

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

No. F6/DFS/MS/WZ/2025/ 361

Dated: 01/07/2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s. Pearls Best Heights-I, located at Plot No. A-5, Netaji Subash Place, Pitampura, New Delhi-110034, comprised of 01 Basement + Ground + 13 Upper Floors, owned/occupied by M/s. Pearls Best Heights-I, was issued FSC vide this department letter no. F6/DFS/MS/WZ/2019/209 dated 28/01/2019. The premises was re-inspected by the officer concerned of this department on 20/06/2025 in the presence of Sh. Nityanand Prasad Yadav and found that the said building/premises have deemed complied with the fire prevention and fire safety requirements in accordance with rules 33 of the Delhi Fire Service Rule, 2010 and that the premises is fit for occupancy class "Mercantile & Business Building" Group-F & Group-E with effect from 01/07/2025 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. Conditions mentioned below.

Issued on 01/07/2025 at New Delhi by.

(Atul Garg)  
Director

Copy to: -

1. The Executive Engineer (Bldg.) HQ, North Delhi Municipal Corporation, 8<sup>th</sup> floor, Minto Road, New Delhi- 110002.
2. The Vice Chairman, DDA, INA, Vikas Sadan, New Delhi-110023.
3. The Owner/Occupier, M/s. Best Infrastructure (INDIA) Pvt. Ltd., located at 141, 1<sup>st</sup> floor, Best Business Park, Plot No. P2, Netaji Subash Place, New Delhi-110034. **Email ID:- mail@bestgroupindia.com.**

**Conditions for the validity of FSC:-**

1. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
2. Any loss of life or property due to non-functional fire safety measures shall be at the risk and responsibility of the management.
3. The trained staff should be available round the clock.
4. Any deviations w.r.t. construction shall be verified by the concerned building sanctioning agency.
5. The Fire Safety certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
6. The Basement shall be used strictly as per the provision of unified building bye laws.
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. 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](http://www.dfs.delhigovt.nic.in).



# INSPECTION REPORT

1.	Name & address of the building	M/s. Pearls Best Heights-I, located at A-5, Netaji Subash Place, Pitampura, New Delhi-110034.
2.	Type of Occupancy	Mercantile + Business (Mixed) One Basement + Ground + 13 upper floors)
3.	Type of Case	Renewal
4.	Details of previous NOC	F6/DFS/MS/WZ/2019/209 dated 28/01/2019
5.	Fire Safety directives letter No	F6/DFS/MS/BP/2005/1843 dated 05/09/2005
6.	Date of inspection	20/06/2025
7.	Name of the Inspecting Officers	Sarabjeet Singh ADO (MN)
8.	Name and designation of officers from the building side	Sh. Nityanand Prasad Yadav
9.	Year of Construction	2006 (As per previous inspection report dated 10/01/2019)
10.	Applicant's letter No.	Email dated 04/06/2025

**The said building comprised of One basement + ground + 13 upper floors.**

S. No	Minimum Standards on fire prevention and fire safety U/R 33	Required as per Rule 35(6) of DFS Rule 2010	Provided at site	Remarks MR/NMR
1	<b>Access to building</b>			
	<ul style="list-style-type: none"> <li>Road width</li> </ul>	24 mts	Provided	MR
	<ul style="list-style-type: none"> <li>Gate width</li> </ul>	06 mts	On Road	MR
	<ul style="list-style-type: none"> <li>Width of internal road</li> </ul>	06 mts	Provided	MR
2	<b>Number, Width, Type &amp; Arrangement of Exits</b>			
	a. Number of staircases			
	<ul style="list-style-type: none"> <li>Upper Floors</li> </ul>	02	02 Provided	MR
	<ul style="list-style-type: none"> <li>Basements</li> </ul>	02	02 Provided	MR
	b. Width of staircases			
	<ul style="list-style-type: none"> <li>Upper Floors</li> </ul>	1.25m & 1.5m	1.5m & 1.10m Provided	MR(Old case)
	<ul style="list-style-type: none"> <li>Basements</li> </ul>	1.25m & 1.5m	1.5m & 1.10m Provided	MR(Old case)
	c. Protection of exits			
	<ul style="list-style-type: none"> <li>Fire check door</li> </ul>	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Pressurization</li> </ul>	Required	Provided	MR
	e. No. of continuous staircases to terrace	01	Provided	MR
	f. Width of Corridor	1.5 mts	Provided	MR
	g. Door Size	1.5 mts	Provided	MR(Old case)
3	<b>Compartmentation.</b>			
	<ul style="list-style-type: none"> <li>Fire check door</li> </ul>	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Sealing of electrical shafts</li> </ul>	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Fire Rating of shaft door</li> </ul>	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Water Curtain</li> </ul>	NA	NA	NA
	<ul style="list-style-type: none"> <li>Fire Dampers</li> </ul>	NA	NA	NA
4	<b>Smoke Management System.</b>			
	<ul style="list-style-type: none"> <li>Basements</li> </ul>	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Upper floors</li> </ul>	Required	Open able Window	NMR
5	<b>Fire Extinguishers</b>			
	<ul style="list-style-type: none"> <li>Total numbers</li> </ul>	35 nos.	Provided	MR
	<ul style="list-style-type: none"> <li>Types</li> </ul>	CO <sub>2</sub> , ABC type	Provided	MR
	<ul style="list-style-type: none"> <li>IS marking</li> </ul>	ISI marked	Provided	MR
6	<b>First-Aid Hose Reels.</b>			
	<ul style="list-style-type: none"> <li>Total numbers on each floor</li> </ul>	01	Provided	MR
	<ul style="list-style-type: none"> <li>Length of hose reel hose</li> </ul>	30m	Provided	MR
	<ul style="list-style-type: none"> <li>Nozzle diameter</li> </ul>	5mm	Provided	MR



