दूरध्वनी : २५३३१२११
२५३३१५९०

ठाणे महानगरपालिका

महानगर पालिका भवन, डॉ.अल्मेडा रोड, चंदनवाडी ,पाचपाखाडी,ठाणे-४००६०२
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र/ ठा.म.पा/
Ref./T.M.C./C.F.O/M/2976/137

दिनांक / / २०१४
Date 29 /01/ / २०१४

Amended Plans sub plot B

(Previous N.O.C. No. ref. /TMC/CFO/ M – 1108/99 dated 19/11/2009) for bldg-2
(Previous N.O.C. No. ref. /TMC/CFO/ M – 1900/194 dated18/03/2010.)for bldg-2,3

To,
The Asst. Director of Town Planning
Thane Municipal Corporation,
Thane

Sub: Grant of N.O.C. stipulating, Fire Protection & Fire Fighting requirements for the proposed Development on land bearing Gut No.61/1, 61/2 at Village Chitalsar (Manpada) Tal & Dist, Thane.For Ascent Construction Pvt. Ltd. Through Director Shri.Pravin H. Doshi

Ref:
i. A letter from an Architect Shri. Subhash Gupte dated 18/10/2013.
ii. V.P. No. 88/142
iii. Site Visit 28/01/2014.
iv. Initial N.O.C issued by this department vide no. TMC/CFO/ M – 1108/99 dated 19/11/2009) for bldg-2 and TMC/CFO/ M – 1900/194 dated18/03/2010.for bldg-2,3.

Dear Sir,

Proposal is to construct Residential buildings Gut No.61/1, 61/2 on plot bearing aVillage Chitalsar (Manpada) Tal & Dist, Thane. For Ascent Construction Pvt. Ltd. Through Director Shri.Pravin R. Doshi .

The amended architectural plans of proposed buildings are referred to the Chief Fire Officer, Thane Fire Brigade, Thane by an Architect Shri. Subhash Gupte, Gupte Cottage, Opp. Bhakti Mandir, Panchpakhadi, Thane (W) 400 602. The plans of these buildings are scrutinized by this department as per existing buildings by-laws from the point of fire safety and means of escape. Observations and Directives of Chief Fire Officer, Thane Fire Brigade, Thane for the said proposal are given below.

OBSERVATIONS & DIRECTIVES:

1) Net area of Plot is 44133.20 Sq. mt. in area.

2) This Plot is approachable by 20.0 mt. wide Existing Road from South side.

3) Initial N.O.C issued from this department vide letter no. and TMC/CFO/ M - 1900/194 dated18/03/2010.for bldg 2,3. for 3 level podium + Stilt +30th floors .

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4) Amended Plans for building No. 2 (Oakwood) & bldg.No. 3(Ashwood) is 3 level podium + Stilt +28th floors are scrutinized by this department.

5) As per amended plan Building No. 2 (Oakwood) 3 level podium + Stilt + 28th floors is of 90.95 m in height from ground level.Building No. 3 (Ashwood) 3 level podium + Stilt + 28th floors is of.90.95 m in height from ground level.

6) Adequate Open Spaces are proposed around the building top of podium.

7) Access to podium is given by 6.00 meter wide Ramp.

8) Two enclosed staircases for each building are having the Width of 1.50 mt are proposed in the building No. 2 & 3.

9) Both the enclosed staircases of both building travels from ground to top of building.

10) Three lift are proposed in each building No. 2 & 3, out of which two are attached with each other.

11) All the lifts of both the building travels from ground to top floor of the building no.2,3.

12) Refuge area is proposed on the 7th, 12th, 17th, 22nd, 27th floor in the proposed building No. 2 & 3. in initial N.O.C is was proposed on the 8th, 13th, 18th, 23nd, 28th floor.

13) Location of Meter Room, D.G. Room & Transformer Room is shown on the plan.

14) Required fire prevention & protection measures are not marked on the plan.

15) In the amended plan changes are made in the location of refuge area, and height of building and no. of floors in both the building.

Considering the above situation following fire prevention and protection measures are recommended for the building.

MAIN D.P.ROAD:

This Plot is approachable by 20.00 mt. wide Existing Road from South side .

