DAKSHIN HARYANA BIJLI VITRAN NIGAM LTD
(A Govt. of Haryana Undertaking)
CE/Commercial, DHBVN, Hisar-125005.
Email:- cecommercial@dhbvn.org.in &serapdrpnc@dhbvn.org.in

Memo No. Ch- 189/OLNC-HT/GGM-II/EP-433 **Dated:-23.07.2026**

To

Superintending Engineer/Operation,
Circle-II, DHBVN, Gurugram.

Subject:- Approval of Electrification Plan for an Ultimate Load of 10609.66kW or 11788.51kVA in the name of M/s Riverday Infrastructure Pvt. Ltd. for the release of Individual/Multipoint Connection(s) in the Mixed land use colony (98% Residential and 2% Commercial) over an area measuring 11.66875 acres in the revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69, Gurugram.

Ref: -

1. This office Memo No. Ch-101/SE/R-APDRP/OLNC-HT/GGN-II/SOL-103 dated 20.03.2019—earlier approval of Electrification Plan for an Ultimate Load of 20920.46kW with CD 23244.96kVA in the name of Red Parks PVT. Ltd., Cyber Park, Sec-69, Gurugram under License no. 29 of 2009 dated 24.06.2009.
2. DTCP order dated 06.11.2023 regarding transfer of license no. 29 of 2009 dated 24.06.2009 in favour of M/s Modgen Developers Pvt. Ltd. under SARFASI Act.
3. License no. 90 of 2024 dated 18.07.2024 issued to M/s Modgen Developers Pvt. Ltd. for setting up of Mixed land use colony (98% Residential and 2% Commercial) over an area measuring 11.66875 acres (after migration of area measuring 11.5 acres from license no. 29 of 2009 dated 24.06.2009 and fresh area measuring 0.16875 acres) in the revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69, Gurugram.
4. DTCP order dated 09.09.2024 regarding the Change of Developer from M/s Modgen Developers Pvt. Ltd. to M/s Riverday Infrastructure Pvt. Ltd. in license no. 90 of 2024 dated 18.07.2024.
5. Subject cited offline application submitted by M/s Riverday Infrastructure Pvt. Ltd. on 18.10.2024.
6. This office Endst No. Ch-02/OLNC-HT/GGM-II/EP-433 dated 29.10.2024 –seeking Clarifications.
7. Your office Memo no. Ch-4/SE/OP-II/Riverday/EP-433 dated 22.01.2025 - providing clarifications.
8. This office Memo No. Ch-94/OLNC/GGM-II/EP-433 dated 04.06.2025–seeking additional clarifications.
9. Your office Memo no Ch-17/SE/OP-II/B/Pur/EP-433 dated 05.06.2026 - providing additional clarifications.
10. CE/Op, Delhi Memo no. Ch-60/CE-OP/DELHI/GGN-I/EP-180 dated 22.06.2026—Re-approval of Electrification Plan for an Ultimate Load of 4091.88kW or 4546.53kVA in the name of M/s Modgen Developers Pvt. Ltd. over an area measuring 3.1875 acres at Sec-69, Gurugram under license no. 29 of 2009 dated 24.06.2009.
11. Document completed by the M/s Riverday Infrastructure Pvt. Ltd. on dated 21.07.2026.
12. Following are the license details issued by DTCP: -

License ID	License no.	Issued to	Acre (in acres)
LC-5319	90 of 2024 dated 18.07.2024	M/s Riverday Infrastructure Pvt. Ltd. for setting up of Mixed land use colony (98% Residential and 2% Commercial) under TOD policy over an area measuring 11.66875 acres (an area measuring 11.5 acre under migration from license no. 29 of 2009 dated 24.06.2009 granted for IT park under TOD for area measuring 14.6875 acre (after de-license an area measuring 0.3125 acre) and fresh land measuring 0.16875 acre) in the revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69, Gurugram	11.66875

In consideration of the application submitted by M/s Riverday Infrastructure Pvt. Ltd. and based on the clarifications for the approval of the Electrification plan submitted by your office, the Electrification Plan (EP) for an Ultimate Load of 10609.66kW or 11788.51kVA, assessed as per Sales Circular No. D-25/2024 (Annexure-I) is hereby approved for M/s Riverday Infrastructure Pvt. Ltd. (hereinafter referred to as the

builder/developer/colonizer), under the powers conferred vide Sales Circular No. D-03/2025, for the release of individual/multipoint connection(s) in the Mixed land use colony (98% Residential and 2% Commercial) over an area measuring 11.66875 acres in the revenue estate of village Fazilpur Jharsa & Bhadshahpur, Sector-69, Gurugram, in exercise of the powers conferred vide Sales Circular No. D-03/2025, under the following conditions:-

1. **Power Source & Technical Feasibility:** The sanctioned ultimate load will be catered through the already energized 33kV Switching Station of M/s Riverday Infrastructure Pvt. Ltd., Sector-69, Gurugram (UL of 10609.66kW or 11788.51kVA) shared in a group with M/s Modgen Developers Pvt. Ltd., Sector-69, Gurugram (UL of 4091.88kW/4546.53kVA).

