C-118

GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
HEADQUARTERS: DELHI FIRE SERVICE: NEW DLEHI - 110 001

No. F6/DFS/MS/2026/GH/ 712 Dated: 31/08/2026

FIRE SAFETY CERTIFICATE

Certified that the M/s The Pratiq Signature Boutique Hotel (A Unit of A P Associates) located at A-338, Meera Bagh, Paschim Vihar, Delhi-110087, in the building comprised of basement + ground + 03 upper floors, and guest house running at 1st floor-07 guest rooms, 2nd floor-08 guest rooms & 3rd floor-08 guest rooms, Total -23 guest rooms has already been issued FSC by this department vide letter No. F.6/DFS/MS/GH/2025/454 dated 14.07.2025. The premises was re-inspected by the team of officers concerned of this department on 30.07.2026 in the presence of Mr. Vimal Kumar and found that the said building have deemed 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 fit for occupancy class "Residential Building" (Group-A) for 1st, 2nd & 3rd floors, total 23 guest rooms only with effect from 31/08/2026 for a period of three years in accordance with Rule 36 unless renewed under Rule 37 or sooner cancelled under Rule 40 and subjected to compliance of the conditions under Rule 38 of the Delhi Fire Service Rules, 2010.

Issued on 31/08/2026 at New Delhi by

28/8/26

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

Copy to: -

1. The Commissioner, MCD, Civic Centre, New Delhi: to kindly ensure the occupancy as detailed above and deviation in construction if any: Online MCD Portal ID-2026061909108 dated 20.07.2026.
2. The Authorized Signatory, M/s M/s The Pratiq Signature Boutique Hotel (A Unit of A P Associates) located at A-338, Meera Bagh, Paschim Vihar, Delhi-110087.

Conditions for the validity of Fire Safety Certificate:

1. The FSC is veiled for 1st floor, 2nd floor & 3rd floor only.
2. All the fire safety arrangement provided there-in shall be maintained in good working conditions at all times.
3. Loss of life or property due to non-functional fire safety measure shall be at the responsibility of the management.
4. The trained firefighting staff should be available round the clock.
5. Any deviation with regard to the construction etc. shall be verified by the concerned building sanctioning agency.
6. This certificate cannot be treated in any case for regularizations of unauthorized construction.
7. The owner/occupier shall apply for renewal of this Fire Safety Certificate to the Director of Form 'J' [sub rule (1) of rule 37] along with a copy of this Certificate, six months prior to its expiry".
8. 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
9. All the means of escape shall be kept free of any obstruction all the time to evacuate the occupant, in a safe manner, in the event of emergency.

http://www.delhi.gov.in/wps/wcm/connect/doit_fire/FIRE/Home/Fire+Safety+Acts+and+Rules/ http://www.delhi.gov.in/wps/wcm/connect/doit_fire/FIRE/Home/Forms

INSPECTION REPORT

1. Name & address of the building	M/s The Pratiq Signature Boutique Hotel (A Unit of A P Associates) located at A-338, Meera Bagh, Paschim Vihar, Delhi-110087.
2. Type of Occupancy	Residential (Lodging and Rooming Houses)
3. Comprised of building	Basement, Ground + 03 upper floors
4. Type of Case	**Renewal- 1st, 2nd & 3rd floor only** **1st floor**- 07 guest rooms **2nd floor**- 08 guest rooms **3rd floor**- 08 guest rooms **Total-23 guest rooms**
5. Details of Previous NOC	F.6/DFS/MS/GH/2025/454 dated 14.07.2025 was issued in the name of the previous guest house, M/s Vat Hotels (Vat Hospitality Pvt. Ltd.).
6. Fire Safety directives letter No	UBBL/NBC Part-IV
7. Date of inspection	30.07.2026
8. Name of Inspecting Officer	Sh. Ajay Kumar Sharma ADO (Nangloi Jat)
9. Name and designation of officers From the building side	Mr. Vimal Kumar
10. Year of Construction	2020 on MCD Portal
11. Applicant's letter No.	Online application No.2026061909108 dated 20.07.2026

