



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




No F.6/DFS /MS/2025/WZ/ 594

Dated 06 / 11 / 2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s Upaj Buildcon Pvt. Ltd. located at Plot No-1B1, Twin District Centre, Sector-10, Rohini, Delhi-110085, comprised of 03 Tier Basement, Ground & 09 upper floors only owned/ occupied by M/s Upaj Buildcon Pvt. Ltd. was granted Fire Safety Certificate by this department vide letter no. F.6/DFS/MS/2022/WZ/593 dated 28/12/2022. The premises was inspected by the officers concerned of this department on dated 25/10/2025 in the presence of Sh. Vijay (Mall Manager) and observed that all the fire prevention and fire safety arrangements as provided found in good working condition and the premises have deemed complied with the requirements under Rule 33 of the Delhi Fire Service Rules, 2010 and building premises is fit for occupancy class "Mercantile/Business and Parking" with effect from... 06 / 11 / 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.

Issued on ... 06 / 11 / 2025 ..... at New Delhi by.

  
(S.K. Dua)

Dy. Chief Fire Officer  
Delhi Fire Service

Copy to:-

1. The Authorized Signatory, M/s Upaj Buildcon Pvt. Ltd. located at Plot No-1B1, Twin District Centre, Sector-10, Rohini, Delhi-110085

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

1. All the means of escape shall be kept free from any type of obstruction all the time.
2. All the employees shall be acquainted with the use and maintenance of all fire equipment and method of smooth and speedy safe evacuation of occupants in case of emergency
3. All the fire safety arrangements provided therein shall be maintained in good working condition at all time as seem during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
4. Any deviation, with regards to construction, ventilation, occupancy, electric installation etc. may be got verified from the concerned authorities. This Fire Safety Certificate is valid only for permanent building structure as per plan.
5. This fire safety certificate may not be treated in any case of regularizations of unauthorized construction/unauthorized use of land or activities, if any.
6. Basement shall not be used for any other purpose except as specified in UBBL, subject to permission from concerned local authority.
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 the official website of Delhi Fire Service i.e. [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in).
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, **six months** prior to its expiry".



**INSPECTION REPORT**

1. Name & address of the building : M/S Upaj Buildcon Pvt Ltd. at Plot No- 1, B-1, Twin District Centre, Sector-10 Rohini, Delhi-110085
2. Type of Occupancy : Mercantile/Business and Parking
3. Type of Case : Renewal
4. Composition of building : 3 Tier Basement, Ground & 09 upper floors
5. Details of Previous FSC : F.6/DFS/MS/2022/WZ/593 dated 28/12/2022
6. Fire Safety directives letter No : F.6/DFS/BP/2006/1473 dated 04.07.2006
7. Date of inspection : 25/10/2025
8. Name of Inspecting Officer : C.L. Meena (ADO/Rohini) & A.K. Jaiswal (DO/NW)
9. Name and designation of officers from the building side : Sh. Vijay (Mall Manager)
10. Year of Construction : 2006
11. Applicant's letter No. : Letter No. Nil dated & DFS Dairy No.5979 dated: 15/09/2025

S. No.	Minimum Standards on fire prevention and fire safety U/R 33	NBC Requirement	Provided at site	Remarks MR/NMR
1.	<b>Access to building</b>			
	• Road width	18m	Provided	MR
	• Gate width	NA	NA	NA
	• Width of internal road	Controlled drawings	—	MR
2.	<b>Number, Width, Type &amp; Arrangement of Exits</b>			
	a. Number of staircases	04	04	MR
	• Upper Floors	07 from 3 <sup>rd</sup> basement to 1 <sup>st</sup> basement & 05 from 1 <sup>st</sup> basement to ground floor	Provided	MR
	• Basements			
	b. Width of staircases			
	• Upper Floor	02nos.- 1.5m 02nos.-1.25m	Provided	MR
	• Basements	03nos.- 1.5m 04nos.-1.25m	Provided	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of continuous staircases to terrace	Required	Provided	MR
	e. Width of Corridor	1.50m	Provided	MR
	f. Door Size	01m	01m	MR
3.	<b>Compartmentation</b>			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire Rating of shaft door	Required	Provided	MR
	• Water Curtain	Required	Provided	MR
	• Fire Dampers	Required	Provided	MR
4.	<b>Smoke Management System</b>			
	• Basements	30 a/c per hour	Exhaust fan	MR
	• Upper floors	12 a/c per hour	Provided	MR
5.	<b>Fire Extinguishers</b>			
	• Total numbers	140nos.	145nos.	MR
	• Types	ABC/CO2	ABC/CO2	MR
	• IS marking	ISI marked	Yes	MR



