

**GOVERNMENT OF TELANGANA
STATE DISASTER RESPONSE AND FIRE SERVICES DEPARTMENT**

From:
The Director General,
Telangana State Disaster Response
and Fire Services, Hyderabad.

To:
The Commissioner,
Greater Hyderabad Municipal Corporation,
Hyderabad.

Lr. Rc. No. 1000/MSB/CR/RR/2014, Dated: 31-03-2015.

Sir,

Sub:- Telangana State Disaster Response and Fire Services – Ranga Reddy – Proposed construction of Multi Storeyed Building by M/s. Satyavani Homes JV, at Sy. No. 97, 98 situated at Annojiguda (V), Ghatkekar (Mandal), RR District – Issue of Provisional No Objection Certificate - Reg.

- Ref:- 1. From A. Allaprasad, Satyavani Projects and consultants Pvt. Ltd.,
Khairatabad, Hyderabad received with Letter No Nil Dated: 21-07-2014.
2. This Office Memo vide Rc.No.1000/MSB/CR/RR/2014 Dt:11-10-2014.
3. From Multi Storeyed Inspection Committee report received with
Rc.No.119/MSB/ADFS/2014 Dt: 29-11-2014.
4. This Office Memo Rc. No. 1000/MSB/CR/RR/2014, dated: 23-12-2014
5. Lr. No. SV/HYD/GH/2015-16, dated 21.02.2015 received from Sri A. Alla
Prasad, M/s. Satyavani Projects and Consultants Pvt. Ltd., Hyderabad.
6. This office Memo Rc. No. 1000/MSB/CR/RR/2014, Dated: 07-03-2015.
7. MSB Inspection Committee Report vide Rc. No. 119/MSB/ADFS/2015,
dated 18-03-2015.

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Vide reference 1st cited, an application has been received from the management of for issue of Provisional No Objection Certificate for the proposed Multi Storeyed Building with a height of 44.76 mtrs. for Residential Occupancy (Group – A Apartment Houses) by M/s. Satyavani Homes JV, at Sy. No. 97, 98 situated at Annojiguda (V), Ghatkekar (Mandal), RR District.

2. Vide reference 2nd cited a committee of the officers have been nominated to inspect the premises of the proposed construction of the Multi Storeyed Building by M/s. Satyavani Homes JV, at Sy. No. 97, 98 situated at Annojiguda (V), Ghatkekar (Mandal), Ranga Reddy District. Accordingly, vide reference 3rd cited, the Multi Storeyed Building Inspection Committee has submitted the report. Vide reference 4th cited, the Multi Storeyed Building Inspection Committee has been requested to re-examine as per the NBC and to submit the report.

3. Vide reference 5th cited, the management of M/s. Satyavani Projects and Consultants Pvt. Ltd., Hyderabad have submitted a representation clarifying the height of the building and has further submitted that as the building height is very much within the stipulated norms of NBC & Building Regulations, requested to sanction Provisional NOC to submit the same to HMDA for further course of action.

4. Vide reference 6th cited, the Multi Storeyed Building inspection committee has been once again requested inspect and to re-examine the reply furnished by the builder and to submit the report. Vide reference 7th cited, the Multi Storeyed Building Inspection Committee has submitted the inspection report as follows.

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5. The Multi Storeyed Building Inspection Committee has submitted that they have once again scrutinized the plans of the proposed Construction of M/s. SATYAVANI HOMES JV (ATRI BLOCK-1) at Sy.No.97,98 Situated at Annojiguda(V), Ghatkesar (Mandal), Ranga Reddy District for Residential Occupancy (A-4) and submitted the following report.

ATRI BLOCK - 1

6. The Multi Storeyed Building Inspection Committee has reported that the builder has proposed to construct a Multi Storeyed Building with **Cellar-1+ Cellar-2 + Stilt floor + 15 Upper Floors with a height of 44.76 Metres for Residential Occupancy (A4)**. Further, it is submitted that as per the sectional plans submitted by the builder and as per the reply furnished by the builder (copy enclosed), the stilt floor is 1.86 Mtrs above the ground level and 1.00 Mtrs below the ground level and the other floors height of proposed building is 2.86 Mtrs each floor and the overall height of the proposed building is as follows

Stilt: 01.86 Mtrs (1.0 M below ground)

15 floors @ 2.86 Mtrs : 42.90 Mtrs.

