

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI  
(DEPARTMENT OF POWER)  
DELHI SECRETARIAT 8<sup>TH</sup> LEVEL, B-WING,  
I.P.ESTATE NEW DELHI – 110002

No.F.14(130)/ V.S.2025/Power/ 1393-1395

Dated: 21/3/25

To

The Dy. Secretary (Legislation),  
Question Branch,  
Delhi Vidhan Sabha,  
Old Secretariat, Delhi – 110054

Sub: UnStarred Question No.40

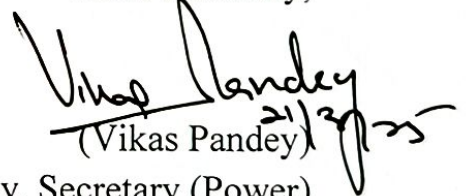
Sir,

Please find enclosed copy of reply of the UnStarred Question No.40 for 24.03.2025 (100 Copies each along with a data in PDF File Format in pen drive) for your kind information and further necessary action at your end please.

This issues with the approval of the Hon'ble Minister (Power).

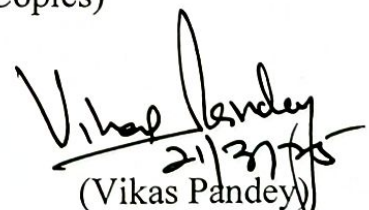
Encl. As above

Yours faithfully,

  
(Vikas Pandey)  
Dy. Secretary (Power)

Copy to:-

1. The Director, Directorate of Information and Publicity Department, Delhi Vidhan Sabha, Old Secretariat, Delhi - 110054 (150 Copies)
2. The OSD to Minister of Power, GNCTD

  
(Vikas Pandey)  
Dy. Secretary (Power)

विभाग का नाम :- ऊर्जा विभाग  
विभाग का पता :- आठवां तल, बी विंग, दिल्ली सचिवालय

अतारांकित प्रश्न संख्या-40  
दिनांक :-24.03.2025

प्रश्नकर्ता श्री कुलदीप कुमार

वया माननीय ऊर्जा मंत्री यह बताने की कृपा करेंगे कि :

प्रश्न	उत्तर								
क) क्या बिजली कनेक्शन देने के लिए बीएसईएस, बीवाईपीएल, टीपीडीपीएल द्वारा मकान की कोई उंचाई सीमा तय की गयी है ;	बिजली कनेक्शन देने के लिए डीईआरसी द्वारा मकानों की उंचाई सीमा तय की गयी है।								
ख) यदि हाँ, तो उसकी जानकारी उपलब्ध कराये ;	डीईआरसी के आदेश की प्रति संलग्न है (संलग्नक 'क')								
ग) अगर किसी भवन, मकान को एमसीडी द्वारा बुक किया जाता है तो क्या उसे बिजली कनेक्शन मिल सकता है;	बिजली वितरण कंपनियों ने सूचित किया है कि अगर किसी भवन, मकान को एमसीडी द्वारा बुक किया जाता है और मकान के कागजों पर एमसीडी बुक मोहर लगी है तो बिजली कनेक्शन जारी नहीं किया जाता है। अगर लैंड आवनिंग एजेंसी (Land owning agency)/एमसीडी से Clearance मिल जाता है तो बिजली कनेक्शन दिया जा सकता है।								
घ) यदि हाँ, तो ऐसे कितने मकान व भवन हैं जो एमसीडी द्वारा बुक है और उन्हें बिजली कनेक्शन दिये गये हैं, पूर्ण विवरण दे;	उपरोक्तानुसार लागू नहीं होता है।								
ड) यदि नहीं, तो कितने ऐसे मकान भवन, हैं जिन्हें एमसीडी द्वारा बुक किया गया है; और	बिजली वितरण कंपनियों ने सूचित किया है कि 2024 से आज तक निम्नलिखित नये कनेक्शनों के आवेदन एमसीडी द्वारा बुक किये जाने के कारण अस्वीकृत किये गये हैं : <table><tr><td>कंपनी</td><td>अस्वीकृत आवेदन</td></tr><tr><td>बीवाईपीएल</td><td>11372</td></tr><tr><td>बीआरपीएल</td><td>22841</td></tr><tr><td>टीडीडीपीएल</td><td>74</td></tr></table>	कंपनी	अस्वीकृत आवेदन	बीवाईपीएल	11372	बीआरपीएल	22841	टीडीडीपीएल	74
कंपनी	अस्वीकृत आवेदन								
बीवाईपीएल	11372								
बीआरपीएल	22841								
टीडीडीपीएल	74								
च) यदि नहीं तो क्या सरकार की भविष्य में ऐसे एमसीडी द्वारा बुक मकानों को बिजली कनेक्शन देने की कोई योजना है ?	जी नहीं।								

