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

No. F.6/DFS/MS/BP/2025/ 618 Dated: 16/12/2025

To,

The ED (Architecture),
National Capital Region Transport Corporation (NCRTC),
7/6, Siri Fort Institutional Area, August Kranti Marg,
New Delhi-110049

Sub:- Rejection of building plans from fire safety point of view in r/o Club House Jangpura, Delhi.

Sir,

With reference to online Ref. No. NCRTC/Fire/14/2025/11/31 dated 21.11.2025 on the subject cited above it is informed that fire prevention and fire safety measures/ Fire safety directives were issued in r/o Residential Tower –A, B, C including club house vide letter no. F.6/DFS/MS/BP/2021/141 dated 11.03.2021. Now the applicant has applied for modification in the building plan of the Club house, accordingly, the referred building plans in respect of Club House Jangpura, Delhi were scrutinized under rule 34 of The Delhi Fire Service Rules, 2010 and following shortcomings were observed:-

1. The plans are not readable in absence of proper colour coding as specified in table 2.2 of UBBL 2016.
2. The Shortcomings already issued vide letter No. F.6/DFS/MS/BP/2025/340 dated 15.07.2025 has not been complied in totality.
3. Staircases are not proposed as per clause 7.11 of UBBL-2016/NBC-2016, Part-IV.
4. Dead end travel distance at first floor level is not proposed as per 7.8.2 of UBBL-2016/NBC-2016, Part-IV.

In view of the above, the modification plan for the club house building is rejected with a request to resubmit plans after due rectification of above mentioned shortcomings for further consideration in the matter.

Yours faithfully,

(M. K. Chattopadhyay)
Dy. Chief Fire Officer
Delhi Fire Service