



### FIRE SAFETY CERTIFICATE

Certified that the **Commercial Cum Multiplex (CM) Building & Multi level Car Parking (MLCP) Building** located at **Property Development Plot at Jasola Apollo Metro Station, Sarita Vihar, Mathura Road, New Delhi-44**, comprised of **Commercial Cum Multiplex Building-** basement with mezzanine portion + Ground + 5 upper floors & **Multi level Car Parking (MLCP) Building-** 2 tier basement + Ground + 06 upper floors was inspected by a team of officers concerned of Delhi Fire Service on 25.11.2022 in the presence of Mr. I.K. Thakur (Director Commercial), Mr. Kamlesh Patel (Project Head), Mr. Verma (Tech. Manager) & Mr. Naresh (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 upto 2<sup>nd</sup> floor and 5<sup>th</sup> floor (excluding Multiplex at 3<sup>rd</sup> and 4<sup>th</sup> floor) in CM building and upto 6<sup>th</sup> floor in MLCP building. Hence the premises/building **Commercial Cum Multiplex Building** (basement with mezzanine portion + Ground + 2 upper floors and 5<sup>th</sup> floor, excluding multiplex at 3<sup>rd</sup> and 4<sup>th</sup> floor) & **MLCP Building-** (2 tier basement + Ground + 06 upper floors) is fit for occupancy of **Mixed Occupancy (Business, Mercantile & Assembly Building)** with effect from ...30/11/2022... 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...30/11/2022...at New Delhi by

(Atul Garg)  
Director  
Delhi Fire Service

#### Copy to:-

1. The Dy. Director(B), DDA, INA, Vikas Sadan, New Delhi.
2. Mrs. Isha Khosla (IAS), Deputy Commissioner (South-East), Office of the District Magistrate (South-East), Old Gargi College, Behind LSR College, Lajpat Nagar-IV, New Delhi-24.
3. Authorized Signatory, M/s Pacific Development Corporation Ltd, Corporate Office-5<sup>th</sup> floor, Pacific mall, Site-IV, Sahibabad Industrial Area, Ghaziabad, Delhi- 201010

#### Conditions for the validity of Fire Safety Certificate

1. All the means of escape shall be kept free of all the type of obstruction all the time.
2. All the employees shall be acquainted with the use and maintenance of all fire equipments and method of smooth and speedy safe evacuation of occupants in case of emergency.
3. All the fire fighting equipments shall be maintained in perfect working condition all the time and any lapse rendering non-functional of fire safety measures, management shall be responsible.
4. The clarification with regards electrical installation, ventilation, structure stability set back areas, occupancy and constructional deviation in building etc .may be got verified from the authorities concerned.
5. Basement shall used as per NBC/UBBL-2016
6. This Fire Safety Certificate cannot be treated in any case for regularizations of unauthorized construction unauthorized use of land if any.
7. The owner / occupier shall submit a declaration every year in form 'K' provided in the first schedule of Delhi Fire Service Rule 2010. The form is available on [www.dfs.delhigovt.nic.in](http://www.dfs.delhigovt.nic.in).
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 months prior to its expiry.
9. Cineplex is under construction at 3<sup>rd</sup> and 4<sup>th</sup> floor of the building and this FSC is valid for **Commercial Cum Multiplex Building** (basement with mezzanine portion + Ground + 2 upper floors and 5<sup>th</sup> floor, excluding multiplex at 3<sup>rd</sup> and 4<sup>th</sup> floor) & **MLCP Building-** (2 tier basement + Ground + 06 upper floors) only.

