

FORM 'H': FORM FOR ISSUING FIRE SAFETY CERTIFICATE
[See sub-rule (1) of rule 35]

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

No F 6/DFS/MS/GH/2025/NDZ/02

Dated: 01/01/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s The IVY Hotel (A Unit of Prable Pvt. Ltd.) located at Plot No. 1, Block No. 8, Desh Bandhu Gupta Road, Pahar Ganj, Delhi - 110055 comprised of Basement, Stilt, Ground + 3 upper floors, Basement (Storage), Stilt (Parking), Ground floor (Restaurant + 02 Guest rooms + Reception), 1st floor to 3rd floor (10 guest room at each floor) was issued FSC by this department vide letter No F6/DFS/MS/GH/NDZ/2023/73 dated 03.04.2023 for 32 Guest rooms up to third floor only. The premise was re-inspected by the officer concerned of this department on 20.12.2025 in the presence of Mr. Nagraj and observed that all the fire prevention and fire safety arrangements as provided in the premises found in good working condition. The premises have therefore deemed complied with fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the building/ premise is fit for occupancy "Class Residential (Sub Division-A-1) Basement (Storage), Stilt (Parking), Ground floor (02 guest rooms + Reception), 1st floor to 3rd floor (10 guest rooms at each floor), total 32 guest rooms up to third floor only, with effect from 01.01.2026 for a period of three years in accordance with the Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40, subject to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on 01/01/2026 at New Delhi, by


31/12/25

(Dr. S.K. Tomar)

Dy. Chief Fire Officer



Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi- to ensure the occupancy as detailed above- (Ref. MCD Portal, ID No. 2025121315676).
2. M/s. The IVY Hotel (A Unit of Prable Pvt. Ltd.) located at Plot No. 1, Block No. 8, Desh Bandhu Gupta Road, Pahar Ganj, Delhi - 110055.

Conditions for the validity of Fire Safety Certificate:

1. The FSC is valid for guest house only.
2. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
3. Loss of life or property due to non functional fire safety measure shall be at the responsibility of the management.
4. The trained fire fighting staff should be available round the clock.
5. Any deviation with regard to the construction etc shall be verified by the concerned building sanctioning agency.
6. This certificate cannot be treated in any case for regularizations of unauthorized construction.
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate through MCD portal (<https://www.mcdonline.gov.in>) along with a copy of this Certificate, six months prior to its expiry.
8. The basement shall be used strictly as per BBL.
9. The means of escape shall be kept unobstructed/ unlocked for unhindered evacuation in case of an emergency.

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INSPECTION REPORT

1. Name & address of the building : M/s The IVY Hotel (A Unit of Prable Pvt. Ltd.) located at Plot No. 1, Block No. 8, Desh Bandhu Gupta Road, Pahar Ganj, Delhi- 110055.
2. Type of Occupancy : Residential, Sub Division-A-1 (Total 32 Guest Rooms)
3. Building Comprised of : Basement, Stilt, Ground plus Three upper Floors
Basement (Hall), Stilt floor (Parking), Gr. Floor (Restaurant + 02 Guest Rooms + Reception), 1st floor to 3rd floor (10 Guest Rooms at each floor)
4. Type of Case : Renewal
5. Details of Previous NOC : F6/DFS/MS/GH/NDZ/2023/73 Dated- 03/04/2023
6. Fire Safety directives letter No : Nil
7. Date of inspection : 20/12/2025
8. Name of Inspecting Officer : R.K.Sinha, ADO (Jawala Puri)
9. Name and designation of officers from the building side : Mr. Nagraj
10. Year of Construction : 2000 As per MCD Portal
11. Applicant's letter No. : MCD Application ID No. 2025121315676 dated 13/12/2025

S. No.	Minimum Standards on fire prevention and fire safety U/R 33	As per inspection report dated – 17/03/2023	Provided at site	Remarks MR/NMR
1.	Access to building			
	Road width	NA	18 m	MR
	Gate width	NA	NA	NA
	Width of internal road	NA	NA	NA
2.	Number, Width, Type & Arrangement of Exits			
	Number of staircases			
	Upper Floors	02 nos.	02 nos.	MR
	Basements	02 nos.	02 nos.	MR
	Width of staircases			
	Upper Floor	1.50 m each	1.50 each & 2 m up to hall	MR
	Basements	1.5 m each	1.5 m each	MR
	Protection of exits			
	Fire check door	Required	Provided	MR
	Pressurization	NA	NA	NA
	No. of continuous staircases to terrace	01	Provided	MR
	Width of Corridor	1.20 m	Provided	MR
	Door Size	1 m	Provided	MR
3.	Compartmentation			
	Fire check door	Required	Provided	NA
	Sealing of electrical shafts	Required	Provided	MR
	Fire Rating of shaft door	NA	NA	NA
	Water Curtain	NA	NA	NA
	Fire Dampers	NA	NA	NA
4.	Smoke Management System			
	Basements	Required	Exhaust fan Provided	MR
	Upper floors	Required	Natural/Exhaust fan	MR
5.	Fire Extinguishers			
	Total numbers	12 Nos.	13 Nos.	MR

