



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




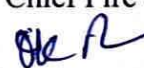
No F 6/DFS/MS/GH/2025/NDZ/ 494

Dated: 10/09/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s Hotel Royal Palace (A Unit of Royal Estates Private Limited) located at 11 A/27, WEA, Channa Market, Karol Bagh, Delhi-110005 comprised of Ground Floor (Reception, Office & Staff rooms), 1st floor (05 Guest rooms), 2nd Floor to 3rd Floor (06 Guest Rooms at each floor) & 4th floor (Sealed by owner) was issued FSC by this department vide letter No F6/DFS/MS/GH/SZ/2022/393 dated 25.08.2022. Owner has submitted affidavit dated 11.08.2022 regarding 4th floor was sealed since June 2019. The premise was re-inspected by the officer concerned of this department on 28.08.2025 in the presence of Sh. Ajit (Manager) and observed that all the fire prevention and fire safety arrangements as provided in the premises found in good working condition. The premises have therefore deemed complied with fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the building/ premise is fit for occupancy "Class A, Residential (Guest House for total 17 Guest Rooms from 1st floor to 3rd floor only)" with effect from10/09/2025.. and valid up to 31.03.2028 in accordance with the Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40, subject to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on10/09/2025 at New Delhi, by


(Virendra Singh)
Chief Fire Officer


Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi- to ensure the occupancy as detailed above.
2. M/s. Hotel Royal Palace (A Unit of Royal Estates Private Limited) located at 11 A/27, WEA, Channa Market, Karol Bagh, Delhi-110005.
3. MCD Portal, ID No. 2025081112435.

Conditions for the validity of Fire Safety Certificate:

1. No occupancy used above third floor shall be strictly adhered by Owner/ Occupier.
2. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
3. Loss of life or property due to non functional fire safety measure shall be at the responsibility of the management.
4. The trained fire fighting staff should be available round the clock.
5. Any deviation with regard to the construction etc shall be verified by the concerned building sanctioning agency.
6. This certificate cannot be treated in any case for regularizations of unauthorized construction.
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate through MCD portal (<https://www.mcdonline.gov.in>) along with a copy of this Certificate, six months prior to its expiry.
8. 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

INSPECTION REPORT

- Name & address of the building : Hotel Royal Palace (A Unit of Royal Estates Pvt. Ltd.) located at 11A/27, WEA, Channa Market, Karol Bagh, Delhi- 110055.
2. Type of Occupancy : Residential (A-1) (Total 17 Guest Rooms)
3. Building Comprised of : Ground Floor (Reception, Office & Staff rooms), 1st Floor (05 Guest Rooms), 2nd Floor to 3rd Floor (06 Guest Rooms at each floor) & 4th floor
(Sealed by the owner since 2019, affidavit submitted dated 11/08/2022)
4. Type of Case : Renewal
5. Details of Previous NOC : F6/DFS/MS/GH/SZ/2022/393 Dated 25/08/2022
6. Fire Safety directives letter No : Nil
7. Date of inspection : 28/08/2025
8. Name of Inspecting Officer : R.K.Sinha, ADO (BW)
9. Name and designation of officers
10. From the building side : Sh. Ajit (Manager)
11. Year of Construction : 1989 as per MCD Portal
12. Applicant's letter No. : MCD Application ID No. 2025081112435 dated 11/08/2025

