



**NAGPUR MUNICIPAL CORPORATION, NAGPUR**  
**(FIRE & EMERGENCY SERVICES)**

Chhatrapati Shivaji Maharaj Prashashkiya Bhawan, Mahanagar Palika, Civil lines, Nagpur - 440 001  
Ph. No.: 0712-2567777, Fax No.: 0712-2561584

No. FES/  
NMC/OMR/FIRE/2025-26/39797

Date:- 09/01/26

To,

1. The Deputy Director,  
Town Planning Department,  
N.M.C., Nagpur
2. M/s. Madhav Netralaya  
Eye Institute and Research Center, Nagpur,  
On Kh No. 07, CTS. No. 06, Hingna Road,  
Mouza-Jaytala, Tah., Dist. Nagpur..

**Sub:** Fire I.O.A./I.O.D for Building.

- Ref :-**
- 1) Owner Application on dated 06.01.2026.
  - 2) Letter No. म.न.पा./नरवि/2170 Date 05/01/2026.

With reference to the application submitted by the applicant/owner/Architect on dated Dt. 06.01.2026 & Nagpur Municipal Corporation Letter on dated 05.01.2026 for I.O.A./I.O.D NOC of the fire department with respect to the submitted layout plan and documents.

Accordingly I.O.A./I.O.D Fire NOC is being herewith issued considering Maharashtra Fire Prevention & Life Safety Measures Act-2006, amendment act 2023 and Rules 2009 & NBC 2016-Part IV, at the under mentioned site subject to the following conditions.

**1} Building Details :-**

3. Name & Address of the owner:- M/s. Madhav Netralaya Eye Institute and Research Center, Nagpur.
4. Location & Address of the building:- On Kh No. 07, CTS. No. 06, Hingna Road, Mouza-Jaytala, Tah., Dist. Nagpur.
5. Total Plot Area : 23,606.180 sqm.
6. Total P-line B.U. Area : 32,982.590 sqm.

Bldg . No.	Max. Height of Building	No. of Floors	Net Built up Area in Sqm	Gross Built up Area in Sqm	Occupancy Use Type	Bldg. Classification
1	20.640 mtr.	Basement + Ground Floor to 4 <sup>th</sup> Floor	31,430.784	31,430.784	Hospital Use (Eye Hospital)	Institutional (Group C-1)
2	18.600 mtr.	Basement + Ground Floor to 2 <sup>nd</sup> Floor	842.500	842.500	Hospital Use (Engineering Yard)	Institutional (Group C-1)
3	6.920 mtr.	Lower Ground to Upper Ground Floor	709.306	709.306	Vipashana Kendra	Assembly (Group D)

7. This is just a **Tentative Approval**, issued only for full potential plan sanctioning of the buildings and layout for Environmental Clearances.
8. **It is mandatory for the Applicant/Owner/Occupier to take Provisional fire safety approval certificate and Final fire safety approval certificate.**
9. This Should not be treated as a permission for Starting construction of building.
10. I.O.A./I.O.D doesn't imply any final clearance of Matter or should not be taken as granted for clearance of building permission.
11. Necessary other Permissions and or Clearances to be sought from concern Building Permission/Town Planning, Aviation, MPCB, Defense, Collectorate office, etc. Depts. as applicable.
12. Fire Dept. reserves the rights to alter, modify, revise or revoke the I.O.A./I.O.D.
13. Fees 2500/- paid for I.O.A./I.O.D is independent and shall not be deducted/adjusted in further Provisional Fire NOC.
14. Any False or wrong information or documents given knowingly or unknowingly or manipulated, or precautions mentioned above if not adhered will be liable for cancellation/revoking of the I.O.A./I.O.D and the applicant will be solely responsible for the matter and will be liable for legal action.
15. I.O.A./I.O.D issued, subject to final approval from Building Permission Dept. of Nagar Panchayat Besa-Pipla, Nagpur (Gramin)
16. I.O.A./I.O.D is valid for 1 year period only from the date of issue.

  
 T. K. Barahate,  
 I/C Chief Fire Officer,  
 Fire and Emergency Service,  
 Nagpur Mpl. Corporation.

Copy to :-

Executive Engineer,  
 Maharashtra Pollution Control Board (MPCB)  
 Nagpur.



