

C A No. Applied for  
Complaint No. 431/2025

**In the matter of:**

Parveen Kumar Thapar .....Complainant

**VERSUS**

BSES Yamuna Power Limited .....Respondent

**Quorum:**

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

**Appearance:**

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

**ORDER**

Date of Hearing: 30<sup>th</sup> April, 2026  
Date of Order: 05<sup>th</sup> May, 2026

**Order Pronounced By:-Mr. S.R. Khan, Member (Technical)**

1. The brief facts of the grievance are that the complainant applied for new electricity connection vide request no. 8007825554 (ANSRD2108250750) at premises no. 10472, Pvt No.209, Block-15-A, 2<sup>nd</sup> Floor, Plot No.44, W.E.A, Karol Bagh, Delhi-110005. It is also his case that OP rejected his application for new connection on the grounds of "Architect Certificate required for height of building (business building) having Ground + Four floors including mezzanine floor, Energy Dues against CA and fire safety clearance required".

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CGRF (BYPL)

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2. The respondent in its reply against the complaint of the complainant submitted that the complainant is seeking new electricity connection for Non Domestic Purpose at premises no. 10472, Pvt No.209, Block-15-A, 2<sup>nd</sup> Floor, Plot No.44, W.E.A, Karol Bagh, Delhi-110005 vide request no. 8007825554.

Reply further submitted that at the time of inspection, it was discovered that the applied premises is ground plus four floors. The premises consist of multiple connections. It was also found that the applied premises already has pre-existing dues via various meters and 3 have been disconnected due to non-payment of dues bearing CA No. 100516283, 100542623 and 100545453. It is mandatory to clear the outstanding Energy Dues for further proceeding for new electricity connection. It was further revealed that the height of the applied building is 20.5 meter which is more than 15 meters which mandates requisite BCC from MCD and NOC from Fire Department required in order securing new connection.

3. The complainant in its rejoinder refuted the contents averred in the reply of the respondent. It is stated that the complainant purchased said premises from M/s. South India Coop. T&C Society, previous subscriber of CA No.100481312, Energization date: - 30.05.2001 installed in premises in question which was removed on 10.03.2023 on surrender by the then subscriber. As against CA NO. 100481312 installed in premises in question, there were only dues of Rs. 231/- as on 10.03.2023. Admittedly there were 12 non domestic connections in said building and nine are still running and three have been disconnected on account of non payment of dues. Hence denial of new connection to the complainant in said premises allegedly in terms of Judgment of Hon'ble Supreme Court, referred by the respondent is of no legal consequence.

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- 4.** During the course of arguments the complainant pleaded that a connection was energized by the respondent for fourth floor which is being used at the effective fifth floor of the building.

Upon consideration of the pleadings, documents on record, and submissions of both parties, the Forum observed:

**1. Building Height and Statutory Compliance**

It is an admitted position that the building in question is **Ground + Four Floors with mezzanine** and has a height of approximately **20.5 meters**, which exceeds the prescribed limit of **15 meters**.

**2. Applicability of Fire Safety Regulations**

As per **Rule 27 of the Delhi Fire Service Rules, 2010**, any building exceeding **15 meters in height** is mandatorily required to obtain a **Fire Safety Certificate / No Objection Certificate (NOC)** from the Fire Department before occupation and use.

**3. Requirement for Electricity Connection**

The Forum noted that statutory compliances, including fire safety clearance, are **preconditions for grant of essential services** like electricity in high-rise buildings. Granting connection in absence of such compliance would be in violation of applicable laws and would also pose safety risks.

**4. Failure of the Complainant to Furnish Mandatory Documents**

The complainant failed to produce:

- o Fire Safety Clearance (NOC) from the Fire Department
- o Completion/Building Certificate as required for buildings exceeding permissible height

Therefore, the application remained **incomplete and non-compliant** with statutory requirements.





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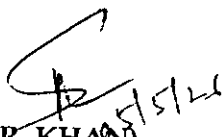
5. The Forum held that the Opposite Party (DISCOM) acted in accordance with law and regulations in insisting upon compliance with fire safety norms and building approvals before sanctioning a new electricity connection. Regarding the connection being used at the fifth floor of the building, OP is free to take action as per law.

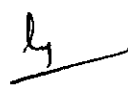
ORDER

The complaint is **dismissed**, being devoid of merit. The complainant is **not entitled to any relief**, having failed to comply with mandatory statutory requirements. The denial of new electricity connection by the Opposite Party is **legal, justified, and in accordance with Rule 27 of the Delhi Fire Service Rules, 2010.**

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.

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

  
(P.K. AGRAWAL)  
MEMBER (LEGAL)

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