



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

75  
आज़ादी का  
अमृत महोत्सव

C/70

No. F6/DFS/MS/WZ/2025/ 362

Dated: 01/07/2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s. Pearls Best Heights-II, Located at C-9, Netaji Subash Place, Pitampura, New Delhi-110034, comprised of Basement + Ground + 13 Upper Floors, owned/occupied by M/s. Pearls Best Heights-II, was issued FSC vide this department letter no. F6/DFS/MS/WZ/2019/175 dated 24/01/2019. 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.



# INSPECTION REPORT

1.	Name & address of the building	M/s. Pearls Best Heights-II, Located at C-9, Netaji Subash Place, Pitampura, New Delhi-110034.
2.	Type of Occupancy	Mercantile + Business (Mixed), (Basement, Ground and 13 upper floors.
3.	Type of Case	Renewal
4.	Details of previous NOC	F6/DFS/MS/WZ/2019/175 dated 24/01/2019
5.	Fire Safety directives letter No	F6/DFS/MS/BP/2005/1036 dated 18/05/2005
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	2007 (As per previous inspection report dated 10/01/2019)
10.	Applicant's letter No.	Email dated 04/04/2025

**The said building comprised of basements, ground & thirteen 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> <li>Gate width</li> <li>Width of internal road</li> </ul>	24 mts 06 mts 06 mts	Provided Provided As per DDA controlled drawing	MR MR 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> <li>Basements</li> </ul>	02 02	Provided Provided	MR MR
	b. Width of staircases			
	<ul style="list-style-type: none"> <li>Upper Floors</li> <li>Basements</li> </ul>	1.5m & 1.25m 1.5m & 1.25m	1.5m & 1.14m Provided 1.5m & 1.14m Provided	MR(Old case) MR(Old case)
	c. Protection of exits			
	<ul style="list-style-type: none"> <li>Fire check door</li> <li>Pressurization</li> </ul>	Required Required	Provided Provided	MR MR
	e. No. of continuous staircases to terrace	Required	Provided	MR
	f. Width of Corridor	1.5 mts	Provided	MR
	g. Door Size	1mts	Provided	MR
3	<b>Compartmentation.</b>			
	<ul style="list-style-type: none"> <li>Fire check door</li> <li>Sealing of electrical shafts</li> <li>Fire Rating of shaft door</li> <li>Water Curtain</li> <li>Fire Dampers</li> </ul>	Required Required Required NA NA	Provided Provided Provided NA NA	MR MR MR NA NA
4	<b>Smoke Management System.</b>			
	<ul style="list-style-type: none"> <li>Basements</li> <li>Upper floors</li> </ul>	Required Required	Provided Open able Window	MR MR
5	<b>Fire Extinguishers</b>			
	<ul style="list-style-type: none"> <li>Total numbers</li> <li>Types</li> <li>IS marking</li> </ul>	35 nos. CO <sub>2</sub> , ABC type ISI marked	Provided Provided Provided	MR MR MR
6	<b>First-Aid Hose Reels.</b>			
	<ul style="list-style-type: none"> <li>Total numbers on each floor</li> <li>Length of hose reel hose</li> <li>Nozzle diameter</li> </ul>	01 30m 5mm	Provided Provided Provided	MR MR MR



7	<b>Automatic fire detection and alarming system.</b>			
	<ul style="list-style-type: none"> <li>Type of detectors</li> <li>Location of Main Panel</li> <li>Location of Repeater Panel</li> <li>Alternate source of power</li> <li>Hooters' Location</li> </ul>	Smoke & Heat	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
8	<b>MOEFA</b>	Required	Provided	MR
9	<b>Public Address System.</b>	Required	Provided	MR
10	<b>Automatic Sprinkler System.</b>			
	<ul style="list-style-type: none"> <li>Basement</li> <li>Upper Floor</li> <li>Sprinkler above false ceiling</li> </ul>	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
11	<b>Internal Hydrants</b>			
	<ul style="list-style-type: none"> <li>Size of riser/down-comer</li> <li>Number of hydrants per floor</li> <li>Hose Box</li> </ul>	150 mm	Provided	MR
		01	Provided	MR
		01	Provided	MR
12	<b>Yard Hydrants.</b>			
	<ul style="list-style-type: none"> <li>Total number of hydrants</li> <li>Hose Box</li> </ul>	05	Provided	MR
		Required	Provided	MR
13	<b>Pumping Arrangements.</b>			
	<ul style="list-style-type: none"> <li>Ground Level <ul style="list-style-type: none"> <li>Discharge of main Pump</li> <li>Head of Main pump</li> <li>Number of main pumps</li> <li>Jockey Pump out put</li> <li>Jockey pump head</li> <li>Standby Pump out put</li> <li>Standby Pump Head</li> <li>Auto Starting/ Manual stopping</li> <li>Pump House Access</li> </ul> </li> </ul>			
		2850 LPM	Provided	MR
		70 M	Provided	MR
		01	Provided	MR
		2 x 180 LPM	Provided	MR
		70 M	Provided	MR
		2850 LPM	Provided	MR
		70 M	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
	<ul style="list-style-type: none"> <li>Terrace level <ul style="list-style-type: none"> <li>Discharge of pump</li> <li>Head of the pump</li> <li>Power Supply</li> <li>Auto Starting of pump</li> </ul> </li> </ul>			
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
14	<b>Captive Water Storage for fire fighting.</b>			
	<ul style="list-style-type: none"> <li>Underground tank capacity</li> <li>Draw-off connection</li> <li>Fire service inlet</li> <li>Access to tank</li> </ul>	2,00,000 ltrs	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
	Overhead Tank capacity	30,000 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.				
18	➤ Total Area	Required	Provided	MR
	➤ Location	5 <sup>th</sup> , 7 <sup>th</sup> & 10 <sup>th</sup> floor	Provided	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:	NA	NA	NA

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

In view the deemed compliance of the minimum standards on fire prevention & fire safety requirement under the rules, renewal of FSC issued vide letter No. F6/DFS/MS/WZ/2022/23 dated 18/01/2022, is recommended under rule 37 of the Delhi fire Service Rules 2010.

Signature of the Inspecting Officer  
Sarabjeet Singh ADO (MN)

*24/6/2025*

*23/6/2025*

*24/6/2025*  
*Director - on leave*  
*Director*

*FT PS*

*ADGM*

*Sir FT is put up for your kind perusal &*

*Signature*  
*Director*  
*2/7/25*

*23/6/2025*