# NAGPUR MUNICIPAL CORPORATION, NAGPUR (FIRE & EMERGENCY SERVICES)



Chhatrapati Shivaji Maharaj Prashashkiya Bhawan, Mahanagar Palika, Civil lines, Nagpur - 440 001  
Ph. No.: 0712-2567777, Fax No.: 0712-2567029 Email ID- nmccchiefireofficer01@gmail.com

No. FES/718 /CFO

Date:- 09/02/2026

To,

- 1) The Deputy Director,  
Town Planning Department,  
NMC, Nagpur.
- 2) M/s. Madhav Netralaya Eye Institute & Research Center,  
Through Dr. Avinash Chandra Agnihotri,  
On KH No. 7, CTS No. 06, Hingana Road,  
Mouza - Jaitala, Tah. & Dist. Nagpur.

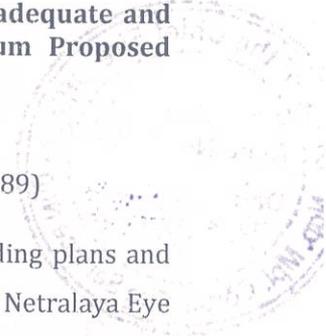
Sub: Revised Provisional Fire Safety Approval Certificate in respect of adequate and effective installation of Fire safety measures in the Existing cum Proposed construction of Institutional (Eye Hospital) Building.

- Ref:
- 1) Owner Application on dated 05/02/2026.
  - 2) L. No. मनपा/नरवि/2311 Date 04/02/2026 (NMC/OWL/TP/2025-26/41989)

With reference to the above letter along with tentatively approved building plans and application of owner and architect dated 05/02/2026 submitted by M/s. Madhav Netralaya Eye Institute & Research Center, Through Dr. Avinash Chandra Agnihotri, Nagpur, the Revised Provisional Fire Safety Approval Certificate in respect of adequate and effective installation of Fire safety measures are being suggested in accordance with provision of Maharashtra Fire Prevention and life safety measures act 2006 and rules 2009, Amendment Act-2023 & NBC-2016 Part IV Table-7 for Existing cum Proposed construction of Institutional (Eye Hospital) Building, On KH No. 7, CTS No. 06, Mouza - Jaitala, Hingana Road, Tah. & Dist. Nagpur. the same should be strictly adhered to and complied with. This letter shall be read along with the enclosed approved building plan.

**I} Building Details (As per owner application & Proposed plan & covering letter of sanctioning authority):-**

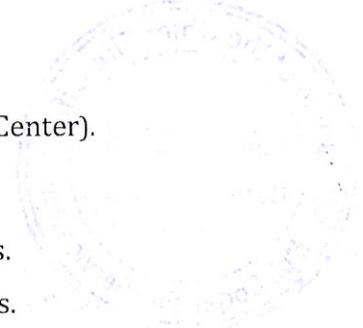
1. Name & Address of the owner :- M/s. Madhav Netralaya Eye Institute & Research Center,  
Through Dr. Avinash Chandra Agnihotri, Nagpur
2. Location & Address of the building:- On KH No. 07, CTS No. 06, Mouza - Jaitala, Hingana Road, Tah. & Dist. Nagpur.



3. Name of Architect :- Ar. Prashant Satpute, Nagpur.
4. Name of License Agency :- M/s. SFS Fire Protection India Pvt. Ltd., MFS/LA/RF-283, MFS/LA-RD-276, MFS/LA-RP-055.
5. Present Position :- Existing cum Proposed (As per Submitted Plan).
6. Total Plot Area :- 23606.180 sqm.
7. Total B.U. Area :- 31,430.784 sqm. (Eye Institute & Research Center)  
:- 842.500 sqm. (Engineering Yard)
8. Super B.U. Area :- 36,918.149 sqm. (Eye Institute & Research Center)  
:- 842.500 sqm. (Engineering Yard)
9. No. of Buildings :- 02 Nos.
10. Height of Building :- 19.050 mtr (Eye Institute & Research Center).  
:- 16.800 mtr (Engineering Yard).
11. No. of Floors :- Basement + Ground Floor + 4<sup>th</sup> Floors.  
:- Basement + Ground Floor + 2<sup>nd</sup> Floors.
12. No. of Lifts :- 12 nos. (06 nos. fire lift). (Eye Institute).  
:- 01 no. (Engineering Yard).
13. Building Speciality if any :- Eye Institute & Research Center Building.
14. Classification of Building :- Institutional Building (N.B.C.- 2016 Part IV- Clause No. 3.1.4 (C) subdivision C-1),
15. Street/ Road for maneuverability of fire vehicle : South Side 24.00 mtr. Wide Road (As per submitted plan).
16. No. of Basement :- 01 no.
17. Basement Ramp :- 02 nos. x 3.00 mtr. (Shall be confirming as per NBC-2016 Part IV-Clause No.2.53 &4.4.2.4.3.5).
18. Means of Escape (as per NBC-2016 Part IV-Clause No.4.4.2.4.3, Sub clause No. 4.4.2.4.3.1, 4.4.2.4.3.2, 4.4.2.3.4 & Clause No. 2.24, fig. 2, Annex.-E.2)