Total Height : 44.76 Mtrs.

7. The Multi Storeyed Building Inspection Committee has reported that the builder has proposed to provide the following open places around building.

Sides	Open space required as per Part III Table 2 of Clause 8.2.3.1 of NBC 2005	Open space proposed to provide by the builder	Deficit
North	13.00 Metres	13.00 Metres (7M Driveway)	Nil
South	13.00 Metres	13.69 Metres (7M Driveway)	Nil
East	13.00 Metres	13.00 Metres (7M Driveway)	Nil
West	13.00 Metres	13.00 Metres (7M Driveway)	Nil

8. The Multi Storeyed Building Inspection Committee has reported that the details of staircases required as per NBC and proposed is furnished as below:

Sl. No.	Detailing Staircases	Required		Propose to Provide	Location	Deficit
		Nos.	Width			
1	Internal staircase	1 No.	1.50 M	1 X 2.00 M 1 X 1.52 m	West & North Sides	Nil
2	External staircase	1 No.	1.25 M	1 X 2.00 M	South Side	Nil
	Total	--	--	5.52 Metres		

9. The Multi Storeyed Building Inspection Committee has reported the details of Occupant Load per Unit and Exit Width required and proposed is furnished as below:

S. No.	Floor	Built-up area in Sq. Mtrs	Occupant as per Table 20 of NBC 2005	Type of Occupancy	Means of escape required as per Table 21 of NBC	Proposed	Fire Lift	Fire Door	Deficit
1	Cellar -1	3721.68	Parking	Parking	Parking	Parking	02	Residential apartment open corridors no enclosed staircases	Nil
2	Cellar -2	4190.66	Parking	Parking	Parking	Parking	02		Nil
3	Stilt Floor	1916.74	Parking	Parking	Parking	Parking	02		Nil
4	1 st Floor	1543.99	124	Residential (A4)	2.50 M	5.52 M	02		Nil
5	2 nd Floor	1543.99	124	Residential (A4)	2.50 M	5.52 M	02		Nil
6	3 rd Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
7	4 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
8	5 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
9	6 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
10	7 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
11	8 th Floor	1717.48	137	Residential (A4)	2.80 M	5.52 M	02		Nil
12	9 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
13	10 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
14	11 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
15	12 th Floor	1717.48	137	Residential (A4)	2.80 M	5.52 M	02		Nil
16	13 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
17	14 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
18	15 th Floor	1675.91	134	Residential (A4)	2.70 M	5.52 M	02		Nil
	Total	34787.03							

10. The Multi Storeyed Building Inspection Committee has reported that the builder has proposed to provide the following fire fighting systems as per table 23, Part-4 NBC of India 2005.

Sl. No.	Item	Required as per NBC 2005	Proposed to provide by the builder	Deficit
1	Fire Extinguishers as per IS:2190:2010	124 Nos.	124 Nos.	Nil.
2	Hose Reel system	41 Nos.	72 Nos.	Nil
3	Down Comer	02 Nos.	04 Nos.	Nil
4	Automatic sprinklers system in Cellar	659 Nos.	659 Nos.	Nil
5	Manually operated electric fire alarm system	41 Nos.	72 Nos.	Nil
6	Underground tank	75,000 Ltrs	75,000 Ltrs	Nil
7	Terrace Tank	15,000 liters	15,000 liters	Nil
	Fire Pumps: Electrical Pump of 1620 LPM Diesel Pump of 1620 LPM Jockey pump of 180 LPM	1 No. 1 No. 1 No.	1 No. 1 No. 1 No.	Nil

11. The Multi Storeyed Building Inspection Committee has reported that the builder has proposed to provide floor wise Fire Fighting systems as per the Table 23 of Part-4 of NBC of India 2005.

