

**BEFORE THE HARYANA ELECTRICITY REGULATORY COMMISSION  
BAYS No. 33-36, SECTOR-4, PANCHKULA- 134112, HARYANA**

Date of Order: 05.10.2020

**IN THE MATTER OF:**

**Suo Motu Order for removal of difficulties under 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**

**QUORUM**

**Shri D.S. Dhesi, Chairman  
Shri Pravindra Singh, Member  
Shri Naresh Sardana, Member**

**ORDER**

**Statement of Objects and Reasons:**

1. The Haryana Electricity Regulatory Commission in exercise of powers conferred on it by Section 61(d) and Section 181 of the Electricity Act, 2003 and all other powers enabling it in this behalf had notified 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') on 22.04.2020.
2. The Regulations 6.1(e) (i) of Single Point Supply Regulations,2020 interalia provides as under:

"6.1(e)

.....

- (i) The phase wise development of the Electrical Infrastructure of such area/ complex/ colony as per requirement shall be

permitted by the licensee **provided the phase wise development of area is approved by the Authority issuing the License i.e. Town & Country Planning Department, Haryana/HRERA**".

3. The Commission is in receipt of feedback from Developers regarding difficulties being faced due to provisions contained in Single Point Supply Regulations, 2020 which provide that the phase wise development of area is approved by the Authority issuing the License i.e. Town & Country Planning Department, Haryana/HRERA.

### **Commissions Analysis and Order**

1. The Commission has taken the cognizance of the concerns/practical difficulties being faced by the developers with respect to provisions in Single Point Supply Regulations, 2020 which provide that the phase wise development of area is approved by Authority issuing the License, which is not existed in practice.
2. The Commission, to further clarify the matter, held a meeting on 21.09.2020 with Director General, Town and Country Planning, Haryana, wherein it was apprised that whereas there is provision in RERA Act which interalia provides for a phase-wise development of projects, but the Town & Country Planning Department, Haryana approves/issues licence, project wise i.e. project as a whole and not approves the project in parts/phase.
3. The Regulation 11 (Power to remove difficulties) of Single Point Supply Regulations, 2020 empowers the Commission to remove the difficulties which reads as under:

**"If any difficulty arises in giving effect to any of the provisions of these Regulations, the Commission may, by general or specific order, do or undertake things not being inconsistent with the provisions of the Act which appear to the Commission to be necessary or expedient for the purpose of removing difficulties."**

4. In order to remove the practical difficulty, the Commission, in exercise of power conferred under the Regulation (11) of Single Point Supply Regulations 2020, hereby deletes the provisions in the opening remarks of paragraph of Regulation 6.1(e)(i) of aforesaid Regulations that is **“provided the phase wise development of area is approved by the Authority issuing the License i.e. Town & Country Planning Department, Haryana/HRERA”**.

This Order is signed, dated and issued by the Haryana Electricity Regulatory Commission on 05 /10/ 2020.

**Dated: 05/10/2020**      **(Naresh Sardana)**      **(Pravindra Singh)**      **(D.S. Dhesi)**  
**Place: Panchkula**      **Member**      **Member**      **Chairman**