

**DEPARTMENT OF TOURISM
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI
VIKAS BHAWAN-II, 2ND FLOOR, C-WING,
UPPER BELA ROAD, NEAR METCALFE HOUSE, DELHI-110054.
Email: tourism.gnctd@gmail.com Ph.011- 23812876, 23812878**

F.No.1/10/TSM/Admn./B&B/2026

Dated:-26.05.2026

CIRCULAR

The draft Delhi Bed & Breakfast Policy 2026 is hereby uploaded on the official website of Department of Tourism, GNCTD for the information of general public.

All stakeholders including general public are invited to submit their feedback/comments within 30 days from the date of publication through the following modes:

1. By e-mail: bndpolicy2026@gmail.com
2. By Post: Deputy Secretary (Tourism), Department of Tourism, GNCTD, 2nd Floor, Vikas Bhawan-II, Upper Bela Road, Near Metcalfe House, Delhi – 110054

All inputs/representations may kindly be submitted only through the above-mentioned modes. In this regard, the public is humbly requested to avoid visiting the office premises, as the same may cause unnecessary crowding. No objections or suggestions received after the expiry of the said period shall be considered.

This issues with the approval of the Competent Authority.

-sd-

Deputy Secretary (Tourism)
Department of Tourism, GNCTD

(Draft) Delhi Bed & Breakfast Policy, 2026

1. Background and Rationale

Delhi, the National Capital Territory of India, is a city of exceptional historical, cultural, administrative, and economic significance. As one of the world's oldest continuously inhabited cities, it possesses a rich built and living heritage of national and international importance. The presence of internationally recognised monuments, cultural institutions, and civic landmarks makes Delhi a major destination for both domestic and foreign tourists.

The city is home to three UNESCO World Heritage Sites - Red Fort, Qutub Minar, and Humayun's Tomb - along with numerous other prominent landmarks such as Jama Masjid, India Gate, Purana Qila, Safdarjung's Tomb, and Rashtrapati Bhavan. Complementing its tangible heritage, Delhi offers a vibrant cultural environment shaped by diverse languages, cuisines, festivals, markets, and artistic traditions, providing visitors with year-round cultural experiences.

Delhi's tourism ecosystem is supported by strong infrastructure, including an international airport, an extensive metro and road network, and a wide range of urban amenities. Its strategic location and proximity to prominent tourist circuits further enhance its role as a gateway to northern India.

In recent years, tourist preferences have increasingly favoured smaller, personalised, and community-based accommodation that offers affordability, safety, and cultural immersion. Bed and Breakfast establishments have emerged as an effective means to supplement conventional hotel infrastructure by utilising existing residential housing. The promotion and regulation of such establishments support decentralised accommodation, citizen participation in tourism, additional household income generation, and inclusive, sustainable tourism development.

2. Short Title, Extent and Commencement

- a) This Policy shall be called the **"Delhi Bed & Breakfast Policy, 2026."**
- b) It shall extend to the **entire National Capital Territory of Delhi.**
- c) It shall come into force from the date of notification by the Government of NCT of Delhi and remain valid for **five (5) years**, unless amended or extended.
- d) It shall not apply to other types of transient accommodation such as hotels, motels, guest houses, boarding, lodging houses, etc.

3. Objectives

The objectives of this Policy are:

- a) To establish a clear framework for the registration, classification, regulation, and promotion of Bed & Breakfast (B&B) establishments in Delhi.
- b) To simplify and streamline registration and compliance processes in line with Ease of Doing Business principles.
- c) To enhance the availability of tourist accommodation by utilizing existing residential housing stock to meet growing demand.
- d) To promote affordable, neighbourhood-based accommodation while ensuring harmony with residential surroundings.
- e) To ensure safe, hygienic, and standardized lodging through defined Silver/Gold categories, periodic inspections, guest safety measures, police verification, and FRO compliance.
- f) To enable small property owners and caretakers to participate in tourism and offer visitors authentic local cultural experiences, while encouraging inclusivity and eco-friendly practices.
- g) To align B&B operations with Government of India tourism and hygiene standards and provide non-fiscal support such as visibility, training, and standard operating templates.

