



C/134

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

No. F6/DFS/MS/2025/Residential/ 450

Dated: 26/08/2025

FIRE SAFETY CERTIFICATE

Certified that the M2K Victoria Gardens, (M/s Negolice India Ltd.) located at Ring Road Azadpur, New Delhi comprised of A to G seven blocks & B,C,D,E blocks, 03 tier Basement + stilt + 19 upper floors, A block 03 tier basement + stilt + 07 upper floor, F block 03 tier basement + stilt + 11 upper floors & G block 03 tier basement + stilt + 05 upper floors owned/ occupied by M2K Victoria Gardens (M/s Negolice India Ltd.) was issued Fire Safety Certificate by this department vide letter no. F6/DFS/MS/CGHS/2020/236 dated 03/07/2020. The premises was re-inspected by the officers concerned of this department on 11/07/2025 in the presence of Mr. Ravinder Kr. Swain have deemed complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the building/ premise is fit for occupancy class "Residential Sub Group A-4" with effect from 26/08/2025..... for a period of Five years, in accordance with the 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 26/08/2025 at New Delhi

26/08/2025
Virendra Singh
Chief Fire Officer
Delhi Fire Service

Copy to: -

1. The Authorized Signatory, M2K Victoria Gardens, (M/s Negolice India Ltd.), Ring Road Azadpur, New Delhi.

Conditions for the validity of Fire Safety Certificate:

1. All the means of escape shall be kept free from any type of obstruction all the time.
2. All the employees shall be acquainted with the use and maintenance of all fire equipment and method of smooth and speedy safe evacuation of occupants in case of emergency
3. All the fire safety arrangements provided therein shall be maintained in good working condition at all time as seem during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
4. Any deviation, with regards to construction, ventilation, occupancy, electric installation etc. may be got verified from the concerned authorities. This Fire Safety Certificate is valid only for permanent building structure as per plan.
5. This fire safety certificate may not be treated in any case of regularizations of unauthorized construction/unauthorized use of land or activities, if any.
6. Basement shall not be used for any other purpose except as specified in UBBL, subject to permission from concerned local authority.
7. 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 the official website of Delhi Fire Service i.e. www.dfs.delhigovt.nic.in.
8. "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".

INSPECTION REPORT

- 1 Name & address of the building : M2K Victoria Gardens, (M/s Negolice India Ltd.) Ring Road, Azadpur, New Delhi-110033.
- 2 Type of Occupancy : Residential
- 3 Type of Case : Renewal
- 4 Details of previous NOC : F.6/DFS/MS/CGHS/2020/236 dated 03/07/2020 (Residential Building)
- 5 Fire Safety directives letter No : F 6/DFS/MS/BP/2011/1102 dated 03/06/2011 & : F.6/DFS/MS/CGNS/2012/4284 date 16/11/2012
- 6 Date of inspection : 11/07/2025
- 7 Name of the Inspecting Officers : ADO (RN)
- 8 Name and designation of officers from the building side : Sh. Ravinder Kr. Swain (GM)
9. Year of Construction : --
10. Applicant's letter : Letter No. Nil Dated 18/06/2025

A block-3 B+S+7 upper floor
B block-3 B+S+19 upper floor
C block-3 B+S+19 upper floor
D block-3 B+S+ 19 upper floor
E block -3 B+S+19 upper floor
F block-3 B+S+11 upper floor
G block-3 B+S+ 5 upper floor

	Minimum Standards on fire prevention and fire safety U/R 33	NBC/ BBL Requirements	Provided at site	Remarks MR/NMR
1	Access to building			
	• Road width	45m	45m	MR
	• Gate width	06m	6.79m	MR
	• Width of internal road	06m	06m	MR
2	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper Floors	A Block-2 B Block-2 C block-2 D Block-2 E Block-2 F Block-2 G Block-2	02 02 02 02 02 02 02	MR
	• Basements (common for all the blocks)	13 S/C from basement III to II nd basement to G.F	13 S/C from basement III to II nd basement to G.F	MR
	b. Width of staircases			
	• Upper Floors	Tower's A,B,C,D,E,F,G 1.25m each	Provided	MR As per letter no 4284 Date 16/11/2012
	• Basements	12 S/C of 1.25m Each & 02 ramp	Provided	MR
	c. Protection of exits			
	• Fire check door	Lift lobby S/C electric & in each block	Lift lobby S/C electric & in each block	MR
	• Pressurization	Required	Provided	MR
		06	12	MR
	d. No. of continuous staircases to terrace	1.50m	Provided	MR
	e. Width of Corridor	01mtr	Provided	MR
	f. Door Size			
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire Rating of shaft door	Required	Provided	MR
	• Water Curtain	Required in basement	Provided	MR
	• Fire Dampers	NA	NA	NA


