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

आज़ादी का अमृत महोत्सव

No. F.6/DFS /MS/BP/2026/ 135 Dated: 21/04/2026

To,

Assistant Engineer (Bldg.)-II,
Civil Lines Zone, MCD,
16, Rajpur Road, Civil Lines,
Delhi-110054.

Subject: Regarding clearance of building plans from fire safety point of view in r/o Property No. 9, Rajasthani Udyog Nagar, G.T. Karnal Road, Delhi-110033.

Sir,

Please refer to your letter No. 663/EE(B)-II/CLZ/2026 dated 20.03.2026 on the subject cited above. In this connection, it is to inform you that the matter has been examined and the following shortcomings have been observed:

1. The width of the staircase is not proposed as per clause 7.11.1 (b) of UBBL 2016.
2. The required number of staircases has not been proposed as per clause 7.10 of UBBL-2016
3. Fire check doors have not been proposed at the entry of staircase, store room, as required under clause 8.4.3 (g) of UBBL 2016.
4. The external exists door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to form a draught lobby as per clause 7.11(L) of UBBL-2016.
5. Drawings are not submitted in accordance with clause 2.0.4 of UBBL-2016.
6. Details of staircase w.r.t. (width, tread and riser) are not shown on the plans at 2nd & 3rd floors as per clause 8.4.3 / 7.11 of UBBL 2016.
7. The Conference Hall is proposed with only one exit via stair/lobby, which is not in compliance with NBC Part 4 (Fire & Life Safety) requiring minimum two independent exits.
8. The width of the passageway/walkway is not proposed as per clause 7.11.2 of UBBL-2016.
9. Adequate fire-resistant segregation between the storage area and working hall has not been proposed, in violation of the compartmentation requirements prescribed under NBC Part 4 (Fire & Life Safety).
10. Fire and Life Safety arrangements and the smoke management system are not proposed as per part 4 NBC 2016.

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

Yours faithfully,

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

Copy to :
M/s Property No. 9, Rajasthani Udyog Nagar, G.T. Karnal Road, Delhi-110033.