



**Government of Goa**  
**Directorate of Fire & Emergency Services**  
(ISO 9001:2015 & 45001:2018 Certified)  
St. Inez, Panaji,  
Goa - 403 001 - India



File No.: DFES/FP/HB/302/25-26/ 441

Date : 12.03.2026.

**Sub:-** Provision of Fire Safety Measures for the proposed Commercial cum Residential Building for M/s. Trimurti Real Estates on Amalgamation of properties bearing Chalta Nos. 52, 53 & 68 of P.T Sheet No. 196 situated at Aquem, Margao, Goa.

**Ref:-** 1) Your Online application No.FES2404688 dated; 14.08.2024.  
2) This office letter No.DFES/FP/HB/279/24-25/134, dt; 27.08.2024.  
3) Your undertaking dated; 30.08.2024.  
4) Your Online application No.FES2601466, dt; 06.02.2026.

With reference to the above, the Revised Architectural Plans and Fire Protection Plans for the construction of the proposed Commercial cum Residential Building for M/s. Trimurti Real Estates on Amalgamation of properties bearing Chalta Nos. 52, 53 & 68 of P.T Sheet No. 196 situated at Aquem, Margao, Goa has been vetted by this office for the in-built fire protection arrangements as per National Building Code Rules. Since the buildings 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.

**This supersedes the earlier Initial No Objection Certificate issued vide letter No. DFES/FPNA/2024/44, dated:- 19.09.2024.**



(NITIN V. RAIKER)  
DIRECTOR  
FIRE & EMERGENCY SERVICES

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

To,

M/s. Trimurti Real Estates,  
Mr. Ameet Savio Da Piedade Pinto & Mr. Sumit Jose Da Piedade Pinto  
B2, Mitasu Manor, Near Zonal Agricultural Office, Sadar, Ponda, Goa.

## ANNEXURE "A"

- I. **APPROACH FOR FIRE APPLIANCE:-** The main entrance of the plot shall be of adequate width to allow easy access to the fire service vehicles and in no case it shall measures less than 6 meters. The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire service vehicle. If the main entrance at the boundary wall is built over, the minimum clearance shall be 5 meters.
- The width of the main street on which the building abuts shall not be less than 10 meters as per the requirements of **Clause 15.1.2(a) of Goa Land Development and Building Construction (Amendment) Regulations, 2023.**
- II. **SET BACKS:-** The approach to the building and open spaces on all its sides shall be not less than 6 meters in width. A turning radius of atleast 9 meters shall be provided for movement of fire service vehicles. The open space shall be kept free of obstructions and shall be motorable, no projections shall be allowed in the open space. The approach and side setbacks to be provided for proposed building shall fulfill the requirements of **Clause 15.1.2(b) of Goa Land Development and Building Construction (Amendment) Regulations, 2023.**
- 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 (Revised) Architectural plan.
- 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.
- v) **All staircase shall terminate at the level of exit discharge. The access to the basement shall be by separate staircase, in case of separation of stairs leading from ground (exit discharge) to the upper floors and stairs leading to the basement by Fire Protection wall and both the staircase highlight are accessible by separate entries.**

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).

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**.
- 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**.
- g) All Electrical cables, particularly heavy cables should be coated with fire resistance paint. A band of fire resistance paint of 1m width at every 10m interval in horizontal plane; complete run of cable in vertical plane, 1m on either side of cable, when the cable is running from one room to another room through wall opening/conducts etc. should be provided.
- h) Linear Heat Sensors as per Indian Standard Specification shall be installed in the Cable tunnels & Cable trays.

**VIII. 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'.

**IX. COMPARTMENTATION:-** The building shall be suitably compartmentalized so that fire / smoke remain confined to the area where fire incident has occurred and does not spread to the remaining part of the building. The same 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).



- X. **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).
- 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 the requirements of Clause 4.6.2 of National Building Code of India, 2016, Fire & Life Safety (Part-4).
- XII. **PUBLIC ADDRESS SYSTEM:** The computerized public address system with 2-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, which shall assess the fire situation and inform people in case of emergency.
- XIII. **LIGHTING PROTECTION OF BUILDING:-** The building shall be protected from lighting 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) **OVERHEAD (TERRACE WATER STORAGE TANK):** - A RCC tank of 25,000 liters capacity shall be provided on top of the terrace level of the building exclusively for fire fighting. The tank shall be connected to the Down Comer all through by a booster pump through a non-return valve and a gate valve as per fire fighting drawing No.TME-FF-01 and TME-FF-07.
- b) **DOWN COMER:** - 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 along with 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 valve as per fire fighting drawing No. TME-FF-01, TME-FF-02, TME-FF-03, TME-FF-04, TME-FF-05, TME-FF-06 and TME-FF-07.



- ii) **SMOKE DETECTORS:** Smoke Detectors of Optical type as per Indian Standard Specification should be installed in the Rooms on the Ground floor of the Building as per fire fighting drawing No.TME-FF-01 and TME-FF-04.
  - 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 life.
  - 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.
- h) **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.
- 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, 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).
- 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 of the building the Signages shall correspond to the specimen and size enclosed in Annexure "B".



1) **BASEMENT :-**

- 1) Automatic Sprinkler system confirming to Bureau of India Standard should be provided in the Basement.
- 2) 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).



*Nitin V. Raker*

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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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**DIRECTOR**

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