

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS: DELHI FIRE SERVICE, CONNAUGHT PLACE
NEW DELHI

No. F6/DFS/MS/Hotel/WZ/2025/25

Dated: 07/08/2025

FIRE SAFETY CERTIFICATE

Certified that the Sewa Hotels & Resorts, located at Plot No.10, Road No. 421, Pitampura, Delhi-110034, in a building comprised of lower basement + upper basement + ground + service floor + 05 upper floors (restaurant at ground floor, banquet at 1st floor, guest rooms & service floor at upper floors), Owned/Occupied by Sewa Hotels & Resorts, was issued Fire Safety Certificate vide Letter No. F6/DFS/MS/Hotel/WZ/2022/57 dated 18/08/2022, The premises was re-inspected by officer concerned of this department on 17/07/2025 in the presence of Sh. Mohana Panicker and found that the said building/Premises have deemed complied with the fire prevention & fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rule 2010 and found that the said building is fit for occupancy class Residential (Group-A) with effect from 07/08/2025 for a period of 03 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. Condition mentioned below.

Issued on ..07/08/2025 at New Delhi by.



21/8/2025
Virendra Singh
(Chief Fire Officer)

Copy to: -

1. The Commissioner MCD, Civic Centre, Minto Road, New Delhi- 110002.
2. The Owner/occupier, Sewa Hotels & Resorts, located at Plot No.10, Road No. 421, Pitampura, Delhi-110034.

Conditions for the validity of FSC:-

1. All the means of escape shall be kept free of all type of obstruction all the time. Any staircase may not be locked/blocked for the safe evacuation of occupants in case of any emergency.
2. All the employees shall be acquainted with the use and maintenance of all fire equipments and methods of smooth and speedy safe evacuation of occupants in case of emergency.
3. All the fire safety equipments shall be maintained in good working condition at all time and any lapse rendering non-functional of fire safety measures, management shall be responsible.
4. Any deviations w.r.t. construction, occupancy chagement, electric installation etc. may be got verified from the concerned building sanctioning agency.
5. The certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
6. All comments/directions of licensing department shall always be permitted and followed.
7. The owner/ occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule 37] along with a copy of this certificate, six months prior to its expiry.
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. Basement shall be used as per UBBL.

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31/7/2025

INSPECTION REPORT

1.	Name & address of the building	Sewa Hotels & Resorts, located at Plot No.10, Road No. 421, Pitampura, Delhi-110034.
2.	Type of Occupancy	Residential (Group-A)
3.	Type of Case	Renewal
4.	Details of previous NOC	F6/DFS/MS/Hotel/WZ/2022/57 dated 18/08/2022
5.	Fire Safety directives letter No	F6/DFS/MS/BP/99/Hotel/1514 dated 11/11/1999
6.	Date of inspection	17/07/2025
7.	Name of the Inspecting Officers	Sarabjeet Singh ADO (MN)
8.	Name and designation of officers from the building side	Sh. Mohana Panicker
9.	Year of Construction	2013 (As per previous inspection report dated 16/08/2022)
10.	Applicant's letter No.	Outdoor dairy No. 3178 dated 27/06/2025

The said building comprised of lower basement + upper basement + ground + service floor + 05 upper floors (restaurant at ground floor, banquet at 1st floor, guest rooms & service at upper floors).

S. No	Minimum Standards on fire prevention and fire safety U/R 33	As per Rule 35 (6) DFS Rule 2010	Provided at site	Remarks MR/NMR
1	Access to building			
	• Road width	09 m	Provided	MR
	• Gate width	05 m	Provided	MR
	• Width of internal road	06 m	Provided	MR
2	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper Floors	GF-FF=03, FF-terrace=02	Provided	MR
	• Basements	05 + 01 ramp	Provided	MR
	b. Width of staircases			
	• Upper Floors	GF-FF=01 x 2.0 m, GF-terrace=1 x 1.5 m, 1 x 1.25 m	Provided	MR
	• Basements	Basement-terrace=1 x 1.5 m, 1 x 1.25 m, basement-GF=2 x 1.25 m, 1 x .9 m (spiral)	Provided	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of continuous staircases to terrace	02	Provided	MR
	e. Width of Corridor	Old case	Provided	MR old case
	f. Door Size	Old case	4 x 1.6 m	MR old case
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire Rating of shaft door	Required	Provided	MR
	• Water Curtain	NA	NA	NA
	• Fire Dampers	Required	Provided	MR
4	Smoke Management System.			
	• Basements	Required	Provided	MR
	• Upper floors	Required	Provided	MR
5	Fire Extinguishers			
	• Total numbers	42 nos.	Provided	MR
	• Types	CO ₂ , ABC type	Provided	MR
	• IS marking	ISI marked	Provided	MR

