



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

e-85



No. F.6/DFS/MS/2026/SW/GH/396

Dated: 24/04/2026

FIRE SAFETY CERTIFICATE

Certified that Industrial building located at **M/s Hotel Apra Deluxe Located at 12A/35, WEA, Karol Bagh, New Delhi – 110005**, was granted Fire Safety Certificate vide this department letter No. F6/DFS/MS/GH/SZ/2017/1000 dated:- 11/07/2017, for building comprised of Basement, ground plus three upper floors, using as storage, ground floor as reception, office & vacant hall, 1st, 2nd, & 3rd floor each having 06 guest rooms (total 18 guest rooms only). The premises was re-inspected by the officers concerned of this department on 18/04/2026 in presence of Mr. Manish Khari (owner) of the guest house, and found that 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 ground floor as reception, office & vacant hall, 1st, 2nd, & 3rd floor each having 06 guest rooms (total 18 guest rooms only), with effect from 24/04/2026 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, Printed Below.

Issued on 24/04/2026 at New Delhi by.


(A.K. Malik)
Chief Fire Officer
Delhi Fire Service
24/4

Copy to: -

1. The Dy. Commissioner, MCD, Desh Bandhu Gupta Road Dev Nagar, Karol Bagh New Delhi-110005. (Ref. MCD Portal ID- 2026032703714 Dated: - 27/03/2026).
2. M/s Apra Deluxe Guest House, 12A/35, WEA, Karol Bagh, New Delhi-110005.

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 arrangements provided therein shall be maintained in good working condition at all times as seen during inspection.
3. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
4. All the staff members must know the correct method of operation of fire-fighting system.
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
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 basement shall be used as per the provision of UBBL.
8. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.

N/27
INSPECTION REPORT

1	Name & Address of the Building	M/s Apra Deluxe Guest House, 12A/35, WEA, Karol Bagh, New Delhi-110005		
2	Type of Occupancy	Lodging House.		
3	Building comprised of	Said guest house building comprised of basement, ground plus three upper floors, using basement as storage, ground floor as reception, office & vacant hall, 01 st , 02 nd & 03 rd floor each having 06 guest rooms (total 18 guest rooms only)		
4	Type of Case	Renewal		
5	Details of Previous NOC	F6/DFS/MS/GH/SZ/2017/1000 Dated: - 11/07/2017		
6	Fire Safety Directives Letter No	Nil		
7	Date of Inspection	18/04/2026		
8	Name of the Inspecting Officers	Vinay Kumar (ADO/SRD)		
9	Name & Designation of Officers from the building side	Sh. Manish Khari, Owner		
10	Year of construction/ date of conversion	2010		
11	Applicant letter No.	MCD Portal ID- 2026032703714 Dated: - 27/03/2026		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	Existing fire safety requirements as per FSC dated 11/07/2017	Provided at Site	Remarks
1	Access to Building.			
	• Road width	06 mtrs.	Provided	MR
	• Gate width	N/A	Directly accessible	N/A
	• Width of internal road	N/A	N/A	N/A
2	Number, width, type & arrangement of exits			
	a. Number of Staircase			
	• Upper floors	01 No.	Provided	MR being old case
	• Basement floor	01 No.	Provided	MR being old case
	b. Width of Staircase			
	• Upper floors	1.25 Mtrs	Provided	MR being old case
	• Basement floor	1.25 Mtrs	Provided	MR being old case
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	N/A	N/A	N/A
	d. No. of continuous staircase to terrace	01 No.	Provided	MR
	e. Width of corridor	Old case	1.21 Mtrs.	MR being old case
	f. Door size	Old case	0.80 Mtrs.	MR being old case
3	Compartmentation.			
	• Fire check door.	Required	Provided	MR
	• Sealing of electrical shafts.	Required	Provided	MR
	• 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	Smoke Management system.			
	• Basement	12 ACPH	Exhaust Fan Provided	MR
	• Upper floors	12 ACPH	Exhaust Fan Provided	MR
5	Fire Extinguishers.			
	• Total numbers	15 Nos.	Provided	MR
	• Types	Co2, ABC, WCo2	Provided	MR
	• ISI Marking	ISI marked	Provided	MR

6	First Aid Hose Reels.			
	• Total numbers on each floor.	01 no.	Provided	MR
	• Length of hose-reel hose.	30 m	Provided	MR
	• Nozzle Diameter	5 mm	Provided	MR
7	Automatic fire detection & alarming system.			
	• Type of detectors	Carbon Monoxide	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
	• Hooter's location	Required	Provided	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
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	N/A	N/A
	• Number of Hydrant per floor	N/A	N/A	N/A
	• Hose box.	N/A	N/A	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.	450 LPM	Provided	MR
	➤ Head of pump.	40 Mtrs.	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.	N/A	N/A	N/A
	• Overhead tank capacity.	10,000 Ltrs.	10,000 Ltrs.	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.	Required	Provided	MR
	• Fireman's switch.	Required	Provided	MR
	• Lift signage.	Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR

N/29

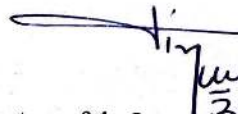
18	Refuge Area			
	- Total area - Location	N/A	N/A	N/A
19	Fire Control Room.			
	- Detector System Panel. - Flow Switch Panel. - PA system Panel. - Battery backup - Building floor plan	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		Required	Provided	MR
		N/A	N/A	N/A
20	Special Fire Protection System for the Protection of special Risk, if any:	Required	Two ABC type fire extinguisher found provided near elect. panel	MR

The Fire protection systems provided in the building were randomly checked and found functional/satisfactory at the time of inspection. The earlier shortcomings issued vide letter no. F6/DFS/MS/GH/2022/SZ/655 dated 05/08/2022 by this department have been rectified by the management.

Keeping in view the compliance of the minimum standards of fire prevention and fire safety measures as required under the rules. The Fire Safety Certificate issued vide letter no. F6/DFS/MS/GH/SZ/2017/1000 Dated 11/07/2017, renewal under rule 37 of the Delhi Fire Service rules 2010 is recommended.

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

Last Date -25/04/2026.


 Signature of the Inspecting Officer
 Vinay Kumar
 ADO(SRD)

DO(SW)

21/4/26
RAJINDER ATWAL

CS(SZ)


A.R. MALIK

Principal Director

CS to Secy.
22/04/26

CS(SZ)


A.R. MALIK

DO(SW)

23/4

ADO(SRD)

P.T.O