

No. F.6/DFS/MS/Hotel/2025/SZ/ 516

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 B-Block, Khasra No. 18/11, 18/12, 18/13 & 18/14/2/2, NH-8, Village Samalka, New Delhi-110037, comprised of Basement, Ground + 01 upper floor, was issued Fire Safety Certificate by this department vide letter No. F6/DFS/MS/Hotel/SZ/2022/371 dated 31/08/2022. 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 premises is fit for occupancy class "Residential for 44 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 Service  
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), Motel at Khasra No. 18/11, 18/12, 18/13 & 18/14/2/2, 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](http://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 rule 37] along with a copy of this Certificate, six months prior to its expiry.



# INSPECTION REPORT

1	Name & Address of the Building	<b>The Roseate</b> (Roseate Hotels & Resorts promoted by Bird Hospitality Services Pvt. Ltd) Motel B-Block at Khasra No. 18/11, 18/12, 18/13 & 18/14/2/2, NH-8, Village Samalka, New Delhi-110037		
2	Type of Occupancy	Group 'A' Residential (5 Star Hotel)		
3	Building Comprised of	Basement + Ground + 01 upper floor only.		
4	Type of Case	Renewal (Basement-Storage & Services, Gr. Floor-Rec. + 20 guest rooms + Restaurant/Bar + Kitchen etc. & 1 <sup>st</sup> Floor - 24 guest rooms), Total 44 Guest Rooms.		
5	Details of Previous NOC	F6/DFS/MS/Hotel/SZ/2022/371 dated 31/08/2022		
6	Fire Safety Directives Letter No	F.6/DFS/MS/BP/2006/GH/1585 dated 13/07/2006		
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	2010		
11	Applicant letter No.	Outdoor diary No. 4283 dated 29/07/2025		
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	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 (Old case)
	➤ Basements	03 Nos	02 Nos	MR (Old case)
	b) Width of Staircase			
	➤ Upper floors	1.25 mtr	1.35, 1.17 & 1.18m	MR (Old case)
	➤ Basements	1.25 mtr	1.1m, 1.15m + 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	2.85m (final exit)	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	N/A	N/A	N/A
	• Fire dampers.	Required	Provided	MR
4.	Smoke Management System.			
	• Basement	30 ACPH	Exhaust Fans	MR
	• Upper Floors	12 ACPH	Exhaust Fans	MR
5.	Fire Extinguishers.			
	• Total numbers	Required	35 Nos	MR
	• Types	ABC/CO <sub>2</sub>	ABC & CO <sub>2</sub>	MR
	• ISI Marking	ISI marked	Provided	MR
6.	First Aid Hose Reels.			
	• Total numbers on each floor	6 Nos	6 Nos	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"> <li>Type of detectors</li> <li>Location of Main Panel</li> <li>Location of Repeater Panel</li> <li>Alternate source of power</li> <li>Hooter's location</li> </ul>	Smoke/Heat	Smoke/Heat	MR
		Required	Basement	MR
		Required	Ground floor	MR
		Required	Battery backup	MR
		All areas	Provided	MR
8	MOEFA	Required	Provided	MR
9	Public Address System	Required	Provided	MR
10	Automatic Sprinkler System			
	<ul style="list-style-type: none"> <li>Basement.</li> <li>Ground floor.</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
		6 Nos	Provided	MR
		6 Nos	Provided	MR
12	Yard Hydrants.			
	<ul style="list-style-type: none"> <li>Total number of hydrants.</li> <li>Hose box.</li> </ul>	Required	18 Nos	MR
		Required	18 Nos	MR
13	Pumping arrangements.			
	<ul style="list-style-type: none"> <li>Ground Level</li> <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>	Common pump room for entire complex		
		1620 LPM	1620 LPM	MR
		60 mtr	60 mtr	MR
		Two	Two	MR
		180 LPM	180 LPM	MR
		60 mtr	60 mtr	MR
		1620 LPM	1620 LPM	MR
		60 mtr	60 mtr	MR
		Required	Provided	MR
		Required	Provided	MR
	<ul style="list-style-type: none"> <li>Terrace Level</li> <li>Discharge of pump.</li> <li>Head of pump.</li> <li>Power supply.</li> <li>Auto starting of pump.</li> </ul>	900 LPM	900 LPM	MR
		40 mtr	40 mtr	MR
		Required	Provided	MR
		Required	Provided	MR
14	Captive water storage for firefighting.			
	<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>	1,00,000 ltrs	1,00,000 ltrs	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		10,000 ltrs	10,000 ltrs	MR
		Required	Provided	MR
15	Exit Signage.			
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
		N/A	N/A	N/A
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
		Required	Provided	MR
17	Standby Power Supply			
18	Refuge Area			
	<ul style="list-style-type: none"> <li>Total area</li> <li>Location</li> </ul>	N/A	N/A	N/A
		N/A	N/A	N/A



19.	Fire Control Room.	Required	Provided	MR
	• Detector system panel.	N/A	N/A	N/A
	• Flow switch panel.	Required	Provided	MR
	• PA system panel.	Required	Provided	MR
	• Battery backup.	N/A	N/A	N/A
	• Building floor plan.	N/A	N/A	N/A
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 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. F6/DFS/MS/Hotel/SZ/2022/371 dated 03/08/2022, **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)

*[Signature]* 9/9/20

UFO/ *[Signature]*  
9/9/2025

Principal Director

@fo to *[Signature]*

*[Signature]*  
12/9/20

*[Signature]*  
Nup  
15/9

DO (SD) *[Signature]*  
ADO (SS) *[Signature]*

Sir, F.T letter is pending for your sing. pl  
*[Signature]*  
24/9/20

UFO/MS *[Signature]*  
24/9/2022 MS