



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

C-275

No F 6 / DFS / MS / 2024 / WZ / 730

Dated: 11/12/2024

FIRE SAFETY CERTIFICATE

Certified that the **Best Sky Tower** located at **F-5, Netaji Subhash Place, Wazirpur District Centre, New Delhi** is comprised of **Basement, Ground plus 15 upper floors** was issued FSC by this department vide letter No F6/DFS/MS/2016/WZ/1668 dated 11.11.2016. The premise was re-inspected by the officer concerned of this department on 26.11.2024 in the presence of **Sh. Kush Gupta** and observed that all the fire prevention and fire safety arrangements as provided in the premises found in good working condition. The premises have therefore deemed complied with fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the building/ premise is fit for occupancy "**Mixed (Mercantile & Business)**" **Group F & Group E for Basement, Ground and Fifteen upper floors only** with effect from ...11/12/2024... for a period of three years in accordance with the Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40, subject to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on ...11/12/2024... at New Delhi, by

(Atul Garg)
Director

Delhi Fire Service

Copy to: -

1. Sh. Best Sky Tower located at F-5, Netaji Subhash Place, Wazirpur District Centre, New Delhi.

Conditions for the validity of Fire Safety Certificate:

1. The FSC is valid only for Basement, Ground and Fifteen Upper floors.
2. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
3. Loss of life or property due to non functional fire safety measure shall be at the responsibility of the management.
4. The trained fire fighting staff should be available round the clock.
5. Any deviation with regard to the construction etc shall be verified by the concerned building sanctioning agency.
6. This certificate cannot be treated in any case for regularizations of unauthorized construction.
7. Basement shall be used as per building bye laws.
8. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director of Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry".
9. The owner / occupier shall submit a declaration every year in form "K" provided in the first schedule of Delhi Fire Service Rules 2010. The form is available on www.dfs.delhigovt.nic.in

INSPECTION REPORT

- 1. Name & address of the building : Best Sky Tower located at Plot No. F-5, Netaji Subhash Place, Wazirpur District Centre, New Delhi.
- 2. Type of Occupancy : Mixed (Mercantile + Business)
- 3. Building Comprised of : Basement + Ground + 15 upper floors.
- 4. Type of Case : Renewal for (Basement, Ground and 15 upper floors)
- 5. Details of Previous NOC : F6/DFS/MS/2016/WZ/1668 Dated 11/11/2016
- 6. Fire Safety directives letter No : F6/DFS/MS/BP/2007/395 Dated 07/02/2007
- 7. Date of inspection : 26/11/2024
- 8. Name of Inspecting Officer : R.K.Sinha, ADO (BW)
- 9. Name and designation of officers From the building side : Sh. Kush Gupta
- 10. Year of Construction : 2008
- 11. Applicant's letter No. : E Mail ID dated 23/11/2024

S. No.	Minimum Standards on fire prevention and fire safety U/R 33	BBL Requirements/ Inspection report dated 18/11/2020	Provided at site	Remarks MR/NMR
1.	Access to building			
	Road width	9 m	Provided	MR
	Gate width	5 m	On Road	MR
	Width of internal road	6 m	As per DDA controlled drawing	MR
2.	Number, Width, Type & Arrangement of Exits			
	Number of staircases			
	Upper Floors	02	02	MR
	Basements	02	02	MR
	Width of staircases			
	Upper Floor	1.25 m each	Provided	MR
	Basements	1.25 m each	Provided	MR
	Protection of exits			
	Fire check door	Required	Provided	MR
	Pressurization	Required	Provided	MR
	No. of continuous staircases to terrace	Required	Provided	MR
	Width of Corridor	1.5 m	Provided	MR
	Staircase Exit Doors	1.5 m	Provided 1.46 m	MR (being old case)
3.	Compartmentation			
	Fire check door	Required	Provided	MR
	Sealing of electrical shafts	Required	Provided	MR
	Fire Rating of shaft door	Required	Provided	MR
	Water Curtain	NA	NA	NA
	Fire Dampers	Required	Provided	MR
4.	Smoke Management System			
	Basements	Required	Provided	MR
	Upper floors	Required	Provided	MR
5.	Fire Extinguishers			
	Total numbers	55	Provided	MR
	Types	ABC/Co2/WCO2 Type	Provided	MR
	IS marking	Required	Provided	MR
6.	First-Aid Hose Reels			
	Total numbers on each floor	01	Provided	MR
	Length of hose reel hose	30 m	Provided	MR
	Nozzle diameter	5 mm	Provided	MR
7.	Automatic fire detection and alarming system			
	Type of detectors	Smoke/ Heat	Provided	MR
	Location of Main Panel	Required (GF)	Provided	MR
	Location of Repeater Panel	Required	Provided	MR
	Alternate source of power	Required	Provided	MR

