



स्वातंत्र्याचा अमृत महोत्सव



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No. CIDCO/FIRE/HQ/2022/ E- 206405

Date: 03/05/2023

To

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

SUBJECT: Fire brigade 1st amended provisional NOC Stipulating fire protection requirements for the proposed residential cum commercial high-rise building on Plot No. 1, Sector 27, Kharghar, Navi Mumbai. for M/s. NMS Enterprises.

REFERENCE:

- 1) Application from Architect M/s. Destination received to this office on 02/05/2023.
- 2) Letter received from Senior Planner (BP) vide letter No. CIDCO/TPO/SP(BP)-17941/2023/202536 dated 27/04/2023.(RD. 02/05/2023)
- 3) Provisional Fire NOC No. CIDCO/FIRE/HQ/2022/91706 Dt.24/01/2022.
- 4) Certified Area of construction by architect **GBA 17554.44** sq.mtrs accordingly fire service fees paid Rupees 263316.60/- vide receipt no. 6100003146/2021 dated 18/01/2022 and receipt no. 6100000479/2023 dated 03/05/2023.
- 5) Security Deposit paid Rupees 20,000/- (Twenty Thousand Only) vide receipt no. 6100003152/2021 dated 18/01/2022.
- 6) Lease agreement between CIDCO Ltd & M/s. NMS Enterprises Dated 15/09/2021.
- 7) Three sets of Architectural drawings & Fire protection drawings.

Sir,

In this case the department had already issued the provisional Fire NOC vide above ref. no. 03 for the residential cum commercial building on **Plot No. 1, Sector 27, Kharghar, Navi Mumbai for M/s. NMS Enterprises.**

Now the architect of the said project under the instruction of his client submitted the proposal for some changes in proposed building plan in order to obtained the benefit of UDCPR.

M/s. Destination Architect of the said project, under the instruction of his client M/s. NMS Enterprises had applied to this department to obtained amended provisional fire NOC for their proposed Residential cum building having Ground + 1st to 5th Podium (Parking) + 6th Podium (Amenity) + 7th to 23th upper floor with height 69.95 mtrs. measured from ground level to the terrace on Plot No. 1, Sector 27, located at Kharghar, Navi Mumbai for M/s. NMS Enterprises.

As the department had already granted provisional Fire NOC the open spaces, demarcation is as per the earlier sanction only.

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www.cidco.maharashtra.gov.in Click on Dakshata link

The proposed changes as follows:

Sr. No.	Previous Proposed			Newly Proposed		
	Floor	Height	Area	Floor	Height	Area
1	G-14	45.40 mtrs	11344.204 sqmtrs	G+23	69.95 mtrs	17554.440 sqmtrs

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	DRAIN
2	On towards South.	40.00 mtrs wide Road.
3	On towards East	Plot No.01-A
4	On towards West	45.00 mtrs wide Road.

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 capacity	O.H. Tank capacity	Fire pump room	Fire Duct	Elect. Duct
1	1	1	G+23	69.95	02 Nos. with 1.5 mtrs width	02 of which 1 is fire lift	200000 Ltrs.	25200 ltrs.	Yes comm on	yes	yes

D] OCCUPANCY DETAILS:-

Sr.no	Floor	Activity	Previous Proposed area in sq. mtrs	Newly Proposed area in sq. mtrs
1.	Ground	Car parking & Commercial	1160.498	1160.00
2.	1st	Car parking	1160.492	1160.00
3.	2nd	Car parking	1160.492	1160.00
4.	3rd	Car parking	1160.492	1160.00
5.	4th	Car parking	1160.492	1160.00
6.	5th	Car parking	1160.492	1160.00
7.	6th	Amenity	459.246	563.207
8.	7th	Residential	459.246	569.663
9.	8th	Residential	488.176	600.478
10.	9th	Residential	459.246	569.663
11.	10th	Residential	488.176	600.478
12.	11th	Residential	459.246	569.663
13.	12th	Residential	488.176	600.478
14.	13th	Residential	459.246	569.663
15.	14th	Residential	459.246	600.478

