Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services
No. 1, Annaswamy Mudaliar Road
Bangalore - 560 042

Phone : 25570733
: 22971501
Fax : 22971512

No.GBC (1)132/2011

31-03-2012

To
The Commissioner,
Bruhat Bengaluru Mahanagara Palike,
N.R.Square,
Bangalore – 560 002.

Sir,

Sub: Issue of re-revised NOC for the construction of 4 High Rise Residential Buildings at B.B.M.P. Khatha No.13 /2; Old Sy.Nos. 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8,54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4,58/2, 59/2, 60/1, 55/1,128/1 A-E,128/2, 128/3 and 129/5, Sub khatha 37/ 47/ 2, Ward No.6, Thanisandra Main Road, Bangalore City.

Ref: 1) This office revised NOC No.GBC(1)977/2005 dated 06-08-2008.

2) Letter dated 11-04-2011 & 8-6-2011 of the Authorised Signatory, G-Corp Home Pvt. Ltd, No.21/19, Craig Park Layout, Off. M.G.Road, Bengaluru - 560 001.

^^^^^^^^

In the reference, cited above, revised NOC for the construction of 20 High Rise Residential buildings in 2 clusters at Sy. Nos. 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, 60/1, 55/1,128/1 A-E, 128/2, 128/3 and 129/5, Sub khatha 37/ 47/ 2, Ward No.6, Thanisandra Main Road, Bangalore was issued to the Executive Director, IDEB, Parkway Holdings Pvt. Ltd, 9th floor, Delta Tower, Sigma Soft-Tech Park, 7, Whitefield Main Road, Opp. Varthur Lake, Bangalore. Now, by enclosing a Joint Development agreement, the Authorised Signatory of G-Corp, in his letters cited at (2) above, has requested to issue re-revised NOC for the construction of 11 High Rise Residential Towers in 4 clusters and a Club House. Accordingly .the Chief Fire Officer, Bangalore West of this department has re-inspected the site at Khatha No.13 /2; Old Sy.Nos.47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, 60/1, 55/1,128/1 A-E, 128/2, 128/3 and 129/5, Sub khatha 37/ 47/ 2, Ward No.6, Thanisandra Main Road, Bangalore on 18-05-2011 and on 08-02-2012 with reference to the revised drawings submitted by the applicant and has furnished the details as follows;

A. **Details of pre mises / site** :-

01.	Address of the premises	:	B.B.M.P. Khatha No.13 /2; old Sy. Nos. 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, 60/1, 55/1,128/1 A-E, 128/2, 128/3 and 129/5, Sub khatha 37/ 47/ 2, Ward No.6, Thanisandra Main Road, Bangalore.
02.	Number of Buildings		11 Towers in 4 clusters and a Club House.
03.	Number of floors in each Tower / Cluster:		**Cluster - I [Tower – A]** :- 2 basements, ground floor & 17 upper floors. **Cluster - II [Tower – B]** :- 2 basements, ground floor & 22 upper floors. **Cluster - III [Towers – C, D and E]** :- Each with 2 basements, ground floor & 27 upper floors. **Cluster - IV [Towers –F, G, H, I, J and K]**:- Each with 2 basements, ground floor & 27 upper floors. **Club house** :- 2 basements [Part of cluster – IV] , ground floor and 3 upper floors.
04.	Type of occupancy		Residential.
05.	Floor-wise details of the occupancy:-		
	Cluster-I & II [Tower-A & B] Common lower basement	:	For parking 186 cars, STP, generator rooms separate fire pump rooms and sumps for each tower i.e., **Towers – A & B**. The basements of these 2 towers are inter-connected through a 7.00 Mtrs. wide internal drive-way.

Cluster- I & II [Tower-A & B] Common upper basement	:	For parking 171 cars, electrical room, communication room. The basements of these 2 towers are interconnected through a 7.00 Mtrs. wide internal drive-way.
Cluster - I [Tower – A] Ground floor to 15th floor	:	4 flats in each floor x 16 floors = 64 flats.
16th floor	:	2 duplex flats and 2 simplex flats = 4 flats.
17th floor	:	Upper part of 2 duplex flats and 2 simplex flats.
Cluster - II [Tower – B] Ground floor to 22nd floor	:	4 flat in each floor x 23 floors = 92 flats.
Cluster - III [Tower- C,D & E] Common lower basement	:	For parking 168 cars, communication room, fire pump rooms and sumps.
Cluster - III [Tower- C,D & E] Common upper basement	:	For parking 166 cars, generator room, communication room and 3 electrical rooms.
Ground floor to 27th floor	:	12 flats in each floor x 28 floors = 336 flats.
Cluster - IV [Towers-F, G, H, I, J & K] Common lower basement	:	For parking 536 cars, STP, generator room, electrical room, fire pump rooms and sumps.
Cluster - IV [Towers-F, G, H, I, J & K] Common upper basement	:	For parking 516 cars, 6 electrical rooms and communication rooms.
Ground floor to 27th floor	:	24 flats in each floor x 28 floors = 672 flats.
Club house : Ground floor	:	Function hall, kitchen, cafeteria, pharmacy, patisserie and 5 shops.
1st floor	:	Kitchen, cafeteria, cards / carom space, gymnasium / aerobics area and back office.

