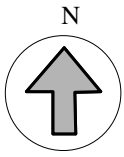




GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA



Plan Showing plots situated at  
City: MARGAO  
Taluka : SALCETE  
P.T.Sheet No.221/Chalta No. : 17  
Scale :1:500

REV192216991

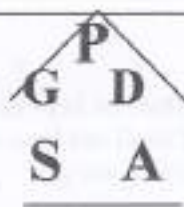
CHETAN  
CHANDRAKANT  
JADHAV

Digitally signed by CHETAN  
CHANDRAKANT JADHAV  
Date: 2022.07.11 11:13:55  
+05'30'

(Chetan C. Jadhav )  
Inspector of Survey & Land Records  
(City Survey) Margao-Goa



**South Goa Planning &  
Development Authority**



Ph: 2731781

Ph: 2714495

4<sup>th</sup> Floor, D Wing, Osia Commercial Arcade,  
Near S.G.P.D.A. Market Complex, MARGAO – GOA.

Ref.: SGPDA/P/ 6586 / 1280 / 22-23

Date: 30/11/2022

**Development Permission under Section 44 of the  
Goa Town and Country Planning Act, 1974.**

Development permission is hereby granted for carrying out the **Construction of Building 'A', 'B' & 'C', Swimming Pool, Club House and Compound Wall** as per the enclosed approved plans in the property zoned as **SPR** zone in ODP-2028 and situated at **Aquem, Margao Town** bearing Chalta No. 17 of PTS No. 221 with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/ approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The permission shall be revoked if found expedient to such an action under the provision of section 50 of The Goa Town and Country Planning Act, 1974.
4. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
5. The Developer/applicant should display a sign board of minimum size 1.00mts x 0.50mts with writing in black colour on a white background at the site, as required under the regulations.
6. The applicant shall obtain Conversion Sanad under The Goa Land Revenue Code 1968 before the commencement of any development/construction as per the permission granted by this order.
7. The soak pit should not be located within a distance of 15.00 meters from any other existing well in the plot area/plan.
8. The commencement and the completion of the work shall be notified to the Authority in writing in appropriate forms.
9. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing Authority.
10. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
11. Adequate Utility space for the dustbin, Transformer etc. should be reserved within the plot area.
12. The applicant/occupier of any hilly or sloppy land or any low-lying land shall by himself or through his servants or agents or any other person, shall not undertake the work of cutting of any hilly or sloppy land or filling up of any low-lying land before the commencement of the work, without obtaining the prior permission as required under section 17(A) of the Goa TCP Act, 1974.
13. The ownership of the property shall be verified by the licensing body before the issuing of the licence.
14. The road widening area shall be gifted to MMC/local Authority before applying for completion certificate in case the same is utilized for F.A.R.
15. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.
16. The structure that is shown for demolition shall be demolished before applying for completion certificate.



17. The stilt areas proposed for parking shall be kept open at least three side and shall not be covered in any fashion at any point of time and shall not be converted and used for other uses besides parking of vehicles of the residents of the building only.
18. The tenancy/mundkarial right if any shall be protected as per Tenancy Act/prevaling rules.
19. The incorporation of "Rain Water Harvesting" is mandatory and building shall be planned, designed and constructed with provisions for "Rain Water Harvesting" as per guidelines issued by government.
20. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
21. The building shall be planned, designed and constructed with barrier free access and non-discriminatory access as required under Section 44, 45 and 46 of "The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 (in case of public buildings.)
22. The building shall be designed & constructed in accordance with Part IV of the Fire Protection of National Building Code of India. The provisions of fire fighting requirements, arrangements and installations such as Fire escape staircase shall be mandatory for high rise buildings and NOC from Fire Department shall be obtained for high rise buildings.
23. Sufficient arrangement shall be made within the plot itself for collection and onward disposal/treatment of the garbage and that proper arrangement should also be made for segregation of biodegradable waste and non-biodegradable waste caused by the residential/commercial activities in the plot and the same shall be treated within the plot by creating adequate waste/garbage treatment facilities like vermi-compost etc. such that the same shall not be detrimental to the surrounding residential area by emission of smoke, noise, offensive odour or harmful waste. This arrangement shall be made available from hygiene point of view. This arrangement/composting unit shall be developed and made available on site as per directives issued by Hon'ble high court.
24. The access to the rear shall be kept free from all obstructions at all times.
25. In case of any cutting of sloppy land or filling of low-lying land, beyond permissible limits, prior permission of the Chief Town Planner shall be obtained before the commencement of the works as per the provisions of Section 17(A) of The Goa Town and Country Planning Act, 1974.
26. This development permission shall not in any way construed to be a document confirming any or all of the following:
  - i) Title or interest of the holder of the permission to be the relevant land or building or both.
  - ii) Boundaries of the relevant site for which permission has been obtained or.
  - iii) Any easement thereon or there from.
27. Adequate care shall be taken so as to make available the parking provision as approved and it shall be seen that the proposed development does not create any traffic congestion by virtue of parking of vehicles along the public roads.
28. Parking of vehicles shall be strictly carried out as per provision shown in basement and stilt and the entire parking arrangement shown on the plan shall be strictly developed and made available on site inclusive of all the entry, exit points, ramps with required gradient etc. complete and free from any obstruction/hindrances of any type which may in any reduce the parking availability.
29. In case of any area acquired by any government/other depts. adjoining the property or through the property the same shall be duly verified and confirmed with the concerned acquiring department before commencement of work.
30. All drains existing on the site shall be strictly maintained with dimensions in width and depth as per the site conditions and as per prevailing storm water flow during monsoons at the time of filling the land in question.
31. No openings of any type shall be allowed along the dead wall and at no stage the rainwater from sloping roof or otherwise shall flow into adjacent property.
32. The road widening area shall be properly developed along with the gutter constructed before applying for completion/occupancy certificate.



33. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining building while carrying out proposed Construction.
34. Applicant shall dispose the construction debris at his/her own level and/or the same shall be taken to the designated site as per the disposal plan given by the applicant in the Affidavit to be produced to the Corporation/Municipal Council/Village Panchayat (as the case may be).
35. The gates shall open inwards only and traditional access and natural water drain if any passing through the property shall not be blocked and to be maintained to the satisfaction of the local Authority.
36. The Development Permission is issued having regards to Section 44(4)(i)(ii)(iii)(iv), Section 42, and Section 134 of TCP Act, 1974
37. If HT/LT line passing through the property, NOC from Electricity Department shall be obtained by the applicant, prior to putting the foundation of construction, Demarcation of road alignment in case of plot sub-division.
38. An adequate opening at the bottom of the compound wall shall be kept, so that no cross drainage is blocked for the free flow of water, so as to avoid the stagnation of water in whatever form.
39. Along the intersection of streets no compound wall shall be raised to a height of more than 1.00mtrs from the crown of the road for a length of 9.00 mtrs from the intersection corner of the plot on both side of the plot.
40. Trees if any shall be cut with prior permission of the concerned Authority.
41. As per order dated 17.02.2020 passed in PIL W.P. 65/2019 the development permission is granted subject to further order in this petition.
42. NOC/Clearance from the Directorate of Fire and Emergency Services shall be insisted before issuing the construction license by the local bodies.
43. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
44. This development permission has been issued based on the provisions of finally notified ODP of Margao, which is in force and as per the provisions of Section 44(4) of the TCP Act, 1974.

An Engineer who designs the RCC structure of the project proponent is liable for structural designs and stability of the project, Structural Liability Certificate issued by **Engineer Mr. Prakash S. P. Lawande**, dated **03.10.2022**, Reg. No. **SE/0006/2010**.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED **06.10.2022** UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM **THE JANATA CO-OPERATIVE HOUSING SOCIETY LTD.**

**THIS PERMISSION IS VALID FOR THREE YEARS FROM THE DATE OF ISSUE OF CONSTRUCTION LICENCE, PROVIDED THE CONSTRUCTION LICENCE IS ISSUED WITHIN THE PERIOD OF THREE YEARS.**

To,  
The Janata Co-Operative Housing Society Limited,  
Aquem, Margao,  
Salcete - Goa.



Copy to: Chief Officer, Margao Municipal Council, Margao

**PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.**

**VOTING IS OUR DUTY, VOTE WITHOUT FEAR.**



**Municipal Building Licence**  
**Margao Municipal Council, Margao Goa.**

**CONSTRUCTION LICENCE**

No. A/ 39 /2022-2023

Date:- 28/12/2022

Licence is hereby granted for carrying out the-

- (a) ~~Land sub-division (Provision / Final)~~
- (b) Proposed Construction of Building 'A', 'B' & 'C', Swimming Pool, Club House and Compound wall (Fees of Rs. 81,84,197/- + 1% Rs. 31,095/- = **Rs. 82,15,292/-** and 99% cess Rs. 31,09,839/-)
- (d) ~~Change of use of (Building Land)....~~ as per the enclosed approval plan in the property zoned as SPR zone in ODP-2028 and situated at Aquem, Margao bearing Chalta No. 17 of P. T. Sheet No. 221 with the following conditions:-
  1. The applicant shall strictly comply all the conditions imposed in the Development Permission /~~Technical Clearance~~ Order No. SGPDA/P/6586/1280/22-23 dated 30/11/2022 issued by the Planning and Development Authority / ~~Town and Country planning Department~~.
  2. The applicant shall notify the Council for giving the alignment of the building.
  3. The construction should maintain the minimum prescribed horizontal and vertical clearances from any overheard electrical line passing adjacent to the construction.
  4. All RCC/Structural works shall be designed and supervised by the Engineer who has signed the Structural Liability Certificate submitted to the Municipal Council.
  5. No material for construction or earth from excavation or any other construction material shall be stacked on the public roads.
  6. The Building should not be occupied unless the occupancy certificate is obtained from the Council.
  7. The construction licence shall be revoked if the construction work is not executed as per the approved plans and the statements therein and wherein and whenever there is any false statement or misrepresentation of any material passed, approved or shown in the application on which the permit was based.
  8. The applicant should construct a separate soak pit in order to derivate in the sullage water.
  9. Any soak pit should be constructed at a minimum distance of 15 meters away from any well.
  10. The ventilation pipe of the septic tank should be provided with a mosquito net.
  11. The applicant should connect the pipelines from their latrines/WC's to the sewerage line at their own cost, when the sewerage line is commissioned.
  12. The applicant should fix a board at a prominent.
  13. All the building material and other rubbish should be cleared from the construction site before applying for the Occupancy Certificate.
  14. Water storage tanks shall be provided with mosquito proof lids and overflow pipes. The tanks should be provided with access ladders wherever necessary.
  15. The drains surrounding the plot if any should be constructed with PCC and should covered with removable RCC slabs of sufficient thickness.





