

**GOVERNMENT OF MAHARASHTRA**

**No. MFS/51/2024/09**

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**Directorate of Maharashtra Fire Service**

Maharashtra Fire Service Academy

Vidyanagri, Hans Bhugra Marg,

Santacruz (East), Mumbai – 400 098

Date: 04.01.2024

**To,**

**M/s. Shree Munisurvat Realtor LLP.,**

Survey No. 124/125/159 /161(pt),  
125/5/ 125/7/125/9(pt), 126/3/2(pt),  
161/3/2(pt) & 161/3/1/D (pt),  
Village-Kamatghar, Tal.-Bhiwandi,  
Dist.-Thane

**Sub: Provisional Fire safety Approval for your Proposed Construction of Residential Cum Commercial Building on Survey No. 124/125/159 /161(pt), 125/5/ 125/7/125/9(pt), 126/3/2(pt), 161/3/2(pt) & 161/3/1/D (pt), At-Village-Kamatghar, Tal.-Bhiwandi, Dist.-Thane.**

**Ref: Application No. MFS.598.23, dated 01.12.2023.**

This is a proposal for construction of residential cum commercial building having Gr. Floor & Podium + 23<sup>rd</sup> upper floor only with a total height of **80.50 mtrs.** from general ground level to terrace level.

These will be the tallest buildings proposed outside the major cities like Mumbai, Thane, New Mumbai etc near Outskirt of Mumbai i.e. Bhiwandi Nizampur City. The said project is coming under Bhiwandi Nizampur City Municipal Corporation and Section 21 of The Maharashtra Fire Prevention & Life Safety Measure Act-2006, it is the responsibility of the Planning Authority i.e BNMC to provide Fire Service having special appliances like Arial Ladder Platform or Turn Table Ladder is available with them.

The Plot area is **3941.60 Sq. mts** and proposed built up area is **31781.21 Sq. mts (incl area free of FSI)** The height of the Building is **80.50 mtr.** The area wise details of constructions are as under:

**Residential Cum Commercial Building -:**

Sr. No.	Floor	Built up area in Sq. Mtrs.	
		Wing A	Wing B
01	Ground Floor	2169.09	
02	First Floor	1053.45	
03	Second Floor (Podium)	1970.94	

04	Third Floor (Podium)	1970.94	
05	Fourth Floor (Podium)	1970.94	
06	Fifth Floor (Podium)	1970.94	
07	Sixth Floor (Podium)	1970.94	
08	Seventh Floor (Club House)	1270.13	
09	Eight Floor	531.81	531.81
10	Ninth Floor	531.81	531.81
11	Tenth Floor	531.81	531.81
12	Eleventh Floor	531.81	531.81
13	Twelfth Floor	566.47	566.47
14	Thirteenth Floor	531.81	531.81
15	Fourteenth Floor	566.47	566.47
16	Fifteenth Floor	531.81	531.81
17	Sixteenth Floor	566.47	566.47
18	Seventeenth Floor	531.81	531.81
19	Eighteenth Floor	566.47	566.47
20	Nineteenth Floor	531.81	531.81
21	Twenty Floor	566.47	566.47
22	Twenty-One Floor	531.81	531.81
23	Twenty-Two Floor	566.47	566.47
24	Twenty-Three Floor	531.81	531.81
<b>Height in Mtr.</b>		<b>80.50</b>	
<b>Total Built Up Area Sq Mtrs</b>		<b>31781.21</b>	

**This N.O.C. is valid subject to fulfillment of the following conditions: -  
Provisions of Maharashtra Fire Prevention and Life Safety  
Measures Act, 2006**

1. Under **Section 3** of “**Maharashtra Fire Prevention and Life Safety Measures Act, 2006**” (hereinafter referred to as “said Act”). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of

India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.

