

FIRE SAFETY CERTIFICATE

Certified that M/s. Hotel Red Castle located at 7A/78, WEA, Karol Bagh, New Delhi-110005, was granted FSC for building comprised of basement, ground plus two upper floors, using basement as storage/hall, ground floor having reception & 01 guest room, first & second floor each having 07 guest rooms respectively, (total 15 guest rooms) and a pantry for staff with one staff room on terrace floor, by this department vide letter No. F.6/DFS/MS/SZ/2018/752 dated 20.04.2018. The guest house building was re-inspected by the officer concerned of this department on 07.03.2022 in the presence of Sh. Raju Arora (Manager) and found that the said guest house building comprised of basement, ground plus four upper floors, and now owner have requested to issue FSC up to 2<sup>nd</sup> floor only. The owner 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 (guest house) for basement (incidental storage), ground floor (reception & 01 guest room) first and second floor each having 07 guest rooms respectively (total 15 guest rooms only) w.e.f. 16/03/2022 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, mentioned below.

Issued on 16/03/2022 at New Delhi by.



(Sunil Chaudhary)  
Dy. Chief Fire Officer (SZ)  
Delhi Fire Service

Copy to:-

1. Commissioner MCD Delhi, Civic Centre 4<sup>th</sup> floor, Minto Road, Ito, Delhi- 110002.  
for necessary action at Sr. no. 2 please.

Following Fire Safety Directives must be adhered to:-

1. **The Gazette Notification of UBBL-2016 amendment inserted as clause No. 7.31 of Chapter- 7 by the Directorate of Local Bodies vide letter No. F.5(1897/AD/LB/2016/4053-65 dated 27.05.2019 and letter No. F.5(189)/AD/LB/2016/3618-37 dated 20.12.2021 in respect of existing building (copy enclosed) shall be implemented by 31.03.2022 under intimation to Delhi Fire Service and if the provisions are not made within the stipulated time then the FSC shall stand null & void.**
2. Copy to Commissioner MCD, Delhi with the request is ensure the occupancy as details above and deviation of any may also be checked at your end.
3. No occupancy used above second floor & basement as storage purpose, shall be strictly adhered by Owner/Occupier
4. All the means of escape shall be kept free of all type of obstruction all the time.
5. All the employees shall be acquainted with the use and maintenance of all fire equipments and method of smooth and speedy safe evacuation of occupants in case of emergency.
6. All the fire fighting equipments shall be maintained in perfect working condition all the time and any lapse rendering non-functional of fire safety measures, management shall be responsible.
7. Any deviation, with regards to construction, ventilation, occupation, electric installation etc. may be got verified from the concerned authorities.
8. The Fire Safety Certificate may not be treated in any case for regularizations of unauthorized construction / unauthorized use of land if any.
9. All comments / directions of licensing department shall always be permitted and followed.
10. The owner /occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rule 2010. The form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in)
11. 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 copy of the certificate, six months prior to its expiry.

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**INSPECTION REPORT**

1. Name & address of the building : M/s. Hotel Red Castle, 7A/78, WEA, Karol Bagh, New Delhi- 110005.
2. Type of Occupancy : Lodging House
3. Building Composition : The said guest house is running at basement, ground, first, and second floor of a building comprised of Basement, ground plus four upper floors.
4. Type of Case : Renewal
5. Details of previous NOC : F.6/DFS/MS/GH/SZ/2018/752 dated 20.04.2018.
6. Fire Safety directives letter No : Nil
7. Date of inspection : 07.03.2022
8. Name of the Inspecting Officers : P.V. Rathee, Asstt. Divisional Officer (Shankar Road)
9. Name and designation of officers from the building side : Sh. Raju Arora (Manager)
9. Year of Construction : 2013
10. Applicant's letter No. : Online application id 2022011800962 dated 19.01.2022