SUGGESTIONS :

No additional fire protection and preventions measures are recommended for the Main D. P. Road.

OPEN SPACE:

S.NO	SIDE	OPEN SPACE-02	OPEN SPACE-03	REMARKS
01.	North	Bldg no.3 is connected	6.00 mt.	Open space are proposed on podium.
02	South	6.00 mt.	Bldg no.2 is connected	
03.	East	6.00 mt.	6.00 mt.	
04.	West	15.00 mt.	15.00 mt.	

SUGGESTIONS :

1. Minimum 6 Mt. open space around all the buildings must be maintained free from all encroachments and obstructions for easy movements of fire appliances. Same shall be capable of taking the load of fire engines up to 45 tons.
2. All the open spaces shall be paved for easy maneuverability for the fire engine.
3. Turning circle radius on any corner shall not be less than 9.0 Meter.
4. Parking shall not be allowed in the drive way.

ENTRY GATES:

1. Two gates are proposed for the entire plot, which are on the west & south side. The width and height clearance of the proposed gate is not mentioned on the architectural plans.

SUGGESTIONS:

1. Height clearance and the width of these gates shall not be less than 5 mt.

HEIGHT, FLOOR AREA & OCCUPANCY :Building no.2 and 3

The height floor area and occupancy of various floors of Building type is as follows:

No	Bldg. No	FLOOR	FLOOR AREA		OCCUPANCY
			Bldg -2	Bldg -3	
1	2 ,3	3 level podium + Stilt			Parking
		1ST to 6th floor	484.22 sq.m per floor	511.68 sq.m per floor	Residential
		7th, 12th ,17th ,22nd , 27th floor	413.00 sq.m per floor	450.11 sq.m per floor	Residential / Refuge Area
		8th to 11th ,13th to 16th 18th to 21st , 23rd to 26th & 28th floor.	484.22 sq.m per floor	511.68 sq.m per floor	Residential

SUGGESTIONS

Fire Brigade Department has no objection for height, floor area and occupancy of the proposed residential buildings

MEANS OF ESCAPE :- Building no.2 and 3

1. Two enclosed staircases having width of 1.50 Mt is proposed for each building.
2. Treads and risers are as per existing building bye laws.
3. The layout of staircases in the building shall be of enclosed type for the entire height.
4. Staircases of proposed buildings allow movements of fresh air.

SUGGESTIONS Building no.2 and 3

1. This proposed enclosed staircase shall be reached via ventilated lobby and shall have access through self-closing doors of at least half an hour of fire resistance.
2. Doors shall be single swing doors opening in the direction of the escape.
3. The door shall be fitted with check action door-closers.
4. Permanent vent at the top equal to 5% of cross sectional area of staircase shall be provided in the proposed for the building.
5. Openable sashes at each floor level with area equal to 15% of cross sectional area of the enclosure on the external wall shall be provided.
6. Staircases of the proposed each building must be well illuminated around the clock
7. Lighting for the staircases of the building must be connected to stand by electric supply.

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8. Lifts shall not be used as a '**means of escape**' during emergency
9. All the exits & directions of travel to exist must be conspicuously marked with illuminated signs.
10. Openable sashes at each floor level with area equal to 15 % of cross sectional area of the enclosure on the external wall shall be provided.
11. Staircases of each proposed building must be well illuminated around the clock.
12. Lighting for the staircases of each building must be connected to stand by electric supply.
13. Lifts shall not be used as a means of escape during emergency.
14. All the exits & directions of travel to exits must be conspicuously marked with illuminated signs.

MEANS OF ENTRY Building no.2 and 3

1. Three lifts each are proposed in Building no.2 and 3. out of which two are attached with each other.
2. The lifts of the buildings are of high speed in nature.
3. All the lifts are travel from ground to top floor of the buildings.