PA System
Battery back
B...

N-57

	Hooters' Location	Required	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	Basement	Required	Provided	MR
	Upper Floor	Required	Provided	MR
	Sprinkler above false ceiling	Required	Provided	MR
11.	Internal Hydrants			
	Size of riser/down-comer	150 mm	Provided	MR
	Number of hydrants per floor	01	Provided	MR
	Hose Box	Required	Provided	MR
12.	Yard Hydrants			
	Total number of hydrants	03	Provided	MR
	Hose Box	03	Provided	MR
13.	Pumping Arrangements			
	Ground Level			
	Discharge of main Pump	2850 lpm	Provided	MR
	Head of Main pump	110 m	Provided	MR
	Number of main pumps	02	Provided	MR
	Jockey Pump out put	180 lpm	Provided	MR
	Jockey pump head	110 m	Provided	MR
	Standby Pump out put	2850 lpm	Provided	MR
	Standby Pump Head	110 m	Provided	MR
	Auto Starting/Manual Stopping	Required	Provided	MR
	Pump House Access	Required	Provided	MR
	Terrace level			
	Discharge of pump	900 lpm	Provided	MR
	Head of the pump	40 m	Provided	MR
	Power Supply	Required	Provided	MR
	Auto Starting of pump	Required	Provided	MR
14.	Captive Water Storage for fire fighting			
	Underground tank capacity	2,00,000 ltrs	Provided	MR
	Draw-off connection	Required	Provided	MR
	Fire service inlet	Required	Provided	MR
	Access to tank	Required	Provided	MR
	Overhead Tank capacity	20,000 ltrs	Provided	MR
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	Pressurization of Lift Shaft	Required	Provided	MR
	Pressurization of Lift lobby	Required	Provided	MR
	Communication In lift Car	Required	Provided	MR
	Fireman's Grounding Switch	Required	Provided	MR
	Lift Signage	Required	Provided	MR
17.	Standby power supply	Required	Provided	MR
18.	Refuge Area.			
	Total Area	Required	Provided	MR
	Location	5 th , 7 th & 10 th , 15 th floor	Provided	MR
19.	Fire Control Room			
	Detector System Panel	Required	Provided	MR
	Flow Switch Panel	Required	Provided	MR

PA System Panel	Required	Provided	MR
Battery backup	Required	Provided	MR
Building Floor Plans	Required	Provided	MR
Special Fire Protection System for Protection of special Risks, if any:	CO2 flooding system for LT & HT panels	Provided	MR

The fire protection systems provided in the building were tested, checked and found functional at the time of inspection. The management had rectified the shortcomings issued vide letter number F6/DFS/MS/WZ/2021/2051 dated 06/10/2021.

Keeping in view of deemed compliance of the minimum standards of fire prevention and fire safety measures as required under rules it is recommended to renew the Fire Safety Certificate issued vide letter number F6/DFS/MS/2016/WZ/1668 dated 11/11/2016 under rule 37 of Delhi Fire Service Rules, 2010.

[Handwritten Signature]
23/11/24

Signature of Inspecting Officer
Name : Rajeiv Kumar Sinha
Designation : ADO/B.W.

~~Dy. CFO (WZ)~~

~~[Signature]~~
28/11/2024

~~CFO~~

~~[Signature]~~
2/12/2024

~~Director~~

~~[Signature]~~
3/12/24

[Handwritten Note]
Sri. F.T. Kulkarni puty to son plus

[Handwritten Signature]
4/12/24

~~Director (Asst)~~

~~[Signature]~~

Dated... 4/11/2024