



Government of Goa
Directorate of Fire & Emergency Services
St. Inez, Panaji,
Goa – 403 001 – India



File No.: DFES/FP/HB/243/21-22/ 124

Date: 29.06.2021.

Sub:- Uses of places and trades for purpose involving risk from fires. Regarding issue of Initial No Objection Certificate for the proposed **Residential cum Commercial Building - 'Block A' and Residential Building - 'Block B' "Kande Celestia"** for Mr. Nilesh Manohar Kande & Mrs. Shubhada Nilesh Kande on Plot bearing Chalta No. 27 of P.T Sheet No. 154 at Borda, Margao, Goa.

Ref:- 1) Your letter dated; 23.04.2021.
2) This office letter No.DFES/FP/HB/243/21-22/91, dt; 08.06.2021.
3) Your undertaking dated; 10.06.2021.

With reference to the above, this office has no objection to the said proposal for the construction of the proposed Residential / Commercial Building subject to compliance of the conditions as agreed by you vide undertaking dated; 10.06.2021.

The No Objection given is specific to the plan submitted to this department. Any changes other than as per the plans submitted and the recommendation given by this office will need prior approval of this Directorate.

The Final No Objection Certificate be obtained from this office on satisfactory compliance of fire safety requirements as stipulated in the Annexure on completion of the building before it is occupied.



(Signature)
(ASHOK MENON)
DIRECTOR

FIRE & EMERGENCY SERVICES

Encl:- Annexure "A" & "B"

To,

Mr. Nifesh Manohar Kande & Mrs. Shubhada Nilesh Kande
"SHREENIKUNJ" Near Chinmay Mission Ashram,
Housing Board Road, Gogol – Fatorda, Salcete – Goa.

Rs/-

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 "Block A & Block B" shall be provided with Exit Staircases with adequate landing on every floor to the normal staircase as shown in the approved Architectural Plan No.SGPDA/P/6411/06/21-22 dated; 01.04.2021.
 - 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 125 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).
- 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.

Contd...2/-



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**.
- 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. **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).

IX. **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'.

X. **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, Fire & Life Safety (Part-4) and same shall conform to IS:2309/1989.

XI. **FIRE FIGHTING REQUIREMENTS:-** The Fire Protection Measures shall be provided in the building "**Block A & Block B**" as incorporated in the Fire Fighting drawings No.JEC-ABD-FF-01, JEC-ABD-FF-02, JEC-ABD-FF-03, JEC-ABD-FF-04, JEC-ABD-FF-05, JEC-ABD-FF-06 and JEC-ABD-FF-07 submitted to this office vide your letter dated; 23.04.2021.

a) **OVERHEAD (TERRACE WATER STORAGE TANK):-** A RCC tank of 35,000 liters & 25,000 liters each capacity shall be provided on top of the terrace level in the building "**Block A & Block B**" exclusively for fire fighting. The tank shall be connected to the Down Comer all through by a non-return valve and a gate valve as per fire fighting drawing No. JEC-ABD-FF-01, JEC-ABD-FF-05 and JEC-ABD-FF-07.

b) **DOWN COMER:-** Down Comer of internal diameter of 10 cms. of GI 'C' class pipe shall be provided each in the duct in the building "**Block A & Block B**" with landing valve on each floor 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. JEC-ABD-FF-01, JEC-ABD-FF-02, JEC-ABD-FF-03, JEC-ABD-FF-04, JEC-ABD-FF-05, JEC-ABD-FF-06 and JEC-ABD-FF-07.