   Assessment of the Technical Feasibility Report for the Ultimate Load, recommendations for the supply source & supply level, and planning for the distribution infrastructure must be in strict adherence to the notification(s) of HERC Regulations 3.1 & 3.2 of the Electricity Supply Code & as per the Sales Circular D-32/2023 & D-37/2024.

   It must be ensured that the total combined ultimate load of the group of builders/developers catered from this 33kV Switching Station does not exceed 25 MVA, following the Regulations of the HERC.

2. **Right to Modify:** Any proposal for power supply arrangements to the project shall be subject to revision based on evolving system architecture, reliability requirements, network configuration, and technical considerations, and shall not limit the rights of DHBVN in this regard.

3. **Infrastructure Development Responsibilities**:

   - **Internal Electrical Infrastructure**: To be developed by the developer, including the 33kV feeder up to the premises.

   - **External Electrical Infrastructure:** The 33 kV Feeding Switching Station of M/s Riverday Infrastructure Pvt. Ltd., Sector-69, Gurugram has already energized; accordingly, no additional external electrical infrastructure is envisaged/required.

4. **Timeline and Validity**: As per HERC Regulation No. 4 (4.12) – Power to Recover Expenditure – Duty to Supply circulated vide Sales Circular No. D-12/2020, and Sales Circular No. D-21/2020, the timely creation of the electrical infrastructure in Five (5) years as per the approved plan is essential. SE/Operations, Circle-II, Gurugram, must monitor and ensure adherence to timelines.

5. **Regulatory Compliance for Release of Connections**: In line with the enabling HERC Regulations and relevant sales circulars, this EP approval shall form the basis for the release of Individual/Multipoint/Temporary or permanent electricity connections by DHBVN in the project area strictly under the provisions of:

   - HERC Duty to Supply Regulations (2nd Amendment, 2023),
   - SC Nos. D-32/2023 and D-21/2020,
   - HERC Electricity Supply Code (HERC 29/2014 & amendments),
   - Sales Circular D-07/2020.
   - HERC EV Charging Regulations, 2021 – Sales Circular No. D-03/2022, D-12/2022, and D-33/2024.

6. **Distribution System Specifications: 33/0.433 KV** Distribution transformers (4x2500kVA + 1x2000kVA + 2x1650kVA = 15300kVA) to be installed by the developer as per technical design and instructions (02/2019/PD&C).

7. **Financial Instruments:**
   - With this approval of EP, the release of any Temporary/Permanent electricity connection to the applicant shall be contingent upon the timely submission of the Bank Guarantee(s) by the developer for the creation of the electrical infrastructure (as per the approved EP) in terms of the HERC Regulation Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulation 2016 (1st Amendment) Regulation 2020, circulated vide Sales Circular No. D-12/2020, and further Sales Circular No. D-21/2020 of Nigam.
   - Within 30 days of approval of the Electrification Plan, the XEN/Operations, concerned, shall issue a demand notice requiring the developer to submit BG within 30 days equivalent to

the estimated cost of the work for installation of Electrical Infrastructure as per the approved Electrical Infrastructure.

- In case of non-submission of the required BG by the builder/developer within a stipulated timeframe, further necessary action shall be initiated against the builder/developer as per clause no. 4.12.2 of HERC Regulation Duty to Supply Electricity on Request and Power to Recover Expenditure and Power to Recover Security Regulation 2016 (1st Amendment) Regulation 2020, circulated vide Sales Circular No. D-12/2020.
- Safe custody, validity monitoring, and SFMS verification of BGs to be ensured as per FA&CAO/MM memo Ch-2138 dated 12.09.2022.

8. **Restriction on Defaulters:** As per SC D-21/2020, no connection/load shall be released to the builder/developer or subsidiary or sister concern/partnership firm thereof, as well as to the premises, having any pending dues of Nigam or defaulter of any kind, whether disputed or undisputed.

9. **Document Verification:** Ownership, identity, and tariff category documents must be thoroughly verified before connection release in adherence to the following regulations:

   a. Follow Regulation 4 of the HERC Electricity Supply Code (SC D-07/2020).
   b. Verify identity, ownership, and correct tariff category (SC D-29/2013 & D-06/2026).
   c. Recover all charges (SC D-12/2020).

10. **Development Estimates**: The Execution Plan and internal/external service estimates must be approved by the competent authority before commencement of work. Creation of the complete electrical infrastructure, including planning & design, must be as per the Nigam's specifications and construction standards. CEA and IE Rules on safety shall be strictly adhered to.
    All the relevant provisions, as contained in Instruction No. 02/2019/PD&C of CE/PD&C, DHBVN, Hisar, issued by the Nigam, must be fully complied with and strictly adhered to.

11. **Land Verification:** Land for 33kV Switching Station offered by M/s Riverday Infrastructure Pvt. Ltd., Sector-69, Gurugram in a group with M/s Modgen Developers Pvt. Ltd., Sector-69, Gurugram, to be handed over to DHBVN through SE(OP)/authorized XEN, as per SC D-32/2023 and D-37/2024. The land must be earmarked in the DTCP approved layout.

