

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

No. F.6/DFS/MS/Mixed/2025/SZ/ 354

Dated: 30/06/2025

FIRE SAFETY CERTIFICATE

Certified that the building of M/s **Populus Realty Ltd**, Asset-LP-1B-04, Gateway District Aerocity, IGI Airport, New Delhi-110037, comprised of three basements, ground plus eight upper floor, owned/occupied by M/s Populus Realty Limited, 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 officer concerned of this department on 11/06/2025 & 12/06/2025 in the presence of Sh. Ajay Kalia (Project Incharge) & Sh. Manoj Nagar (MEP-Incharge) and that the said building /premises is fit for occupancy class "**Mixed Occupancy**" (Mercantile/Assembly/Business) with effect from 30/06/2025 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 30/06/2025 at New Delhi by


(ATUL GARG)
DIRECTOR
 Delhi Fire Service

Copy to: -

1. Sh. Sudipto Chakraborty, G.M, Architecture, Delhi International Airport Limited, New Udaan Bhawan, Opp. Terminal-3, IGI Airport, New Delhi-110037
2. Authorized Signatory, M/s Populus Realty Ltd, Asset-LP-1B-04, Gateway District Aerocity, IGI Airport, New Delhi-110037

Conditions for the validity of Fire Safety Certificate:

1. **This department shall be intimated prior to occupancy of floors for verification of internal finishing/fit-out work as all floors are vacant & raw. Owner/occupier of assembly occupancy shall apply separately for Fire NOC through online portal.**
2. All the means of escape/entry/exit shall be kept free from any obstruction.
3. All the fire safety arrangement provided therein shall be maintained in good working conditions at all time as seen during inspection. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
4. All the staff members must know the correct method of operation of fire-fighting system.
5. The basement shall be used strictly in accordance with the provisions of BBL.
6. This fire safety certificate may not in any way be treated as regularization (Clause 2.8 of UBBL-2016) of unauthorized construction or alteration (Clause 1.4.3 of UBBL-2016), if any.
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule 37] along with a copy of this certificate, prior to its expiry.
8. 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	M/s Populus Realty Ltd, Asset-LP-1B-04, Gateway District Aerocity, IGI Airport, New Delhi-110037		
2	Type of Occupancy	Mixed (Mercantile/Assembly/Business)		
3	Building Comprised of	3 Basement, Ground + 08 upper floors.		
4	Type of Case	New case		
5	Details of Previous NOC	Nil		
6	Fire Safety Directives Letter No	F.6/DFS/MS/BP/2022/273 Dt. 08/06/2022		
7	Date of Inspection	11/06/2025 & 12/06/2025		
8	Name of the Inspecting Officers	ADO (SJ) As per direction.		
9	Name & Designation of Officers from the building side	Sh. Ajay Kalia (Project Incharge) & Sh. Manoj Nagar (MEP-Incharge)		
10	Year of Construction	2025		
11	Applicant letter No.	DIAL/2025-26/CPD/3924 Dt. 26/05/2025 Outdoor Diary No. 2116 dated 27/05/2025		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	NBC/UBBL Requirements	Provided at Site	Remarks MR/NMR
1	Access to Building			
	• Road width	12 mtr	20 mtr	MR
	• Gate width	06 mtr	Provided	MR
	• Width of internal road	06 mtr	Provided	MR
2	Number, width, type & arrangement of exits.			
	a) Number of Staircase			
	➤ Upper floors.	09 Nos	Provided	MR
	➤ Basements	12 Nos	Provided	MR
	b) Width of Staircase			
	➤ Upper floors	1.5m/1.8m	Provided	MR
	➤ Basements	1.5m/1.8m	Provided	MR
	c) Protection of exits			
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	Required	Provided	MR
	d) No. of continuous staircase to terrace	Required	9 Nos	MR
	e) Width of corridor	Required	1.5 mtr	MR
	f) Door size	Required	Provided	MR
3	Compartmentation.			
	• Fire check door.	Required	Provided	MR
	• Sealing of electrical shafts.	Required	Provided	MR
	• Fire rating of shaft door.	2 Hr.	Provided	MR
	• Water curtain	Required	Provided	MR
	• Fire dampers.	Required	Provided	MR
4.	Smoke Management System.			
	• Basement	12 ACPH	Provided	MR
	• Upper Floors	12 ACPH	Provided	MR
5.	Fire Extinguishers.			
	• Total numbers	Required	450 Nos	MR
	• Types	ABC / CO ₂	ABC, DCP & CO ₂	MR
	• ISI Marking	ISI marked	Provided	MR
6.	First Aid Hose Reels.			
	• Total numbers on each floor.	B1, B2 & B3= 23 each, GF=16, FF & SF=15 each, 3 rd Fl to 7 th Fl=19 each & 8 th Floor=10 nos.	Provided	MR
	• Length of hose-reel hose.	30m	30m	MR
	• Nozzle Diameter	5mm	5mm	MR

