



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

No. F6/DFS/MS/GH/SZ/2025/ 19

Dated: 09/01/2025

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अमृत महोत्सव

FIRE SAFETY CERTIFICATE

Certified that the M/s Paragon Suites located at Plot No. 260-A, Khasra No. 423, A-Block, Mahipalpur, New Delhi-37, comprised of Basement + Ground + 04 upper floors: Basement - Parking/Storage, Ground - 03 Guest rooms + Reception, 1st floor - 07 Guest rooms, 2nd floor- 07 Guest rooms, 3rd floor - 07 Guest rooms, 4th floor- Sealed by the Owner, was granted Fire Safety Certificate (FSC) by this department vide letter no. F6/DFS/MS/GH/2022/SZ/17 dated 11.01.2022. The premises was re-inspected by the officer concerned of this department on 06.01.2025 in presence of Mr. Deepak (Manager) and found that the building/premises 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 Group 'A (Residential) sub division A-1, (Ground - 03 Guest rooms + Reception, 1st floor - 07 Guest rooms, 2nd floor- 07 Guest rooms, 3rd floor - 07 Guest rooms) and valid upto 31.03.2028 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 printed below.

Issued on 09/01/2025 at New Delhi by

(Atul Garg)
Director

Delhi Fire Service

Reference: etl.mcdonline application no. 2025010200038.

Copy to:-

1. The Commissioner, MCD, Dr. S.P.M. Civic Centre, Minto Road, New Delhi-110002:- To ensure the occupancy as detailed above.

Conditions for the validity of Fire Safety Certificate

1. This FSC is valid for ground to 3rd floor only.
2. All the fire safety arrangements provided therein shall be maintained in good working condition 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 means of escape shall be kept unobstructed/unlocked for unhindered evacuation in case of an emergency.
9. 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. 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 Paragon Suites located at Plot No. 260-A, Khasra No. 423, A-Block, Mahipalpur, New Delhi-37.		
2	Building is comprised of	Basement + Ground + 04 upper floors Basement – Parking/Storage Ground - 03 Guest rooms + Reception 1st floor- 07 Guest rooms 2nd floor- 07 Guest rooms 3rd floor- 07 Guest rooms 4th floor- Sealed by the Owner (Under taking submitted)		
3	Type of occupancy	Residential Group A-1		
4	Type of case	Renewal		
5	Details of Previous FSC	F6/DFS/MS/GH/2022/SZ/17 dated 11.01.2022		
6	Fire Safety direction letter no.	Nil		
7	Date of inspection	06.01.2025		
8	Name of the inspecting officers	Rajesh Kumar Shukla ADO (M. Road)		
9	Name of the designation of officer from the building side	Mr. Deepak (Manager)		
10	Year of construction	2008		
11	Applicant's letter no.	etl.mcdonline application no. 2025010200038		
S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirement as per Rule 35 (6)	Provided at Site	Remarks MR/NMR
1	Access to building			
	A	Road width	6.0 m	Provided MR
	B	Gate width	NA	NA
	C	Width of internal road	NA	NA
2	Number, Width, Type and Arrangement of Exits			
	A	Number of staircases		
	a	Upper floor	01 no.	Provided MR
	b	Basement	02 nos.	1 no. + 1 ramp MR
	B	Width of staircases		
	a	Upper floor	1.25 m	1.30 m MR
	b	Basement	1.25 m	1.30 m & Ramp- 2.75 m MR
	C	Protection of exits (Required as per clause 7.31. point no. x of UBBL 2016)		
	a	Fire check door	Required	Provided MR
	b	Pressurization	NA	NA
	D	No. of continuous staircases to terrace	01 no.	01 no. MR
	E	Width of corridor	NA	NA
	F	Door size	1.0 m	1.7 m (final exit) MR
3	Compartmentation			
	A	Fire check door	Required	Provided MR
	B	Sealing of electrical shafts	Required	Provided MR
	C	Fire rating of shaft door	2 hour	Provided MR
	D	Water curtain	NA	NA
	E	Fire dampers	NA	NA
4	Smoke Management System.			
	A	Basement	Mechanical/ Natural	Exhaust fan MR
	B	Upper floor	Mechanical/ Natural	Natural MR

5. Fire Extinguisher				
A	Total numbers	10 nos.	Provided	MR
B	Types	ABC	ABC	MR
C	ISI marking	ISI marked	Provided	MR
6 First-Aid-Hose Reels				
A	Total numbers of each floor	1 no.	Provided	MR
B	Length of hose reel hose	30 mtrs	Provided	MR
C	Nozzle diameter	5 mm	Provided	MR
7 Automatic Fire Detection And Alarming System: (Required as per clause 7.31.viii, UBBL 2016).				
A	Type of detectors	CO detectors	Provided	MR
B	Location of main panel	At ground	Provided	MR
C	Location of repeater panel	NA	NA	NA
D	Alternate source of power	NA	NA	NA
E	Hooters	Audible in Entire building	Provided	MR
8	MOEFA	Required	Provided	MR
9	Public Address System.	NA	NA	NA
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	NA	NA	NA
B	Number of hydrants per floor	NA	NA	NA
C	Hose box	NA	NA	NA
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	900 LPM	Provided	MR
b	Head of the Pump	40 mtrs	Provided	MR
c	Power supply	Required	Provided	MR
d	Auto starting of pump	Required	Provided	MR

14 Captive Water Storage for Fire Fighting.				
A	Underground tank capacity	NA	NA	NA
B	Draw-off connection	NA	NA	NA
C	Fire service inlet	NA	NA	NA
D	Access to tank	NA	NA	NA
E	Overhead tank capacity	10,000 Ltrs	15,000 ltrs	MR
15	Exit Signage.	Required	Provided	MR
16 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	Firemen's grounding switch	NA	NA	NA
E	Lift signage	NA	NA	NA

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M/s Paragon Suites located at Plot No. 260-A, Khasra No. 423, A-Block, Mahipalpur, New Delhi-37

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 Systems For Protection Of Special Risks, If Any:	NA	NA	NA

LEGENDS:- Meeting Requirement (MR), Not Meeting Requirement (NMR), Not Applicable (NA), Provided but Not Functional (PNF), Not Provided (NP).

Note:- Earlier, the norms of Clause 7.31 of UBBL 2016 were applied for seven (7) occupants per floor but now the applicant has applied for fourteen (14) occupants per floor. Accordingly the applicable norms of Clause 7.31 of UBBL 2016 have been added in requirements. The owner/management has also submitted an undertaking and pictographic evidences for not using/sealing the 4th floor which is placed on file.

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

If agreed to the note above & 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/17 dated 01.01.2022 is recommended to be renewed under Rule 37 of the Delhi Fire Service Rules 2010.

[Signature]
08/1/22

Signature of the Inspecting Officer

Name Rajesh Kumar Shukla

Designation ADO (M. Road)

DO (SP)

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9/1/22

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9/01/2025

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9/1/22

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Updated
09/01/22

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