



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



No. F.6/DFS/MS/Mixed/2026/SZ/ 87

Dated: 12/05/2026

FIRE SAFETY CERTIFICATE

Certified that building at Prop No. 1, 2/22A, Khasra No. 52, Roshan Mandi, Vill-Mausadabad, Najafgarh, New Delhi-110043, comprised of basement, ground plus three upper floors but the restaurant running at 2nd floor only was earlier issued Fire Safety Certificate by this department vide letter No. F.6/DFS/MS/EH/SZ/2024/301 dated 17/09/2024. Now, the premise was re-inspected by the officer concerned of this department on dated 17.04.2026 in the presence of Mr. Sunil Puri (Owner) and found that the Ground, First and Second floor being used for mercantile occupancy (Zudio Store) and Third floor being used for assembly occupancy (Gym) have complied with the fire prevention and fire safety requirements in accordance with rule 33 of Delhi Fire Service Rules, 2010 and that the said premise is fit for occupancy class "Mixed" (Mercantile & Assembly) with effect from 12/05/2026 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.

Issued on 12/05/2026 at New Delhi by


(A.K. Malik)
Chief Fire Officer (SZ)
Delhi Fire Service
01/08/26

Copy to: -

1. The Executive Engineer (Bldg.), MCD, Najafgarh Zone, Near Dhansa Bus, Najafgarh, New Delhi-110043
2. Ms. Meenakshi Girdhar, Prop No. 1, 2/22A, Khasra No. 52, Roshan Mandi, Vill-Mausadabad, Najafgarh, New Delhi-110043

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 there in 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. All the staff members must know the correct method of operation of fire-fighting system.
4. Basement shall be used strictly in accordance with BBL
5. 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.
6. 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.
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 www.dfs.delhigovt.nic.in

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INSPECTION REPORT				
1	Name & Address of the Building	Building at Prop No. 1, 2/22A, Khasra No. 52, Roshan Mandi, Vill-Mausadabad, Najafgarh, New Delhi-110043		
2	Type of Occupancy	Mixed occupancy (Mercantile & Assembly)		
3	Building Comprised of	Basement, Ground Floor + 03 Upper Floors. [Basement (Parking), Ground, First & Second Floor (Zudio Store) and Third Floor (Gym)]		
4	Type of Case	New/Change in occupancy		
5	Details of Previous FSC No.	F.6/DFS/MS/EH/SZ/2024/301 Dated 07/09/2024 issued for Eating House at 2 nd Floor only.		
6	Fire safety directives letter No	Nil		
7	Date of Inspection	17/04/2026		
8	Name of the Inspecting Officers	ADO (JKP)		
9	Name & Designation of Officers from the building side	Sh. Sunil Puir (Owner)		
10	Year of construction	2024		
11	Applicant letter No.	No. Nil dated 10.04.2026, received through outdoor diary No. 325 dated 10.04.2026		
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.			
	• Road width	6.0 mtr	Provided	MR
	• Gate width	N/A	Abuts on main road	N/A
	• Width of internal road	N/A	N/A	N/A
2	Number, width, type and arrangements of exits.			
	a. Number of Staircase			
	➤ Upper floors	02 Nos	03 Nos	MR
	➤ Basement floor	02 Nos	1 + 1 ramp	MR
	b. Width of Staircase			
	➤ Upper floors	2.0m & 1.5m	2.0m (two) & 1.5m	MR
	➤ Basement floor	2.0m & 1.5m	2.0m & 2.5m ramp	MR
	c. Protection of exits			
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	N/A	N/A	N/A
	d. No. of continuous staircase to terrace	02 Nos	Provided	MR
	e. Width of corridor	N/A	N/A	N/A
	f. Door size	2.0m & 1.5m	2.0m & 1.5m	MR
3	Compartmentation.			
	• Fire check door.	Required	Provided	MR
	• Sealing of shafts.	Required	Sealed	MR
	• Fire rating of shaft door.	N/A	N/A	N/A
	• Water curtain	N/A	N/A	N/A
	• Fire dampers.	N/A	N/A	N/A
4.	Smoke Management system.			
	• Basement	12 ACPH	Provided Exh. fan	MR
	• Upper floors	12 ACPH	Natural Ventilation	MR
5.	Fire Extinguishers.			
	• Total numbers	2nos/Floor	Provided	MR
	• Types	ABC/W.CO ₂	ABC & CO ₂	MR
	• ISI Marking	Required	Provided	MR
6.	First Aid Hose Reels.			
	• Total numbers on each floor.	01 No	Provided	MR
	• Length of hose-reel hose.	30 mtr	Provided	MR
	• Nozzle Diameter	5 mm	Provided	MR