7	Automatic fire detection & alarming system.				
	<ul style="list-style-type: none"> Type of detectors Location of Main Panel Location of Repeater Panel Alternate source of power Hooter's location 	Smoke / Heat	Smoke & Heat	MR	
		Required	Ground floor	MR	
		N/A	Basement & GF	N/A	
		Required	Provided	MR	
		Required	All floors	MR	
8	MOEFA	Required	Provided	MR	
9	Public Address System	Required	Provided	MR	
10	Automatic Sprinkler System				
	<ul style="list-style-type: none"> Basement. Upper floors. Sprinkler above false ceiling 	Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
11	Internal Hydrants.				
	<ul style="list-style-type: none"> Size of Riser/Down-comer Number of Hydrant per floor Hose box. 	100 mm	150 mm	MR	
		Required	B1, B2 & B3= 23 each, GF=16, FF & SF=15 each, 3 rd Fl to 8 th Fl=19 each & Terr. Fl=12nos.		MR
		Required	B1, B2 & B3= 23 each, GF=25, FF & SF=15 each, 3 rd Fl to 8 th Fl=19 each & Terr. Fl=12nos.		MR
12	Yard Hydrants.				
	<ul style="list-style-type: none"> Total number of hydrants. Hose box. 	Required	11 Nos	MR	
		Required	11 Nos	MR	
13	Pumping arrangements.				
	<ul style="list-style-type: none"> Ground Level 				
	➤ Discharge of main pump.	Hyd.: 2850 LPM Sprk: 2850 LPM W.C: 4500 LPM	Hyd.: 2850 LPM Sprk: 2850 LPM W.C: 4500 LPM	MR	
	➤ Head of main pump.	100m & 40m	100m & 40m	MR	
	➤ Number of main pumps.	2 + 1 for WC	2 + 1 for WC	MR	
	➤ Jockey Pump output.	2 x 180 LPM	2 x 180 LPM	MR	
	➤ Jockey Pump head.	100 mtr	100 mtr	MR	
	➤ Standby Pump output.	2 x 2850 LPM	2 x 2850 LPM	MR	
	➤ Standby Pump head.	100 mtr	100 mtr	MR	
	➤ Auto Starting/Manual Stopping.	Required	Provided	MR	
	➤ Pump house access.	Required	Provided	MR	
	<ul style="list-style-type: none"> Terrace Level 				
	➤ Discharge of pump.	N/A	N/A	N/A	
	➤ Head of pump.	N/A	N/A	N/A	
	➤ Power supply.	N/A	N/A	N/A	
	➤ Auto starting of pump.	N/A	N/A	N/A	
14	Captive water storage for firefighting.				
	<ul style="list-style-type: none"> Underground tank capacity. <ul style="list-style-type: none"> ➤ Draw-off connection. ➤ Fire Service Inlet. ➤ Access to tank. Overhead tank capacity. 	8,00,000 Ltr	2 x 4,00,000 Ltr	MR	
		Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
		20,000 Ltr	20,000 Ltr	MR	
15	Exit Signage.	Required	Provided	MR	
16	Provision of Lifts.				
	<ul style="list-style-type: none"> Pressurization of lift shaft. Pressurization of lift lobby. Communication in lift car. Fireman's switch. Lift signage. 	Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
17	Standby Power Supply	Required	Provided	MR	
18	Refuge Area				
	<ul style="list-style-type: none"> Total area Location 	848 sqm	266+301+281sqm	MR	
		6 th Floor	Provided	MR	

N-7


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 plan.	Required	Provided	MR
20.	Special Fire Protection System for Protection of Special Risk, if any.	CO ₂ flooding system provided in HT & LT panels		MR

Note: Presently, all floors are vacant & raw i.e. internal furnishing works has not been done as of now also ground floors shall be used for mercantile/assembly occupancy. Therefore, intimation prior to occupancy of upper floors is required for clearance from this department and FSC in r/o assembly occupancy shall be issued separately through online portal. If agreed please.


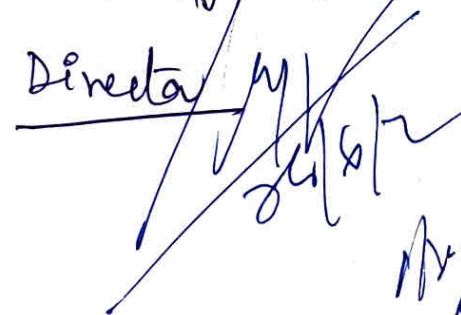
The fire protection systems provided in the premises were checked, tested at random and found functional at the of inspection.


Keeping in view of the deemed compliance of the minimum standard on fire prevention and fire safety measures as required under the rules, the fire safety certificate issued vide letter No. F6/DFS/MS/Hotel/2022/SZ/47 dated 04/07/2022, renewal under rule 37 of the Delhi Fire Service Rules, 2010 is recommended.

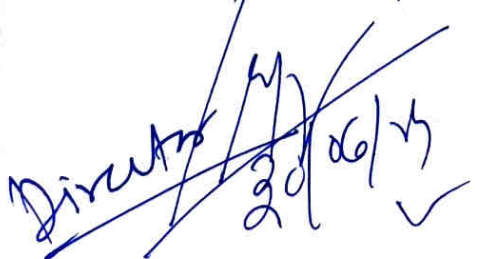
Accordingly, DFA is put up for approval and signature please.


 Signature of the Inspecting Officer
 Name: Santosh Kumar
 Designation: ADO (SJ)

DO (SD) 


 20/06/2025
 Director 
 M/S

Sir, F.T letter is put up for your signature 


 Director 20/06/25