Old case

S. No.	Minimum Standards on fire prevention and fire safety U/R 33	Requirement Existing fire safety arrangements	Provided at site	Remarks MR/NMR
1.	Access to building			
	Road width	6 m	Provided	MR
	Gate width	4.5 m	Directly Accessible	MR
	Width of internal road	NA	NA	NA
2.	Number, Width, Type & Arrangement of Exits			
	Number of staircases			
	Upper Floors	Old case	01	MR(old case)
	Basements	NA	NA	NA
	Width of staircases			
	Upper Floor	Old case	1.28 m	MR(old case)
	Basements	NA	NA	NA
	Protection of exits			
	Fire check door	NA	NA	NA
	Pressurization	NA	NA	NA
	No. of continuous staircases to terrace	01	01	MR
	Width of Corridor	Old case	2 m	MR
	Door Size	Old case	0.87 m	MR(old case)
3.	Compartmentation			
	Fire check door	NA	NA	NA
	Sealing of electrical shafts	Required	Sealed	MR
	Fire Rating of shaft door	NA	NA	NA
	Water Curtain	NA	NA	NA
	Fire Dampers	NA	NA	NA
4.	Smoke Management System			
	Basements	NA	NA	NA
	Upper floors	Required	Exhaust Fan Provided	MR
5.	Fire Extinguishers			
	Total numbers	16 Nos.	Provided	MR
	Types	CO2/ABC/WCO2	Provided	MR
	IS marking	Required	Provided	MR
6.	First-Aid Hose Reels			
	Total numbers on each floor	01	Provided	MR
	Length of hose reel hose	30 m	30 m	MR
	Nozzle diameter	5 mm	5 mm	MR
7.	Automatic fire detection and alarming system			
	Type of detectors	CO	Provided	MR
	Location of Main Panel	Required	Provided near reception	MR
	Location of Repeater Panel	NA	NA	NA
	Alternate source of power	Required	Provided	MR
	Hooters' Location	NA	NA	NA
		Required	Provided	MR
8.	MOEFA			

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9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	Basement	NA	NA	NA
	Upper Floor	NA	NA	NA
	Sprinkler above false ceiling	NA	NA	NA
11.	Internal Hydrants			
	Size of riser/down-comer	NA	NA	NA
	Number of hydrants per floor	NA	NA	NA
	Hose Box	NA	NA	NA
12.	Yard Hydrants			
	Total number of hydrants	NA	NA	NA
	Hose Box	NA	NA	NA
13.	Pumping Arrangements			
	Ground Level			
	Discharge of main Pump	NA	NA	NA
	Head of Main pump	NA	NA	NA
	Number of main pumps	NA	NA	NA
	Jockey Pump out put	NA	NA	NA
	Jockey pump head	NA	NA	NA
	Standby Pump out put	NA	NA	NA
	Standby Pump Head	NA	NA	NA
	Auto Starting/Manual Stopping	NA	NA	NA
	Pump House Access	NA	NA	NA
	Terrace level			
	Discharge of pump	450 lpm	Provided	MR
	Head of the pump	30 m	Provided	MR
	Power Supply	Required	Provided	MR
	Auto Starting of pump	Required	Provided	MR
14.	Captive Water Storage for fire fighting			
	Underground tank capacity	NA	NA	NA
	Draw-off connection	NA	NA	NA
	Fire service inlet	NA	NA	NA
	Access to tank	NA	NA	NA
	Overhead Tank capacity	Old case	5000 ltrs	MR(old case)
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	Pressurization of Lift Shaft	NA	NA	NA
	Pressurization of Lift lobby	NA	NA	NA
	Communication In lift Car	Required	Provided	MR
	Fireman's Grounding Switch	Required	Provided	MR
	Lift Signage	Required	Provided	MR
17.	Standby power supply	Required	Provided	MR
18.	Refuge Area.			
	Total Area			
	Location	NA	NA	NA
19.	Fire Control Room			
	Detector System Panel	NA	NA	NA
	Flow Switch Panel	NA	NA	NA
	PA System Panel	NA	NA	NA
	Battery backup	Required	NA	NA
	Building Floor Plans	NA	Provided	MR
			NA	NA

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Special Fire Protection System for
Protection of special Risks, if any:

NA

NA

NA

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

Keeping in view of deemed compliance of the minimum standards of fire prevention and fire safety measures as required under rules it is **recommended to renew the Fire Safety Certificate** issued vide letter no. F6/DFS/MS/GH/SZ/2022/393 dated 25/08/2022 under Rule 37 of the Delhi Fire Service Rules, 2010.

ADO (B.O.)
29/8/25

Signature of Inspecting Officer
Name : Rajeev Kumar Sinha
Designation : ADO/B.W.

DO (CO)

DO
29/8/25

CFO | *11/9/2025*

Principal Director

CFO to Secy.
04/09/25

CFO

11/9/2025

DO (CO)
ADO (Bangalore)

8/9/25 *Secy. P-T letter in support for gr. place*
ADO (B.O.)
8/9/25

CFO | *11/9/2025*
9/9/2025

MS

unplaced