

C280

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

No.F.6/DFS/MS/Hotel/2025/SZ/07

Dated: 18/03/2025

FIRE SAFETY CERTIFICATE

Certified that the **M/s Hotel The Lodhi** located at Lodhi Road, New Delhi-110003 comprised of Two Blocks: one block having towers A & B comprised of two tier basements, ground plus eight upper floors & second block having towers C & D comprised of two tier basements, ground + 05 upper floors, Common Basement-I having restaurants, kitchens, gym, services, pump room & parking owned/occupied by "Lodhi Property Company Limited" was issued Fire Safety Certificate by this department vide letter No. F.6/DFS/MS/Hotel/2022/SZ/53 dated 22/07/2022. The premise was re-inspected by the officers concern of this department on 10/03/2025 in the presence of Mr. Anupam Sharma and that the hotel 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 is fit for occupancy class "**Group A-6, Residential**" (Starred Hotel) with effect from 18/03/2025 for 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 Rules 2010.

Issued on 18/03/2025 at New Delhi by

(ATUL GARG)
DIRECTOR
DELHI FIRE SERVICE

Copy to:

1. The Authorized Signatory, M/s Lodhi Property Company Ltd., The Lodhi, Lodhi Road, New Delhi-110003
2. The Joint. Commissioner of Police (Lic.), 1st Floor, P.S. Defence Colony, New Delhi-110049

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 arrangement provided therein shall be maintained in good working condition at all time as seen during inspection. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
3. All the staff members must know the correct method of operation of fire fighting system.
4. The basement shall be used as per the provisions of BBL /NBC Part- IV.
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 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 owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in form 'J' [sub rule (I) of rule 37] along with a copy of this Certificate, six month prior to its expiry."

INSPECTION REPORT

1	Name & Address of the Building	M/s Hotel The Lodhi (A Unit of Lodhi Property Company Ltd), Lodhi Road, New Delhi-110003		
2	Type of Occupancy	Residential Building (A- 6 Starred Hotel)		
3	Building Comprised of	02 Blocks: One block having towers A & B comprised of two tiers basement, ground + 08 upper floors & Other block having towers C & D comprised of two tiers basement, ground + 05 upper floors. (Basements are common for entire building having restaurants, kitchens, gym, services, pump room & parking)		
4	Type of Case	Renewal		
5	Details of Previous NOC	F.6/DFS/MS/Hotel/2022/SZ/53 dated 22-07-2022		
6	Fire Safety Directives Letter No	F.6/DFS/MS/BP/Hotel/2004/100 dated 14-01-2004 F.6/DFS/MS/BP/2019/Hotel/5022 dated 20/08/2019		
7	Date of Inspection	10-03-2025		
8	Name of the Inspecting Officers	Sh. Rajesh Kumar		
9	Name & Designation of Officers from the building side	Mr. Anupam Sharma		
10	Year of construction	2008		
11	Applicant letter No.	Email dated 10-03-2025		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	Requirements	Provided at Site	Remarks
1	Access to Building.			MR/NMR
	<ul style="list-style-type: none"> Road width Gate width Width of internal road 	9 mts 5 mts 6 mts	40 mts 6 mts 6 mts	MR MR MR
2	Number, width, type & arrangement of exits.			
	a) Number of Staircase			
	<ul style="list-style-type: none"> Upper floors. 	GF to 5 th Fl= 12 Nos, 5 th Fl to Terrace= 3 Nos	GF to 5 th Fl= 12 Nos, 5 th Fl to Terrace= 03 Nos	MR
	<ul style="list-style-type: none"> Basement floor. 	B2 to B1= 6 + 1 ramp & B1 to GF= 13 + 1 ramp	B2 to B1= 7 + 1 ramp & B1 to GF= 14 + 1 ramp	MR
	b) Width of Staircase			
	<ul style="list-style-type: none"> Upper floors 	1.25m	10 Nos= 1.25m (each), 02 Nos=1.5m (Each)	MR
	<ul style="list-style-type: none"> Basement floor 	1.25m & 2.0m in assembly area	4 Nos= 1.25m (each), 3 Nos= 1.6m (each), 2 Nos= 1.3(each), 3m, 2m, 1.8m, 1.5m & 0.89m	MR (old case)
	c) Protection of exits			
	<ul style="list-style-type: none"> Fire check door Pressurization 	Required	Provided	MR
	d) No. of continuous staircase to terrace	3 Nos	3 Nos provided	MR
	e) Width of corridor	1.5m	2m	MR
	f) Door size	1m	1m & 2m	MR
3	Compartmentation.			
	<ul style="list-style-type: none"> Fire check door. Sealing of electrical shafts. Fire rating of shaft door. Water curtain Fire dampers. 	Required	Provided	MR
		Required	Provided	MR
		1 hr	1 hr provided	MR
		NA	NA	NA
		Required	Provided	MR
4.	Smoke Management system.			
	<ul style="list-style-type: none"> Basement Upper floors 	30 ACPH	Mechanical Ventilation	MR
		12 ACPH	Mechanical Ventilation	MR
5	Fire Extinguishers.			
	<ul style="list-style-type: none"> Total numbers Types ISI Marking 	196 Nos	550 Nos Provided	MR
		ABC, CO2, W.CO2, Foam	ABC, CO2 & W.CO2, DCP, Foam & Clean Agent	MR
		ISI marked	Provided	MR
6	First Aid Hose Reels.			
	<ul style="list-style-type: none"> Total numbers on each floor. Length of hose-reel hose. Nozzle Diameter 	BF= 7 Nos, GF to 5 th F= 10 Nos & 6 th Fl to 8 th Fl=2 Nos	BF= 10 Nos, GF to 5 th Fl= 11 Nos & 6 th Fl to 8 th Fl= 4 Nos	MR
		30m	Provided	MR
		5mm	Provided	MR
7	Automatic fire detection & alarming system.			

