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

6-127

No. F6/DFS/MS/Business/ECN/2026/646 Dated: -23/07/2026

FIRE SAFETY CERTIFICATE

Certified that the **Office Block /Commercial Component (Ground, Mezzanine & Seven Upper Floors including fire pump house in basement-1) in r/o M/S Bamboo Hotel and Global Centre (Delhi) Pvt. Ltd.** located at **Asset- LP-IA-13 Hospitality District, Aerocity, IGI Airport, New Delhi** in a building comprised of **05 nos. Basements (B1 to B5) + Basement 1 Mezzanine, Ground, Ground Mezzanine & Seven Upper Floors.** The said premises was inspected by the officers concerned of this department on dated 08.07.2026 along with **Sh. Nitin Kundra (Dy. GM) & Sh. Raman Gupta, MEP Head BHGC** and found that the said office block except **Basements (B1 to B5) + Basement 1 Mezzanine** have complied with the fire prevention and fire safety requirements in accordance with Rule 33 of the Delhi Fire Service Rules, 2010 and that the premises is fit for occupancy **"Business Occupancy: Group – E-1"** with effect from 23./..07./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 compliance of the conditions under Rule 38 of the Delhi Fire Service Rules 2010.

Issued ..23.07.2026..at New Delhi by.

22/7/26

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

Copy to: -

O/C BP

1. Sh. Sudipto Chakraborty, GM Architecture, DIAL Udan Bhawan IGI Airport, New Delhi- 110037.
2. The Authorized Signatory, M/s Bamboo Hotel and Global Centre Delhi Pvt Limited at Asset- LP-IA-13 Hospitality District Aerocity IGI, Airport, New Delhi.

Conditions for the validity of Fire Safety Certificate: -

1. All the fire safety arrangements provided therein shall be maintained in good working conditions at all times.
2. Any loss of life or property due to nonfunctional fire safety measures shall be at the responsibility of the management.
3. The trained firefighting staff should be available round the clock.
4. Any deviation w.r.t. construction, electrical installation, set back area, structural stability, lifts etc. shall be verified by the concerned authority. Basement shall be used as per UBBL amended as on date.
5. This fire safety certificate may not be treated in any case for regularization of unauthorized construction, if any.
6. 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
7. The means of escape exits, staircase passage way, etc. shall be kept unobstructed / unlocked for unhindered evacuation in case of an emergency.
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. Refuge area shall be maintained in accordance with clause 9.3.6, 9.3.7 and 8.4.9. UBBL-amended as on date.
10. Basement shall be kept segregated from upper floors, during non-occupation period.
11. This FSC is valid only for bare shell /vacate hall for Ground, Mezzanine and 07 Upper Floors, including pump house in basement-1. The work for the installation of remaining passenger lifts and sealing of some shafts & openings is under progress and the same shall be completed within a period of three months as per under taking dated 18.06.2026 submitted. The compliance of these pending works after furniture installation and other fit-out works as mentioned in undertaking, shall be obtained from this department before occupation/ operation of the premises. Until then no occupancy, operation, or use of the premises shall be permitted, failing this, the present FSC shall be treated as null and void.

