



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



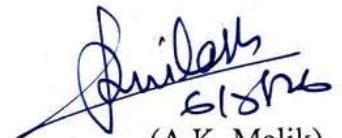
No F6/DFS/MS/Motel/SZ/2026/83

Dated: 06.05.2026

FIRE SAFETY CERTIFICATE

Certified that the M/s. Lutyens (A Unit of Unique Innovation Pvt. Ltd.), located at KH. No. 222/223, New Mangla Puri, Mehrauli Gurgaon Road, New Delhi-110030, comprised of Basement, Ground & First Floor. Owned/Occupied by M/s. Lutyens (A Unit of Unique Innovation Pvt. Ltd.), was earlier issued Fire Safety Certificate by this department vide letter no-F.6/DFS/MS/Motel/2023/SZ/490 dated 16/10/2023. The premises was re-inspected by the officer concerned of this department on 23/04/2026 in the presence of Sh. Amit Khanna and found that the said premise 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 premise is fit for occupancy Class Assembly building (Motel) with effect from 06.05.2026 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. Conditions mentioned below.

Issued on 06.05.2026 at New Delhi by


(A.K. Malik)
Chief Fire Officer

Copy to:

1. The Commissioner MCD, Civic Centre, Minto Road, New Delhi- 110002.-to ensure the occupancy as detailed above & deviation if any.
2. The Owned/Occupied, M/s. Lutyens (A Unit of Unique Innovation Pvt. Ltd.), located at KH. No. 222/223, New Mangla Puri, Mehrauli Gurgaon Road, New Delhi-110030. (Online-ID No 2026041004759 dated 10/04/2026).

Conditions for the validity of Fire Safety Certificate:

1. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
2. Loss of life or property due to non-functional fire safety measure shall be at the responsibility of the management/occupier.
3. The trained firefighting staff should be available round the clock.
4. Any deviation with regard to the construction etc. shall be verified by the concerned building sanctioning agency.
5. This certificate cannot be treated in any case for regularizations of unauthorized construction.
6. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director of Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry".
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.
8. All the means of escape shall be kept free of any obstruction all the time to evacuate the occupant, in a safe manner, in the event of emergency.

INSPECTION REPORT

1. Name & address of the building	M/s. Lutyens (A Unit of Unique Innovation Pvt. Ltd.) located at KH. No. 222/223, New Mangla Puri, Mehrauli Gurgaon Road, New Delhi-110030.		
2. Type of Occupancy	Assembly Building (Motel) (Basement, Ground Floor + First Floor)		
3. Type of Case	Renewal		
4. Details of Previous NOC	F.6/DFS/MS/Motel/2023/SZ/490 dated 16/10/2023		
5. Fire Safety directives letter No	F6/DFS/BP/2002/GH/856 dated 24/05/2002 & F6/DFS/BP/GH/99/808 dated 23/08/1999		
6. Date of inspection	23/04/2026		
7. Name of Inspecting Officer	Sarabjeet Singh ADO (BCP)		
8. Name and designation of officers From the building side	Sh. Amit Khanna		
9. Year of Construction	2005 (as per online application)		
10. Applicant's letter No.	Online-ID No -2026041004759 dated 10/04/2026		

S. No	Minimum Standards on fire prevention and fire safety U/R 33	BBL/NBC	Provided at site	Remarks MR/NMR
1.	Access to building			
	• Road width	Assessable	30m Provided	MR
	• Gate width	NA	05m Provided	NA
	• Width of internal road	NA	NA	NA
2.	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper Floors	Required	02 Nos Provided	MR (old case)
	• Basements	Required	05 Nos Provided	MR (old case)
	b. Width of staircases			
	• Upper Floor	Required	2.1m & 1.2m Provided	MR (old case)
	• Basements	Required	2.1 m, 1.8 m, 1.4m, 1.3 m & 1.2 m Provided	MR (old case)
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	NA	NA	NA
	d. No. of continuous staircases to terrace	Required	01 Provided	MR
	e. Width of Corridor	NA	NA	NA
	f. Door Size	NA	1m (Final Exit)	NA
3.	Compartmentation			
	a) Fire check door	Required	Provided	MR
	b) Sealing of electrical shafts	Required	Provided	MR
	c) Fire Rating of shaft door	NA	NA	NA
	d) Water Curtain	NA	NA	NA
	e) Fire Dampers	NA	NA	NA
4.	Smoke Management System			
	a) Basements	Natural & Mechanical	Provided	MR
	b) Upper floors	NA	NA	NA
5.	Fire Extinguishers			
	a) Total numbers	20	Provided	MR
	b) Types	ABC/CO2	ABC/CO2	MR
	c) IS marking	ISI marked	Yes	MR

