



21/45

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE: CANNAUGHT PLACE
NEW DELHI- 110 001

No. F6/DFS/MS/Hotel/2026/NDZ/ 238

Dated: 23/03/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Perfect Palaces and Hotels Pvt. Ltd. located at Plot No.-D, Community Centre, Vivek Vihar Delhi-110092, comprising of 02 Basement, Ground, Mezzanine floor (on Ground and First floor) plus Eight upper floors, owned/occupied by M/s Perfect Palaces and Hotels Pvt. Limited was issued FSC vide letter No. F6/DFS/MS/Hotel/NDZ/2023/07 dated 01/02/2023. The premises was re-inspected by the officer concerned of this department on dated 03/03/2026 in the presence of Sh. S. C. Khaneja and found that the said 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 observed that the premises is fit for occupancy Class "Residential" (Group A) (Hotel Building) with effect from 23/03/2026 for a period of three years in accordance with the 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 & also conditions printed below.

Issued on 23/03/2026.....at New Delhi by.


20/3/26

(Dr. S. K TOMAR)
DY. CHIEF FIRE OFFICER
DELHI FIRE SERVICE

o/c 2

To,

1. The Commissioner, MCD, Civic Centre, New Delhi: to ensure the occupancy a detailed above.
2. Sh. S. C. Khaneja (Director), M/s Perfect Palaces and Hotels Pvt. Ltd. located at Plot No.-D, Community Centre, Vivek Vihar Delhi-110092
MCD ID No. 2026021401622

Conditions for the validity of Fire Safety Certificate:-

1. All the means of escape shall be kept free of all type of obstruction all the time.
2. All the employees shall be acquainted with the use and maintenance of all fire equipment and method of smooth and speedy safe evacuation of occupants in case of emergency.
3. The trained fire fighting staff should be available round the clock.
4. All the fire fighting equipment shall be maintained in perfect working condition all the time and any lapse rendering non-functional of fire safety measures, management shall be responsible.
5. Any deviation, with regards to construction, ventilation, occupancy, electric installation etc. may be got verified from the concerned authorities.
6. This Fire Safety Certificate may not be treated in any case for regularizations of unauthorized construction /unauthorized use of land if any.
7. The owner / occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rule 2010. The form is available on www.dfs.delhigovt.nic.in
8. The owner / occupier shall apply for renewal of this Fire Safety Certificate of the Director in Form 'J' [sub rule (1) of rule (37)] along with a copy of this Certificate, Six Months prior to its expiry.
9. The basement shall be used strictly as per the provision of building bye laws.

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1. Name & address of the building : M/s Perfect Palaces and Hotels Pvt. Ltd.,
Plot No.-D, Community Centre Vivek Vihar Delhi-110092
2. Building is comprised of : 02 Basement, Ground, Mezzanine floor
(on Ground and First floor) plus 08 upper floors
3. Type of Occupancy : Residential (Hotel building)
4. Type of Case : Renewal
5. Details of Previous NOC letter : F6/DFS/MS/Hotel/NDZ/2023/07 dated 01/02/2023
6. Fire Safety directive letter No : F6/DFS/MS/BP/Hotel/2010/1803 dated 18/06/2010
7. Date of Inspection : 03/03/2026
8. Name of the Inspecting officers : Deepak Kumar, ADO (TP/Shd.)
9. Name and designation of officer from the building side : Sh. S. C. Khaneja
10. Year of construction : 2022
11. Applicant's letter No : 2026021401622 Dated-14/02/2026

Sr. No.	Minimum Standards on Fire Prevention and Fire Safety U/R33	Requirement as per Guidelines	Provided at Site	Remarks MR/NMR
01	Access to Building.			
	• Road width	12 mtr.	30 mtr.	MR
	• Gate width	06 mtr.	06 mtr.	MR
	• Width of internal road	06 mtr.	06 mtr.	MR
02	Number, Width, Type and Arrangement of Exits.			
	a. Number of Staircases			
	• Upper floor	02 nos	02 nos	MR
	• Basement	02 nos.	02 nos.	MR
	B. Width of Staircases			
	• Upper floor	1.50 mtr.	1.50 mtr.	MR
	• Basement	1.50 mtr.	1.50 mtr.	MR
	c. Protection of Exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of Continuous Staircases to Terrace	02 nos	02 nos	MR
	e. Width of Corridor	1.50 mtr.	1.50 mtr.	MR
	f. Door Size	01 mtr.	01 mtr.	MR
03	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Sealed	MR
	• Fire rating of shaft door	02 hrs	02 hrs	MR
	• Water curtain	N/A	N/A	N/A
	• Fire dampers	Required	Provided	MR
04	Smoke Management System./			
	• Basement	30a/c per hrs	Provided	MR
	• Upper floor	12a/c per hrs	Provided	MR
05.	Fire Extinguishers.			
	• Total numbers	35 nos.	35 nos.	MR
	• Types	ABC /CO ₂	ABC /CO ₂	MR
	• IS marking	ISI marked	ISI marked	MR

