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GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEAD QUARTERS, DELHI FIRE SERVICE, NEW DELHI - 110001

No. F6/DFS/MS/EH/SZ/2026/ 235

Dated : 19/03/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Batra Bros Food and Beverages Pvt. Ltd. (Café Delhi Heights, IKIGAI) Shop/Property No. D -4, Ground Floor, Defence Colony, New Delhi - 110024, in a building comprises of Ground + 02 Upper Floors. Restaurant is running at ground floor only, owned/occupied by M/s Batra Bros Food and Beverages Pvt. Ltd. (Café Delhi Heights, IKIGAI) was earlier issued FSC by this department vide letter No. F.6/DFS/MS/EH/2023/SZ/70 dated 27/02/2023. Now, the Restaurant premise was re-inspected by the officer concerned of this department on 11/03/2026 in the presence of Sh. Pankaj Joshi (Manger) and found that the premises 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 premises is fit for occupancy class "Assembly Building" Group D (Restaurant at Ground Floor only) with effect from 19/03/2026 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.

Issued on 19/03/2026 at New Delhi by


18/3/26

(A. K. Malik)
Dy. Chief Fire Officer, SZ
Delhi Fire Service

BT

Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi. (MCD Online ID. 2026030202281 dated 02/03/2026.
2. M/s Batra Bros Food and Beverages Pvt. Ltd. (Café Delhi Heights, IKIGAI) Shop/Property No. D -4, Ground Floor, Defence Colony, New Delhi - 110024.

Conditions for the validity of Fire Safety Certificate

1. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
2. Any loss of life or property due to nonfunctional fire safety measures shall be at the responsibility of the management.
3. The trained firefighting staff should be available round the clock.
4. The compliance with regards to electrical installation, structural stability, set back area, occupancy and any deviation in construction etc. shall be verified from authority concerned.
5. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, 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 means of escape shall be kept unobstructed/unlocked for unhindered evacuation in case of an emergency.
8. 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 months prior to its expiry.
9. Any flammable material for interior decoration is prohibited.

INSPECTION REPORT

1.	Name & address of the building	M/s Batra Bros Food and Beverages Pvt. Ltd. (Café Delhi Heights, IKIGAI) Shop/Property No. D - 4, Ground Floor, Defence Colony, New Delhi - 110024		
2.	Type of occupancy	Group -D, (Assembly), Restaurant at GF only		
3.	Building Comprised of	Ground + Two upper floors		
4.	Type of case	Renewal		
5.	Details of previous FSC No.	F.6/DFS/MS/SZ/2023/EH/310 dated 17/10/2023		
6.	Fire safety directives No.-	Nil		
7.	Date of inspection: -	11/03/2026		
8.	Name of the inspecting officer: -	Sh. Kaushal Kishore, ADO(SJ)		
9.	Name & designation of officer from the building side: -	Sh. Pankaj Joshi (Manager)		
10.	Year of construction: -	1989		
11	Applicant's letter No: -	Online application ID - 2026030202281 dated 02/03/2026		
S. No.	Minimum Standards on fire Prevention and fire safety U/R 33	Requirements UBBL/NBC	Provided at site	Remarks MR/NMR
1.	Access to Building			
	• Road width	06 mtrs.	06 mtrs.	MR
	• Gate width	4.5 m	Abut on road	MR
	• Width of internal road	N/A	N/A	N/A
2.	Number, Width Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper floors	N/A	Restt. At Gf only	N/A
	• Basements	N/A	N/A	N/A
	b. Width of staircase			
	• Upper floors	N/A	Restt. At Gf only	N/A
	• Basements	N/A	N/A	N/A
	c. Protection of exits			
	• Fire check door	NA	NA	NA
	• Pressurization	NA	NA	NA
	d. No. of continuous staircase to terrace	NA	One	NA
	e. Width of corridor	NA	NA	NA
	f. Door size	1.5 m X 02 Nos.	Provided	MR
3.	Compartmentation			
	• Fire check door	NA	NA	NA
	• Sealing of electrical shafts	NA	NA	NA
	• Fire rating of shaft door	NA	NA	NA
	• Water curtain	N/A	N/A	N/A
	• Fire Dampers	N/A	N/A	N/A
4.	Smoke Management System			
	• Basements	N/A	N/A	N/A
	• Upper floors/Restt. area	N/A	N/A	N/A
5.	Fire Extinguishers			
	• Total numbers	Required	08 nos.	MR
	• Types	ABC/Co2	ABC/Co2	MR
	• ISI marking	Required	Provided	MR
6.	First-Aid Hose Reel			
	• Total number of each floor	One	Provided	MR