| S. No. | Minimum Standards on fire prevention and fire safety U/R 33 | Fire safety arrangements as per FSC dt. 20.04.2018 | Provided at site     | Remarks MR/NMR  |
|--------|---|--|----------------------|---|
| 1      | <b>Access to building</b>                                   |  |                      |   |
|        | • Road width  | 06 mts   | Provided             | MR  |
|        | • Gate width  | N/A  | N/A                  | N/A   |
|        | • Width of internal road                                    | N/A  | N/A                  | N/A   |
| 2      | <b>Number, Width, Type &amp; Arrangement of Exits</b>       |  |                      |   |
|        | a. Number of staircases                                     | -  | -                    | -   |
|        | • Upper Floors  | 01   | 01                   | MR  |
|        | • Basements   | 01   | 01                   | MR  |
|        | b. Width of staircases                                      | -  | -                    | -   |
|        | • Upper Floors  | 1.25 mts   | 1.17 mts             | MR being old case                                     |
|        | • Basements   | 1.25 mts   | 0.85 mt              | MR being old case                                     |
|        | c. Protection of exits                                      | -  | -                    | -   |
|        | • Fire check door   | Required   | Not Provided         | date of compliance has been extended up to 31.03.2022 |
|        | • Pressurization  | N/A  | N/A                  | N/A   |
|        | e. No. of continuous staircases to terrace                  | 01   | 01                   | MR  |
|        | g. Width of Corridor  | Old case   | 1.40 mts             | MR being old case                                     |
|        | h. Door Size  | Old case   | 0.78 mt              | MR being old case                                     |
| 3      | <b>Compartmentation.</b>                                    |  |                      |   |
|        | • Fire check door   | Required   | Not Provided         | date of compliance has been extended up to 31.03.2022 |
|        | • Sealing of electrical shafts                              | N/A  | Sealed               | ----  |
|        | • 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   |
| 4      | <b>Smoke Management System.</b>                             |  |                      |   |
|        | • Basements   | 30 a/c per hour                                    | Exhaust fan provided | MR  |
|        | • Upper floors  | 12 a/c per hour                                    | Not Provided         | date of compliance has been extended up to 31.03.2022 |
| 5      | <b>Fire Extinguishers</b>                                   |  |                      |   |
|        | • Total numbers   | 15   | Provided             | MR  |
|        | • Types   | CO <sub>2</sub> , ABC, WCO <sub>2</sub>            | Provided             | MR  |
|        | • IS marking  | ISI marked   | Provided             | MR  |



|    |  |                 |                 |   |
|----|--|-----------------|-----------------|---|
| 6  | <b>First-Aid Hose Reels.</b>                         |                 |                 |   |
|    | • Total numbers on each floor                        | 01              | Provided        | MR  |
|    | • Length of hose reel hose                           | 30 m            | Provided        | MR  |
|    | • Nozzle diameter                                    | 5 mm            | Provided        | MR  |
| 7  | <b>Automatic fire detection and alarming system.</b> |                 |                 |   |
|    | • Type of detectors                                  | Carbon Monoxide | Not Provided    | date of compliance has been extended up to 31.03.2022 |
|    | • Location of Main Panel                             | Required        | Not Provided    | date of compliance has been extended up to 31.03.2022 |
|    | • Location of Repeater Panel                         | N/A             | N/A             | N/A   |
|    | • Alternate source of power                          | Required        | D.G. set 18 KVA | MR  |
|    | • Hooters' Location                                  | 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>                   |                 |                 |   |
|    | • Basement   | N/A             | Provided        | Area is less than 200 sq. mts.                        |
|    | • Upper Floor  | N/A             | N/A             | N/A   |
|    | • Sprinkler above false ceiling                      | N/A             | N/A             | N/A   |
| 11 | <b>Internal Hydrants</b>                             |                 |                 |   |
|    | • Size of riser/down-comer                           | N/A             | N/A             | N/A   |
|    | • Number of hydrants per floor                       | N/A             | N/A             | N/A   |
|    | • Hose Box   | N/A             | N/A             | N/A   |
| 12 | <b>Yard Hydrants.</b>                                |                 |                 |   |
|    | • Total number of hydrants                           | N/A             | N/A             | N/A   |
|    | • Hose Box   | N/A             | N/A             | N/A   |
| 13 | <b>Pumping Arrangements.</b>                         |                 |                 |   |
|    | • Ground Level                                       | ---             | ---             | ---   |
|    | ➤ Discharge of main Pump                             | N/A             | N/A             | N/A   |
|    | ➤ Head of Main pump                                  | N/A             | N/A             | N/A   |
|    | ➤ Number of main pumps                               | N/A             | N/A             | N/A   |
|    | ➤ Jockey Pump out put                                | N/A             | N/A             | N/A   |
|    | ➤ Jockey pump head                                   | N/A             | N/A             | N/A   |
|    | ➤ Standby Pump out put                               | N/A             | N/A             | N/A   |
|    | ➤ Standby Pump Head                                  | N/A             | N/A             | N/A   |
|    | ➤ Auto Starting/ Manual stopping                     | N/A             | N/A             | N/A   |
|    | ➤ Pump House Access                                  | N/A             | N/A             | N/A   |
|    | • Terrace level                                      | -----           | -----           | -----   |
|    | ➤ Discharge of pump                                  | 450 LPM         | 450 LPM         | MR  |
|    | ➤ Head of the pump                                   | 40 mts          | 40 mts          | MR  |
|    | ➤ Power Supply                                       | Required        | Provided        | MR  |
|    | ➤ Auto Starting of pump                              | Required        | Provided        | MR  |
| 14 | <b>Captive Water Storage for fire fighting.</b>      |                 |                 |   |
|    | • Underground tank capacity                          | N/A             | N/A             | N/A   |
|    | ➤ Draw-off connection                                | N/A             | N/A             | N/A   |
|    | ➤ Fire service inlet                                 | N/A             | N/A             | N/A   |
|    | ➤ Access to tank                                     | N/A             | N/A             | N/A   |
|    | • Overhead Tank capacity                             | Old case        | 5000 lts        | MR, being old case                                    |
|    |  | Required        | Provided        | MR  |
| 15 | <b>Exit Signage.</b>                                 |                 |                 |   |
| 16 | <b>Provision of Lifts.</b>                           |                 |                 |   |
|    | • Pressurization of Lift Shaft                       | N/A             | N/A             | N/A   |
|    | • Pressurization of Lift lobby                       | N/A             | N/A             | N/A   |
|    | • Communication In lift Car                          | N/A             | N/A             | N/A   |
|    | • Fireman's Grounding Switch                         | N/A             | N/A             | N/A   |
|    | • Lift Signage                                       | Required        | Provided        | MR  |

