

**THANE MUNICIPAL CORPORATION
FIRE BRIGADE THANE**

No. : TMC/CFO/M/LR/87/76
Date : 11/08/2022

SUB: N.O.C. Stipulating fire protection and firefighting requirements for Redevelopment of **Amendment** of proposed construction of a low rise residential building on plot bearing C.T.S No.13 A Tika No 8 Prabhakar hedge marg opps holly high school Thane (W).

- Ref:**
- i) C.T.S No.13 A Tika No 8
 - ii) Letter Dtd. -- 27/07/2022 from Architect M/s. Godbole Mukadam Associates
 - iii) initial NOC permission Bldg TMC/CFO/M/117/117 Dtd.07/03/2022
 - iv) UDD, Maharashtra Order No. टीपीएस-१८१८/प्र.क्र./२३६/१८(भाग-२)/नवि-१३, दि. २३/१२/२०२१
 - v) Date of Inspection by DFO Mr. S. V. Devare on Dt. 04/08/2022

A.D.T.P. (Thane)

In this case please refer to this office N.O.C issued vide Initial NOC no. TMC/CFO/M/117/117 Dtd.07/03/2022 for the Redevelopment residential Building having Ground / stilt + 1st to 8th floor with a total height of 29.95 Mt. from general ground level up to terrace level

Now Architect has submitted the Amended plan And proposed the following amendments

Architect has proposed minor internal changes without increasing the height of the building now Low rise residential Building having Ground / stilt + 1st to 8th floor with a total height of 29.95 Mt. from general ground level up to terrace level

THE FLOOR-WISE USER OF THE BUILDING IS AS UNDER :-

Floors	Users
Ground	Puzzle Parking, Fitness centre, Meter Room, Creche & Driver Room
1 st to 8 th floor	04 nos. residential flats on each floor level

THE DETAILS OF STAIRCASES & LIFTS :-

Staircase description	Width of staircase	Nos. of staircase
Leading from Ground to terrace	1.20 m. wide	01 No

Lifts Type	Profile	Nos. of lifts
Passenger/Fire Lift	Leading from Ground to 8 th Floor	01 No.

The proposed staircases of the building having flight width of 1.20 m. as shown in plans & adequately ventilated to outside air at all levels





OPEN SPACE:-

The plot approachable by 18.00 m. wide D.P Road Wide East Side

North	South	East	West
3.00M.	3.00 M.	1.50 M + 18.00 M wide DP road	3.00 M

The A.D.T.P. has requested to scrutinized the plans & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, staircases, height & floor occupancy of the building. If any changes in the plans other than mentioned above then A.D.T.P. shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.

The proposal has been considered favorably in view of the fact that;

- i. The plot approachable by 18 m. wide D.P Road Wide East Side.
- ii. Fire lift shall be provided as per the regulation No. 9.27.1 & 9.29.8 of UDCPR.
- iii. During construction stage and before the final occupation party agreed to comply additional requirement stipulated by Thane Fire Brigade.
- iv. If any discrepancies observed during construction, then above said NOC will be revoked by this department.
- v. Since this building is non-special building, this department only given the remark for internal fire fighting systems as per the prevailing norms (NBC) & Sr. No. 11 of order No. टीपीएस-१८१८/प्र.क्र./२३६/१८(भाग-२)/नवि-१३, दि. २३/१२/२०२१ .

In view of above, as far as this department is concerned there is no objection from **Fire safety point** of view for the construction of residential Building having Ground / stilt + 1st to 8th floor with a total height of 29.95 Mt. from general ground level up to terrace level .

1. ACCESS:-

- i. All access should be free of obstruction.

2. PROTECTION TO STRUCTURAL STEEL:-

- i. All the structural members, columns, beams etc., shall be protected with the 02 hours fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- ii. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Structural Engineer as the time of application for occupying the building.

3. TERRACE DOOR :-

The terrace door shall be provided in following manners:

- i. The top of portion of the door shall be provided with louvers.
- ii. The single latch lock shall be installed from the terrace side at the height of not more than one meter.
- iii. The glass front of 6 inch dia. with the breakable glass shall be provided just above the single latch lock, as to open the latch in emergency.
- iv. The door shall either be fitted with magnetic lock or shall be synchronize with fire detection and alarm system.

