C-84

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

आज़ादी का अमृत महोत्सव

No. F6/DFS/MS/GH/WZ/2026/ 711 Dated:- 31/08/2026

FIRE SAFETY CERTIFICATE

Certified that M/s Cullinan a Unit of La Sarene Hotels located at Plot no. 298, Block- A-1, Janakpuri, New Delhi- 110058, comprised of Basement, Stilt, Ground + 03 Upper Floors (09 Guest rooms on each floor, Total- 36 Guest room), was issued Fire Safety Certificate by this department vide letter no. F6/DFS/MS/GH/2023/SZ/138 dated 18/08/2023. The said premise was re-inspected by the officer concerned of this department on 28/07/2026 in the presence of Sh. Ram Das (G M) and found that the said building have complied with the fire prevention and fire safety requirements in accordance with the Rule 33 of the Delhi Fire Service Rules, 2010 and that the premises/building is fit for occupancy class of "Residential Building" (Guest House) with effect from 31/08/2026 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 printed below.

Issued on 31/08/2026 at New Delhi by

Anilak 28/8/26

A.K. Malik
Chief Fire Officer

DC 28/08/26

Copy to:-

1. The Commissioner, Municipal Corporation of Delhi, Civic Centre, Minto Road, New Delhi-110002: - in r/o computer id no. 2026071709889 dated 17/07/2026: to ensure occupancy as detailed above and deviation, if any.

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 equipments and method of smooth and speedy safe evacuation of occupants in case of emergency.
3. All the fire fighting equipments shall be maintained in perfect working condition all the time and any lapse rendering non-functional if fire safety measures, management shall be responsible.
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 for regularizations of unauthorized construction / unauthorized use of land if any.
6. All comments / directions of licensing Department shall always be permitted and followed.
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 to the Director in 'Form J' (Sub-Rule (1) of Rule 37) along with copy of the certificate, six months prior to its expiry.
9. The basement & stilt floor shall be used as per BBL.

N/20

INSPECTION REPORT

1. Name & address of the building : M/s Cullinan a Unit of La Sarene Hotels located at Plot no. 298, Block- A-1, Janakpuri, New Delhi- 110058
2. Building is Comprised of : Basement (Storage), Stilt (Parking), Ground + 03 Upper Floors (09 Guest rooms on each floor, Total- 36 Guest room)
3. Type of Occupancy : Residential Building (Guest House)
4. Type of Case : Renewal
5. Details of previous NOC : F6/DFS/MS/GH/2023/SZ/138 dated 18/08/2023
6. Fire Safety directives Letter No. : NBC Part- IV/UBBL
7. Date of inspection : 28/07/2026
8. Name of the Inspecting Officer : Aman Kumar Lathar, ADO (JKP)
9. Name and designation of Officer from the building side : Sh. Ram Das (G.M.)
10. Year of Construction : 2018
11. Applicant's letter no. : 2026071709889 dated 17/07/2026

S No	Minimum standards on fire prevention and fire safety U/R 33	Requirements as NBC Part-IV/UBBL	Provided at site	Remarks MR/NMR
1.	Access of building			
	• Road width	06 m	10 m	MR
	• Gate width	NA	NA	NA
	• Width of internal road	NA	NA	NA
2.	Number, width, Type & Arrangements of exits			
	a. Number of staircases			
	• Upper floors	02 nos.	02 nos.	MR
	• Basements	02 nos.	02 nos.	MR
	b. Width of staircases			
	• Upper floors	1.50 m	1.50 m each	MR
	• Basements	1.50 m	1.50 m each	MR
	c. Protection of exits			
	• Fire check door	NA	NA	NA
	• Pressurization	NA	NA	NA
	d. No of continuous staircase to terrace	01	01	MR
	e. Width Of Corridor	1.80 m	1.80 m	MR
	f. Door Size	1.0 m	1.0 m	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 managements System			
	• Basements	Required	Exhaust Fan	MR
	• Upper floors	Required	Natural Ventilation	MR
5.	Fire Extinguishers			
	• Total numbers	08 nos.	Provided	MR
	• Types	ABC & CO_2	Provided	MR
	• ISI marking	ISI Marked	Provided	MR
6.	First – Aid Hose Reels			
	• Total numbers on each floor	01 no.	Provided	MR
	• Length of hose reel hose	30 m	Provided	MR
	• Nozzle diameter	5 mm	Provided	MR

7.	Automatic fire detection and alarming system			
	• Type of detectors	Required	Provided	M
	• Location of Main Panel	NA	NA	NA
	• Location of Repeater Panel	NA	NA	NA
	• Alternate source of power	Required	Provided	MR
	• Hooters' Location	NA	NA	NA
8.	MOEFA	Required	Provided	MR
9.	Public Address System	Required	Provided	MR
10.	Automatic Sprinkler System			
	• Basements & Stilt	Required	Provided	MR
	• Upper Floor	NA	NA	NA
	• Sprinkler above false ceiling	NA	NA	NA
11.	Internal Hydrants:			
	• Size of riser/down- comer	100 mm	Provider	MR
	• Number of hydrants per floor	01 no.	Provided	MR
	• Hose Box	01 no.	Provided	MR
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 out put	NA	NA	NA
	➢ Jockey pump head	NA	NA	NA
	➢ Standby Pump out put	NA	NA	NA
	➢ Standby Pump Head	NA	NA	NA
	➢ Auto Staring/Manual stopping	NA	NA	NA
	➢ Pump House Access	NA	NA	NA
	• Terrace level			
	➢ Discharge of pump	900 lpm	Provided	MR
	➢ Head of the pump	40 m	Provided	MR
	➢ Power supply	Required	Provided	MR
	➢ Auto starting of pump	Required	Provided	MR
14.	Captive water Storage for fire fighting:			
	• Under ground tank capacity	NA	NA	NA
	➢ Draw off connection	NA	NA	NA
	➢ Fire service inlet	NA	NA	NA
	➢ Access to tank	NA	NA	NA
	• Overhead Tank capacity	15, 000 ltrs.	Provided	MR
15	Exit Signage	Required	Provided	MR
16.	Provision of Lifts			
	➢ Pressurization of Lift Shaft	NA	NA	NA
	➢ Pressurization of lift lobby	NA	NA	NA
	➢ Communication in lift Car	NA	NA	NA
	➢ Fireman's Grounding 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

N/22

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;	Required	Provided	MR

The fire protection systems provided in the building were checked and found functional at the time of inspection. The shortcomings issued vide letter no. F6/DFS/MS/GH/NDZ/2025/42 dated 23/01/2025 found rectified.

Keeping in view of the deemed compliance of the minimum standards of fire prevention and fire safety measures as required under the rules, the FSC issued vide letter no. F6/DFS/MS/GH/2023/SZ/138 dated 18/08/2023, renewal under rule 37 of the Delhi Fire Service Rule 2010, **is recommended**.

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

29/07/26

Aman Kumar Lathar
ADO (JKP)

ADO (SWD)

30/7/26

Dy CFO (WZ)

Second stair is not shown in the plan

03/08/2026

ADO (SWD)

4/8

ADO (JKP)

As per above observation, fresh plan duly signed by registered MCD Architect & owner is collected from management and placed ofcfile. Re-submitted for approval please.

12/08/26
ADO (JKP)

ADO (SWD)

13/8/26

Dy CFO (WZ)

14/08/2026
D.B. MUKHERJEE
Dy. Chief Fire Officer
West Zone
Delhi Fire Service
Govt. of NCT of Delhi

Contd:-