2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
  - A) If the Director, MFS is satisfied that, for any reason, to be recorded in writing, the owner or occupier is not able to carry out the fire prevention and fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorize any person or persons he thinks fit to carry out such work, and any work carried out by such authorized person or persons shall be deemed to be carried out by a Licensed Agency.
  - B) No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate **under sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance. The names of the License Agencies approved by Directorate of Maharashtra is available on our website [www.mahafireservice.gov.in](http://www.mahafireservice.gov.in)
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
4. The plans of the building should be approved by The Concern Competent Authority.
5. The Occupancy certificate should be obtained from The Competent Authority. **The O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.**
6. **Proper roads in the premises should be provided & marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2016, should be kept free from obstructions all the time. The load bearing capacity of internal roads must be minimum 45Tones. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.**
7. **Inspection of Fire Fighting installation will be carryout by the representative of this Fire department during installation of the Fire fighting system**
8. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.



9. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly confirming to relevant IS specification. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency. The monitoring mechanism for all Fire Fighting equipment should be designed and implemented. **The Guidelines should be followed based on IS 15683 & IS-2190 – Code of Practice for selection, Installation and Maintenance of Portable First-Aid Fire Extinguishers.**
10. Emergency Telephone numbers like “Police”, “Fire Brigade”, “Hospital”, “Doctors”, and “Responsible persons of the company” should be displayed in security cabin & production building.
11. It shall be ensured that security staff & every employee of the co. are trained in handling fire fighting equipments & fire fighting.
12. “Fire Extinguisher”, “Fire Bucket” “Danger” “No Smoking” caution boards should be displayed at the places physically shown & the caution boards should be easily visible and as per the guidelines given in IS:9457, IS:12349 and IS:12407.
13. **The house keeping shall be well maintained within the entire plant area.**
14. Fire buckets **08/Nos.** filled in with fine sand and will have to be installed near transformer yard & utility areas and should be easily accessible in case of emergency.
15. All electrical appliances/fittings and fixtures should be strictly flame proof.
16. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year.**
17. “On-Site” & “Off-Site” emergency plan/**Evacuation Plan** shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
18. **Well equipped fire control room (BMS) shall be provided on the ground floor of the building & Under Section 45 of the Maharashtra Fire Prevention & Life Safety Measure At -2006 & as per Clause No. 4.10 of National Building Code of India-2016, a qualified Fire Officer having completed Sub Officer Course from National Fire Service College or Sub-Officer & Fire Prevention Course of Maharashtra Fire Service Academy shall be employed to maintain the all fire prevention & protection arrangements provided to buildings. He should be responsible for Fire Safety of the building and In charge of BMS maintained by the developer.**
19. In future if the developer intends to go for expansion, alteration, modification of any building an approval of fire department must be obtained before commencing proposed construction.
20. **Stability certificate to all buildings shall be obtained from Architect or competent person as per the Rule 3-A of Maharashtra Factories Rules, 1963.**
21. **The height & other clearances / approvals must be obtained from local “Civil Aviation Department ”.**
22. **All necessary approvals required from Government / Planning / Special Planning Authority shall be obtained, as applicable.**

**Requirement and Provision:** - The following active fire protection system will be required for the safety of the building: -

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	<b>IS: 15683 &amp; 2190</b>	
2.	Hose Reel	Required at prominent places.	For both the building In all the staircases	On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm <b>confirming to IS 884:1985</b>
3.	Wet Riser	<b>Required</b>	For both the building In all the staircases	Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed <b>confirming to IS:5290.</b>
4.	Yard Hydrant or Ring hydrant around the building	<b>Required</b>	At Various Locations.	Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to <b>IS-14933-2001</b> along with Standard Branch (Universal) confirming to IS-2871. <b>The distance between 2 Hydrants should not be more than 45 mtrs. The guidelines should be followed as per IS 3844:1989.</b>
5.	Fire Pump (one set of pump shall be provided for 100 Nos. of Hydrant with maximum of two sets)	02 No. 2850 lit /min electrical driven 01 No. 2850 lit /min Diesel driven pump. 02 No.180 lit /min Electrical Jockey pump 01 No. 900 lpm Booster pump		Fire Fighting pumps shall be well maintained. Fire pumps shall be centrifugal pumps only.  Booster pump to be provided on terrace of each building / each wing
6.	Underground Static Storage Tank	<b>Required 2,00,000 liters.</b>		This water storage should be used exclusively for Fire Fighting.
7.	Terrace Level Tank	<b>Required 20,000 Ltrs.</b>		To be provided on terrace of each building / each wing
8.	Manually Operated Fire Alarm System	<b>Required</b>	At Various strategic location	MOEFA system also include talk-back system and PA System; it should be connected to alternate power supply.

