



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



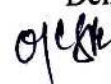
No. F.6/DFS/MS/EH/2026/SZ/ 75

Dated: 30/04/2026

FIRE SAFETY CERTIFICATE

Certified that M/s Skipper Properties Pvt. Ltd at Cinema Building Food Court Gr. Floor, C6A Block Community Centre, Pankha Road, Janakpuri, New Delhi-110058, comprised of basement, ground plus two upper floors but the food court located at ground floor only, owned/occupied by M/s Skipper Properties Pvt. Ltd, have complied with the fire prevention and fire safety requirements in accordance with rule 33 of Delhi Fire Service Rules, 2010 and verified by the officer concerned of this department on dated 17.04.2026 in the presence of Mr. Anup Agarwal (Accountant) and that the said premise is fit for occupancy class "Assembly" (Food Court) with effect from 30/04/2026 for a period up to 31.03.2029 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 30/04/2026 at New Delhi by


(A.K. Malik)
Chief Fire Officer (SZ)
Delhi Fire Service


Copy to: -

1. The Commissioner, Municipal Corporation of Delhi, 9th Floor, Civic Centre, Minto Road, New Delhi-110002 (w.r.t. online Id. No. 2026033003842 dated 30.03.2026)
2. Mr. Harvinder Pal Singh, M/s Skipper Properties Pvt. Ltd, Janak Cinema Bldg., C-Block, Community Centre, Pankha Road, Janakpuri, New Delhi-110058

Conditions for the validity of Fire Safety Certificate:

1. This FSC is issued and valid for Food Court at Ground Floor only.
2. All the means of escape/entry/exit shall be kept free from any obstruction.
3. 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.
4. All the staff members must know the correct method of operation of fire-fighting system.
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

INSPECTION REPORT

1	Name & Address of the Building	M/s Skipper Properties Pvt. Ltd at Cinema Building Food Court Gr. Floor, C6A Block Community Centre, Pankha Road, Janakpuri, New Delhi-110058		
2	Type of Occupancy	Assembly (Food Court at Ground Floor)		
3	Building Comprised of	Basement, Ground plus two upper floors but the food court is running at ground floor.		
4	Type of Case	New		
5	Details of Previous FSC No.	F.6/DFS/MS/Mercantile/2023/SZ/02 Dated 02.01.2024 issued to Cinema Building		
6	Fire safety directives letter No	F.6/DFS/MS/BP/Cinema/2011/102 Dt. 20.01.2011		
7	Date of Inspection	17/04/2026		
8	Name of the Inspecting Officers	ADO (JKP)		
9	Name & Designation of Officers from the building side	Mr. Anup Agarwal (Accountant)		
10	Year of construction	2012		
11	Applicant letter No./Online Appl.	No. 2026033003842 dated 30.03.2026		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	Requirement	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	9.0 mtr	30 mtr	MR
	• Gate width	4.5 mtr	Accessible from road	MR
	• Width of internal road	N/A	N/A	N/A
2	Number, width, type and arrangements of exits.			
	a. Number of Staircase	Food Court at Ground Floor only		
	➤ Upper floors	N/A	N/A	N/A
	➤ Basement floor	N/A	N/A	N/A
	b. Width of Staircase	Food Court at Ground Floor only		
	➤ Upper floors	N/A	N/A	N/A
	➤ Basement floor	N/A	N/A	N/A
	c. Protection of exits			
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	N/A	N/A	N/A
	d. No. of continuous staircase to terrace	N/A	N/A	N/A
	e. Width of corridor	N/A	Open hall	N/A
	f. Door size	2.0m & 1.5m	3 x 2.0m & 2x1.5m	MR
3	Compartmentation.			
	• Fire check door.	Required	Provided	MR
	• Sealing of shafts.	N/A	N/A	N/A
	• 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	N/A	N/A	N/A
	• Ground floor.	Required	Provided	MR
5.	Fire Extinguishers.			
	• Total numbers	06 Nos	10 Nos	MR
	• Types	ABC & CO ₂	Provided	MR
	• ISI Marking	Required	Provided	MR
6.	First Aid Hose Reels.	Provided & Maintained by Bldg. Mgmt.		
	• Total numbers on each floor.	02 Nos	Provided	MR
	• Length of hose-reel hose.	30 mtr	Provided	MR
	• Nozzle Diameter	05 mm	Provided	MR