INSPECTION REPORT

1.	Name & address of the building: -	Office Block /Commercial Component in r/o M/S Bamboo Hotel and Global Centre Delhi Pvt Limited at Asset- LP-IA-13 Hospitality District Aero City IGI, Airport, New Delhi.		
2.	Type of occupancy: -	Business Occupancy, "Group-E"		
3.	Building Comprised of: -	05 nos. Basement (B1 to B5) + Basement-1 Mezzanine, Ground, Ground Mezzanine & Seven Upper Floors but Premises under consideration is Ground Floor, Ground Mezzanine & 07 Upper Floors including Pump house in Basement-1 except Basements (B1 to B5) and Basement 1 Mezzanine		
4.	Type of case: -	Fresh		
5.	Details of previous FSC: -	N/A		
6.	Fire safety directives No.: -	F.6/DFS/MS/ 2019/BP/243 dt. 28/06/2019, F.6/DFS/MS/2024/BP/104 dt. 02/04/2024 & F.6/DFS/MS/2024/BP/HTL/40 dt. 24/12/2024		
7.	Date of inspection: -	08/07/2026		
8.	Name of the inspecting officer: -	Sh. Sandeep Duggal, DO (NDD/ODD) Sh. Bhupender Prakash, ADO (ND)		
9.	Name & designation of officer From the building side: -	Sh. Nitin Kundra (Dy. GM) Sh. Raman Gupta MEP Head		
10.	Year of construction: -	2026		
11.	Applicant's letter No: -	A13-Con-LTR-DFS-502 dt. 18/06/2026		
S. No.	**Minimum Standards on fire Prevention and fire safety U/R 33**	**Requirement NBC-IV/UBBL-2016**	**Provided at site**	**Remarks MR/NMR**
1.	**Access to Building**			
	• Road width	9.00 mtr.	Provided	MR*
	• Gate width	6.00 mtr.	Provided	MR
	• Width of internal road	6.00 mtr.	Provided	MR
2.	**Number, Width Type & Arrangement of Exits**			
	a. Number of staircases			
	• Upper floors (03 Fire Towers)	Total -06 No. including GF to Mezz. – 02 nos. GF to C3 – 05 nos. C3 to Terrace – 06 nos.	Provided	MR
	• Basements (B1 – Pump Room)	01 no.	Provided	MR
	b. Width of staircase			
	• Upper floors	2.00 mtr.	Provided	MR
	• Basements	1.50 mtr.	Provided	MR
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	Required	Provided	MR
	d. No. of continuous staircase to terrace	06 nos.	Provided	MR
	e. Width of corridor	N/A	HALL	N/A
	f. Door size	1.50 & 2.00 mtr.	Provided	MR
3.	**Compartmentation**			
	• Fire check door	Required	Provided	MR
	• Sealing of electrical shafts	Required	Partially Sealed	MR#
	• Fire rating of shaft door	Required	Partially Provided	MR#
	• Water curtain (in Basement)	N/A	N/A	N/A
	• Fire Dampers	Required	Provided	MR#
4.	**Smoke Management System**			

	• Basements	N/A	N/A	N/A
	• Upper floors	Required	Provided	MR
5.	**Fire Extinguishers**			
	• Total numbers	146 nos.	174 nos.	MR
	• Types	ABC & CO_2	ABC, CO_2 & Cleaning Agent	MR
	• ISI marking	Required	Provided	MR
6.	**First-Aid Hose Reel**			
	• Total number of each floor	Mezz. – 02 nos. Other Floors - 08 nos.	Provided	MR
	• Length of hose reel hose	30 mtr.	30 mtr.	MR
	• Nozzle diameter	05 mm	05 mm	MR
7.	**Automatic Fire Detection & Alarming System.**			
	• Type of detectors	Smoke/ heat	Provided	MR
	• Location of main panel	Gr. Floor	FCR Ground	MR
	• Location of repeater panel	N/A	Provided (Security control Room)	N/A
	• Alternate source of power	Required	Provided	MR
	• Hooter's Location	Each floor	each floor	MR
8.	**MOEFA**	Required	Provided	MR
9.	**Public Address System**	Required	Provided	MR
10.	**Automatic Sprinkler System**			
	• Basement	N/A	N/A	N/A
	• Upper floors	Required	Provided	MR
	• Sprinkler above false ceiling	N/A	N/A	N/A
11.	**Internal Hydrants**			
	• Size of riser/down-comer	150 mm	150 mm	MR
	• Number of hydrants per floor	Mezz. – 02 nos. Other Floors - 08 nos.	Provided	MR
	• Hose box	Mezz. – 02 nos. Other Floors - 08 nos.	Provided	MR
12.	**Yard Hydrants**			
	• Total number of hydrants	15 nos.	15 nos.	MR
	• Hose box	15 nos.	15 nos.	MR
13.	**Pumping Arrangement**			
	Ground level	Separate pump house for office block at B1		
	• Discharge of main pump	02 X 2850 LPM	Provided	MR
	• Head of main pump	110 mtr.	Provided	MR
	• Number of main pumps	02 nos.	Provided	MR
	• Jockey pump out put	02 X 180 LPM	Provided	MR
	• Jockey pump head	108 mtr.	Provided	MR
	• Stand by pump output	2850 LPM	Provided	MR
	• Stand by pump head	110 mtr.	Provided	MR
	• Auto starting/Manual stopping	Required	Provided	MR
	• Pump House Access	Required	Provided	MR
	Terrace level			
	• Discharge of pump	N/A	02 X 900 LPM	N/A
	• Head of pump	N/A	40 mtr.	N/A
	• Power supply	N/A	Provided	N/A
	• Auto starting of pump	N/A	Provided	N/A
14.	**Captive Water Storage for Fire Fighting**			
	• Underground tank capacity	4,50,000 Ltrs	Provided	MR
	• Draw-off connection	Required	Provided	MR
	• Fire service inlet	Required	Provided	MR
	• Access to tank	Required	Provided	MR
	• Overhead tank capacity	20,000 ltr.	Provided	MR
15.	**Exit Signage.**	Required	Provided	MR
16.	**Provision of Lifts.**			