M/s The IVY Hotel at Plot No. 1, Block No. 8, D.B.G. Road, Pahar Ganj, Delhi- 110055.

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M/s The IVY Hotel at Plot No. 1, Block No. 8, D.B.G. Road, Pahar Ganj, Delhi- 110055

	Types	ABC/Co2 Type	ABC & CO2	MR
	IS marking	Required	Provided	MR
6.	First-Aid Hose Reels			
	Total numbers on each floor	01	01	MR
	Length of hose reel hose	30 m	30 m	MR
	Nozzle diameter	5 mm	5 mm	MR
7.	Automatic fire detection and alarming system			
	Type of detectors Co type	Required	Provided	MR
	Location of Main Panel	Gr. floor	Provided	MR
	Location of Repeater Panel	NA	NA	NA
	Alternate source of power	Required	Provided	MR
	Hooters' Location	Gr. floor	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	Basement	Required	Provided	MR
	Upper Floor	NA	NA	NA
	Sprinkler above false ceiling	NA	NA	NA
11.	Internal Hydrants			
	Size of riser/down-comer	100 mm	100 mm	MR
	Number of hydrants per floor	Required	Provided	MR
	Hose Box	Required	Provided	MR
12.	Yard Hydrants			
	Total number of hydrants	NA	NA	NA
	Hose Box	NA	NA	NA
13.	Pumping Arrangements			
	Ground Level			
	Discharge of main Pump	NA	NA	NA
	Head of Main pump	NA	NA	NA
	Number of main pumps	NA	NA	NA
	Jockey Pump out put	NA	NA	NA
	Jockey pump head	NA	NA	NA
	Standby Pump out put	NA	NA	NA
	Standby Pump Head	NA	NA	NA
	Auto Starting/Manual Stopping	NA	NA	NA
	Pump House Access	NA	NA	NA
	Terrace level			
	Discharge of pump	450 lpm	450 lpm	MR
	Head of the pump	40 m	40 m	MR
	Power Supply	Required	Provided	MR
	Auto Starting of pump	Required	Provided	MR
14.	Captive Water Storage for fire fighting			
	Underground tank capacity	NA	NA	NA
	Draw-off connection	NA	NA	NA
	Fire service inlet	NA	NA	NA
	Access to tank	Required	Provided	MR

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	Overhead Tank capacity	10,000 ltrs	10,000 ltrs	MR
15.	Exit Signage.	Required	Provided	MR
16.	Provision of Lifts.			
	Pressurization of Lift Shaft	NA	NA	NA
	Pressurization of Lift lobby	NA	NA	NA
	Communication In lift Car	NA	NA	NA
	Fireman's Grounding Switch	NA	NA	NA
	Lift Signage	NA	NA	NA
17.	Standby power supply	Required	Provided	MR
18.	Refuge Area.			
	Total Area	NA	NA	NA
	Location	NA	NA	NA
19.	Fire Control Room			
	Detector System Panel	NA	NA	NA
	Flow Switch Panel	NA	NA	NA
	PA System Panel	NA	NA	NA
	Battery backup	NA	NA	NA
	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 tested, checked and found functional at the time of inspection.

Keeping in view of deemed compliance of the minimum standards of fire prevention and fire safety measures as required under rules it is **recommended to renew** the fire safety certificate issued vide letter no. F6/DFS/MS/GH/NDZ/2023/73 dated 03/04/2023 under Rule 37 of the Delhi Fire Service Rules, 2010.

DEEMED APPROVED AFTER 12/01/2026

Signature of Inspecting Officer
Name : Rajeev Kumar Sinha
Designation : ADO/Jawala Puri.

[Signature]
23/12/25

[Signature]
By. CFO (NDZ)

[Signature]
23/12/25

[Signature]
Principal Director

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By. CF - S...

[Signature]
24/12/25

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By. CFO (NDZ)

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23/12/25