

Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services

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No. GBC(1)386/2003

15-10-2013

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

Sir,

Sub: Issue of Revised No Objection Certificate for the construction
of High Rise Residential Building at Khatha No. 65, Sy. No. 73,
N. H. 4 (Turnkur Road), Yeshwanthpur, Bangalore-560 022 - reg

Ref: 1) This Office NOC No. GBC(1) 386/2003 dated 18-11-2004.
2) Letter dated 2-7-2013 of The Chairman, M/s. Firebricks &
Potteries Pvt. Ltd., 7th floor, Naveen Complex, No. 14, M.G. Road,
Bangalore.

In the reference, cited at (1) above, the NOC for the construction of High Rise Residential & Hotel Building with 3 Blocks i.e. 2 Residential Blocks i.e. Residential Block-A, comprising of Basement, ground & 11 upper floors, Residential Block-B, comprising of Basement, ground & 10 upper floors with Pent House and Hotel Block, comprising of 2 Basements, ground & 11 upper floors at Sy. Nos. 70/1, 73, 78/1 & 69/1, N. H. 4 (Turnkur Road), Yeshwanthpur, Bangalore was issued. Thereafter Revised No Objection Certificates and Clearance Certificates were already issued for Residential Block-B and Hotel Block. Now the applicant in his letter, cited at (2) above, has informed about change in the plan of Residential Block-A and requested to issue a revised NOC. Accordingly the Regional Fire Officer, Bangalore West Range has re-inspected the Residential Building which is under construction (Ground floor is under progress) with 2 Blocks i.e. Block-1 with 2 Towers i.e. Tower-A & Tower-B joined together, each comprising of 2 Common Basements, ground & 17 upper floors, Block-2 with 5 Towers i.e. Tower-C, D, E, F & G - joined together, each comprising of 2 Common Basements, ground & 17 upper floors and a Recreation Block between Block-1 & Block-2, comprising of 2 common basements, ground & 4 upper floors at Khatha No. 65, Sy. No. 73, N. H. 4 (Turnkur Road), Yeshwanthpur, Bangalore-560 022 on 23-07-2013 with reference to the revised drawings submitted by the applicant and has furnished the details as follows :-

A. Details of the premises

1. Address of the premises : Khatha No. 65,
Sy. Nos. 73,
N. H. 4 (Tumkur Road),
Yeshwanthpur,
Bangalore-560 022.
2. Number of Buildings : One Building with 2 Blocks i.e. Block-1 with 2
Towers i.e. Tower-A & Tower-B – joined together,
Block-2 with 5 Towers i.e. Tower-C, D, E, F & G –
joined together and a Recreation Block between
Block-1 & 2.
3. Number of floors
 - Block - 1 : 2 Common Basements, Ground & 17 upper floors
 - Block - 2 : 2 Common Basements, Ground & 17 upper floors.
 - Recreation Block : 2 Common Basements, ground & 4 upper floors
4. Type of Occupancy : Residential
5. Floor wise details of the Occupancy :-
 - Block – 1, 2 & Recreation Block
 - Common lower Basement : For parking 234 Cars & 1 Pump Room
 - Common upper Basement : For parking 227 Cars, 7 Electrical Panel Rooms &
1 D. G. Room
 - Block – 1
 - Tower-A & B
 - Ground floor to 17th floors : 4 flats on each floor x 18 floors = 72 flats.



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3

Block -2Tower-C, D, E, F & GGround floor to 17th floors

10 flats on each floor x 18 floors = 180 flats.

Total :

252 flats.

Recreation Block

Ground floor

2 Banquet Halls, 1 Male Rest Room, 1 Female Rest Room, 1 Kitchen/BOH area, 1 Lounge, 1 Pantry, 1 Pre-Function Hall & 1 Creche.

1st floor

1 Mens Spa, 1 Women Spa, 1 Mens Gym, 1 Womens Gym, 1 Cards Room, 1 Male Rest Room, 1 Female Rest Room, 2 Library, 1 Billiards Room & 1 Ups Room.

2nd floor

1 Badminton Court, 1 Squash Court, 1 Kitchen/BOH area, 1 Rest Room & 1 Kitchen.

3rd floor

Double height of Squash Court & Badminton Court & 1 Kitchen/BOH area.

