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

No. F.6/DFS/MS/GH/2026/EZ/ 720 Dated: 09/09/2026

FIRE SAFETY CERTIFICATE

Certified that the building of M/s **I.P. Pavilion Hotel** (A unit of I.P. Hospitality) situated at C–160, Shri Ram Nagar, G.T. Road, Shahdara, Delhi–110092, comprised of basement, Stilt, upper ground floor plus three upper floors [**Basement**: Others property, Stilt: Parking + reception, **UG Floor**: 03 guest rooms, **1st Floor to 3rd Floor**: 06 guest rooms at each floor, total 21 Guest Rooms], owned/occupied by A unit of I.P. Hospitality, have complied with the fire prevention and fire safety requirements in accordance with rule 33 of Delhi Fire Service Rules, 2010 and verified by the officers concerned of this department on 20/08/2026 in the presence of Mr. Anshul Pandit (Partner) and that the said premises is fit for occupancy class "**Residential Group A-1**" (Guest House with 21 Guest Rooms) with effect from 09/09/2026 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 09/09/2026 at New Delhi by

8/5/26

(Dr. S.K. Tomar)
Chief Fire Officer
Delhi Fire Service

Copy to: -

1. The Commissioner, Municipal Corporation of Delhi, 9th Floor, Dr. SPM Civic Centre, JLN Marg, New Delhi–110002 (w.r.t. online Id: **2026080510314** dated 05/08/2026)
2. Mr. Anshul Pandit, M/s I.P. Pavilion Hotel (A unit of I.P. Hospitality) situated at C–160, Shri Ram Nagar, G.T. Road, Shahdara, Delhi–110092

Conditions for the validity of Fire Safety Certificate:

1. **This FSC is issued and valid for Stilt, Upper Ground, First, Second and Third Floor except basement floor.**
2. All the means of escape/entry/exit shall be kept free from any obstruction.
3. All the fire safety arrangement provided therein shall be maintained in good working conditions at all time as seen during inspection. Any loss of life property due to non-functional fire safety measures shall be at the responsibility of the management.
4. All the staff members must know the correct method of operation of fire-fighting system.
5. 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.
6. 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, prior to its expiry.
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

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INSPECTION REPORT				
1.	Name & address of the building	M/s I.P. Pavilion Hotel (A unit of I.P. Hospitality) situated at C–160, Shri Ram Nagar, G T Road, Shahdara, Delhi-110092		
2.	Type of Occupancy	Residential, Group 'A' (Guest House)		
3.	Building Comprised of	Basement, Stilt, UG Floor + 03 Upper Floors. Basement: Others property, Stilt: Parking+reception, UG Floor: 03 G/Rooms, 1st Floor to 3rd Floor: 06 G/Rooms on each floor, Total 21 Guest Rooms.		
4.	Type of Case	New		
5.	Details of previous FSC No.	Nil		
6.	Fire safety directives letter No.	Nil		
7.	Date of inspection	20/08/2026		
8.	Name of the Inspecting Officer	DO (ED) and ADO (Gokalpur)		
9.	Name and designation of Officer from the building side	Mr. Anshul Pandit (Partner)		
10.	Year of Construction	2026		
11.	Applicant's letter No./Online Appn.	No. **2026080510314** dated 05/08/2026		
S. No.	Minimum standards on fire prevention and fire safety U/R 33	NBC/UBBL Requirement	Provided at site	Remarks MR/NMR
1.	Access of building			
	• Road width	6.0 mtr	Provided	MR
	• Gate width	N/A	N/A	N/A
	• Width of internal road	N/A	N/A	N/A
2.	Number, width, Type & Arrangements of exits			
	a. Number of staircases			
	• Upper floors	02 Nos	02 Nos	MR
	• Basements	N/A	N/A	N/A
	b. Width of staircases			
	• Upper floors	1.50 mtr	1.50 mtr each	MR
	• Basements	N/A	N/A	N/A
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	N/A	N/A	N/A
	d. No of continuous staircase to terrace	02 Nos	Provided	MR
	e. Width of Corridor	N/A	N/A	N/A
	f. Door Size	1.50m	Provided	MR
3.	Compartmentation			
	• Fire check door	N/A	N/A	N/A
	• Sealing of electrical shafts	N/A	N/A	N/A
	• Fire Rating of shaft door	N/A	N/A	N/A
	• Water Curtain	N/A	N/A	N/A
	• Fire Dampers	N/A	N/A	N/A
4.	Smoke Managements System			
	• Basement.	N/A	N/A	N/A
	• Upper floors	12 ACPH	Provided	MR
5.	Fire Extinguishers			
	• Total numbers	15 Nos	20 Nos	MR
	• Types	ABC & CO_2	Provided	MR
	• ISI marking	Required	Provided	MR
6.	First–Aid Hose Reels			
	• Total numbers on each floor	One	Provided	MR
	• Length of hose reel hose	30m	Provided	MR
	• Nozzle diameter	5mm	Provided	MR