सूचना सक्षम प्राधिकारी से अनुमोदित है।

  
(विकास पाण्डे)  
उप सचिव (ऊर्जा)  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02





दिल्ली विद्युत विनियामक आयोग  
Delhi Electricity Regulatory Commission

विनियामक भवन, सी-ब्लॉक, शिवालिक,  
मालवीय नगर, नई दिल्ली-110017  
Vinayamak Bhawan, C-Block, Shivalik,  
Malviya Nagar, New Delhi-110017



F.17 (85)/Engg./DERC/2016-17/5403/487

31.5.2019

To

The Secretary,  
New Delhi Municipal Council,  
Palika Kendra, Sansad Marg,  
New Delhi-110001.

The Chief Executive Officer,  
Tata Power Delhi Distribution Ltd.,  
33 KV Grid Sub-station, Hudson Lane,  
Kingsway Camp, Delhi - 110 009.

The Chief Executive Officer,  
M/s BSES Rajdhani Power Ltd.,  
BSES Bhawan, Nehru Place,  
New Delhi - 110019.

The Chief Executive Officer,  
M/s BSES Yamuna Power Ltd.,  
Shakti Kiran Building, Karkardooma,  
New Delhi - 110 092.

**Subject: Request for resolution of various issues relating to grant of new electricity to a building having total height upto 17.5 meters.**

Sir,

This has reference to letter No. (i) RA/2019-20/A/01/59 dated 13.05.2019 & (ii) No. RA/BYPL/2019-20/41 dated 25.05.2019 received from BRPL and BYPL respectively, related to the issue of grant of new electricity connection to a building of height upto 17.5 meters and methodology for measurement of the height of the building.

2. DISCOMs have stated that they insist upon fire clearance certificate from the applicant for release of electricity connection based on the application format prescribed by DERC which inter alia states that in case the total height of the building is more than 15 meters, fire clearance certificate has to be obtained by the applicant and is available.

3. DISCOMs further informed that Delhi Jal Board has clarified that individual water connections may be sanctioned to those dwelling units of the buildings having height of 15 meter without stilt parking and 17.50 meter with stilt parking.

4. DISCOMs have also informed that the buildings are being constructed in Delhi with stilt parking. Clause 4.4.3 of the MPD 2021, the maximum height of a building in a residential plot- plotted housing is mandated as under:

*Vikas Pandey*  
VIKAS PANDEY  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02



"Height: Maximum height of the building shall be 15M in plots without stilt parking and 17.5M in plots with stilt parking. Such residential building shall not be considered as high rise building. For purpose of fire and life safety requirements, clearance of Fire Department will be obtained by the individual plot owner."

5. Hon'ble High Court of Delhi in its judgement dated 29.5.2003 in CWP 2710/1998 and CM 4780/2003 in the matter of Dr. B.L. Wadhwa vs. Govt. of NCT of Delhi & Ors. has directed that in all high rise buildings in Delhi and New Delhi, fire safety measures are to be adhered to.

6. Discoms have submitted that there are several instances where the applicants do not agree with the results of the building height as measured by DISCOM official during the field inspection process. In this regard, it is informed that the Unified Building Bye-laws for Delhi stipulate the provision for building height as under:

**"1.4.16 Building Height:**

a. The vertical distance in the case of flat roofs is measured from the highest surrounding road level/ ground level up to the top of structural slab, excluding machine room, irrespective of location of entry level.

b. In the case of pitched roofs, up to the point where the external surface of the outer wall intersect the finished surface of the sloping roof, and in case of gable facing the road, the mid-point between the eaves level and the ridge.


c. Architectural features serving no other function except that of decoration and other building components mentioned in clause no 7.19 shall be excluded for the purpose of taking height.

d. If the building does not abut on a street, the height shall be measured from the highest level of the ground immediately adjacent to the building."