4. Definitions

In this Policy, unless the context otherwise requires:

- a) "Appellate authority" means the Principal Secretary/ Secretary of the Department of Tourism, Government of NCT of Delhi or any other officer authorized by Secretary Tourism not below the rank of Special Secretary/ Joint Secretary (Tourism), GNCTD.
- b) "Applicant" means the owner of the establishment who applies for registration of establishment under this policy.
- c) "Bed and breakfast" means providing lodging and food services to the guest in the establishment;
- d) "Directory" means a directory of establishments registered under this policy;
- e) "Establishment" means a residential premises where guests are provided bed and breakfast facility on payment
- f) "Guest" means a person residing temporarily in the establishment on payment basis and availing lodging & food services.
- g) "Owner" means owner of the establishment and includes the person who for the time being is authorised by him to be in-charge of the management of the establishment;
- h) "Prescribed" means prescribed by implementation guidelines made under this Policy;
- i) "Prescribed authority" means a person or authority appointed not below the rank of Deputy Secretary, Department of Tourism, Government of NCT of Delhi in the guidelines issued under this policy, to perform all or any of the functions of the 'prescribed authority'
- j) "Register" means a register or computerised record in electronic form maintained by the owner containing the prescribed particulars of the guests;
- k) "Room" means a bedroom with not more than two beds and provision for extra beds for children accompanying the guest;

5. Eligibility criteria for Registrations

- a) The premises shall be **residential in nature** and lawfully constructed.
- b) The applicant shall be the owner of the property through **valid legal documents which authorizes the applicant to allow the use of the property as a bed and breakfast establishment.**
- c) The premises may have:
 - i. Minimum **one (1)** and maximum **eight (8)** lettable rooms
 - ii. Maximum **sixteen (16)** beds in total
- d) The premises must comply with:
 - i. Delhi Fire Service norms
 - ii. Municipal and building bye-laws
 - iii. Police verification requirements
- e) The following are **not eligible**:
 - i. Entities registered as hotels, lodges, hostels and guest houses
 - ii. Serviced apartments or self-catering units
 - iii. Flats offering exclusive guest kitchens
 - iv. Properties with banquet, resort or commercial hospitality facilities
 - v. Any other entity as decided by the Department of Tourism, GNCTD

6. Registration Process

6.1 Mandatory Registration

No Bed & Breakfast unit shall operate in Delhi without obtaining valid registration under this Policy.

6.2 Mode of Application

- a) Applications shall be submitted through a **designated online portal** of Department of Tourism, Government of NCT of Delhi along with prescribed fees, made to the prescribed authority.
- b) Registration is non-transferable to any other premise or person and will be granted on the basis of self-certification/ self-renewal regime and only on

intimation, automatically after the payment of fees as may be prescribed, without any inspection by government authority.

- c) The Government reserves the right to inspect the establishments as and when required.
- d) Directory will be maintained by the prescribed authority and published digitally.

6.3 Documents Required

- a) Valid legal documents which authorizes the applicant to allow the use of the property as a bed and breakfast establishment
- b) Identity proof of the applicant
- c) Police verification certificate
- d) Self-declaration affidavit

7. Time-Bound Approval Framework

- a) Upon receipt of a complete application, **adeemed approval** shall be issued within **seven (7) working days**.

8. Classification of B&B Units

Registered B&B units shall be classified as:

- a) **Gold Category**
- b) **Silver Category**

Classification shall be determined based on:

- a) Room size and furnishings
- b) Sanitation and hygiene standards
- c) Safety arrangements
- d) Guest amenities and service quality

Detailed norms are provided in **Annexure-I**.