2nd floor : Semi open party hall, kitchen, pantry, meditation centre, yoga hall and back office.

3rd floor : Swimming pool, kids pool, steam, sauna, lockers, billiards room, AV room, meeting room, library, internet cafe, server room and back office.

06. Height of the building : Cluster - I : 57.70 Mtrs.
Cluster - II : 73.45 Mtrs.
Cluster - III : 89.20 Mtrs.
Cluster - IV : 89.20 Mtrs.
Club-house : 13.60 Mtrs.

07. Site area : 80,329.46 Sq.Mtrs.

08. Built-up area of each floor:-

Details of floors	Cluster – I [In Sq. M.]	Cluster – II [In Sq. M.]	Cluster – III [In Sq. M.]	Cluster – IV [In Sq. M.]	Club-house [In Sq. M.]
Lower b'ment	8,764.58	------	7,753.17	21,039.71	------
Upper b'ment	8,434.28	------	7,446.20	20,196.71	------
Ground floor	566.55	844.45	2,223.46	4,162.22	814.77
1st floor	581.18	845.78	2,252.46	4,239.21	633.34
2nd floor	579.10	847.36	2,223.94	4,186.13	813.69
3rd floor	579.91	845.78	2,237.25	4,196.20	820.64
4th floor	579.91	845.78	2,237.25	4,196.20	------
5th floor	579.10	847.36	2,223.94	4,186.13	------
6th floor	579.91	845.78	2,302.59	4,191.68	------
7th floor	579.91	845.78	2,302.59	4,191.68	------
8th floor	579.10	847.36	2,223.94	4,186.13	------
9th floor	573.37	845.78	2,224.61	4,175.69	------
10th floor	573.37	845.78	2,224.61	4,175.69	------
11th floor	579.10	847.36	2,223.94	4,186.13	------

12th floor	579.91	845.78	2,302.59	4,191.68	------
13th floor	579.91	845.78	2,302.59	4,191.68	------
14th floor	579.10	847.36	2,223.94	4,186.13	------
15th floor	579.91	845.78	2,237.25	4,196.20	------
16th floor	588.29	845.78	2,237.25	4,196.20	------
17th floor	537.12	847.36	2,223.94	4,186.13	------
18th floor	------	845.78	2,224.61	4,175.69	------
19th floor	------	845.78	2,224.61	4,175.69	------
20th floor	------	847.36	2,223.94	4,186.13	------
21st floor	------	845.78	2,302.59	4,191.68	------
22nd floor	------	845.78	2,302.59	4,191.68	------
23rd floor	------	------	2,223.94	4,186.13	------
24th floor	------	------	2,237.25	4,196.20	------
25th floor	------	------	2,237.25	4,196.20	------
26th floor	------	------	2,223.94	4,186.13	------
27th floor	------	------	2,224.61	4,175.69	------
Sub total	**27,573.61**	**19,462.67**	**78,052.84**	**1,58,518.75**	**3,082.44**

09. Total Built-up area **2,86,690.31 Sq.Mtrs.**

10. Surrounding of the premises:-

East [Front] : Open drain / canal with an approach road at south-east corner to 24.40 Mtrs. wide Thanisandra main road on eastern side.

West [Rear] : Area of Manyatha Teck park.

North [Side] : Vacant sites and few buildings.

South [Side] : Open Nala and premises of M.S.Ramaiah North City housing layout area.

