



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

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आज़ादी का
अमृत महोत्सव

No. F.6/DFS /MS/BP/2025/ 481

Dated: 30/09/2025

To,

The Chief Architect,
NDMC Head Office,
Palika Kendra, Parliament Street,
New Delhi-110001.

Sub: Examination of building plans from fire safety point of view in r/o proposed reconstruction of Assam Bhawan on Plot No. 1, Sardar Patel Marg, New Delhi.

Sir,

Please refer your request ID: 0015 dated 13/09/2025 on the subject cited above. In this connection this is to inform you that the referred online building plans in respect of proposed reconstruction of Assam Bhawan on Plot No. 1, Sardar Patel Marg, New Delhi has been scrutinized by this department from fire and life safety point of view and observed that the proposed building comprises of 03 basement, ground floor and six upper floors having a height 25.95 mtrs & plot area 2115.6 m². The proposed building abuts on 24.32 meter-wide Kautilya Marg.

Following shortcomings are observed: -

1. All around 06-meter-wide motorable road with 09 m turning radius for fire tender movement is not proposed as per clause 8.2 of UBBL 2016.
2. Staircases are not segregated at ground floor as per clause 7.11 (t) of UBBL 2016.
3. Diesel generator sets are not allowed in the second basement as per clause 3.4.6.4 of NBC, 2016.
4. Entry to the staircase near transformer is not proposed through fire check doors as per NBC part IV, 2016. Further FCD is not proposed in Fan room, Store, Fire Control room, Solid waste management, Transformer room, Kitchen etc. as per NBC part IV 2016.
5. Water curtain in the car lift has not been proposed as per NBC part-IV, 2016.
6. Sliding door is not allowed in rooms as per NBC part-IV, 2016.
7. Design of fire tower is not proposed as per clause 9.3.13/ 1.4.46 of UBBL 2016.
8. Fire and Life Safety arrangements and smoke management system are not proposed as per NBC Part-IV, 2016.

In view of the above, the building plans are rejected.

Yours faithfully,


(Virendra Singh)
Chief Fire Officer
Delhi Fire Service