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
9.	Fire Brigade Connection For Static Water Tank and For Hydrant System	Required at the Main Gate		
10	Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs	Required at Prominent Places.	Sign indicators should provided at prominent places as per the guidelines given in <b>IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.</b>	
11	<b>Sprinkler System</b>	Required for Entire Building (Residential as well as Commercial part )	<b>Separate Pumping arrangement should be provided for the Basement. Guidelines are given in IS 15105 Design and installation of Fixed Automatic sprinkler fire Extinguishing system</b>	
12	<b>Automatic Detection System</b>	Required for Entire Building (Residential as well as Commercial part )	<b>Automatic Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u></b>	
13	<b>Manual Call Point</b>	<b>Required</b>	Manual Call Point should be provided at prominent places.	

**Note:**

1. Fix fire fighting installations such as down commer, hydrant connections, hose reels etc. shall be provided in separate shaft having opening at floor level with Glass cabinet having locking arrangement to avoid theft and damage.
2. The requirement of water capacity (underground / above / terrace) and pump capacity is given on the basis of Table 7 of the National Building Code of India-2016, Part 4 which is minimum. The system installer shall perform the hydraulic calculation and provide necessary actual water requirement for hydrant, sprinkler and water base system. The pumping arrangement shall also be calculated to provide min 3.5 kg/cm<sup>2</sup> for low hazard and 5.5 kg/cm<sup>2</sup> for moderate and high hazard at the farthest or top most point.
3. All the Active and Passive System shall be integrated with Automated Continuous Monitoring System (IOT Based)

**GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016**

- a) Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be 1.50 M.
- b) No Gas piping shall be laid down in the stairway.
- c) Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.



- d) Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- e) The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- f) No living space, store or other space, involving fire risk, shall open directly in to staircase.
- g) The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- h) The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i) **Exits shall be so located that it will not be necessary to travel more than 22.5 m for Residential and 30 Mtrs for Commercial building from any point to reach the nearest exit.**

#### **EXTERNAL STAIRCASE OR FIRE ESCAPE STAIRCASE:-**

Shall comply the following.

1. **Fire Escape shall not be taken into consideration while calculating the number of staircases for the building.**
2. **Fire escape constructed of M.S. angels, wood or glass is not permitted.**
3. Staircase shall always be kept in sound operable condition.
4. Fire Escape Staircase shall be directly connected to the ground.
5. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
6. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
7. The route to the external staircase shall be free of obstructions at all times.
8. The Fire Escape stairs shall be constructed of noncombustible materials, and any doorway leading to it shall have the required fire resistance.
9. No Staircase, used as a fire escape, shall be inclined at an angel greater than  $45^{\circ}$  from the horizontal.
10. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
11. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

#### **STAIRCASE DESIGN REQUIREMENT:**

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.

5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

#### **FIRE LIFT :**

1. To enable fire services personnel to reach the upper floors with the minimum delay, one fire lift per **1200 Sq.mts.** of floor area shall be provided and shall be available for the exclusive use of the fireman in an emergency.
2. The lift shall have a floor area of not less than **1.4 Sq.mts.** It shall have loading capacity of not less than **545 Kg. (8 persons)** with automatic closing doors of minimum **0.8mts.** width.
3. The electric supply shall be on a separate service from electric supply mains in a building and the cables run in a safe route safe from fire, that is, within the lift shaft. Lights and fans in the elevators having wooden paneling or sheet steel construction shall be operated on 24 Volt supply.
4. Fire fighting lift should be provided with a ceiling hatch for use in case of emergency, so that when the car gets stuck up, it shall be easily open able.
5. In case normal electric supply fails, it shall automatically trip over to alternate supply. Alternatively, the lift shall be so wired that in case of power failure it will come down to the ground level and stand still with door open.
6. The operation of a fire lift is by a simple toggle or two button switch situated in a glass fronted box adjacent to the lift at the entrance level. When the switch is on landing call points should become inoperative and the lift will be on car control only or on a priority device. When the switch is off, the lift will return to normal working.
7. The words "**Fire Lift**" shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level. The speed of the fire lift shall be such that it can reach the top floor from ground level within **1 Min.**