**INSPECTION REPORT**

|    |   |   |
|----|---|---|
| 1  | Name & address of the building                            | <b>Commercial Cum Multiplex(CM) Building &amp; Multi level Car Parking (MLCP) Building located at PD Plot at Jasola Apollo Metro Station, Sarita Vihar, Mathura Road, New Delhi-44.</b>   |
| 2  | Building is comprised of                                  | <p>➤ <b>Commercial Cum Multiplex Building-</b> basement with small mezzanine portion + Ground + 5 upper floors <b>Basement-</b> service store (storage)</p> <p><b>Basement Mezzanine (only in partial portion of baaseemnt ( 11.62 % of commercial basement area) - hypermarket, retail, anchor, service/store (Mercantile)</b></p> <p><b>Ground floor-</b> anchor, retail (Mercantile)</p> <p><b>1<sup>st</sup> floor-</b> anchor, retail (Mercantile)</p> <p><b>2<sup>nd</sup> floor-</b> food courts, commercial retails</p> <p><b>3<sup>rd</sup> &amp; 4<sup>th</sup> floor-</b> 10 nos. cinema halls (<u>under construction</u>)</p> <p><b>5<sup>th</sup> floor-</b> corporate offices</p> <p>➤ <b>Multi level Car Parking (MLCP) Building-</b> 2 tier basement + Ground + 06 upper floors</p> <p><b>(FSC proposed for basement with mezzanine + Ground + 2 upper floors and Offices at 5<sup>th</sup> floor for CM block and 2 tier basement + ground + 6 upper floors for MLCP block . only)</b></p> |
| 3  | Type of occupancy   | Mixed Occupancy (Business, Mercantile & Assembly Occupancy)   |
| 4  | Type of case  | New case  |
| 5  | Details of previous FSC                                   | NIL   |
| 6  | Fire safety directive letter no.                          | F6/DFS/MS/2019/BP 370 dated 18.10.2019  |
| 7  | Date of inspection  | 25.11.2022  |
| 8  | Name of the inspecting officers                           | Sunil Chawdhary, Dy. CFO (SZ) & Manoj Sharma, DO (SD) & Rajesh Kumar Shukla, ADO (M. Road)  |
| 9  | Name of the designation of officer From the building side | Mr. I.K. Thakur (Director Commercial), Mr. Kamlesh Patel (Project Head), Mr. Verma (Tech. Manager) & Mr. Naresh (Manager)   |
| 10 | Year of construction                                      | 2019  |
| 11 | Applicant's letter no.                                    | Online ID no. SZ/0076 19-20-OCC dated 3.11.2022   |

| S. No | Minimum standard of Fire Prevention and Fire Safety U/R 33 | Requirements (as per the Directive issued) | Provide at site   | Remarks MR/NMR   |    |
|-------|--|--|---|--|----|
| 1     | <b>Access to Building</b>                                  |  |   |  |    |
|       | <b>A</b>   |  |   |  |    |
|       | A  | Road width                                 | 6.0 mtrs  | 20 mtrs  | MR |
|       | B  | Gate width                                 | 5.0 mtrs  | 6.0 mtrs   | MR |
|       | C  | Width of internal roads                    | 6.0 mtrs  | 6.0 mtrs   | MR |
| 2     | <b>Number, Width, Type &amp; Arrangement of Exits</b>      |  |   |  |    |
|       | <b>A</b>   | No. of staircase:                          |   |  |    |
|       | a)   | Upper floor                                | Commercial Cum Multiplex Building<br>B to terrace 7 nos.<br>Gf to terrace 2 nos.<br>Including 5 nos. staircase dedicated to cinema hall<br>MLCP building-<br>B2 to terrace = 2 nos. + 2 ramps<br>1 staircase dedicated to transformer room & L.T room.<br>Gf to office - 01 no. | Commercial Cum Multiplex Building<br>B to terrace = 7 nos.<br>Gf to terrace = 2 nos.<br>Including 5 nos. staircase dedicated to cinema hall<br>MLCP building-<br>B2 to terrace = 2 nos. + 2 ramps. Gf to Office - 01 no.<br>1 staircase dedicated to transformer room & L.T room | MR |
|       | b)   | Basements                                  | Commercial Cum Multiplex Building = 7 nos.<br>MLCP building = 2 nos + 2 ramps   | Commercial Cum Multiplex Building = 7 nos.<br>MLCP building- 2 nos + 2 ramps   | MR |
|       | <b>B</b>   | Width of the staircase:                    |   |  |    |
|       | a)   | Upper floors                               | Commercial Cum Multiplex Building<br>B to terrace = 2.15 mtrs each<br>Gf to terrace = 2.15 mtrs each<br>Including 5 nos. of 1.5 mtrs each staircase dedicated to cinema hall<br>1.65 mtrs for transformer & L.T room<br>MLCP building-<br>B2 to terrace = 2.15 mtrs each        | Commercial Cum Multiplex Building<br>B to terrace = 2.15 mtrs each<br>Gf to terrace = 2.15 mtrs each<br>Including 5 nos. of 1.5 mtrs each staircase dedicated to cinema hall<br>1.65 mtrs for transformer & L.T room<br>MLCP building-<br>B2 to terrace = 2.15 mtrs each         | MR |
|       | b)   | Basements                                  | Commercial Cum Multiplex Building<br>B to terrace = 2.15 mtrs<br>MLCP building-<br>B2 to terrace = 2.15 mtrs & ramps = 4.5 mtrs each  | Commercial Cum Multiplex Building<br>B to terrace = 2.15 mtrs<br>MLCP building-<br>B2 to terrace = 2.15 mtrs & ramps = 4.5 mtrs each   | MR |
|       | <b>C</b>   | Protection of Exits                        |   |  |    |
|       | a)   | Fire check door                            | Required  | Provided   | MR |
|       | b)   | Pressurization                             | Required  | Provided   | MR |

