Life Matters...
So it's always Safety First

When we speak about 30 million square feet of commercially developed space, and thousands of people using it every day, we are also speaking about a huge responsibility to life and property.

We had always been progressive / pre-emptive in matters of safety. Cybercity is one such example, where world-class safety standards have been implemented. It is better to be safe rather than be sorry. When real estate industry specific solutions were not available, we wanted to look for solutions ourselves. In the past two years, we have invented fire safety methods, and have also filed for patents on them. This is the first time in India that any Real Estate company has invested its time, money and resources for invention and development of such unique technology critical for safety of buildings, its premises and clients.

What we have done in more detail, the safety measures, and what do they mean to the prestigious clients and users of DLF offices?

FIRE

There are private fire stations, with a 90 mtr skylift, imported from Finland, capable of reaching the tallest buildings, for firefighting. These skylifts can carry a load of 500 kg and rotate at a 360-degree angle. It has a reach of up to 30 floors and an additional 35 meters can be reached by water jet.

All DLF buildings have Thermal Imaging Cameras, to detect any fire and reach to the seed of the fire quickly. The Disaster Management & Disaster Recovery Room is the control area where information is quickly put together, and a response to fire is generated – it provides all the back-up required to fight any emergency.

There are no gas tanks – there is only piped gas supply. Every building has ten Breathing Apparatus (BA) systems at any point in time. Smoke generators are used for mock fire drills and there is a 2-tier fire sprinkler system at all tenur areas. Also there are exclusive free training centres for tenants for firefighting.

The most important part of fire safety is a third party audit, which ensures an eagle, and impartial eye on all aspects concerning safety.

QUICK RESCUE MANAGEMENT

Reputed hospitals in the city have been equipped to station fully equipped ambulances and trained staff at all our buildings. We have also made sure that there are Quick Rescue Teams equipped with walkie talkies.

BUILDING INNOVATIONS

The chilled water used for air conditioning can be diverted to combat fire, a unique safety measure, in addition to the water already available for the purpose.

Similarly, as we are all aware, oil and battery are used and have to be stored in large buildings. DLF has devised a method by which smoke and fire can be detected well in time, and prevented.

Our Safety Vision & Mission

Safety Vision

To contribute significantly in building India in a safe, compliant way and become world’s most valuable and sustainable Real Estate Company.

Safety Mission

To build world class Real Estate Concepts across all Business Lines with Highest Standard of Safety, Professionalism, Ethics, Quality, Customer Service, Social Responsibilitiy and Compliance.

At DLF, our safety vision is to design, develop and operate any work we undertake with zero tolerance to any kind of safety exposure. We are establishing safety as a key business focus in all aspects of our operations and in all interactions with our stakeholders. While we have applied for 5 safety patents, we are not stopping there. We are applying methods of continuous improvement going forward in all aspects of our business, while taking lessons from all industries.

Amrit Grover
National Director – DLF Offices

Prepare & Prevent instead of Repair & Repaint

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With effect from 1st April 2013, DLF has mandated the general contractor in "Jain Long Leaf" and "Genius & Waheguru" to be issued after building portfolio pan India.

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Safety - an overview

We build our buildings one seismic level higher than the mandatory requirement to prevent it from earthquakes. Fire is the next big threat that needs careful handling of procedures at all other levels like fit-outs. During client fit-outs we make sure that safety guidelines are properly followed by issuing permits such as hot work permit, height permit and permit to work that pass through the experts.

Prepare & Prevent instead of Repair & Repent

Five Safety Patents filed by DLF

Recently we have filed for five patents pertaining to safety against any possible threat. The company has already implemented these systems in its commercial buildings comprising of 30 million sq ft across the country including Cybercity and is in the first to do so. These five patents are:

- Containment of Diesel in Basement’s Diesel Generator Day Oil Tank to reduce the potential hazard in our Building
- Fire Proof Barrier installed with Cables to restrict the Fire Spread
- Compartmentalisation of Barriers with all Safety Precautions
- Safe Storage of Lubricating Oils
- Diversion of Chilled water / Cooling Tower water to Fire Tank in case of emergency

Quite an astounding achievement. This actually means that DLF buildings are not only safer comparing to any other building but are also managed by a robot mechanism that remains virtually invisible.

Safety Week Celebrations

In line with its vision of creating new generation workplaces and lifestyles benchmarked with the best in the world, DLF has brought in global standards in each facet of its various activities, including safety. Long ago before safety became a catchword in the Indian realty sector, DLF focused on safety as an integral part of its operational excellence.

