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

No. F6/DFS/MS/GH/SZ/2026/671 Dated: 05/08/2026

FIRE SAFETY CERTIFICATE (FSC)

Certified that the M/s **Hotel Urban Luxury** located at **Plot no. RZ- A-230, Street No. 07, Road No-4 Mahipalpur, New Delhi-37,** building comprised of Ground + 05 upper floors: Basement – (Other's property), Ground floor (Reception + Lounge + store) 1st floor - 04 guest rooms, 2nd floor- 11 guest rooms, 3rd floor - 11 guest rooms, 4th floor and 5th - Sealed & was granted Fire Safety Certificate by this department vide letter no. F6/DFS/MS/GH/2023/SZ/84 dated 08/05/2023 for guest house operating at Ground + 03 upper floors. The building/premises was re-inspected by officer concerned of this department on 21/07/2026 in presence of Sh. Vijay Kumar Nangalia (owner) and the building has deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of Delhi Fire Service Rules, 2010. The Owner has submitted an affidavit dated 28/07/2026 along with photograph stating that floors above Third floor have been permanently closed. The Accordingly, the premises is fit for occupancy of "Residential Sub Division-A-1" for total 26 Guest rooms (Ground – Reception + Lounge + store, 1st floor - 04 guest rooms, 2nd floor- 11 guest rooms, 3rd floor - 11 guest rooms with effect from..05/08/2026 for period of Three years 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 .....05/08/2026.....at New Delhi by

5/8/26
(A K Malik)
Chief Fire Officer
Delhi Fire Service

Reference: etl.mcdonline application no. 2026071309761.

Copy to:

1. The Commissioner, MCD, 9th floor, Shyama Prashad Mukherjee Civic Centre, Delhi – 2: To ensure the occupancy as per above.

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 month 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.
10. This Fire Safety Certificate is valid for Guest House operating from Ground to 3rd floor only. Further, if there is any subsequent violation of clause 7.31 of UBBL 2016 after the issuance of Fire Safety Certificate, may be treated as withdrawn with immediate effect.

INSPECTION REPORT					
1	Name & address of the building		**M/s Hotel Urban Luxury** located at **Plot no. RZ-A-230, Street No. 07,Road No-4 Mahipalpur, New Delhi-37.**		
2	Building is comprised of		**Basement + Ground + 05 upper floors: Guest house operational at G+ 3 upper floors only.** **Basement** – (Others' Property) **Ground floor**- Reception + Lounge + store **1st floor** - 04 Guest rooms **2nd floor** - 11 Guest rooms **3rd floor** - 11 Guest rooms **4th floor 5th floor** – (Permanently closed by the owner)		
3	Type of occupancy		Residential, 'Group-A'' (Guest House)		
4	Type of case		Renewal		
5	Details of Previous FSC		F6/DFS/MS/GH/2023/SZ/84 dated 08/05/2023		
6	Fire Safety directive letter no.		Nil		
7	Date of inspection		21/07/2026		
8	Name of the inspecting officers		Rajesh Kumar Shukla ADO (Jangpura)		
9	Name of the designation of officer from the building side		Sh. Vijay Kumar Nangalia (Owner)		
10	Year of construction		1991		
11	Applicant's letter no.		etl.mcdonline application No.2026071309761.		
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 m	6.0 m	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	1 no.	2 nos.	MR
	b	Basement	NA	NA	NA
	B	Width of staircases			
	a	Upper floor	1.25 m	1.58 m & 1.0 m	MR
	b	Basement	NA	NA	NA
	C	Protection of exits **(Required as per clause 7.31 (x) UBBL 2016 amended)**			
	a	Fire check door	Required	Provided	MR
	b	Pressurization	NA	NA	NA
	D	No. of continuous staircases to terrace	01 no.	1 no.	MR
	E	Width of corridor	NA	NA	NA
	F	Door size	1.25 m	1.50 mtrs (final exits)	MR
3	**Compartmentation**				
	A	Fire check door	NA	NA	NA
	B	Sealing of electrical shafts	Required	Provided	MR
	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 (Required as per clause 7.31 (x) UBBL 2016 (amended)**				
	A	Basement	30 ACPH	NA	NA
	B	Upper floor	12 ACPH	Exhaust fans	MR