4th floor

1 Kitchen/BOH area & 1 Rest Room.

6. Height of the Building

Block-1 & 2

Each with 59.45 mtrs.

Recreation Block

18.65 mtrs.

7. Site Area

19,998.63 Sq. mtrs.

8. Built-up area of each floor :-Block - 1, 2 & Recreation Block

Common lower Basement

11,283.66 Sq. mtrs.

Common upper Basement

11,085.23 Sq. mtrs.



Block-1Tower-A

Ground floor	:	544.38 Sq. mtrs.
1 st floor	:	544.38 Sq. mtrs.
2 nd floor to 17 th floor (597.82 Sq. mtrs. on each floor x 16 floors)	:	9,565.12 Sq. mtrs.

Tower-B

Ground floor	:	541.66 Sq. mtrs.
1 st floor	:	541.66 Sq. mtrs.
2 nd floor to 17 th floor (594.99 Sq. mtrs. on each floor x 16 floors)	:	9,519.84 Sq. mtrs.

Block-2Tower-C

Ground floor	:	523.90 Sq. mtrs.
1 st floor	:	523.90 Sq. mtrs.
2 nd floor to 17 th floor (558.71 Sq. mtrs. on each floor x 16 floors)	:	8,939.36 Sq. mtrs.

Tower-D

Ground floor	:	509.14 Sq. mtrs.
1 st floor	:	509.14 Sq. mtrs.
2 nd floor to 17 th floor (580.22 Sq. mtrs. on each floor x 16 floors)	:	8,963.52 Sq. mtrs.



Tower-E

Ground floor	:	524.65 mtrs.
1 st floor	:	524.65 Sq. mtrs.
2 nd floor to 17 th floor (553.35 Sq. mtrs. on each floor x 16 floors)	:	8,853.60 Sq. mtrs.

Tower-F

Ground floor	:	524.65 Sq. mtrs.
1 st floor	:	524.65 Sq. mtrs.
2 nd floor to 17 th floor (559.46 Sq. mtrs. on each floor x 16 floors)	:	8,951.36 Sq. mtrs.

Tower-G

Ground floor	:	518.88 Sq. mtrs.
1 st floor	:	518.88 Sq. mtrs.
2 nd floor to 17 th floor (555.29 Sq. mtrs. on each floor x 16 floors)	:	8,884.64 Sq. mtrs.

Recreation Block

Ground floor	:	976.66 Sq. mtrs.
1 st floor	:	920.85 Sq. mtrs.
2 nd floor	:	891.63 Sq. mtrs.
3 rd floor	:	184.62 Sq. mtrs.
4 th floor	:	208.47 Sq. mtrs.



9. Total Built-up area : 96,406.88 Sq. mtrs.

10. Surrounding properties:-

East	Property belongs to Mysore Breweries.
West	18.00 mtrs. Wide MES Road
North	Private property
South	RNS Hotel Taj Building.

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 of 45,000 kgs.	The premises is abutting 18.00 mtrs. wide MES Road located on the western side. The road is hardened to carry the weight of 45,000 kgs. capacity.
2. Number of entrances and width of each	Proposed to provide 2 entrances, each 6.00 mtrs. width from 18.00 mtrs. wide MES Road, located on the western side.
3. Height clearance over the entrance	No arch or any other constructions have been proposed over the entrances.
4. <u>Width of open space (Setbacks):-</u>	

Block - 1, 2 & Recreation Block

Front (West)	Minimum 18.00 mtrs.
Rear (East)	Minimum 16.00 mtrs.
Side (North)	16.00 mtrs.
Side (South)	Minimum 16.00 mtrs.



(1)	(2)
5. Arrangement for parking the Cars	Provision has been made to park 234 Cars at common lower basement parking area, 227 Cars at common upper basement parking area & 160 Cars on the setbacks available on the eastern, northern & southern side of the Building after leaving 8.00 mtrs. wide driveway from the Building line. Proposed to provide 4 ramps for each basement for the vehicles to reach each basement parking area.
6. <u>Number of Staircases</u>	
Block-1	2 (One in each Tower with Common terrace).
Block-2	5 (One in each Tower with Common terrace)
Recreation Block	2
7. Location of the staircases	All the staircases have been designed to abut one of its side to the wall and are terminated at ground floor level. 8 separate staircases have been proposed to provide to reach the common lower basement parking area from the ground floor. Further provision has been made to enclose all the staircases at each floor level.
8. <u>Staircase size:-</u>	
(a) <u>Width of the staircases</u>	
Block-1 & Block-2	Each of 1.20 mtrs.
Recreation Block	Each of 1.50 mtrs.
(b) Width of treads	30 Cms.
(c) Height of riser	15 Cms.



