



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

No. F.6/DFS/MS/Resdl/2025/SZ/183

Dated: 16/04/2025

FIRE SAFETY CERTIFICATE

Certified that the **Redevelopment of GPRA Colony, Type-II Quarters, Sarojini Nagar (Pkg-1), Tower T-23 to T-28, (06 Towers), New Delhi-110023**, each tower comprised of **Ground & 12 upper floors with common two tier basement**, 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 officer concerned of this department on 08/04/2025 in the presence of Sh. B.R. Modak, GM (Engg.)/ZIC, NBCC (India) Ltd and that the said building blocks including common two-tier basement is fit for occupancy class "**Group A**" (Residential Building) with effect from the date of issue of this certificate for a period of **five years** in accordance with rule 36 unless renewal 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 16/04/2025 at New Delhi by

(ATUL GARG)
DIRECTOR

Ph: 011-23414000

Copy to: -

1. Sh. B.R. Modak, GM (Engg.)/ZIC, NBCC (India) Limited, SBG (Redevelopment-I), Sarojini Nagar, New Delhi-110023
2. The Executive Engineer (Bldg.), New Delhi Municipal Council, Palika Kendra, Sansad Marg, New Delhi-110001

Conditions for the validity of Fire Safety Certificate:

1. All the means of escape/entry/exit shall be kept free from any obstruction.
2. 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.
3. The basement shall be used as per the provisions of BBL.
4. 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.
5. 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, prior to its expiry.
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

INSPECTION REPORT

1	Name & Address of the Building	Redevelopment of GPRA Colony, Type-II Quarters, Sarojini Nagar (Pkg-1), Tower T23 to T28, (06 Towers), New Delhi-110023		
2	Type of Occupancy	Group-A "Residential"		
3	Building Comprised of	Type-II Tower T23 to T28: 2B+G+12 UFs		
4	Type of Case	New		
5	Details of Previous NOC	Nil		
6	Fire Safety Directives Letter No	F.6/DFS/MS/2020/BP/44 dated 05/02/2020		
7	Date of Inspection	08/04/2025		
8	Name of the Inspecting Officers	ADO (SJ) As per direction		
9	Name & Designation of Officers from the building side	Sh. B.R. Modak, GM (Engg.)/ZIC		
10	Year of construction	2025		
11	Applicant letter No.	NBCC/CGM//SN(Redev.)/2025/127 Dt. 27.03.25 Outdoor Diary No. 45 dated 01/04/2025		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	NBC/UBBL Requirement	Provided at Site	Remarks MR/NMR
1	Access to Building.	Tower T23 to T28 & common basements		
	• Road width	6m	12m	MR
	• Gate width	6m	Provided	MR
	• Width of internal road	6m	Provided	MR
2	Number, width, type & arrangement of exits.			
	a) Number of Staircase	Tower T23 to T28 & common basements		
	➤ Upper floors.	2 each tower	Provided	MR
	➤ Basements	25 + 2 ramps	Provided	MR
	b) Width of Staircase	Tower T23 to T28 & common basements		
	➤ Upper floors	1.35m (each)	1.5m each (each tower)	MR
	➤ Basement floor	1.35m (each)	1.5m each (each tower) & ramp of 7.5m each	MR
	c) Protection of exits	Tower T23 to T28 & common basements		
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	Required	Provided	MR
	d) No. of continuous staircase to terrace	Required	2nos (Each Tower)	MR
	e) Width of corridor	NA	NA	NA
	f) Door size	1m	Provided	MR
3	Compartmentation.	Common 2 basements under Tower T23 to T28		
	• Fire check door.	Required	Provided	MR
	• Sealing of electrical shafts.	Required	Provided	MR
	• Fire rating of shaft door.	Required	Provided	MR
	• Water curtain	Required	Provided	MR
	• Fire dampers.	NA	NA	NA
4	Smoke Management system.	Common 2 basements under Tower T23 to T28		
	• Basement	12 ACPH	M.V. Provided	MR
	• Upper floors	12 ACPH	Natural Ventilation	MR
5	Fire Extinguishers.	Tower T23 to T28 & common basements		
	• Total numbers	Required	90 Nos	MR
	• Types	ABC/W.CO ₂	ABC & CO ₂	MR
	• ISI Marking	ISI marked	Provided	MR
6	First Aid Hose Reels.	Tower T23 to T28 & common basements		
	• Total numbers on each floor.	Bt. Floor=16 UFs=01 each	Bt. Floor=16 Nos UFs=01 each tower	MR
	• Length of hose-reel hose.	30m	Provided	MR
	• Nozzle Diameter	5mm	Provided	MR