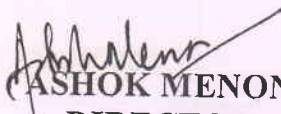
- c) **COURTYARD HYDRANT:-** 06 Nos. Courtyard Hydrants shall be located in the courtyard of the premises with a minimum size of the main being not less than 100 mm. which shall be pillar post type with 63 mm single outlet conforming to BIS:908 as per fire fighting drawing No. JEC-ABD-FF-01 and JEC-ABD-FF-02.
- 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 Down Comer as per fire fighting drawing No. JEC-ABD-FF-01 and JEC-ABD-FF-02.
- e) **SPRINKLER SYSTEM:-** Automatic Sprinkler System conforming to Bureau of Indian Standard should be installed in the **Shops on the Ground floor of the building Block A** as per fire fighting drawing No. JEC-ABD-FF-03.
- f) **FIRE PUMP:-**
- i) The Electric Fire Pump of 900 litres/min. each wing giving a pressure of not less than 3.5 Kg/cm² at the top most hydrant outlet of the Down Comer shall be provided at terrace level of the building **"Block A & Block B"**.
 - ii) **The Electric Fire Pump of 900 litres/Min. at terrace level of the building "Block A" shall be provided with a Pressure Switch / Auto Panel to activate the Automatic Sprinkler System.**
 - iii) The Electric supply to this pump shall be on independent circuit.
 - iv) The Electric Main of the Terrace Pump shall be provided on the ground floor.
- g) **FIRE DETECTION AND ALARM SYSTEM:-**
- i) **MANUALLY OPERATED ELECTRIC FIRE ALARM SYSTEM:** The building shall be provided with the above system conforming to BIS:2189/1999 with the main control panel at ground floor and pill 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. JEC-ABD-FF-01, JEC-ABD-FF-02, JEC-ABD-FF-03, JEC-ABD-FF-04, JEC-ABD-FF-05, JEC-ABD-FF-06 and JEC-ABD-FF-07.
 - ii) **SMOKE DETECTORS:** Smoke Detectors of Optical type as per Indian Standard Specification should be installed in the **Shops on the Ground floor of the building Block A** as per fire fighting drawing No. JEC-ABD-FF-03.



- iii) The entire building shall be provided with Analogue addressable type Automatic Fire Alarm system conforming to BIS:2189/1999.
- iv) 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.
- h) **GAS BASED DETECTION CUM SUPPRESSION SYSTEM:** The Main Electrical Panel, Server Room and UPS/Battery Room shall be suitably protected with Gas Based Detection cum Suppression System.
- i) **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, 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).
- j) **PORTABLE FIRE EXTINGUISHERS:-** The type/distribution of Fire Extinguishers shall be in accordance with BIS:2190/2010 in the building. All Fire Extinguishers shall conform to IS:15683/2006.
- k) **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 in the building. The Signages shall correspond to the specimen and size enclosed in Annexure "B".









(ASHOK MENON)
DIRECTOR
FIRE & EMERGENCY SERVICES

ANNEXURE "A"

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
	Emergency Exit Signages (Photoluminescent)		
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
	Signages (Photoluminescent)		
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	



(Signature)
(ASHOK MENON)
DIRECTOR

FIRE & EMERGENCY SERVICES



GOVERNMENT OF GOA
DIRECTORATE OF HEALTH SERVICES
URBAN HEALTH CENTRE, MARGAO-GOA.

No: - UHCM/NOC/2021-22/1837 dt. 28-4-2021

NO OBJECTION CERTIFICATE

To,
The Chief Officer,
Margao Municipal Council, Margao- Goa.

Report of Health Officer from Sanitation Point of View for the construction of building A and B, in Chalta No. 27 of P.T.S. No. 154 at Borda, Margao. Ref: No. SGPDA/P/6411/06/21-22 dated 01/04/2021. Ref... Application No.1701 dated 15/04/2021, of *Mr. Nilesh Manohar Kande & Mrs. Shubhada Nilesh Kande r/o Margao*. This is to certify that the Health Officer along with the Sanitary Inspector has inspected the above mentioned proposed site and this office has No Objection from the sanitary point of view as under:-

1. No. of unit for residential: -35 Units.
2. No. of unit for commercial: - 04 Units.
3. Total: -39 units.
4. Size of the septic tank & soak pit for the above person:
5. Whether the septic tank/Soak pit :-
has been shown on the plan. So at which site Bldg sewage to be connected in public sewer line.
6. Whether the size of the Septic tank: -
Soak pit is adequate to the above unit and persons, if not what should be the size .
7. Whether the drains in the complex:-
have been properly shown to discharge of rain water
8. Whether there is any possibility of:-
contaminating the water by the nearby wells due to the construction of septic tank Soak pit.....No

