



Consumer Grievance Redressal Forum
FOR BSES YAMUNA POWER LIMITED
(Constituted under section 42 (5) of Indian Electricity Act. 2003)
Sub-Station Building BSES (YPL) Regd. Office Karkardooma,
Shahdara, Delhi-110032
Phone: 32978140 Fax: 22384886
E-mail: cgfbypl@hotmail.com
SECY:CHN 01508NKS

C A No. Applied For
Complaint No. 27/2026

In the matter of:

Kuldeep

.....Complainant

VERSUS

BSES Yamuna Power Limited

.....Respondent

Quorum:

1. Mr. Shalabh Kumar, Chairman
2. Mr. P.K. Agrawal, Member (Legal)
3. Mr. S.R. Khan, Member (Technical)

Appearance:

1. Mr. Vinod Kumar, Counsel for the complainant
2. Mr. R.S. Bisht, Ms. Monika Sharma, Ms. Chhavi Rani & Mr. Akshat Aggarwal On behalf of BYPL

ORDER

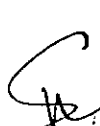
Date of Hearing: 25th August, 2026
Date of Order: 31st August, 2026

Order Pronounced By:- Mr. P. K. Agrawal, Member (Legal)

1. The complainant has filed the present grievance alleging that the respondent wrongfully rejected his application for a new electricity connection bearing Request No. 8008096021 for the premises situated at Ground floor, L-289/1-290, Laxman Puri, Paharganj, New Delhi-110055 on the ground of "requirement of fire clearance and safety certificate, building height more than 15 meters."

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CGRF (BYPL)




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2. The respondent, in its reply has submitted that the complainant applied for new non-domestic electricity connection vide order no. 8008096021 for a load of 1 KW for ground floor at property bearing no. L-289/1-290, Laxman Puri, Paharganj, New Delhi-110055.

OP in its reply further submitted that upon scrutiny of the application and site inspection, it was observed that the building comprises ground plus five floors building, accordingly, the height of the building is exceeding 15 meters, therefore, as per applicable regulations, Fire Safety Clearance/NOC from the competent authority is mandatory. The premises are fully commercial building with non-domestic activity. Approximately 90% of the covered area is constructed.

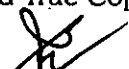
3. The complainant in rejoinder has disputed the respondent's stand and asserted that on 30.10.2023 a commercial electricity connection was granted for commercial purpose on the ground floor of the premises.

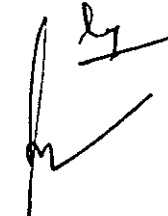
The complainant further submitted that he applied for new electricity connection at ground floor in the year 2023, 2024 and 2025 but all his applications were rejected by OP on arbitrarily false and flimsy grounds. The complainant denied the allegations of OP that the building height is more than 15 meters.

4. The OP was directed by the Forum to produce the grounds on which they have released the commercial connections in the subject building.

The OP produced the K.No. files of the said electricity connections which were released by them in the subject building. The building structure at that time was ground plus four floors. Now the building structure has been changed from four floors to five floors, resulting into increasing height of the building and requirement of fire clearance certificate.

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5. The Forum has carefully considered the pleadings, documents placed on record, and the submissions advanced by both parties.

6. It is an admitted position that the complainant has sought release of a new non-domestic electricity connection at the ground floor of the subject premises. The respondent has rejected the application on the ground that the subject building presently comprises ground plus five floors and its height exceeds 15 metres, thereby requiring Fire Safety Clearance/NOC from the competent authority.

The contention of the complainant that commercial electricity connections had earlier been released in the subject building has also been considered. However, the K.No. files produced by the respondent establish that the earlier connections were released when the building structure was ground plus four floors. The present structure has subsequently been altered by addition of one floor. Thus, the factual circumstances prevailing at the time of release of the earlier connections were different from those existing at the time of consideration of the present application.

The mere fact that electricity connections were released in the past cannot, by itself, confer an indefeasible right upon the complainant to obtain another electricity connection in the altered building without complying with the safety requirements applicable to the present structure. Each application for a new electricity connection is required to be considered in accordance with the applicable rules and regulations prevailing at the relevant time and on the basis of the existing condition of the premises.

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7. The Forum also finds that the requirement of Fire Safety Clearance/NOC is a safety-related statutory requirement. The respondent, being the electricity distribution licensee, cannot be directed to disregard such requirement merely on the ground that an electricity connection had earlier been released in the same building. Compliance with fire and building safety requirements is particularly relevant where the present structure has undergone an alteration resulting in an additional floor and an increase in its height.

In view of the foregoing discussion, the Forum is of the considered opinion that the respondent was justified in requiring the complainant to furnish the requisite Fire Safety Clearance/NOC from the competent authority before release of the proposed electricity connection. The rejection of the application bearing Request No. 8008096021, in the facts and circumstances of the present case, cannot be termed arbitrary, illegal or unjustified

ORDER

The grievance of the complainant is rejected. The respondent is justified in requiring the complainant to furnish the requisite Fire Safety Clearance/NOC from the competent authority, in view of the building configuration and site inspection report, and to furnish the requisite ownership/title documents for verification.

The complainant shall be at liberty to submit a fresh application for a new electricity connection after obtaining the requisite Fire Safety Clearance/NOC and furnishing the complete documents required under the applicable regulations. Such fresh application shall be considered by the respondent in accordance with law and applicable DERC Regulations.

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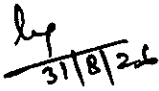
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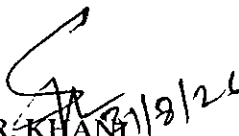
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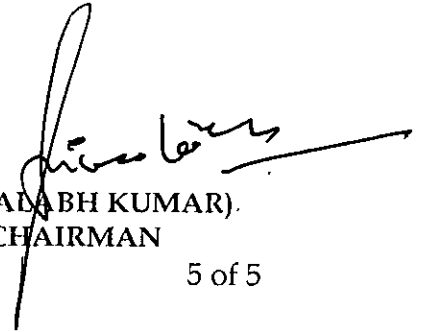
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If the Order is not appealed against within the stipulated time, the same shall be deemed to have attained finally.

Any contravention of these Orders is punishable under Section 142 of the Electricity Act 2003.

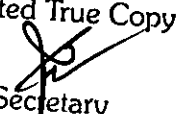

(P.K. AGRAWAL)
MEMBER (LEGAL)


(S.R. KHAN)
MEMBER (TECH.)


(SHALABH KUMAR).
CHAIRMAN

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