



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

Ref. No. CIDCO/FIRE/HQ/2024/**E-339221**

Date: **09/09/2024.**

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 cum commercial high-rise building on Plot No. 137, Sector 26, Pushpak, Navi Mumbai. For M/s. Prime Neelkanth LLP.

REFERENCE:

- 1) Letter from Senior Planner (BP) No.CIDCO/PLANNING/SP/BP/2024/E-323402 Dated 14/08/2024.
- 2) Certified Area of construction by architect GBA 6263.847 sq.mtrs.
- 3) Three sets of Architectural drawings.

Sir,

M/s. Edge architect of the said project, under the instruction of his client M/s. Prime Neelkanth LLP had applied to Sr. Planner (BP) to obtained provisional fire NOC for their proposed Residential cum Commercial building having comprising of Basement + Ground + 1st Floor (Parking) + 2nd to 12th upper floor residential with height 39.45 mtrs measured from ground level to the terrace on Plot No.137, Sector.26, Pushpak, Navi Mumbai for M/s. Prime Neelkanth LLP.

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	20.00 mtrs wide Road.
2	On towards South.	Plot No.142F & 142E
3	On towards East	Plot No.136
4	On towards West	Plot No.138

B] OPEN SPACES WITH IN THE PLOT

(i) From face of the Building:-

Sr.no.	Direction	From building line to plot boundary	Remarks
1	North	4.50 Mtrs	As per Submitted Project Details
2	South	6.00Mtrs	
3	East	6.00 Mtrs	
4	West	6.00 Mtrs	

C] STRUCTURE DETAILS: -

No. Of building	No. of wings	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	Ele. Duct
1	1	B+G+12	39.45	2 nos of staircases. Width is 1.5 mtrs each	03 Nos of lift which 1 is fire lift And 02 Car Lift	75240 ltrs	26452 ltrs	Yes	Yes	Yes

D] OCCUPANCY DETAILS. (Residential cum Commercial Building)

Sr.no	Floor	Activity	Proposed area in sq. mtrs
1.	Basement	Car parking	829.993
2.	Ground	Car parking & Commercial	429.358
3.	1st	Parking	444.677
4.	2nd	Residential	414.100
5.	3rd	Residential	414.100
6.	4th	Residential	414.100
7.	5th	Residential	414.100
8.	6th	Residential	414.100
9.	7th	Residential	414.100
10.	8th	Residential	436.330
11.	9th	Residential	414.100
12.	10th	Residential	414.100
13.	11 th	Residential	414.100
14.	12 th	Residential	396.589
			6263.847 sqm

E] FIRE DEPARTMENT COMMENTS :

1. The plot area is 1209.980 sqmtrs.
2. The entire plot is directly approachable through 20.00 mtrs wide Road from North.
3. Clear and unobstructed drive way of more than 6.00 & 4.50 mtrs. is proposed on side 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 Basement + Ground + 1st Floor (Parking) + 2nd to 12th upper floor residential with height 39.45 mtrs
7. Party had proposed Basement & 1st floor for car parking purpose for which 02 Nos of car lift is porposed.
8. Part had also proposed the natural as well as Artificial ventilation for basement & also proper smoke management is proposed.
9. 02 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed.
10. Party has proposed 02 nos. of passenger lift & 01 nos. fire lift.
11. Refuge area proposed on 8th floor of 22.23 sqmtrs as shown in plan.
12. Common underground tank purely for firefighting purpose is of 75240 ltrs & separate O.H. tank on each tower, purely for firefighting propose is of capacity 26452 Ltrs each wing is accepted.

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13. Separate fire duct for riser system with proper opening at each floor level is proposed.
 14. Basement, stilt on ground, podium parking area, lift lobby, commercial area provided with sprinkler system, detection & alarm system.
 15. The wet -riser cum down comer system, sprinkler system, detection & alarm system along with proper pumping system is proposed. ,
 16. 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 Residential cum Commercial Building having comprising of Basement + Ground + 1st Floor (Parking) + 2nd to 12th upper floor residential with height 39.45 mtrs measured from ground level to the terrace on Plot No.137, Sector 26, Pushpak, Navi Mumbai for Residential cum Commercial purpose by M/s. Prime Neelkanth LLP. 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] FIRE BRIGADE REQUIREMENTS.

- **Party shall provide all the following requirement as mentioned in approved plans by this department.** Vide drawing sheet no. 01 to 05
 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. Staircases shown for the basement shall be provided proper ventilation & smoke management.
 6. Car parking shown in drawing on basement and 1st floor with proper gradient of ramp not less then 1:8 and this area shall not be use other then said purpose and shall be provided with and proper vehicle movement
 7. Basement shown for parking purpose shall be provided with proper smoke extraction system, both natural and mechanical ventilation.
 8. 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)
 9. Fire pump room to provide the all pumps including diesel pump.
 10. Fire duct, service duct Electrical shaft shown in drawing shall be sealed at each floor level.
 11. Electric meter and D.G. Set room shall provided at ground floor as shown in drawings with proper fire safety measures.
 12. 2 hour FRD , approved by government organization (IS3614).
 13. Refuge area shown in drawing shall be provided in such a way which shall be accessible for fire vehicles and each refuge area shall be provided as shown in drawings with drinking water facility & seating arrangement.
 14. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.
- **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

