

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

No.F.6/DFS/MS/Hotel/2025/SZ/04

Dated: 10.03.2025

**FIRE SAFETY CERTIFICATE**

Certified that **The Leela Palace Hotel** located at **Africa Avenue, Netaji Nagar, Chankyapuri, New Delhi 110023** comprised of 04 Basement, Ground plus Ten Upper Floors owned/occupied by Schloss Chanakya Pvt Ltd was issued Fire Safety Certificate by this department vide letter No. F6/DFS/MS/Hotel/2022/SZ/39 dated 10/05/2022. The premise was re-inspected by the officer concerned of this department on 27/02/2025 in the presence of Mr. Manish Monga (Chief Engineer) and found that the said Hotel building have deemed complied with the fire prevention and fire safety requirements in accordance with rule 33 of Delhi Fire Service Rules, 2010 and that the premises is fit for occupancy class **"Residential" A-6 (Starred Hotel)** with effect from 10.03/2025 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 compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued 10/03/2025 at New Delhi by

(ATUL GARG)  
DIRECTOR  
DELHI FIRE SERVICE

Copy to: -

1. The Authorized Signatory, A Unit of Schloss Chanakya Pvt. Ltd., The Leela Palace Hotel located at Africa Avenue, Netaji Nagar, Chankyapuri, New Delhi 110023
2. The Joint Commissioner of Police, (Lic) First Floor, P.S Defence Colony, New Delhi 110049

**Conditions for the validity of Fire Safety Certificate:**

1. All the fire safety arrangement provided therein shall be maintained in good working condition at all time as seen during inspection.
2. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
3. The Building sanctioning authority may verify any deviation with regard to the construction/occupancy in the building. In case of any deviation, the fire safety certificate stands null and void.
4. The basement shall be used as per the provisions of BBL-/NBC Part- IV.
5. 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)
6. This fire safety certificate may not in any way be treated as regularization (Clause 2.8 of UBBL-2016) of unauthorized construction or Alteration (Clause 1.4.3 of UBBL-2016), if any.
7. "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." The form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in)



## INSPECTION REPORT

1	Name & Address of the Building	The Leela Palace Hotel at Africa Avenue, Netaji Nagar, Chankyapuri, New Delhi 110023.		
2	Type of Occupancy	Residential Occupancy Class- A-6 "Starred Hotel"		
3	Building Comprised of	04 Tier Basement, Ground Plus 10 Upper Floors		
4	Type of Case	Renewal		
5	Details of Previous NOC	F6/DFS/MS/Hotel/2022/SZ/39 dated 10/05/2022		
6	Fire Safety Directives Letter No	F.6/DFS/MS/BP/Hotel/09/1795 dated 18/06/2009		
7	Date of Inspection	27/02/2025		
8	Name of the Inspecting Officers	Sh. Rajesh Kumar, ADO (BCP)		
9	Name & Designation of Officers from the building side	Mr. Manish Monga (Chief Engineer)		
10	Year of construction	2010		
11	Applicant letter No.	Outdoor diary no 12339 dated 11/02/2025		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	Old NOC Requirements	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	Required	15 mtr	MR
	• Gate width	5 m	Provided	MR
	• Width of internal road	6 m	Provided	MR
2	Number, width, type & arrangement of exits.			
	a) Number of Staircase			
	➤ Upper floors.	GF to FF- 7 Nos, 1 <sup>st</sup> to 2 <sup>nd</sup> - 6 Nos, 2 <sup>nd</sup> to 9 <sup>th</sup> - 5 Nos, 9 <sup>th</sup> to 10 <sup>th</sup> - 3 Nos, & 10 <sup>th</sup> to Terrace - 02 Nos	Provided	MR
	➤ Basement floor.	4 <sup>th</sup> BF to 1 <sup>st</sup> BF- 10 Nos, + 02 ramps & 1 <sup>st</sup> BF to GF- 09 Nos + 4 ramps	Provided	MR
	b) Width of Staircase			
	➤ Upper floors	1.25 mtr each	1.25 mtr each	MR
	➤ Basement floor	1.25 mtr each	1.25 mtr each	MR
	c) Protection of exits			
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	Required	Provided	MR
	d) No. of continuous staircase to terrace	Required	02 No's Provided	MR
	e) Width of corridor	-NA-	-NA-	-NA-
	f) Door size	Required	Provided	MR
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.			
	• Basement	30 ACPH	M.V Provided	MR
	• Upper floors	12 ACPH	M.V Provided	MR
5	Fire Extinguishers.			
	• Total numbers	ISI marked	295 No's	MR
	• Types		ABC, CO2, M.Foam & DCP, K-Guard/Clean Agent	MR
	• ISI Marking		Provided	MR
6	First Aid Hose Reels.			
	• Total numbers on each floor.	Hose-reels	BF-10 Nos, GF-08 Nos, 1 <sup>st</sup> to 9 <sup>th</sup> - 04 Nos & 10 <sup>th</sup> to Terrace-02 Nos	MR
	• Length of hose-reel hose.		30m	MR
	• Nozzle Diameter		5mm	MR
7	Automatic fire detection & alarming system.			
	• Type of detectors	Smoke / Heat	Provided	MR
	• Location of Main Panel	Required	Ground floor	MR
	• Location of Repeater Panel	Required	Basement-1 (01-SCR, 10 ECR)	MR