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7	Automatic Fire Detection and Alarming system.			
	• Type of detectors	Smoke/Heat	Provided	MR
	• Location of Main Panel	Required	Provided	MR
	• Location of Repeater Panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	N/A	N/A	N/A
10.	Automatic Sprinkler System			
	• Basement	Required	Provided	MR
	• Upper floors.	N/A	Provided	N/A
	• Sprinkler above false ceiling	N/A	N/A	N/A
11.	Internal Hydrants.			
	• Size of Riser/Down-comer	100 mm	Provided	MR
	• Number of Hydrant per floor	01 No	Provided	MR
	• Hose box.	01 No	Provided	MR
12.	Yard Hydrants.			
	• Total number of hydrants.	N/A	N/A	N/A
	• Hose box.	N/A	N/A	N/A
13.	Pumping arrangements.			
	• Ground Level			
	➤ Discharge of main pump.	2280 LPM	Provided	MR
	➤ Head of main pump.	60 mtr	Provided	MR
	➤ Number of main pumps.	01	Provided	MR
	➤ Jockey Pump output.	180 LPM	Provided	MR
	➤ Jockey Pump head.	60 mtr	Provided	MR
	➤ Standby Pump output.	2280 LPM	Provided	MR
	➤ Standby Pump head.	60 mtr	Provided	MR
	➤ Auto Starting/Manual Stopping.	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	• Terrace Level			
	➤ Discharge of pump.	900 LPM	Provided	MR
	➤ Head of pump.	40 mtr	Provided	MR
	➤ 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 Lts	Provided	MR
	➤ Draw-off connection.	Required	Provided	MR
	➤ Fire Service Inlet.	Required	Provided	MR
	➤ Access to tank.	Required	Provided	MR
	• Overhead tank capacity.	10,000 ltrs	10,000 ltrs	MR
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	• Pressurization of lift shaft.	Required	Provided	MR
	• Pressurization of lift lobby.	N/A	N/A	N/A
	• Communication in lift car.	Required	Provided	MR
	• Fireman's switch.	Required	Provided	MR
	• Lift signage.	Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR
18.	Refuge Area			
	• Total area	N/A	N/A	N/A
	• Location	N/A	N/A	N/A

JK

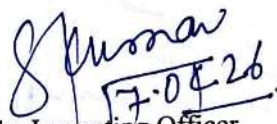
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19.	Fire Control Room.			
	• Detector system panel.	N/A	N/A	N/A
	• Flow switch panel.	N/A	N/A	N/A
	• PA system panel.	N/A	N/A	N/A
	• Battery backup	N/A	N/A	N/A
	• Building floor plan	N/A	N/A	N/A
20.	Special Fire Protection System for Protection of special Risk, if any.	N/A	N/A	N/A

The fire protection systems provided in the building were checked, tested at random and found **functional at the time of inspection**. The shortcomings earlier issued vide letter No. F.6/DFS/MS/2026/SZ/294 dated 07.04.2026 found complied. Further, operation of lift has been discontinued in basement and now, lift is operating from ground to upper floors only. Therefore, the lift lobby in basement is not required, if agreed please.

In view of the substantial satisfactory compliance of the minimum standards on fire prevention and fire safety required under the rules, **issuance of the fire safety certificate under rule 35 of the Delhi Fire Service Rules, 2010 is recommended.**

Accordingly, **DFA is put up for approval & signature please.**


Signature of the Inspecting Officer
Name: Santosh Kumar
Designation: ADO (JKP)

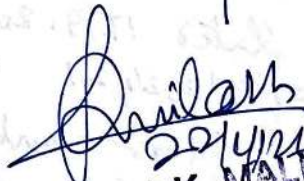
~~DO (SW)~~

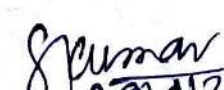
20/4/26
RAJINDER ATUL
~~CFD (S2)~~

Please elaborate the occupancy of each floor in writing also.

~~DO (SW)~~

22/4
ADO (JKP)


20/4/26
A.K. MALIK

Sir, necessary details as desired by visiting cfo having provided in the inspection reports. resubmitted please.  20/4/26 P.T.O

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DO/LSW)

RAJ

20/4/26

RAJINDER ATWAL

CFD(SZ)

A.K. MALIK
3/1/26

Principal Director

What happened to the earlier FSC at 17.09.24?

RAJ
20/04/26

CFD(SZ)

A.K. MALIK
4/5/26

DO/LSW)

FSC dated 17.9.2024 issued vide letter no. FG/DB/MS/EN/SZ/2024/201 was for restaurant at 2nd floor only. now the present FSC is for complete building. Submitted, please

CFD(SZ)

A.K. MALIK
5/5/26

RAJINDER ATWAL
4/5/26

Principal Director

CFD to Section -

A.K. MALIK
21/5/26

25/05/26