

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

No. F6/DFS/MS/GH/SZ/2025/138

Dated: 19/03/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s Neel Gagan Hotel at WZ-80A, Mohan Nagar, Pankha Road, Delhi - 110046, comprised of Basement + Ground + 03 upper floors: Basement - (parking), ground floor - (reception + office + 07 guest rooms), 1st floor - (08 guest rooms), 2nd floor - (04 guest rooms), 3rd floor - (temporary tin shed) for total 19 guest rooms upto 2nd floor only was granted FSC by this department vide letter no. F6/DFS/MS/GH/2022/SZ/44 dated 24.01.2022. The building/premises was re-inspected by officer concerned of this department on 07.03.2025 in presence of Mr. Mayank Tanwar and found that the building has deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rules, 2010. Accordingly, the premises is fit for occupancy of class "Residential", ground floor - (07 guest rooms), 1st floor - (08 guest rooms) & 2nd floor - (04 guest rooms) for total 19 guest rooms upto 2nd floor only, with effect from 19/03/2025 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 conditions under rule 38 of Delhi Fire service Rules, 2010 subject to condition printed below.

Issued on 19/03/2025 at New Delhi by

(Atul Garg)

Director

Delhi Fire Service

Tel: 011-23414000

Copy to:-

1. The Commissioner, MCD:- to kindly ensure the occupancy as detailed above & deviation, if any.
2. The Joint Commissioner of Police (Licensing), 1st Floor, Police Station Defence Colony, New Delhi. w.r.to ID No. 2025022102192 dated 24.02.2025.
3. The Licensee, M/s Neel Gagan Hotel at WZ-80A, Mohan Nagar, Pankha Road, Delhi - 110046.

Conditions for the validity of fire safety certificate

1. This FSC is valid for ground to 2nd floor only.
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 non functional fire safety measures shall be at the responsibility of the management.
4. The trained fire fighting 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
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 month prior to its expiry".
9. Basement shall be used as per the building by laws.
10. Any change in the occupancy shall be intimated to this Deptt. and approval shall be obtained thereto before occupancy of the same.

INSPECTION REPORT

1	Name & address of the building	M/s Neel Gagan Hotel at WZ-80A, Mohan Nagar, Pankha Road, Delhi - 110046.		
2	Building is comprised of	(Basement + Ground + 03 upper floors) (Guest house is running at ground to 2 nd floor only) Basement - (parking) Ground floor - (reception + office + 07 guest rooms) 1st floor - (08 guest rooms) 2nd floor - (04 guest rooms) 3rd floor - (two temporary rooms)		
3	Type of occupancy	Residential (guest house)		
4	Type of case	Renewal		
5	Details of previous FSC	F6/DFS/MS/GH/2022/SZ/44 dated 24.01.2022		
6	Fire safety direction letter no.	Nil		
7	Date of inspection	07.03.2025		
8	Name of the inspecting officers	ADO (SPM)		
9	Name of the designation of officer from the building side	Mr. Mayank Tanwar		
10	Year of construction	Before 2010		
11	Applicant's letter no.	Online application no. 2025022102192 dated 24.02.2025		
S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirements as per NBC/ BBL	Provided at Site	Remarks MR/ NMR
1	Access To Building:			
	Road width	Accessible	06 m	MR
	Gate width	06 m	Directly accessible from road	MR
	Width of internal road	NA	NA	NA
2	Number, Width, Type and Arrangement of Exits:			
	A Number of staircases			
	a Upper floor	02 no.	02 no.	MR
	b Basement	01 no. & ramp	01 no. & ramp	MR
	B Width of staircases			
	a Upper floor	1.25 m & 1.05 m	1.25 m & 1.05 m	MR
	b Basement	1.45 m & 2.50m ramp	1.45 m & 2.50m ramp	MR
	C Protection of exits			
	a Fire check door	NA	NA	NA
	b Pressurization	NA	NA	NA
	D No. of continuous staircases to terrace	01 no.	01 no.	MR
	E Width of corridor	1.50 m	3.40 m & 1.47 m	MR
	F Door size	1.0 mtr.	1.0 mtr.	MR
3	Compartmentation:			
	A Fire check door	NA	NA	NA
	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 Upper floors	12 ACPH	Natural/ Ventilation	MR
	B Basements	12 ACPH	Exhaust fans	MR