The Applicant/ Builder shall further observe the following conditions: -

1. The Applicant/ Builder should ensure that all the labourers posses cards and the same should be renewed every three months. No labour shall be engaged by the Contractor/ Builder at the construction sites unless he/she has a Health Card.
2. The soak pit of the septic tank should be constructed at minimum distance of 15.00meters away from any well, whose water is used for domestic purpose or for providing water.
3. The N.O.C. shall be revoked if the construction of the Septic tank/ Soak pit drainage system of the building as not existing as per the approved plans.
4. The Applicant should construct a separate soak pit in order to absorb in the sullage water from Kitchen and other non sewage sources.
5. Accumulation of water shall be prevented in pits in around the site so as to avoid breeding of Mosquitoes.
6. The Builder/ Contractor etc. to take adequate anti- larval measures at to construction sites in consultation with the concerned Health officer.guest
7. N.O.C. from this Authority be obtained before issuing Occupancy Certificate.
8. The N.O.C. Certificate issued is liable to be withdrawn if conditions stipulated above are not complied with.
9. Temephos (Abate/Nolar) mixing proportion 2.5ml in 1 litre of water to be sprayed once in 7 days.
10. Board should be displayed with builder name & contact no. Municipal License No. / Health NOC No., SPDA Order/ License No.



Artharaj
HEALTH OFFICER

Copy to,

1. *Mr. Nilesh Manohar Kande & Mrs. Shubhada Nilesh Kande*
Shreenikunj, Nr Chinmay Mission Ashram, Gogol, Margao-Goa.

HEALTH OFFICER
URBAN HEALTH CENTRE
MARGAO

South Goa Planning &



Ph: 2731781

Development Authority

S A

Ph: 2714495

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

Ref.: SGPD/A/P/6411/ *06*

12-22

Date: *01 / 04 / 2021*

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 and B** as per the enclosed approved plans in the property zoned as **Settlement S-1** zone in ODP and situated at **Borda Margao** Town bearing Chalta No. **27** of PTS No. **154** 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. In case of compound wall, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
14. The ownership of the property shall be verified by the licensing body before the issuing of the licence.

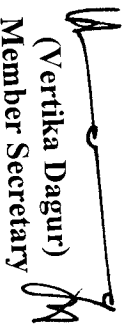
15. The road widening area shall be gifted to MMC/Local Authority before applying for completion certificate in case the same is utilized for F.A.R.
16. The setbacks, coverage & F.A.R shall be strictly maintained as per approved plans & as per rules in force.
17. All the areas shown as stilt parking shall be kept open and shall not be covered by any means at any point of time.
18. The structure that is shown for demolition shall be demolished before applying for completion certificate.
19. The tenancy/mundkari right if any shall be protected as per Tenancy Act/prevaling rules.
20. 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.
21. Minimum 15% open space will have to be strictly maintained exclusively for recreational use.
22. 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.)
23. The building shall be designed & constructed in accordance with Part IV of the Fire Protection of National Building Code of India. The provisions of firefighting 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.
24. 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.
25. The access to the rear shall be kept free from all obstructions at all times.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.

31. 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.
32. 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.
33. The road widening area shall be properly developed along with the gutter constructed before applying for completion/occupancy certificate.
34. The owner shall take all precautionary measures to ensure that no damage is caused to the adjoining building while carrying out proposed construction.
35. 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).
36. As per order dated 17.02.2020 passed in PL W.P. 65/2019 the development permission is granted subject to further order in this petition.
37. The development has to be strictly carried out in accordance with the provisions of the Goa Land Development and Building Construction Regulations 2010.
38. NOC/Clearance from the Directorate of Fire and Emergency Services shall be insisted before issuing the construction license by the local bodies.
39. 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. Damodar V. Shanbhag dated 27/1/2021, Reg. No. SE/0038/2010.

THIS PERMISSION IS ISSUED WITH REFERENCE TO THE APPLICATION DATED 11/12/2020 UNDER SECTION 44 OF THE GOA TOWN & COUNTRY PLANNING ACT 1974, FROM Shri. Nilesh Manohar Kande & others.

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.


(Vertika Dagur)
Member Secretary

To,
✓Mr. Nilesh Manohar Kande &
Mrs. Shubhada Nilesh Kande,
“SHREENIKUNJ”,
Near Chinmay Mission Ashram,
Gogol, Fatorda, Margao-Goa.

Copy to: Chief Officer, Margao/Penda Municipal Council, Margao/Penda

PLANT MORE TREES AND KEEP THE ENVIRONMENT GREEN AND CLEAN.

VOTING IS OUR DUTY, VOTE WITHOUT FEAR.