N-15

	• Pressurization of lift shaft	Required	Provided	MR#
	• Pressurization of lift lobby	Required	Provided	MR#
	• Communication in lift car	Required	Provided	MR#
	• Fireman's switch	Required	Provided	MR#
	• Lift signage	Required	Provided	MR#
17.	**Stand by Power Supply**	Required	DG Set	MR
18.	**Refuge Area**			
	• Total area	374 Sqm	381 Sqm	MR
	• Location	5th floor	Provided	MR
19.	**Fire Control Room**			
	• Detector system panel	Required	Provided	MR
	• Flow switch panel	Required	Provided	MR
	• PA system panel	Required	Provided	MR
	• Battery backup	Required	Provided	MR
	• Building floor plan	Required	Provided	MR
20.	**Special Fire Protection System for Protection of special Risk, if any:**	Required	Provided	MR

*PNF – Provided but Non-Functional, *MR – Meeting Requirement, *NMR – Not Meeting Requirement

MR#- 03 months' Subject to condition time for completion of work till then no occupancy/operation is allowed and only after approval of DFS, occupancy/operation will be allowed.

The fire protection system provided in the building were randomly checked and found functional at the time of inspection.

Refuge area shall be maintained in accordance with clause 9.3.6, 9.3.7 and 8.4.9. UBBL-2016.

Further, the applicant has submitted an undertaking dated 18.06.2026, which has been placed on file, stating that 02 lifts have been installed & the installation work of remaining passenger lifts and sealing of some shaft & openings is under progress and the same shall be completed within three months, Further, all floors are in bare shell condition and are not in use, as interior works, furniture installation and other fit-out interior works on these floors are currently under progress. The applicant has further stated that this Department shall be informed after completion of works for obtaining the compliance of pending work until such time no occupancy or operation use of the premises be permitted. Accordingly, if agreed, we may issue the FSC to said office block from ground to 7th upper floors without basements (B1 to B5) + Basement-1 Mezzanine except Pump Room at B-1.

Keeping in view of the substantial compliance of the minimum standards of fire prevention and fire safety measures as required under the Rules, if approved, we may issue the FSC to said office component without basements under Rule 33 of Delhi Fire Service Rules, 2010.

Accordingly, **DFA** is prepared and put up for perusal and signature please.

Sandeep Duggal
DO (NDD/ODD)

Sandeep 15/7/2026

BPrakash 15/7/2026
Bhupender Prakash
ADO (ND)

CFO (ECN)

16/7/26

Principal Director

As per rules CFO to issue
CFO (Ecn)

P.T.O.