GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS, DELHI FIRE SERVICE, NEW DELHI

No. F6/DFS/MS/Buisness/SZ/2026/ 165 Dated: 04 / 05 /2026

To,

Sh. S.k Ahirwar AGM (Engg.), NBCC (india) Ltd.
NBCC Bhawan, Lodhi Road
New Delhi- 03.

Sub: Regarding issuance of FSC from fire safety point of view in r/o. Block-2 in at Netaji Nagar, New Delhi.

Sir,

Please refer to your NBCC/AGM/NeN (Redev)/2026/82 dated-12/03/2026 & No.84 dated-25/03/2026 & 89 dated-27/03/2026, on the subject cited above. In this connection, it is to inform you that the premises was inspected by officer Concerned of this department on 27/03/2026 in the presence of Sh Avinash (Deputy GM), Sh. Sunil Gayakwad (AGM) NBCC from fire safety point of view in the building. During the inspection, it is observed that work at basements is under progress and following shortcomings were observed at upper floors.

1. Fire Check Doors are not provided at staircases and in corridors/ lift lobbies for compartmentation at some floors.
2. Electrical shafts, vertical/horizontal opening are not sealed properly.
3. Smoke management system is not provided at upper floors.
4. Pressurization of staircases, lift lobbies & lift shaft are not provided.
5. Refuge area is not provided as per UBBI-2016.
6. Protection of electrical panels are not provided.
7. Further, civil work and other internal fit out work at upper floors is under progress in the tower.

In view of above shortcomings, the application for issuance Fire Safety Certificate is cannot consider at this stage & rejected. The occupancy of the building/premises in absence of requisites fire safety arrangements shall be at the risk and liabilities of the Owner/occupier.

Yours faithfully,

(A.K. Malik)
Chief Fire Officer

Copy To: -

1. The Chief Architect, NDMC, Palika Kendra, New Delhi.
2. The CGM (Redev-II) Netaji, New Delhi-110023.