

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

No. F.6/DFS/MS/2024/BP/ 410

Dated: 22/07/2024

To,

The JGM / Architect
Rail Land Development Authority,
7th floor, Konnectus Building, Bhavbhuti Marg,
New Delhi 110002.

Subject: Regarding building plans in r/o proposed residential complex for railway (type-II quarters and community center) at Sewa Nagar- B, New Delhi.

Sir,

Please refer your ID No. RLDA/HQ/PLG/OPAAS/995 dated 15.07.2024 on the above cited subject. In this connection it is to inform you that the matter is examined and observed that there is a proposal for construction of residential complex for railways (type-II quarters and community center) at Sewa Nagar- B, New Delhi. Following shortcomings are observed:-

1. RLDA being building sanctioning authority needs to examine the proposal and forward the buildings which are covered under rule 27 of Delhi Fire Service Rules 2010 read with latest notifications / orders issued. The residential buildings comprised of stilt, ground plus 03 upper floors having height 17.5 m or less need not be referred to this department. For these buildings structural parameters as per UBBL 2016 such as width of staircase etc. as well as fire safety arrangements as per NBC part 4 shall be ensured by RLDA.
2. The community center building (assembly occupancy) need to fulfill all the requirements as per UBBL/ NBC Part 4, however the number of staircases, exits and travel distance are not meeting the requirement as per clause 7.8, 7.10, 7.11 of UBBL 2016. Further the requisite fire safety arrangements are not marked on the plans.

Accordingly, the case is rejected.

Yours faithfully


(Atul Garg)
Director
011 23414000