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|    |  |          |          |     |
|----|--|----------|----------|-----|
| 17 | <b>Standby power supply</b>  |          |          |     |
| 18 | <b>Refuge Area.</b>  | Required | Provided | MR  |
|    | ➤ Total Area   |          |          |     |
|    | ➤ Location   | N/A      | N/A      | N/A |
| 19 | <b>Fire Control Room</b>   | N/A      | N/A      | N/A |
|    | • 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 Plans   | N/A      | N/A      | N/A |
| 20 | Special Fire Protection Systems for Protection of special Risks, if any: | N/A      | N/A      | N/A |

The fire protection systems provided in the building were test checked at random and found satisfactory at the time of inspection.

The Gazette Notification of UBBL-2016 amendment inserted as clause No. 7.31 of Chapter- 7 by the Directorate of Local Bodies vide letter No. F.5(1897/AD/LB/2016/4053-65 dated 27.05.2019, letter F.5(1897/AD/LB/2016/11940-55 dated 21.09.2019 and letter No. F.5(189)/AD/LB/2016/3618-37 dated 20.12.2021 in respect of existing building shall be implemented by 31.03.2022 under intimation to Delhi Fire Service and if the provisions are not made within the stipulated time then the FSC shall stand null & void. The owner/occupier has given an undertaking (placed at C- 96) not to use guest house building above 2<sup>nd</sup> floor and will use up to 2<sup>nd</sup> floor as applied in MHA portal application Id 2022011800962 dated 19.01.2022.

Further it is also mentioned here that this department has also informed to NDMC that the owner/occupier has constructed 3<sup>rd</sup> & 4<sup>th</sup> floor after issuance of FSC in 2018 and the NDMC has regularized up to 3<sup>rd</sup> floor only under self assessment scheme. Still building is basement, ground plus four upper floors. Further it is mentioned that as per letter No. DFS/DO(SW)/Direction/2019/122 dated 14.03.2019 has restored the said FSC with immediate effect (letter placed at C-44)

If agree FSC may be renewed up to 2nd floor as per FSC letter No. F.6/DFS/MS/GH/SZ/2018/752 dated 20.04.2018 by DFS up to 2nd floor only.

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/SZ/2018/752 dated 20.04.2018, renewal under Rule 37 of the Delhi Fire Service Rules 2010 is recommended.

DFA is put up for approval & signature please.

D.O. (\$10) [Signature] 14/3/22  
 Dyetfo (\$2) [Signature] F.T.  
 [Signature]

[Signature]  
 Signature of the Inspecting Officer  
 P.V. Rathee  
 Asstt. Div. Officer (SRD)

ADD (S.Rd.)