**"7.19 Height Exemptions:**

The following structures shall not be included in the height of building covered under Building Bye-Laws.

i. Roof tanks and their supports not exceeding 1.8 m.


  
**VIKAS PANDEY**  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02

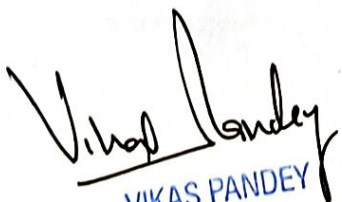
- ii. Ventilating apparatus, air conditioning equipments and lift machine room(s) if required as per the specification of lift manufacturer and similar service equipments,
- iii. Stair covered with mumty not exceeding 3.0 m in height.
- iv. Chimneys and parapet wall not exceeding 1.5 m in height
- v. Screen wall upto the height of 1.8 m.
- vi. Solar panel fixed on terrace as per 7.17.2 (p)."

7. Based on the above, it is clarified that the distribution licensee for release of electricity connection shall not insist for fire clearance certificate for the residential buildings having height upto 15 meters without stilt parking and 17.5 meters with stilt parking. The measurement of the height of the building shall be made in accordance with clause 1.4.16 and 7.19 of Unified Building Bye-Laws for Delhi 2016.

8. This issues with the approval of the Commission.

Yours faithfully

  
(Mahender Singh)  
Secretary

  
VIKAS PANDEY  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02





# दिल्ली विद्युत विनियामक आयोग Delhi Electricity Regulatory Commission

DERC 40 क



F.17(85)/Engg./DERC/2020-21/6908/2280

21.02.2023

To,

The Secretary,  
New Delhi Municipal Council,  
Palika Kendra, Sansad Marg,  
New Delhi-110001.

The Chief Executive Officer,  
Tata Power Delhi Distribution Ltd.,  
33 KV Grid Sub-station, Hudson Lane,  
Kingsway Camp, Delhi - 110 009.

✓ The Chief Executive Officer,  
M/s BSES Rajdhani Power Ltd.,  
BSES Bhawan, Nehru Place,  
New Delhi - 110019.

The Chief Executive Officer,  
M/s BSES Yamuna Power Ltd.,  
Shakti Kiran Building, Karkardooma,  
New Delhi - 110 092.

## Sub: Acceptance of Certificate from an Empanelled Architects for Building Height for Processing of Application for Electricity Connection

Sir,

Reference is invited to DERC Letter No.F.17(85)/Engg./DERC/2016-17/5403/487 dated 31/05/2019 whereby it was stated that "the distribution licensee for release of electricity connection shall not insist for fire clearance certificate for residential buildings having height up to 15 meters without stilt parking and 17.5 meters with stilt parking. The measurement of the height of the building shall be made in accordance with the clause 1.4.16 and 7.19 of Unified Building Bye-Laws for Delhi, 2016."

2. The Commission is in receipt of representations that many applicants are disputing the building height measured by the distribution licensees for processing of application for electricity connection. These disputes are being observed mainly in the buildings which are on the threshold limit of 15 meters without stilt parking and 17.5 meters with stilt parking. The distribution licensees have also requested to provide necessary guidance on the same issues.

3. In view of the above, it is clarified that the distribution licensee shall accept the certificate from an empaneled architect of Government Land Owning Agency in whose jurisdiction the subject premises is located such as Delhi Development Authority or Municipal Corporation of Delhi or NDMC etc. certifying the total height of the building for processing of application for electricity connection.

This issues with the approval of the Commission.

श. राजेश गुप्ता  
श. राजेश अग्रवाल  
श. राजेश अग्रवाल  
श. लक्ष्मीकांत मजुमदार  
श. अशोक चंद  
श. अमल सिंह  
श. विनोद शर्मा

Yours faithfully,

(Anil Jain) 21/2/23

Executive Director (Engg.)

