

C A No. Applied For
Complaint No. 26/2026

In the matter of:

Tabassum ImranComplainant

VERSUS

BSES Yamuna Power LimitedRespondent

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: 05th May, 2026



Date of Order: 07th May, 2026

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

1. The brief facts of the grievance are that the complainant has applied for new electricity connection vide request no. 8008105342 at premises no. T-355, Ground Floor, Situated At Ahata Kidara, Near Al-Quresh Masjid, Chamelian Road, Delhi-110006, but application of the complainant for new electricity connection was rejected by OP on grounds of "Fire Safety Clearance Required & (37 meters installed in building)".

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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 Non-domestic electricity connection at plot bearing no. T-355, Ground Floor, Situated At Ahata Kidara, Near Al-Quresh Masjid, Chamelian Road, Delhi-110006 vide request no. 8008105342.

Reply further submitted that the complainant has deliberately suppressed the material fact that the building in question is a Ground plus Six floors structure having more than 15 meters height and therefore squarely attracts mandatory Fire Safety Clearance under Rule 27 of the Delhi Fire Service Rules, 2010 for establishing electricity connection. Rule 27 of the Delhi Fire Service Rules, 2010 mentioned in support of the same. The complainant also quoted a judgment of Hon'ble Delhi High Court in the case of Ms. Azra vs State (GNCTD) & and Ors.

3. The complainant in its rejoinder denied the allegations stated by the respondent in its reply. It is stated that subject ground floor of the property falls within the height of 15 meters.


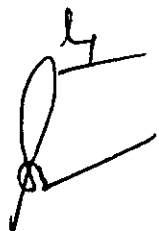
It is also submitted that Hon'ble Delhi High Court Judgment stated by the respondent is not applicable in complainant's case as the complainant is seeking electricity connection pertaining to the ground floor.

4. Heard both the parties and perused the record.

5. From the narration of facts and material placed before us we find that the complainant applied for new electricity connection at ground floor of premises no. T-355, Ahata Kidara, Chamelian Road, Delhi-110006 vide request no. 8008105342 which was rejected by OP for requirement of fire safety certificate as height of the building is more than 15 meters.

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6. OP has submitted that new electricity connection for NX purpose cannot be issued to a building having ground + 5 floors in view of Rule 27 of Delhi Fire Services Rules 2010, which stipulates as follow:-

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 that 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.

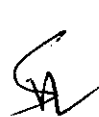
(9) Industrial buildings having covered area on all floors more than 250 square meters.

(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.

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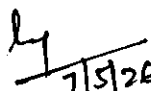
7. In view of the above deliberations and Regulations, we are of the considered opinion that the building structure where the new connection has been applied for by the complainant consists of ground + six floors over it. Undoubtedly the building height is more than 15 meters and as per above stated DFS Rule 27, the building is likely to cause a risk of fire. Therefore, we cannot grant application of the complainant for new connection.

ORDER

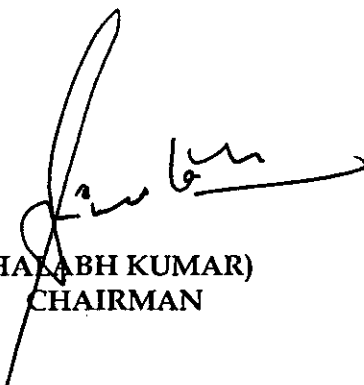
The complaint is rejected. OP has rightly rejected the application of the complainant for new electricity connection.

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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