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Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
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No. GBC(1)464/2013

16-03-2016

To

The Commissioner,
Bruhat Bangalore Mahanagara Palike,
N.R. Square,
Bangalore-560002.

Sir,

Sub: Issue of No Objection Certificate for the construction of High Rise Buildings i.e. 3 Residential Towers & Commercial Block at Sy.Nos. 64/1, 64/2, 64/3 & 64/4, Khatha No. 1871, Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk – reg.

Ref: Letter dated 18-09-2013 of the Director, M/s. Alekhya Property Developments Pvt. Ltd., No.10, Vittal Mallya Road, Bangalore-560001.

AAAAAAAAAA

With reference to the letter of the Director, M/s.Alekhya Property Developments Pvt. Ltd., cited above, the Chief Fire Officer, Bangalore East Zone, Bangalore of this department has inspected the site of proposed High Rise Buildings i.e. 3 Residential Towers i.e. Tower-1 with 4 Blocks i.e. Block-A, B, C & D – joined together, Tower-2 with 2 Blocks i.e. Block-E & F – joined together, Tower-3 with 3 Blocks i.e. Block-G, H & J – joined together and Commercial Block at Sy. Nos. 64/1, 64/2, 64/3 & 64/4, Khatha No.1871, Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk on 15-02-2016 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 : Sy. Nos. 64/1, 64/2, 64/3 & 64/4,
Khatha No. 1871,
Kaikondrahalli Village,
Varthur Hobli,
Bangalore East Taluk.

2. Number of Buildings : 4 Buildings i.e. 3 Residential Towers i.e. Tower-1 with 4 Blocks i.e. Block-A, B, C & D – joined together, Tower-2 with 2 Blocks i.e. Block-E & F – joined together, Tower-3 with 3 Blocks i.e. Block-G, H & J – joined together and Commercial Block.

3. Number of floors

Tower-1

Block-A, B, C & D : 2 common Basements, ground & 14 upper floors.

Tower-2

Block-E & F : 2 common Basements, ground & 14 upper floors.

Tower-3

Block-G, H & J : 2 common Basements, ground & 14 upper floors.

Commercial Block : Basement, ground & 4 upper floors.

4. Type of Occupancy : Residential & Business (Office).

5. Floor wise details of the Occupancy

Tower-1, 2 & 3

(Block-A, B, C, D, E, F, G, H & J)

Common Basement-2 : For parking 432 Cars & 1 Pump Room.

Common Basement-1 : For parking 407 Cars, 3 Electrical Rooms & 9 Garbage Rooms.

Tower-1

Block-A

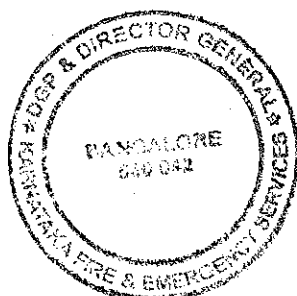
Ground floor to 14th floor : 4 flats on each floor x 15 floors = 60 flats.

Block-B

Ground floor to 14th floor : 4 flats on each floor x 15 floors = 60 flats.

Block-C

Ground floor to 14th floor : 4 flats & 3 Servant Rooms on each floor x 15 floors = 60 flats & 45 servant room.



Block-D

Ground floor to 14th floor : 4 flats & 3 Servant Rooms on each floor x 15 floors
= 60 flats & 45 servant rooms.

Tower-2Block-E

Ground floor to 14th floor : 4 flats & 3 Servant Rooms on each floor x 15 floors
= 60 flats & 45 servant rooms.

Block-F

Ground floor to 14th floor : 4 flats & 3 Servant Rooms on each floor x 15 floors
= 60 flats & 45 servant rooms.

Tower-3Block-G

Ground floor to 14th floor : 4 flats & 4 Servant Rooms on each floor x 15 floors
= 60 flats & 60 servant rooms.

Block-H

Ground floor to 14th floor : 4 flats & 4 Servant Rooms on each floor x 15 floors
= 60 flats & 60 servant rooms.

