N139

INSPECTION REPORT

1	Name & address of the building	**M/s Hotel Richa Place (Guest House), located at B-109, Lajpat Nagar-1, New Delhi-110025.**
2	Building is comprised of	**Basement + Ground + 04 upper floors** **Basement- Storage** **Ground floor-** reception + hall + 03 guest rooms **1st floor** - 04 guest rooms **2nd floor-** 04 guest rooms **3rd floor** - 03 guest rooms **4th floor** - Closed
3	Type of occupancy	Residential Group A-1
4	Type of case	Renewal
5	Details of Previous FSC	F6/DFS/MS/GH/SZ/2022/514 dated 18/11/2022
6	Fire Safety direction letter no.	Nil
7	Date of inspection	15/06/2026
8	Name of the inspecting officers	Rajesh Kumar Shukla ADO (J.Pura)
9	Name of the designation of officer from the building side	Mr. Labh Singh (Owner)
10	Year of construction	2007-08
11	Applicant's letter no.	etl.mcdonline application no. 2026060307949

S.No	Minimum Standards on fire Prevention and fire safety requirements U/R 33	Requirement as per Rule 35 (6)	Provided at Site	Remarks MR/NMR
1	**Access to building**			
	A Road width	6.0 mtrs	6.0 mtrs	MR
	B Gate width	NA	NA	NA
	C Width of internal road	NA	NA	NA
2	**Number, Width, Type and Arrangement of Exits**			
	A Number of staircases			
	a Upper floor	02 nos.	02 nos.	MR
	b Basement	02 nos.	02 nos.	MR
	B Width of staircases			
	a Upper floor	0.90 mtrs & 1.20 mtrs	0.90 mtrs & 1.2 mtrs (iron)	MR (Old case)
	b Basement	1.25 mtrs	0.90 mtrs & 0.75 mtrs	MR (Old case)
	C Protection of exits			
	a Fire check door	NA	NA	NA
	b Pressurization	NA	NA	NA
	D No. of continuous staircases to terrace	01 no.	01 no.	MR
	E Width of corridor	NA	NA	NA
	F Door size	1.0 mtrs	1.05 mtrs (final exits)	MR
3	**Compartmentation**			
	A Fire check door	NA	NA	NA
	B Sealing of electrical shafts	NA	NA	NA
	C Fire rating of shaft door	NA	NA	NA
	D Water curtain	NA	NA	NA
	E Fire dampers	NA	NA	NA
4	**Smoke Management System.**			
	A Basement	Natural/ Mechanical	Exhaust fans	MR
	B Upper floor	Natural/ Mechanical	Exhaust fans	MR

5.	**Fire Extinguisher**				
	A	Total numbers	12 nos.	12 nos.	MR
	B	Types	CO_2 & ABC	CO_2 & ABC	MR
	C	ISI marking	Required	ISI marked	MR
6	**First-Aid-Hose Reels**				
	A	Total numbers of each floor	01 no.	01 no.	MR
	B	Length of hose reel hose	30 mtrs.	30 mtrs.	MR
	C	Nozzle diameter	5 mm	5 mm	MR
7	**Automatic Fire Detection And Alarming System (required as per clause 7.31.viii, UBBL 2016).**				
	A	Type of detectors	CO detectors	Provided	MR
	B	Location of main panel	At ground floor	Provided	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	NA	NA	NA
	E	Hooters	Audible in entire building	Provided	MR
8	**MOEFA**		Required	Provided	MR
9	**Public Address System.**		NA	NA	NA
10	**Automatic Sprinkler System.**				
	A	Basement **(Less than 200 m^2)**	NA	100 mm	NA
	B	Upper floor	NA	01 no.	NA
	C	Sprinkler above false ceiling	NA	01 no.	NA
11	**Internal Hydrants**				
	A	size of riser/**down-comer**	NA	NA	NA
	B	Number of hydrants per floor	NA	NA	NA
	C	Hose box	NA	NA	NA
12	**Yard Hydrants.**				
	A	Total number of hydrants	NA	NA	NA
	B	Hose box	NA	NA	NA
13	**Pumping Arrangements.**				
	A	**Ground Level**			
		a Discharge of main Pump	NA	NA	NA
		b Head of Main Pump	NA	NA	NA
		c Number of main pumps	NA	NA	NA
		d Jockey pump out put	NA	NA	NA
		e Jockey pump head	NA	NA	NA
		f Standby pump out put	NA	NA	NA
		g Standby pump Head	NA	NA	NA
		h Auto Starting /Manual stopping	NA	NA	NA
		i Pump house access	NA	NA	NA
	B	**Terrace Level**			
		a Discharge of pump	450 LPM	900 LPM	MR
		b Head of the Pump	40 mtrs.	40 mtrs.	MR
		c Power supply	Required	Provided	MR
		d Auto starting of pump	Required	Provided	MR
14	**Captive Water Storage for Fire Fighting.**				
	A	Underground tank capacity	NA	NA	NA
	B	Draw-off connection	NA	NA	NA
	C	Fire service inlet	NA	NA	NA
	D	Access to tank	NA	NA	NA
	E	Overhead tank capacity	5,000 ltrs	5,000 ltrs	MR