7	<b>Automatic fire detection and alarming system.</b>			
	• Type of detectors	Smoke & Heat	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	Required	Provided	MR
8	<b>MOEFA</b>	Required	Provided	MR
9	<b>Public Address System.</b>	Required	Provided	
10	<b>Automatic Sprinkler System.</b>			
	• Basement	Required	Provided	MR
	• Upper Floor	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11	<b>Internal Hydrants</b>			
	• Size of riser/down-comer	150 mm	Provided	MR
	• Number of hydrants per floor	01	Provided	MR
	• Hose Box	Required	Provided	MR
12	<b>Yard Hydrants.</b>			
	• Total number of hydrants	05	Provided	MR
	• Hose Box	Required	Provided	MR
13	<b>Pumping Arrangements.</b>			
	• Ground Level	4500 LPM	Provided	MR
	➤ Discharge of main Pump	70M	Provided	MR
	➤ Head of Main pump	2	Provided	MR
	➤ Number of main pumps	180 LPM	Provided	MR
	➤ Jockey Pump out put	70 M	Provided	MR
	➤ Jockey pump head	4500 LPM	Provided	MR
	➤ Standby Pump out put	70 M	Provided	MR
	➤ Standby Pump Head	Required	Provided	MR
	➤ Auto Starting/ Manual stopping	Required	Provided	MR
	➤ Pump House Access			
	• Terrace level	NA	NA	NA
	➤ 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	<b>Captive Water Storage for fire fighting.</b>			
	• Underground tank capacity	2,50,000 ltrs	Provided	MR
	➤ Draw-off connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	25,000 ltrs	Provided	MR
15	<b>Exit Signage.</b>	Required	Provided	MR
16	<b>Provision of Lifts.</b>			
	• 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

Standby power supply		Required	Provided	MR
Refuge Area.				
1	> Total Area	Old Case	Old Case	Old Case
	> Location	5 <sup>th</sup> , 7 <sup>th</sup> , 10 <sup>th</sup> Floor	Provided 5 <sup>th</sup> , 7 <sup>th</sup> , 10 <sup>th</sup> & 12 <sup>th</sup> floor	MR
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	MR

The fire protection system provided in the building were tested, checked and found functional at the time of inspection. Earlier all the shortcomings issued by this department have been complied by building management.

Keeping in view of the deemed compliance of minimum standards of fire prevention and fire safety measures as required under the rules, the NOC vide letter no F6/DFS/MS/WZ/2019/209 dated 28/01/2019, renewal under the rule 35 of the Delhi Fire Service rules 2010 is recommended.

48/ADO/MN  
23/06/2025

*[Signature]*  
24/6/2025

*[Signature]*  
23/6/2025

Signature of the Inspecting Officer  
Sarabjeet Singh ADO (MN)

*[Signature]*  
24/6/2025  
cfo - on leave  
Director

FTB

ADO/MN

Sr. 2.7 is put up for your kind perusal &

Signature, pls.

*[Signature]*  
01/7/2025

*[Signature]*  
11/7/25  
*[Signature]*