12. **License Validity:** The validity of the License No. 90 of 2024 dated 18.07.2024 shall always remain sacrosanct. In the event the license expires, it shall be the developer's responsibility to ensure timely renewal with the DTCP.

13. **Revised EP for Load Change:** Modification Clause: Any modification in FAR or project scope, added/deleted license areas resulting in a load revision, shall warrant submission of a revised EP by the builder/developer, who shall bear all resulting infrastructure upgrade costs per prevailing DHBVN guidelines.

14. **Seniority & Site Provisioning:** Seniority for connection release and energy meter site provisioning must align with SMI 1.24, SMI 4.2, and applicable HERC provisions.

15. **GIS Integration:** System updates, asset mapping, and consumer indexing must be ensured post infrastructure development.

16. **SOP Compliance:** Dormancy must be properly justified for any delay to avoid non-compliance under the RTS Act and SOP.

17. **Solar Provisions:** Compliance with SC Nos. D-33/2021 and D-04/2023 regarding rooftop solar installations are mandatory.

18. **Pre-Energization Safety Certification:** No connection shall be released, and no part of the internal or external electrical infrastructure shall be energized, without a valid safety/inspection certificate issued by the Competent Electrical Inspector under the Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations and the applicable Indian Electricity Rules

19. **Applicability of Regulations/Instructions of HERC/Nigam:** All applicable instructions of DHBVN and regulations of HERC issued from time to time shall be binding upon the builder/developer.

The approval of the Electrification Plan has been accorded in accordance with the statutory and regulatory framework prevailing as on the date of issuance. Any order, direction, clarification, regulation, or decision issued from time to time by the Hon'ble Haryana Electricity Regulatory Commission (HERC), Hon'ble Courts, or any other competent statutory authority, including those issued after this approval, shall be binding upon the applicant/developer. Accordingly, the Electrification Plan, load sanction, or power supply arrangements shall stand modified, reviewed, or regulated to the extent so required, without any claim, right, or estoppel against DHBVN.

The approval of the Electrification Plan shall not be construed as validation, regularization, or certification of compliance relating to land use, zoning, building permissions, FAR, occupancy, or any other statutory approvals governed by authorities other than DHBVN. The applicant/developer shall remain solely responsible for obtaining and maintaining all such approvals and compliance, and DHBVN shall not be liable for any consequence arising therefrom.

20. **Undertaking:** An NJSP (Notarized) undertaking to be obtained from the developer confirming acceptance and fulfilment of all conditions.

21. **Liability Clause**: The approval of the Electrification Plan is granted based on compliance with the above conditions. Any misrepresentation, delay, or non-compliance may render this approval void. DHBVN reserves the right to revoke this sanction and recover associated financial/operational losses, in addition to pursuing legal remedies.

DA: Annexure-I

Sd/-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 190/OLNC-HT/GGM-II/EP-433 **Dated:23.07.2026**

A copy of the above is also being forwarded to the Chief Town Planner, DTCP, Haryana, Plot No. 3, Sec-18A, Madhya Marg, Chandigarh, for information, and further it is requested to earmark the Land offered for the 33kV Switching Station in the name of M/s Riverday Infrastructure Pvt. Ltd., Sec-69, Gurugram in the approved layout plan under License No. 90 of 2024 dated 18.07.2024.

Sd/-
CE/Commercial
DHBVN, Hisar

Endst. No: Ch- 191/OLNC-HT/GGM-II/EP-433 **Dated:23.07.2026**

A copy of the above is also being forwarded to the following for their information on the matter, please and with further requests to ensure system infrastructure readiness and availability at the HVPN end for the off-take of the power requirements to the instant applicant, please: -

1. CE/TS, HVPN, Gurugram.
2. CE/Planning, HVPNL, Panchkula.
3. SE/TS, HVPN Gurugram.

Sd/-
CE/Commercial
DHBVN, Hisar

Endst No: Ch- 192/OLNC-HT/GGM-II/EP-433 **Dated:23.07.2026**

A copy of the above is forwarded to:

M/s Riverday Infrastructure Pvt. Ltd.
12A Floor, Tower 2, M3M International Finance Center,
Sector-66, Gurugram-122002, Haryana.

It is reiterated that the subject approval has been accorded based on the documents and details furnished along with the application. The approval shall remain contingent upon compliance with

the stated conditions. In case of any misrepresentation or concealment of facts, or non-compliance with stipulated requirements, this approval shall stand void ab initio. Any deliberate misstatement or false declaration resulting in loss to Nigam shall make the firm liable to compensate for such loss, without prejudice to Nigam's right to seek legal remedies.

22/7/16

CE/Commercial
DHBVN, Hisar

Cc to:-

1. SPS to Director/Operations, DHBVN – for the kind information of the Director.
2. Chief Engineer Operation Delhi – for information on the matter.
3. SE/R-APDRP, DHBVN, Hisar – for information and ensuring necessary action w.r.t. Sr. No. 15 of terms and conditions, please.
4. XEN(OP) Divn., Badshahpur, Gurugram – for information and further necessary action.
5. SDO(OP) S/Divn., Badshahpur, Gurugram – for information and further necessary action.

DHBVN