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

आजादी का अमृत महोत्सव

No. F6/DFS/MS/GH/SZ/2026/662 Dated: 30/07/2026

FIRE SAFETY CERTIFICATE (FSC)

Certified that the M/s Hotel Viva Place (Guest House) located at Plot no. L-74, Gali no. 7, Mahipalpur Extension, New Delhi-37, building comprised of Ground + 05 upper floors: Basement – Vacant, Ground floor- Reception + Office + Lobby, 1st floor - 11 guest rooms, 2nd floor- 11 guest rooms, 3rd floor - 11 guest rooms, 4th floor and terrace floor (5th floor) - closed & was granted Fire Safety Certificate by this department vide letter no. F6/DFS/MS/GH/2022/SZ/84 dated 07/02/2022 for 33 Guest rooms upto 3rd floor. The building/premises was re-inspected by officer concerned of this department on 23/06/2026 in presence of Sh. Ajeet Singh Suman (Manager) 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 undertaking with photos stating sealing of 4th floor & 5th floor and that no floor above third floor shall be used for any purpose in accordance with Gazette Notification dated 27.05.2019. Accordingly, the premises is fit for occupancy of "Residential Sub Division-A-1" for total 33 Guest rooms (Basement – Vacant, Ground – Reception + Office + Lobby, 1st floor - 11 guest rooms, 2nd floor- 11 guest rooms, 3rd floor - 11 guest rooms) upto 3rd floor and valid for a period of three year from date of issues 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 overleaf.

Issued on ..30/07/2026.....at New Delhi by

30/7/26

(A.K. Malik)
Chief Fire Officer
Delhi Fire Service

e/c 29/7/26

Reference: etl.mcdonline application no. 2026060508185.

Copy to:

1. The Commissioner, MCD, 9th floor, Shyama Prashad Mukherjee Civic Centre, Delhi -2: To ensure the occupancy as per detailed above and deviation, if any.
2. The Owner/Occupier/Manager, M/s Hotel Viva Place (Guest House) located at Plot no. L-74, Gali no. 7, Mahipalpur Extension, New Delhi-37.

M/30

INSPECTION REPORT					
1	Name & address of the building		**M/s Hotel Viva Place (Guest House)** located at **Plot no. L-74, Gali no. 7, Mahipalpur Extension, New Delhi-37.**		
2	Building is comprised of		**Basement + Ground + 04 upper floors** **Basement** - Vacant at the time of inspection **Ground floor**- Reception + Office + Lobby **1st floor** - 11 Guest rooms **2nd floor** - 11 Guest rooms **3rd floor** - 11 Guest rooms **4th floor - Sealed** **Terrace (5th) floor – 2 rooms (Sealed)** The owner has submitted an undertaking stating sealing of 4th and 5th floor. OH · 23.06.26		
3	Type of occupancy		Residential, 'Group-A'' (Guest House)		
4	Type of case		Renewal		
5	Details of Previous FSC		F6/DFS/MS/GH/2022/SZ/84 dated 07/02/2022		
6	Fire Safety directive letter no.		Nil		
7	Date of inspection		23/06/2026		
8	Name of the inspecting officers		Rajesh Kumar Shukla ADO (Jangpura)		
9	Name of the designation of officer from the building side		Sh. Ajeet Singh Suman, Manager		
10	Year of construction		2003 as per C/5		
11	Applicant's letter no.		etl.mcdonline application no. 2026060508185.		
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	2 nos.	2 nos.	MR
	b	Basement	2 nos.	2 nos.	NA
	B	Width of staircases			
	a	Upper floor	1.25 m	1.25 m & 1.45 m	MR
	b	Basement	1.25 m	1.25 m & 1.72 m	MR
	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	1.50 m	Provided	MR
	F	Door size	1.0 m	1.20 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 (Required as per clause 7.31 (x) UBBL 2016 (amended)**				
	A	Basement	Natural/ Mechanical	Exhaust fans	MR
	B	Upper floor	Natural/ Mechanical	Exhaust fans	MR

