

C102

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

NEW DELHI- 110001

No. F.6/DFS/MS/GH/2025/SZ/251

Dated: 24/04/2025

FIRE SAFETY CERTIFICATE

Certified that the M/s DB Townhouse (A unit of DO Bhai Estates) located at 14A/34, WEA, Karol Bagh, New Delhi- 110005, comprised of Basement (storage), stilt (parking), ground floor (vacant), 1st floor (11 guest rooms), 2nd floor each having 12 guest rooms & 3rd floor having 12 guest rooms & kitchen for in house guest only (total 35 guest rooms only), was issued FSC by this department vide letter No. F.6/DFS/MS/GH/SZ/2022/307 dated 27.06.2022. The premises was re-inspected by the officer concerned of this department on dated 17.04.2025 in the presence of Sh. Paveen Chugh, 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) (35 guest rooms upto 3rd floor) with effect from 24/04/2025 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 printed below.

Issued on 24/04/2025 at New Delhi.

(Atul Garg)
Director
Delhi Fire Service

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 2025040105151 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 use for storage only.
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 : DB Townhouse (A unit of DO Bhai Estate) at BP-12, West Patel Nagar, New Delhi- 110008.
2. Building is comprised of : B, Stilt, G+3 upper floors (total 35 guest rooms), Basement (storage), stilt (parking), ground floor (vacant), 1st floor (11 guest rooms) 2nd & 3rd floor each having 12 guest rooms respectively (running kitchen at 3rd floor for in house guest only).
3. Type of Occupancy : Residential (Guest House)
4. Type of Case : Renewal
5. Details of Previous FSC letter : F.6/DFS/MS/GH/SZ/2022/307 dated 27.06.2022
6. Fire Safety direction letter No : N/A
7. Date of Inspection : 21.04.2025
8. Name of the Inspecting officers : ADO R.K. Yadav (JKP)
9. Name and designation of officer from the building side : Sh. Parveen Chugh
10. Year of construction : 2019
- 11 Applicant's letter No : ID No. 2025032804859 dated 01.04.2025

Sr. No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirement as per FSC dt. 27.06.2022	Provided at Site	Remarks MR/NMR
1	Access to Building.			
	• Road width	06 m	Provided	MR
	• Gate width	4.5 m	Directly accessible	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	N/A	N/A	N/A
	B. Width of Staircases			
	• Upper floor	1.50 m each	1.70 & 1.50 m (stilt to terrace)	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	02 No's	02 No's	MR
	e. Width of Corridor	1.5 m	Provided	MR
	f. Door Size	1.0 m	Provided	MR
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Sealed	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	N/A	N/A	N/A
	• Upper floor	12 ACPH	Exhaust fan Provided	MR
5.	Fire Extinguishers.			
	• Total numbers	16 nos.	Provided	MR
	• Types	ABC /CO ₂	Provided	MR
	• IS marking	ISI marked	Provided	MR

06	First-Aid-Hose Reels.			MR
	• Total numbers on each floor	01 No	Provided	MR
	• Length of hose reel hose	30 m	Provided	MR
	• Nozzle diameter	05 mm	Provided	
07	Automatic Fire Detection, CO detection and Alarming System.			MR
	• CO Type of detectors	Required	Provided	MR
	• Location of main panel	Required	Provided near reception	N/A
	• Location of repeater panel	N/A	N/A	MR
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided	MR
08	MOEFA	Required	Provided	MR
09	Public Address System.	Required		
10	Automatic Sprinkler System.			N/A
	• Basement & Stilt	N/A	N/A	N/A
	• upper floor	N/A	N/A	N/A
	• sprinkler above false ceiling	N/A	N/A	
11	Internal Hydrants			N/A
	• 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	
12	Yard Hydrants.			N/A
	• Total number of hydrants	N/A	N/A	N/A
	• Hose box	N/A	N/A	
13	Pumping Arrangements.			
	➤ 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
	• 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			
	➤ 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	N/A	N/A	N/A
	• Overhead Tank capacity	10,000 ltrs	Provided	MR, old case
15	Exit Signage.	Required	Provided	MR

N/22


MR
MR

Provision of Lifts.				
16	<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
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
		N/A	N/A	N/A
17	Standby power supply	Required	Provided	MR
18	Refuge Area.			
	<ul style="list-style-type: none"> Total area Location 	N/A	N/A	N/A
		N/A	N/A	N/A
19	Fire Control Room			
	<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	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	N/A

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


Note: - As per affidavit submitted by the guest house management (placed at C-101) that the guest house building comprised of Basement, stilt, ground plus three upper floors, using basement as storage, stilt as parking, hall & reception, ground floor is vacant, 1st floor having 11 guest rooms, 2nd floor having 12 guest rooms & 3rd floor having 12 guest rooms & kitchen for in house guest only (total 35 guest rooms).

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/2022/307 dated 27.06.2022, renewal under rule 37 of the Delhi Fire Service Rules 2010 is recommended.


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

DO (SW)


23/4/25

CFO | 
23/11/2025

Director | 
29/4/25

20/04/25

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