

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No.

CIDCO/FIRE/HQ/2023/E-240861

Date: 05/09/2023

To

The Sr. Planner (Building Permission (NM))

CIDCO LTD. 4th Floor,

Raigad Bhavan, C.B.D.,

Belapur. Navi Mumbai – 400 614.

SUBJECT: Fire Dept Provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No.42, Sector 06, Pushpak, Navi Mumbai. For M/s. Tejas Enterprises.

REFERENCE:

- 1) Application from Architect M/s. Dessin 2000 received to this office on 25/08/2023.
- 2) Letter.no.CIDCO/PLANNING/SP/BP/2023/233064. Dt.21/08/2023 from Senior Planner(BP).
- 3) Certified Area of construction by architect GBA 9638 sq.mtrs (res) accordingly fire service fees paid Rupees 641408.90/- (six Lakhs Fourty one thousand four hundred and eight rupees ninety paise Only.) vide receipt no. 6100004360/2023 and GBU 760 sqm [comm] fees paid Rs. 151734/- (One lakh fifty one thousand seven hundred and thirty four only) rec no.6100004359 dated 02/09/2023.
- 4) Three sets of Architectural drawings.

Sir,

M/s. Dessin 2000 Architect is the project consultant and had submitted a proposal to construct High Rise **Residential** cum Commercial Building on land Plot No.42, Sector-06, **Pushpak**, Navi Mumbai for M/s. Tejas Enterprises.

M/s. Dessin 2000 Architect has submitted the proposal to this department for the opinion on the Fire Prevention & Protection Measures to be in-corporated in the building which are proposed on the refer plot. Accordingly architectural plans of the building which are proposed on the refer plot are scrutinize by the fire department with the existing building by laws.

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	18 m wide road
2	On towards South.	Plot No.44
3	On towards East	Plot No.43
4	On towards West	Plot No.41

B] OPEN SPACES WITH IN THE PLOT:-

Sr. No.	Direction	From building line to plot boundary	Remarks.
1	North	Clear 6 mtrs	As per submitted project details
2	South	Clear 6 mtrs	
3	West	Clear 6 mtrs	
4	East	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 cap.	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	01	B+G+10	36.55	02 Nos. with 1.5 mtrs width	4 of which 01 is fire lift	76950 ltrs	20000 ltrs.	Yes	Yes	Yes

D] OCCUPANCY DETAILS:-

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Basement	Car parking, UG Tank, Ramps, DG Set	1886.545
2.	Ground	Car parking, shops, Fire control room, sub station, meter room, ramp to Basement, Pump room,	675.775
3.	1st	Office and resi units	855.4485
4.	2 nd	Office and resi units	812.774
5.	3 rd	resi units	851.806
6.	4 th to 9 th	resi units, refuge area on 8 th floor	4626.606
7.	10 th	resi units	458.099
8.	Terrace	----	181.975
Total area			10397.0285

E] FIRE DEPARTMENT COMMENTS:-

1. Party proposed structure is Basement + Ground + 10 upper floors to the height of 36.50 mtrs.

2. The plot area is 2339.070 sq mtrs.
3. The entire plot is directly approachable through 18.00 mtrs wide Road from north Side
4. Clear and unobstructed drive way of 6.00 mtrs. is proposed on all side of the building for Fire Tender Access which can take a load of 45 tons .
5. Party had proposed the said Residential cum Commercial building as per the UDCPR.
6. Party had informed undersigned that they had complied the UDCPR.
7. Party has proposed 02 nos. of staircases of 1.5 mtrs wide enough along with fire resistance doors and 01 nos. staircase from Ground to second floor.
8. Party has proposed 01 nos. of fire lift and 03 nos. passenger lifts.
9. Party has proposed 3 m wide 02 ramps from ground floor to parking on Basement.
10. Common underground tank purely for firefighting purpose is of 76950 ltrs & separate O.H. tank purely for firefighting propose is of capacity 20000 Ltrs is accepted,
11. 01 nos. fire duct for riser system with proper opening at each floor level is proposed.
12. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
13. Refuge area is proposed on 8 th floor of 19.32 + 19.32 sqm on both staircase.
14. The submitted proposal is well in order as per 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 comprising of Basement + Ground+ 10 upper floors with height of 36.50 mtrs measured from ground level to the terrace on final Plot No. 42, Sector 06, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. **Tejas Enterprises**, 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.

F] FIREBRIGADE REQUIRMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department. Vide drawing sheet no. 01 to 04.**
 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 shall be Fire lift. All the lifts shall be provided with ARD unit.(No collapsible shutter shall be provide)
 6. Fire pump room to provide the all pumps including diesel pump.
 7. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.

8. Sub Station, Electric meter and D.G. Set room shall provided as shown in drawings with proper fire safety measures.
9. 2 hour FRD, approved by government organization.
10. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.
11. Sprinkler system must be provided for Basement & ground car parking, lift lobbies, shops, offices.