16. The applicant should gifted the road widening area to the council before applying for the Occupancy Certificate, if the applicant has utilized the extra FAR in lieu of the road widening affecting the plot.
17. The applicant should plaster and paint the building internally as well as externally before applying for occupancy certificate. Exposed brick/laterite/concrete/ashlars masonry finish to buildings will also be permitted.
18. The applicant should provided a dustbin at a convenient place accessible for the Municipal vehicle for collection of garbage.
19. Road widening area shall be asphalted to the existing road level before applying for occupancy certificate.
20. Garages and Parking areas shown in the approved plan shall be strictly used for parking purposes only and should be easily accessible to vehicles. No commercial activities shall be allowed in these areas.
21. Access up to the entrance of the building shall be developed with drainage facilities.
22. Space for parking of vehicles is clearly demarcated on the ground.
23. No Restaurants/Bars will be permitted in the shops unless a separate soak pit is provided besides confirming to the rules in force.
24. No commercial activities will be permitted in the shops unless a separate permission is obtained from this council.
25. All temporary sheds/existing building shown to be demolished in the plan are demolished before applying for occupancy certificate.
26. Fire Escape staircases, if applicable shall be constructed as indicated in the approved plans.
27. All internal courtyards should be provided with drainage outlet.
28. The applicant should maintain all existing natural drains in the plot and should not block them at any stage.
29. No soak pit or other structures should come in the road widening area.
30. The plot boundary should be cordoned off by continuous sheet fencing either of wood or metal during the construction period.
31. The construction of compound wall should not obstruct any path way or any public access. The applicant shall make necessary arrangement for smooth flow of rain water by keeping adequate openings in the compound wall for the purpose.
32. No gates shall open outwards on to road.
33. The construction of the compound wall should be as per the approved plan. The applicant shall inform this council after the completion of the compound wall.
34. Drinking water well should be 15 meters away from any soak pit.
35. The applicant should follow the conditions laid down in the NOC of Urban Health Centre, Margao Vide No. DHS/2022/DHS0901/00028/1631 dated 06/12/2022 from Urban Health Centre, Margao.
36. Party shall abide all the conditions of SGPDA order and MMC construction licence.
37. Renewal if necessary application entered in this council before expiry of construction licence shall be charged 25% and after expiry 50% for first 2 years and thereafter fresh approval from SGPDA is required to be a submitted by the applicant for renewal of construction licence and fees for renewal for the third year and above shall be charged 25% if application entered in the council before expiry of the construction licence and after expiry of construction licence shall be charged 50% accordingly.
38. Licencee shall be fully responsible for structural stability and all kind of safety of entire construction and even after completion of the construction.





39. Licencee and his architect / engineer shall be fully responsible to ascertain, before commencement of construction work, the correctness of dimensions, areas, location, exact position of the plot or land on which construction is proposed. The Chief Officer and/or officials of this council shall in no way be responsible for correctness of plot/land at any stage. If required, licensee may obtain demarcation from competent authority to do the demarcation.
40. Licencee and his architect / engineer fully responsible to ascertain, before commencement of construction work, the technical feasibility of the plot or land on which construction is proposed so that structure/ construction is stable, sound and safe. The Chief Officer and/or officials of this council shall in no way be responsible for the same. If required, licensee and his architect / engineer may obtain opinion or report from experts.
41. Licencee shall take adequate precautions for the safety of workers/labours and all others involved in the construction.
42. This construction licence is issued based on the condition that LICENCEE and HIS ENGINEER shall be solely responsible for the stability of structure and safety of all concerned and the Chief Officer and his all officials are indemnified and kept indemnified forever against any civil and or criminal liabilities and or any kind of liability whatsoever in the event of any untoward incident or structural failure/collapse. This will hold good (and will be valid) even in case some or any prescribed documents inadvertently are not on record (not received by the Chief Officer) or wrongly submitted by licensee.
43. This construction licence is issued based on the technical clearance order issued by PDA.
44. Licencee his engineer and architect shall take all necessary steps to see that structure is sound and safe and stable.
45. Storage of water should be done in such a way that mosquito breeding doesn't take place either by introducing fish in the tanks/wells or properly covering the iron drums/plastic tanks etc. or by observing dry day once a week.
46. Overhead tanks/sumps are provided with mosquito proof lids and other pipe fitting without any hole for the entry of mosquitoes. Outlet is to be covered by muslin / wire mesh. Ladder for inspection of the tank to be installed if required.
47. Curing water collections should be treated with anti-larval chemicals by the builders / contractors.
48. Not to engage labourers for any construction / building work unless they are screened for malaria and possess health cards. These cards are to be renewed regularly every 3 months. Also arrangement should be done to get their blood tested immediately in case of fever and ensure that full treatment is taken in consultation with NVBDC programme.
49. Labourers to be provided with basic amenities like proper shelter, water for drinking and domestic purposes, proper sanitary conditions including toilet facilities.
50. To fill the pits, ditches, water pools, etc to avoid stagnations and to ensure no mosquito breeding sites in and around specially in unused items like tyres, bottles, tins etc.
51. All septic tanks/soak pits to be constructed as per the specifications required with proper mosquito proof arrangement so that there is no overflowing/leakage that could give rise to stagnation and breeding of mosquitoes.
52. Drains/Nallahs to be maintained clean around the site so that there is no blockade to flow of water. The gradient should be proper for drainage/flow and also proper cleaning of water should be done.