B. **The plan shows following structural details indicating the fire prevention, fire fighting and evacuation measures. These are considered adequate as follows:-**

Sl.No.	Details		Existing
01.	Width of the road to which the site abuts and condition of the road [hard surfaced or not ?]	:	The site is abutting 24.40 Mtrs. wide Thanisandra main road on eastern side through a 26.00 Mtrs. wide approach road at south-east corner. The road is hardened to carry the weight of 45,000 kgs., being the weight of a fire tender.
02.	Number of entrances and width of each entrances to the site	:	2 entrances, each of 10.00 mtrs. width have been proposed on the south-east corner to reach the premises.
03.	Height clearance over the entrance	:	No arch or any other constructions have been proposed over the entrance.
04.	Width of open space (setbacks) :-		
	Cluster – I : East [Front]	:	Minimum 24.00 Mtrs.
	West [Rear]	:	Minimum 18.60 Mtrs.
	North [Side]	:	Minimum 16.00 Mtrs.
	South [Side]	:	Minimum 76.70 Mtrs.
	Cluster – II : West [Front]	:	Minimum 18.60 Mtrs.
	East [Rear]	:	Minimum 16.00 Mtrs.
	North [Side]	:	Minimum 29.35 Mtrs.
	South [Side]	:	Minimum 21.35 Mtrs.
	Cluster – III : South [Front]	:	Minimum 16.67 Mtrs.
	North [Rear]	:	Minimum 19.35 Mtrs.
	East [Side]	:	Minimum 18.00 Mtrs.
	West [Side]	:	Minimum 11.34 Mtrs.
	Cluster – IV : West [Front]	:	Minimum 22.68 Mtrs.
	East [Rear]	:	Minimum 11.34 Mtrs.
	North [Side]	:	Minimum 17.34 Mtrs.
	South [Side]	:	Minimum 50.69 Mtrs.

(1)		(2)
Club-house	East [Front] :	Minimum 17.34 Mtrs.
	West [Rear] :	Minimum 11.34 Mtrs.
	North [Side] :	Minimum 133.30 Mtrs.
	South [Side] :	Minimum 42.70 Mtrs.

Note : Cluster III and IV are to be connected each other at 6th, 7th, 12th, 13th, 21st and 22nd floor levels. In the same way cluster – IV and club-house are also to be connected each other at 3rd floor level.

05. Arrangement for parking the cars : Proposed to park 890 cars at lower basement parking area and 853 cars at upper basement parking area. The remaining 250 cars will be parked at the setback areas around all the clusters / buildings on eastern,western and northern sides.

Floors	Cluster-I & II	Cluster-III	Cluster-IV
L. B.	186	168	536
U. B.	171	166	516

Parking on the open space [setbacks] shall be after leaving driveway of 8.00 Mtrs. all around from each Cluster line.

Provision has been made to provide a double ramp on western side for the cars to reach the basements of cluster – I, another double ramp on northern side for the cars to reach the basements of cluster – II, 2 single ramps on eastern and western sides for the cars to reach the basements of cluster – III and another 2 single ramps and a double ramp on western side for cluster – IV.

DIRECTOR GENERAL BANGALORE 560 042

(1)		(2)
06. Number of staircases.	:	Proposed to provide 3 staircases in cluster- I, out of which one is terminated at 1st floor level & 2 in Cluster-II, 8 staircases in cluster- III, out of which 2 are terminated at 1st floor level and 12 staircases in cluster- IV.
07. Location of the staircases. to basement or terminated at the ground floor level ?)	:	Out of 25 staircases, 17 staircases are designed to abut the external wall are terminated at the ground floor level. 2 in Cluster-3 and 6 in Cluster-4 are in the core of the building. These staircases in core shall be enclosed with a door of half-an-hour fire resistance and pressurised with a positive pressure of 50 Pa. The mechanism for pressuring the staircase shall operate automatically with the fire alarm system. Separate staircases are proposed to reach the basement parking areas.
08. Staircase sizes :		
a) Width of the staircases	:	1.20 Mtrs.
b) Width of treads	:	30.0 cms.
c) Height of risers	:	14.6 cms.
d) Number of risers / flight	:	11 risers per flight.
e) Height of the handrails	:	1.00 Mtr. As proposed the handrails should be provided at an height of 1.00 Mtr. The gap between 2 verticals should not to exceed 15 cms.
f) Head room clearance	:	2.40 Mtrs.
09. Travel distance from the farthest point & from the dead end of the corridor to the staircases	:	Maximum 26 Mtrs. in Cluster-I & II, 33 mtrs. in Cluster-III and 42 mtrs. in Cluster-IV from farthest point to staircase in Basements parking areas. Maximum 23.50 Mtrs. from the farthest point and maximum 4.50 Mtrs. from the dead end of the corridor to the staircases in **cluster - I**. Maximum 32.20 Mtrs. from the farthest point and maximum 12.00 Mtrs. from the dead end of the corridor to the staircases in **cluster - II**. Maximum 33.40 Mtrs. from the farthest point and maximum 16.00 Mtrs. from the dead end of the corridor to the staircases in **cluster - III**.

