

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

No.F.6/DFS/MS/Mixed/2025/SZ/ 353

Dated: 30/06/2025

**FIRE SAFETY CERTIFICATE**

Certified that the building of **Unity One Elegante Commercial Complex** located at Netaji Subhash Place Metro Station (PD Area). Opposite Wazirpur District Centre, Pitampura, New Delhi-110034, comprised of two tier basement, ground plus four upper floors, owned/occupied by M/s. Parsvnath Developers Limited, have complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and verified by the officers concerned of this department on 26.06.2025 in the presence of Sh. Sunil Kumar Jain (Vice President), Sh. Akshay Kumar, AE (Building) DDA & Sh. Harender J.E.(Building) DDA and that the said building/premises is fit for occupancy class "**Mixed Occupancy**" (Mercantile + Assembly + Business) with effect from issuance of this certificate 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 30/06/2025 at New Delhi by

(ATUL GARG)  
DIRECTOR  
Delhi Fire Service

Copy to:-

1. The Deputy Director (Bldg), DDA, INA, Vikas Sadan, New Delhi-110023
2. The Authorized Signatory, M/s Parsvnath Developers Ltd, Netaji Subhash Place Metro Station, Opp. Wazirpur District Centre, Pitampura, New Delhi-110034

**Conditions for the validity of Fire Safety Certificate:**

1. This FSC supersedes the issued FSC by this department vide letter No. F.6/DFS/MS/Mixed/2025/SZ/318 dated 11.06.2025 and same shall stand null and void.
2. This FSC is not valid for Audi's & Eating Establishments as these occupancies shall be considered on receipt through online portal/licensing authority.
3. All the means of escape/entry/exit shall be kept free from any obstruction.
4. All the fire safety arrangement provided therein 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.
5. All the staff members must know the correct method of operation of fire-fighting system.
6. The building was lying vacant as seen during inspection. The entire building including basement shall be used as per sanctioned plan.
7. 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.
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, prior to its expiry.
9. 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](http://www.dfs.delhigovt.nic.in).



## INSPECTION REPORT

1.	Name & address of the building	M/s Unity One Elegante Commercial Complex, Netaji Subhash Place Metro Station (PD Area). Pitampura New Delhi.		
2.	Type of Occupancy	Mixed Occupancy (Mercantile & Assembly)		
3.	Building Comprised of	2 tier basement, Ground plus 4 upper floors.		
4.	Type of Case	New		
5.	Details of previous NOC No.	Nil		
6.	Fire Safety directives Letter No.	F.6/DFS/MS/2022/BP/413 Dt. 29/09/2022		
7.	Date of inspection	26/06/2025		
8.	Name of the Inspecting Officer	DCFO (WZ) & ADO (SJ)		
9.	Name and designation of Officer from the building side	Mr. Sunil Kumar Jain (Vice President), Mr. Harender, J.E.(Bldg.) DDA, Sh. Akshay Kumar, AE (Bldg) DDA		
10.	Year of Construction	2024-25		
11.	Applicant's letter No./Online Appl	File No. PP/0109/2022-OCCDt.29/04/2025		
S. No.	Minimum standards on fire prevention and fire safety U/R 33	NBC/UBBL/ Sanctioned Plan Requirements	Provided at site	Remarks MR/NMR
1.	Access of building			
	• Road width	12 mtr	16 mtr	MR
	• Gate width	06 mtr	Provided	MR
	• Width of internal road	06 mtr	Provided	MR
2.	Number, width, Type & Arrangements of exits			
	a. Number of staircases			
	• Upper floors	GF to Terrace- 08, GF to SF Terrace=02, GF to 3 <sup>rd</sup> Floor Terrace= 01	Provided	MR
	• Basements	07nos + ramp	Provided	MR
	b. Width of staircases			
	• Upper floors (02 dedicated)	2.0m & 2.5m	7x2m, 3x2.5m	MR
	• Basement	2.0m & 2.5m	4 x 2m, 3x2.5m and ramps=7.5m	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No of continuous staircase to terrace	Required	Provided	MR
	e. Width of Corridor	2.0mtr	Provided	MR
	Door Size	2.0 mtr	Provided	MR
3.	Compartmentation			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire Rating of shaft door	02 Hr.	Provided	MR
	• Water Curtain	Required	Provided	MR
	• Fire Dampers	Required	Provided	MR
4.	Smoke Managements System			
	• Basements	12 ACPH	Provided	MR
	• Upper floors	12 ACPH	Provided	MR
5.	Fire Extinguishers			
	• Total numbers	172 Nos	Provided	MR
	• Types	ABC/W.CO <sub>2</sub>	Provided	MR
	• ISI marking	Required	Provided	MR
6.	First-Aid Hose Reels			
	• Total numbers on each floor	B1=13, B2=10, GF to SF=10 each floor, TF=09 & 4 <sup>th</sup> Fl to Terrace = 08 each floor	Provided	MR
	• Length of hose reel hose	30m	Provided	MR
	• Nozzle diameter	5mm	Provided	MR



