

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001

No. F.6/DFS/MS/BP/2022/ 980

Dated: 04/05/2022

To,

The Executive Engineer (B) HQ,
North Delhi Municipal Corporation,
9th floor, Civic Centre, Minto Road,
New Delhi 110002.

Sub: Conditional clearance from fire safety point of view in r/o proposed building plan for the construction at vacant plot of Novelty cinema land main road SPM Marg near old Delhi railway station Delhi 110006.

Sir,

Please refer to online ID No. 10100037 dated 27.04.2022 on the above cited subject. In this connection, this is to inform you that the online building plans of said building have been scrutinized by this department from fire and life safety point of view and observed that this department has already issued conditional approval to the mercantile building referred through ID. No. 10100037 vide this office letter No. F.6/DFS/MS/BP/2022/167 dated 07.04.2022 (copy enclosed). These guidelines are valid as no change is observed in the building plans. If there is any change in the plans, same shall be clearly marked/highlighted on the plans. Open set back area is not checked, as it shall be checked by concerned local authority.

In view of above, there is no objection to this department for the construction of said building subject to the compliance of the aforesaid guidelines.

Encl: As above.

Your faithfully

For M/s Asteroid Shelters Homes Pvt. Ltd.

Aja
Authorised Signatory

(Aja Garg)
Director
011-23414000
etc

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001

No. F.6/DFS/MS/BP/2022/ 167

Dated: 07/04/2022

To,

The Executive Engineer (B) HQ,
North Delhi Municipal Corporation,
8th floor, Civic Centre, New Delhi

Sub: Conditional clearance from fire safety point of view in r/o proposed building plan for the construction at vacant plot of Novelty cinema land main road SPM Marg near old Delhi railway station Delhi 110006.

Sir,

Please refer to online ID No. 10100037 dated 31.03.2022 on the above cited subject. In this connection, this is to inform you that the online building plans of said building have been scrutinized by this department from fire and life safety point of view and observed that there is proposal of construction of mercantile building at vacant plot of Novelty cinema land main road SPM Marg near old Delhi railway station, Delhi 110006. The brief detail of the building is as under: -

S. No.	Particulars	Details proposed			
1.	Occupancy / trade use	Mercantile			
2.	No. of floors	2 Basement +Ground+2 upper floors			
3.	Plot area	1157.650 m ²			
4.	Covered Area and Occupancy				
	Basement-02	Basement-01	Ground floor	First floor	Second floor
	605.358 m ² (Car Parking & Services)	623.493 m ² (Car parking & Services)	595.371 m ² (Shop)	713.358 m ² (Shop)	713.358 m ² (Shop)
5.	Height	14.850 meter			
6.	No. of Staircases	02 Nos. staircases of 1.50 m width each are proposed.			
7.	Lifts	02 nos. passenger lifts serving from basement -02 to second floor and 01 hydraulic car lift serving from ground floor to basement-2 are proposed.			

There is no objection to this department for the construction of said building subject to the compliance of the following fire safety recommendations: -

- 1. Access to building:** The building is proposed to be located on 30-meter-wide main road.
- 2. Number, width, Type and arrangement of exits:** The staircases as mentioned in aforesaid table shall be provided in the building and shall meet the requirements as per UBBI-2016. The

Novelty cinema land main road SPM Marg near old Delhi railway station Delhi 110006.

For M/s Asteroid Shelters Homes Pvt. Ltd.


Authorised Signatory

staircases serving to basement shall be segregated at ground level as per clause 7.11(t) of UBBL 2016 and shall be continuous to terrace level. Clear cut width of staircase shall be maintained at the time of completion.

Condition: Width of the exit doors shall be as per clause 7.12.2 of UBBL-2016.

3. **Protection of exits by means of fire check doors and or pressurization:** The fire check doors of minimum 2hrs fire resistance rating shall be provided at the entrance of lift lobbies at all floors and staircases serving to basement as per clause 8.4.4 & 8.4.5 of UBBL 2016. Fire check doors shall conform to IS 3614:2021
4. **Compartmentation:** The building shall be suitably compartmentalized so that the fire / smoke remains confined to the area where fire incidents have occurred and does not spread to the remaining part of the building. This shall conform to clause 8.4.6 of UBBL-2016 & of NBC-IV.