Recently DLF again showcased the importance of safety as it celebrated the National Safety Day on March 4, 2013 and observed that entire week from March 4 to March 9 as the Safety Week.

The safety week saw DLF initiating a host of events for tenants of Cybercity, Gurgaon. These included display of safety movies and setting up of safety kiosks at building amenities/forecourts. Safety enthusiasts brought the safety messages like badges, pens, key chains, etc from the safety kiosks. To further reinforce the safety message, DLF’s had the plumbers don the safety jackets and caps and distribute souvenirs throughout the week. DLF also organized nudalk natak across its various buildings to highlight its safety theme of ‘Prepare and Prevent instead of repair and repent’. People were shown safety tips.

Prepare & Prevent instead of Repair & Repent

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With effect from 21st April, 2013, DLF has rechristened its general magazine to “Janaa Layo Laadhi” and “Construct @ WorkFront” for its news leaflet directing portfolio plus India.)
Fire Station at DLF Cybercity Operational since April 2012

Regular fire mock drills are conducted to prepare tenants and building occupants to rescue as well as save others life in case of emergencies. Disaster can strike when we are least prepared, and we least expect it. The best way is to be prepared. Around the country, our standards are the same. Consider the following.

There are frequent mock drills conducted in Gurgaon, both at a building level, as well as at the entire Cybercity area, so that everyone is trained and prepared, should there be a major fire or disaster. The last major mock drill was conducted in the Cybercity area in March 2012, involving major participants like Gurgaon Police, security managers from American companies in Cybercity, American Embassy, New Delhi Regional Security Office apart from DLF. Another mega mock drill was organized in August 2012 in DLF SEZ Chennai, involving employees to demonstrate a real time experience of a bomb blast and a fire incident with a rescue operation.

We asked and got the participation of the Tamilnadu Commando Force, the Tamilnadu Police, the Bomb Squad and the Fire & Rescue Team. Also part of the drill was the Top management of tenant organizations, and their employees designated as ERTs.

These were wonderful efforts, which helped everyone to understand the seriousness of a disaster situation, and how to react correctly to them. Life and property can be saved when we are alert and well trained, and the drills helped immensely with this.

We have started our Safety Journey with “DliVant” in 2012. In last 12 months, we have imbibed Safety Culture in our Daily operations and developed Safety Standards, SOPs etc. such as Electrical Safety Management System (ESMS), Lock Out and Tag Out (LOTO), Emergency preparedness, Permit to work and more.

We will continue to take our Safety initiatives to a new height in next one year by developing more standards.

Safety is incomplete unless we practice and train our associates, agency staff, clients’ ERT members / employees and we have been doing so through mock drill etc for eg. in last year on 24th August, we have conducted one Mega Mock Drill with the help of Tamil Nadu government officials.

We at DLF have taken many more initiatives to make working here safe and will continue to do so in the future.

DLF has initiated quite a few safety features and innovations at different levels. We have also made sure that fire breaks or any such hazards can be controlled at the origin itself. But even if it turns big and ugly, the DLF’s safety squad is trained for the worst.

Welcome to a safe and caring environment, where life and property matters.

Posters with Safety Messages
Designed by our DLF Team

Only Office Space Developer in India to have:

- 90 mm, skylift for Fire-fighting
- Private Fire Station attached to Office Complexes
- Fire Safety Training Centres, also for Tenant employees
- CNS “Ring Security”, managing security at airports of Mumbai, Delhi and critical Govt. establishments
- For each unit of Energy consumed, an equivalent is re-produced through renewable resources
- Captive Cogeneration Power Plant of 100 MW, earning Carbon Credits
- Private Metro at DLF Cybercity, Gurgaon
- 16 lane expressway connecting NH8 to Cybercity and rest of Gurgaon
- Safety Partner as the Safety Partner

Gautam Dey
National Head - Building Operations & Technical Services

S K Dheri
Group Head, Fire Safety, DLF

Our buildings have these:
Disaster management
disaster response rooms that are well equipped to control situations during any calamity. Also there are exit plans marked on tactical locations that lead to open assembly areas.

Besides all buildings are also connected with DLF’s own fire stations. These fire stations are strategically located and connected through fire lanes, which are always maintained vacant enough to deal with emergencies. The fire personnel are also a part of DLF’s safety team well trained to fight with fire menace.

Prepare & Prevent instead of Repair & Repent

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With effect from 1st April, 2013, DLF has outsourced the general maintenance in “Jumeirah LaMer” and “Cathay & Wakefield” for our branded office buildings portfolio pan India.