



PUNEMETROPOLIS

## पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Region Development Authority, Pune

अग्निशमन विभाग, आकुर्डी रेल्वे स्टेशन जवळ, नवीन प्रशासकीय इमारत,

०४ था मजला, अ-विंग, आकुर्डी-४११०३५

ई-मेल- [fireofficer.pmrda@gmail.com](mailto:fireofficer.pmrda@gmail.com), दूरध्वनी क्र:- २७६५९८५५-०२०



Date:- 15 /05/2024

Please quote following number to  
Building Permission for future  
correspondence with PMRDA  
No. MC/ 10 /2024-25

To,

M/s. Savita Hotels Pvt. Ltd. through  
Director Lalji Beniprasad Singh  
Survey No-70  
Village-Valvan, Tal-Maval,  
Dist-Pune.

**Sub:- Grant of "Provisional No Objection Certificate" for your Hotel Building at Survey No-70, Village-Valvan, Tal-Maval, Dist-Pune.**

Ref: Your Application Number: 07 of 2024-25 Dated:- 06.05.2024

Sir,

This has reference to the application submitted by you along with the building plans; This "Provisional No-Objection Certificate" is issued for your proposed construction subject to the fulfillment of following conditions.

The details of the proposed construction areas certified by the Architect are as under:-

Sr. No.	Particulars	Details
1.	Address of the Proposed site	Survey No-70 Village-Valvan, Tal-Maval, Dist-Pune.
2.	Builder /Developers Name	<b>M/s. Savita Hotels Pvt Ltd through Director Lalji Beniprasad Singh</b>
3.	Architects Name	Arch. Siddhant Pravin Kadam
4.	Classification of Building	<b>Commercial (Hotel) Building</b>
5.	Access Road to Plot	12.00 MTRS.
	The Plot Area	11200.00 SQM



Provisional File No.07/2024-25

Page1

15/5

7.	Net Built up Area	4866.04 SQM
8.	Gross Built up Area	5536.79 SQM
9.	No. of Structures	01 NOS.

**Details about the Proposed Structure:-**

Building Name	Ground Level Height in Mtrs	Excluding Parking Height in Mtrs	No. Of Floors	Gross B/U Area in SQM	Net B/U Area in SQM
Hotel	11.99	-	Ground + 01	5536.79	4866.04
<b>TOTAL</b>				<b>5536.79</b>	<b>4866.04</b>

**Important :-** The Area details comprises with No. of floors/ Floor Area/ Height of the buildings/Marginal open spaces/ provision of the Refuge Area etc. are duly signed and attested by the authorized Architect. It is presumed that the Plans submitted by him are in compliance of the provisions of prevailing DC Rules & NBC. If any lapses or deviations are observed in the said proposal / drawings submitted by him, He shall be personally liable for actions deemed fit.

**Marginal Spaces for Building structure:-**

Sr. No.	Sides	Provisions of fire driveway proposed on all sites in Mtrs as certified by the Architect
1	Front Side	13.00 MTRS.
2	Right side	08.00 MTRS.
3	Left side	06.84 MTRS.
4	Rear side	06.00 MTRS.

**Details about the Fire protection Fees paid:-**

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No & payment Date
1.	MFS/07/2024-25	Commercial Hotel = 5536.79 SQM.	Rs. 9,94,880/- (Nine Lac Ninety For Thousand Eight Hundred Eighty Rupees Only)	UTR No. NEFT/SK/AXSK2412 80005233328

(\* In future, if the difference of fees is assessed, the same will be recovered from the owner or developers as the case may be)



Provisions of Maharashtra Fire Prevention and Life Safety Measures Act -2006 should be strictly adhered, specifically as mentioned below:-



1. As per the provision of Section 3 (2) of "Maharashtra Fire Prevention and Life Safety Measures Act, 2006" (hereinafter referred to as "said Act"). This Provisional NOC is issued.
2. Under Section 3 of the 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 and as amended from time to time failing which it shall be treated as a violation of the said Act.
3. 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. 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.
  - B. The names of the License Agencies approved by Directorate of Maharashtra is available on website [www.mahafireservice.gov.in](http://www.mahafireservice.gov.in)
4. Under Section 11 of the said Act, the fire service fees shall be assessed and the same shall be payable after serving the notice to that effect or prior to issue of the building completion certificate or occupancy certificate whichever is earlier.
5. Under Section 5(1) of the said Act, The Chief Fire officer, PMRDA reserve the right to enter and inspect the building from the point of view of Fire prevention and Protection
6. 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.