5.	**Fire Extinguisher**				
	A	Total numbers	10 nos.	10 nos.	MR
	B	Types	CO_2& ABC	ABC type	MR
	C	ISI marking	ISI marked	Provided	MR
6	**First-Aid-Hose Reels**				
	A	Total numbers of each floor	01 no.	02 nos.	MR
	B	Length of hose reel hose	30 m	Provided	MR
	C	Nozzle diameter	5 mm	Provided	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	Ground floor	Provided	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	Required	Provided	MR
	E	Hooters	Required	Provided	MR
8	**MOEFA**		Required	Provided	MR
9	**Public Address System.**		NA	NA	NA
10	**Automatic Sprinkler System.**				
	A	Basement	NA	NA	NA
	B	Upper floor	NA	Provided	NA
	C	Sprinkler above false ceiling	NA	NA	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	Provided	MR
		b Head of the Pump	40 m	40 m	NA
		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	8,000 ltrs	MR
15	**Exit Signage.**		Required	Provided	MR

M/s Hotel Urban Luxury located at Plot no. RZ-A-230, Street No. 07,Road No-4 Mahipalpur, New Delhi-37.

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	Required	Provided	MR
	D	Firemen's grounding switch	Required	Provided	MR
	E	Lift signage	Required	Provided	MR
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).

Note: The Owner has already submitted an affidavit dated 19.06.2026 (placed on file at C/111-112) along with photographs (at C/110) stating that floors above Third floor have been permanently closed.

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

If agreed to the note above & 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/2023/SZ/84 dated 08/05/2023 is recommended to be renewed under Rule 37 of the Delhi Fire Service Rules 2010. Last date of disposal of this application is 07.07.2026.

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22/7/26

Signature of the Inspecting Officer
Name Rajesh Kumar Shukla
Designation ADO (Jangpura)

DO (South)

23/7/26

CA(SZ)

P.T.O.

Your kind attention is repeatedly invited towards the clarification w. r. t. clause 7.31 of UBBL-2016 published vide Notification No. F5(189)/AD/LB/2016/11940-55 dated 25/09/2019 are as under:

(a)

- *In respect of the buildings covered under the Delhi Special Provision Act, Fire Department may not insist for demolition of 4th floor and above for issuance of Fire NOC for the purpose of operation of Hotels and Guest Houses.*
- *However, instead of imposing a condition that such NOC/Fire Safety Certificate may be granted only if the floor above 3rd floor are closed/sealed by way of brick wall, we may instead obtain an affidavit from the hotel owners that such spaces will not be used for any use which violates any of the other clauses stipulated under clause 7.31 by aforesaid notification dated 27/05/2019.*
- *If there is any subsequent violations, Fire NOC will be withdrawn with immediate effect.*

In this context, it has already been directed to ensure that the owner/occupier shall explicitly mention in his affidavit that ***"such spaces will not be used for any use which violates any of the other clauses stipulated under clause 7.31 notification dated 27/05/2019 of UBBL-2016. Further, if there is any subsequent violations after the issuance of FSC, FSC may be treated as withdrawn with immediate effect."***

However, the direction is not followed in true spirit. Thus, you are directed to ensure that in future prior to forwarding of such cases to undersigned, the affidavits by owner/occupier shall be in conformity with the provision of UBBL-2016.

24/7/26

A. K. MALIK
CFO(SZ)

DO (SE)

27/7/26
Ravinder Singh

ADO/SD Fresh affidavit obtained from the applicant and amended DFA in accordance with the observation of CFO (SZ) is resubmitted for perusc.

28/7/26

DO (SD)

27/7/26
Ravinder Singh

CFO (SZ)

4/8/26
A.K. MALIK

30/7/26
A.K. MALIK

CFO to issue.

31/7/26