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

No. F.6/DFS/MS/2026/BP/ 721 Dated: 27/07/2026

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 Plot No. 02, NSP, Pitampura, New Delhi-110088.

Sir,

Please refer to your online ID No. PP/0086/2024 dated 27.05.2026 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. All around 09-meter motorable roads with 12-meter turning radius for fire tender movement is not provided as per clause 8.2 of UBBL 2016.
2. Hydraulic calculations matching recommended system architecture as per NBCS & the firefighting arrangements are not proposed.
3. FCR does not meet the requirements of clause 9.3.10 of UBBL-2016.
4. Information in the CAF does not match with the plans.
5. Direct access to Fire Pump Room is not proposed as per clause 5.1.2.2(a) of NBCS-2026.
6. Dedicated staircase for Transformer room as per clause 8.5.5(a) of UBBL-2016 is not proposed.
7. One staircase is not conforming the provisions of clause 7.11(m) of UBBL-2016.
8. 1.5-meter-wide connecting bridge is shown at 25th floor level. However, it is not clear to whom it is proposed for connection, combined plans are not submitted.
9. Lift lobbies are not proposed as per clause 8.4.4 (j) of UBBL 2016.
10. The design of fire tower is not proposed as per clause 9.3.13 / 1.4.46 of UBBL-2016.
11. Section & Elevations are not submitted.
12. Approved layout plan of Wazirpur District Centre approved by DDA showing the fire tender movement road w.r.t Plot No. 01, Plot No. 02 & other Plots is not found attached.

Accordingly, the building plans are rejected.

Yours faithfully

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