

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**  
**HEADQUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110 001**

No. F.6/DFS/MS/ /SZ/2025/ 660

Dated: 16/12/2025

**Fire Safety Certificate**

Certified that M/s Alborz realty Ltd. at Asset-LP-1B-03, Gateway District, Aero city, IGI Airport, New Delhi ( North & South tower ) comprised of 03 basement, Gr. + 08 upper floors, have complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and verified by the officers concerned of this department on 10/12/2025 in the presence of Mr. Sh. Shashi Kant Tyagi, Sr. Manger, GMR and found that the said building blocks( North & South tower) is fit for occupancy class "Mixed occupancy ( assembly & business ) with effect from 16/12/2025 2025 for a period of three years in accordance with rule 36 unless renewed under rule 37 or sooner cancelled under Rule 40 and subject to compliance of the conditions under rule-38 of the Delhi Fire Service Rules, 2010.

Issued on... 16/12/2025 ..... at New Delhi by.

  
(A.K Malik)  
Dy. Chief Fire Officer  
Delhi Fire Service

**Copy to:-**

1. The Chief Development Officer – DIAL, New Uddan Bhawan Opposite terminal -3 , IGI Airport , New Delhi
2. Sh. Sudipto Chakraborty, GM, Architect New Udaan Bhawan, Opp. Terminal 3, Indira Gandhi International Airport, New Delhi-110037

**Conditions for the validity of fire safety certificate:**

1. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times. This certificate does not give guarantee that there will be no fire incident.
2. Any loss of life or property due to nonfunctional fire safety measures shall be at the responsibility of the management.
3. The trained firefighting staff should be available round the clock.
4. Any deviation w.r.t. construction, electrical installation, set back area, structural stability, lifts, rating of fire glass/façade, etc. shall be verified by the authority concerned.
5. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any. Basement shall be used as per BBL concerned.
6. 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](http://www.dfs.delhigovt.nic.in)
7. The means of escape such exits, staircase ,passage way , etc shall be kept unobstructed / unlocked for unhindered evacuation in case of an emergency.
8. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in form 'J' [sub rule (I) of rule 37] along with a copy of this Certificate, six month prior to its expiry".
9. This FSC is valid only for raw/vacate halls and management shall informed to this department prior to occupancy at floors for verification of internal finishing/layout /internal fit out works. Owner /Occupier of assembly occupancy shall apply separately for fire safety certificate through online portal.

**INSPECTION REPORT**

1. Name & address of the building:- M/s Alborz rality Ltd. at Asset-LP-1B-03, Gateway District Aerocity, IGI Airport, New Delhi ( north & south tower )
2. Type of occupancy:- Mixed (Mercantile/assembly at ground floor and business at upper floors)  
Comprised of 3basement, ground plus Eight upper floors
3. Type of case:- Fresh
4. Details of previous FSC:- N/A
5. Fire safety directives No.- No.F6/DFS/MS/BP/2022/321 dated 08/07/2022
6. Date of inspection:- 10/12/2025
7. Name of the inspecting officer: - Sh. Ravinder Singh (DO/SD),  
Sh. Kaushal Kishore (ADO/SJ)
8. Name & designation of officer From the building side:- Sh. Shashi kant Tyagi , Sr. Manager, GMR/DIAL
9. Year of construction:- 2025
10. Applicant's letter No: DIAL/2025-26/CPD/4584 dated 01.12.2025  
& e -mail [Sudipto.Chakraborty@gmgroup.in](mailto:Sudipto.Chakraborty@gmgroup.in) 03.12.2025

S.No.	Minimum Standards on fire Prevention and fire safety U/R 33	Fire safety requirements as per guidelines	Provided at site	Remarks MR/NMR
<b>1.</b>	<b>Access to Building</b>			
	1) Road width	06 mtrs.	20.0 m	MR
	2) Gate width	06 mtrs.	Directly approachable	MR
	3)Width of internal road	06mtrs	06mtrs	MR
<b>2.</b>	<b>Number, Width Type &amp; Arrangement of Exits</b>			
	<b>A. Number of staircases</b>			
	1. Upper floors ( 08 fire tower 04 in each tower )	16 No.	Provided	MR
	2. Basements	22 nos. & 2 ramp	Provided	MR
	<b>B. Width of staircase</b>			
	1. Upper floors	1.5m	Provided	MR
	2. Basements	1.5m & 1x2.0m ( B1 to ground floor )& ramp of 6.0 m	Provided	MR
	<b>C. Protection of exits</b>			
	1. Fire check door	Required	Provided	MR
	2. Pressurization/ naturally	Required	Provided	MR
	D. No. of continuous staircase to terrace	16nos	Provided	MR
	E. Width of corridor	1.8 mtr	Provided	MR
	F. Door size	1.5 m	Provided	MR
<b>3.</b>	<b>Compartmentation</b>			
	1) Fire check door	Required	Provided	MR
	2) Sealing of electrical shafts	Required	Provided	MR
	3) Fire rating of shaft door	Required	Provided	MR
	4) Water curtain	Required	Provided	MR
	5) Fire Dampers	Required	Provided	MR
<b>4.</b>	<b>Smoke Management System</b>			
	1) Basements	Mechanical	Provided	MR
	2) Upper floors	Naturally/mechanically	Provided	MR