16.	15 th	Residential		569.663
17.	16 th	Residential		600.478
18.	17 th	Residential		569.663
19.	18 th	Residential		600.478
20.	19 th	Residential		569.663
21.	20 th	Residential		600.478
22.	21 st	Residential		569.663
23.	22 nd	Residential		600.478
24.	23 rd	Residential		569.663
25.	Terrace& other		161.242	100.442
			11344.204 sqm	17554.440 sqm

EJ FIRE DEPARTMENT COMMENTS :

1. The plot area is 2129.590 sq mtrs.
2. The entire plot is directly approachable through 02 roads, 40.00 mtrs wide Road from South Side, 45.00 mtrs wide Road from West.
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 Ground + 1st to 5th level Podium(Parking)+ 6th level Podium (Amenity) + 7th to 23rd upper floors having residential units with height 69.95 mtrs.
7. Party had proposed 05 nos of podium for car parking purpose for which 6 mtrs wide two way ramp is provide which having gradient of 1:8 mtrs
8. The 1st to 4th podium floor provided for car parking.
9. On the 5th floor podium amenity are proposed.
10. 02 nos. of staircases each of 1.5 mtrs wide enough along with fire resistance doors are proposed.
11. Party has proposed 01 nos. of passenger lift and 01 nos. fire lift.
12. Common underground tank purely for firefighting purpose is of 200000 ltrs & separate O.H. tank on each tower, purely for firefighting propose is of capacity 25200 Ltrs is accepted.
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, in flat & commercial area provided with sprinkler system, detection & alarm system .
15. The wet -riser cum down comer system, detection & alarm system along with proper pumping system is proposed. ,
16. Refuge area is proposed on midlanding of 8th- 9th , 10th -11th ,12th- 13th , 14th- 15th ,16th , - 17th , 18th - 19th , 20th - 21th , 22th -23rd of 30.812 sq mtrs. as shown in the plans.
17. 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 Ground + 1st to 5th level Podium(Parking)+ 6th level Podium (Amenity) + 7th to 23rd upper floors with height of 69.95 mtrs measured from ground level to the terrace on final Plot No. 1, Sector 27, Kharghar, Navi Mumbai for Residential cum Commercial purpose by M/s. NMS 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.

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F] 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 to 5th floor podium 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. Fire pump room to provide the all pumps including diesel pump.
 8. 6th 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 (IS 3614).
 12. Refuge area shown in drawing shall be provided in such a way which shall be accessible for fire vehicles and each refuge floor shall be provided as shown in drawings with drinking water facility & seating arrangement.
 13. Party shall take due care about the electrical safety of the building as per the relevant electricity rules.

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. Lighting protection system shall also be provided

H) REQUIRMENT 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 and additionally party shall provide the wet riser.
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 in entire building 1. In entire building, in car parking area, in podium car parking area, in stilts, common lift lobby area on each floor, in Commercial area & in flat.		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 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 in entire building 1. In car parking area, in stilts, commercial area, in meter room & electrical duct & lift machine room, in commercial & 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.	

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10	Under ground water Tank	Required	Common water tank of 200000 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 4] Jockey pump : 180 LPM 5] Booster pump : 450 LPM 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.	
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 than 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 25200 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, all staircases and common floor passage/ lobby areas/refuge area /utilities services etc.	
18	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.	
19	Refuge Area	Required	As per NBC-2016 & UDCPR	
20	Fire Personnel	Required	Shall have experience to use & maintain the installed fire protection system	

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.

VP
0 03/5/23
VIJAY S.RANE.
CHIEF FIRE OFFICER
CIDCO FIRE SERVICE

Copy to

- 1] Architect M/s. Destination
- 2] Office copy