

SRA/ENG/356/KE/ML/LOI

22. That you shall submit the Agreements of at least 70% of eligible slum dwellers with the photographs of wife and husband on each of the agreements before requesting for Commencement Certificate and the name of the wife of the eligible occupier of hut shall be incorporated with joint holder of the tenement to be allotted in the rehabilitation building.
23. That you as Architect / Developer / Society shall strictly observe that the work is carried out as per phased programme approved by the Slum Rehabilitation Authority and you shall submit regularly progress report to the Slum Rehabilitation Authority along with photographs and certificate showing the progress of the construction work on site achieved as per approved phased programme. Even if the progress is nil, report shall be submitted by the Architect stating reasons for delay.
24. That the tenements proposed for rehabilitation shall be shown distinctly on the plan to be submitted and should be forwarded to A.A. & C. 'K/E' ward to assess the property tax.
25. That the possession of the residential tenements and shops shall not be handed over to the eligible hutment dwellers before the society is registered and transit accommodation given is surrendered and all the dues to the M.C.G.M./MHADA/Govt. has been cleared.
Demolition of the Transit Camp shall be carried out before obtaining the Occupation Certificate to the Sale Bldg.
26. In case of S.R. Scheme on State Govt. /MHADA/MCGM land, lease deed for rehab component and sale component shall be executed before obtaining approval of building plans for last 25% of permissible BUA in the scheme.
27. That the rehabilitation component of scheme shall include.
 - a) 300 Numbers of Residential tenements
 - b) 05 Numbers of Commercial tenements
 - c) 01 Numbers of Residential cum commercial
 - d) 01 Numbers of Existing Temple
 - e) 03 Numbers of Balwadi
 - f) 03 Numbers of Welfare Centre
 - g) 03 Numbers of Society office

28 JAN 2011

Amenity tenements to be handed over to Society and Society to use for specific purpose only.

28. That the layout Recreation Ground shall be duly developed before obtaining occupation of sale building.
29. That the quality and workmanship of construction work of each building in the layout shall be strictly monitored by concerned Architect / Site supervisor / Structural Engineer and report on quality of work carried out shall be submitted by Architect with test results as and when required by Executive Engineer (SRA) and at the stages of obtaining plinth C.C., further C.C., occupation to the buildings in the scheme.
30. That separate P.R. Cards in words duly certified by Superintendent of Land Records for D.P. road / set back / D.P. reservation/net plot shall be obtained and submitted before obtaining C.C. to last 25% of Built-up Area in the scheme.
31. That this Letter of Intent is issued on the basis of plot area certified by the Architect and the Annexure - II issued by Competent Authority and other relevant documents. In the event of change of any of the above parameters, during actual site survey by the City Survey Officer (SRA), then the sale area consumed on the plot will be adjusted accordingly so as to keep total consumption of F.S.I. on the plot within 1.7638.
32. That No objection Certificate from respective Land Owning Authority shall be obtained within one month from approval of S.R. Scheme as per clause No 2.8 of DCR 33(10).
33. That you shall submit the remarks/NOC from concerned Electric Authority before approval of electric substation.
34. This Letter of Intent gives no right to avail of extra FSI granted under D.C. Regulation 33(10) upon land, which is not your property.
35. That the Arithmetical error if any revealed at any time shall be corrected on either side.

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36. That this letter of intent shall be deemed to be cancelled in case any of the document submitted by the Architect / Developer or Owner are found to be fraudulent / misappropriated.
37. That you shall pay total amount of Rs. 62,60,000/- towards deposit to be kept with Slum Rehabilitation Authority at the rate of 20,000/- per tenement as decided by the authority and total amount of Rs. 46,16,500/- (i.e. @ Rs. 560/- per sq.mt.) towards Infrastructural Development charges.
38. That you shall pay development charges as per 124 E of M.R. & T.P. Act separately for sale built up area as per provisions of M.R.& T.P. Act.
39. That you shall re-house all the additional hutment dwellers if declared eligible in future by the competent Authority, by amending plans wherever necessary.
40. That the allotment of rehabilitation tenements to the eligible slum dwellers in the scheme, shall be made by drawing lots in presence of the representative of the Assistant Registrar of Societies (SRA) and statement of rehab tenements allotted to the eligible slum families in the rehabilitation building with corresponding tenements no. in rehab / composite building and Sr. No. in Annexure – II etc. duly certified by the concerned society of slum dwellers and Assistant Registrar (SRA) shall be submitted before requesting for occupation permission of respective rehab tenements.
41. That you shall comply with the following conditions as per the circular issued by Asstt. Registrar (SRA) dated 08/02/2010 at the time of allotment of Rehab Tenements / Galas.
 - i. After completion of rehab building; the rehab tenements/galas shall be allotted as per the policy circular of Slum Rehabilitation Authority in this regards.
 - ii. As per Circular No.102, as all the eligible slum dwellers in the S.R. Scheme are issued identity cards at the time of allotment of rehab tenements/galas, the expenditure towards the preparation of Identity Cards shall be borne by developer.

