

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

No.F.6/DFS/MS/Mixed/2025/SZ/ 318

Dated: 11 / 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 17/05/2025 & 28/05/2025 in the presence of Sh. Sunil Kumar Jain (Vice President), Sh. Kapil, Dy. Director (DDA) & Sh. Harender, J.E. (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 11 / 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 is not valid for Audi's & Eating Establishments as these occupancies shall be considered on receipt through online portal/licensing authority.**
2. All the means of escape/entry/exit shall be kept free from any obstruction.
3. 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.
4. All the staff members must know the correct method of operation of fire-fighting system.
5. The building was lying vacant as seen during inspection. The entire building including basement shall be used as per sanctioned plan.
6. 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.
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, prior to its expiry.
8. 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 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 Basement, Ground + 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	17/05/2025 & 28/05/2025		
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. (DDA), Sh. Kapil, Dy. Director (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 rd 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 ₂	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 th Fl to Terrace = 08 each floor	Provided	MR
	• Length of hose reel hose	30m	Provided	MR
	• Nozzle diameter	5mm	Provided	MR

7.	Automatic fire detection and alarming system.			
	• Type of detector	Smoke / Heat	Provided	MR
	• Location of Main Panel	Ground floor	Provided	MR
	• Location of Repeater Panel	Each Floor	Provided	MR
	• Alternate source of power	Required	Provided	MR
	• Hooters' Location	Each floor	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	• Basements	Required	Provided	MR
	• Upper Floor	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11.	Internal Hydrants			
	• Size of riser/down-comer	150 mm	Provided	MR
	• Number of hydrants per floor.	B1=13, B2=10, GF to SF=10 each floor, TF=09 & 4 th Fl to Terrace=08 each floor	Provided	MR
	• Hose Box	B1=13, B2=10, GF to SF=10 each floor, TF=09 & 4 th Fl to Terrace=08 each floor	Provided	MR
12.	Yard Hydrants			
	• Total number of hydrants	17 Nos	Provided	MR
	• Hose Box	17 Nos	Provided	MR
13.	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main pump	Hyd=2850 LPM Sprk=2850 LPM	Provided	MR
	➤ Head of main pump	90 mtr	Provided	MR
	➤ Number of main pumps	02 Nos	Provided	MR
	➤ Jockey pump out put	180 LPM	Provided	MR
	➤ Jockey pump head	90 mtr	Provided	MR
	➤ Standby Pump out put	2850 LPM	Provided	MR
	➤ Standby Pump Head	90 mtr	Provided	MR
	➤ Auto Staring/Manual stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	• Terrace level			
	➤ Discharge of pump	N/A	N/A	N/A
	➤ Head of the pump	N/A	N/A	N/A
	➤ Power supply	N/A	N/A	N/A
	➤ Auto starting of pump	N/A	N/A	N/A
14.	Captive water Storage for fire fighting			
	• Underground tank capacity	2,00,000 Ltrs	Provided	MR
	➤ Draw of 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	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
17.	Standby Power Supply	Required	Provided	MR
18.	Refuge Area			
	➤ Total area	21.6 sqm	Provided	MR
	➤ Location	4 th Floor	Provided	MR

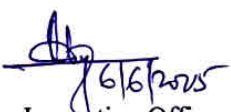
19.	Fire Control Room	Located at Ground Floor		
		Required	Provided	MR
	➤ Detector system panel	Required	Provided	MR
	➤ Flow Switch Panel	Required	Provided	MR
	➤ PA System Panel	Required	Provided	MR
	➤ Battery backup	Required	Provided	MR
	➤ Building Floor Plans	Required	Provided	MR
20.	Special Fire Protection Systems for Protection of Special Risks, if any;	Provided automatic gas flooding fire suppression system for HT/LT panels		
				MR


Note: 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.

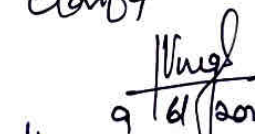
Keeping in view of the substantial compliance of the minimum standards on fire prevention and fire safety required under the rules, issuance of fire safety certificate under rule 35 of Delhi Fire Service Rules, 2010 is recommended.

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/HO 1- Two inspections are required/coried. why?
 2 Why so much time is taken for putting the I/R. ? Clarify

by CFO(WZ) 
 9/6/2015
 ADO(SJ)

First inspection was started in the afternoon & the same is not completed. Second inspection was again carried out on 28/05/2015 due to the busy schedule.

The file was delayed due to some correction in inspection proforma.
 Submitted Prem: 
 Dep(WZ) 
 10/06/2015

CFO 
 11/6/2015
 Director 
 11/06/2015

M. S. L.