



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



No. F.6/DFS/MS/Hotel/2025/SZ/ 517

Dated: 24/09/2025

FIRE SAFETY CERTIFICATE

Certified that building of M/s The Roseate (Roseate Hotels & Resorts promoted by Bird Hospitality Services Pvt. Ltd) Motel Building A-Block (5 Star Hotel), Khasra No. 18/17/2 (min), 18/18, 18/19, 18/20 (min), NH-8, Village Samalka, New Delhi-110037, comprised of Basement, Ground + 01 upper floor (Basement- Storage & Services, Ground floor- Restaurants/Bar, Kitchen Ball room & Conference room etc. & 1st Floor- 21 Guest rooms), was issued Fire Safety Certificate by this department vide letter No. F6/DFS/MS/Hotel/SZ/2022/376 dated 01/09/2022. The premise was re-inspected by the officer concerned of this department on 02/09/2025 in the presence of Sh. V.K. Malhotra (Security & Liaison Manager) and found that said premises have complied with the fire prevention and fire safety requirements in accordance with rule 33 of the Delhi Fire Service Rules, 2010 and that the said premises is fit for occupancy class "Group 'A' Residential" (Motel with 21 guest rooms) with effect from 24/09/2025 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 on 24/09/2025 at New Delhi by


(Virendra Singh)
Chief Fire Officer
Delhi Fire Service

Copy to: -

1. The Commissioner, Municipal Corporation of Delhi, Dr. SPM Civic Center, Minto Road, New Delhi-110002
2. Authorized Signatory, M/s The Roseate (Roseate Hotels & Resorts promoted by Bird Hospitality Services Pvt. Ltd), A-Block at Khasra No. 18/17/2 (min), 18/18, 18/19, 18/20 (min), NH-8, Village Samalka, New Delhi-110037

Conditions for the validity of Fire Safety Certificate:

1. All the means of escape/entry/exit shall be kept free from any obstruction.
2. All the fire safety arrangement provided therein shall be maintained in good working conditions at all time as seen during inspection. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
3. All the staff members must know the correct method of operation of fire-fighting system.
4. Basement shall be used strictly in accordance with the BBL.
5. 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.
6. 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
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule37] along with a copy of this Certificate, six months prior to its expiry.

INSPECTION REPORT

1	Name & Address of the Building	The Roseate (Roseate Hotels & Resorts promoted by Bird Hospitality Services Pvt. Ltd) Motel, A-Block (5 Star Hotel) at Khasra No. 18/17/2 (min), 18/18, 18/19, 18/20 (min), NH-8, Village Samalka, New Delhi-110037		
2	Type of Occupancy	Group 'A' Residential (5 Star Hotel)		
3	Building Comprised of	Basement + Ground + First Floor only.		
4	Type of Case	Renewal (Basement-Storage & Services, Ground Floor-Restaurants/Bar, Kitchen, Ball Room & Conference Room etc. & 1 st Floor-21 guest rooms)		
5	Details of Previous NOC	F6/DFS/MS/Hotel/SZ/2022/376 Dt. 01/09/2022		
6	Fire Safety Directives Letter No	F.6/DFS/MS/BP/2006/GH/1584 Dt. 13/07/2006 F.6/DFS/MS/BP/2013/949 dated 12/03/2013		
7	Date of Inspection	02/09/2025		
8	Name of the Inspecting Officers	ADO (SJ)		
9	Name & Designation of Officers from the building side	Sh. V.K. Malhotra (Security & Liaison Mgr)		
10	Year of Construction	2011		
11	Applicant letter No.	Outdoor diary No. 4282 dated 29/07/2025		
S. No.	Minimum standards on Fire Prevention and Fire Safety U/R 33	Old NOC Requirement	Provided at Site	Remarks MR/NMR
1	Access to Building			
	• Road width	9.0 mtr	25 mtr	MR
	• Gate width	5.0 mtr	Provided	MR
	• Width of internal road	N/A	N/A	N/A
2	Number, width, type & arrangement of exits.			
	a) Number of Staircase			
	➤ Upper floors.	03 Nos	03 Nos	MR
	➤ Basements	03 Nos	03 Nos	MR
	b) Width of Staircase			
	➤ Upper floors	1.25 mtr	4.4m, 1.5m & 1.20m	MR (Old case)
	➤ Basements	1.25 mtr	4m ramp	MR (Old case)
	c) Protection of exits			
	➤ Fire check door	Required	Provided	MR
	➤ Pressurization	N/A	N/A	N/A
	d) No. of continuous staircase to terrace	01 No.	Provided	MR
	e) Width of corridor	1.5 mtr	1.5 mtr	MR
	f) Door size	1.0 mtr	1.0m & 2m in Restt.	MR
3	Compartmentation.			
	• Fire check door.	Required	Provided	MR
	• Sealing of electrical shafts.	Required	Provided	MR
	• Fire rating of shaft door.	N/A	N/A	N/A
	• Water curtain	N/A	N/A	N/A
	• Fire dampers.	N/A	N/A	N/A
4.	Smoke Management System.			
	• Basement	30 ACPH	Exhaust Fans	MR
	• Upper Floors	12 ACPH	Exhaust Fans	MR
5.	Fire Extinguishers.			
	• Total numbers	35 Nos	40 Nos	MR
	• Types	ABC/W.CO ₂	ABC & CO ₂	MR
	• ISI Marking	ISI marked	Provided	MR
6.	First Aid Hose Reels.			
	• Total numbers on each floor	3nos	3nos	MR
	• Length of hose-reel hose.	30m	30m	MR
	• Nozzle Diameter	5mm	5mm	MR

