

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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 Ref. No. CIDCO/FIRE/HQ/2021/*E-80407*

 Date: *09/12/2021*

To
 The Sr. Planner (Building Permission (NM))
 CIDCO LTD. 4th Floor,
 Raigad Bhavan, C.B.D.,
 Belapur. Navi Mumbai – 400 614.

SUBJECT: Fire brigade provisional NOC Stipulating fire protection requirements for the proposed residential high-rise building on Plot No. 1A, 1B, 1C, 1D, Sector 27, Kharghar, Navi Mumbai. for M/s. Geecee Ventures Ltd.

REFERENCE:

- 1) Application from Architect M/s. Satish V. Ahuja received to this office on 06/12/2021.
- 2) Certified Area of construction by architect **GBA 41180.073** sq.mtrs accordingly fire service fees paid Rupees 617701.05/- (Six Lakh Seventeen thousand seven hundred one rupees five paise only) vide receipt no. 6100002586/2021 dated 07/12/2021.
 Security Deposit paid Rupees 40,000/- (Fourty Thousand Only) vide receipt no. 6100002584/2021 dated 07/12/2021.
- 3) Modified agreement between CIDCO ltd & M/s. Geecee Ventures Ltd. Dated 26/11/2021
- 4) Three sets of Architectural drawings & Fire protection drawings.

Sir,

M/s. Satish V. Ahuja Architect of the said project, under the instruction of his client submitted the proposal for development of the said plot for residential building propose on **Plot No. 1A, 1B, 1C, 1D, Sector 27, Kharghar, Navi Mumbai for M/s. Geecee Ventures Ltd.**

The details of location, clear open spaces, structure and occupancy are as under.

A] DEMARCATION OF THE PLOT BOUNDRIES.

Sr.no.	Direction	Description of adjoining properties.
1	On Towards North	15.00 mtrs wide Road.
2	On towards south.	40.00 mtrs wide Road.
3	On towards east	Plot No.01
4	On towards west	15.00 mtrs wide Road.

B] OPEN SPACES WITH IN THE PLOT:-

Sr. No.	Direction	From building line to plot boundry	Remarks.
1	North (Side-1 space)	Clear 6 mtrs	As per submitted project details
2	South (Side-2 space)	Clear 6 mtrs	
3	West (Front open space)	Clear 6 mtrs	
4	East (Back space)	Clear 6 mtrs	

C] STRUCTURE DETAILS:-

Sr. no	No. Of Bldg.	No. of wing	No. Of Floor	Height in mtrs	No. stairs and width	No. of lifts and fire lifts.	U.G. Tank capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	A	G+22	73.69	02 Nos. with 1.5 mtrs width	03 of which 1 is fire lift	300000 common	30000 ltrs .	Yes common	yes	yes
		B	G+22	73.69	02 Nos. with 1.5 mtrs width	03 of which 1 is fire lift		30000 ltrs .		yes	yes
					01 Nos. with 1.5 mtrs width up to 3 rd podium floor	0 Nos. up to 3 rd podium floor					

D] OCCUPANCY DETAILS:-

Sr.no	Floor	Activity	Proposed area in sq. mtrs Fire NOC issued (Area in sq.mtrs) All the two wings
1.	Ground	Car parking & Commercial	5859.372 sqm
2.	1st	Car parking	5647.161 sqm
3.	2nd	Car parking	5079.767 sqm
4.	3rd	Amenity	1714.829 sqm
5.	4th	Residential	915.752 sqm
6.	5th	Residential	1191.218 sqm
7.	6th	Residential	1191.218 sqm
8.	7th	Residential	1193.916 sqm
9.	8th	Residential	1191.218 sqm
10.	9th	Residential	1191.218 sqm
11.	10th	Residential	1191.218 sqm
12.	11th	Residential	1191.218 sqm

13.	12th	Residential	1193.916 sqm
14.	13th	Residential	1191.218 sqm
15.	14th	Residential	1191.218 sqm
16.	15th	Residential	1191.218 sqm
17.	16th	Residential	1193.916 sqm
18.	17th	Residential	1191.218 sqm
19.	18th	Residential	1191.218 sqm
20.	19th	Residential	1191.218 sqm
21.	20th	Residential	1191.218 sqm
22.	21th	Residential	1191.218 sqm
23.	22th	Residential	1193.916 sqm
24.	Terrace Floor	Terrace Floor	510.476 sqm
			41180.073 sqm

