



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: cgrfbypl@hotmail.com  
SECY/CHN 015/08NKS

C A No. Applied for  
Complaint No. 140/2025

**In the matter of:**

Ankit Kaushik .....Complainant

**VERSUS**

BSES Yamuna Power Limited .....Respondent

**Quorum:**

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

**Appearance:**

1. Mr. Shanky R.S. Gupta, A.R for the complainant
2. Mr. R.S. Bisht, Mr. Nishant, Mr. Akshat Aggarwal & Ms. Chhavi Rani, On behalf of BYPL

**ORDER**

Date of Hearing: 15<sup>th</sup> January, 2026

Date of Order: 21<sup>st</sup> January, 2026

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

1. The brief facts of the grievance are that the complainant applied for new electricity connections vide request no. ONNNG0602259048, ONNNG0602259147, ONNNG0602259077 and ONNNG0602259118 at premises no. C-4/9, Kabir Nagar Extension, Main 100 feet road, Delhi-110093. It is also his case that OP rejected his applications for new connections on grounds of joint property paper required and lift certificate required, and applied building is sealed under the sealing drive.

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CGRF (BYPL)

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The complainant further submitted that OP has already installed a meter at the ground floor in his name in the year 2023 and also stated that property is not sealed and OP has not placed on record any sealing details.

2. The respondent in its reply against the complaint of the complainant submitted that the complainant is seeking five new NX electricity connections at premises no. C-4/9, Kabir Nagar Extension, Main 10 feet road, Delhi-110093 vide request no. 807450330, 807450373, 8007450367, 8007450345 and 807450360.

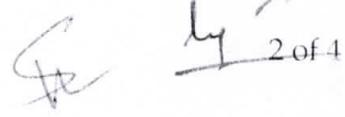
Reply further submitted that the site was inspected and it was found that the building structure is basement plus ground floor plus four floors over it, exceeding the height of the building from 15 meters, therefore, fire safety clearance certificate is mandatory to provide the new electricity connections. OP further submitted that it was also found that Iron Rod cutting activities were being conducting there and therefore, the electricity connection to the basement cannot be provided.

It is also submitted by OP that premise of the complainant has been sealed by MCD during sealing drive and therefore, de-sealing is required to provide the electricity connections.

3. The complainant did not file the rejoinder.
4. During the course of arguments, OP was directed to file documentary evidence in support of their contention that the building is sealed by MCD.
5. OP along with mail filed the details of the MCD sealed premises, and the premises where the complainant has applied for new electricity connection bearing no. C-4/9, Kabir Nagar Extension, Main 100 ft road, Delhi-110093 is appearing in the said list.

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6. During the course of arguments it was also argued that the complainant is running cafe in the subject premises making the building of the complainant mercantile building, therefore, Rule 27 of DFS rules 2010 is applicable for the property of the complainant.

**27. Classes of occupancies likely to cause a risk of fire. Occupancies for the purposes of sub-section (1) of section 25 of the Act shall be construed to likely cause a risk of fire, namely:-**

- (1) Pandal having seating capacity more than 50 persons or covered area more than 50 square meters.
- (2) Residential buildings (other than hotels and guest houses) having height more than 15 meters or having ground plus four upper stories including mezzanine floor.
- (3) Hotels and guest houses having height more than 12 meters having ground plus three upper stories including mezzanine floor.
- (4) Educational buildings having height more than 9 meters or having ground plus two upper stories including mezzanine floor.
- (5) Institutional buildings having height more than 9 meters or having ground plus two upper stories including mezzanine floor.
- (6) All Assembly buildings.
- (7) Business buildings having height more than 15 meters or having ground plus four upper stories including mezzanine floor.
- (8) Mercantile buildings having height more than 9 meters or having ground plus two upper stories including mezzanine floor.
- (9) Industrial buildings having covered area on all floors more than 250 square meters.
- (10) Storage buildings having covered area on all floors more than 250 square meters.
- (11) All Hazardous buildings having covered area on all floors more than 100 square meters.
- (12) Underground Structures.

7. In view of the above, we are of considered opinion that the complainant is liable to file de-sealing orders from MCD and fire safety certificate from fire department for release of new electricity connections in his favour along with an affidavit for connection in the basement will be used for godown purpose only.

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ORDER

8. OP is directed to release the new electricity connection to the complainant after submission of de-sealing orders from MCD and fire safety certificate from fire department for release of new electricity connections in his favour along with an affidavit for connection in the basement will be used for godown purpose only.

OP is further directed to file compliance report within 21 days of the action taken on this order.

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.

*lsp*  
21/1/26  
(P.K. AGRAWAL)  
MEMBER (LEGAL)

*S.R. KHAN*  
21/1/26  
(S.R. KHAN)  
MEMBER (TECH.)

*P.K. SINGH*  
(P.K. SINGH)  
CHAIRMAN

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*JK*  
Secretary  
CGRF (BYPL)