- iii. At the time of allotment of rehab tenement/gala, along with the identity card, the individual eligible slum dweller shall also be handed over the POSSESSION LETTER of the rehab tenement/gala.
42. That you shall bear the cost towards displaying the details such as Annexure-II, date of issue of important document like LOI, Layout, C.C., O.C.C. on SRA website.
43. The owner/Developer shall display the name at site before starting of the work giving the details such name, address and contact no. of owner/Developer, Architect, Structural Engineer, Approval No. & Date of LOI, Layout & IOA.
44. That you shall display bilingual sign boards on site and painting of SRA Logo on rehab buildings as per Circular No. SRA/Admn/Circular No. 64/569/2004 dtd. 14/10/2004.
45. That the rain water harvesting system should be installed/provided as per the direction of U.D.D., Govt. of Maharashtra under No. TPB/432001/2133/CR-230/01/UD-11 dtd.10/03/2005 and the same shall be maintained in good working conditions all the time, failing which penalty of Rs.1000/- per annum for every 100 sq.mt. of built-up area shall be levied.
46. a) The Society/Developer/Architect shall display the copy of approved LOI and list of Annexure-II with prior permission from Dy. Collector (SRA). That copy of Annexure - II shall be displayed by the developer/society of slum dwellers on the notice board of society for the period of 30 days and shall be easily accessible to the staff of SRA for inspection.
b) That Developer shall ensure that any slum dwellers held not eligible by the Competent Authority or desire to make any changes shall apply within three months of issue of the Letter of Intent to the appellate authority with supporting documents.

SRA/ENG/356/KE/ML/LOI

- c) That developer/society shall give wide publicity for the approval of S. R. scheme in atleast one local Marathi in Marathi script & English newspaper in English script and proof thereof shall be submitted to Dy. Collector (SRA).
- d) That society/developer shall submit NOC from Dy. Collector (SRA) stating that the appeals for eligibility of non-eligible slum dwellers are received by the Appellate Authority before requesting any further approvals to the S.R. Scheme.

OR

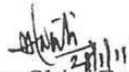
That the developer shall submit NOC from Dy. Collector (SRA) stating that all non-eligible slum dwellers are intimated in writing within 30 days from display of LOI and Annexure-II on site that they have to file appeal before the Appellate Authority regarding their non-eligibility within 90 days from receipt of such intimation from the developer and copy of the receipt letter shall be submitted to Dy. Collector (SRA) for record.

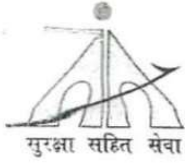
47. The developer shall submit prior environmental clearance from Ministry of Environment & Forest (MOEF) as per the notification no. SO-1533 (E) dtd. 14-9-2006 before obtaining C.C. for the scheme with total actual area to be constructed on site having more than 20000 sq.mtr.
48. That the conditions mentioned in certified Annexure-II issued by Ward Officer, K/East ward of MCGM dtd. 30/10/1993 shall be complied and compliances thereof shall be submitted to this office.
49. That you shall submit registered undertaking for payment for difference in premium paid and calculated as per the revised land rate.
50. That the existing stand post water connections in the scheme shall be disconnected after demolition of respective hutment and all the dues shall be paid and cleared.
51. That you shall submit the GBR from society of slum dwellers regarding planning and location of existing temple.

52. That you shall make payment in respect of the depreciated cost of any toilet block(s) existing in the slum plot to the Municipal Corporation of Greater Mumbai through Ch. Eng. (MSDP), if the same is required to be demolished for development under SRA.
53. That the developer shall ensure that water connection to the rehab building is obtained within one month from date of occupation. Certificate of the water connection granted shall be submitted to this office before asking any further approvals in the scheme thereafter.
54. That the defect liability period for rehab building will be 3 years and any repairs/rectification required during this period will be done by the developer. The bank guarantee and deposits of the developer will be withheld till the completion of the defect liability period.

If you are agreeable to all these above conditions, you may submit proposal for approval of plans, consuming full sanctioned F.S.I. separately for each building, in conformity with the D.C. Regulation No. 33 (10), in the office of the undersigned.

Yours faithfully,


Deputy Chief Engineer
Slum Rehabilitation Authority



इतगामी डाक/SPEED POST

NOC FOR HEIGHT CLEARANCE ONLY

(केवल ऊँचाई के क्लियरन्स के लिए अनापत्ति प्रमाण - पत्र)

Aviation Clearance
भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA
पश्चिमी क्षेत्र मुख्यालय
WESTERN REGION HQRS.

N.O.C.

पत्र संख्या : बीटी-1/एन.ओ.सी.सी/सि एस/मु/08/544/125-28

दिनांक : 02/02/2009.

