

c/75

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

No. F6/DFS/MS/GH/WZ/2025/ 455

Dated: 15/07/2025

**FIRE SAFETY CERTIFICATE**

Certified that the M/s Neptune Residency located at Prop. No. 18, Bhera Enclave, Paschim Vihar, New Delhi - 110087, comprised of Basement + Ground + 03 upper floors: (08 guest rooms each on 1<sup>st</sup> & 2<sup>nd</sup> floor & 07 rooms on 3<sup>rd</sup> floor, total 23 guest rooms was granted FSC by this department vide letter no. F6/DFS/MSWZ/GH/2022WZ/437 dated 20.09.2022. The building/premises was re-inspected by officer concerned of this department on 30.06.2025 in presence of Mr. Sahil (Manager) and found that the building is comprised of basement, ground + 03 upper floors and floor wise occupancy is **basement** - (storage), **ground floor** - (reception + shop), **1<sup>st</sup> & 2<sup>nd</sup> floor** - (08 guest rooms) & **3<sup>rd</sup> floor** - (04 guest rooms). The building have 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 class **(Group- A) "Residential Building"**, **1<sup>st</sup> floor** - (08 guest rooms), **2<sup>nd</sup> floor** - (08 guest rooms) & **3<sup>rd</sup> floor** - (04 guest rooms) for **total 20 guest rooms upto 3<sup>rd</sup> floor only**, with effect from 15/07/2025 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 15/07/2025 at New Delhi by

(Atul Garg)

Director

Delhi Fire Service

Tel: 011-23414000

**Copy to:-**

1. The Commissioner, Municipal Corporation of Delhi, Dr. SPM Civic Centre, New Delhi - 110002. w.r.to ID No. 2025061610112 dated 16.06.2025.
2. The Licensee, M/s Neptune Residency at Prop. No. 18, Bhera Enclave, Paschim Vihar, New Delhi - 110087.

**Conditions for the validity of fire safety certificate**

1. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
2. Any loss of life or property due to non functional fire safety measures shall be at the responsibility of the management.
3. The trained fire fighting staff should be available round the clock.
4. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
5. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any.
6. The basement shall be used as per BBL.
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 month prior to its expiry".
9. 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 Neptune Residency located at Prop. No. 18, Bhara Enclave, Panchin Vihar, New Delhi - 87.		
2	Building is comprised of	(Basement, Ground + 03 upper floors) Basement - (storage) Ground floor - (reception & shop) 1 <sup>st</sup> & 2 <sup>nd</sup> floor - (04 guest rooms at each floor) 3 <sup>rd</sup> floor - (04 guest rooms + 03 staff rooms)		
3	Type of occupancy	Residential "Group A" (Guest House)		
4	Type of case	Renewal		
5	Details of previous FSC	F6/DFS/MS/WZ/GH/2022/WZ/437 dated 20.09.2022		
6	Fire safety direction letter no.	Nil		
7	Date of inspection	30.06.2025		
8	Name of the inspecting officers	ADO (SPM)		
9	Name of the designation of officer from the building side	Mr. Sahil (Manager)		
10	Year of construction	2010		
11	Applicant's letter no.	MCD portal online application ID No. 2025061610112 dated 16.06.2025		
S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirement/ Existing fire safety arrangements	Provided at Site	Remarks MR/ NMR
1	<b>Access To Building:</b>			
	Road width	06 m	Provided	MR
	Gate width	05 m	Provided	MR
	Width of internal road	NA	NA	NA
2	<b>Number, Width, Type and Arrangement of Exits:</b>			
	<b>A</b> Number of staircases			
	a Upper floor	01 no.	Provided	MR (old case)
	b Basement	01 no.	02 nos.	MR (old case)
	<b>B</b> Width of staircases			
	a Upper floor	1.25 m	Provided	MR (old case)
	b Basement	1.25 m	1.4m x 2	MR (old case)
	<b>C</b> 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	NA	NA	NA
	F Door size	1.0 mtr.	1.0 mtr.	MR
3	<b>Compartmentation:</b>			
	A Fire check door	NA	NA	NA
	B Sealing of electrical shafts	NA	NA	NA
	C Fire rating of shaft door	NA	NA	NA
	D Water curtain	NA	NA	NA
	E Fire dampers	NA	NA	NA
4	<b>Smoke Management System:</b>			
	A Upper floors	12 ACPH	Provided	MR
	B Basements	12 ACPH	Provided	MR



5.	<b>Fire Extinguisher:</b>				
	A	Total numbers	12 nos.	Provided	MR
	B	Types	CO <sub>2</sub> & ABC	Provided	MR
	C	ISI marking	Required	Provided	MR
6	<b>First-Aid-Hose Reels:</b>				
	A	Total numbers of each floor	01 no.	Provided	MR
	B	Length of hose reel hose	30 m	30 m	MR
	C	Nozzle diameter	05 mm	05 mm	MR
7	<b>Automatic Fire Detection And Alarming System:</b>				
	A	Type of detectors (CO type)	Required	Provided	MR
	B	Location of main panel	Required	Provided	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	Required	Provided	MR
	E	Hooters	Required	Provided	MR
8	<b>MOEFA:</b>		Required	Provided	MR
9	<b>Public Address System:</b>		Required	Provided	MR
10	<b>Automatic Sprinkler System:</b>				
	A	Basement	Required	Provided	MR
	B	Upper floor	NA	NA	NA
	C	Sprinkler above false ceiling	NA	NA	NA
11	<b>Internal Hydrants:</b>				
	A	size of riser/down-comer	100 mm	Provided	MR
	B	Number of hydrants per floor	01 no.	Provided	MR
	C	Hose box	Required	Provided	MR
12	<b>Yard Hydrants:</b>				
	A	Total number of hydrants	NA	NA	NA
	B	Hose box	NA	NA	NA
13	<b>Pumping Arrangements:</b>				
	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	900 & 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

14	<b>Captive Water Storage For Fire Fighting:</b>			
	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	10,000 ltrs.	Provided
15	<b>Exit Signage:</b>		Required	Provided
16	<b>Provision of Lifts:</b>			
	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
17	<b>Standby Power Supply:</b>		Required	Provided
18	<b>Refuge Area:</b>			
	A	Total area	NA	NA
	B	Location	NA	NA
19	<b>Fire Control Room :</b>			
	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	<b>Special Fire Protection Systems For Protection of Special Risks, If Any:</b>			

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/126 dated 19/03/2025 have been rectified.

Since, the occupant load on each floor is fewer than ten persons, fire check doors are not required.

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/WZ/GH/2022/WZ/437 dated 20.09.2022 is recommended to be renewed from ground to 3<sup>rd</sup> floor only, under Rule 37 of the Delhi Fire Service Rules 2010.

*[Signature]*  
08/07/2025  
Signature of the Inspecting Officer  
Name Sumit Kumar  
Designation ADO (SPM)

Dy. CFO (WZ)

*[Signature]*  
08/07/2025

*[Signature]*  
10/07/2025

*[Signature]*  
10/07/2025

F.T. letter is put up for signature, please.

*[Signature]*  
10/07/2025

*[Signature]*  
18/7/25

*[Signature]*  
19/07/2025