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

No. F.6/DFS/MS/BP/2026/17

Dated: 13.01.2026

To,

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

Sub: **Rejection** of building plans from fire safety point of view in r/o addition / alteration in existing industrial building at Plot No. 41, Okhla Industrial Estate Phase-III, New Delhi-110020.

Sir,

With reference to request ID no. 10121418 dated 31.12.2025 on the subject cited above; it is informed that the referred building plans in respect of addition / alteration in existing industrial building at Plot No. 41, Okhla Industrial Estate Phase-III, New Delhi-110020 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. Exits shall not pass through occupied area as per UBBL-2016/NBC-2016, Part-IV.
3. Fire pump room is not proposed as per UBBL-2016/NBC-2016, Part-IV.
4. Fire tower is not proposed as per clause 9.3.13 of UBBL-2016/ NBC-2016, Part-IV.
5. Refuge area is not proposed as per clause 9.3.6/ 9.3.7 of UBBL-2016.
6. Water curtain for car lift is not proposed as per UBBL-2016/NBC-2016, Part-IV.
7. Stack parking as proposed in means of egress is not acceptable to this department.
8. Fire check door in the all staircases & lift lobby are not proposed as per UBBL-2016/NBC-2016, Part-IV.
9. Electrical shaft /room shall not be proposed near the staircases/exits routes.
10. There is difference in information provided in CAF and the plans submitted.

In view of the above, the building plans are **rejected** with a request to resubmit architectural building plans as per clause 2.0.4 of UBBL-2016 in DWG format clearly indicating occupancy as per clause 1.4.75 of the UBBL-2016, smoke management plan and fire fighting drawing for further consideration in the matter.

Yours faithfully,

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