



**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**  
**HEADQUARTERS: DELHI FIRE SERVICE, NEW DELHI-110001**

No. F.6/DFS/MS/2025/SZ/ 01

Dated: 01/01/2025

**FIRE SAFETY CERTIFICATE**

Certified that M/s **CBSE Headquarters Integrated Office Complex** located at Sector-23, Phase-1, Dwarka, New Delhi, comprised of 02 Basements + Ground Floor + Nine Upper Floors owned/occupied by CBSE Headquarters have complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and verified by the officers concerned of this department on 27/12/2024, 29/12/2024 & 31/12/2024 in the presence of Sh. Avinash Kumar (AGM), Sh. Rajeev Kumar (GM), NBCC and found that the said building/premises (including basement) is fit for occupancy class "**Business Group E**" with effect from 01/01/2025 for a period of **three years** in accordance with rule 36 unless renewed under rule 37 or sooner cancelled under Rule 40 and subject to compliance of the conditions under rule 38 of the Delhi Fire Service Rules, 2010.

Issued on 01/01/2025 at New Delhi by

(ATUL GARG)  
DIRECTOR

T. No. 011-23414000

Copy to: -

1. The, Joint Director (Building), DDA, Vikas Sadhan INA, New Delhi-110023
2. The Manager, CBSE Headquarters Integrated Office Complex located at Sector-23, Phase-1, Dwarka, New Delhi-110078

**Conditions for the validity of Fire Safety Certificate:**

1. This FSC Supercedes the issued FSC by this department vide letter no.F6/DFS/MS/2024/SZ/754 dated 30.12.2024 and same shall stand null and void.
2. All the means of escape/entry/exit shall be kept free from any obstruction.
3. All the fire safety arrangement provided therein shall be maintained in good working conditions at all time as seen during inspection. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
4. All the staff members must know the correct method of operation of fire-fighting system.
5. This fire safety certificate may not in any way be treated as regularization (Clause 2.8 of UBBL-2016) of unauthorized construction or alteration (Clause 1.4.3 of UBBL-2016), if any.
6. The owner/occupier shall submit a declaration every year in form "K" provided in the first schedule of Delhi Fire Service Rules 2010. The form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in)
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry.
8. This conditional FSC is subject to intimation for verification of works carried out in basement as per undertaking of Sh. Avinash Kumar (AGM), NBCC dated 31/12/2024, otherwise management shall be held responsible.



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## INSPECTION REPORT

INSPECTION REPORT				
1.	Name & address of the building	CBSE Headquarters Integrated Office Complex located at Sector-23, Phase-1, Dwarka, New Delhi-110078		
2.	Type of Occupancy	Business (Office Complex)		
3.	Building Comprised of	02 Basements, Ground + 9 upper floors.		
4.	Type of Case	New		
5.	Details of previous NOC	Nil		
6.	Fire Safety directives letter No.	F6/DFS/MS/BP/2020/65 dated 13/02/2020		
7.	Date of inspection	27/12/2024 (As per direction), 29/12/2024 & 31/12/2024		
8.	Name of Inspecting Officer	Site jointly inspected by DO (CD/SW), ADO (SJ/DWK) and DDA Officers Sh. Manoj Kumar (AE) & Sh. Surya Pratap Suman (JE)		
9.	Name and designation of Officer from building side	Sh. Avinash Kumar (AGM/NBCC)		
10.	Year of Construction	2020 to 2023		
11.	Applicant letter No.	Email dated 28/12/2024		
S. No	Minimum standards on fire prevention and fire safety U/R 33	NBC/UBBL Requirements	Provided at site	Remarks MR/NMR
1.	Access of building			
	• Road width	18 mtr	Provided	MR
	• Gate width	6 mtr	Provided	MR
	• Width of internal road	6 mtr	Provided	MR
2.	Number, width, Type & Arrangements of exits			
	a. Number of staircases			
	• Upper floors	04nos. & 01no. for Auditorium.	Provided	MR
	• Basements	05 Nos.	05 Nos.	MR
	b. Width of staircases			
	• Upper floors	1.5m(04nos) & 2m for Auditorium	Provided	MR
	• Basements	1.5 mtr	Provided	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No of continuous staircase to terrace	Required	Provided	MR
	e. Width of Corridor	1.8m	Provided	MR
	f. Door Size	2m & 1.5m	Provided	MR
3.	Compartmentation			
	• Fire check door	Required	Provided but not properly segregated	MR*
	• Sealing of electrical shafts	Required	Sealed	MR
	• Fire Rating of shaft door	Required	Provided	MR
	• Water Curtain	Required	Provided	MR
	• Fire Dampers	Required	Provided	MR
4.	Smoke Managements System			
	• Basement.	12 ACPH	Partially functional	MR*
	• Upper floors	12 ACPH	Natural Ventilation	MR
5.	Fire Extinguishers			
	• Total number at each floor	10 Nos at each	Provided	MR
	• Types	ABC & CO <sub>2</sub>	Provided	MR
	• ISI marking	ISI marked	Provided	MR
6.	First-Aid Hose Reels			
	• Total numbers on each floor	04 Nos	Provided	MR
	• Length of hose reel hose	30m	Provided	MR
	• Nozzle diameter	5mm	Provided	MR