#### **LIFT ENCLOSURES : -**

1. The walls enclosing lift shafts shall have a fire resistance of not less than **two** hours.
2. Shafts shall have permanent vents at the top not less than 1800 mm (0.2sq.m.) in clear area.
3. Lift motor room shall be preferably be sited at the top of the shaft and shall be separate from lift shafts by the enclosing wall of the shaft or by the floor of the motor room.
4. Landing doors in lift enclosures shall open in the ventilated corridor/lobby & shall have fire resistance of not less than one hour.
5. The number of lifts in one lift bank **shall not exceed four.** Lift car doors shall have fire resistance of not less than one hour. A wall of two hours fire rating shall separate individual shafts in banks. Minimum one lift in every lift bank must be a "**Fire Lift**".
6. For the buildings 15 Mtrs and above in height, collapsible gates shall not be permitted for lifts and shall have solid doors with fire resistance of at least one hour.
7. If the lift shaft and lobby is in the core of the building a positive pressure between 25 and 30 pa shall be maintained in the lobby and a possible pressure of 50 pa shall be maintained in the lift shaft. The mechanism for the pressurization shall act automatically with the fire alarm / sprinkler system and it shall be possible to operate this mechanically also.
8. Exit from the lift lobby, if located in the core of the building shall be through a self-closing smoke top door of half hour fire resistance.



9. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as mentioned above with self closing doors.
10. The lift machine room shall be separate and no other machinery shall be installed therein.
11. Grounding switch/switches at ground floor level to enable the fire service personnel to ground the lift car/cars in emergency shall be provided.
12. Telephone or other communication facilities shall be provided in the lift cars which shall be connected to fire control room of the building.
13. Suitable arrangements such as providing slope in the floor of the lift lobby shall be made to prevent water used during fire fighting etc. at at landing from entering the lift shaft.
14. A sign shall be posted & maintained on every floor at or near the lift indicating that in case of fire occupants shall use the stairs unless instructed by otherwise. The sign shall also contain a plan for each floor showing the locations of the stairway.
15. Alternate source of supply shall be provided for all the lifts through a manually operated change over switch.

**Guidelines for Refuge Area :-**

Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of floor above) by considering area of 0.3 m<sup>2</sup> per person for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9 m<sup>2</sup> for every 200 occupants, portion thereof, based on the occupant load served by the area of refuge or a minimum of 15 m<sup>2</sup>, whichever is higher, shall be provided as under:

- a. The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.
- b. Refuge area(s) shall be provided at/or immediately above 24 m and thereafter at every 15 m or so.
- c. A prominent sign bearing the words "REFUGE AREA" shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge areas on the floors above and below this floor. The same signage shall also be conspicuously located within the refuge area.
- d. Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fire man talk back, and adequate emergency lighting as well as drinking water facility.
- e. Refuge areas shall be approachable from the space they serve by an accessible means of egress.
- f. Refuge areas shall connect to firefighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- g. The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment, etc shall be allowed in such areas.
- h. Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.
- i. Entire refuge area shall be provided with sprinklers.

- j. Where there is a difference in level between connected areas for horizontal exits, ramps of slope not steeper than 1 in 12 shall be provided (and steps should be avoided).

