GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE
Connaught Place: New Delhi-110001

No. F.6/DFS/MS/2026/BP/ 343 Dated: 06/08/2026

To,

The Dy. Director (L&I) Bldg.,
Delhi Development Authority,
Vikas Sadan, INA,
New Delhi-110023.

Sub: Regarding clearance of building plans from fire safety point of view in r/o Guest House Tamil Nadu at Sec-19, Phase-01, Dwarka, New Delhi.

Sir,

Please refer to your online ID No. Temp/0289/2025_R1 dated 13.07.2026 on the subject cited above. In this connection, it is submitted that the building plans were scrutinized from fire safety point of view and following shortcomings are observed.

1. Refuge area is not meeting the requirements as per clause 9.3.6/ 9.3.7 of UBBL 2016.
2. Dedicated fire escape staircase to the transformer room in the basement is not proposed as per clause 8.5.5(a) of UBBL-2016.
3. Doors are not opening as per clause 7.12.5 of UBBL 2016.
4. FCD is not proposed in lift lobby as per clause 8.4.4 of UBBL 2016.
5. FCD is not proposed at Service/AHU and pump room staircase as per NBCS 2026.
6. Sliding door (D-10) is not allowed as per clause 7.12.3 of UBBL 2016.
7. Details of pump room staircase i.e. width, tread and riser not mentioned on the plans and not in conformity with clause 7.11 of UBBL 2016.
8. Fire and Life safety, smoke management system are not proposed as per NBCS-2026.

Accordingly, the case cannot be scrutinized and therefore rejected.

Yours faithfully

5/8/26

A.K. Malik
Chief Fire Officer (HQ)