• **BASEMENTS:**

- i) The slab of the basement shall be reinforced suitably to bear the load of fire engine weighing up to 45 m. tones each with point load of 10 kgs./sq. cms.
- ii) The basements shall be used for the designated purpose i.e. parking and building services, accessed by way of 6.00 mtrs. wide 2-way ramp for parking.
- iii) The basement shall be provided with natural ventilations through the ventilators or open cut outs as shown in the plan.
- iv) The staircases of the basement shall be of enclosed type and entry to basement areas shall be through 02 hour fire resistance self-closing door provided in the enclosed wall of the staircase and through cut off lobby. The cut off lobby shall be mechanically pressurized.
- v) 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, this shall be schedule as given in part 8 "Building services, section 3 Air Condition, Heating & Mechanical Ventilation" of the code.
- vi) The ducts of the mechanical ventilations system shall be of substantial metal gauge as per the relevant I.S. standard.
- vii) Basement area shall be divided in compartments each of 3000 sq. mtrs. each / **of Appropriate areas** & these compartments shall be segregated from each other by way of water curtain. (if applicable)
- viii) Exhaust duct shall be provided to draw out exhaust at ground level of the basement.
- ix) Suitable signage's shall be provided in the basement showing exit direction, way to exits etc.
- x) Sprinkler system shall be provided in car parking area & Automatic sprinkler system in lift lobby & common corridor area as well as ramp. These systems shall be installed as per the relevant I.S. specifications IS 15105
- xi) Cut off lobby, Staircases, common passages & escape routes of the entire building shall be painted with fire retardant paint.
- xii) 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.
- xiii) Staircase and lift lobby shall have illuminated by inverter / automatic power supply operated exits signs with IP 54 enclosure. Luminance of the signage's shall be such that they are visible from a distance of 12 to 16 meters.
- xiv) The staircase & the associated lift lobbies shall be pressurized in the event of fire in the basements. The pressure in this enclosed staircase and enclosed lift lobbies shall be maintained not less than 25-30 pa .

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- xv) CO Detector with audible alarm system shall be provided to all the basement areas and the circuit of the same shall be given / connected to mechanical ventilation system to start automatically on actuation of CO detector and the other detectors provided in the basement.
- xvi) Ventilation system shall start automatically on actuation of detector provided in the basement area.
- xvii) Exhaust duct, mechanical ventilation duct should not pass through exit routes.
- xviii) Dwelling, use of naked light / flame, repairing / maintenance of vehicles shall be strictly prohibited in the parking area.
- xix) Drainage of the car park areas shall be so laid as to prevent any overflow in staircase, lift shaft etc and sump pump shall be installed.

G) 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.	Wet riser Down comer	Required		Shall be provide at in the given fire duct
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 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 Basement, podium car parking area, in stilts, common lift lobby area on each floor & 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.	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.)

Sr. No.

8.	Automatic detection and Alarm System	Required 1. In car parking area, in stilts and basements, in meter room & electrical duct & lift machine room, commercial area and Common lift lobby area on each floor 2.CO/ multi detector shall be preferred Car parking area	As mentioned in code of practice IS 2189 selection, installation & maintenance of Automatic 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 75240 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 : 450 LPM

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.

12.	Firefighting over head tank	Required	Proposed water tanks of 26452 Ltrs is accepted.	Water storage should be used exclusively for fire fighting
13.	Fire Resistance doors	Required	At each enclosed lobby as mention in IS 3614-2023, FD 120 ID & For house Entrance FD 60 ID Fire Door should be provided.	
14.	Fire brigade connection	Required	At the entrance of main gate. (4 way connection)	
15.	Tube fire Suppression system / Modular Fire Extinguisher	Required	Required in electric meter room to provide the fire protection to electric meters at initial stage.	
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.	
18.	Refuge Area	Required	As per NBC-2016 & UDCPR	

FEES PAID:

(RESIDENTIAL CUM COMMERCIAL BUILDING B+G+12 floors) Height 39.45 mtrs

- १) अग्निशमन विभागा मार्फत सुरवातीचा ना-हरकत दाखला देताना अग्निशमन कायद्यातील तरतुदीप्रमाणे अग्निशमन व आपत्कालीन सेवा शुल्क (Fire & Emergency Service Fees) आकारण्यात आलेली आहे.
- २) गोळा करण्यात आलेल्या महसुलाच तपशील खालील प्रमाणे विस्तृत स्वरूपात मांडण्यात येत आहे.

Sr. No.	Type of Fees	Occupancy	Area In sq mtrs	% of ASR	ASR	Fees paid Rs	Receipt no.
A	B	C	D	E	F	G	H
1	Fire & Emergency Service Fees	Residential	4772.72	0.25	26620/-	317624.52	Receipt No. 6100002926/2024 dated 24/08/2024
		Commercial	260.60	0.75	26620/-	52028.79	Receipt No. 6100002923/2024 dated 24/08/2024
		Residential	1230.52	0.25	26620/-	81891.11	Receipt No. 6100003043/2024 dated 30/08/2024
			6263.847			451544.42	

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 Exit, Emergency Telephone Numbers etc. shall be provided at prominent places. The sign board should be displayed 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. NOC is issued in fire & life safety point of view only, the legality of plot & construction & FSI shall be confirmed with concerned department only.
9. 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.


VIJAY S. RANE
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE

Copy To
 1] M/s. Edge Architect
 2] Office copy.