



F6/DFS/MS/Mixed/SZ/2022/BNOT/43

Dated: 08/08/2022

FIRE SAFETY CERTIFICATE

Certified that the M/s Okas Grand located at D-193, Okhla Phase-I, Delhi-24, comprised of 2 tier Basement + Ground + 03 upper floors: 2nd Basement- Sealed, 1st Basement – Banquet, , Ground floor – Restaurant & kitchen, 1st floor – Banquet, 2nd floor - 14 guest rooms, 3rd floor – 14 guest rooms, was inspected by officer concerned of Delhi Fire Service on 02.07.2022 & 25.07.2022 in the presence of Manager and found that the building has deemed complied with the fire prevention and fire safety requirements in accordance with Rule 33 of the Delhi Fire Service Rules, 2010. Hence the premises is fit for occupancy of “(Mixed -Assembly & Residential)” for Banquet hall and 28 guest rooms (Basement – Banquet, Ground floor – Restaurant & kitchen, 1st floor – Banquet, 2nd floor - 14 guest rooms, 3rd floor – 14 guest rooms) with effect from 08/8/2022 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 conditions under Rule 38 of Delhi Fire Service Rules, 2010 printed below.

Issued on 08/08/2022 at New Delhi by


(Atul Garg)

Director

Delhi Fire Service

Copy to:-

1. The Commissioner, MCD, 9th floor, Dr. SPM Civic Centre, Minto Road, Delhi -110002.
2. The Joint Commissioner of Police (Licensing), 1st Floor, Police Station Defence Colony, New Delhi.
3. The Licensee, M/s Okas Grand located at D-193, Okhla Phase-I, Delhi-24.
4. The Executive Engineer (Bldg), MCD, 9th floor, Dr. SPM Civic Centre, Minto Road, Delhi -110002 : to verify the height of the building and check the use of the Basement as requested in copy to letter no F.6/DFS/MS/2022/BP/147 dated 31.03.2022.

Conditions for the validity of Fire Safety Certificate

1. All the fire safety arrangements provided therein shall be maintained in good working condition at all times.
2. Any loss of life or property due to non functional fire safety measures shall be at the responsibility of the management.
3. The trained fire fighting staff should be available round the clock.
4. Any deviation w.r.t. construction etc. shall be verified by the concerned building sanctioning authority.
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. Basement shall be used as per NBC/UBBL 2016.
8. 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, six month prior to its expiry. Any change in the occupancy shall be intimated to this Deptt. and approval shall be obtained thereto before occupancy of the same.

INSPECTION REPORT

| | | | | |
|------|--|---|--|----------------|
| 1 | Name & address of the building | M/s Okas Grand located at D-193, Okhla Phase-I, Delhi-24 | | |
| 2 | Building is comprised of | 2 tier Basement + Ground + 03 upper floors. 2nd Basement- Sealed 1st Basement – Banquet Ground floor – Restaurant & kitchen 1st floor - Banquet 2nd floor - 14 guest rooms 3rd floor – 14 guest rooms | | |
| 3 | Type of occupancy | Mixed -Assembly & Residential | | |
| 4 | Type of case | New Case | | |
| 5 | Details of previous FSC | Nil | | |
| 6 | Fire safety direction letter no. | F6/DFS/MS/2022/BP/147 dated 31.03.2022 | | |
| 7 | Date of inspection | 02.07.2022 & 25.07.2022 | | |
| 8 | Name of the inspecting officers | Rajesh Kumar Shukla ADO (M Road) | | |
| 9 | Name of the designation of officer From the building side | Mr. Deepak (Owner's Son) | | |
| 10 | Year of construction | 2022 | | |
| 11 | Applicant's letter no | Letter no. RSH/22-23/April/01 dated 07.04.2022 | | |
| S.No | Minimum Standards on fire Prevention and fire safety requirements U/R 33 | Requirement as per Directive Issued dated 31.03.2022 | Provided at Site | Remarks MR/NMR |
| 1 | Access to Building | | | |
| | A Road width | 6.0 mtrs | 45.0 mtrs | 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 | 02 nos. | 03 nos. = G + 1 02 nos. = Ground to terrace level | MR |
| | b Basement | 02 nos. | 02 nos. | MR |
| | B Width of staircases | | | |
| | a Upper floor | 1.5 mtrs each | 2.85mtrs (upto 1 st floor), 1.52 mtrs & 1.50 mtrs | MR |
| | b Basement | 1.5 mtrs each | 2.13 mtrs, 2.0 mtrs & 1.50 mtrs | MR |
| | C Protection of exits | | | |
| | a Fire check door | Required | Provided | MR |
| | b Pressurization | NA | NA | NA |
| | D No. of continuous staircases to terrace | 02 nos | 02 nos. | MR |
| | E Width of corridor | NA | NA | NA |
| | F Door size | 1.5 mtrs | 2.13 mtrs, 2.0 mtrs & 1.5 mtrs | MR |
| 3 | Compartmentation | | | |
| | A Fire check door | Required in basement | Provided | MR |
| | B Sealing of electrical shafts | Required | Provided | MR |
| | 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 Basement | Natural/Mechanical | Exhaust fan | MR |
| | B Upper floor | Natural/Mechanical | Natural | MR |

