

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

No.F.6/DFS/MS/GH/2024/SZ/156

Dated: 17.05.2024

**FIRE SAFETY CERTIFICATE**

Certified that the Guest House in the Name & Style of **M/s Sage Hotel** located at Plot No 4, Navjeevan Vihar, New Delhi 110017 comprised of basement (Vacant) Stilt, Ground Floor- 04 G/Rooms + Reception), 1<sup>st</sup> Floor to 3<sup>rd</sup> floor :- 09 G/Rooms each floor, Total 31 G/Rooms only owned/occupied by Unit of Relan Buildwell Pvt Ltd was issued Fire Safety Certificate by this department vide letter No. F.6/MS/DFS/GH/2021/SZ/73 dated 24-02-2020. The premise was re-inspected by the officer concerned of this department on 13/05/2024 in the presence of Mr. Neetal Relan and found that the said premises 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**" (Guest House) and **Validity upto 31/03/2027** 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 17/05 /2024 at New Delhi by

  
(ATUL GARG)  
DIRECTOR  
DELHI FIRE SERVICE

Copy to: -

1. The Addl. Commissioner of Police (Lic.), 1st Floor, P.S. Defence Colony, New Delhi-110049 (Ref. MHA Portal ID 2024032303538 dated 18/04/2024 & 2024042405996 dated 24/04/2024)

**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 arrangement provided therein shall be maintained in good working condition 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.
3. All the staff members must know the correct method of operation of fire fighting system.
4. The basement shall be used as per the provisions of UBBL-2016 /NBC Part- IV.
5. 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)
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 (I) of rule 37] along with a copy of this Certificate, six month prior to its expiry."

N/157

**INSPECTION REPORT**

1	Name & Address of the Building	M/s Sage Guest House (Unit of Relan Buildwell Pvt Ltd) Plot No 4, Navjeevan Vihar, Geetanjali Enclave, New Delhi 110017		
2	Type of Occupancy	Residential, Group-A (Lodging & Rooming House)		
3	Building Comprised of	Basement, Stilt, Ground + 03 upper floors.		
4	Type of Case	Renewal		
5	Details of Previous NOC	F.6/MS/DFS/GH/2021/SZ/73 dated 24-02-2020		
6	Fire Safety Directives Letter No	Nil		
7	Date of Inspection	13-05-2024		
8	Name of the Inspecting Officers	DO (South) & ADO (BCP)		
9	Name & Designation of Officers from the building side	Mr. Neetal Relan		
10	Year of construction	2010	Total 31 Guest rooms	
11	Applicant letter No.	MHA Portal ID 2024032303538 dated 18/04/2024		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	As per old Requirements	Provided at Site	Remarks MR/NMR
1	<b>Access to Building.</b>			
	• Road width	09 mtr	12 Nos 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>			
	<b>a) Number of Staircase</b>			
	➤ Upper floors.	02 No	Provided	MR
	➤ Basement floor.	02 No	Provided	MR
	<b>b) Width of Staircase</b>			
	➤ Upper floors	1.25 mtr	1.26 mtr & 0.90 mtr	MR
	➤ Basement floor	1.25 mtr	1.26 mtr & 0.90 mtr	MR
	<b>c) Protection of exits</b>			
	➤ Fire check door as per clause 7.31	Required	Provided	MR
	➤ Pressurization	N/A	N/A	N/A
	<b>d) No. of continuous staircase to terrace</b>	One	02 Provided	MR
	<b>e) Width of corridor</b>	1.50 m	1.20 mtr	MR (old case)
	<b>f) Door size</b>	1m	0.83m (final exit)	MR (old case)
3	<b>Compartmentation.</b>			
	• Fire check door.	N/A	N/A	N/A
	• Sealing of electrical shafts.	N/A	N/A	N/A
	• 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>	As per clause 7.31 in UBBL 2016		
	• Basement	30 ACPH	Exhaust fan provided	MR
	• Upper floors	12 ACPH	Exhaust fan provided	MR
5	<b>Fire Extinguishers.</b>			
	• Total numbers	ISI marked	10 Nos	MR
	• Types		ABC & CO <sub>2</sub>	MR
	• ISI Marking		Provided	MR
6	<b>First Aid Hose Reels.</b>			
	• Total numbers on each floor.	01 Nos Hose-reel	Provided	MR
	• Length of hose-reel hose.		30m	MR
	• Nozzle Diameter		5mm	MR
7	<b>Automatic fire detection &amp; alarming system.</b>	As per clause 7.31 in UBBL 2016		
	• Type of detectors	Co. Mo. Det.	Provided	MR
	• Location of Main Panel	Required	Provided	MR
	• Location of Repeater Panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR

2/34

	• Hooter's location	Required	Provided	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	N/A	N/A	N/A
10	Automatic Sprinkler System			
	• Basement	Required	Provided	MR
	• Upper floors	N/A	N/A	N/A
	• Sprinkler above false ceiling	N/A	N/A	N/A
11	Internal Hydrants.			
	• Size of Riser/Down-comer	N/A	100 mm	N/A
	• Number of Hydrant per floor	N/A	01 No	N/A
	• Hose box.	N/A	01 No	N/A
12	Yard Hydrants.			
	• Total number of hydrants.	N/A	N/A	N/A
	• Hose box.	N/A	N/A	N/A
13	Pumping arrangements.			
	• 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 output.	N/A	N/A	N/A
	➤ Jockey Pump head.	N/A	N/A	N/A
	➤ Standby Pump output.	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.	900 LPM	Provided	MR
	➤ Head of pump.	40m	Provided	MR
	➤ Power supply.	Required	Provided	MR
	➤ Auto starting of pump.	Required	Provided	MR
14	Captive water storage for fire fighting.			
	• 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.	Required	Provided	MR
	• Overhead tank capacity.	15,000 Ltrs	Provided	MR
15	Exit Signage.	Required	Provided	MR
16	Provision of Lifts.			
	• 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 switch.	N/A	N/A	N/A
	• Lift signage.	N/A	N/A	N/A
17	Standby Power Supply	Required	Provided (DG Set)	MR
18	Refuge Area			
	• Total area	N/A	N/A	N/A
	• Location	N/A	N/A	N/A
19	Fire Control Room.			
	• 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	Special Fire Protection System for the Protection of special Risk, if any.	N/A	N/A	N/A

The fire protection system provided in the building were randomly checked and found functional at the time of inspection.

Further, the party has complied all the observation / Shortcoming already issued & communicated by this department vide letter of even no 794 dated 16/09/2022.

Keeping in view of the deemed compliance of the minimum standard on fire prevention and fire safety measures as required under the rules, the FSC issued vide letter no F.6/MS/DFS/GH/2021/SZ/73 dated 24-02-2020, renewal under rule 37 of the Delhi Fire Service rules, 2010 is recommended.

Accordingly DFA is put up for approval and signature please.

*merf*

Signature of the Inspection Officer  
Name: Sh. Manoj Kumar Sharma  
Design: DO (South)

*[Handwritten Signature]*

Signature of the Inspecting Officer  
Name: Sh. Rajesh Kumar  
Design: ADO (BCP)

CFO (HQ)

*High*  
*15/9/2024*  
*Director*  
*[Handwritten Signature]*  
*15/9/24*

*ADP*  
*[Handwritten Signature]*

As approved, F-1 letter is put up for fake signature of

*Director*  
*[Handwritten Signature]*  
*17/9/24*

*1/14*  
*16/5/2024*

Uploaded  
*21/05/24*  
*[Handwritten Signature]*