



Government of Karnataka

Supporting Documentation for implementation of Ease of Doing Business Reforms in the State of Karnataka

Concerned Department: Fire and Emergency Department

Area 4c: NOC for Fire Department (Prior to commencement of construction activities)

DIPP Point No. 89:-Ensure that the system allows users to download the final signed approval certificate from the online portal.

Response: Yes

Compliance Report

URL*	http://www.mrc.gov.in/ksfes
G.O./Notification/Act	NA
Screenshots	Please find the screenshots enabling users to download final approved certificate from online portal
Compliance Reform	Entrepreneur can download approved certificate from dashboard online through the dedicated portal of Fire Department

****If the link does not open directly (when clicked), please copy paste the URL into browser address bar.***

Step - 1 : Visit home page of Fire Department Website

<http://www.mrc.gov.in/ksfes> and Click on “Download NOC/CC/ADVISE”



To download your final approved certificate click here

Step 2: Enter your docket number, mobile number & click on send OTP button, after entering OTP you can download your final approved certificate.



Click here to download your final approved certificate after furnishing the necessary details.

Step 3:The final approved copy certificate is available online for download and will be sent to correspondence address by register post

Model NOC Final Approved Certificate

Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services
No. 1, Annaswamy Mudaliar Road
Bangalore - 560 042



Phone : 25570733
: 22971501
Fax : 22971512

No. GBC(1)114/2016

14-06-2016

To
The Commissioner,
Bruhath Bangalore Mahanagara Palike,
N.R. Square,
Bengaluru -560 002.

Sir,

Sub: Issue of No Objection Certificate for the construction of High Rise Residential Building at Plot No.5, 6, 11 & 12, Subh Enclave, Sy. No. 46, Kasavanahalli Village, Varthur Hobli, Bengaluru – reg.

Ref: Letter dated 29-02-2016 of the Authorized Signatory, M/s. Aparna Constructions and Estates Private Limited, No. 34, 3rd floor, "Lotus Tower", Devaraja Urs Road, Race Course, Bengaluru-560 001.

AAAAAAAAAA

With reference to the letter of the Authorized Signatory, M/s. Aparna Constructions and Estates Private Limited, cited above, the Chief Fire Officer, Bengaluru East Zone, Bengaluru of this department has inspected the site of proposed High Rise Residential Building at Plot No. 5, 6, 11 & 12, Subh Enclave, Sy.No. 46, Kasavanahalli Village, Varthur Hobli, Bengaluru on 03-05-2016 with reference to the drawings, submitted by the applicant and has furnished the details as follows :-

A. Details of the premises.

1. Address of the premises : Plot No. 5, 6, 11 & 12,
Subh Enclave,
Sy.No. 46,
Kasavanahalli Village,
Varthur Hobli,
Bengaluru.
2. Number of Buildings : One.

3. Number of floors : Basement, ground & 7 upper floors.
4. Type of Occupancy : Residential.
5. Floor wise details of the occupancy :-
- | | | |
|--|---|---|
| Basement | : | For parking 32 Cars & Two wheelers, 1 Pump Room, 1 STP & Plant Room. |
| Ground floor | : | For parking 29 Cars & Two wheelers, 1 GYM, 1 Swimming Pool, Ladies Change Room, Toddlers Pool, Multipurpose Hall & Electrical Room. |
| 1 st floor to 7 th floor | : | 7 flats on each floor x 7 floors = 49 flats. |
| Total : | | 49 flats. |
6. Height of the Building : 25.75 mtrs.
7. Site Area : 3,567.44 Sq. mtrs.
8. Built-up area of each floor :-
- | | | |
|--|---|--------------------|
| Basement | : | 1,689.28 Sq. mtrs. |
| Ground floor | : | 1,359.92 Sq. mtrs. |
| 1 st floor to 7 th floor
(1,022.23 Sq. mtrs. on each floor
x 7 floors) | : | 7,155.61 Sq. mtrs. |
9. Total Built-up area : 10,204.81 Sq. mtrs.
10. Surrounding properties:-
- | | | |
|-------|---|---|
| East | : | Plot No. 7 & 10 Private land. |
| West | : | Plot No. 4 & 13 Private land. |
| North | : | 14.79 mtrs. wide 12 th Cross Road. |
| South | : | 14.88 mtrs. wide 13 th Cross Road. |



B. The plan shows the following structural details indicating the fire prevention, fire fighting and evacuation measures. These measures are considered adequate as follows:-