| | | | | | |
|----|--|--------------------------------|----------------------------|-----------------------|----|
| 5. | Fire Extinguisher | | | | |
| | A | Total numbers | 15 no. | 15 no. | MR |
| | B | Types | CO ₂ & ABC | CO ₂ & ABC | MR |
| | C | ISI marking | ISI marked | ISI marked | MR |
| 6 | First-Aid-Hose Reels. | | | | |
| | A | Total numbers of each floor | 01 no. | 01 no. | MR |
| | B | Length of hose reel hose | 30 m | 30 m | MR |
| | C | Nozzle diameter | 5 mm | 5 mm | MR |
| 7 | Automatic Fire Detection And Alarming System. | | | | |
| | A | Type of detectors | Smoke/heat | Smoke | MR |
| | B | Location of main panel | required | At ground floor | MR |
| | C | Location of repeater panel | NA | NA | NA |
| | D | Alternate source of power | NA | NA | NA |
| | E | Hooters | Audible in Entire building | Provided | MR |
| 8 | MOEFA | | Required | Provided | MR |
| 9 | Public Address System. | | Required | Provided | MR |
| 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 | 100 mm | 100 mm | MR |
| | B | Number of hydrants per floor | 01 no. | 01 no. | MR |
| | C | Hose box | 01 no. | 01 no. | MR |
| 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 | 2280 LPM | Provided | MR |
| | b) | Head of main pump | 60 m | Provided | MR |
| | c) | Number of main pumps | 01 no | Provided | MR |
| | d) | Jockey pump out put | 180 LPM | Provided | MR |
| | e) | Jockey pump head | 60 m | Provided | MR |
| | f) | Standby pump out put | 2280 LPM | Provided | MR |
| | g) | Standby pump head | 60 m | Provided | MR |
| | h) | Auto starting /manual stopping | Required | Provided | MR |
| | i) | Pump house access | Required | Provided | MR |
| | B | Terrace Level | | | |
| | a) | Discharge of pump | 900 LPM | Provided | MR |
| | b) | Head of the pump | 60 m | Provided | MR |
| | c) | Power supply | Required | Provided | MR |
| | d) | Auto starting of pump | Required | Provided | MR |

M/s Okas Grand located at D-193, Okhla Phase I, Delhi-24

| | | | | | |
|----|--|------------------------------|-----------------|----------|----|
| 14 | Captive Water Storage for Fire Fighting | | | | |
| | A | Underground tank capacity | 2,00,000 liters | Provided | MR |
| | B | Draw-off connection | NA | NA | NA |
| | C | Fire service inlet | NA | NA | NA |
| | D | Access to tank | Required | Provided | MR |
| | E | Overhead tank capacity | 25,000 Ltrs | 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 | 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 | Batter backup | NA | NA | NA |
| | E | Building floor plans | NA | NA | NA |
| 20 | Special Fire Protection systems for protection of special Risks, if any: | | | | |

Meeting Requirement (MR), Not Meeting Requirement (NMR), Not Applicable (NA), Provided but Not Functional (PNF), Not Provided (NP).

Note:- The owner has sealed the 2nd basement and submitted an undertaking for the same which placed at C-13. The owner and the architect have submitted an undertaking stating the size of the tank and its capacity which is 2, 00,000 liters as required in the guideline issued to the building vide letter no. F6/DFS/MS/2022/BP/147 dated 31.03.2022.

The fire protection systems provided in the building were tested, checked at random and found functional at the time of inspections.

If agreed and in view of the substantial compliance of the minimum standards on fire prevention and fire safety measures as required under the Rules, it is recommended to grant Fire Safety Certificate under Rules 35 of Delhi Fire Service Rules 2010

Signature of the Inspecting Officer
Name Rajesh Kumar Shukla
Designation ADO (M. Road)

Dy. CEO (SZ)

C.A.O.

Director

Anuj R