

C-76

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

No. F6/DFS/MS/GH/NDZ/2025/182

Dated: 04/04/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s Aira Xing situated at Plot No. 5, Block No. 1, Municipal No. 10086, Desh Bandhu Gupta Road, Pahar Ganj, New Delhi, comprised of Basement + Ground + mezzanine + 04 upper floors: Basement (storage), ground & mezzanine - (shops are other property), 1st & 2nd floor - (09 guest rooms at each floor), 3rd & 4th floor - (not in use), total 18 guest rooms upto 2nd floor was granted FSC by this department vide letter no. F6/DFS/MS/GH/NDZ/2022/23 dated 12.01.2022. The building/premises was re-inspected by officer concerned of this department on 22.03.2025 in presence of Mr. Gopal Khanna and found that the building have deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rules, 2010. The owner has submitted an affidavit on 26.03.2025 stating not to use any floor above second floor for any purpose. Accordingly, the premises is fit for occupancy class "Residential" (Sub Division-A-1), 1st & 2nd floor - (09 guest rooms at each floor) for total 18 guest rooms upto 2nd floor only, with effect from04/04/2025 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 conditions under rule 38 of Delhi Fire service Rules, 2010 subject to condition printed below.

Issued on04/04/2025.....at New Delhi by

(Atul Gang)
Director

Delhi Fire Service

Tel: 011-23414000

Copy to:-

1. The Commissioner, MCD:- to kindly ensure the occupancy as detailed above & deviation, if any.
2. The Joint Commissioner of Police (Licensing), 1st Floor, Police Station Defence Colony, New Delhi. w.r.to ID No. 2025031103347 dated 11.03.2025.
3. The Licensee, M/s Aira Xing situated at Plot No. 5, Block No. 1, Municipal No. 10086, Desh Bandhu Gupta Road, Pahar Ganj, New Delhi.

Conditions for the validity of fire safety certificate

1. This FSC is valid for 1st & 2nd floor only.
2. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
3. Any loss of life or property due to non functional fire safety measures shall be at the responsibility of the management.
4. The trained fire fighting staff should be available round the clock.
5. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
6. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any.
7. 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
8. 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".
9. Any change in the occupancy shall be intimated to this Deptt. and approval shall be obtained thereto before occupancy of the same.
10. The occupancy of above 2nd floor not allowed as per clause 7.31 in UBBL-2016.

INSPECTION REPORT

1	Name & address of the building	M/s Aira Xing located at Plot No. 5, Block No. 1, Municipal No. 10086, Desh Bandhu Gupta Road, Pahar Ganj, New Delhi.		
2	Building is comprised of	(B + Gr. + mezzanine + 04 upper floors) Basement - (storage) Ground & mezzanine - (shops) is other property 1 st & 2 nd floor - (09 guest rooms at each floor) 2 nd floor - (06 guest rooms) 3 rd & 4 th floor - (not in use as per affidavit dated 26.03.2025)		
3	Type of occupancy	Residential Sub Division-A-1		
4	Type of case	Renewal		
5	Details of previous FSC	F6/DFS/MS/GH/NDZ/2022/23 dated 12.01.2022		
6	Fire safety direction letter no.	Nil		
7	Date of inspection	22.03.2025		
8	Name of the inspecting officers	ADO (SPM)		
9	Name of the designation of officer from the building side	Mr. Gopal Khanna		
10	Year of construction	Old		
11	Applicant's letter no.	Online application no. 2025031103347 dated 11.03.2025		
S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirement/ Existing fire safety arrangements	Provided at Site	Remarks MR/ NMR
1	Access To Building:			
	Road width	06 mtr.	10 mtr.	MR
	Gate width	NA	NA	NA
	Width of internal road	NA	NA	NA
2	Number, Width, Type and Arrangement of Exits:			
	A	Number of staircases		
	a	Upper floor	01 no.	01 no. MR
	b	Basement	02 nos.	02 nos. MR
	B	Width of staircases		
	a	Upper floor	1.25 mtr.	Provided MR
	b	Basement	1.25 mtr.	Provided MR
	C	Protection of exits		
	a	Fire check door	NA	NA NA
	b	Pressurization	NA	NA NA
	D	No. of continuous staircases to terrace	01 no.	01 no. MR
	E	Width of corridor	1.30 m	Provided MR
	F	Door size	1.0 mtr.	1.0 mtr. MR
3	Compartmentation:			
	A	Fire check door	NA	NA NA
	B	Sealing of electrical shafts	NA	NA NA
	C	Fire rating of shaft door	NA	NA NA
	D	Water curtain	NA	NA NA
	E	Fire dampers	NA	NA NA
4	Smoke Management System:			
	A	Upper floors	12 ACPH	Provided/exhaust MR
	B	Basements	NA	NA NA

