



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



No.F6/DFS/MS/2025/GH/ 277

Dated 29/04/2025

**FIRE SAFETY CERTIFICATE**

Certified that the Hotel Picasso Prive located at A-14, Naraina Vihar, Delhi-110028, was granted FSC for building comprised of basement, stilt, ground & 03 upper floors, using basement as incidental storage, stilt floor as parking & lobby, Ground floor as parking & office, first & second floor each having front side 04 guest rooms & thirds floor having 13 guest rooms respectively (total 21 guest rooms) was granted FSC by this department vide letter no. F6/DFS/MS/GH/SZ/2022/246 dated 25.05.2022. The guest house was inspected by the officer concerned of this department on 21.04.2025 in the presence of Sh. Kawaljeet Singh (Owner) and found that the owner/occupier have deemed complied with the requirement under rule 33 of Delhi Fire Service Rules, 2010 and the building is fit for occupancy "Class Residential Group A-1" (guest house) for basement as incidental storage, stilt floor as parking & lobby, Ground floor as parking & office, first & second floor each having front side 04 guest rooms & third floor having 12 guest rooms respectively (total 20 guest rooms only) with effect from 29/04/2025 for a period of 03 (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.

Issued on 29/04/2025 at New Delhi by

(Atul Garg)  
Director

Ph. 011-23414000

Copy to:-

1. The Commissioner, Municipal Corporation of Delhi, with a request to ensure the occupancy as detailed above deviation and if any.
2. The Addl. Commissioner of Police (Lic), First Floor, P.S. Defense Colony New Delhi. ID no. No-22025040505640 dated: 05.04.2025.
3. The Owner, Hotel Picasso Prive located at A-14, Naraina Vihar, Delhi-110028.

**Conditions for the validity of Fire Safety Certificate:**

1. No occupancy used above third floor and basement used for storage purpose only shall be strictly adhered by Owner/occupier.
2. All the means of escape shall be kept free from any type of obstruction all the time.
3. All the employees shall be acquainted with the use and maintenance of all fire equipment and method of smooth and speedy safe evacuation of occupants in case of emergency
4. All the fire safety arrangements provided therein shall be maintained in good working condition at all time as seem during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
5. Any deviation, with regards to construction, ventilation, occupancy, electric installation etc. may be got verified from the concerned authorities. This Fire Safety Certificate is valid only for permanent building structure as per plan.
6. This fire safety certificate may not be treated in any case of regularizations of unauthorized construction/unauthorized use of land or activities, 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 the official website of Delhi Fire Service i.e. [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in).
8. "The owner/occupier shall apply for renewal of this Fire Safety Certificate to the MCD portal along with a copy of this Certificate, six months prior to its expiry".
9. The Fire Safety Certificate is valid only for 13 guest rooms up to 3<sup>rd</sup> floor. In case of any violation, this FSC will be treated as null & void.



**INSPECTION REPORT**

1. Name & address of the building : M/s Hotel Picasso Prive at A-14, Naraina Vihar, Delhi-110028.
2. Type of Occupancy : Residential, Sub Division A-1 (20 Guest Rooms)
3. Composition of building : Basement, Stilt, Ground & 03 Upper floors, said guest house is running on Partial first floor having -04, guest rooms, partial second floor having 04 guest Rooms & third floor having 12 guest rooms in a building comprised of Basement use as storage, stilt using as parking & lobby, upper ground using as Parking, office, partial first & partial second floor using as owner residence, Partial first, partial second floor and third floor using as guest house.
4. Type of Case : Renewal
5. Details of previous NOC : F6/DFS/MS/GH/SZ/2022/246 dated 25.05.2022
6. Fire Safety directives letter No : Nil
7. Date of inspection : 21.04.2025
8. Name of the Inspecting Officers : ADO (RN)
9. Name and designation of officers from the building side : Sh. Kawaljeet Singh (Owner)
10. Year of Construction : 2014-15
11. Applicant's letter No. : Online MHA Portal ID No-22025040505640 dated: 05.04.2025

|   | Minimum Standards on fire prevention and fire safety U/R 33 | Fire safety Requirement as per NBC/BBL | Provided at site              | Remarks MR/NMR                                |
|---|---|--|-------------------------------|---|
| 1 | <b>Access to building</b>                                   |  |                               |   |
|   | • Road width  | Accessible                             | 06m                           | NA  |
|   | • Gate width  | NA                                     | Directly accessible from road | NA  |
|   | • Width of internal road                                    | NA                                     | NA                            | NA  |
| 2 | <b>Number, Width, Type &amp; Arrangement of Exits</b>       |  |                               |   |
|   | a. Number of staircases                                     |  |                               |   |
|   | • Upper Floors  | 02                                     | 01                            | MR (being old case 01 stair case is up to GF) |
|   | • Basements   | 02                                     | 02                            | MR  |
|   | b. Width of staircases                                      |  |                               |   |
|   | • Upper Floors  | 1.50m                                  | 1.52m                         | MR  |
|   | • Basements   | 1.50m                                  | 1.53m & 1.10m                 | MR  |
|   | c. Protection of exits                                      |  |                               |   |
|   | • Fire check door   | Required                               | Provided                      | MR  |
|   | • Pressurization  | NA                                     | NA                            | NA  |
|   | d. No. of continuous staircases to terrace                  | 01                                     | 01                            | MR (being old case)                           |
|   | e. Width of Corridor  | -                                      | 1.45m                         | MR (being old case)                           |
|   | f. Door Size  | -                                      | 80cm x 205cm                  | MR (being old case)                           |
| 3 | <b>Compartmentation.</b>                                    |  |                               |   |
|   | • Fire check door   | Required                               | Provided                      | MR  |
|   | • Sealing of electrical shafts                              | NA                                     | NA                            | NA  |
|   | • Fire Rating of shaft door                                 | NA                                     | NA                            | NA  |
|   | • Water Curtain   | NA                                     | NA                            | NA  |
|   | • Fire Dampers  | NA                                     | NA                            | NA  |
| 4 | <b>Smoke Management System.</b>                             |  |                               |   |
|   | • Basements   | Required                               | Provided                      | MR  |
|   | • Upper floors  | Required                               | Provided                      | MR  |
| 5 | <b>Fire Extinguishers</b>                                   |  |                               |   |