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06	First-Aid-Hose Reels.			
	• Total numbers on each floor	02 no.	02 no.	MR
	• Length of hose reel hose	30 mtr.	30 mtr.	MR
	• Nozzle diameter	05 mm	05 mm	MR
07	Automatic Fire Detection and Alarming System.			
	• Type of detectors	Smoke/Heat	Provided	MR
	• Location of main panel	Reception	Provided	MR
	• Location of repeater panel	Reception	Provided	MR
	• Alternate source of power	Batter & DG Set	Provided	MR
	• Hooter's location	Different Location	Provided	MR
08	MOEFA	Required	Provided	MR
09	Public Address System.	Required	Provided	MR
10	Automatic Sprinkler System.			
	• Basement	Required	Provided	MR
	• upper floor	Required	Provided	MR
	• sprinkler above false ceiling	Required	Provided	MR
11	Internal Hydrants			
	• size of riser/down-comer	100 mm	100 mm	MR
	• Number of hydrants per floor	02 nos.	02 nos.	MR
	• Hose box	02 nos.	02 nos.	MR
12	Yard Hydrants.			
	• Total number of hydrants	04 nos.	04 nos..	MR
	• Hose box	04 nos.	04 nos.	MR
13	Pumping Arrangements.			
	➤ Ground Level			
	• Discharge of main pump	2850 Lpm	2850 Lpm	MR
	• Head of main pump	70 M	70 M	MR
	• Number of main pumps	02 no.	02 no.	MR
	• Jockey pump out put	180 Lpm.	180 Lpm.	MR
	• Jockey pump head	70 M	70 M	MR
	• Standby pump out put	2850 Lpm.	2850 Lpm.	MR
	• Standby pump head	70 M	70 M	MR
	• Auto starting /manual stopping	Required	Provided	MR
	• Pump house access	Required	Provided	MR
	➤ Terrace Level			
	• Discharge of pump	N/A	N/A	N/A
	• Head of the pump	N/A	N/A	N/A
	• Power supply	N/A	N/A	N/A
	• Auto starting of pump	N/A	N/A	N/A
14	Captive Water Storage for Fire Fighting.			
	• Underground tank capacity	2,00,000 Ltr.	2,00,000 Ltr..	MR
	• Draw-off connection	Required	Provided	MR
	• Fire service inlet	Required	Provided	MR
	• Access to tank	Required	Provided	MR
	• Overhead tank capacity	20,000 Ltr.	20,000 Ltr.	MR
15	Exit Signage.	Required	Provided	MR

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16	Provision of Lifts.			
	• Pressurization of lift shaft	Required	Provided	MR
	• Pressurization of lift lobby	Required	Provided	MR
	• Communication in lift car	Required	Provided	MR
	• Firemen's grounding switch	Required	Provided	MR
	• Lift signage	Required	Provided	MR
17	Standby Power Supply	Required	Provided	MR
18	Refuge Area.			
	• Total area	19.65 mtr ²	Provided	MR
	• Location	5 th & 7 th floor	Provided	MR
19	Fire Control Room			
	• Detector system panel	Required	Provided	MR
	• Flow switch panel	Required	Provided	MR
	• PA system panel	Required	Provided	MR
	• Battery backup	Required	Provided	MR
	• Building floor plans	Required	Provided	MR
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.

Keeping in view the deemed compliance of the minimum standards on fire prevention and fire safety measures as required under the rules the FSC issued vide letter no F6/DFS/MS/Hotel/NDZ/2023/07 dated 01/02/2023 renewal under rule 35 of the Delh Fire Service Rule, 2010 is recommended.

Last dated:- 15/03/2026

Deepak
05/03/2026

Signature of the Inspecting Officer
Name : Deepak Kumar
Designation : A.D.O. (TP/SHD)

Do (ED) This is case of renewal. Pl. put up accordingly.
Earlier Refuge area was on 4th & 6th floor.
Now, 5th & 7th floor. Pl. clarify.

ADO (Tahsilpan)

Mukherjee
05/03/26

Sir, The refuge area was shown at the 4th & 6th floors in the earlier inspection report. However, during the inspection it has been observed that the refuge area is actually located at 5th & 7th floors. Hence the location of refuge area was wrongly mentioned in the previous inspection report.

Do (ED)

Mukherjee
10/03/26

Deepak
09/03/2026