**This Provisional N.O.C. is valid subject to fulfillment of the following conditions:-**

1. The scope of this approval is restricted to fire protection arrangements only. This approval should not be treated/ presumed as an approval for civil / architectural drawings.
2. The area calculation statements TDR/FSI/FAR/ZONE/USE etc. shall be subject to verification and approval of Municipal Councils competent Authority.
3. The plans of the proposed building should be approved by Municipal Council Competent Authority.
4. The occupation certificate should be obtained from Municipal Councils/ Town Planning Competent Authority. The O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.
5. Approach Road to the above maintained Property/ Site should be provided as per UDCPR requirements mentioned in Regulation 3.3.9, PI. Note that if the



15/15

7.	Net Built up Area	4866.04 SQM
8.	Gross Built up Area	5536.79 SQM
9.	No. of Structures	01 NOS.

**Details about the Proposed Structure:-**

Building Name	Ground Level Height in Mtrs	Excluding Parking Height in Mtrs	No. Of Floors	Gross B/U Area in SQM	Net B/U Area in SQM
Hotel	11.99	-	Ground + 01	5536.79	4866.04
<b>TOTAL</b>				<b>5536.79</b>	<b>4866.04</b>

**Important :-** The Area details comprises with No. of floors/ Floor Area/ Height of the buildings/Marginal open spaces/ provision of the Refuge Area etc. are duly signed and attested by the authorized Architect. It is presumed that the Plans submitted by him are in compliance of the provisions of prevailing DC Rules & NBC. If any lapses or deviations are observed in the said proposal / drawings submitted by him, He shall be personally liable for actions deemed fit.

**Marginal Spaces for Building structure:-**

Sr. No.	Sides	Provisions of fire driveway proposed on all sites in Mtrs as certified by the Architect
1	Front Side	13.00 MTRS.
2	Right side	08.00 MTRS.
3	Left side	06.84 MTRS.
4	Rear side	06.00 MTRS.

**Details about the Fire protection Fees paid:-**

Sr. No.	FIRE-FILE NO.	Built up Area for Fees calculation	Total Amount	Payment Challan No & payment Date
1.	MFS/07/2024-25	Commercial Hotel = 5536.79 SQM.	<b>Rs. 9,94,880/-</b> (Nine Lac Ninety For Thousand Eight Hundred Eighty Rupees Only)	UTR No. NEFT/SK/AXSK2412 80005233328

(\* In future, if the difference of fees is assessed, the same will be recovered from the owner or developers as the case may be)

Provisions of Maharashtra Fire Prevention and Life Safety Measures Act -2006 should be strictly adhered, specifically as mentioned below:-



Provisional File No.07/2024-25



- proposed road is not constructed/ provided; till the time of completion of the project, The Final Fire NOC may not be issued.
6. The required Marginal Open spaces as per UDCPR requirements mentioned in Regulation 6.2.3 should be kept obstruction free at all time. Parking of vehicles should not obstruct the mobility of fire vehicles at any time.
  7. Proper roads in the premises should be provided for easy mobility of the Fire Brigade Appliance & the roads should be capable to hold weight of fire appliances.
  8. Every vertical opening between the floors of a building shall be suitably enclosed or protected. Opening in wall or floors which are necessary to be provide to allow passages of all building services like cables, electrical wirings, telephone cables, plumbing pipes, etc shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 2 hours.
  9. Around in Building 06.00 Mtrs. driveway should be provided with turning radius 09.00 Mtrs as per DCPR/ UDCPR/ NBC rule.
  10. This approval is issued only for the Fire Prevention arrangement and it has no relevance with the civil structure or Building permission issues, Building permission dept may ascertain it before issue of plan approval as per UDCPR.
  11. The Space between conduits pies and the wall/slabs shall be filled in by a filler material having fire resistance rating not less than 2 hours.
  12. All portable firefighting equipment's installed at various locations as per local hazard such as Co2-DCP, Fire buckets & it must be strictly confirming to relevant IS specification.
  13. For Basement proper Light, Ventilation and Exhaust mechanism should be provided in accordance with the provisions as specified in the National Building Code and relevant IS Standards.
  14. Basement area exceeds 200 SQM Sprinkler system should be provided.
  15. Provision of Automated, Robotic, Computerized Car Parking system should be done accordance with NBC-2016 (Annex-H)
  16. Delivery hose (RRL) should be strictly ISI marked (In no case canvas hose should be provided) and Hose reel Hose should be strictly as per IS-884
  17. Provision of Automated, Robotic, Computerized Car Parking system should be done accordance with NBC-2016 (Annex-H)
  18. Fire door as per BS-467 Part 20 & 22 should be provided for lift lobbies and fire staircase on each floor. Fire door duly tested and approved from Govt. Laboratory such as CBRI-Roorkee etc. should be submitted
  19. Fire Lift should provide in accordance with the provision of National Building Code of India.
  20. All the firefighting equipment's shall be well maintained and should be easily accessible in case of emergency.
  21. Provision of mechanized/ automatic ventilation should be done in accordance with NBC-2016.





