

**GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI**  
**HEADQUARTERS: DELHI FIRE SERVICE, CONNAUGHT PLACE**

**NEW DELHI- 110001**

No. F.6/DFS/MS/GH/2025/SZ/ 301

Dated: 02/05/2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s **Hotel Kochar Continental Guest House** at 59/28, New Rohtak Road, Karol Bagh, New Delhi, is comprised of Basement (storage), ground floor (reception, office & 01 guest room), 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor each having 06 guest rooms, 4<sup>th</sup> floor not in use (total 19 guest rooms only), was issued FSC by this department vide letter No. F.6/DFS/MS/GH/SZ/2022/30 dated 17.01.2022. The premises was re-inspected by the officer concerned of this department on dated 21.04.2025 in the presence of Mr. Vijay Sehgal, and found that the guest house 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 building/premises is fit for occupancy class "**Residential**" (Guest house) (19 guest rooms only upto 3<sup>rd</sup> floor only) w.e.f 02/05/2025 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 compliance of the conditions under Rule-38 of the Delhi Fire Service Rules, 2010 printed below.  
Issued on 02/05/2025 at New Delhi.

(Atul Gang)  
**Director**

Delhi Fire Service  
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Copy to: -

- 1 The Commissioner, MCD, Delhi: with a request to ensure the occupancy as detailed above and deviation, if any.
- 2 **Online application Id 2025040505671 dated 07.04.2025.**
- 3 The Executive Engineer (Bldg.), MCD, Civic Centre, New Delhi.

: - for information regarding use of basement.

**Conditions for the validity of fire safety certificate: -**

1. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
2. The means of escape arrangements shall be kept unlocked & unobstructed for speedy evacuation of occupants in case of an emergency.
3. Any loss of life or property due to non-functional fire safety measures shall be at the risk and responsibility of the management.
4. The trained staff should be available round the clock.
5. Any deviations w.r.t. construction shall be verified by the concerned building sanctioning agency.
6. The certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
7. Basement shall be used as per the building bye laws. Presently basement use for storage only.
8. The owner/occupier shall submit a declaration every year in the form 'K' provided in the first schedule of Delhi Fire Service Rules 2010, form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in).
9. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in the Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry.

# INSPECTION REPORT

1. Name & address of the building : Hotel Kochar Continental Guest House at 59/28, New Rohtak Road, Karol Bagh, New Delhi- 110005.
2. Building is comprised of : B, G+4 upper floors (total 19 guest rooms), Basement (storage), Ground floor (Reception, office & 01 guest room), 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor each having 06 guest rooms respectively, 4<sup>th</sup> floor not in use.
3. Type of Occupancy : Residential (Guest House)
4. Type of Case : Renewal
5. Details of Previous FSC letter : F.6/DFS/MS/GH/SZ/2022/30 dated 17.01.2022
6. Fire Safety direction letter No : N/A
7. Date of Inspection : 21.04.2025
8. Name of the Inspecting officers : ADO R.K. Yadav (JKP)
9. Name and designation of officer from the building side : Mr. Vijay Sehgal
10. Year of construction : 2008
- 11 Applicant's letter No : ID No. 2025040505671 dated 07.04.2025 Old Case

Sr. No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirement as per FSC dt. 17.01.2022	Provided at Site	Remarks MR/NMR
1	<b>Access to Building.</b>			
	• Road width	06 m	Provided	MR
	• Gate width	4.5 m	Provided	MR
	• Width of internal road	N/A	N/A	N/A
2	<b>Number, Width, Type and Arrangement of Exits.</b>			
	a. Number of Staircases			
	• Upper floor	01 Nos.	01 Nos.	MR, old case
	• Basement	01 Nos.	01 Nos.	MR, old case
	B. Width of Staircases			
	• Upper floor	Old Case	1.25 m	MR, old case
	• Basement	Old Case	1.50 m	MR, old case
	c. Protection of Exits			
	• Fire check door	N/A	N/A	N/A
	• Pressurization	N/A	N/A	N/A
	d. No. of Continuous Staircases to Terrace	01	01	MR
	e. Width of Corridor	1.0 m	1.25 m	MR
	f. Door Size	Old Case	0.86 m	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>			
	• Basement	10 ACPH	Exhaust fan	MR
	• Upper floor	12 ACPH	Natural/Exhaust	MR
5.	<b>Fire Extinguishers.</b>			
	• Total numbers	15 nos.	Provided	MR
	• Types	ABC /CO <sub>2</sub>	Provided	MR
	• IS marking	ISI marked	Provided	MR

