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

आज़ादी का अमृत महोत्सव

No.F.6/DFS/MS/BP/2025/ 538 Dated: 14. /11/2025

To,

The Chief Architect
Region Delhi, CPWD, Room No. 217-218,
"A" Wing, Nirman Bhawan,
New Delhi- 110001.

Sub: - Examination of building plans from fire safety point of view in r/o proposed construction of Common Central Secretariat 8 & 9 situated at 23-B & 23-C 2 Maulana Azad Road, New Delhi.

Sir,

Please refer to your Request ID: 220250904/2420 dated 09/10/2025 of online building plans, on the subject cited above. In this connection, it is to inform you that the referred online building plans in respect of proposed construction of Common Central Secretariat 8&9 situated at 23-B & 23-C 2 Maulana Azad Road, New Delhi have been scrutinized from fire and life safety point of view and observed that the proposed building will be comprised of basement, podium 1, ground plus seven upper floors having height 36.9 mtrs and following shortcomings are observed:

1. All around 06-meter-wide motorable road with 09 m turning radius for fire tender movement is not proposed as per clause 8.2 (b) of UBBL 2016.
2. Staircases are not segregated at ground level as per clause 7.11 (t) of UBBL 2016.
3. Refuge area has not been proposed as per clause 9.3.6/ 9.3.7 of UBBL 2016.
4. Design of fire tower has not been proposed as per clause 9.3.13 of UBBL 2016.
5. Second exit have not been proposed in the utility room, services, civil store room, kitchen, sub-station and dining area.
6. Travel Distance including from dead end is not meeting the requirement as per clause 7.8 of UBBL 2016.
7. Compartmentation is not proposed as per clause 8.4.6 of UBBL 2016.
8. DG sets area is not segregated as per NBC part-IV, 2016.
9. Fire Check doors are not proposed in Electrical room, store room, driver waiting room, staircase, lift lobby, AHU room, utility roometc. as per NBC part-IV, 2016.
10. Water curtain has not been proposed in the goods lift as per NBC part-IV, 2016.
11. Entry to the civil store room, parking management system room are not permitted through occupied area.
12. The external exist doors of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby as per clause 7.11(L) of UBBL-2016.

13. Fire and life safety arrangements/smoke management systems are not proposed as per NBC part IV 2016/ UBBL-2016.

In view of the above, the building plans are rejected.

Yours faithfully,

(M. K. Chattopadhyay)
Dy. Chief Fire Officer
Delhi Fire Service
O/C 8/4/11