4. **CORRIDOR / LIFT LOBBY :-**

- i. Corridor / lift lobby at each floor level shall be naturally ventilated.
- ii. The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
- iii. Self glowing/fluorescent exit signs in green color shall be provided showing the means of escape for entire building.
- iv. Portable lights / insta lights shall be provided at strategic locations in the staircase and lift lobby.

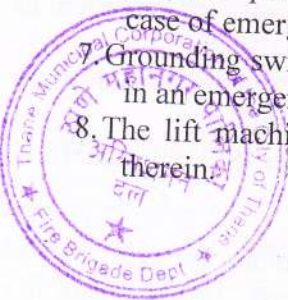
5. **ELECTRIC CABLE SHAFTS, ALL SHAFTS, SERVICES & METER ROOM :-**

- i. Electric cable shafts shall be exclusively used for electric cables.
- ii. Electric shafts and all shafts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric shaft.
- iii. Electric wiring/ cable shall be non-toxic, non-flammable, low smoke hazard having copper core / fire resistance for the entire building with provision of ELCB/MCB.
- iv. Electric meter room shall be provided at the location shown in the plan. It shall be adequately ventilated & easily accessible.
- v. Low and medium voltage wiring running in shaft and in false ceiling should run in separate conduits;
- vi. Water mains, telephone lines, intercom lines, gas pipes or any other service line should not be laid in the duct for electrical cables; use of bus bar/solid rising mains instead of cables is preferred.
- vii. Separate circuits for firefighting pumps, lifts, staircases and corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes.

6. **PROVISION OF LIFT**

A. **PLANNING & DESIGN (as per the regulation No. 9.27.1 of UDCPR)**

1. At least one lift shall be provided in every building more than 15m. in height.
2. In case of buildings more than 24m. height, at least two lifts shall be provided. However, in case of a proposal to add one additional floor to an existing building having a lift, it will not be necessary to raise the existing lift to the additional floor.
3. For building or floors of the building to be constructed for Retirement Home or Senior Citizen Housing, lift shall be provided irrespective of height of building.
4. The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population of each floor based on the occupant load and the building height shall be in accordance with Section 5 - Installation of Lift & Escalators of Part VIII - Building Services of National Building Code of India.
5. All the floors shall be accessible for 24 hours by the lifts.
6. The lifts provided in the buildings shall not be considered as a means of escape in case of emergency.
7. Grounding switch at ground floor level to enable the fire service to ground the lift cars in an emergency shall also be provided.
8. The lift machine rooms shall be separate and no other machinery shall be installed therein.



B. FIRE LIFT

1. Fire lifts shall be provided with a cabin floor area of 1.43 M.² & minimum capacity for 8 passengers (544 Kg.) and fully automated with emergency switch on ground level as per Section 5 - Installation of Lift & Escalators of Part VIII - Building Services of NBC 2016.
2. In general, buildings 15 m. in height or above shall be provided with fire lifts as per the regulation No. 9.29.8 of UDCPR.
3. In case of fire, only fireman shall operate the fire lift.
4. In normal course, it may be used by other persons. Fire lift shall be equipped with suitable intercommunication equipment for communicating with the control room on the ground floor of the building.

7. FIRE FIGHTING REQUIREMENTS :-

A) OVERHEAD WATER STORAGE TANK :-

For Building tank of 25,000 liters capacity shall be provided on the terrace level of proposed building. The tank shall be connected to the wet riser through a booster pump through a non return valve and gate valve.

B) DOWN COMER :-

Down comer of internal dia. of 10 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining staircase with **hydrant outlet & hose reel at each floor** in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms. The down comer shall be extended from ground floor up to terrace level.

C) AUTOMATIC SPRINKLERS SYSTEM:-

Automatic sprinkler system shall be provided in puzzle parking, as per the standards lay down by TAC, IS 15105 & IS 15778.

D) SPRINKLER PUMP & BOOSTER PUMP :-

- i. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- ii. Electric supply (normal) to these pumps shall be independent circuit
- iii. Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./ sq. cms. at the top most hydrant out let of the wet-riser/down comer shall be provided at the terrace level.
- iv. Electric supply (normal) to these pumps shall be independent circuit.
Operating switches for booster pumps shall also be provided in glass fronted boxes in lift lobbies on ground floor & near the pump.