SUGGESTIONS Building no.2 and 3

1. Planning & Design of the each lifts shall be in accordance with the latest National Building Code (i.e. Section 5, Installation of Lifts & Escalators)
2. Lifts of the each building are to be provided with automatic steel doors for lift cars & landings
3. Minimum one lift in the each building shall be designed & designated as '**fire lift**'. This lift shall be equipped with firemen's switch for grounding it in the event of fire.
4. Walls of each lift enclosure shall have fire resistance of not less than 2 hours.
5. Landing doors in the each lift enclosures must have fire resistance of not less than 1 hour.
6. Each lift car doors shall have fire resistance of 2 hours
7. Separating wall of 2 hours fire resistance railing shall be provided between the each lift shafts.
8. Fire lift of the each building shall be conspicuously painted with florescent paint on all landing doors of fire lift.
9. Fire lift of the each building can however be used for other purposes under normal conditions.
10. All the lifts should comply the requirements as per C-1.5 of NBC Part IV of 2005.
11. A.R.D. (Automatic Rescue Device) shall be installed in the lift.

12. The fire lift of the each building shall meet the following requirements:
    i. It must be connected to standby source of power supply.
    ii. It must be ensured that, power cables to fire lift are laid along the route, which is fire safe.
    iii. Power supply to fire lift must be automatically trip over type to the alternate source of Power supply in the event of failure of normal power supply.
    iv. It should comply the requirements as per C-1.5 of NBC part IV of 2005.

REFUGE AREA : Building no.2 and 3

Proposed Residential building No 2 & 3 of 90.95 m. in height from ground level. So refuge area provided in the buildings as per the existing buildings by-laws.
Refuge area is proposed on the 7th, 12th ,17th ,22nd , 27th floor in Building No. 2 i.e 74.85 sq. mtrs. & 67.84 sq. mtrs. Refuge area proposed in Building No. 3 which is acceptable by the fire brigade department.

SUGGESTIONS :
Following additional suggestions are recommended for the propose refuge area of the building:

1. The layout of refuge areas shall not be changed/modified at any time in future
2. There shall not be any opening in to the refuge area from any portion of the occupied premises.
3. Refuge area shall be segregated by brick masonry partition wall of 9" thickness & access to the refuge area shall be gained through half an hour fire resistant self-closing door.
4. Lifts & staircases shall not be open in to refuge area
5. Clear height of the refuge areas below the beam/drop paradi shall not be less than 1.80 Mtrs. & not more than 2.20 Mtrs.
6. The refuge areas shall be ear-marked exclusively for the use of occupants as a temporary shelter & for the user of fire brigade department & any other organization
7. Dealing with fire or other emergencies when occurs in the each building & also for exercise/drills if conducted by the fire brigade department.
8. The refuge area shall not be allowed to be used for any other purposes & it shall be responsibility of the owner/occupier to maintain the same clean & free of encumbrances & encroachment at all times.
9. The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning **'Refuge Area – In case of Emergency'.**
10. Adequate drinking water facility shall be provided in the refuge area.

ELECTRICAL INSTALLATION: Building no.2 and 3
The substation and D.G. set is proposed at ground level. Electrical services of the building shall confirm to the provision of C.1.12 of the NBC Part IV of 2005.

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Fire Brigade Dept.

General recommendations from the point of fire safety for electrical installations in the Proposed buildings are as follows:-

1. The electric distribution cables/ wiring for each building shall be laid in separate duct. The duct shall be sealed at every alternative floor with non constructive material having the same fire resistance as that of the duct.
2. Water main telephone line, inter-com lines or any other service line shall not be laid in electric duct.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel & these circuits shall be laid in separate conduct pipes so that, fire in one circuit will not affect the other. Master switches controlling essential services circuits shall be clearly labeled.
4. Medium & low voltage wiring running in shaft and if it is in the false ceiling it shall run in metal conduct.

ELECTRIC CABLE SHAFTS AND ELECTRIC METER ROOMS: Building no.2 and 3

Electric cable shafts shall be exclusively used for electric cables and shall not open in the staircase enclosure.

1. Electric meter room is proposed at stilt level in both the buildings. They shall be adequately ventilated.
2. Electric shafts shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
3. Inspection door for the shaft if provided shall have two hours fire resistance.

ALTERNATE SOURCE OF POWER SUPPLY: Building no.2 and 3

An alternative source of L.V/H.V supply from a separate sub-station with appropriate change over switch shall be provided for fire-pump, fire lift, staircase & corridor lighting circuits manual fire alarm system & jockey pump. It shall be housed on/in separate cables. Apart from this an equal capacity D.G. sets shall be provided. It shall be installed as per C-1.15 of the provision of N.B.C. Part IV of 2005.