	<ul style="list-style-type: none"> <li>Alternate source of power</li> <li>Hooter's location</li> </ul>	Required	Provided	MR
8	MOEFA	Required	Provided in all area	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System	Required	Provided	MR
	<ul style="list-style-type: none"> <li>Basement</li> <li>Upper floors</li> <li>Sprinkler above false ceiling</li> </ul>	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
11	Internal Hydrants.			
	<ul style="list-style-type: none"> <li>Size of Riser/Down-comer</li> <li>Number of Hydrant per floor</li> <li>Hose box.</li> </ul>	150 mm	Provided	MR
		BF-10 Nos, GF-08 Nos, 1 <sup>st</sup> to 9 <sup>th</sup> - 04 Nos & 10 <sup>th</sup> to Terrace-02 Nos	Provided	MR
		BF-10 Nos, GF-08 Nos, 1 <sup>st</sup> to 9 <sup>th</sup> - 04 Nos & 10 <sup>th</sup> to Terrace-02 Nos	Provided	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none"> <li>Total number of hydrants.</li> <li>Hose box.</li> </ul>	10 Required	Provided	MR
		10 Required	Provided	MR
13	Pumping arrangements.			
	<ul style="list-style-type: none"> <li>Ground Level</li> </ul>			
	<ul style="list-style-type: none"> <li>Discharge of main pump.</li> <li>Head of main pump.</li> <li>Number of main pumps.</li> <li>Jockey Pump output.</li> <li>Jockey Pump head.</li> <li>Standby Pump output.</li> <li>Standby Pump head.</li> <li>Auto Starting/Manual Stopping</li> <li>Pump house access</li> </ul>	2850 LPM	Provided	MR
		120m	Provided	MR
		02	Provided	MR
		180 LPM	Provided	MR
		120m	Provided	MR
		2850 LPM	Provided	MR
		120m	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
	<ul style="list-style-type: none"> <li>Terrace Level</li> </ul>			
	<ul style="list-style-type: none"> <li>Discharge of pump.</li> <li>Head of pump.</li> <li>Power supply.</li> <li>Auto starting of pump.</li> </ul>	-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"> <li>Underground tank capacity.</li> <li>Draw-off connection.</li> <li>Fire Service Inlet.</li> <li>Access to tank.</li> <li>Overhead tank capacity.</li> </ul>	2,00,000 ltrs	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		20,000 ltrs	Provided	MR
15	Exit Signage.	Required	Provided	MR
16	Provision of Lifts.			
	<ul style="list-style-type: none"> <li>Pressurization of lift shaft.</li> <li>Pressurization of lift lobby.</li> <li>Communication in lift car.</li> <li>Fireman's switch.</li> <li>Lift signage.</li> </ul>	Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR
18	Refuge Area			
	<ul style="list-style-type: none"> <li>Total area</li> <li>Location</li> </ul>	Required	214 Sq mtr	MR
		Required	4 <sup>th</sup> , 6 <sup>th</sup> & 9 <sup>th</sup> Floor	MR

19	Fire Control Room.	Required	Provided	MR
	• Detector system panel.	Required	Provided	MR
	• Flow switch panel.	Required	Provided	MR
	• PA system panel.	Required	Provided	MR
	• Battery backup.	Required	Provided	MR
	• Building floor plan.	Required	Provided	MR
20	Special Fire Protection System for the Protection of special Risk, if any.	Required	1. NOVAC system provided in LT, HT, & Transformer. 2. FM 200 provided for server room. 3. Automatic suppression system provided in kitchen.	MR

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

Keeping in view of the deemed compliance of the minimum standards of fire prevention and fire safety measures as required under the rules, the FSC issued vide letter No. F6/DFS/MS/Hotel/2022/SZ/39 dated 10/05/2022, renewal under rule 37 of the Delhi Fire Service Rules, 2010 is recommended.

Accordingly, DFA is put up for approval and signature please.

Signature of the Inspecting Officer  
Name: Sh. Rajesh Kumar  
Design: ADO (BCP)

DO (South)

*[Signature]* 28/2/25

*[Signature]*

3/3/2025

Director

*[Signature]*

As approved, F.S. letter is put up for your signature PI

Director

6/3/2025