

**GOVERNMENT OF MAHARASHTRA**

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NO.MFS/PRO/KON/18112025/294

**Directorate of Maharashtra Fire Service**  
Maharashtra Fire Service Academy  
Vidyanagri, Hans Bhugra Marg,  
Santacruz (East), Mumbai – 400 098  
Date:18-Nov-2025

To,  
M/s. BABA INTERNATIONAL SCHOOL  
S.No.6/1/A/1/1, OPP DEMART NEAR MODI RESORT  
At.BAMNOLI VILLAGE KARJAT, RAIGAD

**Sub: Provisional fire safety approval for your proposed construction of Educational Building on S.No.6/1/A/1/1, OPP DEMART NEAR MODI RESORT BAMNOLI VILLAGE KARJAT, RAIGAD.**

**Ref: Application No. MFS/PRO/KON/02112025/731, dated - 02-Nov-2025**

This is a proposal for construction of Educational building as detailed given below.

Total Plot area is 9998.00 Sq.mts and Proposed built up area is 1387.83 Sq.mts (inclarea free of FSI). The building BABA INTERNATIONAL SCHOOL consist of Ground + 2nd Upper Floor and Height of the Building is 10.95 Mtrs. The detail of the proposed Construction is as under,

| Sr.No. | Building Name             | Floor     | Built Up Area in Sq.Mtrs |
|--------|---------------------------|-----------|--------------------------|
| 1      | BABA INTERNATIONAL SCHOOL | Gr. Floor | 462.61                   |
| 2      | BABA INTERNATIONAL SCHOOL | Floor 1   | 462.61                   |
| 3      | BABA INTERNATIONAL SCHOOL | Floor 2   | 462.61                   |
|        | <b>Total</b>              |           | <b>1387.83</b>           |

The open spaces around the buildings as certified by architect (NAGESH P GAWAND):

| Building Name             | Marginal Space Front | Marginal Space Rear | Marginal Space Side 1 | Marginal Space Side 2 | Plot Access Road |
|---------------------------|----------------------|---------------------|-----------------------|-----------------------|------------------|
| BABA INTERNATIONAL SCHOOL | 74.54                | 6.00                | 6.00                  | 6.00                  | 12.00            |

**This N.O.C. is valid subject to fulfillment of the following conditions:**

**Provisions of Maharashtra Fire Prevention and Life Safety Measures Act, 2006**

- Under **Section 3** of “Maharashtra Fire Prevention and Life Safety Measures Act, 2006” (hereinafter referred to as “said Act”). The applicant (developer, owner, occupier by whatever name called) shall comply with all the Fire and Life Safety measures adhering to National Building Code of India, 2016 and as amended from time to time failing which it shall be treated as a violation of the said Act.

2. As per the provision as **under :- 10** of the said Act. No person other than the License Agency shall carry out the work of providing Fire Prevention and Life Safety Measures or performing such other related activities required to be carried out in any place or building or part thereof provided that,
  - A. If the Director, MFS is satisfied that, for any reason, to be recorded in writing, the owner or occupier is not able to carry out the fire prevention and fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorize any person or persons he thinks fit to carry out such work, and any work carried out by such authorized person or persons shall be deemed to be carried out by a Licensed Agency.
  - B. No Licensed Agency or any other person claiming to be such Licensed Agency shall give a certificate **under sub-section (3) of section 3** regarding the compliance of the fire prevention and life safety measures or maintenance thereof in good repair and efficient condition, without there being actual such compliance or maintenance. The names of the License Agencies approved by Directorate of Maharashtra is available on our website [www.mahafireservice.gov.in](http://www.mahafireservice.gov.in)
3. Though certain conditions are stipulated from the said Act and the National Building Code of India, it is obligatory on part of the applicant that is developer, builder, occupier, owner, tenant, by what so ever named called to abide with the provisions of the said Act failing which it shall be actionable under the provisions of said act.
4. The plans of the building should be approved by The Concern Competent Authority.
5. The occupancy certificate should be obtained from The competent authority. **The O.C. shall be issued subject to "Final No-Objection Certificate" from this Department.**
6. **Proper roads in the premises should be provided & marked on ground for easy mobility of the Fire Brigade Appliance as per the guidelines given in NBC-2016, should be kept free from obstructions all the time. The load bearing capacity of internal roads must be minimum 45Tones. The width of the road shall not be less than 6.0 Mtrs for easy maneuver of the fire engine. However, the marginal open space shall be seen in to by the concern competent authority of the building proposal department.**
7. **Inspection of Fire Fighting installation will be carryout by the representative of this Fire department during installation of the Fire fighting system**
8. All portable fire fighting equipments installed at various locations as per local hazard such as Co2-DCP, Foam, Fire buckets should be strictly confirming to relevant IS specification. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency. The monitoring mechanism for all Fire Fighting equipment should be designed and implemented. **The Guidelines should be followed based on IS 15683 & IS-2190 – Code of Practice for selection, Installation and Maintenance of Portable First-Aid Fire Extinguishers.**
9. All the fire fighting equipments shall be well maintained and should be easily accessible in case of emergency.
10. Emergency Telephone numbers like **"Police", "Fire Brigade", "Hospital", "Doctors", and "Responsible persons of the company"** should be displayed in security cabin & production building.
11. It shall be ensured that security staff & every employee of the co. are trained in handling fire fighting equipment & fire fighting.
12. **"Fire Extinguisher", "Fire Bucket", "Danger", "No Smoking"** caution boards should be displayed at the places physically shown & the caution boards should be easily visible and **as per the guidelines given in IS:9457, IS:12349 and IS:12407.**
13. **The house keeping shall be well maintained within the entire premises.**
14. Fire buckets **08/Nos.** filled in with fine sand and will have to be installed near transformer yard & utility areas and should be easily accessible in case of emergency.
15. All electrical appliances/fittings and fixtures should be strictly flame proof.