**Refuge Area:** For buildings more than **24 Mtrs.** in height, refuge area of **15 Sq. Mtrs.** or an area equivalent to **0.3 Sq. Mtrs.** per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided. The refuge area shall be provided on the periphery of the floor or **preferably on a cantilever projection & open to air at least on one side protected with suitable railings.**

- A) For floors above 24 Mtrs. & up to 39 Mtrs. One refuge area on the floor immediately above 24 Mtrs.**  
**B) For floors above 39 Mtrs. one refuge area on the floor immediately above 39 Mtrs. and so on after every 15 mtrs. Shall be provided.**  
**C) The location of the Refuge Area should be such that it should be easily approachable from road side for carrying out rescue operation.**

### **PODIUM**

- a. Topmost podium slab which is open to sky maybe landscaped and/or be used as recreational open space; subject to provision of 1.6 m high parapet wall.
- b. Any other uses beside parking may be allowed subject to fire safety requirements after taking approval from Directorate of Maharashtra Fire Service or the person authorised by him.
- c. A podium, if provided with ramp, may be permitted in one or more levels, however the total height shall not exceed 30.0 m above ground level.
- d. In case a podium is not provided with ramp, but provided with car lift only, the same may also be permitted in one or more levels, however, the total height shall not exceed 9.0 m above ground level.
- e. One way ramp of clear width of minimum 3.0 m and two way ramp with clear width of minimum 6.0 m shall be provided for LMV.
- f. One way ramp of clear width of minimum 4.5 m and two way ramp with clear width of minimum 9.0 m shall be provided for LCV.
- g. One way ramp of clear width of minimum 6.0 m and two way ramp with clear width of minimum 12.0 m shall be provided for HMV.
- h. Ramp slope shall be maximum 1 in 8. After a 40 m length of continuous ramp, a flat surface of minimum 6.0 m length shall preferably be provided.
- i. If podium is accessible to fire tender, minimum 7.5 m wide ramp shall be required for fire engine access with maximum slope of 1 in 10. It shall be so designed so as to take the load of fire tender weighing up to 45 t minimum or as per the requirement laid down by the Fire Department.
- j. Podium is not permitted in required minimum front open space.
- k. If podium is not accessible by fire tender, the podium may be such that it is not extended beyond the building footprint to an extent more than 11.0 m on the side where fire tender access is provided
- l. Minimum 6.0 m driveway width and 9.0 m width at turning shall be available for fire tender movement all around the podium.
- m. For buildings having floor area less than 10 000 m<sup>2</sup>, fire tenders shall have access to at least one-third of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m turning radius.

- n. For buildings having floor area more than 10 000 m<sup>2</sup>, fire engine shall have an access to at least to half of the perimeter of building which shall be minimum 6.0 m wide and having 9.0 m turning radius.

### **SERVICE DUCTS / REFUSE CHUTE :**

1. Service duct shall be enclosed by walls and door, if any, of two hours fire rating. If ducts are larger than 10 Sq. Meters the floor should seal them, but provided suitable opening for the pipes to pass through, with the gaps sealed.
2. A vent opening at the top of the service shaft shall be provided between one fourth and one half of the area of the shaft. Refuse chutes shall have an outlet at least of wall of non combustible material with fire resistance of not less than two hours. They shall not be located within the staircase enclosure or service shafts or air conditioning shafts. Inspection panel and door shall be tight fitting with one hour fire resistance; the chutes should be as far away as possible from exits.
3. Refuse Chutes shall not be provided in staircase walls and A/C shaft etc.

### **ELECTRICAL SERVICES:**

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

### **Electrical services shall conform to the following: (High Rise building)**

- a) The electric distribution cables/wiring shall be laid in a separate duct. The duct shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits;
- b) Water mains, telephone lines, intercom lines, gas pipes or any other service line shall not be laid in the duct for electrical cables; use of bus ducts/solid rising mains instead of cables is preferred;
- c) Separate circuits for fire fighting pumps, lifts, staircases and corridor lighting and blowers for pressurizing system shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes, so that fire in one circuit will not affect the others. Such circuits shall be protected at origin by an automatic circuit breaker with its no-volt coil removed. Master switches controlling essential service circuits shall be clearly labeled;