5.	<b>Fire Extinguishers</b>			
	1) Total numbers	400 nos	950 nos	MR
	2) Types	ABC & CO2	Provided	MR
	3) ISI marking	Required	Provided	MR
6.	<b>First-Aid Hose Reel</b>			
	1) Total number at each floor	8+8 nos	Provided	MR
	2) Length of hose reel hose	30 mtr.	Provided	MR
	3) Nozzle diameter	05 mm	Provided	MR
7.	<b>Automatic Fire Detection &amp; Alarming System</b>			
	1) Type of detectors smoke Type	Heat /smoke	Provided	MR
	2) Location of main panel	At ground floor FCR	Provided	MR
	3) Location of repeater panel	NA	NA	NA
	4) Alternate source of power	Required	Provided	MR
	5) Hooter's Location	At each floor	Provided	MR
8.	<b>MOEFA</b>	Required	Provided	MR
9.	<b>Public Address System</b>	Required	Provided	MR
10.	<b>Automatic Sprinkler System</b>			
	1) Basement	Required	Provided	MR
	2) Upper floors	Required	Provided	MR
	3) Sprinkler above false ceiling	NA	NA	NA
11.	<b>Internal Hydrants</b>			
	1) Size of riser/down-comer	150 mm	Provided	MR
	2) Number of hydrants per floor	8+8 nos	Provided	MR
	3) Hose box	Required	Provided	MR
12.	<b>Yard Hydrants</b>			
	1) Total number of hydrants	10+10 nos	Provided	MR
	2) Hose box	Required	Provided	MR
13.	<b>Pumping Arrangement</b>		02 set of pump in 2 <sup>nd</sup> basement	
	1) Ground level	Required	Provided	MR
	a) Discharge of main pump	2850LPMx2nos	2850LPMx2nos	MR
	b) Head of main pump	95 mtr	95 mtr	MR
	c) Number of main pump	02nos	02nos	MR
	d) Jockey pump out put	180lpmx02	Provided	MR
	e) Jockey pump head	95 mtr	95 mtr	MR
	f) Stand by pump output	2850LPMx1nos	2850LPMx1nos	MR
	g) Stand by pump head	95 mtr	95 mtr	MR
	h) Auto starting/Manual stopping	Required	Provided	MR
	2) Terrace level			
	a) Discharge of pump	NA	NA	NA
	b) Head of pump	NA	NA	NA
	c) Power supply	NA	NA	NA
d) Auto starting of pump	NA	NA	NA	
14.	<b>Captive Water Storage for Fire Fighting</b>			
	1) Under ground tank capacity	4,00,000ltrs.	4,00,000ltrs	MR
	a) Draw-off connection	Required	Provided	MR
	b) Fire service inlet	Required	Provided	MR
	c) Access to tank	Required	Provided	MR
	d) Over head tank capacity	20,000 ltr. each tower	20,000 ltr.	MR
15.	<b>Exit Signage.</b>	Required	Provided	MR

16.	<b>Provision of Lifts.</b>			
	a) Pressurization of lift shaft	Required	Provided	MR
	b) Pressurization of lift lobby	Required	Provided	MR
	c) Communication in lift car	Required	Provided	MR
	d) Fireman's switch	Required	Provided	MR
	e) Lift signage	Required	Provided	MR
17.	<b>Stand by Power Supply</b>	Required	Provided	MR
18.	<b>Refuge Area</b>	6 <sup>th</sup> floor ( 587m <sup>2</sup> & 553.28m <sup>2</sup> )	Provided	MR
	Total area location	Required	Provided	MR
19.	<b>Fire Control Room</b>	Required	Provided	MR
	a) Detector system panel	Required	Provided	MR
	b) Flow switch panel	Required	Provided	MR
	c) PA system panel	Required	Provided	MR
	d) Battery backup	Required	Provided	MR
	e) Building floor plan	Required	Provided	MR
20.	<b>Special Fire Protection System for Protection of special Risk, if any:</b>	CO <sub>2</sub> flooding system required LT/HT panel	Provided	MR

The fire protection systems provided in the said building block in raw/vacate condition were randomly tested, checked and found functional at the time of inspection. The shortcomings issued vide letter no. F6/DFS/MS/2025/SZ/544 dated 20.11.2025 have been compiled.


Keeping in view of the substantial compliance of the minimum standards on fire prevention and fire safety required under the rules, if agreed, it is recommended to issue FSC to said block. Accordingly, DFA is put up for perusal/approval & signature please.

Signature of Inspecting officer


  
(Ravinder Singh) 11/12/25  
DO/SD  
**Ravinder Singh**

Signature of inspecting officer

  
(Kaushal Kishore)  
ADO/SJ

  
12/12/25  
**A.K. MALIK**  
Principal Director

  
15/12/25  
**A.K. MALIK** My. CFO (SZ)

My. CFO to Team.  
  
12/12/25