|   |                              |  |  |  |    |
|---|------------------------------|--|--|--|----|
|   | D                            | No. of continuous staircase to terrace:  | 9 nos.   | 9 nos.   | MR |
|   | F                            | Width of the corridor                    | NA   | NA   | NA |
|   | F                            | Door size                                | 1.5 meters   | Provided   | MR |
| <b>3 Compartmentation:</b>  |                              |  |  |  |    |
|   | A                            | Fire check doors                         | Required   | Provided   | MR |
|   | B                            | Sealing of horizontal & vertical opening | Required   | Provided   | MR |
|   | C                            | Fire rating of shaft doors               | Required (2 hours)   | Provided   | MR |
|   | D                            | Water curtain                            | NA   | NA   | NA |
|   | F                            | Fire dampers                             | NA   | NA   | NA |
| <b>4 Smoke Management System:</b>   |                              |  |  |  |    |
|   | A                            | Basements                                | 12 ACPH  | Provided   | MR |
|   | B                            | Upper floors                             | 12 ACPH  | Provided   | MR |
| <b>5 Fire Extinguishers</b>   |                              |  |  |  |    |
|   | A                            | Total numbers                            | 240 nos  | 300 nos.   | MR |
|   | B                            | Types                                    | CO <sub>2</sub> & ABC  | CO <sub>2</sub> & ABC  | MR |
|   | C                            | ISI marking                              | ISI marked   | Provided   | MR |
| <b>6 First Aid Hose Reel</b>  |                              |  |  |  |    |
|   | A                            | Total no. at each floor                  | Commercial Cum Multiplex Building = 8 nos<br>MLCP building = 2 nos | Commercial Cum Multiplex Building = 8 nos<br>MLCP building = 2 nos | MR |
|   | B                            | Length of hose reel                      | 30 mtrs  | 30 mtrs  | MR |
|   | C                            | Nozzle diameter                          | 5 mm   | 5 mm   | MR |
| <b>7 Automatic Fire Detection and Alarm System (ADAS) for Commercial Cum Multiplex Building</b> |                              |  |  |  |    |
|   | A                            | Type of detectors                        | Smoke heat   | Smoke heat   | MR |
|   | B                            | Location of main Panel                   | At ground floor  | At Ground floor  | MR |
|   | C                            | Location of repeater panel               | NA   | NA   | NA |
|   | D                            | Alternate power source                   | NA   | NA   | NA |
|   | E                            | Hooter's location                        | Audible in entire building   | Audible in entire building   | MR |
| <b>8</b>  | <b>MOEFA</b>                 |  | Required   | Provided   | MR |
| <b>9</b>  | <b>Public Address System</b> |  | Required   | Provided   | MR |
| <b>10 Automatic Sprinkler System</b>  |                              |  |  |  |    |
|   | A                            | Basement                                 | Required   | Provided   | MR |
|   | B                            | Upper floor                              | Required   | Provided   | MR |
|   | C                            | Sprinklers above false ceiling           | Required   | Provided   | MR |
| <b>11 Internal Hydrants</b>   |                              |  |  |  |    |
|   | A                            | Size of the riser down comer             | 150 mm   | 150 mm   | MR |
|   | B                            | No. of hydrants per floor                | 10 nos.  | 10 nos.  | MR |
|   | C                            | Hose box                                 | 10 nos.  | 10 nos.  | MR |
| <b>12 Yard Hydrants</b>   |                              |  |  |  |    |
|   | A                            | Total no. of hydrants                    | 11 nos.  | 11 nos.  | MR |
|   | B                            | Hose box                                 | 11 nos.  | 11 nos.  | MR |
| <b>13 Pumping Arrangements</b>  |                              |  |  |  |    |
|   | <b>A Ground Level</b>        |  |  |  |    |
|   | a)                           | Discharge & head of main pump            | 2280 LPM & 80 m  | 2850 LPM & 80 m  | MR |
|   | b)                           | Number of main pump                      | 2 nos.   | 2 nos.   | MR |
|   | c)                           | Discharge & head of jockey pump          | 2 nos. of 180 LPM & 80 m   | 2 nos. of 180 LPM & 80 m   | MR |
|   | d)                           | Discharge & head of Standby pump         | 2280 LPM & 80 m  | 2280 LPM & 80 m  | MR |
|   | e)                           | Auto starting manual stopping            | Required   | Provided   | MR |
|   | <b>B Terrace Level</b>       |  |  |  |    |
|   | a)                           | Discharge of terrace pump                | 900 LPM ( MLCP)  | 900 LPM ( MLCP) & 900 LPM (commercial block)                       | MR |
|   | b)                           | Head of terrace pump                     | 40 mtrs  | 40 mtrs  | MR |
|   | c)                           | Alternate power supply                   | Required   | Provided   | MR |
|   | d)                           | Auto starting of pump                    | Required   | Provided   | MR |