16. The Fire Exit Drill or Evacuation Drill should be plan and instruction should be given to the staff minimum **four times in a year** and drill should be carried out **twice in a year**.
17. "**On-Site**" & "**Off-Site**" emergency plan/ **Evacuation Plan** shall be prepared & mock drills shall be conducted twice a year & instructions to every employee shall be given once in three months.
18. **In future if the developer intends to go for expansion, alteration, modification of any building an approval of fire department must be obtained before commencing proposed construction.**
19. **Stability certificate to all buildings shall be obtained from Architect or competent person as per the Rule 3-A of Maharashtra Factories Rules, 1963.**
20. **The height & other clearances / approvals must be obtained from local "Civil Aviation Department, if necessary"**
21. **All necessary approvals required from Government / Planning / Special Planning Authority shall be obtained, as applicable.**

**REQUIREMENT AND PROVISION:** - The following active fire protection system will be required for the safety of the building:-

| Sr. No. | FIRE FIGHTING INSTALLATION                       | Requirements                       | Provision             | Remarks   |
|---------|--|------------------------------------|-----------------------|---|
| 1       | Portable Fire Extinguishers                      | Required                           | IS: 15683 & 2190      |   |
| 2       | Hose Reel  | Required at prominent places.      | In all staircases     | On each floor in the Staircase landing for Fire Fighting. The first aid hose reel shall be connected directly to riser/down comer main and diameter of the hose reel shall not be less than 19mm <b>confirming to <u>IS 884:1985</u></b>  |
| 3       | Wet Riser  | <b>Required</b>                    | In all staircases     | Required to provide in the Staircase and Fire Escape Staircase. Landing of Valve should be installed <b>confirming to IS:5290.</b>  |
| 4       | Yard Hydrant or Ring hydrant around the building | <b>Required</b>                    | At Various Locations. | Fire Brigade Inlet connection should be provided. Hydrant points should be provided with 2 Nos. of Delivery Hose confirming to <b>IS-14933-2001</b> along with Standard Branch (Universal) confirming to IS-2871. <b>The distance between 2 Hydrants should be not more than 45 mtrs. <u>The guidelines should be followed as per IS 3844:1989.</u></b> |
| 5       | Fire Pump  | <b>01 No. 900 lpm booster pump</b> |                       | Fire Fighting pumps shall be well maintained.<br>Fire pumps shall be centrifugal pumps only.  |

