GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUATERS: DELHI FIRE SERVICE: NEW DELHI–110001

C-26

No. F.6/DFS/MS/2026/SZ/525 Dated: 5/06/2026

FIRE SAFETY CERTIFICATE

Certified that **M/s. Aroha Guest House (A unit of Opera Hospitality) located at 1st & 2nd floor plot no. 24 A & 24 B, Naraina Industrial Area, Phase-II, New Delhi- 110028** in a building comprised of Basement, Ground plus 03 upper floors having fire safety certificate issued vide letter no. F6/DFS/MS/BNQT./2026/SZ/50 dated 16.01.2026. The building is having basement as office, Ground & 3rd floor (Banquet Hall) and 1st floor having (13 rooms & small hall) and 2nd floor having (18 rooms) total-31 rooms and small hall. The premises was inspected by officer concerned of this department on 26.05.2026 in presence of Mr. Sumit(Sales Head) and found that the owner have complied with the fire prevention and fire safety requirements for guest rooms as per application in accordance with Rule 33 of the Delhi Fire Service Rules, 2010 and that the premises is fit for occupancy class "**Residential (Lodging House)**" for 1st floor having (13 rooms & small hall) and 2nd floor having (18 rooms) total-31 rooms and small hall with effect from 05/06/2026 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 05 / 06 /2026 at New Delhi by.

4/6/26

A.K. Malik
Chief Fire Officer
Delhi Fire Service

03/6

Copy to: -

1. The Dy. Commissioner, MCD, Desh Bandhu Gupta Road Dev Nagar, Karol Bagh New Delhi-110005. (MCD Portal ID No. 2026042906063 dated 16.05.2026).
2. Mr. Paras Oberoi, M/s. Aroha Guest House (A unit of Opera Hospitality) located at 1st & 2nd floor plot no. 24 A & 24 B, Naraina Industrial Area, Phase-II, New Delhi- 110028.

Conditions for the validity of Fire Safety Certificate: -

1. All the means of escape/entry/exit shall be kept free from any obstruction.
2. All the fire safety arrangements provided therein shall be maintained in good working condition at all times as seen during inspection. Any loss of life or property due to non-functional fire safety measures shall be at the responsibility of the management.
3. All the staff members must know the correct method of operation of fire-fighting system.
4. Any deviation, with regards to construction, ventilation, occupation, electric installation etc. may be got verified from the concerned authorities.
5. The Fire Safety Certificate may not be treated in any case regularizations of unauthorized construction/ unauthorized use of lant 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
7. This fire safety certificate may not in any way be treated as regularization (Clause 2.8 of UBBL-2016) of unauthorized construction or alteration (Clause 1.4.3 of UBBL-2016), if any.
8. "The owner/occupier shall apply for renewal of this Fire Safety Certificate to 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 Owner has submitted that guest rooms are for use with banquet hall only.

N/5

INSPECTION REPORT

1	Name & Address of the Building	M/s Aroha Guest House (A Unit of Opera Hospitality) located at Plot no. 24 A & 24 B, Naraina Industrial Area, Phase-II, New Delhi-110028		
2	Type of Occupancy	**Lodging House as 1st Floor (having 13 rooms & small hall) and 2nd (having 18 rooms). Total-31 rooms + small hall.**		
3	Building comprised of	Basement, Ground + 3 Upper Floor		
4	Type of Case	New		
5	Details of Previous NOC	F6/DFS/MS/BNQT./2026/SZ/50 dated 16.01.2026 for Basement as office complex, Ground and 3rd floor as Banquet Hall.		
6	Fire Safety Directives Letter No	F6/DFS/MS/BP/2025/346 dated 13.11.2025		
7	Date of Inspection	26/05/2026		
8	Name of the Inspecting Officers	Vinay Kumar (ADO/SRD)		
9	Name & Designation of Officers from the building side	Mr. Sumit, Sales head		
10	Year of construction/ date of conversion	2024		
11	Applicant letter No.	MCD Portal ID-2026042906063 dated 16.05.2026		
S. No.	**Minimum standards on Fire Prevention and Fire Safety U/R 33**	**UBBL-2016 /NBC Requirement**	**Provided at Site**	**Remarks**
1	**Access to Building.**			
	• Road width	06 mtrs.	Provided	MR
	• Gate width	06 mtrs.	Provided	MR
	• Width of internal road	NA	NA	NA
2	**Number, width, type & arrangement of exits**			
	a. Number of Staircase			
	• Upper floors	02 nos.	03 nos.	MR
	• Basement floor	02 nos.	03 nos.	MR
	b. Width of Staircase			
	• Upper floors	1.5 mtrs.	Provided 2 m	MR
	• Basement floor	1.5 mtrs.	Provided 2 m	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	NA	NA	NA
	d. No. of continuous staircase to terrace	02 nos.	03 nos.	MR
	e. Width of corridor	1.8 mtrs	Provided	MR
	f. Door size	1.0 mtrs.	Provided	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	NA	NA	NA
	• Fire dampers.	NA	NA	NA
4	**Smoke Management system.**			
	• Basement	12 ACPH	Provided	MR
	• Upper floors	12 ACPH	Provided	MR
5	**Fire Extinguishers.**			
	• Total numbers	08 nos. each floor	Provided 12 nos.	MR
	• Types	CO2, ABC	Provided	MR
	• ISI Marking	ISI marked	Provided	MR

