



PUNE METROPOLITAN REGIONAL DEVELOPMENT AUTHORITY

पुणे महानगर प्रदेश विकास प्राधिकरण, पुणे

Pune metropolitan Regional 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, दूरध्वनी क्र:- २७६५९८५५-०२०



Dated:- 20 /03/2024

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FPK/ 736/2023-24

TO,

M/s. Maharashtra Academy of
Engineering and Education Research,
Pune (MAEER) through
Mr. Vishwanath D. Karad
Gat No-144, 145/1, 147, 149, 150/1,150/3
Village-Kelgaon, Tal-Khed,
Pune.

Sub:- Grant of "03rd Revised Provisional No Objection Certificate" for your Educational Building on Gat No-144, 145/1, 147, 149, 150/1, 150/3, Village-Kelgaon, Tal-Khed, Pune.

- Ref: i) "Provisional Fire NOC" issued by this Office vide no. FPK/01/2016 Dated: 02.06.2016
ii) "Revised Provisional Fire NOC" issued by this Office vide no. FPK/653/2019 Dated: 29.03.2019
iii) PMRDA Building permission Sanction No.- BHK/C.R.NO- 464/2016-17, Dated- 21.06.2016
iv) "Revised Provisional Fire NOC" issued by this Office vide no. FPK/163/2020 Dated: 04.02.2020
v) Your Application Number: 805 of 2023-24, Dated:- 26.02.2024

Sir,

With reference to (iv) above, This office has issued "Provisional No-Objection Certificate" for your proposed construction on above mention plot. With reference to (v) above, you have submitted an application for revised "Provisional No-Objection Certificate". Considering your request this has scrutinized the proposal for granting Revised Provisional No-Objection Certificate.

Details of old Construction:

Provisional File No.805/2023-24



| Building Name | Ground Level Height in Mtrs | Excluding Parking Height in Mtrs | No. Of Floors | Net Built up Area (Sqm) |
|---------------|-----------------------------|----------------------------------|---------------|-------------------------|
| A | 11.55 | -- | Ground + 02 | 1712.37 |
| B | 11.55 | -- | Ground + 02 | 1712.37 |
| C | 15.00 | -- | Ground + 03 | 2276.04 |
| D | 11.55 | -- | Ground + 02 | 1712.37 |
| E | 11.55 | -- | Ground + 02 | 1712.37 |
| TOTAL | | | | 9125.52 |

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

| Sr. No. | Particulars | Detail |
|---------|---------------------------------|---|
| 1. | Address of the Proposed site | Gat No-144, 145/1, 147, 149, 150/1, 150/3, Village-Kelgaon, Tal-Khed, Pune. |
| 2. | Builder /Developers Name | M/s. Maharashtra Academy of Engineering and Education Research, Pune (MAEER) through Mr. Vishwanath D. Karad |
| 3. | Architects Name | Arch. Rameshwar T. Zol |
| 4. | Classification of Building | Education Building |
| 5. | Access Road to Plot | 36.00 MTRS. |
| 6. | The Plot Area | 41700.00 SQM |
| 7. | Built up Area | 14480.65 SQM |
| 8. | No. of Structures | 06 NOS. |
| 9. | Ramp Details | 06 NOS |
| 10. | No. of Staircase and Each Width | 02 Nos. Width = 02.00 MTRS |

Details about the Proposed Structure:-

| Building Name | Height in Mtrs | No. Of Floors | Net B/U Area in SQM | Gross B/U Area in SQM |
|---------------|----------------|---------------|---------------------|-----------------------|
| A | 26.60 | Ground + 06 | 5547.56 | 5547.56 |
| B | 12.00 | Ground + 02 | 1753.19 | 1753.19 |
| C | 15.65 | Ground + 03 | 2326.32 | 2326.32 |
| | 12.00 | Ground + 02 | 1753.19 | 1753.19 |



| | | | | |
|---------|-------|--------------|----------|----------|
| E | 12.00 | Ground + 02 | 1653.72 | 1653.72 |
| M. Hall | 10.09 | Ground Floor | 1446.87 | 1446.87 |
| TOTAL | | | 14480.85 | 14480.85 |

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 | 06.00 MTRS. |
| 2 | Right side | 06.00 MTRS. |
| 3 | Left side | 06.00 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. | FIRE/01/2016-17 | Education Building = 9925.92 SQM. | Rs. 2,50,000/- (Two Lac Fifty Thousand Rupees Only) | CHALLAN No.11 Dated.01.06.2017 J.No.2560195 |
| | | | Rs. 1,02,750/- (One Lac Two Thousand Seven Hundred Fifty Rupees Only) | CHALLAN No.609 Dated.16.03.2019 J.No.3937651 |
| 2. | FIRE/805/2023-24 | | Rs. 1,43,550/- (One Lac Forty Three Thousand Five Hundred Fifty Rupees Only) | CHALLAN No.642 Dated.13.01.2020 J.No.2408673 |
| 3. | FIRE/831/2023-24 | Commercial Building = 1446.87 SQM Educational Building = 119.79 SQM | Rs. 7,35,200/- (Seven Lac Thirty Five Thousand Two Hundred Rupees Only) | CHALLAN No.850 Dated.06.03.2024 J.No.UTIBR52024030 600353029 |



PMRD Revised Provisional File No.805/2023-24

(* 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
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 PMRDA's competent Authority.