53. The health units at the respective levels should be involved in the planning process.
54. The construction debris shall be used for the purpose of backfilling.
55. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations indentified by PWD (R) & PWD (NH).
56. In the event if the license holder breaches the conditions as mentioned above then penalty to the tune of Rs. 50,000/- shall be levied & the occupancy certificate may be withheld.
57. This construction licence shall be treated as N.O.C. for obtaining water & electricity connection (temporary).
58. Licencee shall developed /construct sorting station within a plot before applying for occupancy certificate.
59. Licencee shall submit land conversion sanad before applying for alignment certificate.
60. Road widening area shall be gifted to the council before applying for occupancy certificate.
61. Road widening area shall be properly developed along with the gutter constructed before applying for completion certificate.
62. Licencee / Contractor holder will deposit C & D Waste in an authorized abandoned quarry at Tuem the approval from GWMC.

THIS LICENCE IS VALID FOR A PERIOD OF THREE YEAR FROM THE DATE OF ISSUE OF THIS LICENCE. RENEWAL IF REQUIRED SHALL BE APPLIED WITHIN THE PERIOD OF THE VALIDITY OF THE LICENCE.



**(Manuel P. Barreto)**  
**Chief Officer**  
Margao Municipal Council

To,  
The Janata Co-operative Housing Society Limited,  
Aquem, Margao-Goa.

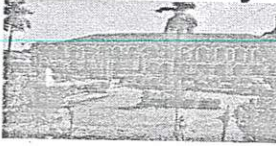
Copy to,

1. The Member Secretary, PDA, Margao, Goa.
2. Asst. Engineer, W. D.IX, PWD, Margao, Goa.
3. Asst. Engineer, Electricity Department, Sub Div-VI, Aquem, Margao, Goa



# MARGAO MUNICIPAL COUNCIL

## Margao - Goa



Fax: (0832) 2730444

Tel. No. (0832) 271448, 2715175, 2715176

Email: [co.mmcargao@gmail.com](mailto:co.mmcargao@gmail.com)

Website: [goaulbservice.gov.in](http://goaulbservice.gov.in)

No. MMC/22-23/F-700076201/TECH/1713

Dated: 18/11/2022

To,  
✓ The Chairman  
Janata Co-op. Housing Society Ltd.,  
Jay Prakash Nagar, Aquem-Alto,  
Margao-Goa.

**Sub:- Permission for demolition of existing building in the property bearing Chalta No. 17 of P. T. Sheet No. 221 at Margao.**

Sir,

With reference to your application dated 21/10/2022, permission is hereby granted to you for demolition of existing building bearing House Nos. 4/807 to 4/848 & 4/1036 to 4/1053 in the property bearing Chalta No. 17 of P. T. Sheet No. 221 situated at Margao, subject to the following conditions:-

1. The demolition work shall not cause any nuisance to surrounding locality.
2. The applicant has to inform this Council after completion of the demolition work.
3. The officials of the Council shall not be responsible for any untoward incident if occurs while carrying out the work and the applicant shall be solely responsible for the same.
4. Applicant shall be fully responsible for safety of surrounding existing structures. The Margao Municipal Council and its official shall be indemnified against any civil/criminal liability forever.
5. Applicant shall dispose off the construction debris at the designated site of Public Works Department as per Notification dated 07/03/2018.
6. The construction debris shall be used for the purpose of backfilling.
7. In case the construction debris cannot be used for backfilling, then it shall be dumped at notified locations identified by PWD (R) & PWD (NH).
8. In the event if the license holder breaches the conditions as mentioned above then penalty to the tune of Rs. 50,000/- shall be levied & the permission for demolition shall be withheld.
9. Necessary barricading shall be provided to the surrounding areas to the structure to be demolished and warning signages shall be depicted at the demolition site.
10. All other N.O.Cs with respect to safety and other aspects should be invariably obtained before the start of actual demolition.

