



DLF EDGE

New Generation Workplaces

SAFETY

3rd Edition

write to us at : safeoo@dlf.in

DLF Safety Mascot



SAFE00

Prepare & Prevent instead of Repair & Repent

Life Matters... So its 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 shining 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 started to look for solutions ourselves. In the past two years, we have invented five such 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 inventions and development of such unique technology critical for safety of building, its premises and clients.

What are, 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 central zone 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 banks – 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 tenant areas. Also there are exclusive free training centres for tenants for fire-fighting.

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 empanelled to station fully equipped ambulances and with 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 batteries 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.



Private Fire Station at DLF Cybercity

Prepare & Prevent instead of Repair & Repent

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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 responsibility and compliance.



DLF's vision has always been complete safety and full compliance at all stages of the project - during design, during client fit outs and during operations.

DLF is not only a pioneer in establishing these systems and resources for safety and security, unparalleled in India, but also setting the benchmarks for others in the industry to emulate.

Renowned Safety Partner -

DuPont, world leader in safety, is our safety advisor, auditor and partner. We are the only real estate company in India to take the issue of safety seriously enough to have a consultant like DuPont for safety, and implement far-reaching standards.

DuPont is a subsidiary of US-based \$38 billion E. I. du Pont de Nemours and Company, a 210-years old Science and Technology company. Founded in 1802, DuPont puts science to work by creating sustainable solutions essential to a better, safer, healthier life for people everywhere. Operating in approximately 90 countries, DuPont's commitment to safety is a defining part of their culture. Through their history and culture, they have been dedicated to protecting more people, from more hazards, in more places around the world.

Through their continued commitment to innovation and personal protection, DuPont has developed an extensive line of products and services targeting the needs of first responders and first receivers.



“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.”

Amit Grover
National Director – DLF Offices



Safety is a way of life and a culture, which flows from the topmost person in management to the bottom.

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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.

Our sprinkler systems are unique. They remain charged not only during fit-outs but even after new interior takes place and one more level of sprinklers are installed. So eventually the entire ceiling of each building is equipped with two layers of sprinklers.

Once the fit-outs are done the building gets handed over to the client. This is the most crucial period when Safety-guidelines need to be stringent and their implementation needs to be more effective across the board.

DLF makes sure that there is a check and balance system at every stage to prevent any possible hazard.

Safety SOPs implemented in DLF buildings

1. Diesel tank (3D)

Diesel storage has been reduced to one-third after experimenting and calculating the actual need of the back-up fuel and also ensured extra

safety by creating a firewall and sensors around it.

2. Lube Oil storage

Creating a specific zone rigged with a DCP fire extinguisher and covered with a fire rated wall has also systemized lube oil containment.

3. Fire barrier, tray and paint (3D)

There is a fire barrier created around the electrical cable running in the basements. This barrier is made of glass wool which acts as heat resistant in case of fire.

4. Battery room

Batteries are kept in an enclosed room to save from any possible explosion equipped with a DCP fire extinguisher and flame proof lights.

5. Electrical panel

Electrical panels are also furnished with a heat sensing tube that burst at 80 degree centigrade and sprays fire-extinguishing agent on the flame and douses the flame immediately.

6. Extra hydrant, Aqueous Film Forming Foam

Extra numbers of hydrants and Aqueous film forming foam are strategically placed at every possible threat zone.

7. STP guideline

Sewage treatment plant produces a lot of Methane gas, which is highly flammable. In Cybercity this area is operational with huge exhausts, and flame proof lighting.

8. Chilled water diversion to fire system

In case of emergency requirement of extra water during fire fighting there is a mechanism of diverting the chilled

water to fire tank that is running through the building to keep it cool.

9. Lift Safeties – ARD's, Governor system, emergency telephone, cameras

There are necessary mechanics such as Automatic Rescue Devices in case of power failure, and all CCTV cameras and intercom systems in the lifts are maintained by the respective manufacturers themselves.

10. Fire Line in open and locked condition

This is an innovative feature where we keep all the lines in open and locked condition to ensure availability of water in emergencies.

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 it is 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 arrest the Fire Spread.
- Compartmentalisation of Batteries 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 astonishing achievement.

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

DLF files for safety patents
India's largest real estate player, DLF, has filed five patents for inventions relating to safety and security with the India Patent Office. It has developed safety methods against possible hazards, especially in commercial complexes, and will replicate those in the residential as well.

BS REPORTER

Coverage by Business Standard

Safety Week Celebrations

In line with its vision of creating new generation workspaces 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 a critical 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 atriums/ forecourts. Safety enthusiasts brought the safety mementoes like badges, pens, key chains, etc from the safety kiosks. To further reinforce the safety message, DLF's had the guards don the safety jackets and caps and distribute

souvenirs throughout the week. DLF also organized nukkad natak across its various buildings to highlight its safety theme of '**Prepare and Prevent instead of repair and repent**'.

People were shown safety tips

demonstration on common fire-fighting measures and taken around to see DLF's best in class and fully equipped training centres/ disaster management rooms to take on any emergency. DLF regularly organizes mock drills involving employees to demonstrate various real time experiences like bomb blast, a fire accident with a rescue operation, etc.

This is DLF's way of building safety into every area of its operation and involving the residents to be prepared, always.

Safety Run

The safety week culminated with a mascot painting competition and a safety run in DLF Cybercity. There was tremendous response from our clients / associates / partners participating in the run including employees and their families.

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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 mockdrills conducted in Gurgaon, both at a building level, as well as 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 accident 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.

Only Office Space Developer in India to have:

- 90 mtrs. skylifts for Fire-fighting
- Private Fire Station attached to Office Complexes
- Fire Safety Training Centres, also for Tenant employees
- CISF "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 sources*
- Captive Cogeneration Power Plant of 100 MW, earning Carbon Credits
- Private Metro at DLF Cybercity, Gurgaon*
- 16 lane expressway connecting NH-8 to Cybercity and rest of Gurgaon*
- **DUPONT** as the Safety Partner



Gautam Dey
Head-CAT9

We have started our Safety Journey with "DuPont" in 2012. In last 12 months, we have imbibed Safety Culture in our Daily operation 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 e.g. 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 break 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.



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.

Posters with Safety Messages



Designed by our DLF Team

Cut Here



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THESE LOOK! BETTER
ON YOU *Silly*



WORK SAFETY.
OUR LIVES.
OUR RESPONSIBILITY.

SAFETY
STARTS
WITH ME



I SKIPPED ONE INSTRUCTION AND I GOT FRACTURE HOW MANY YOU SKIPPED...?



P
A
S
S

Bad fire, bad fire
Whatcha, gonna do
Whatcha, gonna do
When we burn
Near you?

WHAT DO YOU DO
IF YOUR CLOTHES
GATCH ON FIRE



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