The plans of the proposed building should be approved by PMRDA's Competent Authority.



4. The occupation certificate should be obtained from PMRDA's 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 DCPR requirements mentioned in Regulation 20.2.1, Pl. Note that if the 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 DCPR requirements mentioned in Regulation 17.3 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 DCPR.
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. 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
14. 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.
15. Basement area exceeds 200 SQM Sprinkler system should be provided.
16. Provision of Automated, Robotic, Computerized Car Parking system should be done accordance with NBC-2016 (Annex-H)
17. 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
18. Fire Lift should provide in accordance with the provision of National Building Code of India.

All the firefighting equipment's shall be well maintained and should be easily accessible in case of emergency.

[Handwritten signature]
20/3



20. Provision of mechanized/ automatic ventilation should be done in accordance with NBC-2016.
21. 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.
22. Glass façade protection system should be provided as per NBC Part-4, clause no.3.4.10.2
23. The Fire Officer appoint as per NBC-2016 (4.10)
24. Refuge Area provide as per NBC 2016 (Part-4, Annexure-E, E-4)
25. **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 Firefighting plans with necessary Hydraulic calculations should be submitted for the approval of fire department before starting the system installation work.**
26. 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.
27. 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.
28. It shall be ensured that security staff & occupants of the complex are trained in handling firefighting equipment & fire fighting.
29. 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.
30. 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.
31. REQUIREMENT OF IOT BASED DEVICES AS PER THE PROVISIONS OF FIRE ACT AMMENDED IN 2023 SHOULD BE PROVIDED.
 - a. The IOT based Devices should be certified by NABL accredited testing agency / laboratory in accordance with the standards CISPR and IEC 61000. The IOT Devices should be CE certified.
 - b. The Device should be able to provide historical data (Pressure in the system, pump on/off record etc) at least for 12 months.

It should be able provide location through internet when required.



- d. The complete installation of IOT based Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at the time of compliance.
- e. The data and the alert generated by IOT based Devices shall be monitored by building management system and the necessary corrective measures shall be taken by the Owner, Occupier immediately.
- f. The IOT based system should be installable in present and new installations show real time pressure in the system, location of the site where installed, should show historical pump on off data and give instant alerts.
- g. The data generated by IOT based Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

Considering the proposed activity and Built up are the following firefighting and other systems should be provided for the safety of the proposed Educational Building...As per NBC and Indian Standards.....Pl. 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) |
| 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</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 |



2015

| | | <u>and Plot Boundary.</u> | | mtrs. The guidelines should be followed as per IS 3844:1989. | |
|-----|--|---|---|---|--|
| 5. | Terrace Level Tank (OHWT) | Min. 30,000 Ltrs. | | On Terrace level of buildings | |
| 6. | Fire Water Storage Tank | Required 50,000 liters. | | | |
| 7. | Fire Pumps (<u>Positive Suction Only</u>) | 01 No. 1620 lpm electrical driven main pump. 01 No. 1620 lpm Diesel Driven pump. 01 No. 180 lpm Jokey pump. 01 No. 900 lpm Booster pump (Each Buildings) | | Fire pumps shall be centrifugal pumps only. Fire Fighting pumps shall be well maintained. Booster pump at terrace Level | |
| 8. | 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. | |
| 9. | Refuge Area | Fire Fighting System Should be installed for Refuge Area as per NBC 2016 (Part-4, Annexure-E, E-4) | | | |
| 10. | Fire Brigade Connection- For Static Water Tank and For Hydrant System | Required at the Main Gate. | | | |
| 11. | 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.



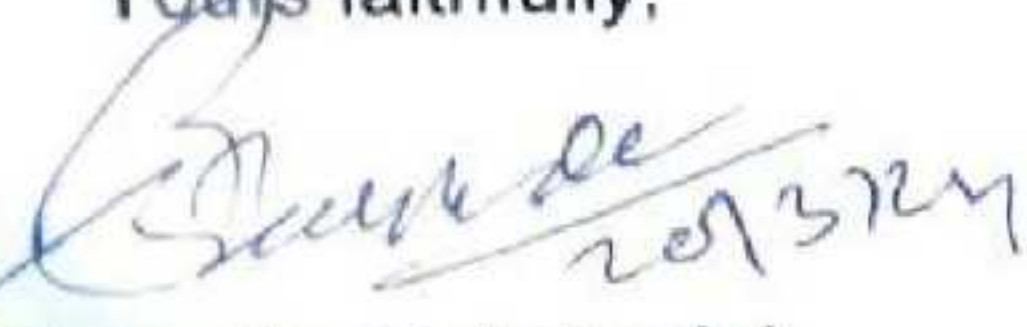
After compliance with above mentioned recommendations / conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "Final No-Objection Certificate" will be issued.

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,


(Devendra Potphode)
Chief Fire Officer
PMRDA, PUNE.