


c/86



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

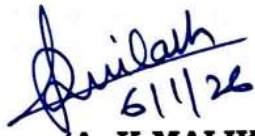
No.F6/DFS/MS/GH/SZ/2026/ 13

Dated 06/01/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Qutab Residency Guest House (Om Sons Projects Pvt., Ltd.) located at Plot No-81, Khasra No.210, First Floor & Second Floor, Adhchini, Main Aurobindo Marg, New Delhi-110017 is comprised of Basement (storage only), Ground & 03 Upper floors, But guest house running at first & second floor having 26 guest rooms & 04 suites owned/occupied by M/s Qutab Residency Guest House, was granted Fire Safety Certificate by this department vide letter no.F6/DFS/MS/GH/SZ/2022/544 dated 05/12/2022. The premises was inspected by the officer concerned of this department on 24/12/2025 in the presence of Mr. Ashok (Manager) and found that the said building has deemed complied with the requirement under rule 33 of Delhi Fire Service Rules, 2010 and the building is fit for occupancy Class "Group A-1 Residential (Lodging House) for first & second floor having 26 guest rooms & 04 suites only" with effect from 06/01/26 for a period of 03 (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 ...06/01/2026 at New Delhi by


(A. K MALIK)
Dy. CFO (SOUTH ZONE)
9/1/26

Copy to:-

1. The Commissioner, Municipal Corporation of Delhi, to ensure the occupancy as detailed above deviation and if any. Online Portal ID- 2025120815520 dated: 08/12/2025.
2. The Manager, M/s Qutab Residency Guest House located at Plot No-81, Khasra No.210, First floor & Second floor, Adhchini, Main Aurobindo Marg, New Delhi-17.

Conditions for the validity of Fire Safety Certificate:

1. The Fire Safety Certificate is valid for first & second floor with 30 guest rooms only. In case of any violation, this FSC will be treated as null & void.
2. All the means of escape shall be kept free from any type of obstruction all the time.
3. 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
4. All the fire safety arrangements provided therein shall be maintained in good working condition at all time as seem during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
5. Any deviation, with regards to construction, ventilation, occupancy, electric installation etc. may be got verified from the concerned authorities. This Fire Safety Certificate is valid only for permanent building structure as per plan.
6. Basement shall not be used for any other purpose except as specified in UBBL, subject to permission from concerned local authority.
7. This fire safety certificate may not be treated in any case of regularizations of unauthorized construction/unauthorized use of land or activities, if any.
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 the official website of Delhi Fire Service i.e. www.dfs.delhigovt.nic.in.
9. "The owner/occupier shall apply for renewal of this Fire Safety Certificate to the MCD portal along with a copy of this Certificate, six months prior to its expiry".

INSPECTION REPORT

1. Name & address of the building : M/s Qutab Residency Guest House located at Plot No-81, Khasra No.210, first Floor & Second Floor, Adhchini Main Aurobindo Marg, New Delhi-110017
2. Type of Occupancy : Residential & Lodging "Group -A" (Guest House)
3. Building comprised of : Basement (storage only), Ground + 02 Upper floors but guest house Running at 1st & 2nd floor having 30 guest rooms.
4. Type of Case : Renewal (09) L (2) L
5. Details of previous FSC : F6/DFS/MS/GH/SZ/2022/544 Dated 05/12/2022.
6. Fire Safety directives letter No : Nil
7. Date of inspection : 24/12/2025
8. Name of the Inspecting Officers : ADO (Rohini), C.L. Meena
9. Name and designation of officers from the building side : Sh. Ashok (manager)
10. Year of Construction : 2000
11. Applicant's letter No. : Online MCD Portal ID No.2025120815520 dated: 08/12/2025.