|    |   |                    |          |     |
|----|---|--------------------|----------|-----|
|    | <ul style="list-style-type: none"> <li>Total numbers</li> <li>Types</li> <li>ISI marking</li> </ul>   | 03 at each floor   | Provided | MR  |
|    |   | ABC & Co2          | Provided | MR  |
|    |   | Yes                | Provided | MR  |
| 6  | <b>First-Aid Hose Reels.</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Total numbers on each floor</li> <li>Length of hose reel hose</li> <li>Nozzle diameter</li> </ul>  | 01                 | 01       | MR  |
|    |   | 30m                | 30m      | NA  |
|    |   | 05mm               | 05mm     | NA  |
| 7  | <b>Automatic fire detection and alarming system.</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Type of detectors</li> <li>Location of Main Panel</li> <li>Location of Repeater Panel</li> <li>Alternate source of power</li> <li>Hooters' Location</li> </ul>   | Carbon Monoxide    | Provided | MR  |
|    |   | Required           | Provided | MR  |
|    |   | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
|    |   | Required           | Provided | MR  |
| 8  | <b>MOEFA</b>  | Required           | Provided | MR  |
| 9  | <b>Public Address System.</b>   |                    |          |     |
| 10 | <b>Automatic Sprinkler System.</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Basement</li> <li>Upper Floor</li> <li>Sprinkler above false ceiling</li> </ul>  | Required           | Provided | MR  |
|    |   | NA                 | Provided | NA  |
|    |   | NA                 | NA       | NA  |
| 11 | <b>Internal Hydrants</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Size of riser/down-comer</li> <li>Number of hydrants per floor</li> <li>Hose Box</li> </ul>  | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
| 12 | <b>Yard Hydrants.</b>   |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Total number of hydrants</li> <li>Hose Box</li> </ul>  | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
| 13 | <b>Pumping Arrangements.</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Ground Level               <ul style="list-style-type: none"> <li>Discharge of main Pump</li> <li>Head of Main pump</li> <li>Number of main pumps</li> <li>Jockey Pump out put</li> <li>Jockey pump head</li> <li>Standby Pump out put</li> <li>Standby Pump Head</li> <li>Auto Starting/ Manual stopping</li> <li>Pump House Access</li> </ul> </li> <li>Terrace level               <ul style="list-style-type: none"> <li>Discharge of pump</li> <li>Head of the pump</li> <li>Power Supply</li> <li>Auto Starting of pump</li> </ul> </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 |
|    |   | N/A                | N/A      | N/A |
|    |   | N/A                | N/A      | N/A |
|    |   | N/A                | N/A      | N/A |
|    |   | N/A                | N/A      | N/A |
|    |   | 02 nos. of 450 LPM | Provided | MR  |
|    |   | 30m                | Provided | MR  |
|    |   | Required           | Provided | MR  |
|    |   | Required           | Provided | MR  |
| 14 | <b>Captive Water Storage for firefighting.</b>  |                    |          |     |
|    | <ul style="list-style-type: none"> <li>Underground tank capacity</li> <li>Draw-off connection</li> <li>Fire service inlet</li> <li>Access to tank</li> </ul>  | NA                 | NA       | NA  |
|    |   | NA                 | NA       | NA  |
|    |   | NA                 | Provided | NA  |
|    |   | NA                 | NA       | NA  |



|    |  |             |          |     |
|----|--|-------------|----------|-----|
|    | • Overhead Tank capacity   | 10,000 ltrs | Provided | MR  |
|    |  | Required    | Provided | MR  |
| 15 | Exit Signage.  |             |          |     |
| 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  | N/A         | N/A      | N/A |
|    | • Fireman's Grounding Switch   | Required    | Provided | MR  |
|    | • Lift Signage   | Required    | Provided | MR  |
|    |  | Required    | Provided | MR  |
| 17 | Standby power supply   |             |          |     |
| 18 | Refuge Area.   |             |          |     |
|    | ➤ Total Area   | N/A         | N/A      | N/A |
|    | ➤ Location   | N/A         | N/A      | N/A |
| 19 | Fire Control Room  |             |          |     |
|    | • Detector System Panel  | N/A         | N/A      | N/A |
|    | • Flow Switch Panel  | N/A         | N/A      | N/A |
|    | • PA System Panel  | N/A         | N/A      | N/A |
|    | • Batter backup  | N/A         | N/A      | N/A |
|    | • Building Floor Plans   | 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 in working order at the time of inspection.

Keeping in view of the substantial compliance of the minimum standards on fire prevention and fire safety required under the rules it is recommended to renew Fire Safety Certificate issued vide this department letter of even no. F6/DFS/MS/GH/SZ/2022/246 dated 25.05.2022, under rule 37 of the Delhi Fire Service Rules 2010.

Signature of the Inspecting Officer  
 Name: - C.L. Meena  
 Designation: Asst. Div. Officer (RN)

DO (CC)

22/4/25

22/4/25

24/4/2025  
 Director  
 25/4/25

Any RN

Conf. P.T.O -