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7	Automatic fire detection & alarming system. (02 Basements under tower T23 to T28)			
	<ul style="list-style-type: none"> Type of detectors Location of Main Panel Location of Repeater Panel Alternate source of power Hooter's location 	Reqd. in Bt.	Smoke & Heat	MR
		Required	Upper basement	MR
		NA	NA	NA
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System	In common basements under tower T23 to T28		
	<ul style="list-style-type: none"> Basement Upper floors Sprinkler above false ceiling 	Required	Provided	MR
		NA	NA	NA
		NA	NA	NA
11	Internal Hydrants.	In each Tower T23 to T28 & common basement		
	<ul style="list-style-type: none"> Size of Riser/Down-comer Number of Hydrant per floor Hose box. 	100mm	Provided	MR
		Required	Bt.-16, UF-01each	MR
		Required	Bt.-16, UF-01each	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none"> Total number of hydrants. Hose box. 	Required	20 Nos	MR
		Required	20 Nos	MR
13	Pumping arrangements.	Common Fire Pump for T23 to T28 & Basement		
	<ul style="list-style-type: none"> Ground Level <ul style="list-style-type: none"> Discharge of main pump. Head of main pump. Number of main pumps. Jockey Pump output. Jockey Pump head. Standby Pump output. Standby Pump head. Auto Starting/Manual Stopping. Pump house access. Terrace Level <ul style="list-style-type: none"> Discharge of pump. Head of pump. Power supply. Auto starting of pump. 	Hyd. & Sprinkler (H&S) 2850 LPM (each) Water Curtain (WC): 1 of 1620 LPM (H&S): 110m (each) (WC): 75m	Provided	MR
		2 + 1 No	Provided	MR
		2 of 180 LPM	Provided	MR
		110m (each)	Provided	MR
		2850 & 1620 LPM	Provided	MR
		110m & 75m	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
14	Captive water storage for fire fighting.	Common water tanks for Tower T23 to T28		
	<ul style="list-style-type: none"> Underground tank capacity. <ul style="list-style-type: none"> Draw-off connection. Fire Service Inlet. Access to tank. Overhead tank capacity. 	6,00,000 Ltrs	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		5,000 ltrs (Each)	Provided	MR
15	Exit Signage.	Required	Provided	MR
16	Provision of Lifts.	In each tower T23 to T28 & two basements		
	<ul style="list-style-type: none"> Pressurization of lift shaft. Pressurization of lift lobby. Communication in lift car. Fireman's switch. Lift signage. 	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR
18	Refuge Area			
	<ul style="list-style-type: none"> Total area Location 	NA	NA	NA
		NA	NA	NA

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19	Fire Control Room.	Common FCR at upper basement		
		Required	Provided	MR
	<ul style="list-style-type: none"> • MOEFA System Panel. • Flow switch panel. • PA system panel. • Battery backup. • Building floor plan. 	NA	NA	NA
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
20	Special Fire Protection System for Protection of special Risk, if any.	Automatic CO ₂ suppression system provided for HT/LT Panel/Room		MR

Note: It is submitted that during the inspection, some minor deficiencies were observed in Tower T-20, T-21 & T-23. The NBCC management has requested to consider and issue FSC for the six towers being complete and systems operational vide letter No. NBCC/CGM//SN(Redev.)/2025/45 dated 08.04.2025. As these towers are to be handed over to the concerned Ministry of Housing and Urban Affairs (MoHUA), Government of India. Accordingly, FSC for T-23 to T-28 may be considered, if agreed please.

The fire protection systems provided in the (T23 to T28) building/premises were checked, tested at random and found functional at the time of inspection.

In view of the substantial compliance of the minimum standards on fire prevention and fire safety measures as required under the rules, issue of the Fire Safety Certificate, under rule 35 of the Delhi Fire Service Rules, 2010 is recommended.

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

S. Kumar
11/04/25
Signature of the Inspecting Officer
Name: Santosh Kumar
Designation: ADO (SJ)

DO (SD)

CFO (NOS)

[Signature] 15/4/25*V. Singh*
15/4/25

Director

[Signature]
16/04/25

In future, high rise building, which are new, should be isolated by min 2 floors of D.F.S. (CFO/19 Mr. 2nd person)
[Signature]

(CFO/19)
16/4/25

16/4

P.T-D