

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


No.F.6/DFS/MS/GH/2025/WZ/ 549


Dated: 28 / 11 / 2025

FIRE SAFETY CERTIFICATE

Certified that M/s Hotel Vintage Villas located at property No. A-7, First Floor, Second Floor & Third Floor, Panchwati, Azadpur, Delhi-110033, building comprised of Basement (Other Property), Stilt (Parking), Ground Floor (Shops) & First floor to Third floor (8 Guest Rooms at each floor) owned / occupied by M/s Hotel Vintage Villas, have complied with the fire prevention and Fire safety requirements in accordance with rule 33 of Delhi Fire Service Rules, 2010 and verified by the officer concerned of this department on 06/11/2025 in presence of Mr. Pulkit Aggarwal and found that the building / premises is fit for occupancy Lodging and rooming house (**Residential, Group-A**) for a total 24 Guest rooms from First floor to Third Floor only with effect from ~~28-11-2025~~ 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.

Issued on 28 / 11 / 2025 at New Delhi by


 (S.K. Dua)

Dy. Chief Fire Officer (WZ)
 Delhi Fire Service


Copy to:-

1. The Commissioner, MCD, Delhi: - to ensure the occupancy as detailed above and deviation if any.
2. The Owner / Occupier, M/s Hotel Vintage Villas located at A-7, Panchwati, Azadpur, Delhi-33.
3. MCD portal ID No. 2025102814431.

Conditions for the validity of Fire Safety Certificate:

1. All the fire safety arrangement provided their in shall be maintained in good working conditions at all times.
2. Loss of life or property due to non-functional fire safety measure shall be at the responsibility of the management.
3. The trained fire fighting staff should be available round the clock.
4. Any deviation with regard to the construction etc shall be verified by the concerned building sanctioning agency.
5. The Basement shall not be used by Guest House.
6. This certificate cannot be treated in any case for regularizations of unauthorized construction.
7. "The owner / Occupier shall apply for renewal of this Fire Safety Certificate to the Director in Form 'J' [sub rule (1) of rule37] along with a copy of this Certificate, six months prior to its expiry".
8. 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.

N-4
INSPECTION REPORT

1.	Name & address of the building	M/s Hotel Vintage Villas located at property No. A-7, First Floor, Second Floor & Third Floor, Panchwati, Azadpur, Delhi-110033.		
2.	Type of Occupancy	Residential (Sub Division-A)		
3.	Building Comprised of	Basement (Other Property), Stilt (Parking), Ground Floor (Shops), First Floor to third floor (8 Guest Rooms at each floor only)		
4.	Type of Case	New		
5.	Details of previous NOC	Nil		
6.	Fire Safety directives Letter No	Nil		
7.	Date of Inspection	06.11.2025		
8.	Name of the Inspecting Officer	R.K. Sinha, ADO (Jwala Puri)		
9.	Name and Designation of Officer from the building side	Mr. Pulkit Aggarwal		
10.	Year of Construction	2020 as per CAF		
11.	Applicant's letter No.	MCD Application No. 2025102814431		
S. No	Minimum standards on fire prevention and fire safety U/R	NBC/UBBL Requirement	Provided at site	Remarks MR/NMR
1.	Access of building			
	• Road width	6m	Provided	MR
	• Gate width	4.5 m	On Road	MR
	• Width of internal road	NA	NA	NA
2.	Number, width, Type & Arrangements of exits			
	a. Number of staircases		Provided	MR
	• Upper floors	2		
	• Basements	NA	NA	NA
	b. Width of staircases		Provided	MR
	• Upper floors	1.50m		
	• Basements	NA	NA	NA
	c. Protection of exits	Required	Provided	MR
	• Fire check door	NA	NA	NA
	• Pressurization	NA	NA	NA
	d. No of continuous staircase to terrace	02	Provided	MR
	e. Width Of Corridor	1.50m	Provided	MR
	f. Door Size	1.00m	Provided	MR
3.	Compartmentation			
	• Fire check door	NA	NA	NA
	• Sealing of electrical shafts	Required	Provided	MR
	• Fire Rating of shaft door	NA	NA	NA
	• Water Curtain	NA	NA	NA
	• Fire Dampers	NA	NA	NA
4.	Smoke managements System			
	• Basements	NA	NA	NA
	• Upper floors	Required	Provided	MR
5.	Fire Extinguishers			
	• Total numbers	12	Provided	MR
	• Types	ABC /	Provided	MR
	• ISI marking	ISI	Provided	MR
6.	First – Aid Hose Reels			
	• Total numbers on each floor	1	1	MR
	• Length of hose reel hose	30 mtr	30 mtr	MR
	• Nozzle diameter	5 mm	5 mm	MR