S. No	Minimum Standards on fire prevention and fire safety U/R 33	Old NOC Requirement	Provided at site	Remarks MR/NMR
1	Access to building			
	• Road width	Required	09 mtr.	MR
	• Gate width	NA	NA	NA
	• Width of internal road	NA	NA	NA
2	Number, Width, Type & Arrangement of Exits			
	a. Number of staircases			
	• Upper Floors	02nos.	03nos.	MR
	• Basements	NA	NA	NA
	b. Width of staircases			
	• Upper Floors	1.80mtr 1.25m & 0.95m	1.80m, 1.25m & 0.95m	MR (old case)
	• Basements	NA	NA	NA
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	NA	NA	NA
	d. No. of continuous staircases to terrace	Required	01	MR
e. Width of Corridor	NA	NA	NA	
f. Door Size	NA	01 mtr.(Final exit)	NA	
3	Compartmentation.			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	NA	NA	NA
	• Fire Rating of shaft door	NA	NA	NA
	• Water Curtain	NA	NA	NA
• Fire Dampers	NA	NA	NA	
4	Smoke Management System. As per clause 7.31 in UBBL 2016			
	• Basements	NA	NA	NA
	• Upper floors	Required	Provided	MR

5	Fire Extinguishers			
	<ul style="list-style-type: none"> Total numbers Types ISI marking 	08nos.	08nos.	MR
		ISI marked	W. Co ₂ -04 & ABC-06	MR
		Required	Provided	MR
6	First-Aid Hose Reels.			
	<ul style="list-style-type: none"> Total numbers on each floor Length of hose reel hose 	01	01	MR
		30m	30m	MR
<ul style="list-style-type: none"> Nozzle diameter 	5mm	5mm	MR	
7	Automatic fire detection and alarming system. As per clause 7.31 in UBBL 2016			
	<ul style="list-style-type: none"> Type of detectors CO type Location of Main Panel Location of Repeater Panel Alternate source of power Hooters' Location 	Required	Provided	MR
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
		NA	NA	NA
MOEFA	Required	Provided	MR	
9	Public Address System.	Required	Provided	MR
10	Automatic Sprinkler System.			
	<ul style="list-style-type: none"> Basement Upper Floor 	NA	NA	NA
		NA	NA	NA
<ul style="list-style-type: none"> Sprinkler above false ceiling 	NA	NA	NA	
11	Internal Hydrants			
	<ul style="list-style-type: none"> Size of riser/down-comer Number of hydrants per floor 	100mm	Provided	MR
		01no	Provided	MR
<ul style="list-style-type: none"> Hose Box 	01no	Provided	MR	
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 Starting/ Manual stopping Pump House Access 	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
		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
	<ul style="list-style-type: none"> Terrace level <ul style="list-style-type: none"> Discharge of pump Head of the pump Power Supply Auto Starting of pump 	450 LPM	450 LPM	MR
	Required	35m	MR	
Required	Provided	MR		
Required	Provided	MR		


cy


14	Captive Water Storage for firefighting.			
	• Underground tank capacity	NA	NA	NA
	➤ Draw-off connection	NA	NA	NA
	➤ Fire service inlet	Required	Provided	MR
	➤ Access to tank	NA	NA	NA
	• Overhead Tank capacity	5,000 Ltr	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	NA	NA	NA
	• Fireman's Grounding Switch	NA	NA	NA
	• Lift Signage	NA	NA	MR
17	Standby power supply	Required	Provided	
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	NA	NA	NA
	• Batter 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

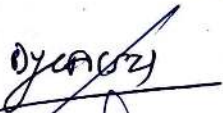

The fire protection system provided in the building were randomly checked and found functional at the time of inspection.

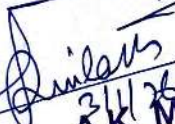
Keeping in view of the deemed compliance of the minimum standard on fire prevention and fire safety measures as required under the rules, the FSC issued vide letter no. F6/DFS/MS/GH/SZ/2022/544 Dated 05/12/2022, **renewal** under rule 37 of the Delhi Fire Service rules, 2010 is recommended.


Last date: 7/1/26


 Signature of the Inspecting Officer
 Name: C.L. Meena
 Designation: ADO (Rohini)

DO (South)

Ravinder Singh



A.K. MALIK
 Principal Director


A.K. MALIK
 (Sd/-)

By: C.L. Meena + Issue.

 02/01/26