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

NEW DELHI- 110001

No. F.6/DFS/MS/GH/2026/SZ/147

Dated: 13/02/2026

FIRE SAFETY CERTIFICATE

Certified that the B.B. Palace guest house located at 2638-42, Bank Street, Karol Bagh, New Delhi- 110005, comprised of basement, ground plus four upper floors, basement (sealed by brick wall), ground floor (reception & office), 1st floor (11 guest rooms), 2nd floor (02 guest rooms & other's Property), 3rd floor (11 guest rooms), 4th floor having 02 office room & 02 staff room and 01 staff room on terrace (sealed with brick wall) (total 24 guest rooms only), was issued FSC by this department vide letter No. F.6/DFS/MS/GH/NDZ/2022/521 dated 01.12.2022. The premises was re-inspected by the officer concerned of this department on dated 30.01.2026 in the presence of Mr. Kartik Uppal, 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) (24 guest rooms up-to 3rd floor) w.e.f. 13/02/2026 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 printed below. Issued on 13/02/2026 at New Delhi.


(A.K. Malik)
Dy. Chief Fire Officer
South Zone
9/9

Copy to: -

(Online application Id 2026011200383 dated 19.01.2026)

1. The Commissioner, MCD, Delhi: with a request to ensure the occupancy as detailed above and deviation, if any.
2. 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. Presently basement is sealed by brick wall.
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.

U/35

INSPECTION REPORT

1. Name & address of the building : M/s. B.B. Palace guest house at 2638-42, Bank Street, Karol Bagh, New Delhi- 110005.
2. Building is comprised of : B, G+4 upper floors (24 guest rooms), Basement (Sealed), ground floor (reception & office), 1st & 3rd floor (11 guest rooms at each floor), 2nd floor (02 guest rooms & other's property), 4th floor (02 office rooms & 02 staff room) and 01 staff room at terrace is sealed.
3. Type of Occupancy : Residential (Guest House)
4. Type of Case : Renewal
5. Details of Previous FSC letter : F.6/DFS/MS/GH/NDZ/2022/521 dated 01.12.2022
6. Fire Safety direction letter No : N/A
7. Date of Inspection : 30.01.2026
8. Name of the Inspecting officers : ADO R.K. Yadav (S.rd)
9. Name and designation of officer from the building side : Mr. Kartik Uppal
10. Year of construction : 1998
11. Applicant's letter No : ID No. 2026011200383 dated 19.01.2026 Old Case

Sr. No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirements as per FSC dt. 06.12.2022	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	N/A	15 m	N/A
	• Gate width	N/A	1.5 m	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	01 Nos.	01 Nos.	MR
	• Basement	N/A	N/A	N/A
	B. Width of Staircases			
	• Upper floor	0.80 m	1.12 to 1.17 m	MR
	• Basement	N/A	N/A	N/A
	c. Protection of Exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	N/A	N/A	N/A
	d. No. of Continuous Staircases to Terrace	01	01	MR
	e. Width of Corridor	1.0 m	1.20 m	MR
	f. Door Size	1.0 m	1.0 m	MR
3	Compartmentation.			
	• Fire check door	N/A	N/A	N/A
	• 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	12 ACPH	N/A	N/A
	• Upper floor	12 ACPH	Natural/ Exhaust fan	MR
5.	Fire Extinguishers.			
	• Total numbers	12 nos.	20 nos.	MR
	• Types	ABC /CO ₂	Provided	MR
	• IS marking	ISI marked	Provided	MR

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06	First-Aid-Hose Reels.			MR
	<ul style="list-style-type: none"> Total numbers on each floor Length of hose reel hose Nozzle diameter 	01 No	Provided	MR
		30 m	Provided	MR
07	Automatic Fire Detection, CO detection and Alarming System.			MR
	<ul style="list-style-type: none"> CO Type of detectors Location of main panel Location of repeater panel Alternate source of power Hooter's location 	Required	Provided	MR
		Required	Provided at GF	MR
		N/A	N/A	N/A
		Required	Provided	MR
08	MOEFA	Required	Provided at each floor	MR
09	Public Address System.	N/A	Provided	N/A
10	Automatic Sprinkler System.			N/A
	<ul style="list-style-type: none"> Basement & Stilt upper floor sprinkler above false ceiling 	N/A	N/A	N/A
		N/A	N/A	N/A
11	Internal Hydrants			N/A
	<ul style="list-style-type: none"> size of riser/down-comer Number of hydrants per floor Hose box 	N/A	N/A	N/A
		N/A	N/A	N/A
12	Yard Hydrants.			N/A
	<ul style="list-style-type: none"> Total number of hydrants Hose box 	N/A	N/A	N/A
		N/A	N/A	N/A
13	Pumping Arrangements.			N/A
	➤ Ground Level			N/A
	<ul style="list-style-type: none"> Discharge of main pump Head of main pump Number of main pumps Jockey pump out put Jockey pump head Standby pump out put Standby pump head Auto starting /manual stopping Pump house access 	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
➤ Terrace Level			N/A	
<ul style="list-style-type: none"> Discharge of pump Head of the pump Power supply Auto Starting of pump 	450 LPM	450 LPM	MR	
	40 m	40 m	MR	
	Required	Provided	MR	
	Required	Provided	MR	
14	Captive Water Storage for Fire Fighting.			MR
	<ul style="list-style-type: none"> Underground tank capacity Draw-off connection Fire service inlet Access to tank Overhead Tank capacity 	N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
2,500 ltrs	2,500 ltrs	MR		
15	Exit Signage.	Required	Provided	MR

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Provision of Lifts.			
	<ul style="list-style-type: none"> • Pressurization of Lift Shaft • Pressurization of Lift lobby • Communication in lift car • Firemen's grounding switch • Lift Signage 	N/A	
		N/A	N/A
		Required	N/A
		Required	Provided
		Required	Provided
17	Standby power supply	Provided	MR
18	Refuge Area.	Required	MR
		Provided	MR
	<ul style="list-style-type: none"> • Total area • Location 	N/A	
		N/A	N/A
19	Fire Control Room	N/A	N/A
	<ul style="list-style-type: none"> • Detector system panel • Flow switch panel • PA system panel • Battery backup • Building Floor Plans 	N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
		N/A	N/A
20	Special Fire Protection systems for protection of special Risks, if any:	N/A	N/A

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

Note: - As per undertaking submitted by guest house management (placed at C- 192) that the building comprised of basement, ground plus four upper floors, using basement (sealed by brick wall), ground floor (reception & office), 1st floor (11 guest rooms), 2nd floor (02 guest rooms & other's Property), 3rd floor (11 guest rooms), 4th floor having 02 office room & 02 staff room and 01 staff room on terrace (sealed with brick wall) and not use the floor above third floor exempt mumty/lift room.

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/NDZ/2022/521 dated 01.12.2022, **renewal under rule 37** of the Delhi Fire Service Rules 2010, is **recommended**.

[Handwritten Signature]

Signature of Inspecting Officer
Name: - R.K. Yadav
Designation: - ADO (S.rd)

DO/SW *[Signature]*
9/2/26
RAJINDER ATWAL

[Signature]
6/2/26
A.K. MALIK
Principal Director

[Signature]
11/02/26

[Signature]
12/2/26
my. CFO (S2)