E) ALTERNATE SOURCE OF POWER SUPPLY :-

An alternate source of LV/HV supply through diesel generator with Auto/Manual changeover switch shall be provided for booster pump, staircase and corridor lighting circuits etc.

F) PORTABLE FIRE EXTINGUISHERS:-

- i. ABC powder type fire extinguisher of 09 kgs. capacity having I.S.I. certification mark and two sand buckets filled with dry cleaned sand shall be kept in each electric meter room as well as in each lift machine room.
- ii. ABC powder type fire extinguisher of 06 kgs. capacity having I.S.I. certification mark shall be kept on each floor level at prominent place
- iii. All above fire extinguishers should be placed on each floor level as per IS:2190 of 1992.

G) FIRE ALARM SYSTEM:

- i. Building shall be provided with manual fire alarm system with main control panel at ground floor level and pill-boxes and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

However, A.D.T.P. is requested to verify the total built up area and inform this department if it is more for the purpose of levying additional fee, if required.

Built up Area Residential Summary

Floor	Height	BUA Residential	Total
Plinth	0.15	Nil	1640.72 X 300/- = 4,92,216.00/-
Ground	5.80	204.98	
1 st	3.00	239.29	
2 nd	3.00	239.29	
3 rd	3.00	239.29	
4 th	3.00	239.29	
5 th	3.00	239.29	
6 th	3.00	239.29	
TOTAL FIRE PREMIUM CHARGES	23.95	1640.72	4,92,216.00/-

Built up Area Residential Summary (Infrastructure)

Floor	Height	BUA Residential	Total
7 th	3.00	239.29	478.58 X 600/- = 2,87,148.00 /-
8 th	3.00	239.29	
TOTAL FIRE INFRASTRUCTURE CHARGES	6.00	478.58	2,87,148.00 /-

FIRE SERVICE FEE.

Bldg.	Cons. Area.	Total Fire Fund	Minimum Charges.
Residential	2119.30	2119.30 X 5 = 10596.5 /-	25,000/-

Summary Of Charges

Charges	Amount	Receipt
TOTAL FIRE PREMIUM CHARGES RESIDENTIAL = 4,92,216.00/-		
Already Paid fire premium Charges	4,92,216.00/-	TMC/HQ/FIR/001112/21-22 Date 17/02/2022
Fire premium charges to be paid	NIL	
TOTAL FIRE INFRASTRUCTURE CHARGES=2,87,148.00 /-		
Already Paid fire Infrastructure Charges	2,87,148.00/-	TMC/HQ/FIR/001111/21-22 Date 17/02/2022
Fire Infrastructure charges to be paid	NIL	
TOTAL FIRE SERVICE FEE RESIDENTIAL = 25,000/-		
Already Paid fire Service fee	25,000/-	TMC/HQ/FIR/001114/21-22 Date 17/02/2022
Fire Service fee to be paid	NIL	


Architect has certified the area & accordingly paid the various fees, Architect has verified & submitted the table of area along with fees paid. If any differences in fee paid or any queries objected by the auditor then balance fees to be paid by the Architect/ Developer. After payment of the said fees then only any amended NOC or Final NOC for Occupation will be issued or recovered legally as per rules and Regulation. At the time of submission if any wrong or irregularity submitted and observed late on during construction, then above said NOC will be revoked by Chief Fire Officer, Thane.

Above mentioned built up area has been verified by Architect. However, The A.D.T.P.is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional fees, if required.

Note:-

1. The fire fighting installation shall be carried out by licensed approved agency.
2. This N.O.C. is issued from fire risk point of view only.
3. The schematic drawings/plans of Down comer, Public Address system etc. shall be got approved from CFO prior to installation.
4. Necessary permission for any licensable activity shall be obtained from concerned department & T.M.C./ C.F.O.'s department till then shall not be allowed to use.
5. During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Thane Fire Brigade Officer.
6. If any discrepancies observed during construction, then above said NOC will be revoked by chief Fire Officer.




Divisional Fire Officer
Thane Fire Brigade

Copy to : M/s. Godbole Mukadam & Associates