S. No.	Floors	Extinguishers	Hose Reel system	Down Comer	MCP	Automatic sprinklers	Underground tank	Fire Pumps	Terrace Tank
1	Cellar -1	13	04	02	04	310	75 KL	03 Nos.	NA
2	Cellar -2	15	05		05	349	NA	NA	NA
3	Stilt Floor	07	02		02	NA	NA	NA	NA
4	1 st Floor	06	02		02	NA	NA	NA	NA
5	2 nd Floor	06	02		02	NA	NA	NA	NA
6	3 rd Floor	06	02		02	NA	NA	NA	NA
7	4 th Floor	06	02		02	NA	NA	NA	NA
8	5 th Floor	06	02		02	NA	NA	NA	NA
9	6 th Floor	06	02		02	NA	NA	NA	NA
10	7 th Floor	06	02		02	NA	NA	NA	NA
11	8 th Floor	06	02		02	NA	NA	NA	NA
12	9 th Floor	06	02		02	NA	NA	NA	NA
13	10 th Floor	06	02		02	NA	NA	NA	NA
14	11 th Floor	06	02		02	NA	NA	NA	NA
15	12 th Floor	06	02		02	NA	NA	NA	NA
16	13 th Floor	06	02		02	NA	NA	NA	NA
17	14 th Floor	06	02		02	NA	NA	NA	NA
18	15 th Floor	06	02		02	NA	NA	NA	NA
19	Terrace	--	--		--	--	NA	01	01
	Total	124	41	02	41	659	75 KL	03 Nos.	01

12. The Multi Storeyed Building Inspection Committee has reported that the builder has proposed to provide open spaces, means of escapes and fire safety measures as per Part - 4 NBC of India 2005 and hence recommended for issue of Provisional No Objection Certificate for Residential Occupancy (A4) to the M/s SATYAVANI HOMES JV (ATRI BLOCK-1) at Sy.No.97, 98 Situated at Annojiguda(V), Ghatkesar(Mandal),Ranga Reddy District with Cellar-1+ Cellar - 2 + Stilt floor + 15 Upper Floors with a height of 44.76 **with the following Conditions.**

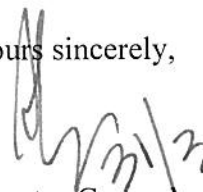
S. No.	Conditions
1	The builder shall ensure the height of the building from ground level is below 45 Mtrs only.
2	All the fire safety systems shall be provided as per the provision of Part-4 of N.B.C. of India 2005.
3	Leveled, hard, open spaces of 08.00 Metres including 7.00 M driveway all around the building for operation of fire vehicles.
4	Ventilation of staircases shall comply with clause C-1.4 of Part-4 N.B.C. of India 2005.
5	Provision of Auto-glow exits signs in corridors, staircases and entire escape route.
6	Compartmentation should be provided in basement area as per Clause C.9 of Annexure-C of Part-4 N.B.C. of India 2005.
7	Fire safety plans: at the time of occupation it will be submitted, by the builder.
8	No Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of the building without license.
9	Within the 50.0 Metres radius there is no hazardous insulations are available around the site
10	Construction activity not commence, Earth work completed.
11.	As per Clause 3.4.3.2 of part-4 NBC A high rise building during construction shall be provided with the following fire protection measures, which shall be maintained in good working condition at all times.
A	Dry riser of minimum 100 mm diaMetres pipe with hydrant outlets on the floors constructed with a fire service inlet to boost the water in the dry riser and maintenance should be as per the requirements laid down in good practice 4(6).
B	Drums filled with water of 2,000 liters capacity with two fire brackets on each floor.
C	A water storage tank of minimum 20000 liters capacity which may be used for other construction purposes.

13. In view of the above and as per the recommendations of the Multi Storeyed Building Inspection Committee, **the Provisional No Objection Certificate is issued to the MSB for Residential Occupancy (A4) to the M/s. SATYAVANI HOMES JV (ATRI BLOCK - 1) at Sy. No. 97, 98 Situated at Annojiguda (V), Ghatkesar(Mandal),Ranga Reddy District with Cellar -1+ Cellar - 2 + Stilt floor + 15 Upper Floors with a height of 44.76 with the Conditions (1) to (11) mentioned at Para No. 12.**

14. This provisional No Objection Certificate is issued with an advice that the building should not be occupied and the operations shall not be commenced without obtaining No Objection Certificate for Occupancy from this Department about the satisfactory installation of above fire safety measures.

15. The attested plans are enclosed herewith.

Yours sincerely,



Director General
Telangana State Disaster Response
and Fire Services, Hyderabad.

Copy to:

- (i) The Regional Fire Officer, CR, Hyderabad.
- (ii) The District Fire Officer, East Zone, Hyderabad.
- (iii) The District Fire Officer, East Zone, Hyderabad (FAC) Asst. District Fire Officer, Maheshwaram.
- ~~(iv)~~ Sri A. Allaprasad, M/s. Satyavani Projects and consultants Pvt. Ltd., Khairatabad, Hyderabad.