



No. F6/DFS/MS/Mixed/SZ/2025/ 570

Dated: 24/10/2025

**FIRE SAFETY CERTIFICATE**

Certified that Prime Towers located at Plot No. F-79 & 80, Okhla Phase-1, New Delhi-110020, building comprised of Two tier Basement, Ground plus eight upper floors owned/occupied by Prime Towers, was issued Fire Safety Certificate from this department vide letter No. F6/DFS/MS/Mixed/SZ/2022/535 dated 29/11/2022. Now, Premises was re-inspected by the officers concerned of this department on dated 09/10/2025 in the presence of Mr. Deepak Kumar (Property Manager) and found that the management have deemed complied with the fire prevention and fire safety requirements in accordance with the rule 33 of Delhi Fire Service Rules, 2010 and that the building/premises is fit for occupancy Business & Mercantile class "Mixed occupancy" with effect from 24/10/2025 for a period of three years 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 & also conditions printed below.

Issued on 24/10/2025 at New Delhi by.

  
(A.K. Malik)  
Dy. Chief Fire Officer  
o/c Delhi Fire Service  
@

**Copy to:-**

1. The Commissioner, MCD, J.L.N. Marg, Civic Centre, New Delhi-110002.
2. The Authorized signatory, Prime Towers, Plot No. F-79 & 80, Okhla Phase-1, New Delhi-110020.

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

1. 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
2. All the means of escape shall be kept free of all the type of obstruction all the time.
3. 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.
4. 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.
5. 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.
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. Basement shall be used as per BBL concerned.



# INSPECTION REPORT

1	Name & address of the building	Prime Towers located at Plot No. F-79 & 80, Okhla Phase-1, New Delhi-110020.		
2	Building is comprised of	Two tier Basement + Ground + 08 upper floors		
3	Type of occupancy	Business & Mercantile class "Mixed Occupancy"		
4	Type of case	Renewal		
5	Details of previous FSC	F6/DFS/MS/Mixed/SZ/2022/535 dated 29/11/2022		
6	Fire safety directive letter no.	F.6/DFS/MS/BP/2012/910 dated 14.03.2012		
7	Date of inspection	09/10/2025		
8	Name of the inspecting officers	Sh. Ravinder Singh, DO (SD) & Sh. Yashwant Singh Meena ADO/M.Road		
9	Name of the designation of officer From the building side	Mr. Deepak Kumar (Property Manager)		
10	Year of construction	2012-13		
11	Applicant's letter no.	Outdoor diary no. 5672 dated 08/09/2025		
S. No	Minimum standard of Fire Prevention and Fire Safety U/R 33	Requirements / BBL	Provide at site	Remarks MR/N MR
1	<b>Access to Building</b>			
	A Road width	12 mtr.	12 mtr.	MR
	B Gate width	4.5 mtr.	3 nos. 5 mtr.	MR
	C Width of internal roads	6 mtr.	6 mtr.	MR
2	<b>Number, Width, Type &amp; Arrangement of Exits</b>			
	A No. of staircase:			
	a) Upper floor	05 nos.	05 nos. (3 from GF to Terrace & 02 from GF to 6 <sup>th</sup> floor)	MR
	b) Basements	07 Nos. + 02 Ramp	07 Nos.	MR
	B Width of the staircase:			
	a) Upper floors	1.5 mtr.	Two of 1.99 m & one of 1.76 m (GF to terrace) & Two of 1.5 m (GF to 6 <sup>th</sup> floor)	MR
	b) Basements	Required	2 m, 1.99 m, 1.76 m & 4 of 1.5 m	MR
	C Protection of Exits			
	a) Fire check door	Required	Provided	MR
	b) Pressurization	Required	Provided	MR
	D No. of continuous staircase to terrace:	03 nos.	03 nos.	MR
	E Width of the corridor	NA	1.5 mtr.	MR
	F Door size	1.0 m	1.0 m (final exit)	MR
3	<b>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	Provided	MR
	D Water curtain	Required	Provided in basement	MR
	E Fire dampers	Required	Provided	MR
4	<b>Smoke management System:</b>			
	A Basements	30 a/c per hour	M.V.S	MR
	B Upper floors	12 a/c per hour	M.V.S	MR
5	<b>Fire extinguishers</b>			
	A Total numbers of each floor	100 nos.	120 nos.	MR
	B Types	CO <sub>2</sub> , ABC	ABC & CO <sub>2</sub> , W.CO <sub>2</sub> 40/40/40 nos.	MR
	C ISI marking	ISI marked	Provided	MR