### **Eye Institute & Research Center Building**

Staircase	No. of Staircase	From	Width
Internal Staircase	02 Nos.	Basement to Terrace Floor	2.00 mtr
External Staircase	04 Nos.	Basement to Terrace Floor	2.00 mtr



**Engineering Yard Building**

Staircase	No. of Staircase	From	Width
Internal Staircase	01 No.	Basement to Terrace Floor	2.00 mtr

19. Open Spaces on all its sides of the Building.

Front side	11.910 mtr.
Rear Side	29.948 mtr. (Including Ramp)
Side (i)	17.433 mtr.
Side (ii)	6.183 mtr.

20. Exposure Hazard [As per submitted Existing cum Proposed building Plan] :

East	As Per Shown in Plan
West	As Per Shown in Plan
North	Ambazari lake.
South	24.00 mtr. Wide Road.

The area wise details of each floor & their use are as under  
[As per submitted Existing cum Proposed Plan]:-

**Eye Institute & Research Center Building**

Sr. No.	No. of Floor	Built up Area/ P-Line in SQM	Parking and other in Sqm	Occupancy/Use
1.	Basement Floor	1917.657 sqm	5487.365 sqm	Parking & Hospital Engg. Maintenance & Bio Medical Engg., OWC, Material Management Room, 02 nos. Staff Change Room, Housekeeping, Pharmacy Store & etc.
2.	Ground Floor	6634.464 sqm		Institutional & Cafeteria, Kitchen Use.
3.	First Floor	6277.968 sqm		Institutional Use.
4.	Second Floor	5842.021 sqm		Institutional Use.
5.	Third Floor	5634.665 sqm		Institutional Use.
6.	Fourth Floor	5124.009 sqm		Institutional Use.



### Engineering Yard Building

Sr. No.	No. of Floor	Built up Area/ P-Line in SQM	Parking and other in Sqm	Occupancy/Use
1.	Basement Floor	50.449 sqm		Services
2.	Ground Floor	50.449 sqm		HT Panel Room, Transformer Room, Main Panel Room.
3.	First Floor	370.794 sqm		Chiller Room.
4.	Second Floor	370.794 sqm		Chiller Pumps.

### II} This Provisional Fire Safety Approval Certificate is recommendation letter and is valid subject to fulfillment of the following conditions:-

1. The Plans (adhering to Maharashtra Fire Prevention & Life Safety Measures act 2006 and rules 2009, Amendment Act-2023 & National Building Code-2016 Part IV where necessary) of the Proposed construction should be sanctioned/approved by Competent Authority ADTP/NIT & others.
2. The B.C.C/Occupancy Certificate Shall be issued from competent authority subject to Final Fire Safety Approval Certificate from this department as per Fire Act 2006 and rules 2009 under section 3(2) Amendment Act-2023.
3. Under section 3 of Maharashtra Fire Prevention and life safety Measures Act, 2006 and rules 2009 Amendment Act-2023 (hereafter referred to as "said Act"). The applicant (developer, owner, occupier by whatever name called) shall comply all the fire and life safety measures adhering to Fire Act 2006 and rules 2009, Amendment Act-2023 & National Building code of India, 2016 Part IV Table- 7 and as amended from time to time failing which it shall be treated as a violation of the said Act.
4. As per Provision as under section 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.
5. Though certain conditions are stipulated from the said Act and National Building code of India 2016 Part IV, it is obligatory on part of the applicant that is developers, builder, occupier, owner, tenant, by what so ever named called to abide with the provision of said Act failing which it shall actionable under the provisions of said Act.
6. **As per Fire Act 2006 and rules 2009 & Amendment Act-2023 Under Section 3(1), NBC-2016 Part IV Table-7 Minimum requirement for firefighting installation, The following fire protection system shall be provided.**