(1)	(2)
(d) <u>Number of risers in a flight</u>	
Block-1 & Block-2	10 risers per flight.
Recreation Block	15 risers per flight.
(e) <u>Height of hand rails</u>	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) <u>Head room clearance</u>	3.05 mtrs.
9. <u>Travel distance from the farthest point and from dead-end of the corridor to the staircase</u>	Maximum 33.00 mtrs. from the farthest point to staircases in Basements.
Block-1 & 2	Maximum 27.00 mtrs. from the farthest point and maximum 8.50 mtrs. from the dead end of the corridor to the staircases in upper floors.
	Increased travel distance from the farthest point is acceptable as all the floors are proposed to be covered with automatic sprinkler system.
Recreation Block	Maximum 20.00 mtrs. from the farthest point and maximum 7.50 mtrs. from the dead end of the corridor to the staircases in upper floors.
10. <u>Number of lifts and capacity</u>	
Block-1 (Tower-A & B)	4 lifts , one passenger lift of 10 passengers capacity & another stretcher lift of 15 passengers capacity in each Tower.
Block-2 (Tower-C, D, E, F & G)	10 lifts , one passenger lift of 10 passengers capacity & another stretcher lift of 15 passengers capacity in each Tower.
Recreation Block	One lift of 8 passengers capacity.



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 16.00 mtrs. all around the Building setbacks to an extent of 8.00 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 5.00 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	All 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 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.



(1)	(2)	(3)
4. Specification of lift.	Not indicated	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. All the lifts, extended up to the common lower basement, shall be terminated at the ground floor level or the lift lobby at the basement level shall be enclosed and pressurized with positive pressure.
5. Basements Ventilation	Not indicated	Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5% of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level and smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with



(1)	(2)	(3)
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stallboard or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stallboard and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

In multi-storey basements, intake ducts may serve all basement level, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the compartment itself. Fire rating may be taken as the required smoke extraction time for smoke extraction ducts.

Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat / smoke sensitive detector or sprinklers, if installed, but shall have a considerably superior performance compared to the standard units. It shall also be an arrangement to start it manually.

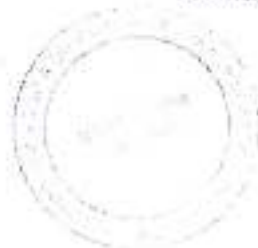
Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fan shall stop automatically with the actuation of fire detectors.

Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call.

Mechanical extractors shall have an alternative source of supply.

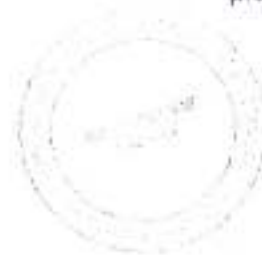


(1)	(2)	(3)
		Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard, fire dampers shall be provided. Use of basements for kitchens working on gas fuel shall not be permitted, unless air conditioned. If cut outs are provided from basements to the upper floors or to the atmospheres, all sides cut out openings in the basements shall be protected by sprinkler head at close spacing so as to form a water curtain in the event of a fire.
6. Service ducts/shafts.	---	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 be sealed at every alternate floor with non-combustible metal doors having at least two hours fire resistance capacity. Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct meant for electric cables. The inspection pane doors and any other opening to the shafts should be provided with airtight doors of at least two hours fire resistance capacity.
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.		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. As proposed 2 standby generators, each of 625 KVA capacity shall be installed at common upper basement to supply alternative power for staircase lighting, corridor lighting, fire fighting systems, lifts etc., in the event of failure of electricity supply, in the building.
2. Wet riser-cum-down comer.	Proposed to provide 8 wet riser-cum-comer systems (2 in Block 1, 5 in Block-2 & 1 in Recreation Block).	As proposed 8 Wet Riser-cum-down comer systems (2 in Block-1, 5 in Block-2 & 1 in Recreation Block), near the staircases shall be provided. Each riser of Block-1 & 2 should be of 150 mm. internal diameter & riser of Recreation Block should be of 100 mm internal diameter and of G.I. 'C' Class pipe. From each riser of Block-1 & 2 double hydrant outlets and from the riser of Recreation Block 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. A minimum of 2 external hydrants at a suitable locations (adjacent to the compound wall) with adequate space between them should also be provided from the each system. Adequate B.I.S marked reinforced rubber lined delivery hoses of 65 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 in a proper box to protect it from withering. At least two