5.	Fire Extinguisher:				
	A	Total numbers	10 nos.	10 nos.	MR
	B	Types	CO ₂ & ABC	Provided	MR
	C	ISI marking	Required	Provided	MR
6	First-Aid-Hose Reels:				
	A	Total numbers of each floor	01 no.	01 no.	MR
	B	Length of hose reel hose	30 m	30 m	MR
	C	Nozzle diameter	05 mm	05 mm	MR
7	Automatic Fire Detection And Alarming System:				
	A	Type of detectors (CO type)	Required	Provided	MR
	B	Location of main panel	Required	Provided at 1 st floor	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	Required	Provided	MR
	E	Hooters	Required	Provided	MR
8	MOEFA:		Required	Provided	MR
9	Public Address System:		Required	Provided	MR
10	Automatic Sprinkler System:				
	A	Basement	Required	Provided	MR
	B	Upper floor	NA	NA	NA
	C	Sprinkler above false ceiling	NA	NA	NA
11	Internal Hydrants:				
	A	size of riser/down-comer	100 mm	100 mm	MR
	B	Number of hydrants per floor	01	01	MR
	C	Hose box	01	01	MR
12	Yard Hydrants:				
	A	Total number of hydrants	NA	NA	NA
	B	Hose box	NA	NA	NA
13	Pumping Arrangements:				
	A	Ground level			
	a)	Discharge of main pump	NA	NA	NA
	b)	Head of main pump	NA	NA	NA
	c)	Number of main pumps	NA	NA	NA
	d)	Jockey pump out put	NA	NA	NA
	e)	Jockey pump head	NA	NA	NA
	f)	Standby pump out put	NA	NA	NA
	g)	Standby pump head	NA	NA	NA
	h)	Auto starting /manual stopping	NA	NA	NA
	i)	Pump house access	NA	NA	NA
	B	Terrace level			
	a)	Discharge of pump	Required	450 & 180 LPM	MR
	b)	Head of the pump	30 m	30 m	MR
	c)	Power supply	Required	Provided	MR
	d)	Auto starting of pump	Required	Provided	MR

14	Captive Water Storage For Fire Fighting:			
A	Underground tank capacity	NA	NA	NA
B	Draw-off connection	NA	NA	NA
C	Fire service inlet	NA	NA	NA
D	Access to tank	NA	NA	NA
E	Overhead tank capacity	10,000 ltrs.	Provided	MR
15	Exit Signage:	Required	Provided	MR
16	Provision of Lifts:			
A	Pressurization of lift shaft	NA	NA	NA
B	Pressurization of lift lobby	NA	NA	NA
C	Communication in lift car	NA	NA	NA
D	Firemen's grounding switch	NA	NA	NA
E	Lift signage	NA	NA	NA
17	Standby Power Supply:	Required	Provided	MR
18	Refuge Area:			
A	Total area	NA	NA	NA
B	Location	NA	NA	NA
19	Fire Control Room :			
A	Detector system panel	NA	NA	NA
B	Flow switch panel	NA	NA	NA
C	Pa system panel	NA	NA	NA
D	Battery backup	NA	NA	NA
E	Building floor plans	NA	NA	NA
20	Special Fire Protection Systems For Protection of Special Risks, If Any:	NA	NA	NA

The fire protection systems provided in the building were tested, checked at random and found functional at the time of inspection.

The owner has submitted an affidavit on 26.03.2025 stating not to use any floor above 2nd floor for any purpose.

Keeping in view of the deemed compliance of minimum standards of fire prevention and fire safety measures as required under the Rules, the FSC issued vide letter No F6/DFS/MS/GH/NDZ/2022/23 dated 12.01.2022 is recommended to be renewed upto 2nd floor only, under Rule 35 of the Delhi Fire Service Rules 2010.

Sumit Kumar
27/03/2025
Signature of the Inspecting Officer
Name Sumit Kumar
Designation ADO (SPM)

DQ(CD)

[Signature]
27/3

[Signature] 27/03/2025
C.F.O.
[Signature] 29/3/2025

[Signature] 27/4
A.D.O. (SPM)