N/31

5.	**Fire Extinguisher**				
	A	Total numbers	12 nos.	15 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.	Provided	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	At 1st floor	Provided	MR
	C	Location of repeater panel	NA	NA	NA
	D	Alternate source of power	Required	Provided	MR
	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	Required	Provided	MR
	B	Upper floor	NA	NA	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	900 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	10,000 ltrs	10,000 ltrs	MR
15	**Exit Signage.**		Required	Provided	MR

N/32

M/s Hotel Viva Place located at Plot no. L-74, Gali no. 7, Mahipalpur Extension, 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: - 4th floor and 2 rooms on terrace was found sealed by the management at the time of inspection & owner has submitted an undertaking dated 23.06.2026 with photos stating sealing of the same in accordance with Gazette Notification dated 27.05.2019 placed at C 118 to 120 on file.

The shortcomings issued to the Guest House by this department vide letter no. F6/DFS/MS/GH/2025/SZ/98 dated 24/02/2025 has been rectified by the management.

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/2022/SZ/84 dated 07/02/2022 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.

24/6/26

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

DO (South)

29/6/26

Please change the approved. approving authority.

Ravinder Singh

ADO/ID DFA amended and resubmitted pls

29/6/26

DO(S/D)

29/6/26

CFO/SZ

Please clarify about the floors as 5th floor is mentioned in the inspection note however it is not mentioned in the DFA of FSC.

DO(S/D)

Anilesh

N/33

02/7/26
Ravinder Singh

ADO/Mech. Amended FT is put up

02/7/26

DO(SD)

2/7/26
Ravinder Singh

CFO(S2)

3/7/26
A.K. MALIK

P. Dir. Pl. ople with ref to the DFAs

15

CFO(S2) Sponsor, pulup a consolidat note of this case.

16/7/26
A.K. MALIK

DO(SD)

16/7/26

ADO/JD

N/34

Subject: Consolidated note on Hotel Viva Palace, situated at L-74, Gali No. 7, Mahipalpur Extension, New Delhi-110037.

1. The 1st Fire Safety Certificate (FSC) in respect of the above Guest House was issued by this Department vide letter No. F.6/DFS/MS/GH/2018/SZ/1718 dated 24.07.2018 (O/C at C-16), for Basement + Ground + 4 upper floors comprising 39 guest rooms. As per record, the building was constructed in the year 2003 (N/4 and N/7).

2. Consequent upon the fire incident at Arpit Hotel on 12.02.2019, the Department of Urban Development, Govt. of NCT of Delhi issued a Gazette Notification dated 27.05.2019 (copy placed at C/126), inserting Clause 7.31 in the Unified Building Bye-Laws (UBBL) 2016. In terms of this clause, Fire NOC for Guest Houses was not to be issued in respect of buildings having more than four floors (excluding basement and stilt floor). Pursuant thereto, this Department began insisting on demolition of the 4th floor as a condition for renewal of FSC in respect of Guest Houses that had already been granted FSC up to the 4th floor.

3. This notification was subsequently followed by a clarification issued by the Urban Development Department, Govt. of NCT of Delhi, vide letter No. F.5(189)/AD/LB/2016/11940-55 dated 21.09.2019 (copy placed at C/124-125), which stipulated that in respect of buildings covered under the Delhi Special Provisions Act, the Fire Department may not insist upon demolition of the 4th floor and above for issuance of Fire NOC for the purpose of operation of Hotels and Guest Houses. It was further clarified that, instead of imposing a condition that the NOC/Fire Safety Certificate be granted only upon closure/sealing of the floor above the 3rd floor by way of a brick wall, an affidavit may instead be obtained from the owner to the effect that such spaces shall not be put to any use in violation of the other provisions of Clause 7.31 of the said notification, and that Fire NOC would stand withdrawn with immediate effect in the event of any subsequent violation.