22. In future if the Company/Owner intend to go for any expansion, alteration, modification of any building / plant or change in the production activity of storage an approval of this department must be obtained before commencing proposed modifications.
23. It's the responsibility of the Developer /Builder/ company as the case may be, to submit detailed plans/drawings of the proposed fire protection system as specified in this provisional NOC. The complete Fire fighting plans with necessary Hydraulic calculations should be submitted for the approval of fire department before starting the system installation work.
24. Code of Practice for Liquefied Petroleum Gas storage and Installations as per IS 6044-2000 should be strictly adhered, and Gas piping should be done from the authorized installer only.
25. Emergency Telephone numbers like "Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the complex" should be displayed in security cabin & at other strategic locations.
26. It shall be ensured that security staff & occupants of the complex are trained in handling firefighting equipment & fire fighting.
27. Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINGUISHER", etc. should be displayed on the strategic location to guide the occupants in case of emergency. The signs should be of florescent type and should glow in darkness.
28. In future if the builder / developer intend to go for any expansion, alteration, modification of any building an approval of this department must be obtained before commencing proposed modifications.

**Considering the proposed activity and Built up are the following firefighting and other systems should be provided for the safety of the proposed Residential Building...As per NBC and Indian Standards.....PI. note that these system requirements may be enhance if the height and built up area is increased in near future..**

Sr. No.	FIRE FIGHTING INSTALLATION	Requirements	Provision	Remarks
1.	Portable Fire Extinguishers	Required	All floors , electrical rooms, lift rooms	As per IS: 15683. (4 KG Capacity Each)
2.	Hose Reel Hose with Hydrant Valve Connection	Required on each floor of the building.	The first aid hose reel shall be connected directly to Hydrant Line and diameter of the hose reel shall not be less than 19mm confirming to <u>IS 884:1985</u> . Landing of Valve should be installed confirming to IS: 5290. Hydrant Valves with Hose Box and RRL Delivery Hoses ( Non Percolating)	



Provisional File No.07/2024-25

*(Handwritten signature and date 15/5)*

3.	Wet Riser with Hydrant Valves	Required	Required to provide in the Staircase. Landing of Valve should be installed confirming to IS. 5290. Hydrant Valves with Hose Box and RRL Delivery Hoses ( Non Percolating)	
4.	Yard Hydrant or Ring hydrant around the building	Required At Various Strategic Locations. <u>Above Ground and Plot Boundary.</u>	Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to IS-13039 and IS-14933-2001 along with Standard Branch (Universal) confirming to IS-2871. For Yard Hydrant distance between 2 Hydrants should not be more than 45 mtrs. <u>The guidelines should be followed as per IS 3844:1989.</u>	
5.	Terrace Level Tank (OHWT)	Min. 10,000 Ltrs.	On Terrace level of buildings	
6.	Water Storage Tank	Required 1,50,000 liters.		
7.	Fire Pumps ( <u>Positive Suction Only</u> )	01 No. 2850 lpm electrical driven main pump. 01 No. 2850 lpm Diesel Driven pump. 01 No.180 lpm Jokey pump.	Fire pumps shall be centrifugal pumps only. Fire Fighting pumps shall be well maintained.	
8.	Automatic Sprinkler system	Required for all entire building.	Sprinkler system should be provided Guidelines is given in IS 15105-2021 Sprinkler Head K-Factor should be provided as per table no-01 of IS-15105-2021. Design and installation of Fixed Automatic sprinkler fire Extinguishing system.	
9.	Manually Operated Electronic Fire Alarm System.	Required At various location	System Shall Also included talk-back system & Public address system	Manually Operated Fire Alarm should be provided; it should be connected to alternate power supply in case of emergency.
10.	Addressable Automatic Smoke/ Heat Detection & Alarm System..	Required for entire building.	Automatic Smoke 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>	
11.	Fire Brigade Connection- For Static Water Tank and For Hydrant System	Required at the Main Gate.		





12. 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 IS:9457 for Safety colour and Safety IS:12349 for Fire Protection Safety Signs IS:12407 for Graphics symbols for Fire Protection Plan.
--	-------------------------------	---

**Important Note:-**

It's the responsibility of the developer/Builder/Company as the case may be, to submit detailed plans/drawing of the proposed fire protection system as specified in above table. The complete fire fighting plans with necessary Hydraulic Calculations should be submitted as per relevant latest ISI codes for the approval of fire department before starting the system installation work...

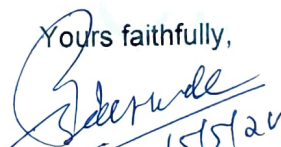
This "Provisional No objection Certificate" shall be treated valid for the periods of One Year from the date of issue.

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 your Structures.

Thanking you.



Yours faithfully,  
  
 15/5/24  
 (Devendra Potphode)  
 Chief Fire Officer  
 PMRDA, PUNE.