M/s Batra Bros Food and Beverages Pvt. Ltd. (Café Delhi Heights, IKIGAI)
Shop/Property No. D -4, Ground Floor, Defence Colony, New Delhi - 110024

	• Length of hose reel hose	30 mtr.	30 mtr.	MR
	• Nozzle diameter	5 mm	5 mm	MR
7.	Automatic Fire Detection & Alarming System.			
	• Type of detectors	N/A	N/A	N/A
	• Location of main panel	N/A	N/A	N/A
	• Location of repeater panel	N/A	N/A	N/A
	• Alternate source of power	N/A	N/A	N/A
	• Hooter's Location	N/A	N/A	N/A
8.	MOEFA	Required	Provided	MR
9.	Public Address System	N/A	N/A	N/A
10.	Automatic Sprinkler System			
	• Basement	N/A	N/A	N/A
	• Upper floors	N/A	N/A	N/A
	• Sprinkler above false ceiling	N/A	N/A	N/A
11.	Internal Hydrants			
	• Size of riser/down-comer	100 mm	100 mm	MR
	• Number of hydrants per floor	01 no at Ground floor	01 no at GF	MR
	• Hose box per floor	01 no at Ground floor	01 no at GF	MR
12.	Yard Hydrants			
	• Total number of hydrants	N/A	N/A	N/A
	• Hose box	N/A	N/A	N/A
13.	Pumping Arrangement			
	Ground level			
	• Discharge of main pump	N/A	N/A	N/A
	• 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
	• Stand by pump output	N/A	N/A	N/A
	• Stand by pump head	N/A	N/A	N/A
	• Auto starting/Manual stopping	N/A	N/A	N/A
	Terrace level			
	• Discharge of pump	450 LPM	Provided	MR
	• Head of pump	40 m	Provided	MR
	• Power supply	Required	Provided	MR
	• Auto starting of pump	Required	Provided	MR
14.	Captive Water Storage for Fire Fighting			
	• Underground tank capacity	NA	NA	NA
	• Draw-off connection	NA	NA	NA
	• Fire service inlet	Required	Provided	MR
	• Access to tank	Required	Provided	MR

N/11

	• Overhead tank capacity	20,000 Ltrs	Provided	MR
15.	Exit Signage.	Required	Provided	MR
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	N/A	N/A	N/A
	• Fireman's switch	N/A	N/A	N/A
	• Lift signage	NA	NA	NA
17.	Stand by 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 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 building were checked, tested randomly and found functional at the time of inspection.

Keeping in view of the deemed compliance of the minimum standards on fire prevention and fire safety measures as required under the rules 33 of DFS rules 2010, the FSC issued vide letter No. F.6/DFS/MS/SZ/2023/EH/310 dated 17/10/2023, renewal under rule 37 of Delhi Fire Service Rules 2010, is recommended. The last date for deemed approval is 31/03/2026.

Accordingly, DFA is prepared and put up for kind perusal and approval please.

Signature of the Inspecting Officer
 Name: - Kaushal Kishore
 Designation: - ADO (SJ)

DO/SB

[Handwritten signature]
 13/3/26

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 13/3/26
 A.K. MALIK
 Principal Director

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 14/3/26
 A.K. MALIK

By. CFO (ST)

By. CFO to Gen.
 14/03/26