(1)	(2)
	Maximum 33.20 Mtrs. from the farthest point and maximum 14.00 Mtrs. from the dead end of the corridor to the staircases in **cluster - IV**.
10. Number of lifts and capacity :	Proposed to provide 2 stretcher lifts in each cluster- I and II of 13 passengers capacity , 6 passenger lifts in cluster – III, 12 passenger / stretcher lifts in cluster- IV, each of 15 passengers capacity.

C. While construct the Building following fire safety measures should be incorporated.

Sl. No.	Details	Existing.	Recommendations
01.	Condition of open space	--------	Out of required setback of minimum16.00 Mtrs. all around each cluster, setbacks to an extent of 8.00 Mtrs from the building line should be with an RCC slab of 200 mm thickness to carry the load of 45,000 kgs. being the weight of a fire unit. This driveway all around the building should always be kept free & clear it would be advantage to the builders & the users to elevate this portion by few inches and even provide for a different colour, so that people are aware that this is emergency route for fire fighting vehicles, ambulances etc. The total setbacks all around shall be at even level without structures and projections upto a height of 5.00 Mtrs. These setbacks shall always kept free from any constructions or utilization like garden, landscaping, parking to an extent of 8.00 Mtrs. from building line.
02.	Structural materials	Not indicated	RCC material and brick walls of not less than 2 hours fire resistance should be used for the construction of structures. Only fire resistant material or material treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration, fixed fire fighting systems like sprinklers / risers etc., should not be shifted from original location.

(1)	(2)	(3)
03. Design o f the staircases	Not indicated	All the staircase should be constructed with non-combustible material and should be completely enclosed at each landing to prevent smoke and fire travelling from lower floors to upper floors. Enclosures to staircases should be provided with self-closing smoke stopping swing door, fitted with door closing devices at the exit to the lobby. These doors should have at least half-an-hour fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage shouldn't open directly to staircase area.
04. Speci fication of lifts	Not indicate d	The brick walls, enclosing the lift shafts should be of 90 mm thickness and have fire resistance of not less than 2 hours. Shaft should have permanent vent of not less than 0.2 Sq.Mtrs. clear area, immediately under the machine room. Lift motor rooms should be preferably located at top of the shaft and separated by the enclosing wall of shaft or by the floor of the machine room. Landing doors of lift enclosures shall open into ventilated lobby, having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have a fire resistance capacity of 1 hour. Exits from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having 1 hour fire resistance. This is to prevent smoke and fire travelling from the lower floors to upper floors. The lift machine rooms should be separate and no other machinery should be installed therein.

(1)	(2)	(3)
		Each lift should be connected to an alternate source of power (generators). Grounding switches at the ground floor level, to enable the Fire and emergency services personnel to ground all the lift cars and use them as 'FIRE LIFT' in an emergency, should be provided. All the lifts, extended to the basements, shall be terminated at ground floor level or the lift lobby at basement level shall be enclosed and pressurized with positive pressure.
05. Service ducts / shafts	---	Service ducts should be enclosed by the walls of 100 mm. thickness to have at least two hours fire resistance capacity. A vent opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution cables and wiring should be laid in a separate duct. All the ducts should be sealed at every alternate floor with non-combustible metal doors having at least 2 hours fire resistance capacity. Water mains, telephone lines, intercom lines or any other services lines should not be laid in the duct, meant for electric cables. The inspection panel doors and any other opening to the shafts should be provided with airtight doors of at-least 2 hours fire resistance capacity.
06. Escape routes	Not indicated	Directions in which the inmates should have to move in the event of any emergency have to be indicated in the corridor / passage on each floor as a guide during evacuation. These should be in luminous paint.

