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* **IN THE HIGH COURT OF DELHI AT NEW DELHI**

+ **W.P.(C) 5545/2025**

ANIL KUMAR TRIPATHI

.....Petitioner

Through: Mr. Rajeev Kumar, Mr. Hem Kumar,
Mr. Santosh Kr. Pandey, Advocates
Mob: 9868347999

versus

BSES RAJDHANI POWER LTD. & ORS.Respondents

Through: Mr. Manish Srivastava, Mr. Moksh
Arora, Mr. Santosh Ramdurg,
Advocates for R-1.
Mob: 7982486879
Email: santosh@kdatta.in
Ms. Sangeeta Bharti, SC for DJB with
Ms. Shefali Sangwan, Advocate for
R-2
Email: sangeetabharti@gmail.com
Mob: 9811112863
Ms. Ekta Choudhary (SPC), Mr
Ayush Kumar, Mr Anand Krishna,
Ms Rushali Sikand, Advocates for R-
3.

CORAM:

HON'BLE MS. JUSTICE MINI PUSHKARNA

ORDER

22.05.2025

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1. The present writ petition has been filed seeking directions to respondent no. 1 to restore the electricity connection and to respondent no. 2 to not disconnect the water connection at premises bearing no. *House No. 22/B, Pocket- J, Seikh Sarai, Phase No.2, New Delhi 110017.*
2. At the outset, learned counsel appearing for the Delhi Jal Board



(“DJB”), submits that no steps have been taken for disconnection of the water supply, and that continuous water supply is being provided to the premises in question.

3. The aforesaid statement is taken note of.

4. Learned counsel appearing for respondent no. 1-BSES Rajdhani Power Limited, submits that the electricity connection was disconnected at the request of the registered electricity user. He submits that the genesis of the present dispute is actually the dispute between the landlord of the premises in question and the tenant, i.e., the petitioner herein.

5. He, however, submits that the respondent no. 1 - BSES Rajdhani Power Limited, has no objection to providing electricity connection, if such direction is given by this Court.

6. This Court notes that the petitioner is a tenant in the premises, i.e., *House No. 22/B, Pocket-J, Seikh Sarai, Phase No.2, New Delhi-110017* and on account of the dispute between the tenant and the landlord, a request was made on behalf of the owner, whereby the electricity connection of the premises in question was disconnected.

7. Thus, the present writ petition has been filed for restoration of the electricity in the premises in question, as well as for installation of new electric meter.

8. Considering the submissions made before this Court, it is directed as follows:

- i. The petitioner shall submit an application with the respondent no. 1-BSES Rajdhani Power Limited for installation of a new electricity meter, within a period of one week from today.
- ii. Upon receipt of the application from the petitioner, the same shall be processed, without insisting upon a No Objection Certificate (“NOC”)



from the owner of the premises in question.

- iii. The petitioner shall comply with all the codal and commercial formalities for grant of a new connection.
 - iv. The petitioner shall pay the current consumption charges of the electricity in accordance with the bills as raised by the respondent no. 1, from month to month.
 - v. In case, any arrears of consumption charges are still due, the same shall be duly paid by the petitioner.
 - vi. In addition to the regular security deposit, the petitioner shall also deposit a sum of Rs. 25,000/-, as additional security deposit, with the respondent no. 1.
 - vii. Respondent no. 1 will be entitled to disconnect the electricity connection in the event of non-compliance of any of the above conditions.
9. It is clarified that the directions in the present case have been passed without prejudice to the rights and contentions of the petitioner, and the owner of the property in question, in any civil proceedings.
10. The present order will not be treated as having conferred any special equities or any right of ownership, title or possessory rights in favour of the petitioner.
11. Accordingly, the present writ petition is disposed of, in the aforesaid terms.

MINI PUSHKARNA, J

MAY 22, 2025

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