6.	<b>First-Aid Hose Reels</b>			
	• Total numbers on each floor	03nos.	Provided	MR
	• Length of hose reel hose	20mm	Provided	N
	• Nozzle diameter	6.5mm	Provided	MR
7.	<b>Automatic fire detection and alarming system</b>			
	• Type of detectors	Heat & smoke	Provided	MR
	• Location of Main Panel	Ground floor	Provided	MR
	• Location of Repeater Panel	At each floor	Provided	MR
	• Alternate source of power	Required	Provided	MR
	• Hooters' Location	Common area	Provided	MR
8.	<b>MOEFA</b>	Required	Provided	MR
9.	<b>Public Address System</b>	Required	Provided	MR
10.	<b>Automatic Sprinkler System</b>			
	• Basement	Required	Provided	MR
	• Ground & Upper Floors	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11.	<b>Internal Hydrants</b>			
	• Size of riser/down-comer	150mm	Provided	MR
	• Number of hydrants per floor	03	03	MR
	• Hose Box	03	Provided	MR
12.	<b>Yard Hydrants</b>			
	• Total number of hydrants	04	Provided	MR
	• Hose Box	04	Provided	MR
13.	<b>Pumping Arrangements</b>			
	• Ground Level			
	➤ Discharge of main Pump	2850lpm	Provided	MR
	➤ Head of Main pump	110mtrs	Provided	MR
	➤ Number of main pumps	05	Provided	MR
	➤ Jockey Pump out put	180lpm	Provided	MR
	➤ Jockey pump head	180mtrs	Provided	MR
	➤ Standby Pump out put	2850lpm	Provided	MR
	➤ Standby Pump Head	110mtrs	Provided	MR
	➤ Auto Starting/Manual Stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	• Terrace level			
	➤ Discharge of pump	900lpm	Provided	MR
	➤ Head of the pump	100mtrs	Provided	MR
	➤ Power Supply	NA	Provided	MR
	➤ Auto Starting of pump	Required	Provided	MR
14.	<b>Captive Water Storage for fire fighting</b>			
	• Underground tank capacity	2lac	Provided	MR
	➤ Draw-off connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	20,000ltr	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

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		Required	Provided	MR
17.	Standby power supply			
18.	Refuge Area.			
	➤ Total Area	Required at 4 <sup>th</sup> & 6 <sup>th</sup> floor	Provided	MR
	➤ Location	Required	Provided	MR
19.	Fire Control Room			
	• Detector System Panel	Required	Provided at GF	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 System for Protection of special Risks, if any:	Gas flooding for H.T, L.T panel & lighting conductor	Provided	MR

The fire protection systems provided in the building were tested/ checked randomly and found in good working condition, at the time of inspection.

Keeping in view of the deemed compliance of the minimum standards on fire prevention and fire safety required as stipulated in NBC Part-4, it is **recommended for renewal of fire safety certificate** issued vide this department letter of even no. F.6/DFS/MS/2022/WZ/593 dated 28/12/2022.

Signature of the inspection Officer  
Name :- C.L. Meena  
Designation:- ADO/Rohini

Signature of the Inspecting Officer  
Name:- A.K. Jaiswal  
Designation:- DO/NW

Dy. CFO (WZ)

Principal Director

Dy. CFO (WZ)

ADO (Rohini)

Dy CFO (WZ)

As approved, F.T. letter is her for your signature please.

ADO (Rohini)

ADO (Rohini)

F.P. ring