D. The Builder should arrange for following fire fighting & evacuation measures:-

<table>
<tr><th>No.</th><th>Details.</th><th>Details</th><th>Recommendations</th></tr>
<tr><td>01</td><td>Electric power supply</td><td>---------</td><td>Circuits for water pumps, lifts, staircase lightings and corridor lighting in the Building should be by separate line and independently connected so that they can be operated by one switch installed at the ground floor.
Dual operated switches should be installed in the service room for terminating the standby power supply. The details of installation of generators are as under ;

<table><tr><th>Details</th><th>Clu - I</th><th>Clu - II</th><th>Clu - III</th><th>Clu - IV</th></tr><tr><td>Number</td><td>01</td><td>02</td><td>01</td><td>01</td></tr><tr><td>Capacity</td><td>600 KVA</td><td>600 KVA</td><td>600 KVA</td><td>600 KVA</td></tr></table>
As proposed above, generators shall be installed to supply alternate power for staircase lighting, corridor etc; in the event of failure of electricity supply in each cluster.</td></tr>
<tr><td>02</td><td>Wet riser cum-down-comer system</td><td>Proposed to wet-riser systems with 38 Hydrant outlets at the basement area and 11 risers in the upper floors as stated below.
<table><tr><th>Floors</th><th>Clu- I</th><th>Clu - II</th><th>Clu - III</th><th>Clu – IV</th></tr><tr><td>In basem - ent areas</td><td>09 Hydrant outlets</td><td>------</td><td>08 Hydra- nt outlets</td><td>21 Hydrant outlets</td></tr><tr><td>In upper floors</td><td>01 wet riser</td><td>01 Wet riser</td><td>03 Wet risers</td><td>06 Wet risers</td></tr></table></td><td>As proposed Hydrant outlets & wet-risers shall be provided at strategic points & near the staircases. Each riser shall be of 150 mm internal dia. and made of G.I. class ‘C’ pipe. From each wet-risers double headed hydrant outlets shall be provided at each landing. Hose reel hose of minimum 12mm size and of adequate length to reach the farthest point of each floor, should be provided with a shut off branch having a nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor.</td></tr>
</table>

(1)	(2)	(3)
		Adequate BIS marked reinforced rubber lined delivery hoses of 63 mm size to reach the farthest point of the floor/ setbacks from the system should be provided with a branch pipe near each hydrant outlet in a proper box to protect it from withering. At least 2 fire service inlets to boost the water in the wet-risers directly from the mobile pump should also be provided. Each wet-riser system should be connected to an under-ground tank of 1,00,000 ltrs. storage capacity and an over-head tank of 25,000 Ltrs. capacity. 2 electrically driven pumps and a diesel driven pump, each capable of delivering 2280 ltrs. of water per minute at 0.3N / mm^2 pressure and a jockey pump of 180 LPM discharge capacity shall be provided near the combined under-ground tank at the rate of 1 set of pumps for every 4 risers (total 3 set of pumps). The impeller of the pump should be made of bronze.
03. Manually operated fire alarm system	Proposed to provide manualy operated electric fire alarm system with call boxes near the staircases landings.	Manually operated electrical fire alarm should installed with call boxes located near each staircase landing of the building. The call boxes should be of 'break the glass' type, where the calls will be transmitted automatically to the control room when the glass of system is broken. This system should also be connected to alternate source of power supply [generator]. The call boxes should be so installed that their location can be easily noticed from either direction and should be at an height of 1 Mtr. from the floor level at each floor.

(1)	(2)	(3)
04.	Automatic fire detection system	Proposed to provide automatic detection system with detectors from ground floor level to 27th floor as indicated below:	As proposed automatic fire detection system shall be provided with its '**console**' at the ground floor level.

Detail of floors	Details of clusters & proposed smoke detectors		
	CI - II	**CI - III**	**CI - IV**
Ground floor to 22nd floor	34 each	92 each	170 each
23rd floor to 27th floor	------	92 each	170 each

05.	Automatic sprinkler system	Proposed to provide sprinkler system as indicated below;	Adequate. Separate water and pump for sprinkler system to use10% of sprinklers for about 30 minutes shall be provided In this building.

Details of floors		Details of clusters & proposed sprinklers		
	CI - I	**CI - II**	**CI - III**	**CI - IV**
Lower basement	442		464	1334
Upper basement	441		461	1304
Ground floor to 17th floor	32 each	43 each	115 each	221 each
18th floor to 22nd floor	--	43 each	115 each	221 each
23rd floor to 27th floor	------	-----	115 each	221 each

