



**C A No. Applied for**  
**Complaint No. 371/2025**

**In the matter of:**

Sushil Gupta

.....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. Suraj Aggarwal, Counsel for The complainant
2. Mr. Rahul Saini, Mr. Gopal Pai, Mr. R.S. Bisht, Mr. Akshat Aggarwal & Ms. Chhavi Rani, On behalf of BYPL

**ORDER**

Date of Hearing: 06<sup>th</sup> January, 2026

Date of Order: 13<sup>th</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 connection vide request no. 8007731343 at premises no. 53, 54, 55, Milan Garden, Mandoli, Delhi-110093. It is also his case that OP rejected his application for new connection on the grounds of "ESS Space Required long service line 70 mtr".

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The complainant also stated that he purchased the subject property measuring 35 gaj only on 18<sup>th</sup> December 2024, and his area is much smaller than 600 square meters.

2. The respondent in its reply against the complaint of the complainant submitted that the complainant is seeking Temporary electricity connection (For construction work) at plot no. 53, 54, 55, Kh. No.10/12/10/20, Milan Garden, Mandoli, Delhi-110093 vide request no. 8007731343.


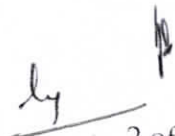
Reply further submitted that the applied address was inspected by the officials of the respondent on 04.07.2025 and after the site verification some deficiencies were noticed which were duly informed to the complainant.

Reason for cancellation of application is as under:-

- a. Applied for ground floor for temporary electricity connection.
- b. Long service line approx 75 meters required.
- c. No support pole found at site for technical feasibility required.
- d. That the area of the plot is 1200sq.yards i.e. total cumulative build-up area is more than 1000sq.yds. as such ESS Space required.

3. The complainant in its rejoinder refuted the reasons for cancellation of application stated by O.P. It is stated that the complainant is the owner of only 35 yards, not 1200 sq.yds. Ownership of the land is shown via chain of GPA.

- a. Shri Joginder Pal Arora executed GPA in favour of Shri Ramesh Chand Sharma for 317 yards on 07.01.2005.
- b. Shri Ramesh Chand Sharma executed GPA in favour of Shri Pradeep Panchal for 35 yards on 28.05.2024.
- c. Shri Pradeep Panchal executed GPA in favour of Shir Sushil Gupta on 18.12.2024.

   
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Thus the Area is not 1200 sq.yds. It is further stated that providing Long Service Line or Support Pole is the responsibility of BYPL and not consumer's.

It is further stated that because the area of the property is less than 600 sq.mts, there is no need for ESS Space according to DERC Regulations.

4. Arguments of both the parties were heard.
5. During the course of arguments, OP submitted site photographs and a letter written by them to District Magistrate, Nand Nagri, regarding site inspection with SDM Seema Puri, for making provisions of Electrical Sub-station (ESS) space.
6. From the perusal of the property documents placed on record by the complainant it is evident that the complainant purchased property from Sh. Pradeep Panchal, only a piece of land measuring area 35 sq. yards, out of entire area 317 sq. yards.
7. Before disposal of the present complaint, the relevant regulation is narrated here below:-

DERC order no. F.17(85)/DERC/Engg./2020-2021/7022 dated 01.08.2023, is reproduced here:

**6. Space for Installation of Grid sub-station, transformers, service line, meter and other equipment under Regulation 22 of Supply Code Regulations: -**

**(1) The developer/applicant taking supply at Low Tension level for any new premises or for re-constructed premises, requiring LT Service connections whose:**

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- (i) total cumulative demand of all floors in the plot/ building for LT service connection exceeds 100 kW/108 kVA; or
- (ii) total cumulative built up area of the premises in the plot/building exceeds 2000 sqm; or
- (iii) plot of size above 600 sqm or above;


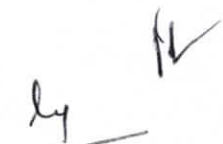
shall provide the space for installation of distribution transformers, as per the required load:

Provided that the minimum space required to be provided by the developer/applicant for installation of distribution transformers/ equipment shall be as per circular no. South DMC/0148/SE(B)HQ/Addl. ComI/17 dated 30.03.2017 notified by South Delhi Municipal Corporation or as amended from time to time, annexed at Schedule I:

Provided also that if the required space is not provided by the applicant or the developer, the distribution Licensee may refuse the grant of additional load:

Provided also that the consumer taking supply at LT voltage level, irrespective of its sanctioned load or the contract demand as the case may be, shall also provide the space to the licensee for installation of meter, and part of service line up to the point of supply, to the extent that would fall within his premises.

[Explanation: For the purpose of this sub-clause, the built-up area shall be as specified in the plan approved by the authorized agencies. In case, built-up area is not specified in the approved plan, the built up area shall be taken as the carpet area plus the thickness of outer walls and the balcony]

  
  
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8. From perusal of the above said amendment of DERC, it is transpired that the space required for installation of ESS is applicable only for the plot sizes which are 600 sq m or above. In the present case, the plot size is only 35 sq. yards, out of entire area 317 sq. yards. Therefore, the objection raised by OP is not justifiable.
9. Since the objection of OP for release of new electricity connection is not sustainable, therefore, we don't find any hurdle in releasing the new electricity connection as applied for by the complainant.


**ORDER**


The complaint is allowed. OP is directed to release the new electricity connection as applied for by the complainant vide request no. 8007731343 at premises no. 53, 54, 55, Milan Garden, Mandoli, Delhi-110093 after completion of other commercial formalities as per DERC Regulations 2017.

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.

  
(P.K. AGRAWAL)  
MEMBER (LEGAL)

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

  
(P.K. SINGH)  
CHAIRMAN

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CGRF (BYPL)