

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


No. F6/DFS/MS/Hotel/GH/SZ/2026/ 255

Dated : 25/03/2026

**FIRE SAFETY CERTIFICATE**

Certified that the **M/s Deventure Sarovar Portico (A Unit of Palm Land Hotel and Resorts LLP)** located at Plot No. 88-89, Bijwasan Road, Kapashera, New Delhi - 110037 in a building comprises of Basement + Ground + 03 upper floors owned/occupied by **M/s Deventure Sarovar Portico (A Unit of Palm Land Hotel and Resorts LLP)** was earlier issued FSC by this department vide letter No. F.6/DFS/MS/Hotel/2023/SZ/GH/78 dated 17/04/2023. Now, the premises was re-inspected by the officer concerned of this department on 13/03/2026 in the presence of Sh. Rajesh Mishra (Manager) 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 **(Basement (Service & Storage), Ground floor (Recep. Lobby, restaurant & 05 G. Rooms), 1<sup>st</sup> floor & 2<sup>nd</sup> Floor (26 Guest Rooms on each) & 3<sup>rd</sup> floor (16 Guest Rooms) Total 73 Guest Rooms) occupancy class "Residential (Hotel)" Group A-5** with effect from 25/03 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.....25/03/2026.....at New Delhi by.

  
25/3/26  
(A. K. Malik)  
Dy. Chief Fire Office  
Delhi Fire Service  
h o/c

Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi. (MCD Online ID. 2026022401955 dated 24/02/2026.
2. M/s Deventure Sarovar Portico (A Unit of Palm Land Hotel and Resorts LLP) located at Plot No. 88-89, Bijwasan Road, Kapashera, New Delhi - 110037.

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](http://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 (l) 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 Deventure Sarovar Portico (A Unit of Palm Land Hotel and Resorts LLP) located at Plot No. 88-89, Bijwasan Road, Kapashera, New Delhi - 110037		
2.	Building Comprised of	Basement + Ground + 03 Upper Floors		
3.	Type of occupancy	Residential "Group - A-5" Hotel		
4.	Type of case	Renewal		
5.	Details of previous FSC No.	F.6/DFS/MS/Hotel/2023/SZ/GH/78 dated 17/04/23		
6.	Fire safety directives No.-	F.6/DFS/MS/BP/2012/1935 dated 28/05/2012 and F6/DFS/MS/BP/2012/2202 dated 20/06/2012		
7.	Date of inspection: -	13/03/2026		
8.	Name of the inspecting officer: -	Sh. Kaushal Kishore, ADO(SJ)		
9.	Name & designation of officer from the building side: -	Sh. Rajesh Mishra (Manager)		
10.	Year of construction: -	2010	(Basement (Service & Storage), Ground floor (Recp. Lobby, restaurant & 05 G. Rooms), 1 <sup>st</sup> floor & 2 <sup>nd</sup> Floor (26 Guest Rooms on each) & 3 <sup>rd</sup> floor (16 Guest Rooms) Total 73 Guest Rooms)	
11.	Applicant's letter No: -	Online application ID - 2026022401955 dated 24/02/2026		
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	12 mtrs.	18 mtrs.	MR
	• Gate width	4.5 mtrs	5 mtrs	MR
	• Width of internal road	N/A	N/A	N/A
2.	Number, Width Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper floors	02 Nos.	03 nos.	MR
	• Basements	02 Nos.	03 nos.	MR
	b. Width of staircase			
	• Upper floors	1.50 m	1.50 m, 1.50 m & 1.43m	MR
	• Basements	1.50 m	1.50 m, 1.80 m	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of continuous staircase to terrace	Required	02 nos.	MR
	e. Width of corridor	1.50 m	Provided	MR
	f. Door size	1 m	1 m (Final exit)	MR
3.	Compartmentation			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire rating of shaft door	NA	NA	NA
	• Water curtain	N/A	N/A	N/A
	• Fire Dampers	Required	Provided	MR
4.	Smoke Management System			
	• Basements	Required	Exhaust fan provided	MR
	• Upper floors/Restt. area	Required	Exhaust fan provided	MR
5.	Fire Extinguishers			
	• Total numbers	25 nos.	40 nos.	MR
	• Types	ABC & WCO <sub>2</sub>	ABC, WCO <sub>2</sub>	MR
	• ISI marking	Required	Provided	MR