7	Automatic fire detection & alarming system.			
	<ul style="list-style-type: none"> Type of detectors Location of Main Panel Location of Repeater Panel Alternate source of power Hooter's location 	Smoke	Smoke	MR
		Ground floor	Ground floor	MR
		N/A	N/A	N/A
		Required	Provided	MR
		Required	Near Exits	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System			
	<ul style="list-style-type: none"> Basement. Ground floor. Sprinkler above false ceiling 	Required	Provided	MR
		Required	Provided	MR
		N/A	N/A	N/A
11	Internal Hydrants.			
	<ul style="list-style-type: none"> Size of Riser/Down-comer Number of Hydrant per floor Hose box. 	150 mm	150 mm	MR
		3 Nos	3 Nos	MR
		3 Nos	3 Nos	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none"> Total number of hydrants. Hose box. 	4 Nos	4 Nos	MR
		4 Nos	4 Nos	MR
13	Pumping arrangements.			
	<ul style="list-style-type: none"> Ground Level 	Common pump room for entire complex		
	➤ Discharge of main pump.	1620 LPM	1620 LPM	MR
	➤ Head of main pump.	60 mtr	60 mtr	MR
	➤ Number of main pumps.	Two	Two	MR
	➤ Jockey Pump output.	180 LPM	180 LPM	MR
	➤ Jockey Pump head.	60 mtr	60 mtr	MR
	➤ Standby Pump output.	1620 LPM	1620 LPM	MR
	➤ Standby Pump head.	60 mtr	60 mtr	MR
	➤ Auto Starting/Manual Stopping	Required	Provided	MR
	➤ Pump house access.	Required	Provided	MR
	<ul style="list-style-type: none"> Terrace Level 			
	➤ Discharge of pump.	900 LPM	900 LPM	MR
	➤ Head of pump.	40 mtr	40 mtr	MR
	➤ Power supply.	Required	Provided	MR
	➤ Auto starting of pump.	Required	Provided	MR
14	Captive water storage for firefighting.			
	<ul style="list-style-type: none"> Underground tank capacity. ➤ Draw-off connection. ➤ Fire Service Inlet. ➤ Access to tank. 	1,00,000 ltrs	1,00,000 ltrs	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
	<ul style="list-style-type: none"> Overhead tank capacity. 	10,000 ltrs	10,000 ltrs	MR
15	Exit Signage.	Required	Provided	MR
16	Provision of Lifts.			
	<ul style="list-style-type: none"> Pressurization of lift shaft. Pressurization of lift lobby. Communication in lift car. Fireman's switch. Lift signage. 	Required	Provided	MR
		N/A	N/A	N/A
		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"> Total area 	N/A	N/A	N/A
	<ul style="list-style-type: none"> Location 	N/A	N/A	N/A

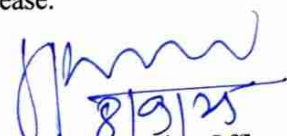
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19.	Fire Control Room.			
	• Detector system panel.	Required	Provided	MR
	• Flow switch panel.	Required	Provided	MR
	• PA system panel.	Required	Provided	MR
	• Battery backup.	Required	Provided	MR
	• Building floor plan.	Required	Provided	MR
20.	Special Fire Protection System for Protection of Special Risk, if any.	N/A	N/A	N/A

The fire protection systems provided in the building/premises were checked, tested at random and found functional at the of inspection.


Keeping in view of the deemed compliance of the minimum standard on fire prevention and fire safety measures as required under the rules, the fire safety certificate issued vide letter No. F.6/DFS/MS/Hotel/SZ/2022/376 dated 01/09/2022, **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: Santosh Kumar
 Designation: ADO (SJ)

DO (SD)


9/8/25

CFO/

 9/9/2025

Principal Director

CFO to Secy.

 12/08/25

CFO/


 15/9/2025

DO(SD) 
16/8/25


ADO (SJ)

Sir,

F.T letter is put up for your sig. pl

CFO/MS/

 24/9/2025

MS


 24/09/25