

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

Fax No. 011-23412593, Ph. 011-23412225

No. F.6/DFS/MS/GH/2017/SZ/ 1880

Dated: 28/12/17

FIRE SAFETY CERTIFICATE

Certified that the Guest House in the name of M/s **Oyo Town House Del 731** (old name Tivoli Cititel) located at **41, Ring Road, Lajpat Nagar-IV, New Delhi** comprised of **Basement-**services & office, **Stilt-** parking & reception, **Ground floor-** 03 G/Rooms, kitchen, lounge & meeting room, **1<sup>st</sup> floor to 3<sup>rd</sup> floor-** 09 G/Rooms on each (total-30 guest rooms) was issued Fire Safety Certificate by this department vide letter No. F.6/DFS/MS/GH/2014/SZ/822 dated 02/07/2014. The premises was re-inspected by officer the concerned of this department on 28/11/2017 in presence of Mr. Jatin (Manager) and found that the said building have deemed complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the premises is fit for occupancy class "**Residential & lodging**" Group-A" as above with effect from the date of issue of this certificate 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 \_\_\_\_\_ at New Delhi by

  
(Vipin Kental)  
Chief Fire Officer

Copy to: -

1. The Additional C.P. (Lic.), First floor, P.S. Defence Colony, New Delhi-110049
2. M/s Oyo Town House Del 731, 41, Ring Road, Lajpat Nagar-IV, New Delhi-110024

Conditions for the validity of Fire Safety Certificate

1. All the means of escape/entry/exit shall be kept free from any obstruction.
2. All the fire safety arrangements provided therein shall be maintained in good working condition at all time as seen during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
3. All the staff members must know the correct method of operation of firefighting system.
4. 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).
5. 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.
6. "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, six months prior to its expiry."

## INSPECTION REPORT

1	Name & Address of the Building	M/s OYO TOWN HOUSE DEL 731 (Old name Tivoli Cititel) 41, Ring Road, Lajpat Nagar IV, New Delhi-24 (A unit of Alcott Planners Pvt. Ltd)		
2	Type of Occupancy	Residential & Lodging, (Guest House)		
3	Building Comprised of	Basement, Stilt, Ground + three upper floors.		
4	Type of Case	Renewal		
5	Details of Previous NOC	F.6/DFS/MS/GH/2014/SZ/822 Dated 02-07-2014		
6	Fire Safety Directives Letter No	Nil		
7	Date of Inspection	28-11-2017		
8	Name of the Inspecting Officers	R.N. Singh, ADO (BCP)		
9	Name & Designation of Officers from the building side	Mr. Jatin (Manager)		
10	Year of construction	2010	Basement (services & office), Stilt (Parking & Rec.) Ground floor (03 G/Room, lounge), 1 <sup>st</sup> floor to 3 <sup>rd</sup> floor (09 G/Room on each) Total- 30 G/Room	
11	Applicant letter No.	No. 2998-3000/Addl. C.P/Lic. (H) dated 01/11/2017		
<b>S. No</b>	<b>Minimum standards on Fire Prevention and Fire Safety U/R 33</b>	<b>Old NOC requirements</b>	<b>Provided at Site</b>	<b>Remarks MR/NMR</b>
<b>1</b>	<b>Access to Building.</b>			
	• Road width.	Required	15 mtr	MR
	• Gate width	N/A	Directly accessible	N/A
	• Width of internal road	N/A	N/A	N/A
<b>2</b>	<b>Number, width, type &amp; arrangement of exits.</b>			
	<b>a. Number of Staircase</b>			
	• Upper floors	One	One	MR
	• Basement floor	Two	Two	MR
	<b>b. Width of Staircase</b>			
	• Upper floors.	1.25 mtr	1.25m	MR
	• Basement floor.	1.25 mtr	1.25m & 1m	MR
	<b>c. Protection of exits</b>			
	• Fire check door	Required	Provided	MR
	• Pressurization	N/A	N/A	N/A
	<b>d. No. of continuous staircase to terrace</b>	Required	One	MR
	<b>e. Width of corridor</b>	N/A	N/A	N/A
	<b>f. Door size</b>	1 mtr	1.35 mtr (final exit)	MR
<b>3</b>	<b>Compartmentation.</b>			
	• Fire check door.	Required	Provided	MR
	• Sealing of electrical shafts.	Required	Provided	MR
	• Fire rating of shaft door.	N/A	N/A	N/A
	• Water curtain.	N/A	N/A	N/A
	• Fire dampers.	N/A	N/A	N/A
<b>4.</b>	<b>Smoke Management system.</b>			
	• Basement	30 ACPH	Exhaust fan provided	MR
	• Upper floors	12 ACPH	N/A	N/A
<b>5.</b>	<b>Fire Extinguishers.</b>			
	• Total numbers	30 No's	48 No's	MR
	• Types	ABC / Co2	ABC-38, Co2-10	MR
	• ISI Marking	ISI Marked	Provided	MR
<b>6.</b>	<b>First Aid Hose Reels.</b>			
	• Total numbers on each floor.	One	One	MR
	• Length of hose-reel hose.	30 m	30 m	MR
	• Nozzle Diameter	5 mm	5 mm	MR