| Sr. No. | FIRE FIGHTING INSTALLATION   | Requirements                  | Provision   | Remarks   |
|---------|--|-------------------------------|---|---|
|         |  |                               |   | Booster pump should be provided on terrace.<br>Fire pump, Jockey Pump and Booster pump separate set shall be provided for each tank / wing. |
| 6       | Terrace Level Tank   | <b>Required 25000 liters.</b> |   | On each Terrace / each building   |
| 7       | Manually Operated Fire Alarm System  | <b>Required</b>               | At Various strategic location   | MOEFA system also include talk-back system and PA System; it should be connected to alternate power supply.                                 |
| 8       | Fire Brigade Connection For Static Water Tank and For Hydrant System                         | Required at the Main Gate     |   |   |
| 9       | Sign Indicators for all fire safety, safe evacuation of occupants in case of emergency signs | Required at Prominent Places. | Sign indicators should provided at prominent places as per the guidelines given in<br><b>IS:9457 for Safety colour and Safety</b><br><b>IS:12349 for Fire Protection Safety Signs</b><br><b>IS:12407 for Graphics symbols for Fire Protection Plan.</b> |   |
| 10      | <b>Automatic Detection System</b>  | Required                      | <b>Automatic Detection system should be provided. Standards and guidelines given in IS-11360-1985 specification for Smoke Detectors for use in Automatic Electrical Fire Alarm system. <u>Detection system for Cable Trench should be provided.</u></b> |   |
| 11      | Manual Call Point  | Required                      | Manual Call Point should be provided at prominent places.   |   |

**Note:**

1. Fix fire fighting installations such as down comer, hydrant connections, hose reels etc. shall be provided in separate shaft having opening at floor level with Glass cabinet having locking arrangement to avoid theft and damage.
2. The requirement of water capacity (underground / above / terrace) and pump capacity is given on the basis of Table 7 of the National Building Code of India-2016, Part 4 which is minimum. The system installer shall perform the hydraulic calculation and provide necessary actual water requirement for hydrant, sprinkler and water base system. The pumping arrangement shall also be calculated to provide min 3.5 kg/cm<sup>2</sup> for low hazard and 5.5 kg/cm<sup>2</sup> for moderate and high hazard at the farthest or top most point.

**GUIDELINES FOR INTERNAL STAIRWAYS as per NBC 2016.**

- a. Stairways shall be constructed of non-combustible materials throughout. Hollow combustible construction shall not be permitted. Width of Staircase should be 2.0 M.
- b. No Gas piping shall be laid down in the stairway.
- c. Internal staircase shall be constructed as a self-contained unit with at least one side adjacent to an external walls and shall be completely enclosed.

- d. Internal staircase shall not be arranged around lift shaft unless the later is entirely enclosed by material of fire resistance rating as that for type of construction itself.
- e. The access to main staircase shall be gained through at least half-an-hour fire resisting automatic closing doors, placed in the enclosing walls of the staircase. They shall be swing type doors opening in the direction of the escape.
- f. No living space, store or other space, involving fire risk, shall open directly in to staircase.
- g. The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- h. The exit signs with arrows indicating the escape routes shall be provided at a height of 1.5 m. from the floor level on the wall and shall painted with fluorescent paint. All exit signs should be flush with the wall and so designed that no mechanical damage to them can result from the removing furniture, material or any other equipment.
- i. **Exits shall be so located that it will not be necessary to travel more than 22.5 m. from any point to reach the nearest exit.**

#### **EXTERNAL STAIRCASE OR FIRE ESCAPE STAIRCASE :-**

Shall comply the following.

1. **Fire Escape shall not be taken into consideration while calculating the number of staircases for the building.**
2. **Fire escape constructed of M.S. angles, wood or glass is not permitted.**
3. Staircase shall always be kept in sound operable condition
4. Fire Escape Staircase shall be directly connected to the ground.
5. Entrance to the Fire Staircase shall be separate and remote from the internal staircase.
6. Care shall be taken to ensure that no wall opening or window opens on to or close to Fire Escape Stairs.
7. The route to the external staircase shall be free of obstructions at all times.
8. The Fire Escape stairs shall be constructed of noncombustible materials, and any doorway leading to it shall have the required fire resistance.
9. No Staircase, used as a fire escape, shall be inclined at an angel greater than 45 from the horizontal.
10. Fire Staircase shall have straight flight not less than 150 c.m. wide with 25 c.m. treads and risers not more than 19 c.m. The number of risers shall be limited to 15 per flight.
11. Handrails shall be of a height not less than 100 c.m. and not exceeding 120 c.m.

#### **STAIRCASE DESIGN REQUIREMENT :-**

1. The minimum headroom in a passage under the landing of a staircase and under the staircases shall be **2.2 Mtrs.**
2. Access to main staircase shall be through a fire / smoke check door of a minimum 2 hours fire resistance rating.
3. No living space, store or other fire risk shall open directly in to the staircases.
4. The main and external staircases shall be continuous from ground floor to the terrace level.
5. No electrical shafts, A/c ducts or gas pipe etc. shall pass through or open in the staircases. Lifts shall not open in staircases.