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7.	Automatic fire detection and alarming system.			
	• Type of detector	CO Detector	Provided	MR
	• Location of Main Panel	Reception	Provided	MR
	• Location of Repeater Panel	N/A	N/A	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooters' Location	Common Area	Provided	MR
8.	MOEFA	Required	Provided	MR
9.	Public Address System	N/A	N/A	N/A
10.	Automatic Sprinkler System			
	• Basements	N/A	Others property	N/A
	• Upper Floors.	N/A	N/A	N/A
	• Sprinkler above false ceiling	N/A	N/A	N/A
11.	Internal Hydrants			
	• Size of riser/down-comer	100 mm	Provided	MR
	• Number of hydrants.	01 No.	Provided	MR
	• Hose Box	01 No.	Provided	MR
12.	Yard Hydrants			
	• Total number of hydrants	N/A	N/A	N/A
	• Hose Box	N/A	N/A	N/A
13.	Pumping Arrangements			
	• Ground Level			
	➢ Discharge of main pump	N/A	N/A	N/A
	➢ Head of main pump	N/A	N/A	N/A
	➢ Number of main pumps	N/A	N/A	N/A
	➢ Jockey pump out put	N/A	N/A	N/A
	➢ Jockey pump head	N/A	N/A	N/A
	➢ Standby Pump out put	N/A	N/A	N/A
	➢ Standby Pump Head	N/A	N/A	N/A
	➢ Auto Staring/Manual stopping	N/A	N/A	N/A
	➢ Pump House Access	N/A	N/A	N/A
	• Terrace level			
	➢ Discharge of pump	450 LPM	900 LPM	MR
	➢ Head of the pump	40 mtr	Provided	MR
	➢ Power supply	Required	Provided	MR
	➢ Auto starting of pump	Required	Provided	MR
14.	Captive water storage for firefighting			
	• Underground tank capacity	N/A	N/A	N/A
	➢ Draw of connection	N/A	N/A	N/A
	➢ Fire service inlet	N/A	N/A	N/A
	➢ Access to tank	N/A	N/A	N/A
	• Overhead Tank capacity	5,000 ltr	Provided	MR
15	Exit signage	Required	Provided	MR
16.	Provision of lifts			
	➢ Pressurization of Lift Shaft	Required	Provided	MR
	➢ Pressurization of lift lobby	N/A	N/A	N/A
	➢ Communication in lift Car	Required	Provided	MR
	➢ Fireman's Grounding Switch	Required	Provided	MR
	➢ Lift Signage	Required	Provided	MR
17.	Standby power supply	Required	Provided	MR
18.	Refuge area			
	➢ Total area	N/A	N/A	N/A
	➢ Location	N/A	N/A	N/A

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19.	Fire Control Room			
	➢ Detector system panel	N/A	N/A	N/A
	➢ Flow Switch Panel	N/A	N/A	N/A
	➢ PA System Panel	N/A	N/A	N/A
	➢ Battery backup	N/A	N/A	N/A
	➢ Building Floor Plans	N/A	N/A	N/A
20.	Special Fire Protection Systems for Protection of Special Risks, if any;	N/A	N/A	N/A

The fire protection systems provided in the premises were checked, tested at random and **found functional at the time of inspection**.

In view of the substantial satisfactory compliance of the minimum standards on fire prevention and fire safety required under the rules, **issuance of the fire safety certificate under rule 35 of the Delhi Fire Service Rules, 2010 is recommended**.

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

Date of deemed/auto approval: 04/09/2026.

27.08.26

Signature of the Inspecting Officer
Name: Santosh Kumar
Designation: ADO (Gokalpur)

27/08/26

Signature of the Inspecting Officer
Name: Manish Kumar
Designation: DO (East Div.)

CFO (EZ)

Pl. speak

27/8/26

Recd on 27/8/26

DO(FS) Spoken on 27/08/26. Re-submitted please,

27/08/26

CFO (East Zone)

27/8/26

Principal Director CFO to issue.

CFO (EZ) 7/9/26

ADO/GP Sir, FT letter is putup for your sig pl

8/9/26

CFO (EZ) 8/9/26

MS Deemed Approved/ 07/09/26