



C-134

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE: NEW DELHI - 110001

No F6/DFS/MS/Hotel/SZ/2026/ 367

Dated: 16/04/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Eshaan Holdings Private Limited located at C-2, Green Park Extension, New Delhi-110016, in the building comprised of Basement (service & storage) Stilt (waiting hall) Ground (10 guest/rooms) + 01st & 2nd floor (16 guest rooms on each) 03rd floor (08 guest rooms) total 50 guest rooms. Owned/Occupied by Sh. Kawaljit Singh (Partner), Was earlier issued Fire Safety Certificate by this department vide letter no- F6/DFS/MS/Hotel/2023/SZ/89 dated-09/05/2023. The premises was re-inspected by the officer concerned of this department on 09/04/2026 in the presence. Sh. Kawaljit Singh and found that the said premise 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 premise is fit for Occupancy class "**Residential**" **Group-A** (Hotel for 50 Guest rooms) and validity upto 31/03/2029 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. Conditions mentioned below.

Issued on 16/04/2026 at New Delhi by.


16/4/26
(A.K. Malik)
Chief Fire Officer

Copy to:

1. The Commissioner MCD, Civic Centre, Minto Road, New Delhi- 110002.-to ensure the occupancy as detailed above & deviation if any.
2. The authorized signatory, M/s Eshaan Holdings Private Limited located at C-2, Green Park Extension, New Delhi-110016. (Online Portal ID No. 2026032303367 dated-23/03/2026).

Conditions for the validity of Fire Safety Certificate:

1. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
2. Loss of life or property due to non functional fire safety measure shall be at the responsibility of the management/occupier.
3. The trained fire fighting staff should be available round the clock.
4. Any deviation with regard to the construction etc shall be verified by the concerned building sanctioning agency.
5. This certificate cannot be treated in any case for regularizations of unauthorized construction.
6. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director of Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry".
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
8. All the means of escape shall be kept free of any obstruction all the time to evacuate the occupant, in a safe manner, in the event of emergency.
9. Basement shall be used as per building bylaws strictly.

INSPECTION REPORT

1. Name & address of the building	Eshaan Holdings Private Limited located at C-2, Green Park Extension, New Delhi-110016.			
2. Type of Occupancy	Residential & Loading "Group-A-5" Hotel. Comprised of Basement, Stilt, Ground + 03 upper floors.			
3. Type of Case	Renewal			
4. Details of Previous NOC	F6/DFS/MS/Hotel/2023/SZ/89 dated-09/05/2023			
5. Fire Safety directives letter No	F6/DFS/MS/BP/2011/597 dated-06/04/2011			
6. Date of inspection	09/04/2026			
7. Name of Inspecting Officer	Sarabjeet Singh ADO (BCP)			
8. Name and designation of officers From the building side	Sh. Kawaljit Singh			
9. Year of Construction	2010 (as per online report)			
10. Applicant's letter No.	Online-ID No-2026032303367 dated-23/03/2026			
S. No	Minimum Standards on fire prevention and fire safety U/R 33	BBL/NBC/ Rule 35(6) of DFS Rule 2010	Provided at site	Remarks MR/NMR
1.	Access to building			MR
	• Road width	09m	Provided	MR
	• Gate width	05m	Provided	NA
	• Width of internal road	NA	NA	
2.	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			MR
	• Upper Floors	02 nos.	02 nos.	MR
	• Basements	02 nos.	02 nos.	
	b. Width of staircases			MR
	• Upper Floor	1.50m	1.50m & 1.30m	MR
	• Basements	1.50m	1.50m & 1.30m	
	c. Protection of exits	As per clause 7.31 of UBBL 2016		
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of continuous staircases to terrace	Required	02 nos.	MR
	e. Width of Corridor	1.50m	Provided	MR
	f. Door Size	01m	01m (Final Exit)	MR
3.	Compartmentation			MR
	a) Fire check door	Required	Provided	MR
	b) Sealing of electrical shafts	Required	Provided	NA
	c) Fire Rating of shaft door	NA	NA	NA
	d) Water Curtain	NA	NA	NA
	e) Fire Dampers	Required	Provided	MR
4.	Smoke Management System.	As per clause 7.31 of UBBL 2016		
	a) Basements	Required	Mechanical ventilation	MR
	b) Upper floors	Required	Mechanical ventilation	MR
5.	Fire Extinguishers.			MR
	a) Total numbers	25 nos.	29 nos.	MR
	b) Types	ABC/w.co ²	w.co ² & ABC	MR
	c) ISI marking	Required	Provided	MR
6.	First Aid Hose Reels.			
	a) Total numbers on each floor	02 nos.	02 nos.	MR