Yours faithfully,



(Manuel P. Barreto),  
Chief Officer



**Directorate of Health Services  
GOVERNMENT OF GOA  
Urban Health Centre  
Margao Goa**

No: DHS/2022/DHS0901/O0028/1631

Date: 06-Dec-2022

Ref No: DHS092203743

**NOC FROM SANITARY POINT OF VIEW FOR PROPOSED CONSTRUCTION OF CONSTRUCTION OF BUILDING 'A', 'B', & 'C', SWIMMING POOL, CLUB HOUSE AND COMPOUND WALL**

No objection from sanitary point of view only is hereby granted for the **proposed construction of the construction of building 'a', 'b', & 'c', swimming pool, club house and compound wall** at Survey number/PT sheet number. and Sub division number/Chalta number. **221/17,, Plot No. ,** of village Margao of Salcete, with reference to the Technical Clearance Order issued by the Office of South Goa Planning and Development Authority, Salcete, Goa vide Order No. **SGPDA/P/6586/1280/22-23 dt 30-Nov-2022** on the condition that the same will be withdrawn in case any problem of Public Health Hazard or otherwise arises and further subject to the conditions as under:

1. The construction is to be carried out as per the plan submitted.
2. Proper cleanliness is to be maintained in and around the construction site.
3. The soak pit and septic tank should be at least **15** meters away from any drinking water source.
4. The capacity of each of the **1** septic tanks should correspond with dimensions shown in the chart submitted to this office for **108** persons respectively.
5. There should be a separate soak pit for sewage and sullage for each block.
6. No health hazard or any other environmental pollution is to be created in the surrounding area.
7. The owner/contractor shall co-operate with the health and pollution control authorities whenever they visit the site for sanitary inspection.
8. As per section 75A of Goa Public Health Act all labourers should possess health cards and should renew them once in three months. Whoever contravenes the provision of the Public Health Act shall be punishable with fine as specified in the Act and amendments published in the official Gazette Government of Goa, Series 1 No.26 (Extraordinary No.3) and further amendments thereof.
9. There should be proper sanitary facilities for the labour force at the site as recommended. Bed nets should be provided to each of the families. Health Card register to be maintained in the prescribed format. The Advisory/guidelines enclosed should be strictly adhered to.
10. Health cards should be available at the site and should be produced to the Health Authorities on demand.
11. Final N.O.C. from Health Authorities to be obtained prior to issuance of occupancy certificate.
12. This office is to be informed at the commencement of the construction.
13. NOC/License for the proposed construction should be obtained from competent authority.
14. A construction Board with details should be displayed at the construction site.
15. This NOC is subject to the verification of the legality of the premises/property by the License issuing authority and this office is not responsible for any legality that could arise out of the same in any court of law.
16. This NOC shall stand withdrawn if the documents submitted to this office are found to be invalid /incorrect/false/forged and also if the conditions stipulated above are not complied with.



To,  
**The Janata Cooperative Housing Society Limited.**  
Margao, Salcete Goa

Copy to:-

1. The Secretary/Sarpanch/chairperson/Chief officer Municipal Council.

**Dr Socorro Quadros**  
Medical/Health Officer  
UHC Margao  
Signed Date 06/12/2022 01:43 PM





Government of Goa  
Directorate of Fire & Emergency Services

St. Inez, Panaji,  
Goa - 403 001 - India



File No.: DFES/FP/HB/259/22-23/ 852

Date : 22.12.2022.

**Sub:-** Provision of Fire Safety Measures for the proposed redevelopment of Existing **Residential cum Commercial Building 'A', 'B' & 'C'** for M/s. The Janata Co-Operative Housing Society Limited situated on Plot bearing Chalta No. 17 of PT Sheet No. 221 at Aquem, Margao, Goa.

**Ref:-** 1) Your letter No. dated; 31.08.2022.  
2) Your Online application No.FES2204576, dated; 10.12.2022.

With reference to the above, the Architectural Plans and Fire Protection Plans for the construction of the proposed redevelopment of Existing **Residential cum Commercial Building 'A', 'B' & 'C'** for M/s. The Janata Co-Operative Housing Society Limited situated on Plot bearing Chalta No. 17 of PT Sheet No. 221 at Jayprakash Nagar, Aquem, Margao, Goa has been vetted by this office for the in-built fire protection arrangements as per National Building Code of India (Part 4 - Fire & Life Safety) as amended in 2016. Since the building comes under the category **Group A - Residential / Commercial Building**, necessary Active and Passive Fire Protection Measures have to be incorporated in the building as stipulated in the **Annexure 'A'**.

In terms of section 15.2.2(d) of the Goa Land Development and Building Construction Regulations, 2010, you shall furnish an undertaking on Rs. 50/- stamp paper to abide by Fire Prevention and Fire Protection Measures recommended herewith in Annexure 'A' as amended from time to time.



(NITIN V. RAIKER)  
DIRECTOR  
FIRE & EMERGENCY SERVICES

**Encl:- Annexure "A" & "B"**

To,

Mr. Rajaram Arvind Sinai Kundaikar,  
M/s. The Janata Co-Operative Housing Society Limited,  
Jayprakash Nagar, Aquem,  
Margao, Goa.