5.	Fire Extinguisher:				
	A	Total numbers	12 nos.	Provided	MR
	B	Types	CO ₂ & ABC	Provided	MR
	C	ISI marking	Required	Provided	MR
6	First-Aid-Hose Reels:				
	A	Total numbers of each floor	01 no.	01 no.	MR
	B	Length of hose reel hose	30 m	30 m	MR
	C	Nozzle diameter	05 mm	05 mm	MR
7	Automatic Fire Detection And Alarming System:				
	A	Type of detectors (CO type)	Required	Provided	MR
	B	Location of main panel	Required	Provided at GF	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	Required	Provided	MR
	E	Hooters	Required	Provided	MR
8	MOEFA:				
9	Public Address System:				
10	Automatic Sprinkler System:				
	A	Basement	Required	Provided	MR
	B	Upper floor	NA	NA	NA
	C	Sprinkler above false ceiling	NA	NA	NA
11	Internal Hydrants:				
	A	size of riser/down-comer	100 mm	Provided	MR
	B	Number of hydrants per floor	01 no.	Provided	MR
	C	Hose box	01 no.	Provided	MR
12	Yard Hydrants:				
	A	Total number of hydrants	NA	NA	NA
	B	Hose box	NA	NA	NA
13	Pumping Arrangements:				
	A	Ground level			
	a)	Discharge of main pump	NA	NA	NA
	b)	Head of main pump	NA	NA	NA
	c)	Number of main pumps	NA	NA	NA
	d)	Jockey pump out put	NA	NA	NA
	e)	Jockey pump head	NA	NA	NA
	f)	Standby pump out put	NA	NA	NA
	g)	Standby pump head	NA	NA	NA
	h)	Auto starting /manual stopping	NA	NA	NA
	i)	Pump house access	NA	NA	NA
	B	Terrace level			
	a)	Discharge of pump	2 x 450 LPM	Provided	MR
	b)	Head of the pump	40 m	Provided	MR
	c)	Power supply	Required	Provided	MR
	d)	Auto starting of pump	Required	Provided	MR

Captive Water Storage For Fire Fighting:				
14	A	Underground tank capacity	NA	NA
	B	Draw-off connection	NA	NA
	C	Fire service inlet	NA	NA
	D	Access to tank	NA	NA
	E	Overhead tank capacity	5,000 ltrs.	Provided
			Required	Provided
15	Exit Signage:			
16	Provision of Lifts:			
	A	Pressurization of lift shaft	NA	NA
	B	Pressurization of lift lobby	NA	NA
	C	Communication in lift car	NA	NA
	D	Firemen's grounding switch	NA	NA
	E	Lift signage	NA	NA
			Required	Provided
17	Standby Power Supply:			
18	Refuge Area:			
	A	Total area	NA	NA
	B	Location	NA	NA
19	Fire Control Room :			
	A	Detector system panel	NA	NA
	B	Flow switch panel	NA	NA
	C	Pa system panel	NA	NA
	D	Battery backup	NA	NA
	E	Building floor plans	NA	NA
20	Special Fire Protection Systems For Protection of Special Risks, If Any:			

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

Shortcomings communicated vide letter No.F.6/DFS/MS/GH/2025/SZ/72 dated 11/02/2025 has been rectified.

Keeping in view of the deemed compliance of minimum standards of fire prevention and fire safety measures as required under the Rules, the FSC issued vide letter No F6/DFS/MS/GH/2022/SZ/44 dated 24.01.2022 is recommended to be renewed for ground to 2nd floor only, under Rule 35 of the Delhi Fire Service Rules 2010.

[Signature]
10/03/2025
Signature of the Inspecting Officer
Name Sumit Kumar
Designation ADO (SPM)

DO(SW)

[Signature]

10/3/25

CFO

[Signature]

11/31/2025

Director

[Signature]

[Signature]