Condition: 1 Water curtain should be provided for car lift.

2 Fire check doors shall be provided in domestic and fire pump room.

5. **Smoke Management System:** Smoke control facilities shall be provided as per clause 8.4.5 of UBBL and 4.4.2.5, & 4.6 of NBC Part IV, Fire and Life Safety.
6. **Fire Extinguishers:** Fire extinguisher of ISI mark suitable to risk at all floors shall be provided as per clause 9.3.9 of UBBL 2016 in accordance with IS 2190-1992.
7. **First Aid Hose Reel:** The first aid hose reel shall be provided in accordance with IS 884/1985.
8. **Automatic Fire Detection and Alarming Systems:** Not required as per UBBL-2016/NBC part-4 -2016.
9. **Manually Operated Fire Alarm System:** Manually operated electric fire alarm (MOEFA) system shall be provided as per clause 9.3.9 of UBBL-2016/ NBC part 4 and the same shall conform to IS: 2189/2008.
10. **Public Address System:** Not required as per UBBL-2016 / NBC part-4-2016
11. **Automatic Sprinkler System:** The Automatic sprinkler system shall be installed in entire basement as per clause 9.3.9 of UBBL-2016, in accordance with BIS: 15105 / 2021. Flow alarm switch/gong shall be incorporated in the installation for giving proper indication/sound. The pressure gauge shall also be provided near the testing facility. The entire system including pump capacity and head, size of pipe network, orifice control etc. shall be provided in accordance with the relevant code. Fire service inlet shall also be provided at stilt level.
12. **Internal Hydrant and Yard Hydrant:** Down Comer system shall be provided as per IS 3844-1989. Hose box of suitable dimension shall be provided near each internal hydrant. Its design shall be such that it can be readily opened in an emergency. Each box shall contain two lengths of 63 mm diameter, 15m length, rubber lined delivery hoses conforming to IS: 636 complete with 63 mm instantaneous coupling conforming to IS: 903 with a nozzle of 16 mm diameter.
13. **Pumping Arrangements:** As proposed a fire pump house having one number of electrical engine driven pump of 2850 LPM capacity, 01 No. of Diesel Engine Driven Pump of similar capacity and 01 Jockey pumps of 180 LPM capacity with suitable head shall be provided. The pump house shall be directly accessible. Terrae pump of capacity 900LPM+ 450LPM shall be provided as per NBC part-4 -2016. The suitable orifice plate /reducer shall be provided to maintain the requisite pressure of 3.5 Bars at the remotest point. All the pumps shall be automatic in operation.
14. **Captive Water Storage for Firefighting:** As proposed an underground water storage tank of 2,00,000 ltrs shall be provided an overhead tank of 30,000 litres capacity on the terrace for firefighting purpose shall be provided against proposed capacity of 20,000 ltrs as per Part-IV of NBC 2016. Further, a ladder or any other form of open access to the overhead tank shall be provided as per clause 7.10.3 of UBBL 2016.
15. **Exit Signs:** Exit signage shall be provided in the building conforming to IS 9457:2005.
16. **Provision of lifts:** 01 passenger lifts (serving from stilt level to third floor) & 01 Hydraulic car lift (serving from basement to stilt level) is proposed in the building and these shall be installed & protected in accordance with clause 8.4.4 of UBBL-2016.
17. **Standby Power Supply:** The standby power supply shall be provided as per clause 8.5.3 of UBBL-2016.

For M/s Asteroid Shelters Homes Pvt. Ltd.

Novelty cinema land main road SPM Marg near old Delhi railway station Delhi 110006.