Rs/-

Phone Nos.: +91 (832) 2225500 / 2425101  
Directorate of Fire & Emergency Services

Fax No.: +91 (832) 2226100  
www.dfes.goa.gov.in  
Email: dfr\_fire.goa@nic.in



## ANNEXURE "A"

- I. **APPROACH FOR FIRE APPLIANCE:-** Adequate passage way clearance required for the fire fighting vehicles to enter the premises shall be provided at the main entrance, the width of such entrance shall not be less than 4.5 mtrs. If an arch or covered gate is constructed it shall have a clear head room of not less than 5 mtrs.
- II. **SET BACKS:-** The compulsory open space around the building shall not be used for parking. The setbacks shall be free from obstructions for manoeuvring the Fire Fighting Vehicles as per Clause 4.2 (g) of The Goa Land Development and Building Construction Regulations, 2010 as amended in 2018.
- III. **EXIT STAIRCASE:-**
- a) The Building shall be provided with Exit Staircases with adequate landing on every floor to the normal staircase as shown in the Architectural plan submitted to this office vide letter dated; 08.12.2022.
  - b) **The Exit Staircase indicated in the Architectural Plan submitted to this office shall be as per requirements of Clause 4.4.2.4.3, Sub Clause 4.4.2.4.3.2 of National Building Code of India, Part 4, Fire & Life Safety, 2016.**
    - i) The Exit Staircase shall be constructed of non-combustible material and the doorway leading to it shall have Fire Resistant Door (FRD) with Panic Bar of 2 hours fire resistance to prevent spread of fire and smoke. The Exit Staircase shall terminate on the Ground Floor.
    - ii) The Exit Staircases shall be placed remote from each other and shall be arranged to provide direct access in separate directions from any floor.
    - iii) The Exit Staircase shall have flight not less than 150 cms. wide with 25 cms. Treads and Risers not more than 19 cms. and should be limited to 12 per flight.
    - iv) The floor indication board of size not less than 300 mm x 200 mm, indicating the location/ designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. Individual floors shall be prominently indicated on the wall outside the staircase and facing it.
- IV. **DOORWAYS:-** All Exit Doorways in the Highrise Building shall conform to the requirements of Clause 4.4.2.4.1 of National Building Code of India 2016, Fire & Life Safety (Part 4).



Contd...2/-

V. **ROOM ENTRANCE:-** The Room entrance and kitchen doors shall be of solid core with **fire resistance of not less than half hour** (solid wood of 35 mm Shutter) finished thickness and the same shall be of self closing type.

VI. **LIFTS:-**

- a) The lifts in the building shall be provided with a minimum capacity for **Eight (8) Passengers** fully automated with emergency Switch on ground level and shall be equipped with inter communication equipments.
- b) Wall enclosing lift shall have fire resistance of not less than 2 hours.
- c) Shaft shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under machine room.
- d) Landing doors and lift car doors of the **lift shall be of steel shutters of fire resistance of one hour**. No collapsible shutters / gates shall be permitted.
- e) Grounding switch(es), at ground floor level, shall be provided on all the lifts to enable the fire service to ground the lifts. In case of emergencies the lift should cease at the ground floor.
- f) A sign shall be posted and maintained on every floor at or near the lift indicating that **'In case of fire, occupants shall use the stairs'**.
- g) All the requirements of the Lifts shall comply with Part 8 'Building Services, Section 5 Installation of Lifts, Escalator and Moving Walks, Subsection 5A Lifts of National Building Code of India, 2016, Fire & Life Safety (Part-4).

VII. **ELECTRICAL CABLE SHAFT AND ELECTRICAL METER ROOM:-**

- a) The Electrical cable shafts shall be exclusively used for electrical cables and should not open in the staircase enclosures.
- b) The Inspection doors for the shaft if provided shall have **two hours fire resistance**.
- c) The Electrical shaft shall be sealed at each floor level with non-combustible material having **fire resistance rating of not less than 1 hour**.
- d) The Opening in walls or floors which are provided for the passage of all building services like cables, electrical wiring etc. shall be protected by enclosures in the form of Duct/Shaft with **fire resistance of not less than 2 hours**. The door of the Shaft shall be of 2 hours fire rating.



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- e) The Electrical meter rooms shall be provided at ground floor level and they shall be adequately ventilated.
- f) The electrical installation should conform **BIS:1646:1997 Code of Practice for Fire Safety of Buildings (General) - Electrical Installation.**

**VIII. AIR CONDITIONING AND VENTILATION :-**

- a) Air Conditioning and Ventilation requirements shall confirm to **Part 8 'Building Services, Section 1 Lighting and Ventilation and Section 3 Air-Conditioning, Heating and Mechanical Ventilation.**
- b) Fire Dampers shall be provided in the Air distribution system and designed to close automatically in the event of fire in order to maintain the integrity of Fire Separation.
- c) Smoke Damper shall be provided in the Air-condition duct with provision to close automatically on sensing pressure of smoke in the air distribution system or in conditioned space.
- d) **Air Conditioning shall confirm to all the conditions of clause 3.4.8 of National Building Code of India 2016, Fire & Life Safety (Part 4).**

**IX. SERVICE DUCTS AND SHAFTS:-** All Openings in Separating Walls and Floors shall conform to the requirements of Clause 3.4.5.4 & 3.4.5.6 of National Building Code of India, 2016, Fire & Life Safety (Part-4).