(1)	(2)	(3)
06. Public address system	Proposed to provide public address system with 2 way communication facility.	As proposed public address system with two way communication facility should be provided at each floor near each staircase landing at each Tower with its' console' at the control room located on the ground floor of the Building.
07. Portable fire extinguishers	Proposed to provide suitable fire extinguisher as per the req.	a) 1 ABC extinguisher of 5 kgs. capacity and 2 fire buckets filled with clean dry fine sand should be provided for every 8 car at each basement / ground floor parking areas of each cluster. b) 1 CO_2 extinguisher of 2 kgs. capacity should be provided near the entrance to each main switch board room, inside each kitchen and inside each lift room. c) 1 ABC type fire extinguisher of 5 kgs. capacity should be provided near each generator and the transformers, if installed. c) 1 water pressure type extinguisher of 9 Ltrs. capacity should be kept near each staircase landing on every floor of each cluster. e) All extinguishers suggested above should be with BIS markings and should be located at an easily accessible position without obstructing the normal passage.
08. Fire safety plans	---------	A fire safety plan for preventing and extinguishing any accidental fire in the Building and action to be taken by the occupants in case of such fire should be prepared in advance and got approved by the Director General, Karnataka Fire and Emergency Services.

(1)	(2)	(3)
		The fire safety plan, so approved, should contain the telephone numbers of the nearest Fire Control i.e., 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants and employees in the building and should be displayed on every floor. A fire command station should be established in the lobby of the Building on the entrance floor & such command station should be adequate illuminated. The main control of the public address system and fire alarm system should be at the fire command station. A Fire Safety Director should be nominated for each Tower. He should conduct fire and evacuation drills periodically. He should nominate a Fire warden for each floor and ensure that no individual each Tower does anything which causes or stimulates an accidental fire and in case of lapses in respect of accidental fire and in case of lapses in respect of fire prevention measures, he should take action as deemed fit to ensure the safety from the fire point of view. If the action is beyond his capacity he should inform the Fire and Emergency services Department.
09. Assembling point / area	Not indicated	An area at an appropriate place in the allowed / required setbacks shall be ear-marked near each Tower with a proper board as 'ASSEMBLY AREA' for the occupants to assemble after the evacuation during the practice drill & in an emergency in each Tower.
10. Training	----	40% of the occupants should be got trained in fire prevention & fire fighting & evacuation measures at R.A. Mundkur Fire & Emergency Services Academy, Bannerughatta road, Bangalore within 6 months from the date of occupation of each Tower /cluster.

(1)	(2)	(3)
		For this purpose before approaching the Department for the final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding maintenance of the fire prevention fire fighting measures suggested above and arranging training of 40% of occupants in fire prevention and fire fighting within 6 months from the date of issue of the clearance certificate.
11. Helipad	---------	As proposed helipads shall be erected at the terrace floor of cluster –II, cluster-III & cluster-IV.

General :-

01. All the fire prevention, fire fighting and evacuation measures suggested / recommended in para B,C, and D shall be strictly adhered.

02. Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of Towers.

03. Refuse dumps or storage should not be permitted in any of the floors of Towers.

04. Liquified petroleum gas should not be stored in the Building except the limited quantity required for each kitchen in each Tower.

05. Plan and occupancy should not be changed without informing the Fire and Emergency services and without taking clearance.

06. The occupancy certificates should not be issued without obtaining the clearance certificate from the Fire and Emergency Services department as per clause 3.16 (v) of Zoning regulation 2007 of the Bangalore Development Authority.

07. Such reasonable changes/modifications as may be found necessary, after the building is fully constructed, will have to be agreed to be done by the Builder/occupants of the Buildings.

08. All the metal fittings of wet riser system and all the extinguishers suggested above should have B.I.S markings.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of **Cluster - I** with 2 basements, ground floor and 17 upper floors, **Cluster - II** with 2 basements, ground floor and 22 upper floors, **Cluster – III** with 2 basements, ground floor and 27 upper floors, **Cluster - IV** with 2 basements, ground floor and 27 upper floors. and a **Club house** (Part of cluster – IV) with 2 basements, ground floor and 3 upper floors at B.B.M.P. Khatha No.13 /2; old Sy. Nos. 47/1, 47/2, 48/1, 48/2, 48/4, 48/5, 48/6, 48/7, 48/8, 50/2, 51, 53, 55/6, 55/7, 54/2, 52/1, 52/7, 52/2, 52/8, 54/1, 54/3, 54/4, 55/9, 56/1, 56/2, 56/3, 56/4, 58/2, 59/2, 60/1, 55/1,128/1 A-E, 128/2, 128/3 and 129/5, Sub khatha 37/ 47/ 2, Ward No.6, Thani sandra main road, Bangalore city may please be considered.

Yours faithfully

Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

Copy to: 1) The Authorised Signatory, G-Corp Home Pvt. Ltd., No.21/19, Craig Park Layout, Off. M.G.Road, Bengaluru- 560 001.
2) The Chief Fire Officer, Bangalore West.