

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE: CONNAUGHT PLACE
NEW DELHI-110 001.

No. F.6/DFS/MS/2025/SZ/ 664

Dated: 19/12/2025

FIRE SAFETY CERTIFICATE

Certified that the building City Centre-2 located at Plot No. 4, Sector- 12, Dwarka, New Delhi- 110078, building is comprised of 02 tier basement, ground plus four upper floors, owned/occupied by Unity Group, 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 dated 12.12.2025 in the presence of Sh. Sunil Jain, and found that the building is fit for occupancy Class 'Mixed Occupancy' (Mercantile & Assembly) w.e.f. 19/12/2025 with 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 printed below.

Issued on 19/12/2025 at New Delhi.


(A.K. Malik)
Dy. Chief Fire Officer
South Zone
7/12

Copy to:-

1. The Dy. Director (L&I), Bldg., DDA, Vikas Sadan, INA, New Delhi.
2. Sh. Snil K Jain (Vice President), Unilty Group at G-3, Aggarwal Corporate Tower, 23, Rajendra Place, New Delhi- 110008.

Conditions for validity of fire safety certificate:-

1. This FSC issued only for building occupancy. Cinema Hall needs separate FSC.
2. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
3. The means of escape arrangements shall be kept unlocked & unobstructed for speedy evacuation of occupants in case of an emergency.
4. Any loss of life or property due to non-functional fire safety measures shall be at the risk and responsibility of the management.
5. The trained staff should be available round the clock.
6. Any deviations w.r.t. construction shall be verified by the concerned building sanctioning agency.
7. The certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
8. Basement shall be used as per the building bye laws.
9. The owner/occupier shall submit a declaration every year in the form 'K' provided in the first schedule of Delhi Fire Service Rules 2010, form is available on www.dfs.delhigovt.nic.in.
10. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in the Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry.

INSPECTION REPORT

1. Name & address of the building : City Centre-2, Plot No. 4, Dwarka, Sector- 12, New Delhi- 78
2. Type of Occupancy : Mixed Occupancy (Mercantile + Assembly)
3. Building Composition : 02 tier basement, ground plus four upper floors
4. Details of Previous NOC : Nil
5. Fire Safety directives letter No : F6/MS/DFS/BP/CGHS/2024/2796 dated 27.12.2024 & F6/MS/DFS/BP/2018/332 dated 22.10.2018
6. Date of inspection : 12.12.2025
7. Name of Inspecting Officers : Rajinder Atwal, DO (SW), R.K.Yadav, ADO (DWK)
8. Name and designation of officers
From the building side : Sunil Jain (Vice President)
9. Year of Construction : 2025
10. Applicant's letter No. : UBL/AS/CC2/DFS/AK25/813 dated 28.11.2025

	Minimum Standards on fire prevention and fire safety U/R 33	Fire Safety Directives dt. 22.10.2018	Provided at site	Remarks MR/NMR
1.	Access to building			
	- Road width - Gate width - Width of internal road	Accessible 06 m 06 m	20.0 m Provided Provided	M/R M/R M/R
2.	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	Upper Floors	04 Nos.	Provided	MR
	Basements	N/A	N/A	N/A
	b. Width of staircases			
	- Upper Floor - Basements	2.0 m 1.50 m	Provided Provided	M/R M/R
	c. Protection of exits			
	- Fire check door - Pressurization	Required Required	Provided Provided	M/R M/R
	d. No. of continuous staircases to terrace	04 no's	Provided	M/R
	e. Width of Corridor	2.0 m	2.0 m.	M/R
	f. Door Size	2.0 m	2.0 m	M/R
3.	Compartmentation			
	- Fire check door - Sealing of electrical shafts - Fire Rating of shaft door - Water Curtain - Fire Dampers	Required Required 02 Hrs Required in basements Required	Provided Sealed Provided Provided Provided	MR MR MR MR MR
4.	Smoke Management System			
	- Basements - Upper floors	12 ACPH 12 ACPH	Provided Provided	MR MR
5.	Fire Extinguishers			
	- Total numbers - Types - IS marking	40 no's ABC, CO2 & WCO2 ISI marked	18 Nos. Provided Provided	MR MR MR
6.	First-Aid Hose Reels			
	- Total numbers on each floor - Length of hose reel hose - Nozzle diameter	04 30 mtrs. 5 mm	Provided Provided Provided	M/R M/R M/R
7.	Automatic fire detection and alarming system			
	- Type of detectors - Location of Main Panel - Location of Repeater Panel - Alternate source of power - Hooters' Location	Smoke / Beam Ground floor Required Required Entry Point	Provided Ground floor Provided Provided Provided	MR MR MR MR MR