H/14

6	<b>First Aid Hose Reel</b>			
	A	Total no. at each floor	Basement-22, GF to 6 <sup>th</sup> floor -12, 7 <sup>th</sup> floor & 8 <sup>th</sup> floor-9	Provided MR
	B	Length of hose reel	30 mtr.	Provided MR
	C	Nozzle diameter	05 mm	Provided MR
7	<b>Automatic Fire Detection and Alarm System (ADAS)</b>			
	A	Type of detectors	Required	Smoke & Heat MR
	B	Location of main Panel	Required	Ground Floor MR
	C	Location of repeater panel	N/A	Each floor MR
	D	Alternate power source	Required	Provided MR
	E	Hooter's location	Required	Each floor MR
8	MOEFA		Required	Provided MR
9	Public Address System		Required	Provided MR
10	<b>Automatic Sprinkler System</b>			
	A	Basement	Required	Provided MR
	B	Upper floor	Required	Provided MR
	C	Sprinklers above false ceiling	Required	Provided MR
11	<b>Internal Hydrants</b>			
	A	Size of the riser/down comer	150 mm	Provided MR
	B	No. of hydrants per floor	Basement -22, GF to 6 <sup>th</sup> floor-12, 7 <sup>th</sup> floor & 8 <sup>th</sup> floor-9	Provided MR
	C	Hose box	Basement -22, GF to 6 <sup>th</sup> floor-12, 7 <sup>th</sup> floor & 8 <sup>th</sup> floor-9	Provided MR
12	<b>Yard Hydrants</b>			
	A	Total no. of hydrants	11 Nos.	16 Nos. MR
	B	Hose box	11 Nos.	16 Nos. MR
13	<b>Pumping arrangements</b>			
	A	Ground Level		
		a) Discharge of main pump	4500 LPM	Provided MR
		b) Head of main pump	90 m & 40 m (w.curtain)	Provided MR
		c) Number of main pumps	03 no	Provided MR
		d) Jockey pump out put	450 LPM	Provided MR
		e) Jockey pump head	95 m	Provided MR
		f) Standby pump out put	4500 LPM	Provided MR
		g) Standby pump head	95 m	Provided MR
		h) Auto starting / Manual stopping	Required	Provided MR
		i) Pump house access	Required	Provided MR
	B	Terrace Level		
		a) Discharge of terrace pump	NA	NA NA
		b) Head of terrace pump	NA	NA NA
		c) Power supply	NA	NA NA
		d) Auto starting of pump	NA	NA NA
14	<b>Captive Water Storage for Fire Fighting</b>			
	A	Underground tank capacity	2,00,000 Ltrs.	Provided 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.	Provided MR
15	Exit Signage		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	Standby Power Supply		Required	Provided MR





18	<b>Refuge Area</b>			
A	location	6 <sup>th</sup> floor	Provided	MR
B	Total area	1143.66 m <sup>2</sup>	Provided	MR
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	Manual CO2 flooding provided in LT panels	Provided	MR

The fire protection systems provided in the building were tested, checked at random and found functional at the time of inspection and the system is common with whole building.

In view of the deemed compliance of the minimum standards on fire prevention and fire safety measures as required under the Rules. The fire safety certificate issued vide letter no. F6/DFS/MS/Mixed/SZ/2022/535 dated 29/11/2022 renewal under Rule 35(6) of the Delhi Fire Service Rules 2010, is **recommended**.


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 Signature of the Inspecting Officer  
 Name: Yashwant Singh Meena  
 Designation: ADO (M.Road)



  
 Signature of the Inspecting Officer  
 Name: Ravinder Singh  
 Designation: DO (SD)

~~Dy. Cfo (SZ)~~

  
 17/10/25  
**A.K. MALIK**  
 Principal Director

By. Cfo to Issue.  
  
 21/10/25

~~Dy. Cfo (SZ)~~

  
 22/10/25  
**A.K. MALIK**  
 DO (SD)  
  
 23/10/25

DO (MR) Sir, F.T letter is pickup for sign. Please  