Oyo Town House Del 731 Guest House, 41, Ring Road, Lajpat Nagar-IV, New Delhi

7	<b>Automatic fire detection &amp; alarming system.</b>			
	<ul style="list-style-type: none"> <li>Type of detectors</li> <li>Location of Main Panel</li> <li>Location of Repeater Panel</li> <li>Alternate source of power</li> <li>Hooter's location</li> </ul>	N/A	Smoke type	N/A
		N/A	Ground floor	N/A
		N/A	N/A	N/A
		N/A	Provided	N/A
		N/A	N/A	N/A
8.	<b>MOEFA</b>	Required	Provided	MR
9.	<b>Public Address System</b>	Required	Provided	MR
10.	<b>Automatic Sprinkler System</b>			
	<ul style="list-style-type: none"> <li>Basement</li> <li>Upper floors</li> <li>Sprinkler above false ceiling</li> </ul>	Required	Provided	MR
		N/A	Provided	N/A
		N/A	N/A	N/A
11.	<b>Internal Hydrants.</b>			
	<ul style="list-style-type: none"> <li>Size of Riser / Down-comer</li> <li>Number of Hydrant per floor</li> <li>Hose box.</li> </ul>	N/A	100 mm	N/A
		N/A	One	N/A
		N/A	One	N/A
12.	<b>Yard Hydrants.</b>			
	<ul style="list-style-type: none"> <li>Total number of hydrants.</li> <li>Hose box.</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A
13.	<b>Pumping arrangements.</b>			
	<ul style="list-style-type: none"> <li><b>Ground Level</b> <ul style="list-style-type: none"> <li>Discharge of main pump.</li> <li>Head of main pump.</li> <li>Number of main pumps.</li> <li>Jockey Pump output.</li> <li>Jockey Pump head.</li> <li>Standby Pump output.</li> <li>Standby Pump head.</li> <li>Auto Starting/Manual Stopping.</li> </ul> </li> <li><b>Terrace Level</b> <ul style="list-style-type: none"> <li>Discharge of pump.</li> <li>Head of pump.</li> <li>Power supply.</li> <li>Auto starting of pump.</li> </ul> </li> </ul>	900 LPM	900 LPM	MR
		40m	40m	MR
		One	One	MR
		220 LPM	220 LPM	MR
		40m	40m	MR
		900 LPM	900 LPM	MR
		40m	40m	MR
		Required	Provided	MR
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
14.	<b>Captive water storage for Fire Fighting.</b>			
	<ul style="list-style-type: none"> <li>Underground tank capacity. <ul style="list-style-type: none"> <li>Draw-off connection.</li> <li>Fire Service Inlet.</li> <li>Access to tank.</li> </ul> </li> <li>Overhead tank capacity.</li> </ul>	25,000 Ltr	25,000 Ltr	MR
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		15,000 Ltr	15,000 Ltr	MR
15.	<b>Exit Signage.</b>	Required	Provided	MR
16.	<b>Provision of Lifts.</b>			
	<ul style="list-style-type: none"> <li>Pressurization of lift shaft.</li> <li>Pressurization of lift lobby.</li> <li>Communication in lift car.</li> <li>Fireman's switch.</li> <li>Lift signage.</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		Required	Provided	MR
		N/A	N/A	N/A
17	<b>Standby Power Supply</b>	Required	Provided	MR
18.	<b>Refuge Area</b>			
	<ul style="list-style-type: none"> <li>Total area</li> <li>Location</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A

N/14

19.	<b>Fire Control Room.</b>			
	• Detector System Panel.	N/A	N/A	N/A
	• Flow Switch Panel.	N/A	N/A	N/A
	• PA system Panel.	N/A	N/A	N/A
	• Battery backup	N/A	N/A	N/A
	• Building floor plan	N/A	N/A	N/A
20.	<b>Special Fire Protection System for the Protection of special Risk, if any.</b>	N/A	N/A	N/A

Previously, building situated at 41, Ring Road, Lajpat Nagar-4, New Delhi was issued FSC in the name of M/s Tivoli Cititel Guest House (A unit of B.R. Estates Pvt. Ltd) vide letter dated 02/07/2014 for 30 guest rooms. The owner/occupier has leased out the property of M/s Tivoli Cititel Guest House to M/s Oyo Town House Del 731 (A unit of Alcott Town Planners Pvt. Ltd)

The Fire protection systems provided in the building were checked /operated and found functional at the time of inspection.

Keeping in view the deemed compliance of the minimum standards on fire prevention and fire safety measures as required under the rules, the FSC issued vide letter No. F.6/DFS/MS/GH/2014/SZ/822 dated 02.07.2014, renewal under rule 37 of the Delhi Fire Service rules, 2010 is recommended.

Accordingly DFA is put up for approval and signature please.

*R.N. Singh*  
07/12/17

Signature of the Inspecting Officer  
Name : R.N. Singh  
Designation: ADO (BCP)

Oyo Town House Del 731 Guest House, 41, Ring Road, Lajpat Nagar-IV, New Delhi

DO (SD)

*R.N. Singh*  
8/12/17