(1)	(2)	(3)
		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. Each Wet riser-cum-down comer system should be connected to an overhead tank of 10,000 litres capacity and an underground tank of 75,000 litres capacity. One diesel driven pump and one electrically driven pump, each capable of delivering 2280 litres of water per minute at 0.3N/mm² pressure and an jockey pump with a capacity of 180 LPM shall be installed near the combined underground tank at the rate of 1 set of pumps for every 4 risers (total 2 sets of pumps). The impeller of all the pumps should be made of bronze.
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 each Tower. 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 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 system with 8 Smoke detector heads & 3 heat detector heads at ground floor, 14 smoke detector heads at 1 st floor, 1 smoke	As proposed automatic smoke detection system shall be provided with its console at ground floor level.



(1)	(2)	(3)
	detector head & 1 heat detector head at 2 nd floor, 10 smoke detector heads at 2 nd floor & 3 heat detector heads at 4 th floor of Recreation Block.	
5. Automatic sprinkler system	Proposed to provide automatic sprinkler system with 508 sprinkler heads at common lower basement parking area, 508 sprinklers heads at common upper basement parking area of Block-1, 2 & Recreation Block, 80 sprinkler heads at each floor i.e. from ground floor to 17 th floor of Block-1, 204 sprinkler heads at each floor i.e. from ground floor to 17 th floor of Block-2 and 97 sprinkler heads at ground floor, 84 sprinkler heads at 1 st floor, 5 sprinkler heads at 2 nd floor, 65 sprinkler heads at 3 rd floor & 15 sprinkler heads at 4 th floor of Recreation Block.	Adequate. Separate water and 2 pumps for sprinkler system to use 10% of the sprinkler system for about 30 minutes shall be provided.
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.



(1)	(2)	(3)
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.
8. Portable fire extinguishers.	Proposed to provide suitable type of portable fire extinguishers as per the requirements.	a) One ABC Powder extinguisher of 5 kgs. capacity for every 8 Cars at each Basement parking area & also on the setback parking area under shelter. 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. c) One ABC Powder extinguisher of 6 kgs. capacity should be provided near the transformer, if installed and near the entrance to the D. G. Room. d) One ABC Powder extinguisher of 6 kgs. capacity should be kept near each staircase landing on every floor of each Tower & Recreation Block. 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.
9. Fire safety plan.		A Fire safety plan for preventing and extinguishing any accidental fire in each Tower 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 each Tower and should be displayed on every floor.



(1)	(2)	(3)
		A Fire Command Station should be established in the lobby of each Tower 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. A Fire Safety Director should be nominated for each Block. 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.
10. Training	Not indicated	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, Bangalore - 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.

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 15 (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 wet riser system and all the extinguishers suggested above should have B.I.S markings.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of High Rise Residential Building with 2 Blocks i.e. Block-1 with 2 Towers i.e. Tower-A & Tower-B- joined together Block-2 with 5 Towers i.e. Tower-C, D, E, F & G - joined together and a Recreation Block between Block-1 & Block 2, at Khatha No. 85, Sy. No.73, N. H. 4 (Tumkur Road), Yeshwanthpur, Bangalore-560 022 may please be considered. The NOC. issued on 16-11-2004, shall be treated as cancelled.



Yours faithfully,

15/10/02
 Director General of Police
 and Director General,
 Karnataka Fire & Emergency Services.

- ✓ Copy to 1) The Chairman, M/s. Firebricks & Potteries Pvt. Ltd., 7th floor, Navean Complex,
 No. 14, M.G. Road, Bangalore.
- 2) The Regional Fire Officer, Bangalore West Range, Bangalore.