4	Smoke Management System.				MR
	• Basements	30 a/c per hour	Provided		MR
	• Upper floors	12 a/c per hour	Natural Ventilated		
5	Fire Extinguishers				MR
	• Total numbers	220DCP+99WCO2 nos	Provided		MR
	• Types	ABC & Co2	Provided		MR
	• ISI marking	Yes	Yes		MR
6	First-Aid Hose Reels.				MR
	• Total numbers on each floor	01each blocks	01		MR
	• Length of hose reel hose	30m	30m		MR
	• Nozzle diameter	5mm	5mm		MR
7	Automatic fire detection and alarming system.				MR
	• Type of detectors	Required	Provided		MR
	• Location of Main Panel	GF	Provided		MR
	• Location of Repeater Panel	NA	NA		NA
	• Alternate source of power	Required	Provided		MR
	• Hooters' Location	NA	NA		NA
8	MOEFA	Required	Provided		MR
9	Public Address System.	Required	Provided		MR
10	Automatic Sprinkler System.				
	• Basement	Required	Provided		MR
	• Upper Floor	Required in all blocks	Provided		MR
	• Sprinkler above false ceiling	NA	NA		NA
11	Internal Hydrants				
	• Size of riser/down-comer	100mm & 150mm	Provided		MR
	• Number of hydrants per floor	01each blocks & 01 community centre	Provided		MR
	• Hose Box	01each blocks & 01 community centre	Provided		MR
12	Yard Hydrants.				
	• Total number of hydrants	21	Provided		MR
	• Hose Box	01	Provided		MR
13	Pumping Arrangements.				
	• Ground Level				
	➤ Discharge of main Pump	2850 LPM	Provided		MR
	➤ Head of Main pump	120m	Provided		MR
	➤ Number of main pumps	02	Provided		MR
	➤ Jockey Pump out put	180 LPM	Provided		MR
	➤ Jockey pump head	120m	Provided		MR
	➤ Standby Pump out put	Required	Provided		MR

	➤ Standby Pump Head	Required	Provided	MR
	➤ Auto Starting/ Manual stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	• Terrace level			
	➤ Discharge of pump	900 LPM for A & G block	Provided	MR
	➤ Head of the pump	NA	NA	NA
	➤ Power Supply	Required	Provided	MR
	➤ Auto Starting of pump	Required	Provided	MR
14	Captive Water Storage for fire fighting.			
	• Underground tank capacity	1,00,000 LTR	1,00,000 LTR	MR
	➤ Draw-off connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	A & G tower 25,000 LTR each, B,C,D,E,F, tower-10,000 LTR. each blocks	Provided	MR
		Required	Provided	MR
15	Exit Signage.			
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			
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	MR
	• Flow Switch Panel	Required	Provided	MR
	• PA System Panel	Required	Provided	MR
	• Batter backup	Required	Provided	MR
	• Building Floor Plans	Required	Provided	MR
20	Special Fire Protection Systems for Protection of special Risks, if any:	NA	NA	NA


N/53

The fire protection systems provided in the building were tested/ checked and found in good working order at the time of inspection. The observations/ shortcomings issued and communicated vide this department letter of even no. F6/DFS/MS/2025/Residential/226 dated 15/05/2025 have been compiled by the management.

Keeping in view of satisfactory compliance of the minimum standards on fire prevention and fire safety required under the rules and fire safety guidelines issued vide letter of even no. 1102 dated 03.06.2011 and 4284 dated 16.11.2012, it is recommended to renew Fire Safety Certificate vide this department letter of even no. 236 dated 03/07/2020 under rule 37 of the Delhi Fire Service Rules 2010.


Signature of the Inspecting Officer
Name: - C.L. Meena
Designation:- ADO/RN

D.B. Mukherjee (DC/NW)


22/07/2025

By CFO (N2)


25/7/2025

CFO/
29/7/2025

Principal Director

What is the major
Changes from 04.05.23
to this proposed FSC, 2

CFO/
=


28/7/25

Sr,

1. In abovesaid complex two types occupancies i.e. one Assembly/Community Centre and another Residential are there.
2. The fire safety certificate for assembly building was renewed on dated 04.05.2023 after three years.

OCFO/..2
Dated..2

3. The above said recommended renewal is for Residential building for which earlier FSC was issued on 03.07.2020 as placed at C-106 (Flag-A) after five years.

4. Submitted as desired please.

Mug
12/01/2025

Principal Director

The details may be briefed to one, how can a building is bifurcated and issued FSC for different ^{Occupancy &} time validity (even though the Rules provide two time validity, what about the occupancy?)

Q
12/08/25

CFO

Sir,

in context,

There are two buildings, one is residential and another one is community centre i.e. Assembly. By this way the validity of FSC for both is different. Submitted please.

Mug
16/01/2025

Principal Director

CFO to Gen.

Q
20/08/25

CFO

Mug
23/01/2025

ADD (RN)

cont. P.T.O