6	**First Aid Hose Reels.**			
	• Total numbers on each floor.	01 nos.	Provided 4 nos.	
	• Length of hose-reel hose.	30 m	Provided	M.
	• Nozzle Diameter	5 mm	Provided	MR
7	**Automatic fire detection & alarming system.**			
	• Type of detectors	Carbon Monoxide	Provided	MR
	• Location of Main Panel	Required	Provided	MR
	• Location of Repeater Panel	NA	NA	NA
	• Alternate source of power	Required	Provided	MR
	• Hooter's location	Required	Provided	MR
8	**MOEFA**	Required	Provided	MR
9	**Public Address System**	Required	Provided	MR
10	**Automatic Sprinkler System**			
	• Basement	Required	Provided	MR
	• Upper floors	NA	NA	NA
	• Sprinkler above false ceiling	NA	NA	NA
11	**Internal Hydrants.**			
	• Size of Riser/Down-comer	NA	Provided	NA
	• Number of Hydrant per floor	NA	Provided 4 nos.	NA
	• Hose box.	NA	Provided 4 nos.	NA
12	**Yard Hydrants.**			
	• Total number of hydrants.	NA	NA	NA
	• Hose box.	NA	NA	NA
13	**Pumping arrangements.**			
	• **Ground Level**			
	➢ Discharge of main pump.	NA	NA	NA
	➢ Head of main pump.	NA	NA	NA
	➢ Number of main pumps.	NA	NA	NA
	➢ Jockey Pump output.	NA	NA	NA
	➢ Jockey Pump head.	NA	NA	NA
	➢ Standby Pump output.	NA	NA	NA
	➢ Standby Pump head.	NA	NA	NA
	➢ Auto Starting / Manual Stopping.	NA	NA	NA
	➢ Pump House Access	NA	NA	NA
	• **Terrace Level**			
	➢ Discharge of pump.	450 LPM	Provided 900 lpm	MR
	➢ Head of pump.	40 mtrs.	Provided	MR
	➢ Power supply.	Required	Provided	MR
	➢ Auto starting of pump.	Required	Provided	MR
14	**Captive water storage for Fire Fighting.**			
	• Underground tank capacity.	NA	Provided 2,00,000 Ltrs.	MR
	➢ Draw-off connection.	Required	Provided	MR
	➢ Fire Service Inlet.	Required	Provided	MR
	➢ Access to tank.	Required	Provided	MR
	• Overhead tank capacity.	15,000 ltrs	Provided	MR

15	**Exit Signage.**	Required	Provided	MR
16	**Provision of Lifts.**	**Lift running between GF to 3rd floor and servicing to basement as per undertaking.**		
	• Pressurization of lift shaft.	NA	NA	NA
	• Pressurization of lift lobby.	NA	NA	NA
	• Communication in lift car.	Required	Provided	MR
	• Fireman's switch.	Required	Provided	MR
	• Lift signage.	Required	Provided	MR
17	**Standby Power Supply**	Required	Provided	MR
18	**Refuge Area**			
	• Total area	NA	NA	NA
	• Location	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 plan	NA	NA	NA
20	**Special Fire Protection System for the Protection of special Risk, if any:**	NA	NA	NA

The Fire protection systems provided in the building were tested/checked at random and found functional at the time of inspection. The building already having fire safety certificate vide letter no. F6/DFS/MS/BNQT./2026/SZ/50 dated 16.01.2026 for basement as office ~~complex~~, ground & 3rd floor as banquet hall.

Keeping in view of the substantially satisfactory compliance of the minimum standards on fire prevention and fire safety measures as required under the Rules, it is recommended to grant Fire Safety Certificate for 1st floor (13 rooms & small hall) and 2nd floor (18 rooms) total-31 rooms & a small hall for use with banquet under Rule 35 of the Delhi Fire Service Rules, 2010.

Accordingly, DFA is put up for approval and signature please.

01.6.26

Signature of Inspecting Officer
Vinay Kumar(ADO/SRD)

DO(S/W)

RAJINDER KAWAL
CFO(S2)

A.K. MALIK
Principal Director