E] FIRE DEPARTMENT COMMENTS : *

1. The plot area is 8602.630 sq mtrs.
2. The entire plot is directly approachable through 03 roads, 15.00 mtrs wide Road from North Side, 40.00 mtrs wide Road from South Side & 15.00 mtrs wide Road from West Side
3. Clear and unobstructed drive way of more than 6.00 mtrs. is proposed on all sides of the building for the fire fighting purpose which can take a load of 45 tons .
4. Party had proposed the said Residential cum Commercial building as per the UDCPR.
5. Party had informed undersigned that they had complied the UDCPR.
6. Party has proposed the Residential cum Commercial Building having 2. wings comprising of stilts + 1 level Podium(Parking)+ 2 level Podium Podium(Parking)+ 3rd level Podium (Amenity) + 4th to 22th upper floors having residential units .
7. Party had proposed 02 nos of podium for car parking purpose for which 6 mtrs wide 2 one way ramp is provide which having gradient of 1:8 mtrs
8. The 1st floor & 2nd floor podium provided for car parking.
9. On The 3rd floor podium amenity are proposed.
10. In each wing (A & B) has 02 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed. One additional staircase of 1.5 mtrs wide is proposed upto 3rd podium floor.
11. Party has proposed 02 nos. of passenger lift and 01 nos. fire lift for each Wing (A & B). one additional lift is proposed upto 3rd podium floor.
12. Common underground tank purely for firefighting purpose is of 300000 ltrs & separate O.H. tank on each tower, purely for firefighting propose is of capacity 30000 Ltrs is accepted (each wing)
13. Separate fire duct for riser system with proper opening at each floor level is proposed.
14. Entire building, stilt on ground, covered podium area, lift lobby & commercial area provided with sprinkler system, detection & alarm system .
15. Party had also complied the NBC norms Part 3, clause no. 4.6.1.4 : (a) 2: The building having area more then 10000 sq mtrs, fire Engine shall have an access to at least half of the perimeter of building which shall be minimum 6.0 mtrs wide and having 9.0 mtrs turning radius
16. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
17. Refuge area is proposed on 7th, 12th, 17th & 22th floor as shown in plan.
18. The submitted proposal is well in order in fire & life safety point of view.

In view of the above noted point and fact, as the submitted proposal is well in order in fire & life safety point of view, hence this department does not have any objection for the said proposed Building having 2 wings comprising of stilts + 1 level Podium(Parking)+ 2 level Podium Podium(Parking)+ 3rd level Podium (Amenity) + 4th to 22th upper floors with height of 73.69 mtrs measured from ground level to the terrace on final Plot No. 1A, 1B, 1C, 1D, Sector 27, Kharghar, Navi Mumbai for Residential cum Commercial purpose by M/s. Geecee Ventures Ltd., subject to compliance of UDCPR, approval by your department & satisfactory compliance of following fire brigade requirements. Sign in token of approval subject to requirements given as under.

G] FIREBRIGADE REQUIRMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 1 to 06**
 1. Entry ,exits shown in the drawings shall be minimum 02 nos of entry exists not less then 6 mtrs wide & vertical clearance not less then 05 mtrs .
 2. Clear open space as shown in drawings which shall take load of not less then 45 on ground level.
 3. Escape route shown in drawing shall be on independent circuits as per rule . {staircase and corridor lighting}
 4. Enclosed external type Staircases each of 1.5 mtrs wide shown in drawing shall be provided with proper ventilation & smoke management.
 5. Lifts and other lifts shown in the drawing shall be not less then 8 person capacity and one of them in each wing shall be Fire lift. All the lifts shall be provided with ARD unit. (No collapsible shutter shall be provide)
 6. Car parking shown in drawing on Ground floor, 1st & 2nd to podium with proper gradient of ramp not less then 1:10 and this area shall not be use other then said purpose and shall be provided with and proper vehicle movement .
 7. Fire pump room to provide the all pumps including diesel pump.
 8. 3rd floor podium provided with various facilities as shown in drawing, party shall take care of proper housekeeping in this area.
 9. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
 10. Electric meter and D.G. Set room shall provided at ground floor as shown in drawings with proper fire safety measures.
 11. 2 hour FRD , approved by government organization.
 12. Refuse area shown in drawing shall be provided in such a way which shall be accessible for fire vehicles and each refuse area on 7th, 12th, 17th & 22th floor shall be provided as shown in drawings with deinking water facility & seating arrangement.
 13. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.

E] ELECTRICAL SAFETY : The party shall take care proper electrical safety as per electrical safety rules.

1. Electric cable shafts shall be exclusively used for electric cables shall be sealed at each floor level .
2. Electric meter room shall be provided at ground floor level at the location marked on the enclosed plans. It shall be adequately ventilated.
3. Electric wiring shall be having copper/aluminium core having the fire resistance and low smoke hazards cables for the entire building with the provision of ELCB / MCB.
4. Areas in substation shall not be used as storage/dump areas or other utility purpose other than those required for the function of substation.
5. Sub station area should be adequately ventilated and proper fire safety requirements shall be complied as per the relevant code for the substation fire safety.
6. Lighting protection system shall also be provided

F) REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM : For All the 2 Wings -

Party shall get all the fire protection drawings Approved prior to start the installation at the sight

