

No.27/Bldg.NOC/CFO/MD/2017

Dated 31-08-2017

To,

The Commissioner,
Mangaluru Mahanagara Palike,
Lalbagh,
Mangaluru – 575 003.

Sir,

Sub: Issue of NO Objection Certificate for the construction of High Rise Residential Building at Sy.No.113/5, 113/8, 113/11(P) & 113/7(P), Padavu Village, Mangaluru Taluk, Dakshina Kannada District - reg.

- Ref: 1) Letter dated 09-06-2017 of Sri S. Janardhan Holla, Someshwar Apartments, Shivabagh Main Road, Kadri, Mangaluru.
- 2) Report No.19/Bldg./RFO/MR/2017 dated 23-08-2017 of the Regional Fire Officer, Mangaluru Range.

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With reference to the letter of the S. Janardhan Holla, Mangaluru, cited above, the Regional Fire Officer, Mangaluru Range has inspected the site of proposed high-rise Residential Building at Sy.No.113/5, 113/8, 113/11(P) & 113/7(P), Padavu Village, Mangaluru Taluk, Dakshina Kannada District on 21-06-2017 with reference to the drawings submitted by the applicant and has furnished the details as follows:-

Part-A: General Building requirements.			
Sl. no.	Details	:	General Requirements
1.	Address of the Premises.	:	Sy.No.113/5, 113/8, 113/11(P) & 113/7(P), Padavu Village, Mangaluru Taluk, Dakshina Kannada District.
2.	Number of Buildings.	:	5 Buildings, i.e. Block-A, Block-B, Block-C, Block-D & Block-E
3.	Number of floors.	:	Each building with 2 basements, ground floor & 5 upper floors.
4.	Type of Occupancy Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 2.46 Occupancy or Use Group: — The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an	:	Residential Group A, Subdivision A-4.



	occupancy shall be deemed to include subsidiary occupancies which are contingent upon it. Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 3.1.2 classification of residential buildings. 3.1.2 Group A Residential Buildings These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, except any building classified under Group C. Subdivision A-4 Apartment houses — These shall include any building or structure in which living quarters are provided for three or more families, living independently of each other and with independent cooking facilities, for example, apartment houses, mansions and Chawls.		
5.	Floor wise details of the occupancy :-		
	Block-A, Block-B & Block-E (typical)		
	Lower basement	:	For parking 24 cars, 7 two wheelers & generator room in each block
	Upper basement	:	For parking 24 cars & 7 two wheelers in each block
	Ground floor	:	8 flats & fire control room in each block X 3 blocks = 24 flats
	1 st floor to 5 th floor	:	8 flats in each floor, in each block X 5 floors X 3 blocks = 120 flats
	Terrace floor	:	Lift machine rooms, overhead water tanks & staircase head rooms in each block
	Block-C & & Block-D (typical)		
	Lower basement	:	For parking 31 cars, 11 two wheelers & generator room in each block
	Upper basement	:	For parking 31 cars & 11 two wheelers in each block
	Ground floor	:	10 flats & fire control room in each block X 2 blocks = 20 flats



	1 st floor to 5 th floor	:	10 flats in each floor, in each block X 5 floors X 2 blocks = 100 flats
	Terrace floor	:	Lift machine rooms, overhead water tanks & staircase head rooms in each block
6.	Height of the building. As per Part 3 Development Control Rules and General Building Requirements clause 2.10 of NBC 2016 Building, Height of – 2.10 Building, Height of — The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights. ZR of Mangalore Clause - 2.48 ‘ Height of Building ’ means the vertical distance measured in case of flat roofs from the average level of the ground around and contiguous to the building or from the road level (road for which FAR is considered), whichever is higher, to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the street, the midpoint between the eave-level and the ridge. Architectural features, services and other functions like that of decorations shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room, pent house and parapet are also excluded for the purpose of measuring height.		Each building with 17.90 mtrs.
7.	Site Area. As per Part 3 Development Control Rules and General Building Requirements	:	1,204.04 Sq. mtrs.



	clause 2.75 of NBC Site (Plot) — A parcel (piece) of land enclosed by definite boundaries.		
8.	Built up area of each floor:-		
	Block-A , Block-B & Block-E (typical)	-	
	Lower basement (653.86 Sq.mtrs. X 3 blocks)	-	1,961.58 Sq.mtrs.
	Upper basement (653.86 Sq.mtrs. X 3 blocks)	-	1,961.58 Sq.mtrs.
	Ground floor (680.44 Sq.mtrs. X 3 blocks)		2,041.32 Sq.mtrs
	1 st floor to 5 th floor (670.49 Sq.mtrs. in each floor X 5 floors X 3 blocks)		10,057.35 Sq.mtrs
	Block-C & Block-D (typical)		
	Lower basement (818.17 Sq.mtrs. X 2 blocks)	-	1,636.34 Sq.mtrs.
	Upper basement (818.17 Sq.mtrs. X 2 blocks)	-	1,636.34 Sq.mtrs.
	Ground floor (832.95 Sq.mtrs. X 2 blocks)		1,665.90 Sq.mtrs
	1 st floor to 5 th floor (828.61 Sq.mtrs. X 5 floors X 2 blocks)		8,286.10 Sq.mtrs
9.	Total Built-up area.	:	29,246.51 Sq.mtrs.

10. Surrounding properties :-

Front (North)	:	07.00 mtrs. wide (proposed to widen to 09.00 mtrs.) Mahakalibail cross road
Rear (South)	:	Vacant land
Side (East)	:	Partly 3.00 mtrs. wide road and partly residential house.
Side (West)	:	Vacant land.

B. Structural details indicating the fire prevention, fire fighting and evacuation measures to be indicated in the drawings

Sl.	Details	:	General Requirements
10.	Width of the road to which the building	:	



	<i>abuts and whether it is hard surfaced to carry the weight of 45000 kgs.</i> As per Part 3 Development Control Rules and General Building Requirements clause 2.83 of NBC 2016 Street : Any means of access, namely, highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.	Name of the Road : Mahakalibail Road. Width of the Road : 07.00 mtrs. wide (proposed to widen to 09.00 mtrs.) Mahakalibail cross road on the northern side. Type of Road : Asphalted Is road a Dead end: NO
11.	<i>Number of entrances and width of each entrance to the premises & height clearance over the entrance.</i> As per Part 3 Development Control Rules and General Building Requirements clause 4.6 (d) of NBC 2016 1) The main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case shall it measure less than 6 m. 2) The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire tender. 3) If the main entrance at the boundary wall is built over, the minimum clearance shall be 4.5 m. As per Part 3 Development Control Rules and General Building Requirements clause 4.6 of NBC 2016 a) The width of the main street on which the building abuts shall not be less than 12 m and one end of this street shall join another street not less than 12 m in width.	Main entrance width: 5 entrances, each of 6.00 mtrs. Is Entrance gate provisioned: Yes. Is any Parabola planned : NO