ESCAPE ROUTE LIGHTING: Building no.2 and 3

Escape route lighting (Staircase, & Corridor lights) shall be on independent circuits should be comply the requirements as per rules i.e. as per 4.6 of NBC Part IV- 2005

LIGHTING CONDUCTOR: Building no.2 and 3

It is proposed to protect the building against lighting by installing lighting protection system confirming to latest IS code of practice 2309. The lighting protection must be maintained in good repairs at all times. This should protect the building and light structure against lighting.

FIRE FIGHTING REQUIREMENTS: Building no.2 and 3

UNDERGROUND WATER STORAGE TANK Building no.2 and 3

An underground water storage tank of not less than 1,50,000 Ltrs. capacities for each building exclusively for firefighting shall be provided at ground level as location marked on the plan. As per the design specified in the rules with baffle walls & fire brigade collecting breaching. Underground tank shall be connected to wet risers & courtyard hydrant system.

OVERHEAD TERRACE WATER STORAGE TANK: Building no.2 and 3

Another tank of 20000 Ltrs. Capacity shall be provided at terrace level for each building. The design & layout of this tank shall be got approved from concerned department prior to its erection. The tank shall be connected to wet riser through a booster pump through N.R. Valve & gate Valve.

WET – RISER: Building no.2 and 3

Single wet-riser for the each building of internal diameter of 15cms of G.I. 'C' Class pipe shall be provided in the duct adjoining the staircase with twin hydrant outlet & hose-reel on each floor in snitches in such a way as not to reduce the width of corridor. Pressure reducing discs or orificies shall be provided at lower level so as not to exceed pressure of 5.5 kgs/cm2. A fire service inlet on the external face of the each building near the static tank directly fronting the courtyard shall be provided to connect the mobile pump of fire service to the wet riser.

FIRE PUMP& BOOSTER PUMP: Building no.2 and 3

Wet riser of the each building shall be connected to a fire pump at ground level of capacity of not less than 3200 LPM capable of giving pressure of not less than 3.2 KG/Cm2 at top most hydrant

a. Booster pump of capacity 900 L.P.M giving a pressure of not less than 5.2 kg/cm2 at top most hydrant out let at the wet-riser shall be provided at the terrace level of the building
b. Electric supply (normal) to these pumps shall be on independent circuits
c. Separate sprinkler pump and jockey pump to installed.
d. Stand by pump of equal capacity shall be provided.
e. Submersible pumps shall not be installed.

EXTERNAL HYDRANT: Building no.2 and 3

Minimum four external hydrants shall be provided for the proposed buildings within the confines of the site on the wet Riser at location marked on the plan.

HOSE REEL: Building No: Building no.2 and 3

Near each internal hydrant of the building hose reel shall be installed. Each hose reel tubing terminating in to shut off nozzle of 5mm outlet. Hose reel shall be connected directly to the risers & it shall confirm to the latest IS codes 8090.

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HOSE BOXES: Building no.2 and 3

Hose Boxes shall be provided in the proposed building on each floor near each internal & External hydrant & in the courtyard hydrant. Each box shall be equipped with 2 x 15 meter length of 63mm rubber line hose along with standard branch pipe. It shall confirm to latest IS code 636 & 903 respectively.

PORTABLE EXTINGUISHERS: : Building no.2 and 3

The following portable extinguishers shall be provided at the electric meter room (Service) at ground floor level/stilt & at lift machine room at terrace level & individual Flats.

i. D.C.P No. fire extinguishers of 5 kg. Capacity with ISI marks – 2 Nos.
ii. Buckets filled with dry clean sand – 2 Nos.
iii. Extinguisher shall be displayed in all the entire buildings as per latest I.S. 2190.
iv. Every Kitchen Room must have portale fire extinguishers.

FIRE ALARM SYSTEM: Building no.2 and 3

Building shall be provided with manual fire alarm system with main control panel at ground floor level & pillboxes & hooters at each at the upper floors levels. The layout of the fire alarm system shall be in accordance to the Indian Standard Specifications.

AUTOMATIC DETECTION SYSTEM Building no.2 and 3

Entire building including meter room, DG Room, Transformer Room, shall be protected with Automatic Detection System. Design of this system shall be as per latest IS 2189.