	<ul style="list-style-type: none"> Type of detectors Location of Main Panel Location of Repeater Panel Alternate source of power Hooter's location 	Smoke & Heat	Provided	MR
		Required	Ground Room	MR
		Required	Engg. Room	MR
		Required	Provided	MR
		Required	All Areas	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System			
	<ul style="list-style-type: none"> Basement 	Required	Provided	MR
	<ul style="list-style-type: none"> Upper floors 	Required	Provided	MR
	<ul style="list-style-type: none"> Sprinkler above false ceiling 	Required	Provided	MR
11	Internal Hydrants.			
	<ul style="list-style-type: none"> Size of Riser/Down-comer Number of Hydrant per floor 	150 mm	Provided	MR
		BF= 7 Nos, GF to 5 th F= 10 Nos & 6 th FI to 8 th FI=2 Nos	BF= 10 Nos, GF to 5 th FI= 11 Nos & 6 th FI to 8 th FI= 4 Nos	MR
	<ul style="list-style-type: none"> Hose box. 	BF= 7 Nos, GF to 5 th F= 10 Nos & 6 th FI to 8 th FI=2 Nos	BF= 10 Nos, GF to 5 th FI= 11 Nos & 6 th FI to 8 th FI= 4 Nos	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none"> Total number of hydrants. 	13 Nos	Provided	MR
	<ul style="list-style-type: none"> Hose box. 	13 Nos	Provided	MR
13	Pumping arrangements.			
	<ul style="list-style-type: none"> Ground Level 			
	<ul style="list-style-type: none"> Discharge of main pump. 	2850 LPM	2850 LPM	MR
	<ul style="list-style-type: none"> Head of main pump. 	100m	100m	MR
	<ul style="list-style-type: none"> Number of main pumps. 	2 Nos	2 Nos	MR
	<ul style="list-style-type: none"> Jockey Pump output. 	220 LPM x 2	220 LPM x 2	MR
	<ul style="list-style-type: none"> Jockey Pump head. 	100m	100m (each)	MR
	<ul style="list-style-type: none"> Standby Pump output. 	2850 LPM	2850 LPM	MR
	<ul style="list-style-type: none"> Standby Pump head. 	100m	100m	MR
	<ul style="list-style-type: none"> Auto Starting/Manual Stopping. 	Required	Provided	MR
	<ul style="list-style-type: none"> Pump house access. 	Required	Provided	MR
	<ul style="list-style-type: none"> Terrace Level 			
	<ul style="list-style-type: none"> Discharge of pump. 	NA	NA	NA
	<ul style="list-style-type: none"> Head of pump. 	NA	NA	NA
	<ul style="list-style-type: none"> Power supply. 	NA	NA	NA
	<ul style="list-style-type: none"> Auto starting of pump. 	NA	NA	NA
14	Captive water storage for fire fighting.			
	<ul style="list-style-type: none"> Underground tank capacity. 	2,00,000 Ltr	2,00,000 Ltr	MR
	<ul style="list-style-type: none"> Draw-off connection. 	Required	Provided	MR
	<ul style="list-style-type: none"> Fire Service Inlet. 	Required	Provided	MR
	<ul style="list-style-type: none"> Access to tank. 	Required	Provided	MR
	<ul style="list-style-type: none"> Overhead tank capacity. 	20,000 Ltr	20,000 Ltr	MR
15	Exit Signage.	Required	Provided	MR
16	Provision of Lifts.			
	<ul style="list-style-type: none"> Pressurization of lift shaft. 	Required	Provided	MR
	<ul style="list-style-type: none"> Pressurization of lift lobby. 	Required	Provided	MR
	<ul style="list-style-type: none"> Communication in lift car. 	Required	Provided	MR
	<ul style="list-style-type: none"> Fireman's switch. 	Required	Provided	MR
	<ul style="list-style-type: none"> Lift signage. 	Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR
18	Refuge Area			
	<ul style="list-style-type: none"> Total area 	64 m ²	64.50 m ²	MR
	<ul style="list-style-type: none"> Location 	6 th Floor	Provided	MR
19	Fire Control Room.			
	<ul style="list-style-type: none"> Detector system panel. 	Required	Provided	MR

MR	<ul style="list-style-type: none">• Flow switch panel.• PA system panel.• Battery backup.• Building floor plan.	Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
		Required	Provided	MR	
20	Special Fire Protection System for the Protection of special Risk, if any.	Hood suppression system for kitchen hood & CO2 local application system for LT & HT panel provided			MR
The fire protection system provided in the building/premises were checked					

The fire protection system provided in the building/premises were checked, tested at random and found functional at the time of inspection.

Keeping in view of the deemed compliance of the minimum standards on fire prevention and fire safety measures as required under the rules, the FSC issued vide letter No. F.6/DFS/MS/Hotel/2022/SZ/53 dated 22-07-2022, renewal under rule 37 of the Delhi Fire Service Rules, 2010 is recommended.

Accordingly DFA is put up for approval and signature please.

Signature of Inspecting Officer
Name: Sh. Rajesh Kumar
Design: ADO (BCP)

DO (South)

[Handwritten signatures and dates]
11/31/2025
Director
11/03/2025
AO

As approved, F.T. letter is sent for your signature P1
11/13/25

[Handwritten signature]
Director