|    |  |  |  |          |    |
|----|--|--|--|----------|----|
| 14 | <b>Captive Water Storage for Fire Fighting</b>                         |  |  |          |    |
| A  | Underground tank capacity  | 2,00,000 Ltrs  | 2,00,000 Ltrs  | MR       |    |
| B  | Draw off connection  | Required   | Provided   | MR       |    |
| C  | Fire Service Inlet   | Required   | Provided   | MR       |    |
| E  | Access to tank   | Required   | Provided   | MR       |    |
| D  | Overhead tank capacity   | 20,000 ltrs<br>(commercial block)<br>10,000 Ltrs ( MLCP) | 20,000 ltrs<br>(commercial block)<br>10,000 Ltrs ( MLCP) | MR       |    |
| 15 | <b>Exit Signage</b>  |  | Required   | Provided | MR |
| 16 | <b>Provision of lift</b>   |  |  |          |    |
| A  | Pressurization of lift shaft   | Required   | Provided   | MR       |    |
| B  | Pressurization of lift lobby   | Required   | Provided   | MR       |    |
| C  | Communication in lift car  | Required   | Provided   | MR       |    |
| D  | Fireman switch   | Required   | Provided   | MR       |    |
| E  | Lift signage   | Required   | Provided   | MR       |    |
| 17 | <b>Standby Power Supply</b>  |  | Required   | Provided | MR |
| 18 | <b>Refuge Area</b>   |  |  |          |    |
| A  | location   | NA   | NA   | NA       |    |
| B  | Total area   | NA   | NA   | NA       |    |
| 19 | <b>Fire Control Room</b>   |  |  |          |    |
| A  | Fire detection system panel  | Required   | Provided   | MR       |    |
| B  | Flow switch panel  | Required   | Provided   | MR       |    |
| C  | P A system panel   | Required   | Provided   | MR       |    |
| D  | Battery backup   | Required   | Provided   | MR       |    |
| E  | Building floor plan  | Required   | Provided   | MR       |    |
| 20 | <b>Special Fire Protection for special risk if any</b>                 |  |  |          |    |
| A  | Special fire protection system for protection of special risk, if any: |  |  | NA       |    |

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

Note: The Fire Safety Guidelines were issued for Lower Ground, Lower Ground Mezzanine, ground + 04 upper floors of Commercial cum Multiplex (CM block) block and basement, lower ground + 06 upper floors of Multi Level Car Parking (MLCP). However the CM block comprised of Basement with mezzanine, ground + 5 upper floors (double height multiplexes at 3<sup>rd</sup> and 4<sup>th</sup> floor) while MLCP comprised of 02 tier basement, Ground + 06 upper floors as observed at the time of inspection, probably to avail the benefit of increased FAR norms. The fire and life safety provisions have been extended to all areas of the basements and additional 5<sup>th</sup> floor. The multiplexes at 3<sup>rd</sup> and 4<sup>th</sup> floor are still in phase of construction

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

If agreed to the note above and In view the substantial compliance of the minimum standards on fire prevention and fire safety required under the Rules it is recommended to grant Fire Safety Certificate under Rule 35 of the Delhi Fire Service Rules 2010 only for Basement with mezzanine, Ground and 02 upper floors of Commercial cum Multiplex block and 2 tier Basement, Ground + 06 upper floors of the MLCP building

Signature of the Inspecting Officer  
Name Sunil Chawdhary  
Designation Dy. CFO (SZ)

Signature of the Inspecting Officer  
Name Manoj Sharma  
Designation DO (SD)

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

C.H.O. *[Signature]*  
29/11/2022

Director *[Signature]*  
29/11/22

FT PLS  
DHS