**ELECTRICAL SERVICES :-**

1. The electric distribution cables/wiring shall be laid in separate duct. The duct shall be sealed at every alternate floor with non-combustible materials having same fire resistance as that of the duct.
2. Water mains, telephone lines, intercom lines, gas pipes or any other service lines shall not be laid in the duct of electric cables.
3. Separate circuits for water pumps, lifts, staircase & corridor lighting shall be provided directly from the main switch gear panel and these circuits shall be laid in separate conduit pipes so that fire in one circuit will not affect the others.
4. The inspection panel doors and any other opening in the shaft shall be provided with airtight fire doors having the fire resistance of not less than two hours.
5. Medium & low voltage wiring running in shaft and within fall ceiling shall run in metal conduit.
6. An independent & well-ventilated service room shall be provided on the ground floor with direct access from outside or from the corridor for the purpose of termination of electric supply. The doors provided for the service room shall have fire resistance of not less than two hours.

**Electric cable shaft and electric meter room :-**

- i. Electric cables shall not pass through the staircase walls or shall be taken in concealed manner.
- ii. Inspection door of the shaft if provided shall have two hours of fire resistance.
- iii. Electric meter room shall be provided at the ground floor at the location marked on the plan. It shall be adequately ventilated.
- iv. Electrical shafts shall be sealed at each floor level with non combustible material such as vermiculite concrete.
- v. Electric wiring shall be having copper core having the fire resistance and low smoke hazard cables for the entire building with provision of ELCB / MCB in electrical installation of the building.

**Access :-**

Two entrance gates each of width not less than 04.50 mtr and height clearance not less than 04.50 mtrs shall be provided.

**Courtyards :-**

- i. The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 45m. tones and shall be flushed to road level.
- ii. The courtyards shall be in one plane.

**CAR PARKING :-**

- i. Car parking shall be permitted in the designated area.
- ii. Drainage of the car parking area of all the levels shall be laid independent from that of the buildings & it shall be provided with catch pit & fire trapped before connecting the building drainage or Municipal drainage.
- iii. Drainage of the car parking areas at all the levels shall be so laid as to prevent any overflow in the staircase, lift shaft etc.
- iv. The parking area shall not be used for dwelling purpose & repairing / maintenance purpose, at any time. Dwelling use of naked light/flame, repairing /maintenance of vehicles shall be strictly prohibited in the parking area.
- v. Repairing / servicing of cars, use of naked light shall not be permitted in the car parking areas.
- vi. The drive way shall be properly marked & maintained unobstructed.

**PORTABLE FIRE EXTINGUISHERS :-**

- a. Two Dry Chemical Powder (A.B.C.) type fire extinguisher of 4 kgs. Capacity and CO2 Type of Extinguisher of 4.5 kg having I.S.I. certification mark and two buckets filled with dry, clean sand shall be kept in Electric meter Room as well as Lift Machine room of each building.
- b. Adequate Nos. of Dry Chemical Powder (A.B.C.) type fire extinguishers each of 4 Kgs. Capacity having I.S.I (15682 & 2190) certification mark shall be kept at parking area equally distributed at prominent places.

**TERRACE DOOR :-**

- i. The top half portion of the doors shall be provided with louvers.
- ii. The latch- lock shall be installed from the terrace side at the height of not more than 1mtrs.
- iii. The glass front of 6 inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking the glass.

**SIGNAGES :-**

Self glowing / fluorescent EXIT signs in green colour shall be provided showing the means of escape for the entire building.

**Any Other Guidelines as per requirement:**

In addition to the above, all provision under the National Building Code of India-2016 shall be strictly adhered, also if any change in activity or Proposed expansion or Subletting of Plot, NOC from this department is essential.

This is a "Provisional No-Objection Certificate". After compliance with above mentioned recommendations/conditions, inspection of the fire prevention & protection systems provided by you will be carried out by this department & after satisfactory performance of the system "Final No-Objection Certificate" will be issued.

The undersigned reserves right to amend any additional recommendations deemed fit during the final inspection due to the statutory provisions amended from time to time and in the interest of the protection of the company.

**As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006, Section 25-Annexure-Part III, M/s. BABA INTERNATIONAL SCHOOL has paid Fire Protection Fund Fees amounting to Rs. 155185.00/- (Rs. ONE LAKH FIFTY FIVE THOUSAND ONE HUNDRED EIGHTY FIVE RUPEES Only) vide UTR No. UBINJ25307613049, dated 03-Nov-2025**

However, Town Planning is requested to verify the total built up area and inform this Department for the purpose of levying additional Capitation fee.

Assistant Director Raigad1, MFS

Copy to District Collector Raigad