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

आज़ादी का अमृत महोत्सव

No. F6/DFS/MS/BP/2026/ 501 Dated: 23/01/2026

To,

The Executive Engineer (Bldg.) HQ,
Municipal Corporation of Delhi,
8th Floor, Minto Road,
New Delhi.

Subject: Examination of building plans from fire safety point of view in r/o Property No. C-1/119, Janakpuri, New Delhi- 110009.

Sir,

Please refer to your letter No. D.1339/EE(B)-II/WZ/2026/AE(B) dated 14.10.2026 on the above-mentioned subject. In this connection, it is to inform you that the matter has been examined and the following shortcomings have been observed:

1. The Staircases are not segregated at the stilt floor as required under clause 7.11 (t) of UBBL 2016.
2. The required number of staircases in the basement is not proposed as per clause 7.10 of UBBL-2016.
3. The external exit door of the staircase enclosure at stilt level is not opening directly to the open space and/or cannot be reached without passing through any door other than the door provided to form a draught lobby, which is not in compliance with clause 7.11.2(l) of UBBL-2016.
4. The lift is opening directly onto the staircase landing, in contravention as per Clause 7.11(o) of UBBL-2016.
5. Details of staircase w.r.t. (width, tread and riser) are not shown on the plans as per clause 7.11 of UBBL 2016.
6. Fire check doors are not proposed at the entry of staircase in basement as required under clause 4.2.7 of NBC-2016 Part-F.
7. Plans are not submitted in accordance with clause 2.0.4 of UBBL-2016
8. The requisite fire and life safety measures, as stipulated under Part IV of NBC-2016, have not been incorporated in the proposed plans.
9. The stilt floor is not open from the rear side as required in Clause 1.4.111 of UBBL-2016

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

Yours faithfully,

23/1/26

(A. K. Malik)
Chief Fire Officer
Delhi Fire Service

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