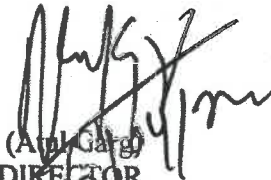
Agal
Authorised Signatory

18. Refuge Area: Not required as per UBBL-2016.
19. Fire Control Room: Not required as per UBBL-2016.
20. Special Fire Protection Systems for protections of Special risks: The construction of electric sub-station and installation of Dry Transformer, LT & HT panels shall be as per the provisions specified by the Electrical Authority. However, the following points shall be followed:
- The HT & LT panels shall be separated with the walls of 2 hours' fire resistance rating. It is necessary to separate shield wall extending up to the one meter on sides above the highest point of the transformer. Special protection systems as applicable shall be provided as per clause 5.1.4, 5.1.5, 5.1.6 of Part 4 NBC 2016, in all electrical panels.
 - The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
 - Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electric cables; use of bus ducts/solid rising mains instead of cables is preferred.
 - Separate circuit for firefighting pumps, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others.
 - The inspection panel doors and any other opening in the shaft shall be provided with air tight doors having fire resistance of not less than 2 Hrs. the electric installations shall be as per BIS 1646.
 - The fire protection of kitchens shall be done as per clause G 5.2 of part 4 NBC 2016.
 - Nothing in contravention of the notification No. CEI/1/9/2020/263-294 dated 03.05.2021, issued by Central Electricity Authority as modified up to date.

The approval of building plans shall be valid only for the proposed occupancy/layout of the floors shown on the plans. It shall also be ensured that provisions of all requisite fire and life safety measures stipulated in National Building Code of India/UBBL-2016 shall be complied in letter and spirit before the occupancy of the building under intimation to this department. Any subdivision of the floors and change of occupancy shall only be done with the prior approval of this department. The aforesaid approval is not a conditional FSC from Delhi Fire Service.

The building sanction authority shall ensure correction in the building plans as mentioned above at Sr. No. 2 & 4 in condition of this approval letter No. F6/DFS/MS/BP/2022/167 dated 07/04/22 before release of plans.

Yours faithfully


(Anil Garg)
DIRECTOR
011-23114000
12/4/22

For M/s Asteroid Shelters Homes Pvt. Ltd.


Authorised Signatory

Novelty cinema land main road SPM Marg near old Delhi railway station Delhi 110006.



Approval Letter

No. : OL-27042223024

Date : 05/05/2022

ULB Code: 10100037_S

Code : 2704232006

To,

NDMC: SE(B) HQ, North DMC, 7th Floor, E-1 Wing, Dr.
SPM Civic Centre, J.L. Nehru Marg, New Delhi - 110002.

विषय : Novelty Street, City S.P.

संदर्भ :

महोदय ,

उक्त प्रस्ताव पर आयोग की दिनांक **28/04/2022 02:30 AM** को आयोजित बैठक में विचार किया गया था ।
आयोग की प्रेक्षाएं तथा निर्णय इस प्रकार हैं ।

Decisions:

Approved, observations given.

Remarks:

Accordingly the proposal is approved, if the same is otherwise as per provisions of the Delhi Master Plan, Zonal Plan, building bye-laws, fire-fighting regulations and any other instructions of the Govt. of India. Further, 1% of the project cost needs to be spent on 'Work of Art', compliance of 'Bureau of Indian Standards' norms against earthquake hazards, provisions for rain water harvesting and barrier free movement of physically challenged should be ensured by the concerned local body before releasing the approval

Observations:

- 1.The proposal was forwarded by the **North DMC (online)** for consideration by the Commission.
- 2.The Commission did not approve the building plan proposal at its meeting held on April 07, 2022, specific observations were given.
- 3.The revised building plan proposal received (online) at the formal stage was scrutinised along with the previous observations of the Commission communicated vide DUAC observation letter no: OL-31032223018 dated 13.04.2022. Based on the revised submission made the following observations are to be complied with:
 - a)Sustainability features shall be as per point no. 7 of the CPAA (Criterion for Project Assessment and Approval) available on the DUAC website at www.duac.org.in.
 - b)All service equipment, water tanks, solar panels, DG exhaust pipes, plumbing pipes etc. should be camouflaged appropriately in terms of the point nos. 10, 11 & 12 of the CPAA (Criterion for Project Assessment and Approval) are available on the DUAC website at www.duac.org.in.

For M/s Asteroid Shelters Homes Pvt. Ltd.


Authorised Signatory

सचिव

रुबी कौशल
सचिव

- 1) AMIT KUMAR
- 2) 19th floor office tower plot no c 03 sector 04 greater noida

रुबी कौशल
सचिव

For M/s Asteroid Shelters Homes Pvt. Ltd.


Authorised Signatory