7. Automatic fire detection and alarming system				
<ul style="list-style-type: none"> Type of detector Location of Main Panel Location of Repeater Panel Alternate source of power Hooters' Location 	Carbon	Provided	MR	
	Required	Provided Floor	MR	
	NA	NA	NA	
	Required	Provided Floor	MR	
	Required	Provided Floor	MR	
8.	MOEFA	NA	NA	NA
9.	Public Address System	NA	NA	NA
10. Automatic Sprinkler System				
<ul style="list-style-type: none"> Basements Upper Floor Sprinkler above false ceiling 	NA	NA	NA	
	Required	Provided at stilt floor	MR	
	NA	NA	NA	
11. Internal Hydrants				
<ul style="list-style-type: none"> Size of riser/down- comer Number of hydrants per floor Hose Box 	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
12. Yard Hydrants				
<ul style="list-style-type: none"> Total number of hydrants Hose Box 	NA	NA	NA	
	NA	NA	NA	
13. Pumping Arrangements				
<ul style="list-style-type: none"> Ground Level <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 Staring/Manual stopping Pump House Access Terrace level <ul style="list-style-type: none"> Discharge of pump Head of the pump Power supply Auto starting of pump 	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	450 LPM	450 LPM	MR	
	40 mtr	40 mtr	MR	
	Required	Provided	MR	
	Required	Provided	MR	
	14. Captive water Storage for fire fighting			
<ul style="list-style-type: none"> Underground tank capacity <ul style="list-style-type: none"> Draw of connection Fire service inlet Access to tank Overhead Tank capacity 	NA	NA	NA	
	NA	NA	NA	
	NA	NA	NA	
	Required	Provided	MR	
	5,000 ltr	10,000 ltr	MR	
15.	Exit Signage	Required	Provided	MR
16. Provision of Lifts				
<ul style="list-style-type: none"> Pressurization of Lift Shaft Pressurization of lift lobby Communication in lift Car Fireman's Grounding Switch Lift Signage 	NA	NA	NA	
	NA	NA	NA	
	Required	Provided	MR	
	Required	Provided	MR	
	Required	Provided	MR	
17.	Standby power supply	Required	Provided	MR
18. Refuge Area				
<ul style="list-style-type: none"> Total area Location 	NA	NA	NA	
	NA	NA	NA	

19.	Fire control room			
	➤ Detector system panel	NA	NA	NA
	➤ Flow Switch Panel	NA	NA	NA
	➤ PA System Panel	NA	NA	NA
	➤ Battery backup	NA	NA	NA
	➤ Building Floor Plans	NA	NA	NA
20.	Special Fire Protection Systems for Protection of special Risks, if any;	NA	NA	NA

Note:- 1. The owner of Hotel Vintage Villas has submitted a self declaration on MCD portal as well as in an undertaking placed at (L-19) that Basement, Stilt and Ground floor will not be part of guest house. Further it is submitted that lift at the basement floor and a single store room under mumty (Terrace level) are sealed by the brick wall (Photograph attached).

2. It is also stated that width of corridor is extended from 1.40m to 1.50m by removal of escorting on walls of either side.

The fire protection systems provided in the building were tested, checked and found functional at the time of inspection. The management had rectified that shortcomings issued vide letter no. F6/DFS/MS/GH/WZ/2025/415 Dated 16/10/2025.

Keeping in view of the substantial compliance of the minimum standards of fire prevention and fire safety required under the rules it is **recommended to grant Fire Safety Certificate** under rule 35 of the Delhi Fire Service Rules 2010 is recommended

Signature of the Inspecting Officer
 Name : Rajeev Kumar Sinha
 Designation: A.D.O. (Jwala Puri)

(Signature)
 7/11/25

D.O. (NW)

(Signature)
 10/11/2025

what about point no. 2 & 9 of letter dt-16/10/25

Dy CFO (CZ)

(Signature)
 11/11/25

DO (NW)

(Signature)
 11/11/2025

AD of JWP

I - fire Churn doors have been provided.

II - Basement is in possession of other party hence It was not checked.

file is resubmitted please

Dy CFO (CZ)

(Signature)
 11/11/2025

(Signature)
 11/11/25

Principal Director

(Signature)
 11/11/25

Inspection required

Dy. CFO (CZ)

(Signature)
 11/11/25

- contd -

- 177 -
For compliance of directions issued by worthy Pr. Director.

~~KVP~~
12/11/25

~~DO (NOD)~~

As directed by worthy Principal Director, the site was visited by undersigned on dated 21.11.2025 alongwith ADO/Jwalakane and observed that.

1. Fire check doors have been provided in the building.
2. Basement is in the possession of other party having separate entry/exit and there is no connection with basement and guest house.

Submitted please.

~~Dy CPO (COZ)~~ Recommended please. ~~Approved~~
KVP 22/11/2025
24/11/25

~~Principal Director~~

~~Ham~~
~~Samuel Shortcom~~
~~shortcom?~~
~~27/11/25~~

~~Dy. CPO (NR)~~

- Yes Sir, shortcomings have been rectified please.

KVP
27/11/25

~~Principal Director~~

~~Dy. CPO (NR)~~
27/11/25

F.T. please.

~~Dy. CPO (NR)~~

KVP
28/11/25

~~ADO (JWP)~~

Am. Ft letter in reply to sign, also

~~Dy CPO (NR)~~

KVP
28/11/25
F.P. wing

uploaded
28/11/25

~~ADO (JWP)~~
28/11/25