Block-J

Ground floor to 14th floor : 4 flats & 4 Servant Rooms on each floor x 15 floors
= 60 flats & 60 servant rooms.

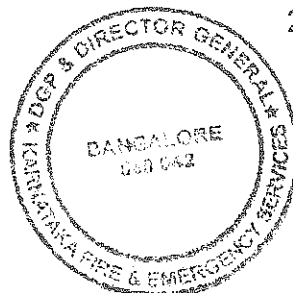
Total : 540 flats.

Commercial Block

Basement : For parking 48 Cars, 1 Pump Room & 1 Electrical Room.

Ground floor : 1 Office space, 1 AHU Room, 1 Entrance Lobby & 1 Electrical Room.

1st floor to 4th floor : 1 Office space, 1 Electrical Room, 1 AHU Room & 2 Store rooms on each floor.



6. Height of the Building

Tower-1, 2 & 3 : Each of 44.85 mtrs.

Commercial Block : 20.60 mtrs.

7. Site Area : 31,060.00 Sq. mtrs.

8. Built-up area of each floor :-

Tower-1, 2 & 3
(Block-A, B, C, D, E, F, G, H & J)

Common Basement-2 : 16,548.39 Sq. mtrs.

Common Basement-1 : 16,675.70 Sq. mtrs.

Tower-1Block-A

Ground floor : 478.62 Sq. mtrs.

1st floor to 14th floor : 6,533.38 Sq. mtrs.
(466.67 Sq. mtrs. on each floor
x 14 floors

Block-B

Ground floor : 478.62 Sq. mtrs.

1st floor to 14th floor : 6,533.38 Sq. mtrs.
(466.67 Sq. mtrs. on each floor
x 14 floors

Block-C

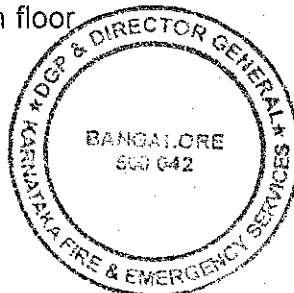
Ground floor : 674.43 Sq. mtrs.

1st floor to 14th floor : 9,254.56 Sq. mtrs.
(661.04 Sq. mtrs. on each floor
x 14 floors

Block-D

Ground floor : 677.07 Sq. mtrs.

1st floor to 14th floor : 9,291.52 Sq. mtrs.
(663.68 Sq. mtrs. on each floor
x 14 floors



Tower-2Block-E

Ground floor	:	677.01 Sq. mtrs.
1 st floor to 14 th floor (663.59 Sq. mtrs. on each floor x 14 floors)	:	9,290.26 Sq. mtrs.

Block-F

Ground floor	:	677.01 Sq. mtrs.
1 st floor to 14 th floor (663.59 Sq. mtrs. on each floor x 14 floors)	:	9,290.26 Sq. mtrs.

Tower-3Block-G

Ground floor to 14 th floor (800.62 Sq. mtrs. on each floor x 15 floors)	:	12,009.30 Sq. mtrs.
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Block-H

Ground floor to 14 th floor (805.40 Sq. mtrs. on each floor x 15 floors)	:	12,081.00 Sq. mtrs.
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Block-J

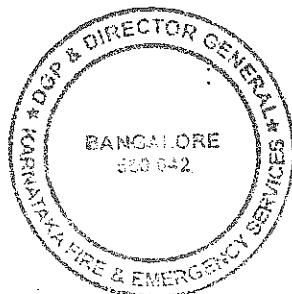
Ground floor to 14 th floor (956.18 Sq. mtrs. on each floor x 15 floors)	:	14,342.70 Sq. mtrs.
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Commercial Block

Basement	:	2,747.02 Sq. mtrs.
Ground floor	:	1,739.87 Sq. mtrs.
1 st floor to 4 th floor (1,739.87 Sq. mtrs. on each floor x 4 floors).	:	6,959.48 Sq. mtrs.

9. Total Built-up area

1,36,959.58 Sq. mtrs.



10. Surrounding properties :-

East	:	Wipro premises.
West	:	Lake.
North	:	18.30 mtrs. wide Sarjapura-Doddakkanahalli Road.
South	:	Wipro premises.