29

7.	Automatic fire detection and alarming system.			
	<ul style="list-style-type: none"> <li>Type of detector</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
		Ground floor	Provided	MR
		Each Floor	Provided	MR
		Required	Provided	MR
		Each floor	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	<ul style="list-style-type: none"> <li>Basements</li> <li>Upper Floor</li> <li>Sprinkler above false ceiling</li> </ul>	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
11.	Internal Hydrants			
	<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
		B1=13, B2=10, GF to SF=10 each floor, TF=09 & 4 <sup>th</sup> Fl to Terrace=08 each floor	Provided	MR
		B1=13, B2=10, GF to SF=10 each floor, TF=09 & 4 <sup>th</sup> Fl to Terrace=08 each floor	Provided	MR
12.	Yard Hydrants			
	<ul style="list-style-type: none"> <li>Total number of hydrants</li> <li>Hose Box</li> </ul>	17 Nos	Provided	MR
		17 Nos	Provided	MR
13.	Pumping Arrangements			
	<ul style="list-style-type: none"> <li>Ground Level</li> <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 Staring/Manual stopping</li> <li>Pump House Access</li> <li>Terrace level</li> <li>Discharge of pump</li> <li>Head of the pump</li> <li>Power supply</li> <li>Auto starting of pump</li> </ul>	Hyd=2850 LPM Sprk=2850 LPM	Provided	MR
		90 mtr	Provided	MR
		02 Nos	Provided	MR
		180 LPM	Provided	MR
		90 mtr	Provided	MR
		2850 LPM	Provided	MR
		90 mtr	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
14.	Captive water Storage for fire fighting			
	<ul style="list-style-type: none"> <li>Underground tank capacity</li> <li>Draw of connection</li> <li>Fire service inlet</li> <li>Access to tank</li> <li>Overhead Tank capacity</li> </ul>	2,00,000 Ltrs	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		20,000 ltrs	Provided	MR
15.	Exit Signage	Required	Provided	MR
16.	Provision of Lifts			
	<ul style="list-style-type: none"> <li>Pressurization of Lift Shaft</li> <li>Pressurization of lift lobby</li> <li>Communication in lift Car</li> <li>Fireman's Grounding Switch</li> <li>Lift Signage</li> </ul>	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
17.	Standby Power Supply	Required	Provided	MR
18.	Refuge Area			
	<ul style="list-style-type: none"> <li>Total area</li> <li>Location</li> </ul>	21.6 sqm	Provided	MR
		4 <sup>th</sup> Floor	Provided	MR

N-10

19.	Fire Control Room	Located at Ground Floor		
	➤ 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;	Provided automatic gas flooding fire suppression system for HT/LT panels		MR

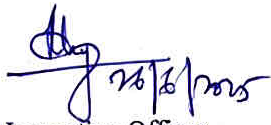
**Note: 1. This FSC supersedes the issued FSC by this department vide letter No. F.6/DFS/MS/Mixed/2025/SZ/318 dated 11.06.2025 due to the correction of name of inspecting Engineers of DDA and same shall stand null and void.**

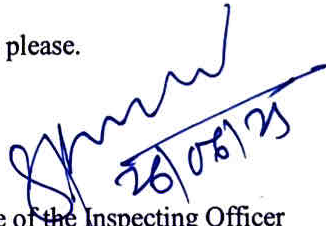
**2. The Audi's & Eating Establishments are not yet furnished, also these need to be routed through online portal. Therefore, FSC excluding Audi's & eating establishments may be considered now, if agreed please.**

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

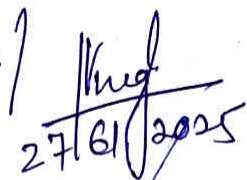
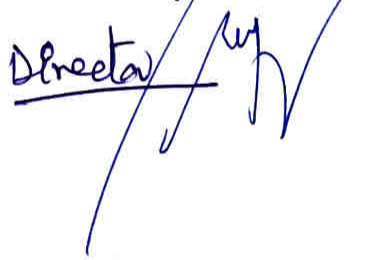
Keeping in view of the substantial compliance of the minimum standards on fire prevention and fire safety required under the rules, issuance of fire safety certificate under rule 35 of Delhi Fire Service Rules, 2010 is recommended.

Accordingly, DFA is put up for approval and signature please.

  
Signature of the Inspecting Officer  
Name: M.K. Chattopadhyay  
Designation: DCFO (WZ)

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

**CFO (HQ)**

  
27/6/2025  
  
Director  