	b) Length of hose reel hose	30m	Provided	MR
	c) Nozzle diameter	05mm	Provided	MR
7.	Automatic fire detection & alarming system. As per clause 7.31 of UBBL 2016			
	a) Type of detectors	Co/Mo/Det.	Provided	MR
	b) Location of Main Panel	Required	Provided	MR
	c) Location of Repeater Panel	NA	NA	NA
	d) Alternate source of power	Required	Provided	MR
	e) Hooters' Location	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) Ground & Upper Floors	Required	Provided	MR
	c) Sprinkler above false ceiling	NA	NA	NA
11.	Internal Hydrants			
	a) Size of riser/down-comer	100mm	Provided	MR
	b) Number of hydrants per floor	02 nos.	02 nos.	MR
	c) Hose Box	02 nos.	02 nos.	MR
12.	Yard Hydrants			
	a) Total number of hydrants	NA	NA	NA
	b) Hose Box	NA	NA	NA
13.	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main Pump	1620 LPM	1620 LPM	MR
	➤ Head of Main pump	70m	70m	MR
	➤ Number of main pumps	01 nos.	01 nos.	MR
	➤ Jockey Pump out put	180 LPM	180 LPM	MR
	➤ Jockey pump head	70m	70m	MR
	➤ Standby Pump out put	1620 LPM	1620 LPM	MR
	➤ Standby Pump Head	70m	70m	MR
	➤ Auto Starting/Manual Stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	Terrace level			
	➤ Discharge of pump	NA	NA	NA
	➤ Head of the pump	NA	NA	NA
	➤ Power Supply	NA	NA	NA
	➤ Auto Starting of pump	NA	NA	NA
14.	Captive Water Storage for fire fighting			
	• Underground tank capacity	50,000 ltrs.	50,000 ltrs.	MR
	➤ Draw-off connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	10,000 ltrs.	10,000 ltrs.	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	Required	Provided	MR

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	d) Fireman's Grounding Switch	Required	Provided	MR
	e) Lift Signage	Required	Provided	MR
17.	Standby power supply	Required	Provided	MR
18.	Refuge Area.	Required	Provided	MR
	a) Total Area	NA	NA	NA
	b) Location	NA	NA	NA
19.	Fire Control Room			
	a) Detector System Panel	Required	Provided	MR
	b) Flow Switch Panel	NA	NA	NA
	c) PA System Panel	Required	Provided	MR
	d) Battery backup	Required	Provided	MR
	e) Building Floor Plans	NA	NA	NA
20.	Special Fire Protection System for Protection of special Risks, if any:	NA	NA	NA

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

Keeping in view of 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 F6/DFS/MS/Hotel/2023/SZ/89 dated-09/05/2023, renewal under rule 37 of the Delhi Fire Service rules, 2010 is recommended.

Accordingly, DFA is put up for approval and signatures please.

Last Date of Disposal- 21/04/2026.

Name - Sarabjeet Singh
Designation - ADO(BCP)

DO (SD)

Ravinder Singh

A.K. MALIK

Principal Director

A.K. MALIK

DO/USM

Ravinder Singh