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7.	Automatic Fire Detection and Alarming System			
	• Type of detector	Required	Provided	MR
	• Location of Main Panel	Required	Provided	MR
	• Location of Repeater Panel	Required	Provided	MR
	• Alternate source of power	Required	Provided	MR
	• Hooters' Location	Near Stairs	Provided	MR
8.	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System			
	• Basements	Required	Provided but need to be extended	MR*
	• Upper Floors	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11	Internal Hydrants			
	• Size of riser/down- comer	150 mm	Provided	MR
	• Number of hydrants per floor	04 Nos	Provided	MR
	• Hose Box	04 Nos	Provided	MR
12	Yard Hydrants			
	• Total number of hydrants	06 Nos	Provided	MR
	• Hose Box	Required	Provided	MR
13	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main pump	2850 LPM	Provided	MR
	➤ Head of main pump	70m	Provided	MR
	➤ Number of main pumps	3 Nos	Provided	MR
	➤ Jockey pump out put	180 LPM x 2	Provided	MR
	➤ Jockey pump head	70m	Provided	MR
	➤ Standby Pump out put	2850 LPM	Provided	MR
	➤ Standby Pump Head	70m	Provided	MR
	➤ Auto Staring/Manual stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	• Terrace Level			
	➤ Discharge of pump	-NA-	-NA-	-NA-
	➤ Head of the pump	-NA-	-NA-	-NA-
	➤ Power supply	-NA-	-NA-	-NA-
	➤ Auto starting of pump	-NA-	-NA-	-NA-
14	Captive water Storage for fire fighting			
	• Underground tank capacity	2,00,000 ltrs	Provided	MR
	➤ Draw of connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	20,000 ltr	Provided	MR
15	Exit Signage	Required	Provided	MR
16.	Provision of Lifts			
	➤ Pressurization of Lift Shaft	Required	Provided	MR
	➤ Pressurization of lift lobby	Required	Provided	MR
	➤ Communication in lift Car	Required	Provided	MR
	➤ Fireman's Grounding Switch	Required	Provided	MR
	➤ Lift Signage	Required	Provided	MR
17.	Standby power supply	Required	DG Set	MR
18.	Refuge Area			
	➤ Total area	Required	Provided	MR
	➤ Location	6 <sup>th</sup> Floor	Provided	MR



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19.	Fire Control Room			
	➤ Detector system panel	Required	Provided	MR
	➤ Flow Switch Panel	Required	Provided	MR
	➤ PA System Panel	Required	Provided	MR
	➤ Battery backup	Required	Provided	MR
	➤ Building Floor Plans	Required	Provided	MR
20.	Special Fire Protection Systems for Protection of Special Risks, if any;	Required	Provided CO <sub>2</sub> type Fire Ext. near electric panel.	MR


Note: -


1. Smoke management system in basement was non-functional, segregation yet to be done and sprinklers need to be extended in basement. Further, the building inauguration is scheduled on 03.01.2025 by the Hon'ble Dignitaries of the Govt. of India as submitted by Sh. Avinash Kumar (AGM-Engg.) that fire safety works in basements shall be made functional shortly and shall be informed to this department.
2. As per letter dated 31.12.2024 & email dated 30.12.2024 (placed opposite side in file), Sh. Avinash Kumar (AGM/NBCC) has requested to provided conditional FSC for the complete building including basement and has submitted that remaining work shall be completed within 3 to 4 weeks. We may issue conditional FSC, if agreed please.
3. This is in super~~addition~~ to the Fire Safety Certificate issued vide this department letter No. F.6/DFS/MS/2024/SZ/754 dated 30.12.2024.


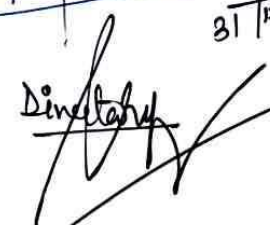
The fire protection systems provided in the building were test checked and found functional at the time of inspection. The shortcomings issued and communicated by this department vide letter No. F6/DFS/MS/SZ/2024/685 dated 20/12/2024 found complied except the shortcomings pertaining to basements as above.


Keeping in view the remaining substantial compliance of the minimum standards on fire prevention and fire safety required under the rules, grant of fire safety certificate under rule 35 of the Delhi Fire Service Rules, 2010 is recommended.

Accordingly, ~~is~~ put up for approval and signature please.

  
Signature of the Inspecting Officer  
Name: Rajinder Atwal  
Designation: DO (CD/SW)

  
Signature of the Inspecting Officer  
Name: Santosh Kumar  
Designation: ADO (SJ/DWK)

  
31/12/2024  
  
Director

Sir, FT water is pending for your sing. pl  
  
Director  
11/1/2025  
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