8.	MOEFA	Required	Provided	M/R
9.	Public Address System	Required	Provided	M/R
10.	Automatic Sprinkler System			
	• Basement	Required	Provided	M/R
	• Ground Floor	Required	Provided	M/R
	• Sprinkler above false ceiling	Required	Provided	M/R
11.	Internal Hydrants			
	• Size of riser/down-comer	150 mm	Provided	M/R
	• Number of hydrants per floor	04	Provided	M/R
	• Hose Box	04	Provided	M/R
12.	Yard Hydrants			
	• Total number of hydrants	Required	05 nos. Provided	M/R
	• Hose Box	Required	05 nos. Provided	M/R
13.	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main Pump	2850 LPM × 2	Provided	M/R
	➤ Head of Main pump	90 mtrs.	Provided	M/R
	➤ Number of main pumps	Two	Provided	M/R
	➤ Jockey Pump out put	180 LPM	Provided	M/R
	➤ Jockey pump head	90 mtrs.	Provided	M/R
	➤ Standby Pump out put	2850 LPM	Provided	M/R
	➤ Standby Pump Head	90 mtrs.	Provided	M/R
	➤ Auto Starting/Manual Stopping	Required	Provided	M/R
	➤ Pump House Access	Required	Provided	M/R
	• Terrace level			
	➤ Discharge of pump	N/A	N/A	N/A
	➤ Head of the pump	N/A	N/A	N/A
	➤ Power Supply	N/A	N/A	N/A
	➤ Auto Starting of pump	N/A	N/A	N/A
14.	Captive Water Storage for fire fighting			
	• Underground tank capacity	2,00,000 Ltrs	2,00,000 Ltrs	M/R
	➤ Draw-off connection	Required	Provided	M/R
	➤ Fire service inlet	Required	Provided	M/R
	➤ Access to tank	Required	Provided	M/R
	• Overhead Tank capacity	20,000 Ltrs.	20,000 Ltrs.	M/R
15.	Exit Signage.	Required	Provided	M/R
16.	Provision of Lifts.			
	• Pressurization of Lift Shaft	Required	Provided	M/R
	• Pressurization of Lift lobby	Required	Provided	M/R
	• Communication In lift Car	Required	Provided	M/R
	• Fireman's Grounding Switch	Required	Provided	M/R
	• Lift Signage	Required	Provided	M/R
17.	Standby power supply	Required	Provided	M/R
18.	Refuge Area.			
	➤ Total Area	N/A	N/A	N/A
	➤ Location	N/A	N/A	N/A
19.	Fire Control Room			
	• Detector System Panel	Required	Provided	M/R
	• Flow Switch Panel	Required	Provided	M/R
	• PA System Panel	Required	Provided	M/R
	• Battery backup	Required	Provided	M/R
	• Building Floor Plans	Required	Provided	M/R

M 20.	Special Fire Protection System for Protection of special Risks, if any:	Required	CO2 flooding system in HT/LT panels	MR
-------	---	----------	-------------------------------------	----

The fire protection systems provided in the building were tested, checked and found functional at the time of inspection. The shortcomings was issued by this department vide letter No. F.6/DFS/MS/SZ/2025/545 dated 21.11.2025 have been rectified.

Note: - The FSC proposed for building occupancy. Cinema Hall needs separate FSC.

Keeping in view the compliance of the minimum standards on fire prevention and fire safety required under the rules **it is recommended to grant Fire Safety Certificate** under Rule 35 of the Delhi Fire Service Rule 2010.

Signature of the Inspecting Officer
Name: - R.K. Yadav
Designation: - ADO (DWK)

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

Dy. CS (SZ)

Anilash
17/12/25
A.K. MALIK

Principal Director

My. CAO to Sec.
(1)
18/12/25

My. CAO (SZ)

Anilash
19/12/27
A.K. MALIK

DO (SW)

As approved, F.T letter is put up for signatures,
phase

Dy. CS (SZ)

Anilash
19/12/25
A.K. MALIK

M.S. cell

(1)
19/12/25