Details (1)	Existing (2)
1. Width of the road to which the building abuts and whether it is hard surfaced to carry the weight 45,000 kgs.	The premises is abutting 14.79 mtrs. wide 12 th Cross Road, located on the northern side and 14.88 mtrs. wide 13 th Cross Road, located on the southern side. Both the roads are hardened to carry the weight of 45,000 Kgs.
2. Number of entrances and width of each	Proposed to provide 2 entrances, each of 6.00 mtrs. width, one from 14.79 mtrs. wide 12 th Cross Road, located on the northern side and another from 14.88 mtrs. wide 13 th Cross Road, located on the southern side.
3. Height clearance over the entrance	No arch or any other constructions have been proposed over the entrances.
4. Width of open space (Setbacks):-	
Front (North)	9.00 mtrs.
Rear (South)	9.00 mtrs.
Side (East)	Minimum 9.00 mtrs.
Side (West)	12.40 mtrs.
5. Arrangement for parking the Cars	Provision has been made to park 32 Cars at Basement parking area & 29 Cars at ground floor parking area. Proposed to provide 2 ramps for the Cars & Two wheelers to reach the Basement parking area.



(1)	(2)
6. Number of Staircases	2.
7. Location of the staircases	Both the staircases have been designed to abut of its side to the external wall and are terminated at ground floor level. 2 separate staircases have been proposed to reach the Basement parking area from the ground floor. Further provision has been made to enclose both the staircases at each floor level.
8. Staircase size:-	
(a) Width of the staircases	Each of 1.20 mtrs.
(b) Width of treads	30 Cms.
(c) Height of riser	15 Cms.
(d) Number of risers in a flight	11 risers per flight.
(e) Height of hand rails	1.00 mtr. As proposed, the hand rails should be provided at a height of 1.00 mtr. The gap between two verticals should not exceed 15 Cms.
(f) Head room clearance	3.00 mtrs.
9. Travel distance from the farthest point and from dead-end of the corridor to the staircase.	Maximum 25.00 mtrs. from the farthest point to staircases in Basement. Maximum 22.50 mtrs. from the farthest point and maximum 10.50 mtrs. from the dead end of the corridor to the staircases in upper floors.
10. Number of lifts and capacity	One passenger lift of 13 passengers capacity & one service lift of 1,200 Kgs. capacity (total 2 lifts).



C. While constructing the building the following fire safety measures should be incorporated:-

Details (1)	Existing (2)	Recommendation (3)
1. Condition of the open space.	--	Out of the required and allowed setbacks of minimum 9.00 mtrs. all around the Building, the setbacks to an extent of 6.00 mtrs. from the Building line should have a RCC slab of 200 mm thickness to carry the load of 45,000 kgs., being the weight of a fire unit. This driveway all around the building, should always be kept free and clear. It would be advantageous to the builders and the users to elevate this portion by a few inches and even provide for a different colour, so that people are aware that this is the emergency route for fire fighting vehicles, ambulances etc. The total setbacks shall be at even level without any structure and projections up to a height of 5.50 mtrs. These setbacks shall be always kept free from any construction or utilization like garden, landscaping parking etc.
2. Structural materials.	---	RCC materials and brick walls of not less than two hours fire resistance should be used for the construction of structures. Only fire resistant materials or materials treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration the fixed fire fighting systems like sprinklers/risers etc., should not be covered or shifted from their original location.
3. Design of the staircases.	Not indicated	Both the staircases should be constructed with non-combustible materials and should be completely enclosed at each landing to prevent smoke and fire traveling from the lower floors to the upper floors. Enclosures to staircases should be provided with self-closing smoke-stopping swing-door, fitted with door closing devices at the exit to the lobby. These doors should have at least two



(1)	(2)	(3)
4. Specification of lift.	Not indicated	<p>hours fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage should not open directly to the staircase.</p> <p>The brick walls, enclosing the lift shafts, should be of 90 mm thickness and have a fire resistance of not less than two hours. Shaft should have permanent vent of not less than 0.2 sq.mtrs. clear area, immediately under the machine room. Lift motor rooms should be preferably located at the top of the shaft and separated by the enclosing wall of shaft or by the floor of the machine room. Landing doors of lift enclosures should open into a ventilated lobby having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have fire resistance capacity of one hour. Exit from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having one hour fire resistance capacity. This is to prevent smoke and fire traveling from the lower floors to the upper floors. The lift machine rooms should be separate and no other machinery should be installed therein. Each lift should be connected to an alternative source of power (generator). Grounding switches at the ground floor level to enable the Fire & Emergency Services personnel to ground all the lift cars and use them as ' FIRE LIFT' in an emergency should be provided. Both the lifts, extended up to the Basement, shall be terminated at the ground floor level or the lift lobby at the basements level shall be enclosed and pressurized with positive pressure.</p>
5. Service ducts/shafts.	---	<p>Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hrs. fire resistance capacity. A vent, opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution cables and wiring should be laid in a separate duct. All the ducts should</p>



