

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

No.F.6/DFS/MS/GH/2025/SZ/ 238

Dated: 23/04/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s Zen Inn Guest House (A unit of Zen Hotel & Resorts) situated at Plot No. 10, Pocket- 2, Jasola, New Delhi- 110025, comprised of basement (vacant), stilt (parking), ground floor (05 guest rooms), 1st floor to 3rd floor (06 guest rooms at each floor) (total 23 guest rooms only), was issued FSC by this department vide letter No.F.6/DFS/MS/GH/SZ/2022/335 dated 11.07.2022. The premises was re-inspected by the officer concerned of this department on dated 11.04.2025 in the presence of MO. Miftahulhaq Khan, and found that the guest house have deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of the Delhi fire service Rules 2010 and that the building/premises is fit for occupancy class "Residential" (Guest house) (23 guest rooms only upto 3rd floor) w.e.f. 23/04/2025 and valid up-to 31.03.2028, 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 printed below.

Issued on 23/04/2025 at New Delhi.


 (Atul Garg)
 Director
 Delhi Fire Service
 o/c

Copy to: -

- 1 The Commissioner, MCD, Delhi: with a request to ensure the occupancy as detailed above and deviation, if any.
- 2 Online application Id 2025032904922 dated 01.04.2025.
- 3 The Executive Engineer (Bldg.), MCD, Civic Centre, New Delhi.

: - for information regarding use of basement.

Conditions for the validity of fire safety certificate: -

1. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
2. The means of escape arrangements shall be kept unlocked & unobstructed for speedy evacuation of occupants in case of an emergency.
3. Any loss of life or property due to non-functional fire safety measures shall be at the risk and responsibility of the management.
4. The trained staff should be available round the clock.
5. Any deviations w.r.t. construction shall be verified by the concerned building sanctioning agency.
6. The certificate may not be treated in any case for the regularization of the unauthorized construction, if any.
7. Basement shall be used as per the building bye laws. Presently basement is vacant.
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. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in the 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 : M/s. Zen Inn guest house (A unit of Zen Hotel & Resorts) at Plot No. 10, Pkt- 2, Jasola, New Delhi - 110025.
2. Building is comprised of : Basement, stilt, ground plus three upper floors, basement (vacant), using stilt as parking, ground floor having 05 guest rooms, 1st, 2nd & 3rd floor each having 06 guest rooms respectively (total 23 guest rooms)
3. Type of Occupancy : Residential (Guest House)
4. Type of Case : Renewal
5. Details of Previous FSC letter : F.6/DFS/MS/GH/SZ/2022/335 dated 11.07.2022
6. Fire Safety direction letter No : N/A
7. Date of Inspection : 11.04.2025
8. Name of the Inspecting officers : ADO R.K. Yadav (JKP)
9. Name and designation of officer from the building side : MO. Miftahulhaq Khan
10. Year of construction : 2017
11. Applicant's letter No : ID No. 2025032904922 dated 01.04.2025

Sr. No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirement	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	Required	06 m	MR
	• Gate width	N/A	N/A	N/A
	• Width of internal road	N/A	N/A	N/A
2	Number, Width, Type and Arrangement of Exits.			
	a. Number of Staircases			
	• Upper floor	02 Nos.	02 Nos.	MR
	• Basement	02 Nos.	02 Nos.	MR
	B. Width of Staircases			
	• Upper floor	1.5 m each	1.5 m each	MR
	• Basement	1.5 m each	1.5 m each	MR
	c. Protection of Exits			
	• Fire check door	Required in basement	Provided	MR
	• Pressurization	N/A	N/A	N/A
	d. No. of Continuous Staircases to Terrace	01 nos.	01 nos.	MR
	e. Width of Corridor	1.80 m	Provided	MR
	f. Door Size	1.5 m (final exit)	Provided	MR
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	N/A	N/A	N/A
	• 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 floor	12 ACPH	Natural Ventilation	MR
5.	Fire Extinguishers.			
	• Total numbers	18 nos.	Provided	MR
	• Types	ABC /CO ₂	Provided	MR
	• IS marking	ISI marked	Provided	MR