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 18.30 mtrs. wide Road, located on the northern side. The road is hardened to carry the weight of 45,000 Kgs.
2. Number of entrances and width of each	Proposed to provide 4 entrances, 2 each of 8.00 mtrs. width for Residential Buildings and 2 each of 8.00 mtrs. width for commercial Building from 18.30 mtrs. wide , located on the northern 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):-

Tower-1

Block-A, B, C & D – joined together

Front (North)	:	Minimum 15.50 mtrs.
Rear (South)	:	Minimum 25.65 mtrs.
Side (East)	:	Minimum 13.00 mtrs.
Side (West)	:	13.00 mtrs.



(1)

(2)

Tower-2Block-E & F – joined together

Front (North)	:	25.65 mtrs.
Rear (South)	:	Minimum 14.93 mtrs.
Side (East)	:	Minimum 13.00 mtrs.
Side (West)	:	22.52 mtrs.

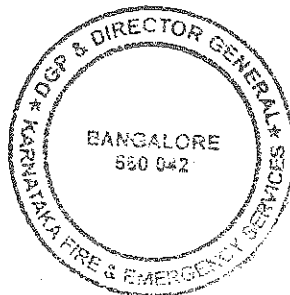
Tower-3Block-G, H & J – joined together

Front (North)	:	Minimum 13.00 mtrs.
Rear (South)	:	Minimum 13.00 mtrs.
Side (East)	:	Minimum 13.00 mtrs.
Side (West)	:	30.00 mtrs.

Commercial Block

Front (North)	:	Minimum 12.94 mtrs.
Rear (South)	:	9.50 mtrs.
Side (East)	:	10.00 mtrs.
Side (West)	:	11.11 mtrs.

5. Arrangement for parking the Cars : Provision has been made to park 432 Cars at common Basement-2 parking area, 407 Cars at common Basement-1 parking area and 54 Cars on the open space available all around Residential Buildings. This open space parking area shall be after leaving 8.00 mtrs. wide driveway from the Building line and provision has been made to park



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48 Cars at Basement parking area & 8 Cars on the open space available on the northern & western side of commercial Building. This open space parking shall be after leaving 8.00 mtrs. vide driveway from commercial Building line.

Proposed to provide 4 ramps for common Basement-2 parking area & 4 ramps for common Basement-1 parking area for the Cars & Two wheelers to reach the Basements parking area of Residential Buildings and proposed to provide 2 ramps for the Cars & Two wheelers to reach the Basement parking area of Commercial Block.

6. Number of Staircases

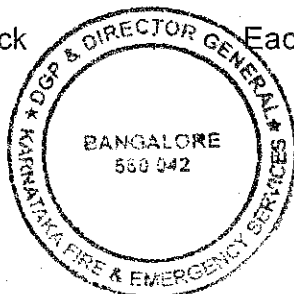
Tower-1	:	4 (one on each Block with common terrace).
Tower-2	:	2 (one in each Block with common terrace).
Tower-3	:	7 (2 in Block-G, 2 in Block-H & 3 in Block-J with common terrace).
Commercial Block	:	2.

7. Location of the staircases : All the staircases have been designed to abut one of its side to the external wall and are terminated at ground floor level. 13 separate staircases have been proposed to reach the common basement-2 parking area of Residential Buildings and 2 separate staircases have been proposed to reach the Basement parking area of Commercial Block from the ground floor. Further provision have been made to enclose all the staircases of each Building at each floor.

8. Staircase size:-

(a) Width of the staircases

Residential Towers	:	Each of 1.20 mtrs.
Commercial Block	:	Each of 1.50 mtrs.



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(b) Width of treads

Residential Towers : 27.50 Cms.

Commercial Block : 30 Cms.

(c) Height of risers : 15 Cms.

(d) Number of risers in a flight

Residential Towers : 10 risers per flight.

Commercial Block : 12 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 : 2.40 mtrs.