9. Fees

- a) Registration and renewal fees shall be notified separately by the Department of Tourism, GNCTD.

b) Fees shall be:

- i. Non-refundable
- ii. Differential for Gold & Silver categories

10. Operational Obligations

- Maintain physical or digital guest registers and update guest details on the Department of Tourism portal; record valid ID documents and complete C-Forms for foreign nationals, as applicable.
- Display prominently the Registration Certificate, approved tariff chart, and emergency contact information.
- Ensure clean, well-maintained, pest-free and safe premises, with adequate water and power supply, proper ventilation, lighting and fire safety measures.
- Each bedroom shall be properly furnished with a comfortable bed, good quality linen and have an attached bathroom with 24×7 water supply (hot and cold), wet commode, toilet paper and proper drainage.
- Provide essential common facilities including hygienic smoke-free kitchen, dining area, quality crockery and cutlery, breakfast service, internet connectivity, power sockets, air-conditioning/heating as per climate and adequate parking either within or near the premises.
- Maintain smoke/heat detectors, employee police verification records and guest registers including passport details of foreign guests.
- Ensure hygienic preparation and service of good quality food.
- Uphold courteous service, cleanliness and safety of guests, with special emphasis on women travellers.
- Comply with operational, safety and hygiene guidelines prescribed (Annexure II).
- Enable guests to lodge complaints with Department of Tourism; repeated complaints may lead to suspension/cancellation/blacklisting of registration.
- Use the premises **only for permissible lodging and incidental services**.
- Any other obligation as defined by the Department of Tourism, GNCTD.

11. Inspection, Monitoring and Compliance

- a) The Competent Authority may inspect registered premises **without prior notice**.
- b) Any deficiencies shall be communicated within three (3) working days with a rectification period not exceeding **seven (7) days**.
- c) Continued or serious violations may result in:
 - i. Suspension
 - ii. Cancellation of registration
 - iii. Blacklisting in case of repeated non-compliance

12. Cancellation and Appeal

- a) Registration may be cancelled in cases of:
 - i. Misrepresentation
 - ii. Serious violations of safety or hygiene standards;
 - iii. Repeated non-compliance with applicable rules or conditions of registration
 - iv. Engagement in prohibited activities;
 - v. Involvement of the owner in criminal activities;
 - vi. Misuse of the property for purposes other than those permitted
 - vii. Any other reason as defined by the Department of Tourism, GNCTD.
- b) Aggrieved applicants may file an appeal before the **Secretary/Any other officer authorized by Secretary Tourism not below the rank of Special Secretary/ Joint Secretary (Tourism), GNCTD** within **30 days** of the order of cancellation.

The decision of the appellate authority shall be final.

13. Power to Issue Guidelines

The Department of Tourism, Government of NCT of Delhi may issue additional **guidelines, SOPs or annexures** to operationalise or refine this Policy in public interest.

ANNEXURE – I

Minimum Infrastructure & Amenity Standards for Bed & Breakfast Units

(Applicable to Builder Floors & Residential Units in Delhi)

A. General Conditions (Applicable to All Categories)

- a) Residential property only.
- b) Maximum 8 lettable rooms / 16 beds.
- c) On-site owner/manager/caretaker mandatory.
- d) Residential character must be preserved at all times.

B. Gold Category – Enhanced Standards

Guest Room	Bathroom	Safety & Security	Housekeeping
a) Minimum size: 120 sq. ft.	a. Attached or dedicated bathroom	a. Fire extinguisher (ABC type)	a. Daily cleaning
b) Bed with clean mattress and linen	b. Minimum size: 40 sq. ft.	b. First aid kit	b. Linen change on turnover or request
c) Wardrobe/storage space	c. Western WC, wash basin, running water	c. Functional locks	
d) Adequate lighting and ventilation	d. Hot water (continuous or fixed hours)	d. Emergency contacts displayed	
e) Fan / AC / cooler as applicable	e. Clean towels and basic toiletries	e. CCTV at entrance/ common areas only	
f) Filtered drinking water	f. Proper drainage and ventilation	f. Power backup for lighting	
g) Waste bin	g. Continuous hot & cold water	g. Common seating or lobby space	
h) Air conditioning/ heating		h. Display of registration certificate, tariff &	
i) Study table & chair			

j) Television	h. Enhanced toiletries	house rules	
k) Additional lighting	i. Exhaust ventilation		