S. No	Minimum Standards on fire prevention and fire safety U/R 33	Requirement/ Existing fire safety arrangements	Provided at site	Remarks MR/NMR
1.	**Access to building**			
	• Road width	06m	Provided	MR
	• Gate width	-NA-	Directly accessible from road	-NA-
	• Width of internal road	-NA-	-NA-	-NA-
2.	**Number, Width, Type & Arrangement of Exits**			
	a. Number of staircases			
	• Upper Floors	02nos.	03nos.	MR
	• Basements	-NA-	-NA-	-NA-
	b. Width of staircases			
	• Upper Floor	1.5m each	1.5m, 1.02m to 1.2m & 2m Dia (Spiral) Iron made	MR
	• Basements	-NA-	-NA-	-NA-
	c. Protection of exits			
	• Fire check door	Required	Provided	MR
	• Pressurization	-NA-	-NA-	-NA-
	d. No. of continuous staircases to terrace	02nos.	Provided	MR
	e. Width of Corridor	1.8m	Provided	MR
	f. Door Size	1m	Provided	MR
3.	**Compartmentation**			
	a) Fire check door	Required	Provided	MR
	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) Basements	-NA-	-NA-	-NA-
	b) Upper floors	Required	Provided	MR
5.	**Fire Extinguishers**			
	a) Total numbers	02nos. at each floor	Provided	MR
	b) Types	ABC/CO2	Provided	MR
	c) IS marking	ISI marked	Provided	MR
6.	**First-Aid Hose Reels**			
	a) Total numbers on each floor	01nos.	Provided	MR
	b) Length of hose reel hose	30mm	Provided	MR
	c) Nozzle diameter	5m	Provided	MR
7.	**Automatic fire detection and alarming system**			
	a) Type of detectors	Carbon Monoxide	Provided	MR
	b) Location of Main Panel	Required	Provided	MR
	c) Location of Repeater Panel	Required	Provided	MR
	d) Alternate source of power	Required	Provided	MR
	e) Hooters' Location	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) Ground & Upper Floors	-NA-	-NA-	-NA-
	c) Sprinkler above false ceiling	-NA-	-NA-	-NA-
11.	**Internal Hydrants**			
	a) Size of riser/down-comer	100mm	Provided	MR
	b) Number of hydrants per floor	01nos.	Provided	MR
	c) Hose Box	Required	Provided	MR
12.	**Yard Hydrants**			
	a) Total number of hydrants	-NA-	-NA-	-NA-
	b) Hose Box	-NA-	-NA-	-NA-
13.	**Pumping Arrangements**			
	• Ground Level			
	➢ Discharge of main Pump	-NA-	-NA-	-NA-
	➢ Head of Main pump	-NA-	-NA-	-NA-
	➢ Number of main pumps	-NA-	-NA-	-NA-
	➢ Jockey Pump out put	-NA-	-NA-	-NA-
	➢ Jockey pump head	-NA-	-NA-	-NA-
	➢ Standby Pump out put	-NA-	-NA-	-NA-
	➢ Standby Pump Head	-NA-	-NA-	-NA-
	➢ Auto Starting/Manual Stopping	-NA-	-NA-	-NA-
	➢ Pump House Access	-NA-	-NA-	-NA-
	Terrace level			
	➢ Discharge of pump	450lpm	Provided	MR
	➢ Head of the pump	40m	Provided	MR
	➢ Power Supply	Required	Provided	MR
	➢ Auto Starting of pump	Required	Provided	MR
14.	**Captive Water Storage for fire fighting**			
	• Underground tank capacity	-NA-	-NA-	-NA-
	➢ Draw-off connection	-NA-	-NA-	-NA-

N135

	➢ Fire service inlet	-NA-	-NA-	-NA-
	➢ Access to tank	-NA-	-NA-	-NA-
	• Overhead Tank capacity	10,000ltr	Provided	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	Required	Provided	MR
	d) Fireman'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 System for Protection of special Risks, if any:**	Required	ABC fire ext. provided at electrical panel	MR

Accordingly, the fire protection systems provided in the building were tested/ checked randomly and found in working condition at the time of inspection.

Keeping in view the substantial compliance of the minimum standards on fire prevention and fire safety required as stipulated in NBC Part-4, and removal of shortcomings issued vide letter no. **322 & 663 dated 15.04.2026 & 09.07.2026**, the FSC issued vide letter no. **F.6/DFS/MS/GH/2025/454 dated 14.07.2025**, renewal of FSC under rule 37 of the Delhi Fire Service Rules, 2010 is recommended.

11/8/26

Signature of the Inspecting Officer
Name Ajay Kumar Sharma
Designation ADO (Nangloi Jat)

Rajesh Kumar
DO (NW)

12/8

Dy CFO/W2

13/08/2026
(DEBABRATA MUKHERJEE)

CFO (W2)

13/8/26
A.K. MALIK

CFO AO issue.

18/8

Received on 25/8/26
CFO W2

25/8/26
A.K. MALIK