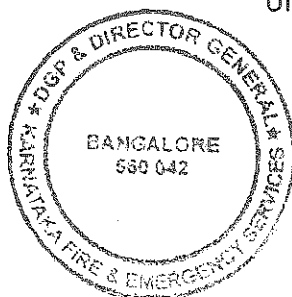
9. Travel distance from the farthest point and from dead-end of the corridor to the staircase.

Tower-1, 2 & 3 : Maximum 33.70 mtrs. from the farthest point to staircases in Basements.

Tower-1 : Further maximum 22.00 mtrs. from the farthest point and maximum 7.00 mtrs. from the dead-end of the corridor to the staircases in upper floors.

Tower-2 : Further maximum 22.40 mtrs. from the farthest point and maximum 7.00 mtrs. from the dead end of the corridor to the staircases in upper floors.

Tower-3 : Further maximum 22.00 mtrs. from the farthest point and maximum 4.00 mtrs. from the dead end of the corridor to the staircases in upper floors.



(1)	(2)
Commercial Block	: Maximum 28.75 mtrs. from the farthest point to staircases in Basement. Further maximum 28.00 mtrs. from the farthest point and maximum 5.00 mtrs. from the dead end of the corridor to the staircases in upper floors.

10. Number of lifts and capacity

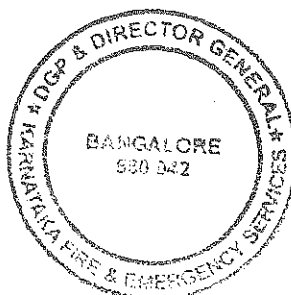
Tower-1	: One of 8 passengers capacity & another of 15 passengers capacity in each Block (total 8 lifts).
Tower-2	: One of 8 passengers capacity & another of 15 passengers capacity in each Block (total 4 lifts).
Tower-3	: One of 8 passengers capacity & another of 15 passengers capacity in each Block (total 6 lifts).
Commercial Block	: 3 passengers lifts, each of 15 passengers capacity & one service lift of 15 passengers capacity.

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

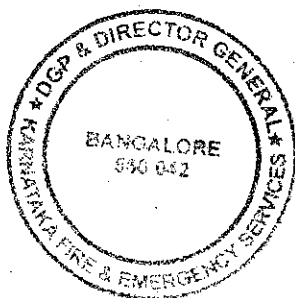
Details (1)	Existing (2)	Recommendation (3)
1. Condition of the open space.	—	Out of the required and allowed setbacks of minimum 13.00 mtrs. around each Residential Tower & minimum 7.00 mtrs, around Commercial Block setback to an extent of minimum 8.00 mtrs. from each Residential Building line & setback to an extent of minimum 6.00 mtrs. from the Commercial 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.



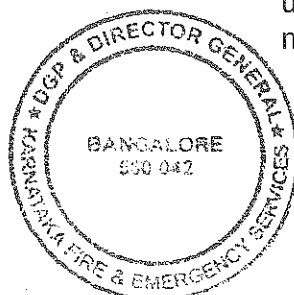
(1)	(2)	(3)
		It would be advantageous to the builders and the users to elevate this portion by a few inches and even provide for a different colour, so that people are aware that this is the emergency route for fire fighting vehicles, ambulances etc. The total setbacks shall be at even level without 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	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.



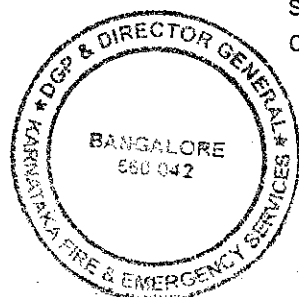
(1)	(2)	(3)
4. Specification of lift.	Not indicated	The brick walls, enclosing the lift shafts, should be of 90 mm thickness and have a fire resistance of not less than two hours. Shaft should have permanent vent of not less than 0.2 sq. mtrs. clear area, immediately under the machine room. Lift motor 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 basement-2, 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. Service ducts/shafts.	---	Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hours 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.



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		Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct, meant for electric cables. 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.
6. Basements Ventilation	Not indicated	Each basement of Residential towers 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 stall board or payment lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board 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 our 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.



