

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

No. F6/DFS/MS/Hotel/NDZ/2026/ 318

Dated : 08/04/2026

**FIRE SAFETY CERTIFICATE**

Certified that the M/s Hotel The Royal Plaza (Hotel Queen Road Pvt. Ltd.), located at 19, Ashoka Road, New Delhi - 110001 building comprised of Basement, Ground, Mezzanine and 18 Upper Floors was earlier granted FSC by this department vide letter No. F6/DFS/MS/Hotel/2023/15 dated 01/06/2023. Now, the premises was re-inspected by the officers concerned of this department on 19/03/2026 in the presence of Sh. Mukesh Tiwari, Fire Officer and found that the said building has 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 "Residential building: Group - A (Sub-Division A-5) Hotel for lodging house only with effect from 08/04/2026 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 Service Rules 2010.

Issued .... 08/04/2026 at New Delhi by.

  
7/4/26

(Dr. S. K. Tomar)  
Dy. Chief Fire Officer  
Delhi Fire Service

**Copy to: -**

1. The Commissioner, MCD, Civic Centre, New Delhi.: Online ID - 2026031302806 dated 13/03/2026.
2. The Chief Architect, NDMC, Palika Kendra, New Delhi.
3. The Manager, M/s Hotel The Royal Plaza (A Unit of Hotel Queen Road Pvt. Ltd.), 19, Ashoka Road, New Delhi - 110001.

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

1. All the means of escape shall be kept free of all type of obstruction all the time.
2. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
3. Any loss of life or property due to nonfunctional fire safety measures shall be at the responsibility of the management.
4. The trained firefighting staff should be available round the clock.
5. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
6. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, 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 [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 Director in form 'J' [sub rule (I) of rule 37] along with a copy of this Certificate, six months prior to its expiry.
9. Any flammable material for interior decoration is prohibited.

# INSPECTION REPORT

| 1.     | Name & address of the building: -                           | M/s Hotel The Royal Plaza (A Unit of Hotel Queen Road Pvt. Ltd.), 19, Ashoka Road, New Delhi - 110001. |                           |                |
|--------|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------|----------------|
| 2.     | Type of occupancy: -                                        | Residential, "Group-A" (Hotel)                                                                         |                           |                |
| 3.     | Building Comprised of: -                                    | Basement + Ground + Mezzanine + 18 Upper Floors                                                        |                           |                |
| 4.     | Type of case: -                                             | Renewal                                                                                                |                           |                |
| 5.     | Details of previous FSC: -                                  | F6/DFS/MS/Hotel/2023/15 dt. 01/06/2023                                                                 |                           |                |
| 6.     | Fire safety directives No.: -                               | F6/DFS/MS/85/Hotel/1036 dt. 10/12/1985                                                                 |                           |                |
| 7.     | Date of inspection: -                                       | 19/03/2026                                                                                             |                           |                |
| 8.     | Name of the inspecting officer: -                           | Sh. Manish Kumar, DO(CD)<br>Sh. Bhupender Prakash, ADO(CC)                                             |                           |                |
| 9.     | Name & designation of officer From the building side: -     | Sh. Abhishek, Manager<br>Sh. Mukesh Tiwari, Fire Officer                                               |                           |                |
| 10.    | Year of construction: -                                     | 1982                                                                                                   |                           |                |
| 11.    | Applicant's letter No: -                                    | MCD Online ID. 2026031302806 dated 13/03/2026<br>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.     | <b>Access to Building</b>                                   |                                                                                                        |                           |                |
|        | • Road width                                                | 13 mtr.                                                                                                | 13 mtr.                   | MR*            |
|        | • Gate width                                                | N/A                                                                                                    | 05 mtr.                   | N/A            |
|        | • Width of internal road                                    | N/A                                                                                                    | 06 mtr. (one side)        | N/A            |
| 2.     | <b>Number, Width Type &amp; Arrangement of Exits</b>        |                                                                                                        |                           |                |
|        | <b>a. Number of staircases</b>                              |                                                                                                        |                           |                |
|        | • Upper floors                                              | 03 nos.                                                                                                | 03 nos.                   | MR             |