6	First-Aid Hose Reels.			
	<ul style="list-style-type: none">• Total numbers on each floor• Length of hose reel hose• Nozzle diameter	02	Provided	MR
		30 m	Provided	MR
		05 mm	Provided	MR
7	Automatic fire detection and alarming system.			
	<ul style="list-style-type: none">• Type of detectors• Location of Main Panel• Location of Repeater Panel• Alternate source of power• Hooters' Location	Smoke/Heat	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
8	MOEFA			
		Required	Provided	MR
9	Public Address System.			
		Required	Provided	MR
10	Automatic Sprinkler System.			
	<ul style="list-style-type: none">• Basement• Upper Floor• Sprinkler above false ceiling	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
11	Internal Hydrants			
	<ul style="list-style-type: none">• Size of riser/down-comer• Number of hydrants per floor• Hose Box	150 mm	Provided	MR
		02	Provided	MR
		02	Provided	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none">• Total number of hydrants• Hose Box	06	Provided	MR
		06	Provided	MR
13	Pumping Arrangements.			
	<ul style="list-style-type: none">• 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• Terrace level<ul style="list-style-type: none">➤ Discharge of pump➤ Head of the pump➤ Power Supply➤ Auto Starting of pump	2850 LPM	Provided	MR
		70 m	Provided	MR
		01	Provided	MR
		280 x 02	Provided	MR
		70 m	Provided	MR
		2850 LPM	Provided	MR
		70 m	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
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	2,00,000 ltrs	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		30,000 ltrs	Provided	MR
15	Exit Signage.			
		Required	Provided	MR

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Provision of Lifts.				
	• Pressurization of Lift Shaft	Required	Provided	MR
	• Pressurization of Lift lobby	Required	Provided	MR
	• Communication In lift Car	Required	Provided	MR
	• Fireman's Grounding Switch	Required	Provided	MR
	• Lift Signage	Required	Provided	MR
17	Standby power supply	Required	Provided	MR
18	Refuge Area.			
	➤ Total Area	Required	Provided	MR
	➤ Location	Required	5 th floor	MR
19	Fire Control Room			
	• Detector System Panel	Required	Provided	MR
	• Flow Switch Panel	Required	Provided	MR
	• PA System Panel	Required	Provided	MR
	• Batter backup	Required	Provided	MR
	• Building Floor Plans	Required	Provided	MR
20	Special Fire Protection Systems for Protection of special Risks, if any:	High velocity water system for boiler & LPG	Provided	MR

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

Keeping in view of the deemed compliance of minimum standards of fire prevention and fire safety measures as required under the rules, the NOC vide letter no F6/DFS/MS/Hotel/WZ/2022/57 dated 18/08/2022, renewal under the rule 35 of the Delhi Fire Service rules 2010 is recommended.

48/ADO/MN
23/07/2025

(Signature)

(Signature)
23/7/25

Signature of the Inspecting Officer
Name: Sarabjeet Singh
Designation: Assistant Divisional Officer

CFO/... 743 WZ
Dated 24/7/2025

(Signature)
24/7/25

CFO/
24/7/2025
Principal Director

CFO to Secy.

(Signature)
29/7/25

ADO(MN)
2/8/2025

Sir, F.T is put up for your kind perusal & signature please. *(Signature)*

(Signature)
2/8/2025

mseell