6.	First-Aid Hose Reels			MR
	a) Total numbers on each floor	03Nos. at basement, 02 Nos, at ground floor & 01Nos, at first floor.	Provided	
	b) Length of hose reel hose	30mm	Provided	
	c) Nozzle diameter	5m	Provided	
7.	Automatic fire detection and alarming system			MR
	a) Type of detectors	Smoke & Heat	Provided	NA
	b) Location of Main Panel	NA	NA	NA
	c) Location of Repeater Panel	NA	NA	MR
	d) Alternate source of power	Required	Provided	MR
	e) Hooters' Location	Required	Provided	MR
8.	MOEFA			NA
9.	Public Address System			NA
10.	Automatic Sprinkler System			MR
	a) Basement	Required	Provided	MR
	b) Ground & Upper Floors	Required	Provided	MR
	c) Sprinkler above false ceiling	Required	Provided	MR
11.	Internal Hydrants			MR
	a) Size of riser/down-comer	100mm	Provided	MR
	b) Number of hydrants per floor	01nos.	Provided	MR
	c) Hose Box	01nos.	Provided	MR
12.	Yard Hydrants			MR
	a) Total number of hydrants	Required	Provided	MR
	b) Hose Box	Required	Provided	MR
13.	Pumping Arrangements			
	• Ground Level			
	➤ Discharge of main Pump	2250 LPM	Provided	MR
	➤ Head of Main pump	54 m	Provided	MR
	➤ Number of main pumps	02 Nos.	Provided	MR
	➤ Jockey Pump out put	225 LPM	Provided	MR
	➤ Jockey pump head	54 m	Provided	MR
	➤ Standby Pump out put	2250 LPM	Provided	MR
	➤ Standby Pump Head	54 m	Provided	MR
	➤ Auto Starting/Manual Stopping	Required	Provided	MR
	➤ Pump House Access	Required	Provided	MR
	Terrace level			
	➤ Discharge of pump	NA	NA	NA
	➤ Head of the pump	NA	NA	NA
	➤ Power Supply	NA	NA	NA
	➤ Auto Starting of pump	NA	NA	NA
14.	Captive Water Storage for fire fighting			
	• Underground tank capacity	1,00,000ltrs	Provided	MR
	➤ Draw-off connection	NA	NA	NA
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	Required	Provided	MR
	• Overhead Tank capacity	25,000 ltrs	Provided	MR

Exit Signage.		Required	Provided	MR
Provision of Lifts.				
a)	Pressurization of Lift Shaft	NA	NA	NA
b)	Pressurization of Lift lobby	NA	NA	NA
c)	Communication In lift Car	NA	NA	NA
d)	Fireman's Grounding Switch	Required	Provided	MR
e)	Lift Signage	NA	NA	NA
17.	Standby power supply	Required	Provided	MR
18. Refuge Area.				
a)	Total Area	NA	NA	NA
b)	Location	NA	NA	NA
19. Fire Control Room				
a)	Detector System Panel	NA	NA	NA
b)	Flow Switch Panel	NA	NA	NA
c)	PA System Panel	NA	NA	NA
d)	Battery backup	NA	NA	NA
e)	Building Floor Plans	NA	NA	NA
20.	Special Fire Protection System for Protection of special Risks, if any:	NA	NA	NA

The fire protection systems provided in the building were randomly checked and found functional at the time of inspection. Earlier shortcomings issued by this department vide letter No. F.6/DFS/MS/MTL/SZ/2026/99 dated 08/04/2026, have been rectified.

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/Motel/2023/SZ/490 dated 16/10/2023, renewal under rule 37 of the Delhi Fire Service rules, 2010 is recommended.

Last Date of Disposal-07/05/2026

Signature of the Inspecting Officer
Name - Sarabjeet Singh
Designation - ADO(BCP)

DO (SD)

4/5/26

CB/22

A.K. MALIK
Principal Officer

4/5/26

CFO (SZ)

CFO to Issue.

04/05/26