SR.NO.	FIREFIGHTING INSTALLATION	REQUIREMENTS	PROVISION	REMARKS.
1.	Portable fire Extinguishers	Required at prominent places.	As per Is 2190	At various strategic Location, & near electric meter room, lift room.
2.	Hose reel	Required	As per IS 884: 1984	At various strategic Location.
3.	Wet riser Down comer	Required		Shall be provide at in the given fire duct and additionally party shall provide the wet riser.
4.	Fire -duct (Shall be sealed at each floor level)	Required		At each floor level and provided with: 1) single Landing valve IS 5290 at each floor level. 2) Hose-reel hose : 30 mtrs IS 884/ 12585. 3) Hose box with a]15 mtrs canvas hose with male & female coupling IS 663 b] nozzle IS 903
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location , this shall also be extended on top most podium floor for proper fire protection in addition to this the internal side podium is not accessible for fire engine hence diagonally opposite water monitor shall be provided.		At periphery at distance of 45 meters distance from each other appropriate distance shall be maintained. Internal dia shall not be less than 150 mm.As per guide line IS 3844.

6.	Sprinkler System	Required 1. In entire building car parking area, in podium car parking area, in stilts, common lift lobby area on each floor, Commercial area & flat.		Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system. ,
7.	Manually operated Electronic fire Alarm system.	Required. 1) In entire building 2) Covered Podium	As per IS 2189	Required at each floor at strategic location and indication shall be received at ground floor (with battery back-up for continuous running.)
8.	Automatic detection and Alarm System	Required 1. In entire building car parking area, in stilts and flat, 2. Common lift lobby area on each floor & covered podium area. 4.CO/ multi detector shall be preferred Car parking area on ground and Podium floor.		As mentioned in code of practice IS 2189 selection , installation and maintenance of Automatic fire detection and alarm system.
9.	Fire Pump Room	Required.	Pump room shall be provide to kept /installed the fire pumps & peripheral installation at one place.	
10.	Under ground water Tank	Required	Common water tank of 300000 ltrs is accepted. Water storage should be used exclusively for fire fighting	
11.	Fire pumps (submersible pumps will not be accepted)	Required.	1.Main pump : 2850 LPM. 2.Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] sprinkler Pump : 2850 LPM 3] jockey pump : 180 LPM 4] Booster pump : 450 LPM for each wing Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is recommended to consider multi-stage, multi-outlet pumps (creating pressure zones) or variable frequency drive pumps or any other equivalent arrangement.	
12.	Firefighting over head tank	Required	Proposed water tanks of 30000 ltrs is accepted.	Water storage should be used exclusively for fire fighting
13.	Fire Retardant doors	Required	At each enclosed lobby as per IS 3614 , 2hrs rated. For house Entrance 1 hrs rated as per IS 3164. (please note IS 5509 (2000) Fire rated plywood doors shall not accepted.	
14.	Fire brigade connection	Required	At the entrance of main gate. (4 way connection)	
15.	Public address system	Required	Required in the entire building (both building)	

16.	Alternate source of power supply	Required	D.G. set with AMF (auto mode change over facilities) panel for fire essential services and areas such as fire lift, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.
17.	Sign indicators.	Required at prominent places.	Sign indicator should provided at prominent places as per guideline given in IS: 9457 for safety colour and safety. IS : 12349 for fire protection safety signs. IS : 12407 for graphic symbol for fire protection plan.

REMARK/GENERAL CONDITIONS:-

1. No flammable / explosive materials should be store in the premises.
2. All firefighting equipment must be IS certified.
3. All service shafts shall be sealed at each floor level.
4. All firefighting systems must be painted with P.O. red color.
5. All fire protection systems jobs must be carried out by the approved License Agency.
6. Sign boards such as 'No Smoking, Exit, Emergency Telephone Numbers and First Aid Box, etc. shall be provided at prominent places. The "No Smoking" sign board should be displayed in Marathi, Hindi and English shall be painted with glow paint only.
7. Above all addition to this, if any legal complications arrives in respect of said premises. The honorable court decision will be final & the proposal NOC may be treated as cancelled.
8. The undersigned reserves the right to amend any additional recommendations deemed fit during the stage wise inspection due to statutory provisions amended from time & in the interest of the protection of the premises.
9. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
10. NOC obtained by producing the forge/ false documents shall be treated as null & void.

The terms and condition stipulated is as per the Maharashtra Fire Prevention and Life Safety Act 2006 and NBC-2016 CHAPTER-IV; however the statutory requirements under other sections of NBC shall be complied with. It is the responsibility of the builder/ Developer and the Architect to obtain relevant height clearance NOC from the AAI (Authority of India) before commencement of work. This proposal will become null and void if Aviation NOC from the AAI (Authority of India) is not submitted.


 9/12/21
 VIJAY S.RANE.
 CHIEF FIRE OFFICER
 CIDCO FIRE SERVICE

Copy to

- 1] Architect M/s. Satish V. Ahuja
- 2] Office copy