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


No.F.6/DFS/MS/GH/2025/SZ/ 528

Dated: 28/10/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s Hotel Urban Lion Guest House at 257, Khasra No. 416, Gali No. 6, Mahipalupr, New Delhi- 110037, building comprised of basement, ground plus three upper floors, using basement as parking, ground floor (04 guest rooms, reception & office), 1st, 2nd & 3rd floor each having 11 guest rooms (total 37 guest rooms only), owned/occupied by Ms. Hotel Urban Lion, have complied with the fire prevention and fire safety requirements in accordance with Rule 33 of the Delhi Fire Service Rules, 2010. and verified by the officer concerned of this department on dated 07.10.2025 in the presence of Sh. Kailash, and found that the building is fit for occupancy Class "Residential" (Guest house) (37 guest rooms up-to 3rd floor) w.e.f. 28/10/2025 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 28/10/2025 at New Delhi.


(A.K. Malik)
Dy. Chief Fire Officer
South Zone

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 2025091613486 dated 24.09.2025.
- 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 BBL/UBBL. Presently basement used for parking 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.
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 : M/s. Hotel Urban Lion Guest House at 257, Khasra No. 416, Gali No. 6, Mahipalpur, New Delhi- 110037.
2. Building is comprised of : Basement (Parking), ground floor (04 guest rooms, reception & office), 1st, 2nd & 3rd floor (11 guest rooms at each floor) (total 37 guest rooms).
3. Type of Occupancy : Residential (Guest House)
4. Type of Case : New Case
5. Details of Previous FSC letter : Nil
6. Fire Safety direction letter No : N/A
7. Date of Inspection : 08.10.2025
8. Name of the Inspecting officers : ADO R.K. Yadav (JKP)
9. Name and designation of officer from the building side : Manager
10. Year of construction : 2023 (As per online application)
- 11 Applicant's letter No : ID No. 2025091613486 dated 24.09.2025

Sr.No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirements as per UBBL/NBC-2016	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	6.0 m	6.0 m	MR
	• Gate width	4.5 m	Directly accessible	N/A
	• Width of internal road	N/A	N/A	N/A
2	Number, Width, Type and Arrangement of Exits.			
	a. Number of Staircases			
	• Upper floor	02 Nos.	02 Nos.	MR
	• Basement	02 Nos.	01 + 01 ramp	MR
	B. Width of Staircases			
	• Upper floor	1.50 m each	Provided	MR
	• Basement	1.50 m each	1.50 m & 2.40 m ramp	MR
	c. Protection of Exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	N/A	N/A	N/A
	d. No. of Continuous Staircases to Terrace	02 nos	Provided	MR
	e. Width of Corridor	1.80 m	Provided	MR
	f. Door Size	1.0 m	1.0 m	MR
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Sealed	MR
	• 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	Smoke Management System.			
	• Basement	30 ACPH	Provided	MR
	• Upper floor	12 ACPH	Provided	MR
5.	Fire Extinguishers.			
	• Total numbers	18 nos.	Provided	MR
	• Types	ABC /CO ₂	Provided	MR
	• IS marking	ISI marked	Provided	MR
06	First-Aid-Hose Reels.			

	<ul style="list-style-type: none"> Total numbers on each floor Length of hose reel hose Nozzle diameter 	01 No	Provided	MR
		30 m	Provided	MR
		05 mm	Provided	MR
07	Automatic Fire Detection, CO detection and Alarming System.			
	<ul style="list-style-type: none"> CO Type of detectors Location of main panel Location of repeater panel Alternate source of power Hooter's location 	Required	Provided	MR
		Ground floor	Provided	MR
		N/A	N/A	N/A
		Required	Provided	MR
		Each floor	Provided	MR
08	MOEFA	Required	Provided	MR
09	Public Address System.	Required	Provided	MR
10	Automatic Sprinkler System.			
	<ul style="list-style-type: none"> Basement & Stilt upper floor sprinkler above false ceiling 	Required	Provided	MR
		N/A	N/A	N/A
		N/A	N/A	N/A
11	Internal Hydrants			
	<ul style="list-style-type: none"> size of riser/down-comer Number of hydrants per floor Hose box 	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
12	Yard Hydrants.			
	<ul style="list-style-type: none"> Total number of hydrants Hose box 	N/A	N/A	N/A
		N/A	N/A	N/A
13	Pumping Arrangements.			
	➤ Ground Level			
	<ul style="list-style-type: none"> Discharge of main pump Head of main pump Number of main pumps Jockey pump out put Jockey pump head Standby pump out put Standby pump head Auto starting /manual stopping Pump house access 	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
	➤ Terrace Level			
	<ul style="list-style-type: none"> Discharge of pump Head of the pump Power supply Auto Starting of pump 	900 LPM	900 LPM	MR
		40 m	40 m	MR
		Required	Provided	MR
		Required	Provided	MR
14	Captive Water Storage for Fire Fighting.			
	<ul style="list-style-type: none"> Underground tank capacity Draw-off connection Fire service inlet Access to tank Overhead Tank capacity 	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		15,000 ltrs	20,000 ltrs	MR
15	Exit Signage.	Required	Provided	MR

NY

MR
MR
MR

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	Required	Provided	MR
	• Firemen's grounding switch	Required	Provided	MR
	• Lift Signage	Required	Provided	MR
17	Standby power supply	Required	Provided	MR
Refuge Area.				
	• Total area	N/A	N/A	N/A
	• Location	N/A	N/A	N/A
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
	• Battery backup	N/A	N/A	N/A
	• Building Floor Plans	N/A	N/A	N/A
	Special Fire Protection systems for protection of special Risks, if any:	Required	CO2 type fire extinguishers provided near elect. Panel.	MR

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

Note: - As per undertaking submitted by guest house management (placed at C-13 that the building comprised of basement, ground plus three upper floors, using basement as parking, ground floor (04 guest rooms, reception & office), 1st, 2nd & 3rd floor each having 11 guest rooms respectively (total 37 guest rooms only).

Keeping in view the compliance of the minimum standards on fire prevention and fire safety required under the rules it is **recommended to grant Fire Safety Certificate** under Rule 35 of the Delhi Fire Service Rule 2010.

R. K. Yadav
13/10/25
Signature of Inspecting Officer
Name: - R.K. Yadav
Designation: - ADO

DO (SD)

Please clarify about the fourth floor as covered area is mentioned in the building plan as uploaded in the portal.

DO (SD)

There is no fourth floor in building, undertaking in this regard is also been taken from the owner placed also the file at C-13. Submitted please

15/10/25

DO (SD)

10/11/25

R. K. Yadav
16/10/25

Please examine the plan as the staircase of basement is shown continuous leading to upper floors.

A. K. Malik
A.K. MALIK
ADO