- d) The inspection panel doors and any other opening in the shaft shall be provided with air-tight fire doors having fire resistance of not less than 2 h;
- e) Medium and low voltage wiring running in shafts, and within false ceiling shall run in metal conduit. Any 230 V wiring for lighting or other services, above false ceiling, shall have 660 V grade insulation. The false ceiling, including all fixtures used for its suspension, shall be of non-combustible material and shall provide adequate fire resistance to the ceiling in order to prevent spread of fire across ceiling reference may be made to good practice {4(29)};
- f) An independent and well ventilated service room shall be provided on the ground level or first basement with direct access from outside or from the corridor for the purpose of termination of electric supply from the licensees' service and alternative supply cables. The doors provided for the service room shall have fire resistance of not less than 2 h;
- g) If the licensees agree to provide meters on upper floors, the licensees' cables shall be segregated from consumers' cables by providing a partition in the duct. Meter rooms on upper floors shall not open into stair case enclosures and shall be ventilated directly to open air outside; and
- h) Suitable circuit breakers shall be provided at the appropriate points.

### **FIRE ALARM SYSTEM**

- All buildings with heights of 15 m or above shall be equipped with manually operated electrical fire alarm (MOEFA) system and automatic fire alarm system in accordance with good practice {4(18)} and {4(19)}. However, apartment buildings between 15 m and 30 m in height may be exempted from the installation of automatic fire alarm system provided the local fire brigade is suitably equipped for dealing with fire in building of 15 m in height or above and in the opinion of the Authority, such building does not constitute a hazard to the safety of the adjacent property or occupants of the building itself.
- Manually operated electrical fire alarm system shall be installed in a building with one or more call boxes located at each floor. The call boxes shall conform to good practice {4(18)} and {4(19)}.
- The installation of call boxes in hostels and such other places where these are likely to be misused shall as far as possible be avoided. Location of call boxes in dwelling units shall preferably be inside the building.

### **LIGHTNING PROTECTION OF BUILDINGS**

The lightning protection for buildings shall be provided as given in Part 8 'Building Services, Section 2 Electrical Installations'.

### **Access :-**

Two entrance gates each of width not less than 04.50 mtr and height clearance not less than 04.50 mtrs shall be provided.

### **Courtyards :-**

- i) The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45m. tones and shall be flushed to road level.
- ii) The courtyards shall be in one plane.

### **CAR PARKING:**

- i) Car parking shall be permitted in the designated area.
- ii) Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- iii) Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv) The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing /maintenance of vehicles shall be strictly prohibited in the parking area.
- v) Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- vi) The drive way shall be properly marked & maintained unobstructed

### **PORTABLE FIRE EXTINGUISHERS :-**

- a. Two Dry Chemical Powder (A.B.C.) type fire extinguisher of 4 kgs. Capacity and CO2 Type of Extinguisher of 4.5 kg having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine room of the building.
- b. Adequate Nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers each of 4 Kgs. Capacity having I.S.I (15682 & 2190) certification mark shall be kept equally distributed at prominent places.

### **TERRACE DOOR:**

- i) The top half portion of the doors shall be provided with louvers.
- ii) The latch- lock shall be installed from the terrace side at the height of not more than 1mtrs.

- iii) The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

**SIGNAGES :-**

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

**In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.**

This is a “**Provisional No-Objection Certificate**”. After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system “**Final No-Objection Certificate**” will be issued.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

**As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, M/s. Shree Munisurvat Realtor LLP., has paid Fire Protection Fund Fees amounting to Rs. 39,75,490/- (Rs. Thirty Nine Lac Seventy Five Thousand Four Hundred and Ninety Only) Vide Reference UTR No. KKBKH23348918147, dated. 14.12.2023 & Rs.2,54,595/- (Rs. Two Lac Fifty Four Thousand Five Hundred and Ninety Five Only) vide Reference UTR No. HDFCR52023122765747183, dated. 27.12.2023 at Bhiwandi Nizampur City Municipal Corporation.**

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

**(S S Warick)**

Director

Maharashtra Fire Services.

Copy to The Municipal Commissioner, Bhiwandi Nizampur City Municipal Corporation