VIKAS PANDEY

Dy. Secretary

Department of Power

Govt. of NCT of Delhi

Delhi Secretariat, New Delhi-02

विनियामक भवन, सी-ब्लॉक, शिवालिक, मालवीय नगर, नई दिल्ली-110017

Vinayam Bhawan, C-Block, Shivalik, Malviya Nagar, New Delhi-110017

Phone: 26673608, Fax: 26673608, Email: direngg@derc.gov.in Website: www.derc.gov.in



### Delhi Electricity Regulatory Commission

Viniyamak Bhavan, C-Block, Shivalik, Malviya Nagar, New Delhi-110017

F.17(85)/Engg./DERC/2020-21/6908

#### **Schedule of Charges and the Procedure (Sixth Amendment) Order, 2021 (Date of Order: 15.04.2021)**

The Delhi Electricity Regulatory Commission in exercise of the powers vested under Regulation 84 and Regulation 87 of Delhi Electricity Regulatory Commission (Supply Code and Performance Standards) Regulations, 2017, hereby makes the following amendment in its Order dated 31.08.2017 (hereinafter referred to as "the Principal Order").

#### **1.0 Short title and commencement:**

This Order may be called as Schedule of Charges and the Procedure (Sixth Amendment) Order, 2021 and shall be effective from the date of its issue.

#### **2.0 Amendment in Clause 2 of the Principal Order:**

Sub-clause (3) and sub clause (4) shall be inserted at the end of Sub-clause (2) of Clause 2 of the Principal Order namely;

(3) *In case of residential buildings, for release of electricity connection the Distribution Licensee shall not insist for Fire Clearance Certificate for the residential building having height upto 15 meters without stilt parking and upto 17.5 meters with stilt parking:*

4(1) *In case the total height of such building is more than 15 meters without stilt parking and more than 17.5 meters with stilt parking, the distribution licensee shall:*

(i) *release the electricity connection in the dwelling units which are within the height of 15 meters without stilt parking and within the height of 17.5 meters with stilt parking of the building, without insisting for Fire Clearance Certificate:*

(ii) *in the dwelling units which are above the height of 15 meters without stilt parking and which are above the height of 17.5 meters with stilt parking of the building, the electricity connection shall not be provided unless the fire clearance certificate has been obtained:*

*Provided that in case such dwelling units above 15 meters without stilt parking and above 17.5 meters with stilt parking of the building indulge in unauthorized connection from the system of licensee or from the live connection of any other consumer, the licensee may initiate an action as per provisions of Section 126, Section 135, Section 138 or any other section as may be applicable of the Electricity Act, 2003 and the electricity connection of such consumer who has provided the supply unauthorisedly, shall be disconnected immediately;*

4(2) *The Distribution Licensee shall inspect such premises periodically.*

**VIKAS PANDEY**  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02



**3.0 Amendment in Annexure of the Principal Order:**

- (i) The entry No. 3(b) in the Annexure I 'format for application form of new connection' shall be substituted and read as under:

(b)	Where supply is required	<b>Unique Property Identification Code (UPIC)</b>
		House/plot/premise no.
		Street
		Area/colony
		Pin Code
		Telephone No.: Mobile: E-mail:

- (ii) The clause 5 of the Declaration of Annexure-I shall be substituted and read as under:

5. That the building has been constructed as per prevalent building Bye-Laws and the fire clearance certificate, if required, is available with the applicant.

- (iii) The clause 7B(ii) of the Declaration of Annexure-I shall be deleted and clause 7B shall be read as under:


**B. Agricultural Consumers**

- i. Certificate of Residence from Block Development Officer;

- (iv) The modified Annexure-I 'format for application form of new connection' is enclosed herewith.

Sd/-  
(Dr. A. K. Ambasht)  
Member

Sd/-  
(Justice S. S. Chauhan)  
Chairperson

  
Dy. Secretary  
Department of Power  
Govt. of NCT of Delhi  
Delhi Secretariat, New Delhi-02