PUBLIC ADDRESS SYSTEM : Building no.2 and 3

The public address system shall be provided in the building with laud speakers on each floor and in common area. The microphone, amplifier and the control switches shall be installed in the fire control room.

INTERCOMMUNICATION SYSTEM Building no.2 and 3

An emergency intercommunication system shall be provided for the entire building. The instructions shall be placed in the common areas of the each floors and fire control room in bold paint.

FIRE CONTROL ROOM: (for buildings no. 2 and 3

Fire control room shall be proposed on the ground/stilt floor level of the building. The size of the fire control room must be adequate for housing all indicating/control equipment for the fire alarm system, public address system, intercom system and also for the displaying the plans of all the floors of the building.

SPRINKLERS Building no.2 and 3

Common corridors, passages and lobby of all the floors and Podiums shall be protected by sprinklers of all the propose buildings. Design of this sprinklers shall be as per latest IS Specifications or approved by T.A.C. / I.R.A.

SERVICE DUCTS : Building no.2 and 3

Service ducts which are proposed in the building should be enclosed by walls at least two hours fire resistance and should be sealed at every alternate floors with non combustible material having at least two hours fire resistance.

FIRE NOTICE/FIRE ORDER Building no.2 and 3

Fire notices and order shall be prepared to fulfill the requirements of fire fighting and evacuation from the building in the of fire & other emergency.The occupants shall be made thoroughly conversant with their actions in the event of emergency by displaying fire notices at vantage points & also through regular training such notices shall be displayed prominently in bold lettering.

HOUSE KEEPING : Building no.2 and 3

To eliminate fire Hazards good house keeping both inside & outside the building shall be strictly maintained by the occupants and / or owner of the building.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक अधिनियम २००६ राज्यात लागू झाला आहे. इमारतीत किंवा तीच्या भागात आग प्रतिबंधक व जीव संरक्षक उपाययोजनांची तरतूद करण्यांकरता व सदरच्या उपाययोजना दुरुस्त आणि कार्यक्षम स्थितीत ठेवण्यांसाठी, उपरोक्त अधिनियमातील कलम ३ चे (३) तसेच कलम ९ मध्ये "लायसन्सप्राप्त अभिकरणांची" तरतूद करण्यांत आली आहे.

उपरोक्त अधिनियमातील तसेच तद् अनुषंगाने तयार करण्यांत आलेल्या नियमांतील कार्यपध्दतीचा अवलंब करुन, ठाणे महापालिका हद्दीत असलेल्या इमारतीतील किंवा त्यांचे भागातील, आग प्रतिबंधक उपाययोजनांच्या अनुपालनासंबधी "लायसन्सप्राप्त अभिकरण " म्हणून कार्य करण्यांकरता महापालिकेच्या अग्निशमन विभागातर्फे काही व्यक्तीस तसेच व्यक्तींच्या संघास "लायसन्सप्राप्त अभिकरण " म्हणून घोषित करण्यांत आले असून, त्यांची यादी अग्निशमन दलाच्या नोटीस बोर्डावर लावण्यांत आली आहे.

सबब, महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक अधिनियम २००६च्या तरतूदीनुसार "लायसन्सप्राप्त अभिकरण" म्हणून घोषित करण्यांत आलेल्या व्यक्ती किंवा व्यक्तींच्या संघाकडूनच इमारतीतील किंवा त्याच्या भागातील आग प्रतिबंधक व जीव संरक्षक उपाययोजनांच्या अनुपालनासंबधी कामे करुन घेण्यांत यावी. व त्याबाबतचा विहित नमुन्यातील दाखला वापर परवाना मागतेवेळी सादर करण्यांत यावा.

FIRE PREMIUM AND FIRE INFRASTRUCTURE CHARGES:-

Fire Premium & Fire Infrastructure charges paid by the party.As per resolution no.343/10 dated 28/03/2013.