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		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. Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concretes 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.
7. Specification of Air conditioning	Not indicated.	The air-conditioning for commercial building shall conform to the following: a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage. b) The ducting shall be constructed of substantial gauge metal in accordance with good practice. c) Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment.



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d) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.

e) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.

f) Where plenum is used for return air passage, ceiling and its fixtures shall be of non-combustible material.

g) The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials. Glass wool shall not be wrapped or secured by any material or combustible nature.

h) Air ducts serving main floor areas, corridors, etc. Shall not pass through the staircase enclosure.

i) The air handling units shall be separate for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor.

j) If the air-handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below:

1) proper arrangements by way automatic fire dampers working on smoke detector/ or fusible link for insulating all ducting at every floor from the main riser shall be made.

2) When the automatic fire alarm operates, the respective air handling units of the air-conditioning system shall automatically be switched off.



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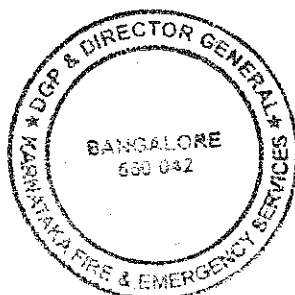
- 3) The vertical shaft of treated fresh air shall be of masonry construction.
- 4) The air filters of the air-handling units shall be of non-combustible materials.
- 5) The air-handling unit room shall not be used for storage of any combustible materials.
- 6) Inspection panels shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- 7) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or sunglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

f) Fire Dampers:

- a) These shall be located in conditioned air ducts and return air ducts / passages at the following points:
 - b) At the fire separation wall.
 - c) Where ducts / passages enter the central vertical shaft.
 - d) Where the ducts pass through floors.
 - e) At the inlet of supply air duct and the return air duct of each compartment on every floor.

8. Escape route.

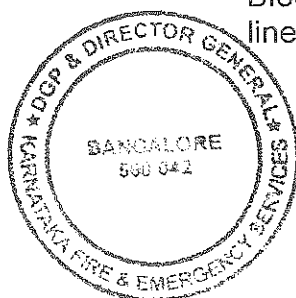
Not indicated



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 3 standby generators, each of 500 KVA capacity shall be installed on the open space available on the south-west corner, after leaving 8.00 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 building.
2. Wet riser-cum-down comer.	Proposed to provide 9 Wet riser-cum-riser systems in Residential Buildings (4 in Tower-1, 2 in Tower-2 & 3 in Tower-3) and 2 in Commercial Block (Total 11 wet riser-cum-down comer Systems).	As proposed 9 Wet riser-cum-down comer systems in Residential Towers (4 in Tower-1, 2 in Tower-2 & 3 in Tower-3) and 2 Wet riser-cum-down comer systems in Commercial Block (Total 11 Wet riser-cum-down comers), near the staircases, should be provided. Each riser should be of 100 mm internal diameter and of G.I. 'C' class pipe. From each riser single headed 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 of Commercial Block. Adequate B.I.S. marked reinforced rubber lined delivery hoses of 63 mm size to reach the



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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 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.

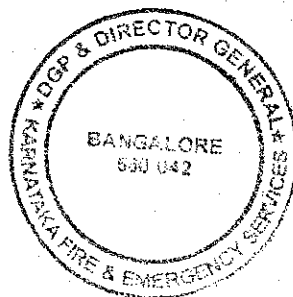
Each Wet riser-cum-down comer system of Residential Towers should be connected to an overhead tank of 10,000 litres capacity and with one underground tank of 75,000 litres capacity an electrically driven pump & one diesel driven pump, each capable of delivering 2280 liters of water per at 0.3N/mm² pressure and an jockey pump with a capacity of 180 LPM shall be installed near the combined underground tank at the rate of 01 set of pumps for every 4 risers (total 2 set of pumps). The impeller of all the pumps should be made of bronze.

Each Wet riser-cum-down comer system of commercial Block should be connected to an overhead tank of 10,000 litres capacity and an underground tank of 75,000 litres capacity with one electrically driven pump & one diesel driven pump, each capable of delivering 2280 liters of water per at 0.3N/mm² pressure and an jockey pump with a capacity of 180 LPM shall be installed near the underground tank. The impeller of all the pumps should be made of bronze.