|        | • Basements                                                 | 01 no.                                                                                                 | 01 no.                    | MR             |
|        | <b>b. Width of staircase</b>                                |                                                                                                        |                           |                |
|        | • Upper floors                                              | 1.00 mtr. & 0.75 mtr.                                                                                  | 1.15 mtr. & 2 X 0.85 mtr. | MR             |
|        | • Basements                                                 | 1.00 mtr.                                                                                              | 1.00 mtr.                 | MR             |
|        | <b>c. Protection of exits</b>                               |                                                                                                        |                           |                |
|        | • Fire check door                                           | Required                                                                                               | Provided                  | MR             |
|        | • Pressurization                                            | N/A                                                                                                    | Provided                  | N/A            |
|        | <b>d. No. of continuous staircase to terrace</b>            | 01 no.                                                                                                 | 01 no.                    | MR             |
|        | <b>e. Width of corridor</b>                                 | N/A                                                                                                    | 1.05 mtr.                 | N/A            |
|        | <b>f. Door size</b>                                         | N/A                                                                                                    | 1.05 mtr.                 | N/A            |
| 3.     | <b>Compartmentation</b>                                     |                                                                                                        |                           |                |
|        | • Fire check door                                           | Required                                                                                               | Provided                  | MR             |
|        | • Sealing of electrical shafts                              | Required                                                                                               | Provided                  | MR             |
|        | • Fire rating of shaft door                                 | Required                                                                                               | Provided                  | MR             |
|        | • Water curtain                                             | N/A                                                                                                    | N/A                       | N/A            |
|        | • Fire Dampers                                              | Required                                                                                               | Provided                  | MR             |
| 4.     | <b>Smoke Management System</b>                              |                                                                                                        |                           |                |
|        | • Basements                                                 | Required                                                                                               | Provided                  | MR             |
|        | • Upper floors                                              | Required                                                                                               | Exhaust fan               | MR             |
| 5.     | <b>Fire Extinguishers</b>                                   |                                                                                                        |                           |                |
|        | • Total numbers                                             | 220 nos.                                                                                               | 235 nos.                  | MR             |
|        | • Types                                                     | ABC & CO <sub>2</sub>                                                                                  | ABC & CO <sub>2</sub>     | MR             |
|        | • ISI marking                                               | Required                                                                                               | Provided                  | MR             |
| 6.     | <b>First-Aid Hose Reel</b>                                  |                                                                                                        |                           |                |
|        | • Total number of each floor                                | 01 no.                                                                                                 | 01 no.                    | MR             |
|        | • Length of hose reel hose                                  | 30 mtr.                                                                                                | 30 mtr.                   | MR             |
|        | • Nozzle diameter                                           | 05 mm                                                                                                  | 05 mm                     | MR             |

