Technical Feasibility Report, the subject proposal is technically feasible, subject to

compliance with the applicable technical requirements and other requisite commercial / statutory formalities.

- 1.17 The Petitioner respectfully submits that the precise source connectivity, final evacuation arrangement, system strengthening requirement, and release of connection shall remain subject to detailed design approval, system studies, load availability, statutory clearances, and compliance with applicable technical standards / instructions of DHBVN / HVPNL and other competent authorities.

D. STATUTORY BASIS

- 1.18 Regulation 5.2 of the Single Point Supply Regulations, 2020 provides that an Industrial Estate or a group / cluster of industry may be provided Single Point Supply by the distribution licensee subject to approval of the Commission. For ease reference the relevant proviso is reproduced below:

“Provided the Industrial Estate or a group / cluster of industry may also be provided the Single Point Supply by the distribution licensee subject to approval of the Commission.”

- 1.19 The request received from the Respondent, being for supply to a proposed group / cluster of industrial units, falls within the scope and ambit of Regulation 5.2. Accordingly, approval of this Hon’ble Commission is being sought by DHBVN for grant of Single Point Supply to the said industrial cluster / group of industries of the Respondent.

PRAYER

In view of the above, it is most respectfully prayed that this Hon’ble Commission may graciously be pleased to:

- a. Accord approval under Regulation 5.2 of the 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 for release of electricity supply on Single Point Supply basis by the Petitioner to the proposed industrial cluster / group of industries being developed by the Respondent over land admeasuring 60.98 acres situated at Village Manesar, Tehsil Manesar, District Gurugram, Haryana, subject to detailed technical feasibility, load availability, statutory approvals, and compliance with applicable Regulations;
- b. Allow the Petitioner to release electricity connection at Single Point to the Respondent, subject to fulfillment of applicable technical and commercial requirements, grant / availability of requisite CLU approvals, and furnishing of an undertaking by the Respondent that the proposed development shall be utilized solely for industrial purposes and shall not be used for any builder-led, residential, commercial mall, plotted colony, or any other non-industrial purpose; and
- c. Pass such further order(s) as this Hon’ble Commission may deem fit in the facts and circumstances of the present case.

Commission's Order:

1. The case was heard on 05/08/2026, Sh. Raheel Kohli counsel for the petitioner re-iterated the contents of the petition and requested to accept the petition & allow the reliefs sought.
2. The Commission, enquired about the purpose of the petition and called Director, Technical for comments on the matter. The petitioner was questioned on the applicability of the other regulations and subsequent amendments on their case specifically on the prior approval of Electrification Plan and Power factor which has been taken unity.
3. The Counsel for the petitioner submitted that the other regulations and amendments are not applicable in their case as the petitioners have not obtained any license from DTCP. The prior approval of Electrification plan is applicable to licensed developers/ colonizers. The petitioner is owner of whole of the project and obtained "Change of Land Use" from DTCP.
4. Sh. Akshay Gupta, Counsel for the respondent admitted the contents of the petition.
5. The Commission examined the petition in detail and heard the arguments of the petitioner in the above matter. The petition filed under Regulation 5.2 of the HERC (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, pertains to a request for the grant of Single Point Supply to an upcoming industrial cluster in Manesar for a new HT Industrial electricity connection with a connected load of 22,208 kW and a contract demand of 22,208 kVA. A Technical Feasibility Report, forwarded on 29.04.2026 via Memo No. Ch-06/PC-GC-1121/MNSR, confirmed that the proposal is technically viable through a 33 kV independent feeder emanating from the 220/33 kV Sub-Station in Sector-95, Gurugram.
6. Under the statutory framework of Regulation 5.2, an Industrial Estate or a cluster of industries may be provided Single Point Supply subject to the Commission's approval. While the sources do not explicitly cite specific judicial precedents, the legal merit rests on the fulfillment of the proviso to Regulation 5.2, which empowers the Commission to grant such approvals for industrial groups.
7. The Commission observes that the mandatory multipoint supply requirements introduced in the 2nd and 3rd amendments to Duty to Supply

Regulations are found to be inapplicable as those amendments typically target residential and commercial developments by the developers licensed by DTCP, whereas the present case involves a "closed-boundary industrial cluster" being developed for industrial purposes by respondents.

8. The Commission, therefore, allows the petition with the following directions:

8.1 The Petitioner is directed to release the electricity connection at Single Point to the Respondent, as this satisfies the objective of efficient industrial power distribution under Regulation 5.2.

8.2 The Respondent is directed to ensure that the development remains a closed-boundary industrial area and is utilized solely for industrial purposes, as any shift toward builder-led or residential use would violate the basis of this approval.

8.3 The release of the connection is strictly contingent upon the Respondent obtaining and furnishing all necessary Change of Land Use (CLU) approvals from the Department of Town and Country Planning for the remaining units, as only Unit No. P-8 currently holds such approval.

This order is signed, dated and issued by the Haryana Electricity Regulatory Commission on 10/08/2026.

Date: 10/08/2026
Place: Panchkula

-Sd/-
(Shiv Kumar)
Member

-Sd/-
(Mukesh Garg)
Chairman