



PUNEMETROPOLIS

पुणेमहानगरप्रदेशविकासप्राधिकरण, 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:- ०८/09/2023

Please quote following number to
Building Permission for future
correspondence with PMRDA
No. FPH/284/2023-24

TO,

St. Lawrence Education Society Through
Mr. Vincent Elias Albuquerque
Survey No.-1342+1343/A/1, Plot No.-07
Village-Wagholi
Tal-Haveli, Dist- Pune.

Sub:- Grant of " Revised Provisional No Objection Certificate" for your Educational Building on Survey No-1342+1343/A/1, Plot No.-07, Village-Wagholi, Tal-Haveli, Dist-Pune.

Ref: i) "Provisional Fire NOC" issued by this office vide no. **FPH/580/2019**,
Dated: **09.01.2020**

ii) Your Application Number:-378 of 2023-24, Dated:-06.09.2023

Sir,

With reference to (i) above, This office has issued "Provisional No-Objection Certificate" for your proposed construction on above mention plot. With reference to (ii) 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 construction as under,

Details of old Construction:

Building Name	Ground Level Height in Mtrs	Excluding Parking Height in Mtrs	No. Of Floors	Net Built up Area (Sqm)
Educational	22.20	--	Ground + 05 Floor	9569.72
TOTAL				9569.72



01st Revised Provisional File No.378/2023-24

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

Sr. No.	Particulars	Details
1.	Address of the Proposed site	Survey No.- 1342+1343/A/1, Plot No. 7 Village- Wagholi Tal- Haveli, Dist- Pune.
2.	Builder /Developers Name	St. Lawrence Education Society Through Mr. Vincent Elias Albuquerque
3.	Architects Name	Arch. Parag Merukar
4.	Classification of Building	Educational Building
5.	Access Road to Plot	12.00 MTRS.
6.	The Plot Area	7370.00 SQM
7.	Net Built up Area	8520.91 SQM
8.	Gross Built up Area	8719.16 SQM
9.	No. of Structures	01 NOS.
10.	No. of Staircase and Each Width	03 Nos. Each Width-2.30 Mtrs.

Details about the Proposed Structure:-

Building Name	Ground Level Height in Mtrs	Excluding Parking Height in Mtrs	No. Of Floors	Net B/U Area in SQM	Gross B/U Area in SQM
Educational	18.00	--	Ground + 04	8520.91	8719.16
TOTAL				8520.91	8719.16

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.



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/547/2019	Educational Building = 10137.52 SQM.	Rs. 4,56,190/- (Four Lac Fifty Six Thousand One Hundred and Ninety Rupees Only)	CHALLAN No.634 Dated.23.12.2019 J.No.4793139

(* 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:-

- 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.
- 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.
- 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,
 - 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 website www.mahafireservice.gov.in
- 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.
- 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
- 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.
3. 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, PI. 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 06.00Mtrs. 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 pipes and the wall/slabs shall be filled in by a filler material having fire resistance rating not less than 2 hours.
12. All portable fire fighting 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. 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



15. Fire Lift should provide in accordance with the provision of National Building Code of India.
16. All the firefighting equipment's shall be well maintained and should be easily accessible in case of emergency.
17. Provision of mechanized/ automatic ventilation should be done in accordance with NBC-2016.
18. 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.
19. 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.
20. 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.
21. 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.
22. It shall be ensured that security staff & occupants of the complex are trained in handling firefighting equipment & fire fighting.
23. 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.
24. 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 Educational Building...As per NBC and Indian Standards.....Please note that these system requirements may be enhance if the height and built up area is increased in near future..

Pl. note that, all other The terms and conditions mentioned in the "Provisional No-Objection Certificate" issued vide ref. (i) "Provisional Fire NOC" issued by this office vide no. FPH/580/2019, Dated: 09.01.2020 above will remain unchanged.



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.