N/35

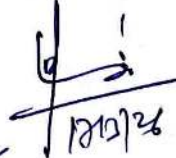

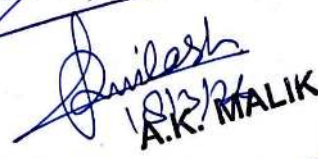


6.	<b>First-Aid Hose Reel</b>			
	• Total number of each floor	02 nos.	02 nos.	MR
	• Length of hose reel hose	30 mtr.	30 mtr.	MR
7.	<b>Automatic Fire Detection &amp; Alarming System.</b>			
	• Type of detectors	CO/ Det.	Provided	MR
	• Location of main panel	Required	Provided	MR
	• Location of repeater panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooter's Location	Required	Provided	MR
8.	<b>MOEFA</b>			
		Required	Provided	MR
9.	<b>Public Address System</b>			
		Required	Provided	MR
10.	<b>Automatic Sprinkler System</b>			
	• Basement	Required	Provided	MR
	• Upper floors	Required	Provided	MR
	• Sprinkler above false ceiling	Required	Provided	MR
11.	<b>Internal Hydrants</b>			
	• Size of riser/down-comer	100 mm	Provided	MR
	• Number of hydrants per floor	02 nos.	Provided	MR
	• Hose box per floor	02 nos.	Provided	MR
12.	<b>Yard Hydrants</b>			
	• Total number of hydrants	N/A	N/A	N/A
	• Hose box	N/A	N/A	N/A
13.	<b>Pumping Arrangement</b>			
	Ground level			
	• Discharge of main pump	1620 LPM	Provided	MR
	• Head of main pump	70 m	Provided	MR
	• Number of main pumps	01 no	Provided	MR
	• Jockey pump out put	180 LPM	Provided	MR
	• Jockey pump head	70 m	Provided	MR
	• Stand by pump output	1620 LPM	Provided	MR
	• Stand by pump head	70 m	Provided	MR
	• Auto starting/Manual stopping	Required	Provided	MR
	• Pump House access	Required	Provided	MR
	Terrace level			
	• Discharge of pump	NA	NA	NA
	• Head of pump	NA	NA	NA
	• Power supply	NA	NA	NA
	• Auto starting of pump	NA	NA	NA
14.	<b>Captive Water Storage for Fire Fighting</b>			
	• Underground tank capacity	50,000 ltrs	Provided	MR

	• Draw-off connection	Required	Provided	MR
	• Fire service inlet	Required	Provided	MR
	• Access to tank	Required	Provided	MR
	• Overhead tank capacity	10,000 Ltrs	Provided	MR
15.	<b>Exit Signage.</b>	Required	Provided	MR
16.	<b>Provision of Lifts.</b>			
	• 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
	• Fireman's switch	Required	Provided	MR
	• Lift signage	Required	Provided	MR
17.	<b>Stand by Power Supply</b>	Required	Provided	MR
18.	<b>Refuge Area</b>			
	• Total area	N/A	N/A	N/A
	• Location	N/A	N/A	N/A
19.	<b>Fire Control Room</b>			
	• Detector system panel	Required	Provided	MR
	• Flow switch panel	N/A	N/A	N/A
	• PA system panel	Required	Provided	MR
	• Battery backup	Required	Provided	MR
	• Building floor plan	N/A	N/A	N/A
20.	<b>Special Fire Protection System for Protection of special Risk, if any:</b>	Required	CO <sub>2</sub> local application system Provided in HT/LT panel	MR

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

Keeping in view of the 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/Hotel/2023/SZ/GH/78 dated 17/04/2023, renewal under rule 37 of Delhi Fire Service Rules 2010, is recommended. The last date for deemed approval is 26/03/2026. Accordingly, DFA is prepared and put up for kind perusal and approval please.

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

DQ/SD   
  
  
 Principal Director  
  
 A.K. MALIK  
 Cfo to Gen.  
  
 19/03/26