M/s Hotel The Royal Plaza (A Unit of Hotel Queen Road Pvt. Ltd.), 19, Ashoka Road, New Delhi - 110001

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|     |                                                        |               |               |     |
|-----|--------------------------------------------------------|---------------|---------------|-----|
| 7.  | <b>Automatic Fire Detection &amp; Alarming System.</b> |               |               | MR  |
|     | • Type of detectors                                    | Smoke & Heat  | Provided      | MR  |
|     | • Location of main panel                               | Basement      | Provided      | MR  |
|     | • Location of repeater panel                           | Required      | Provided      | MR  |
|     | • Alternate source of power                            | UPS           | Provided      | MR  |
|     | • Hooter's Location                                    | Each Floor    | Provided      | MR  |
| 8.  | <b>MOEFA</b>                                           |               |               | MR  |
| 9.  | <b>Public Address System</b>                           |               |               | MR  |
| 10. | <b>Automatic Sprinkler System</b>                      |               |               | MR  |
|     | • Basement                                             | Required      | Provided      | MR  |
|     | • Upper floors                                         | Required      | Provided      | MR  |
|     | • Sprinkler above false ceiling                        | Required      | Provided      | MR  |
| 11. | <b>Internal Hydrants</b>                               |               |               | MR  |
|     | • Size of riser/down-comer                             | 150 mm        | 150 mm        | MR  |
|     | • Number of hydrants per floor                         | 01 no.        | 01 no.        | MR  |
|     | • Hose box                                             | 01 no.        | 01 no.        | MR  |
| 12. | <b>Yard Hydrants</b>                                   |               |               | MR  |
|     | • Total number of hydrants                             | 06 nos.       | 06 nos.       | MR  |
|     | • Hose box                                             | 06 nos.       | 06 nos.       | MR  |
| 13. | <b>Pumping Arrangement</b>                             |               |               |     |
|     | Ground level                                           |               |               |     |
|     | • Discharge of main pump                               | 2280 LPM      | 2280 LPM      | MR  |
|     | • Head of main pump                                    | 120 mtr.      | 120 mtr.      | MR  |
|     | • Number of main pumps                                 | 02 nos.       | 02 nos.       | MR  |
|     | • Jockey pump out put                                  | 180 LPM       | 180 LPM       | MR  |
|     | • Jockey pump head                                     | 96 mtr.       | 96 mtr.       | MR  |
|     | • Stand by pump output                                 | 2280 LPM      | 2280 LPM      | MR  |
|     | • Stand by pump head                                   | 120 mtr.      | 120 mtr.      | MR  |
|     | • Auto starting/Manual stopping                        | Required      | Provided      | MR  |
|     | • Pump House Access                                    | Required      | Provided      | MR  |
|     | Terrace level                                          |               |               |     |
|     | • Discharge of pump                                    | N/A           | N/A           | N/A |
|     | • Head of pump                                         | N/A           | N/A           | N/A |
|     | • Power supply                                         | N/A           | N/A           | N/A |
|     | • Auto starting of pump                                | N/A           | N/A           | N/A |
| 14. | <b>Captive Water Storage for Fire Fighting</b>         |               |               |     |
|     | • Underground tank capacity                            | 2,00,000 Ltrs | 2,00,000 Ltrs | N/A |
|     | • Draw-off connection                                  | Required      | Provided      | MR  |
|     | • Fire service inlet                                   | Required      | Provided      | MR  |
|     | • Access to tank                                       | Required      | Provided      | MR  |
|     | • Overhead tank capacity                               | 10,000 ltr.   | 10,000 ltr.   | MR  |
| 15. | <b>Exit Signage.</b>                                   |               |               | MR  |
| 16. | <b>Provision of Lifts.</b>                             |               |               |     |
|     | • Pressurization of lift shaft                         | N/A           | Provided      | N/A |
|     | • Pressurization of lift lobby                         | N/A           | Provided      | N/A |
|     | • Communication in lift car                            | Required      | Provided      | MR  |
|     | • Fireman's switch                                     | Required      | Provided      | MR  |
|     | • Lift signage                                         | Required      | Provided      | MR  |
| 17. | <b>Stand by Power Supply</b>                           |               |               | MR  |
| 18. | <b>Refuge Area</b>                                     |               |               |     |
|     | • Total area                                           | N/A           | N/A           | N/A |
|     | • Location                                             | N/A           | N/A           | N/A |
| 19. | <b>Fire Control Room</b>                               |               |               |     |
|     | • Detector system panel                                | Required      | Provided      | MR  |

|     |                                                                        |          |          |    |
|-----|------------------------------------------------------------------------|----------|----------|----|
|     | • Flow switch panel                                                    | Required | Provided | MR |
|     | • PA system panel                                                      | Required | Provided | MR |
|     | • Battery backup                                                       | Required | Provided | MR |
|     | • Building floor plan                                                  | Required | Provided | MR |
| 20. | Special Fire Protection System for Protection of special Risk, if any: | Required | Provided | MR |

\*PNF – Provided but Non-Functional, \*MR – Meeting Requirement, \*NMR – Not Meeting Requirement

The fire protection system provided in the building were randomly checked and found functional at the time of inspection. Further, the shortcoming issued vide letter No. F6/DFS/MS/Hotel/NDZ/2026/78 dated 23.01.2026 found complied.

Keeping in view of the deemed compliance of the minimum standards of fire prevention and fire safety measures as required under the rules, if approved, we may renew the FSC issued vide letter No. F6/DFS/MS/Hotel/2023/15 dated 01/06/2023 under Rule 35(6) of Delhi Fire Service Rules, 2010. The last date for deemed approval is 11/04/2026.

Accordingly, DFA is prepared and put up for perusal and signature please.

  
30/4/26  
Manish Kumar  
DO (CD)

  
28/4/2026  
Bhupender Prakash  
ADO (CC)

Dy. CFO (NDZ)

  
30/3/26

My CFO to Jan.

Principal Director   
02/04/26

Dy. CFO (NDZ)

  
5/4/26  
Adol CC

AS approved R.T. letter is put up for signature please.

  
06/4/2026

Dy. CFO (NDZ)

  
7/4/26

ms

Uploded  
10/4/26