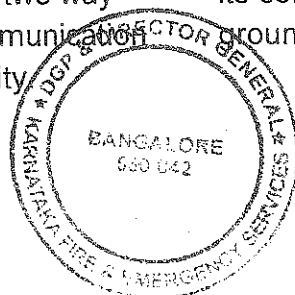
3. Manually operated fire alarm system

Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing.

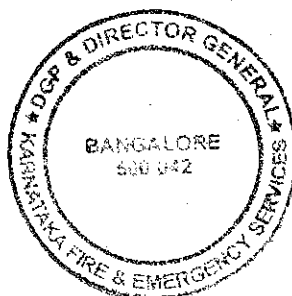
Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of each Building. The call boxes should be of "break glass" type, where the call is transmitted automatically to the control room when the glass of the system is broken. This system should also be connected to



(1)	(2)	(3)
		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 93 smoke detector heads at ground floor and 95 smoke detector heads at each floor i.e. from 1 st floor to 4 th floor of commercial Block.	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 1167 sprinkler heads at common Basement-2 parking area & 1,182 sprinkler heads at common Basement-1 parking area of Residential Towers and 146 sprinkler heads at Basement parking area, 160 sprinkler heads at ground floor and 165 sprinkler heads at each floor i.e. from 1 st floor to 4 th floor of Commercial Block.	Adequate. Separate water 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 6 kgs. capacity for every 8 Cars at Basement & ground floor parking area & also on the open space parking area under shelter. b) One ABC Powder 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 diesel generators. d) One ABC Powder extinguisher of 6 kgs. capacity should be kept near each staircase landing on every floor of each Tower. e) Scale of suitable extinguishers for Office area shall be collected before approaching the department for final clearance, after finalizing the utilization of each area. f) 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.



(1)	(2)	(3)
9. Fire safety plan.	---	A Fire safety plan for preventing and extinguishing any accidental fire in each 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. A Fire Command Station should be established in the lobby of each 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. A Fire Safety Director should be nominated for each 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.
10. Training	Not indicated	40% of the occupants should be got trained in fire prevention & fire fighting and evacuation measures at R.A. Mundkur Fire and Emergency Services Academy, Bannerughatta road, Bangalore within 6 months from the date of occupation of the Building.



(1)

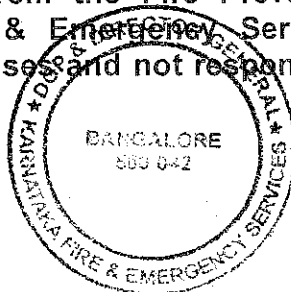
(2)

(3)

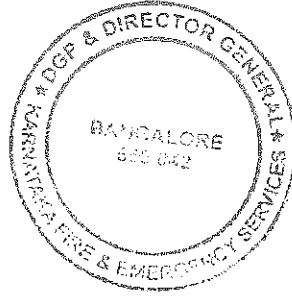
For this purpose before approaching the Department for the final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding maintenance of the fire prevention fire fighting measures suggested above and arranging training of 40% of occupants in fire prevention 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 and D shall be strictly adhered to adopted.
2. Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor.
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 hostel & hotel kitchen.
5. Plan and 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 and 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 4 High Rise Buildings i.e. 3 Residential Towers i.e. Tower-1 with 4 Blocks i.e. Block-A, B, C & D – joined together, Tower-2 with 2 Blocks i.e. Block-E & F – joined together, Tower-3 with 3 Blocks i.e. Block-G, H & J – joined together and Commercial Block at Sy. Nos. 64/1, 64/2, 64/3 & 64/4, Khatha No. 1871, Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk may please be considered.



Yours faithfully,

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

Copy to

- ✓ 1) The Director, M/s. Alekhya Property Developments Pvt. Ltd., No.10, Vittal Mallya Road, Bangalore
- 2) The Chief Fire Officer, Bangalore East Zone, Bangalore.