06	First-Aid-Hose Reels.			
	• Total numbers on each floor	01 No	Provided	MR
	• Length of hose reel hose	30 m	Provided	MR
	• Nozzle diameter	05 mm	Provided	MR
07	Automatic Fire Detection, CO detection and Alarming System. (Required as per Clause 7.31.vii, UBBL, 2016, Amendment dated 27.05.2019)			
	• CO Type of detectors	CO type	Provided	MR
	• Location of main panel	Required	Provided at reception	MR
	• Location of repeater panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided in entire building	MR
08	MOEFA	N/A	N/A	N/A
09	Public Address System.	N/A	N/A	N/A
10	Automatic Sprinkler System.			
	• Basement & Stilt	Required	Provided	MR
	• upper floor	N/A	N/A	N/A
	• sprinkler above false ceiling	N/A	N/A	N/A
11	Internal Hydrants			
	• size of riser/down-comer	N/A	100 mm	N/A
	• Number of hydrants per floor	N/A	01	N/A
	• Hose box	N/A	01	N/A
12	Yard Hydrants.			
	• Total number of hydrants	N/A	N/A	N/A
	• Hose box	N/A	N/A	N/A
13	Pumping Arrangements.			
	➤ Ground Level			
	• Discharge of main pump			
	• Head of main pump	N/A	N/A	N/A
	• Number of main pumps	N/A	N/A	N/A
	• Jockey pump out put	N/A	N/A	N/A
	• Jockey pump head	N/A	N/A	N/A
	• Standby pump out put	N/A	N/A	N/A
	• Standby pump head	N/A	N/A	N/A
	• Auto starting /manual stopping	N/A	N/A	N/A
	• Pump house access	N/A	N/A	N/A
	➤ Terrace Level			
	• Discharge of pump	900 LPM	900 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	N/A	N/A	N/A
	• Draw-off connection	N/A	N/A	N/A
	• Fire service inlet	N/A	N/A	N/A
	• Access to tank	Required	Provided	MR
	• Overhead Tank capacity	15,000 ltrs	15,000 ltrs	MR
15	Exit Signage.	Required	Provided	MR

N/13

16	Provision of Lifts.			
	• Pressurization of Lift Shaft	N/A	N/A	N/A
	• Pressurization of Lift lobby	N/A	N/A	N/A
	• Communication in lift car	Required	Provided	MR
	• Firemen's grounding switch	Required	Provided	MR
	• Lift Signage	Required	Provided	MR
17	Standby power supply	Required	Provided	MR
18	Refuge Area.			
	• Total area	N/A	N/A	N/A
	• Location	N/A	N/A	N/A
19	Fire Control Room			
	• Detector system panel	N/A	N/A	N/A
	• Flow switch panel	N/A	N/A	N/A
	• PA system panel	N/A	N/A	N/A
	• Battery backup	N/A	N/A	N/A
	• Building Floor Plans	N/A	N/A	N/A
20	Special Fire Protection systems for protection of special Risks, if any:	N/A	N/A	N/A

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

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. F.6/DFS/MS/GH/SZ/2022/335 dated 11.07.2022, renewal under rule 37 of the Delhi Fire Service Rules 2010 is recommended.

Note: - As per affidavit submitted by the guest house management (placed at C- 31) The building comprised of basement, stilt, ground plus three upper floors, using as basement (vacant), stilt (parking) ground floor (05 guest rooms), 1st, 2nd & 3rd floor each having 06 guest rooms respectively (total 23 guest rooms only).

R.K. Yadav
16/04/2025
Signature of Inspecting Officer
Name: - R.K. Yadav
Designation: - ADO (JKP)

DO (SD)

[Signature] 17/4/25
[Signature] 21/4/2025
[Signature]
[Signature]