(1)	(2)	(3)
		<p>be sealed at every alternate floor with non-combustible metal doors having at least two hours fire resistance capacity.</p> <p>Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct, meant for electric cables.</p> <p>The inspection panel doors and any other opening to the shafts should be provided with airtight doors of at least two hours fire resistance capacity.</p>
7. Escape route.	Not indicated	Direction in which the inmates should have to move in the event of any emergency have to be indicated in the corridor/passage on each floor as a guide during evacuation. These marking should be in luminous paint.

D. The builder should arrange for the following fire fighting and evacuation measures:-

Details (1)	Existing (2)	Recommendation (3)
1. Electric power supply.	---	<p>Circuits for water pumps, lifts, staircase lighting in the building should be by separate line and independently connected so that they can be operated by one switch installed the ground floor. Dual operated switches should be installed in the service room for terminating the standby supply.</p> <p>As proposed 2 standby generators, one of 200 KVA capacity & another of 125 KVA capacity shall be installed on the open space available on the southern side, after leaving 6.00 mtrs. wide driveway from the Building line to supply alternative power for staircase lighting, corridor lighting, fire fighting systems, lifts etc., in the event of failure of electricity supply, in the buildings.</p>



(1)	(2)	(3)
2. Wet riser-cum-down comer	Proposed to provide 2 down comer systems.	<p>As proposed 2 down comer systems, near the staircases, shall be provided. Each down comer should be of 100 mm internal diameter and of G.I. 'C' Class pipe. From each down comer single hydrant outlets should be provided at each landing. Hose reel hose of minimum 19 mm size of adequate length to reach the farthest point of each floor should be provided with a shut off branch having a nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor. Adequate B.I.S. marked reinforced rubber lined delivery hoses of 63 mm size to reach the farthest point of the floor/setbacks from the system should be provided with a branch pipe near each hydrant outlet (both internal and external) in a proper box to protect it from withering. At least two fire service inlets to boost the water in the riser directly from the mobile pump should also be provided. These inlets should be located at an easily accessible position, preferably near the entry point to the premises.</p> <p>Each down comer system should be connected to an overhead tank of 25,000 litres capacity with an electrically driven pump, capable of delivering 900 litres of water per minute (total 2 overhead tanks & 2 booster pumps). The impeller of the pumps should be made of bronze.</p>
3. Manually operated fire alarm system	Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing.	Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of the Building. The call boxes should be of "break glass' type, where the call is transmitted automatically to the control room when the glass of the system is broken. This system should also be connected to an alternative

(1)	(2)	(3)
		source of power supply (diesel generator). The call boxes should be so installed that their location can be easily noticed from either direction and should be at a height of one meter from the floor level.
4. Automatic fire detection system.	Proposed to provide automatic fire detection with 09 smoke detector heads at Club House of ground floor.	As proposed automatic smoke detection system shall be provided with its console at ground floor level.
5. Automatic sprinkler system.	Proposed to provide automatic sprinkler system with 158 sprinkler heads at Basement parking area and 97 sprinkler heads at ground floor parking area & Club House.	Adequate. The sprinkler system should be connected to down comer systems. To meet this requirement the capacity of each overhead tank shall be increased from 25,000 ltrs. to 30,000 ltrs.
6. Public address system.	Proposed to provide public address system with two way communication facility.	As proposed a public address system with two way communication facility should be provided at each floor near each staircase landing with its console at the control room, located on the ground floor.
7. Assembly Area	Not marked.	An area at an appropriate place in the allowed/ required setbacks shall be earmarked with a proper board as 'ASSEMBLY AREA' for the occupants to assemble after evacuation during practice drill and in an emergency.