Sr. No.	Fire Fighting Installation	Requirement as per NBC-2016 Part IV Table-7, Fire Act 2006 Rules 2009 & Amendment Act-2023-Annex-I	Remarks

1.	Portable Fire Extinguisher	Required at each floor.	Shall be conforming to IS:15683 & placed at strategic location & NBC-2016 Part IV Clause 5.1 should be accordance with accepted I.S standard 4(17).
2.	Hose Reel	10 nos. Required at each floor. (As per submitted drawing).	The first aid hose reel shall be connected directly to hydrant line and diameter of the hose reel shall not be less than 19mm confirming to IS:884:1985 & NBC-2016 Part IV clause 5.1.1(b), 4(18), 4(17).
3.	Hose Box	10 nos. Required at each floor. (As per submitted drawing).	With Front side glass containing hose pipe of 30mtr length & Branch pipe with nozzle shall be provided.
4.	Wet Riser/Down Comer	10 nos. Required at each floor. (As per submitted drawing).	100/150mm G.I. Pipe "C" type in vertical position connected to water source through pump with hydrant outlet on each floor (0.9mtr. above landing) Required to provide near Main Staircase/External Staircase, Landing Valve should be installed confirming to IS:5290 & NBC 2016 part IV clause no. 5.1, 2.10, 2.65, accepted IS standard 4(19)& NBC 2016 part IV Table- 8.
5.	Yard Hydrant or Ring Hydrant around the building.	Required.	Hydrant Point should be provided with 30mtr of delivery hose with coupling as per NBC 2016 part IV Clause No. 2.64.1 & Table- 7 at Sr. No.7 confirming to IS:14933-2001 along with standard branch(Universal)& confirming to IS-2871.
6.	Automatic Sprinkler System.	Required in entire building.	Shall be installed confirming to IS:1104-2016, IS:15105 & shall be as per NBC-2016 Part IV clause 2.64.2, 5.1.3 fig. 13 & Table- 7 of Sr. No. 8
7.	Manually Operated Electronic Fire Alarm System.	Required at each floor.	Manually operated Fire alarm should be provided; it should be connected to alternate power supply in case of emergency as per NBC-2016 Part-IV table- 7 at Sr. No. 9.
8.	Automatic Detection and Alarm System.	Required in entire building.	Smoke/Heat Detector shall be provided; it should be connected to alternate power supply in case of emergency & shall be confirming as per NBC Part IV clause 4.9, IS:11360-1985 IS: 2175-1988& as per NBC-2016 Part IV Table- 7 Sr. No. 10.



9.	Underground Static water Storage tank combined capacity for wet-Riser, Yard Hydrant and Sprinkler per set of pumps.	Required 2,00,000lit. <b>(Common for Both Building)</b>	This water storage shall be used exclusively only for firefighting purpose. Shall be confirming as per NBC-2016 Part IV clause 5.1.2.1& Table- 7 Sr. No. 11.
10.	Terrace Tank over Respective Tower Terrace.	Required 20,000 lit.	This water storage should be used exclusively for firefighting purpose as per NBC-2016 Part IV Table- 7 Sr. No. 12.
11.	Pump Near Underground Static Water Storage Tank(Fire Pump)with minimum pressure of 3.5 kg/cm <sup>2</sup> at Remotest location.	Required 02 Nos. Electrical & 01 No. Diesel Pump of capacity 2280 lpm & 02 Nos. Jockey Pump of 180 lpm. <b>(Common for Both Building)</b> (As per submitted drawing).	Fire Fighting pump shall be well maintained & shall be confirming as per NBC-2016 Part IV clause 5.1.2.2& Table- 7 Sr. No. 13. (See fig. 11, 12 & 13).
12.	Pump near the terrace Tank level with minimum Pressure of 3.5 kg/cm <sup>2</sup> .	Required. 900 lpm Booster pump. (As per submitted drawing).	With minimum pressure of 3.5 kg/cm <sup>2</sup> .(Firefighting pump shall be well maintained as per NBC-2016 Part IV Table- 7 Sr. No. 14).
13.	Fire Brigade connection for Static water tank and for Hydrant System.	Required at Main Gate.	To be visible and accessible.
14.	Exit signage & escape lighting for all fire safety safe evacuation of occupants in case of emergency signs.	Required at Prominent Places.	as per the guidelines given in IS:9457 for safety colour and safety IS:12349 for fire protection safety signsIS:12407 for Graphics symbols for Fire Protection Plan & NBC-2016 Part IV clause 3.4.7.4, 2.13 & 2.14.
15.	Auto DG Backup	Required.	Required for all fire safety systems as per NBC-2016 Part IV- clause No.3.4.6.2& 3.4.6.4.
16.	Fire Resistance Door.	Required at Each floor.	Near Fire Escape Staircase as per NBC-2016 Part IV- clause No. 4.4.2.4.3.4.