C. Silver Category– Minimum Standards

Guest Room	Bathroom	Safety & Security	Housekeeping
a) Minimum size: 100 sq. ft.	a. Attached or dedicated bathroom	a. Fire extinguisher (ABC type)	c. Daily cleaning
b) Bed with clean mattress and linen	b. Minimum size: 30 sq. ft.	b. First aid kit	d. Linen change on turnover or request
c) Wardrobe/storage space	c. Western WC, wash basin, running water	c. Functional locks	
d) Adequate lighting and ventilation	d. Hot water (continuous or fixed hours)	d. Emergency contacts displayed	
e) Fan / AC / cooler as applicable	e. Clean towels and basic toiletries		
f) Filtered drinking water	f. Proper drainage and ventilation		
g) Waste bin			

D. Prohibited Uses (All Categories)

- Commercial restaurants or kitchens
- Banquets/events
- Bars or alcohol service to outsiders
- Hotel-style signage

- Structural alterations violating zoning
- Any other as decided by the Department of Tourism, GNCTD

ANNEXURE-II

Safety, Hygiene & Operational Guidelines

1. Premises Hygiene

- Daily cleaning of:
 - Guest rooms
 - Bathrooms
 - Corridors and common areas
- Disinfection of high-touch points:
 - Door handles
 - Switches
 - Railings
- Adequate ventilation in rooms and bathrooms
- Waste segregation (wet/dry) and daily disposal

2. Staff / Caretaker Hygiene

- Clean attire while attending guests
- Hand hygiene before guest interaction
- Training in basic sanitation practices
- Immediate reporting of health emergencies

3. Guest Safety Protocols

- Identity verification at check-in
- Emergency numbers displayed in rooms
- Fire safety instructions accessible
- Respect for privacy and personal safety

4. Food & Beverage (If Provided)

- Home-style preparation only (no commercial service)
- Food prepared in hygienic kitchen
- Crockery and utensils cleaned after each use
- Compliance with basic FSSAI hygiene norms

5. Emergency Management

- First-aid kit readily available
- Identified nearest hospital/clinic details
- Fire evacuation paths kept clear
- Incident reporting to local authorities when required

ANNEXURE-III

Application Form for Registration of Bed & Breakfast Unit

1. Name of Applicant:
2. Address of Property:
3. Category Applied For: Silver Gold
4. Ownership / Lease Status:
5. Number of Rooms Proposed:
6. Number of Beds:
7. Name & Contact of On-site Manager/Caretaker:
8. Details of Fire Safety Arrangements:
9. Details of Parking / Access (if any):
10. List of Documents Enclosed:

Declaration:

I hereby declare that the information furnished above is true and I shall comply with all provisions of the Delhi Bed & Breakfast Policy, 2026.

Signature:

Date:

ANNEXURE-IV

Format of Undertaking (Mandatory)

I, _____, owner/leaseholder of the premises located at _____, hereby undertake that:

1. The premises is a residential unit and legally constructed.
2. No more than eight (8) rooms and sixteen (16) beds shall be used.
3. I shall comply with all safety, hygiene and operational norms.
4. No prohibited commercial activities shall be undertaken.
5. Guest records and identification shall be maintained.
6. Any change in ownership, usage or facilities shall be intimated.

I understand that violation may result in cancellation of registration.

Signature:

Date:

Place:

ANNEXURE-V

Inspection & Compliance Checklist (For Departmental Use)

A. Infrastructure

- Room sizes compliant
- Bathroom facilities adequate
- Electrical & ventilation safe

B. Safety

- Fire extinguisher available
- First-aid kit present
- Emergency numbers displayed

C. Hygiene

- Clean rooms & bathrooms
- Waste disposal compliant

D. Documentation

- Guest register maintained
- IDs verified
- Registration certificate displayed

E. Overall Recommendation:

- Approved – Gold
- Approved – Silver
- Deficiencies to be rectified

Inspector Name & Signature:

Date:

ANNEXURE-VI
Tariff Display & Guest Information Format

Each registered B&B shall display at the reception desk/ area:

- Name of Establishment
- Registration Number & Category
- Room Tariff (per night)
- Check-in / Check-out timings
- House rules
- Emergency contacts