SPC

N/24

7	Automatic Fire Detection and Alarming system. (Common AFD&AS for entire bldg.)			
	• Type of detectors	Smoke/Heat	Provided	MR
	• Location of Main Panel	In FCR	Provided	MR
	• Location of Repeater Panel	Required	Provided	MR
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System	Common fire-fighting arrangements		
	• Basement	N/A	N/A	N/A
	• Ground Floor.	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11.	Internal Hydrants.	Common fire-fighting arrangements		
	• Size of Riser/Down-comer	Required	Provided	MR
	• Number of Hydrant per floor	Two	Provided	MR
	• Hose box.	Two	Provided	MR
12.	Yard Hydrants.	Common fire-fighting arrangements		
	• Total number of hydrants.	Required	Four	MR
	• Hose box.	Required	Four	MR
13.	Pumping arrangements.			
	• Ground Level	Common fire pumps for entire building		
	➤ Discharge of main pump.	2280 LPM	Provided	MR
	➤ Head of main pump.	60 mtr	Provided	MR
	➤ Number of main pumps.	Two	Provided	MR
	➤ Jockey Pump output.	2 x 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	Common fire pumps for entire building		
	➤ 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.	Common water storage for entire building		
	• Underground tank capacity.	1,50,000 ltrs	Provided	MR
	➤ Draw-off connection.	Required	Provided	MR
	➤ Fire Service Inlet.	Required	Provided	MR
	➤ Access to tank.	Required	Provided	MR
	• Overhead tank capacity.	20,000 ltrs	Provided	MR
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	• Pressurization of lift shaft.	N/A	N/A	N/A
	• Pressurization of lift lobby.	N/A	N/A	N/A
	• Communication in lift car.	N/A	N/A	N/A
	• Fireman's switch.	N/A	N/A	N/A
	• Lift signage.	N/A	N/A	N/A
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

v/25

19.	Fire Control Room.			
	• Detector system panel.	N/A	Provided	N/A
	• Flow switch panel.	N/A	Provided	N/A
	• PA system panel.	N/A	Provided	N/A
	• Battery backup	N/A	Provided	N/A
	• Building floor plan	N/A	Provided	N/A
20.	Special Fire Protection System for Protection of special Risk, if any.	Required	Manually operated CO ₂ protection system	MR

The fire protection systems provided in the building were checked, tested at random and found **functional at the time of inspection.**

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.**

Date of deemed/auto approval: 28/04/2026

Santosh Kumar
20/4/26

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

DO (SW)

RAJINDER
22/4/26

CFD (S2)

- i) Is the premise issued with FSC?
- ii) Check the requirement in 2 f.

A.K. Malik
22/4/26
A.K. MALIK

DO (SW)

22/4

ADO (JKP)

Str, FSC/building is issued excluding assembly area at C83. Further food court is located at ground floor and accordingly width of door/2f is mention. Submitted please.

Santosh Kumar
24/4/26 PTD

DO (SW)

P. clarify pt. no. 2 raised by C.F.O (S2) in terms of requirement of exit width.

Ans (JKE)

24/4

Sir,
Per is requirement of width of 2m and the same have been provided, Travel distance is meeting with one exit of 2m. and alternate exit has been taken as 1.5m. however there are three exits of 2m width already provided. Resubmitted plan.

Munav
24/4/24

DO (SW)

C.F.O (S2)

25/4

RAJINDER ATWAL

25/4/24
A.K. MALIK

Principal Director

CFD to S2

28/5/24

28/4/24
A.K. MALIK

C.F.O (S2)

DO (SW)

29/4

Ans (JKE)

29/4

N-27

Sir,
F.T letter is prntup for your sing. pl

CFO (HQ)

1
Kumar
SANTOSH KUMAR
23/4/22

Anilash
30/4/22
A.K. MALIK

M.S cell

U. Khodad

30/4/22

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