Fire Premium Charges				
Bldg. No.	**Area in (Sq.m.)**	**Height (In M.)**	**Rate**	**Amount (In Rs.)**
2	4770.98	36.00	Rs. 200/- per Sq.M.	9,54,196.00
	484.22	40.00	Rs. 400/- per Sq.M.	1,93,688.00
Fire Premium Charges				**11,47,884.00**
3	5055.23	36.00	Rs. 200/- per Sq.M.	10,11,046.00
	511.68	40.00	Rs. 400/- per Sq.M.	2,04,672.00
Fire Premium Charges				**12,15,718.00**
Total Fire Premium Charges for 2+3				**23,63,602.00**

Thane Municipal Corporation of the City of Thane ★ Fire Brigade Deptt. ★

Infrastructure Fee				
	Above 40.00 M. to 60.00 M. height			
Bldg. No.	**Area in (Sq.m.)**	**Height (In M.)**	**Rate**	**Amount (In Rs.)**
2	2834.10	59.90	Rs. 500/- per Sq.M.	14,17,050.00
	Above 60.00 M. to 80.00 M. height			
	3318.32	79.90	Rs. 600/- per Sq.M.	19,90,992.00
	Above 80.00 M. to 92 M. height			
	1381.44	90.95	Rs. 700/- per Sq.M.	9,67,008.00
Infrastructure Fee for building no.2				**43,75,050.00**

Infrastructure Fee				
	Above 40.00 M. to 60.00 M. height			
Bldg. No.	**Area in (Sq.m.)**	**Height (In M.)**	**Rate**	**Amount (In Rs.)**
3	3008.51	59.90	Rs. 500/- per Sq.M.	15,04,255.00
	Above 60.00 M. to 80.00 M. height			
	3520.19	79.90	Rs. 600/- per Sq.M.	21,12,114.00
	Above 80.00 M. to 92 M. height			
	1473.47	90.95	Rs. 700/- per Sq.M.	10,31,429.00
Infrastructure Fee building no.3				**46,47,796.00**
Total Infrastructure Fee for building no.2 and no.3				**90,22,848.00**

Fees already paid by the concern developer against the previous N.O.C

1. Previous N.O.C. No. ref. /TMC/CFO/ M – 1108/99 dated 19/11/2009) for bldg-2

   Fee paid 1. Capitation Fee Rs 5,85,300/- vide Receipt no.194005 dated 16/11/2009 FIR/HQ/000359/2009.

   2. Scrutiny Fee Rs 3,51,180/- vide Receipt no.194004 dated 16/11/2009 FIR/HQ/000358/2009

2. Previous N.O.C. No. ref. /TMC/CFO/ M – 1900/194 dated18/03/2010.)for bldg-2,3

   Fee paid 1. Capitation Fee Rs 23,96,272/- vide Receipt no.207917 dated 15/03/2010 FIR/HQ/000968/2009.

   2. Scrutiny Fee Rs 16,44,956/- vide Receipt no.207916 dated 15/03/2010 FIR/HQ/000967/2009

   For podium

   1. Capitation Fee Rs 7,19,460/- vide Receipt no.238781 dated 20/12/2010 FIR/HQ/000796/2010.

   2. Scrutiny Fee Rs 2,05,560/- vide Receipt no. 238780 dated 20/12/2010 FIR/HQ/000795/2010.

Total fee paid Rs.59,02,728/-

Total Fire Premium Charges for 2+3 Rs. 23,63,602.00 adjusted in above fee paid.

Balance Fee Rs.35,39,126/- adjusted in infrastructure charges

Total Infrastructure Fee for building no.2 and no.3 Rs. 90,22,848.00

Total remaining Infrastructure Fee for building no.2 and no.3 **Rs.54,83,722/-** is paid by the concern devoloper.

Sr. No.	Building Type	Fire Infrastructure Charges (Rs.)	D.D.No. and Date	Receipt No. and Date
1	2, and 3	Rs.54,83,722/-	001197 dated 13/01/2014 HDFC bank	R no. 0362797 FIR/HQ/001314/2013 Dated 29/01/2014

T.D.O. department is requested to verify the total built-up area and inform this office and if same is found to be more for the purpose of levying additional Fire Premium & Fire Infrastructure charges, if required.

Thane Municipal Corporation of the City of Thane
ठाणे महानगर पालिका
अग्निशमन दल
Fire Brigade Deptt.

Chief Fire Officer
29/1/14
Thane Fire Brigade, Thane.