G] 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. Lightning protection system shall also be provided

H] BASEMENT :

- A. The basement shall be used for the designated purpose only as per UDCPR 9.11
- B. The basement shall be provided with natural ventilations through the ventilators,
open cut outs.
- C. The staircases of the basement shall be of enclosed type and entry to basement areas shall be through one hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby.
- D. In additions to the natural ventilation, mechanical ventilation shall be provided to the basement with 6 air changes per hour with an arrangement to accelerate the rate of air changes to 12 per hour in the event of a fire emergency.
- E. The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- F. party shall make the provision of compartmentation in the basement by way of water curtain system and area of compartmentation shall not be greater than 3000 sq mtrs
- G. The operating switches of the mechanical ventilation shall be located in the fire control room with appropriate zonal indications.
- H. Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- I. Suitable signages shall be provided in the basement showing exit direction, way to exits etc.

- J. Automatic sprinkler system shall be provided in the entire basement, as per IS 15105 for installation of sprinkler system.
- K. One Dry Chemical Powder fire extinguisher ABC type of 4 kgs. capacity each shall be kept for every 100 sq. mtrs. area in the basement as per IS 2190 selection and installation of fire extinguishers.
- L. Smoke Extraction Required as per NBC 2016 (Part 4) Clause no. 4.6.2

I] FIRE LIFT:- (08 Person Capacity, i.e. 544 Kgs.)

- a) Wall enclosing lift shaft shall have a fire resistance of not less two hours.
- b) Shaft shall have permanent vent of not less than 0.2 sq.mts. in clear area immediately under the machine room.
- c) Landing doors shall be of steel shuttered with two hours fire resistance. The collapsible shutters shall not be provided / shall not be acceptable.
- d) Lift opening shall be only in corridor and not directly in any room or staircase.
- e) The lift shall be installed with Automatic Rescue device.
- f) Fire Lift conforming to relevant regulations & toggle switch must be provided at ground floor level.
- g) Fire lift shall have equipped with suitable intercommunication equipment for communicating with control room on ground floor of the building.
- h) Alternate power supply for Fire lift must be provided.

II] REQUIREMENT OF ACTIVE FIRE PROTECTION SYSTEM :

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.	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
4.	Wet riser Down comer	Required		Shall be provide at in the given fire duct
5.	Yard Hydrant or Ring hydrant	Required At various strategic Location		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.

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6.	Sprinkler System	Required 1. In car parking area in Basement, stilts, upper floors, common lift lobby area on each floor, in Commercial area.	Shall be provided as per the guideline given in IS 15105 Design and installation of fixed automatic sprinkler fire extinguishing system.
<p>NOTE : 1) For sr. no.4,5 & 6 License agency shall produce the "TEST CERTIFICATE" OF PIPES use i.e. New brand GI "C" Class heavy duty pipes which confirming IS 1239(part I) 1990. At the time of applying for final Fire NOC</p> <p>2) For sr. no3 , License agency shall produce the "TEST CERTIFICATE" OF complete assembly of landing valve confirming IS 5290 at the time of applying for final fire NOC</p>			
7.	Manually operated Electronic fire Alarm system with talk back system	Required. 1) In entire building	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 car parking area in Basement, stilt, Lift Lobby, commercial area. 2. CO/ multi detector shall be preferred Car parking area on Basement & other floors.	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 76950 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 : 2280 LPM. 2] Stand-by pump : Diesel driven of same capacity that of main pump driven pump. 3] Sprinkler Pump : 2280 LPM 4] Jockey pump : 180 LPM (02 nos) 5] Booster pump : 900 LPM (01 Nos)
<p>NOTE : For sr. no.11 License agency shall produce the "TEST CERTIFICATE" OF FIRE PUMPS ,ITS MOC use i.e. New brand FIRE PUMPS which confirming IS 12469(1988) At the time of applying for final Fire NOC. The Material should be corrosion resistance material equal to or better then the copper alloy like brass & bronze having minimum copper content of 80% & as mentioned in code.</p>			
12.	Firefighting over head tank	Required	Proposed water tanks of 20000 ltrs is accepted. Water storage should be used exclusively for fire fighting
13.	Fire Resistance 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.
15.	Public address system	Required	Required in the entire building
16.	Tube fire Suppression system.	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.
17.	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, Pumps, all staircases and common floor passage/ lobby areas/utilities services etc.
18.	Sign indicators.	Required at	Sign indicator should provided at prominent places as

		prominent places.	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.
19.	Ramp	Given	Shall follow 9.12 of UDCPR

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 in core of the building 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 issued NOC shall be valid for a year from dated of issue to obtained C.C..
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.

[Handwritten Signature]
05/9/23

VIJAY S. RANE
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE

[Handwritten Signature]

Copy To

- 1] M/s. Dessin 2000 Architect
- 2] Office copy.