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(JKP)



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06	<b>First-Aid-Hose Reels.</b>			
	• Total numbers on each floor	01 No	Provided	MR
	• Length of hose reel hose	30 m	Provided	MR
	• Nozzle diameter	05 mm	Provided	MR
07	<b>Automatic Fire Detection, CO detection and Alarming System.</b>			
	• CO Type of detectors	Required	Provided	MR
	• Location of main panel	Required	Provided at GF	MR
	• Location of repeater panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided at GF	MR
08	<b>MOEFA</b>	Required	Provided	MR
09	<b>Public Address System.</b>	Required	Provided	MR
10	<b>Automatic Sprinkler System.</b>			
	• Basement & Stilt	Required	Provided	MR
	• upper floor	N/A	N/A	N/A
	• sprinkler above false ceiling	N/A	N/A	N/A
11	<b>Internal Hydrants</b>			
	• size of riser/down-comer	N/A	N/A	N/A
	• Number of hydrants per floor	N/A	N/A	N/A
	• Hose box	N/A	N/A	N/A
12	<b>Yard Hydrants.</b>			
	• Total number of hydrants	N/A	N/A	N/A
	• Hose box	N/A	N/A	N/A
13	<b>Pumping Arrangements.</b>			
	➤ Ground Level			
	• Discharge of main pump			
	• Head of main pump	N/A	N/A	N/A
	• Number of main pumps	N/A	N/A	N/A
	• Jockey pump out put	N/A	N/A	N/A
	• Jockey pump head	N/A	N/A	N/A
	• Standby pump out put	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	450 LPM	MR
	• Head of the pump	40 M	Provided	MR
	• Power supply	Required	Provided	MR
	• Auto Starting of pump	Required	Provided	MR
14	<b>Captive Water Storage for Fire Fighting.</b>			
	• 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	Old Case	5,000 ltrs	MR, old case
15	<b>Exit Signage.</b>	Required	Provided	MR

# Provision of Lifts.

	<ul style="list-style-type: none"> <li>Pressurization of Lift Shaft</li> <li>Pressurization of Lift lobby</li> <li>Communication in lift car</li> <li>Firemen's grounding switch</li> <li>Lift Signage</li> </ul>	N/A		
		N/A	N/A	N/A
		Required	N/A	N/A
		Required	Provided	MR
		Required	Provided	MR
17	Standby power supply		Provided	MR
18	Refuge Area.	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Total area</li> <li>Location</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A
19	Fire Control Room			
	<ul style="list-style-type: none"> <li>Detector system panel</li> <li>Flow switch panel</li> <li>PA system panel</li> <li>Battery backup</li> <li>Building Floor Plans</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
20	Special Fire Protection systems for protection of special Risks, if any:	N/A	N/A	N/A

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

Note: - As per affidavit submitted by guest house management (placed at C-186) that the building is comprised of basement, ground plus four upper floors, using basement as storage, ground floor having 01 guest room, 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor each having 06 guest rooms (total 19 guest rooms) and 3 rooms at each floor (1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floor) having 03 rooms for personal use only and no hotel activities above third floor

In view of the deemed compliance of the minimum standards of fire prevention and fire safety measures as required under the rules the FSC issued vide letter No. F.6/DFS/MS/GH/SZ/2022/30 dated 17.01.2022, renewal under rule 37 of the Delhi Fire Service Rules 2010 is recommended.

Signature of Inspecting Officer  
Name: - R.K. Yadav  
Designation: - ADO (JKP)

DO (SW)

RKD  
24/4/25

CFO  
26/4/25

Director  
28/4/25

Uplanded  
03/5/25