4. The compliance date for the provisions of Clause 7.31 was extended on subsequent occasions by the Urban Development Department, the last two extensions being vide letters dated 17.12.2020 and 20.12.2021, ultimately fixing the deadline for compliance as 31.03.2022. It is also placed on record that the requirement of an affidavit for official purposes was subsequently replaced by an 'undertaking', in terms of the directions issued by the Central Government.

5. Thereafter, the Guest House management applied for renewal on the online MHA portal vide application No. 2021102725294, against which shortcomings were communicated vide letter No. F.6/DFS/MS/GH/2022/83 dated 27.01.2022. The application was resubmitted vide application No. 2022011300689, and FSC was renewed for the Guest House operating at Ground + 3 upper floors with 33 guest rooms, vide letter No. F.6/DFS/MS/GH/2022/84 dated 07.02.2022, subject to the condition that the provisions of Clause 7.31 be complied with latest by 31.03.2022. It is, however, observed that no affidavit is available on file evidencing closure/sealing of the floors above the 3rd floor.

6. The applicant thereafter sought renewal/revalidation of the FSC beyond the compliance date, vide applications No. 2023040605499 dated 07.04.2023 and No. 2023032404188 dated 24.03.2023, which were rejected vide letter No. F.6/DFS/MS/GH/2023/SZ/232 dated 30.05.2023 (O/C at C/56). Upon compliance with the provisions of Clause 7.31, the applicant again applied for revalidation of the previously issued shortcomings vide MHA portal application No. 2023052409559, whereupon the FSC dated 07.02.2022 was restored by the Competent Authority vide letter No. F.6/DFS/MS/GH/2023/SZ/280 dated 13.06.2023, valid up to 06.02.2025. An undertaking from the owner, along with supporting photographs evidencing the sealing/blocking of the 4th floor, is placed on file at C/64-65.

N/35

7. A show-cause notice dated 07.12.2023 issued to the Guest House owner by the Delhi Police Licensing Department is placed on file at C/81, wherein the existence of a kitchen at Ground floor and two rooms on the terrace, being used as staff rooms, was observed by the inspecting team of the Licensing Department.

8. The subsequent MHA application dated 04.02.2025 seeking due renewal was rejected by this Department vide shortcomings letter No. F.6/DFS/MS/GH/2025/SZ/98 dated 24.02.2025 (O/C at C/89), the Guest House management having been found in violation of the provisions of Clause 7.31 at the time of inspection conducted on 14.02.2025. Two further applications, bearing Nos. 2026030802518 and 2026042805973, were also rejected on account of continued non-compliance and violations.

9. The present recommendation of issuance of FSC has been proposed in shape of DFA (Draft For Approval) against elt.mcdonline application No. 2026060508185, after due verification of compliance with applicable Fire Safety provisions under Rule 35(6), supported by an undertaking and photographs signed by the Guest House owner. The building presently comprises Basement + Ground + 5 upper floors, of which the Guest House operates only on Ground + 3 upper floors with 33 guest rooms, the basement being vacant; the upper two floors were found sealed at the time of inspection. As there is no change in the operational status — i.e., the number of guest rooms and the number of floors on which the Guest House is operational — and no deviation from the previous FSC is observed in the operational portion, the case has been treated as one of renewal. The two rooms on the terrace, which had existed as of 07.12.2023, now stand closed in terms of the owner's undertaking dated 23.06.2026 (placed on file at C/120), in line with the clarification issued by the Urban Development Department, Govt. of NCT of Delhi vide letter No. F.5(189)/AD/LB/2016/11940-55 dated 21.09.2019 (copy at C/124-125). It is further submitted that this Department has been dealing with similar cases in a consistent manner.

10. Amendments and corrections, if any, as advised by the seniors, shall be duly incorporated in the final typed letter.

Submitted for kind perusal and orders please.

17/7/2026

Rajesh Kumar Shukla
ADO (JP)

DO (SD)

17/7/26

CFO (SZ)

21/7/26
A.K. MALIK

CFO (SZ)

22/7/26

CFO (SZ)

20/7/26
A.K. MALIK

DO (SD)