(1)	(2)	(3)
8. Portable fire extinguishers.	Proposed to provide suitable type of portable fire extinguishers as per the requirements.	<p>a) One ABC Powder extinguisher of 6 kgs. capacity for every 8 Cars at Basement & ground floor parking area.</p> <p>b) One ABC extinguisher of 2 kgs. capacity should be provided near the entrance to each main switch board room, inside each lift machine room and inside each kitchen.</p> <p>c) One ABC Powder extinguisher of 6 kgs. capacity should be provided near the transformer, if installed and near the diesel generators.</p> <p>d) One ABC Powder extinguisher of 6 liters capacity should be kept near each staircase landing on every floor.</p> <p>e) All the extinguishers suggested above should be with B.I.S. markings and should be located at an easily accessible position without obstructing the normal passage.</p>
9. Fire safety plan.	---	<p>A Fire safety plan for preventing and extinguishing any accidental fire in the Building and action to be taken by the occupants in case of such fire should be prepared in advance and got approved by the Director, Karnataka Fire & Emergency Services. The fire safety plan, so approved, should contain the telephone numbers of the nearest Fire Control i.e., 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants and employees in the building and should be displayed on every floor.</p> <p>A Fire Command Station should be established in the lobby of the Building on the entrance floor and such command station should be adequately illuminated. The main control of the public address system and fire alarm system should be at the Fire Command Station.</p>



(1)	(2)	(3)
10. Training	Not indicated	<p>A Fire Safety Director should be nominated for the Building. He should conduct fire and evacuation drills periodically. He should nominate a Fire Warden for each floor and ensure that no individual of the building does anything which causes or stimulates an accidental fire and in case of lapses in respect of fire prevention measures, he should take action as deemed fit to ensure the safety from the fire point of view. If the action is beyond his capacity he should inform the Fire & Emergency Services department.</p> <p>40% of the occupant/employees should be got trained in fire prevention & fire fighting at the R.A. Mundkur Fire & Emergency Services Academy, Bannerghatta Road, Bengaluru – 560 029. within 6 months from the date of occupation of the building. For this purpose, before approaching this department for final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding the maintenance of the fire prevention and fire fighting measures suggested above and arranging training of 40% of the occupants in fire prevention and fire fighting within 6 months from the date of issue of the clearance certificate.</p>

E. General:-

- 1) All the fire prevention, fire fighting and evacuation measures suggested / recommended in B, C & D shall be strictly adhered to adopted.
- 2) Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of the building.
- 3) Refuse dumps or storage should not be permitted in any of the floors.
- 4) Liquefied petroleum gas should not be stored in the building, except limited quantity required for each kitchen.



- 5) Plan & occupancy should not be changed without informing the Fire & Emergency Services and without taking clearance.
- 6) The occupancy certificates should not be issued without obtaining the clearance certificate from the Fire & Emergency Services department as per Chapter 3.16 (v) of the Zoning Regulation 2007 of the Bangalore Development Authority.
- 7) Such reasonable changes/modifications as may be found necessary, after the building is fully constructed, will have to be agreed to be done by the builder/occupants of the building.
- 8) All the metal fittings of down comer system and all the extinguishers suggested above should have B.I.S markings.
- 9) **Apart from the above the Building shall be constructed by following all the rules & conditions stipulated in Part-III & IV of NBC & local zoning regulations strictly, failing which the NOC issued will not be valid.**
- 10) **The NOC is issued from the Fire Prevention and Fire Fighting point of view. Karnataka State Fire & Emergency Services Department will not endorse the ownership of the premises and not responsible for any disputes which may arise in due course.**



Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of High Rise Residential Building at Plot No.5, 6, 11 & 12, Subh Enclave, Sy.No.46, Kasavanahalli Village, Varthur Hobli, Bengaluru may please be considered.



Yours faithfully,


Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

Step 4: Please find the Digital Signature Certificate

<p>Office of the Director General of Police, Director General Karnataka Fire & Emergency Service No 1 Annaswamy Mudaliar Road Bangalore - 560042</p>		<p>Phone : 25570733 22971501 Fax : 22971512</p>
<p>To, Smt/Shri. hjg, sxf, Pincode - 54</p>		
<p>Docket Number : KSFESNOC4262016</p>		<p>Date : 23-07-2016</p>
<p>Sub : Issue of NOC for the Construction of High Rise Residential Building at Property No :hjghj ghj.</p>		
<p>Smt/Shri. hjg is applied for NOC on Date 2016-06-28 for the below sital address ghj and your Property Number is hjghj has been approved on 2016-06-28</p>		
		
		<p>For(DFS) Director General of Police and Director General Karnataka Fire & Emergency Services.</p>