



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



No. F6/DFS/MS/2026/WZ/Hotel/ 484

Dated: 21/05/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Estates Today Properties Pvt. Ltd (Hotel City Park), KP Block, Pitampura, Delhi-110034, comprised of building 02 Basement + Ground + Mezzanine + 07 upper floors has already been issued FSC by this department vide letter No. F.6/DFS/MS/Hotel/WZ/2023/20 dated 27.07.2023. The premises was re-inspected by the officer concerned of this department on 09.05.2026 in the presence of Mr. Vijay 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 fit for occupancy class "Residential (Hotel)" with effect from21.05.2026 for a period of three years in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40 and subjected to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on 21/05/2026 at New Delhi by


21/05/26

(S. K. Dua)

Chief Fire Officer
Delhi Fire Service

Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi: to kindly ensure the occupancy as detailed above and deviation in construction if any: Online MCD Portal ID-2026042105503 dated 22.04.2026.
2. The Authorized Signatory, M/s Estates Today Properties Pvt. Ltd (Hotel City Park), KP Block, Pitampura, Delhi-110034.

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.
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.

http://www.delhi.gov.in/wps/wcm/connect/doit_fire/FIRE/Home/Fire+Safety+Acts+and+Rules/ http://www.delhi.gov.in/wps/wcm/connect/doit_fire/FIRE/Home/Forms

INSPECTION REPORT

1. Name & address of the building	M/s Estates Today Properties Pvt. Ltd (Hotel City Park), KP Block, Pitampura, Delhi-110034.		
2. Type of Occupancy	Residential (Hotel)		
3. Type of Case	Renewal (02 Basement + Ground + Mezzanine + 07 upper floors)		
4. Details of Previous NOC	F.6/DFS/MS/Hotel/WZ/2023/20 dated 27.07.2023		
5. Fire Safety directives letter No	F.6/DFS/MS/Hotel/2000/398 dated 02.03.2000 & F.6/DFS/MS/Hotel/2000/2144 dated 24.11.2000		
6. Date of inspection	09.05.2026		
7. Name of Inspecting Officer	Rajesh Kumar DO(W) & Ajay Kumar Sharma ADO (Wazirpur)		
8. Name and designation of officers From the building side	Mr. Vijay		
9. Year of Construction	2002 on MCD Portal		
10. Applicant's letter No.	Online application No.2026042105503 dated 22.04.2026		
S. No	Minimum Standards on fire prevention and fire safety U/R 33	As per Rule 35 (6) DFS Rule 2010	Remarks MR/NMR
1.	Access to building		
	• Road width	24m & 13.5m side road	Provided MR
	• Gate width	6m	Provided MR
	• Width of internal road	6m	Provided from front side only rest three side road is provided adjoining to hotel boundary wall MR (Old case)
2.	Number, Width, Type & Arrangement of Exits		
	a. Number of staircases		
	• Upper Floors	02nos.	Provided MR
	• Basements	04 + 01 ramp	Provided MR
	b. Width of staircases		
	• Upper Floor	Old Case	1m & 1.42m MR(Old case)
	• Basements	Old Case	2 x 1.09m, 1.91m & 1.03m MR(Old case)
	c. Protection of exits		
	• Fire check door	Required	Provided MR
	• Pressurization/Ventilation	Required	Provided Natural ventilation MR
	d. No. of continuous staircases to terrace	02nos.	Provided MR
	e. Width of Corridor	Old Case	1.9m MR
	f. Door Size	Old Case	1.54m & 0.87m MR(Old case)
3.	Compartmentation		
	a) Fire check door	Required	Provided MR
	b) Sealing of electrical shafts	Required	Provided MR
	c) Fire Rating of shaft door	Required	Provided MR
	d) Water Curtain	-NA-	-NA-
	e) Fire Dampers	Required	Provided MR
4.	Smoke Management System		
	a) Basements	Mechanical/Natural	Provided MR
	b) Upper floors	Mechanical/Natural	Provided MR
5.	Fire Extinguishers		
	a) Total numbers	48nos.	Provided MR
	b) Types	ABC/CO2	ABC/CO2 MR

24

	c) IS marking	ISI marked	Yes	MR
6.	First-Aid Hose Reels			
	a) Total numbers on each floor	02nos.	Provided	MR
	b) Length of hose reel hose	30mm	Provided	MR
	c) Nozzle diameter	5m	Provided	MR
7.	Automatic fire detection and alarming system			
	a) Type of detectors	Smoke/Heat	Provided	MR
	b) Location of Main Panel	Required	Provided	MR
	c) Location of Repeater Panel	Required	Provided	MR
	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	Required	Provided	MR
11.	Internal Hydrants			
	a) Size of riser/down-comer	150mm	Provided	MR
	b) Number of hydrants per floor	02nos.	Provided	MR
	c) Hose Box	Required	Provided	MR
12.	Yard Hydrants			
	a) Total number of hydrants	Required	Provided	MR
	b) Hose Box	Required	Provided	MR
13.	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main Pump	2850lpm	Provided	MR
	➤ Head of Main pump	85m	Provided	MR
	➤ Number of main pumps	02nos.	Provided	MR
	➤ Jockey Pump out put	220lpm	Provided	MR
	➤ Jockey pump head	85m	Provided	MR
	➤ Standby Pump out put	2850lpm	Provided	MR
	➤ Standby Pump Head	85m	Provided	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	2,50,000ltr	Provided	MR
	➤ Draw-off connection	Required	Provided	MR
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	30,000ltr	Provided	MR
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	a) Pressurization of Lift Shaft	Required	Provided	MR

b)	Pressurization of Lift lobby	Required	Provided	MR
c)	Communication In lift Car	Required	Provided	MR
d)	Fireman's Grounding Switch	Required	Provided	MR
e)	Lift Signage	Required	Provided	MR
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	Required	Provided	MR
b)	Flow Switch Panel	Required	Provided	MR
c)	PA System Panel	Required	Provided	MR
d)	Battery backup	Required	Provided	MR
e)	Building Floor Plans	Required	Provided	MR
20.	Special Fire Protection System for Protection of special Risks, if any:	-NA-	-NA-	-NA-

Accordingly, the fire protection systems provided in the building were tested/ checked randomly and found in working condition at the time of inspection.

In view of the deemed compliance of the minimum standards of the fire prevention and fire safety measures as required under the rules the FSC issued vide letter no. F.6/DFS/MS/Hotel/WZ/2023/20 dated 27.07.2023 is recommended for renewal of FSC under rule 37 of the Delhi Fire Service rules 2010.

Signature of the Inspecting Office

Name: - Rajesh Kumar
Designation:- DO/West

Signature of the Inspecting Officer

Name: - Ajay Kumar Sharma
Designation:- ADO (Wazirpur)

~~CFO/WZ~~

~~Ling~~
14/05/26

~~Pr. Director~~

CFO to ~~Secy~~

~~CFO (WZ)~~

~~15/05/26~~
F.T. please.
~~Ling~~
18/05/26

~~ADO (WZ)~~

Fi letter is put up for review
perusal and signature please

~~CFO~~

~~Ling~~
21/05/26
Firing
21/5/26
21/5/26