15	**Exit Signage.**		Required	Provided	MR
16	**Provision of Lifts.**				
	A	Pressurization of lift shaft	NA	NA	NA
	B	Pressurization of lift lobby	NA	NA	NA
	C	Communication in lift car	NA	NA	NA
	D	Firemen's grounding switch	NA	NA	NA
	E	Lift signage	NA	NA	NA
17	**Standby Power Supply**		Required	Provided	MR
18	**Refuge Area.**				
	A	Total area	NA	NA	NA
	B	Location	NA	NA	NA
19	**Fire Control Room**				
	A	Detector system panel	NA	NA	NA
	B	Flow switch panel	NA	NA	NA
	C	PA system panel	NA	NA	NA
	D	Battery backup	NA	NA	NA
	E	Building floor plans	NA	NA	NA
20	**Special Fire Protection Systems For Protection Of Special Risks, If Any:**		NA	NA	NA

LEGENDS: -Meeting Requirement (MR), Not Meeting Requirement (NMR), Not Applicable (NA), Provided but Not Functional (PNF), Not Provided (NP).

The shortcomings issued by this department vide letter no. F6/DFS/MS/GH/SZ/2025/331 dated 31/07/2025 has been rectified by the guest house management.

The owner has submitted an affidavit on 18.11.2022 not to use any floor above third floor for any purpose in accordance with clarification of Gazette Notification dated 27.05.2019.

The fire protection systems provided in the building were tested, checked at random and found functional at the time of inspections.

In view of the deemed compliance of minimum standards of fire prevention and fire safety measures as required under the Rules, the FSC issued vide letter no F6/DFS/MS/GH/SZ/2022/514 dated 18/11/2022 is recommended to be renewed under Rule 37 of the Delhi Fire Service Rules 2010. Last date of disposal of this application is 03/07/2026.

Signature of the Inspecting Officer
Name Rajesh Kumar Shukla
Designation ADO (J.Pura)

DO (South/East)

17/6/26
Ravinder Singh

A.K. MALIK

Principal Director

CFO to Issue.
19/06/26

20/6/26
A.K. MALIK CFO (SZ)

DO(FS)

C-113

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

F6/DFS/MS/GH/SZ/2026/592 Dated: 30/06/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s Hotel Richa Place (Guest House), located at B-109, Lajpat Nagar-1, New Delhi-110025, comprised of Basement + Ground + 04 upper floors: Basement- Storage, Ground floor- reception + hall + 03 guest rooms, 1st floor - 04 guest rooms, 2nd floor- 04 guest rooms, 3rd floor- 03 guest rooms, 4th floor- found closed, total -14 Guest Rooms was granted Fire Safety Certificate by this department vide letter no F6/DFS/MS/GH/SZ/2022/514 dated 18/11/2022 upto 3rd floor only. The building/premises was re-inspected by officer concerned of this department on 15/06/2026 in presence of Mr. Labh Singh (Owner) and found that the building has deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rules, 2010 and the owner has already submitted an affidavit on 18.11.2022 not to use any floor above third floor for any purpose in accordance with clarification of Gazette Notification dated 27.05.2019. Accordingly, the premises is fit for occupancy of "Residential Sub Division-A-1" for total 14 guest rooms (Ground floor- 03 guest rooms, 1st floor - 04 guest rooms, 2nd floor- 04 guest rooms, 3rd floor - 03 rooms, upto 3rd floor only) with effect from 30/06/2026 and valid upto 31.03.2029 in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40 and subject to conditions under Rule 38 of Delhi Fire Service Rules, 2010 printed below.

Issued on ....30/06/2026.....at New Delhi by

29/6/26

(M.K Malik)
Chief Fire Officer

30/6/26

Reference: etl.mcdonline application no. 2026060307949.

Copy to:-

1. The Licensee, M/s Hotel Richa Place (Guest House), located at B-109, Lajpat Nagar-1, New Delhi-
2. The Commissioner, MCD Civic Centre, New Delhi-to kindly ensure that occupancy and electricity are in comformity.

Conditions for the validity of Fire Safety Certificate

1. The means of escape shall be kept unobstructed/unlocked for unhindered evacuation in case of an emergency.
2. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
3. Any loss of life or property due to non functional fire safety measures shall be at the responsibility of the management.
4. The trained fire fighting staff should be available round the clock.
5. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
6. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any.
7. 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
8. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director in form 'J' [sub rule (I) of rule 37] along with a copy of this Certificate, six months prior to its expiry".
9. Any change in the occupancy shall be intimated to this Deptt. and approval shall be obtained thereto before occupancy of the same.