**X. ESCAPE ROUTE LIGHTING:-** Escape route lighting and Illumination of Means of Exit (Staircase and Corridor light) in the building shall be as per Clause 3.4.7 to 3.4.7.2 of National Building Code of India 2016, Fire & Life Safety (Part-4). The exit arrangements shall comply with IS:1644/1989 Code of Practice for 'Fire Safety of Building (General), Exit Requirements and Personal Hazard'.

**XI. MECHANICAL EXTRACTORS FOR SMOKE VENTING:-**Mechanical Extractors for Smoke Venting System from Basement coupled to the Fire Alarm System/ Sprinkler System shall be provided and conform to requirements of Clause 4.6.2 of National Building Code of India 2016, Fire & Life Safety (Part-4) as per fire fighting drawing No.DG-FF-03.



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**XII. COMPARTMENTATION:-** The building shall be suitably compartmentalized so that fire / smoke remain confined to the area where fire incident has occurred and shall conform to the requirements of **Clause 4.5.1 and 4.5.2 of National Building Code of India 2016, Fire & Life Safety (Part 4).**

**XIII. LIGHTNING PROTECTION OF BUILDING:-** The building shall be protected from lightning as per Part 8 'Building Services, Section 2 Electrical and Allied Installations' Clause 11 of National Building Code of India 2016 and same shall conform to IS: 2309/1989.

**XIV. FIRE FIGHTING REQUIREMENTS:-**

- a) **UNDERGROUND STATIC WATER STORAGE TANK:-** - A RCC underground Static Water Storage tank of 50,000 liters' capacity shall be provided at ground level at the location marked on the plan as per design specified in the rules with baffled wall as per fire fighting drawing No.DG-FF-01 and DG-FF-02.
- b) **OVERHEAD (TERRACE WATER STORAGE TANK):-** - A RCC tanks of 25,000 liters' capacity each shall be provided on top of the terrace level of the **building 'A', 'B' & 'C'** exclusively for fire fighting. The tank shall be connected to the Wet Riser cum Down Comer all through by a non-return valve and a gate valve as per fire fighting drawing No.DG-FF-01, DG-FF-09, DG-FF-14 and DG-FF-15.
- c) **WET RISER CUM DOWN COMER:-** - Wet Riser cum Down Comer of internal diameter of 10 cms. of GI 'C' class pipe shall be provided in the duct of the building on every floor with landing valve on each floors alongwith Hose Boxes and 2 Nos. of **Elastomeric Coated Delivery Hoses** of 70 mm diameter having a length of 15 mtrs. each with hand controlled Branch pipe and Hose Reel Hose of 30 mts length conforming to type 'A' 884-1985 on each floor in such a way as not to reduce the width of the corridor and no part of the floor is more than 6 mtrs. away from the nozzle when fully extended as per fire fighting drawing No. DG-FF-01, DG-FF-04, DG-FF-05, DG-FF-06, DG-FF-07, DG-FF-08, DG-FF-09, DG-FF-10, DG-FF-11, DG-FF-12, DG-FF-13, DG-FF-14 and DG-FF-15.



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- d) **FIRE SERVICE INLET CONNECTION:-** Two way Fire Service Inlet Connection of 63 mm diameter standard coupling shall be provided at the ground floor in the premises to connect the mobile pump of the fire service to the Wet Riser cum Down Comer as per fire fighting drawing No. DG-FF-01 and DG-FF-02.
- e) **COURTYARD HYDRANT:-** 05 Nos. Courtyard Hydrants shall be located in the courtyard of the premises with a minimum size of the main being not less than 150 mm. which shall be pillar post type with 63 mm single outlet conforming to BIS:908 as per fire fighting drawing No. DG-FF-01 and DG-FF-02.
- f) **SPRINKLER SYSTEM:-** Automatic Sprinkler System confirming to Bureau of Indian Standard should be installed in the **Basement Parking, Shops on the Ground/Stilt and Upper Ground floor of the building 'A' & 'B'** as per fire fighting drawing No. DG-FF-01, DG-FF-04, DG-FF-05 and DG-FF-10.
- g) **FIRE PUMP:-**
- i) The Wet Riser cum Down Comer shall be connected to an electric fire pump capable of delivering 1680 LPM of water at ground level at a pressure of not less than 3.5 Kg/cm, at the topmost hydrant.
  - ii) Another Electric pump of capacity 180 LPM shall be provided as Jockey Pump
  - iii) The Electric supply to these pumps shall be on independent circuit.
  - iv) A stand-by diesel operated pump of equal capacity as that of (i) above shall be provided and the same shall be connected to the Wet Riser cum Down Comer.
  - v) The Fire Fighting Pump House shall confirm to the following requirement of Clause 5.1.2.2 of National Building Code of India 2016, Fire & Life Safety (Part-4).
    - i. The Pump house shall be situated so as to be directly accessible from the surrounding ground level.
    - ii. The Pump house shall be separated by fire walls all around.
    - iii. The Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
    - iv. No other utility equipment shall be installed inside fire pump room.
    - v. Insertions like flexible couplings, bellows, pressure gauge etc. in the suction and delivery piping shall be suitably planned and installed.
    - vi. The Fire pumps shall be provided with soft starter or variable frequency drive starter.