7. Fire Fighting Shaft (Fire Tower) shall be provided as per NBC-2016-Part IV clause No. 2.24 & Fig. 2.
8. The Travel distance to be travel from any point of the building should not exceed in any case as prescribed in Table 5 of NBC-2016-Part IV clause No.4.4.2.2.
9. Staircase Pressurization System Shall be required as per NBC-2016 Part IV clause No.4.4.2.5 & Table No. 6.



10. Compartmentation System Shall be required as per NBC-2016 Part IV clause No.4.5.
11. Exit doorways should be confirming as per NBC-2016 Part IV clause No.4.4.2.4.1.
12. Emergency power supply i.e. Standby Generator capable of to supply power to staircase, corridor, lighting circuit, lift/fire lift, exit signs & fire pumps shall be Provided to this building (as per NBC-2016 Part IV- clause No. 3.4.6.2 & 3.4.6.4).
13. Air-Conditioning system: If provided with AHU or centralized A/c plant than. :- Shall conform to NBC-2016 Part IV clause No.3.4.8.
  - a. Automatic fire dampers shall be provided in duct, & at the inlet of the Fresh air.
  - b. A.C. dampers shall be closed automatically, upon operation of a Detector/sprinkler.
  - c. Air ducts for every floor shall be separated.
  - d. Separate AHU for each floor.
14. Ventilation for supply of outside air into basement or the removal of inside air from enclosed space. shall be provided (as per NBC-2016 Part IV- clause No. 4.6.2).
15. Fire Resistance doors at near emergency staircases shall be provided. (as per NBC-2016 Part IV- clause No. 4.4.2.4.3.4).
16. The lift shall be of 8 person's capacity having fire lift provision and equipped with suitable intercommunication with control room on ground floor of the building as per NBC 2016 Part IV Annex E& NBC Part 8 section- 5, 5-A clause no. 7.1 to 7.2.4
17. Fire Evacuation Drill shall be carried out at regular interval and record shall be maintained for inspection of fire service department (as per NBC-2016 Part IV- Annex D).
18. Fire control room on the entrance floor at the building with communication system to all floors and facilities for receiving the message from different floors as well as the Fire control room shall also have facilities to detect the fire on any floors through indicator board's connection (as per NBC-2016 Part IV- clause No. 3.4.12).
19. The owner occupier shall deposit 1% of Fire prevention fees every year to this department (as per Maharashtra Fire Prevention and life safety measures act 2006 and rules 2009 & Amendment Act-2023 section- 13).
20. This Certificate is Valid only if the same submitted tentative approval building plan is sanction by the competent authority. In the event of same plan is rejected or modified by the sanctioning authority this certificate will automatically become invalid or cancelled.

There will be final inspection after complying the above arrangement. The aforesaid fire safety/fire protection conditions/directive shall be complied with before the occupation of the building under intimation to this department.



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

As per Maharashtra Fire Prevention and Life Safety Measures Act, 2006 and rules 2009, Amendment Act-2023 Section 11-Annexure-Part II the Owner/Occupier M/s. Madhav Netralaya Eye Institute & Research Center, Through Dr. Avinash Chandra Agnihotri, Nagpur, has deposited amounts towards Fire Protection Fund Fees amounting to Rs. 312472/- /- vide Miscellaneous Receipt No. 20882.....

Note : - **Provisional Fire Safety Approval Certificate No. FES/340/CFO date 26/07/2024 hereby cancelled.**



**NAGPUR MUNICIPAL CORPORATION  
FIRE SERVICE DEPARTMENT**

T.K. Barahate,  
I/C Chief Fire Officer,  
Fire and Emergency Services,  
Nagpur Mpl. Corporation.

Encl: One copy of Map.

Copy to: 1) Sub-Officer, (HQ),  
Fire & Emergency Services, NMC, Nagpur