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h) **FIRE DETECTION AND ALARM SYSTEM:-**

- i) **MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM:** The building 'A', 'B', & 'C' shall be provided with the above system conforming to BIS:2189/1999 with the main control panel at ground floor and pull boxes, hooters at each side of the upper floors. The Layout shall be in accordance with Indian Standard Specification as per fire fighting drawing No. DG-FF-01, DG-FF-05, DG-FF-06, DG-FF-07, DG-FF-08, DG-FF-09, DG-FF-10, DG-FF-11, DG-FF-12, DG-FF-13, DG-FF-14 and DG-FF-15.
  - ii) **SMOKE DETECTORS:-** Smoke Detectors of Optical type as per Indian Standard Specification should be installed in the **Shops on the Ground/Stilt and Upper Ground floor of the building 'A' & 'B'** as per fire fighting drawing No. DG-FF-01, DG-FF-05, DG-FF-06, DG-FF-07, DG-FF-08, DG-FF-09, DG-FF-10, DG-FF-11, DG-FF-12, DG-FF-13, DG-FF-14 and DG-FF-15.
  - iii) The entire building shall be provided with Analogue addressable type Automatic Fire Alarm system conforming to BIS:2189/1999.
  - iv) The Fire Detection & Alarm System shall be integrated with the Voice Evacuation System having Hindi, English and Vernacular languages using pre-recorded messages for alerting the zone of fire.
  - v) Visual Warning Arrangement through Visual Strobes/Beacons shall be installed in the building to ensure visual as well as alarm for persons with hearing impairment.
- i) **GAS BASED DETECTION CUM SUPPRESSION SYSTEM:** All the Electrical Panels, Server Room and UPS Battery Room shall be provided with Gas Based Detection cum Suppression System.
  - j) **ALTERNATE SOURCE OF POWER SUPPLY:** - Independent Secondary Circuit fed by Secondary source of Power supply with appropriate change over switch shall be provided for the Fire Protection Systems viz. Corridor Lighting, Smoke Venting System, Fire Alarm system, Fire Pumps, Lift in the building.

The installation of Alternate Source of Power Supply in the Premises shall conform to the requirements of Clause 3.4.6.4 of National Building Code of India 2016, Fire & Life Safety (Part-4).

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- k) **PORTABLE FIRE EXTINGUISHERS:** - The type/distribution of Fire Extinguishers shall be in accordance with BIS:2190/2010 in the **building 'A', 'B', & 'C'**. All Fire Extinguishers shall confirm to IS:15683/2006.
- l) **DIRECTIONAL EXIT & FIRE SAFETY, BARRIER FREE ACCESS SIGNAGES:** - The Directional Exit, Fire Safety & Person with disability Signages shall be installed at appropriate places on all the floors of the **building 'A', 'B', & 'C'** the Signages shall correspond to the specimen and size enclosed in Annexure "B".
- m) **BASEMENT:-**
- i) Automatic Sprinkler system confirming to Bureau of India Standard should be provided in the Basement floor.
  - ii) All the requirements of the basement shall conform to Annex 'H', Clause H-4 'Enclosed Parking Structures' of National Building Code of India 2016, Fire & Life Safety (Part-4).



  
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DIRECTOR  
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## ANNEXURE "B"

The colour of the Directional and Fire Safety signages shall be **RED** with Graphic symbol in **WHITE** colour and the colour of the Emergency escape signages shall be **GREEN** with Graphic symbol in **WHITE** colour as per IS 9457:2005.

Sr. No.	D E S C R I P T I O N	S I Z E (mm)	I M A G E S
	<b>Emergency Exit Signages ( Photoluminescent )</b>		
1	Exit Signage	100 X 300	
2	Staircase Identification Signage (Photoluminescent)	100 X 300	
3	Staircase Identification Signage (Photoluminescent)	100 X 300	
4	Fire Alarm Signage	200 X 250	
5	Fire Extinguisher Signage	200 X 250	
6	Hose Reel Hose Signage	200 X 250	
7	Assembly Point Signage	600 X 600	

The colour of the Signages will be **BLUE** with Graphic symbol in **WHITE** colour as per IS 9457:2005.

Sr. No.	D E S C R I P T I O N	S I Z E (mm)	I M A G E S
	<b>Signages (Photoluminescent)</b>		
1	Access symbol	200 X 200	
2	Ramp	200 X 200	
3	Lift	200 X 200	
4	Parking	200 X 200	
5	Directional Signs	200 X 200	



  
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