सेवा में,

Ms. Maya Vaidya
Akruti Trade Centre,
Road No. 7, Marol MIDC,
Andheri (East),
Mumbai - 400 093

अनापत्तिप्रमाण पत्र सेल
पश्चिमी क्षेत्र केस न.मुं/08/ 544

विषय : प्रस्तावित भवन निर्माण / चिमनी के लिये अनापत्ति प्रमाण-पत्र जारी करना । (केस न. मुं/08/ 544) .

उपर्युक्त विषय पर आपके दिनांक 01/12/2008 के पत्र संख्या के संदर्भ में ।

इस कार्यालय को **Shri V.M.Shah, Mumbai**, जिन्हे इस पत्र मे आगे आवेदक कहा गया है, द्वारा (स्थान संख्या) **C.T.S. No. 330 (pt) of Village Mogra, Jogeshwari (East), Mumbai**, पर प्रस्तावित भवन **35.805 मीटर (Thirty Five Deci Eight Zero Five)** धरातल के उपर (Above Ground Level) ऊँचाई तक का निर्माण करने के लिये कोई आपत्ति नहीं है, बशर्ते कि प्रस्तावित भवन / संरचना के निर्माण पूरा होने पर संरचना ऊँचाई **35.805 मीटर (Above Ground Level)** धरातल के उपर + **20.195 मीटर** स्थल उत्थापन (Site Elevation) = **56.00 मीटर** माध्य समुद्रतल (A.M.S.L.) से अधिक न हो।**

यह " अनापत्ति प्रमाणपत्र " इस स्पष्ट धारणा पर जारी किया जा रहा है कि आवेदक द्वारा प्रस्तुत किए गए स्थल उत्थापन समानीत तल (माध्य समुद्रतल से उपर) अर्थात् **20.195 मीटर** प्रस्तावित भवन / संरचना का अपेक्षित स्थल तथा ए.आर.पी. / धाव पथ के सिरों से इसकी दूरी और दिक्कान सही दिए गए है । यदि जाँच के बाद किसी अवस्था में यह सिद्ध हो जाए कि उक्त आवेदक द्वारा प्रस्तुत उक्त आंकड़ों से भिन्न है और इसके द्वारा विमान परिचालन पर प्रतिकूल प्रभाव पड सकता है, तो जिस संरचना के जिस भाग के लिए यह अनापत्ति प्रमाणपत्र जारी किया जा रहा है उसे अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण, के आदेशानुसार आवेदक की लागत पर गिरा दिया जाएगा । अतः आवेदकों को उनके हित में यह सलाह दी जाती है कि वे प्रस्तावित निर्माण प्रारंभ करने से पहले स्थल के लिए प्रस्तुत उत्थापन और अन्य आंकड़ों का सत्यापन कर लें ।

इस अनापत्ति प्रमाणपत्र का यह निर्गमन भारतीय विमान अधिनियम 1934 की धारा 9 अ के उपबन्धों और इनके अन्तर्गत समय-समय पर जारी की गई अन्य अधिसूचनाओं के अधीन भी होगा और जिसके अन्तर्गत अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण द्वारा आवेदक को इस अनापत्ति प्रमाणपत्र के अनुसार प्राधिकृत की जाने-वाली पूर्ण संरचना भवन अथवा इसके किसी भाग को गिराने के लिए भी कहा जा सकता है, ।

उपर्युक्त अनुच्छेद में उल्लिखित ऊँचाई से उपर कोई भी रेडियो, टी.वी.अँन्टेना, तडित चालक / निरोधक सीढियाँ, गुमटी, उँची पानी की टंकिया अथवा किसी भी प्रकार की सामुग्री / वस्तुएँ और अन्य सहायक उपकरण नहीं लगाए जाएंगे ।

विमानक्षेत्र की 8 किलोमीटर की परिधि में तेल या बिजली से चलने वाली भट्टी का ही प्रयोग करना अनिवार्य है ।

.....2/-

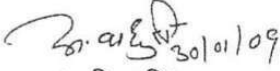
यह प्रमाणपत्र जारी होने की तारीख से 5 (Five) वर्ष की अवधि तक विधिमान्य होगा । यदि भवन संरचना / चिमनी का निर्माण कार्य उपर्युक्त अवधि 5 (Five) वर्ष के भीतर पूरा नहीं किया गया तो आवेदक को अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण तथा क्षेत्रीय कार्यपालक निदेशक, पश्चिमी क्षेत्र, मुंबई से पुनः अनापत्ति प्रमाणपत्र लेना होगा । जिस दिन भवन संरचना / चिमनी का निर्माण कार्य पूरा हो जाए, उसकी सूचना अध्यक्ष, भा. वि. प्रा. तथा क्षेत्रीय कार्यपालक निदेशक, पश्चिमी क्षेत्र, मुंबई क्षेत्र को दी जाए ।

भवन निर्माण के दौरान या बाद में कार्यस्थल पर किसी भी समय प्रकाश, प्रकाशपुंज या रंगीन-प्रकाश आदि का प्रयोग न किया जाए इनके द्वारा वैमानिक भूमि प्रकाशों के साथ भ्रम पैदा हो सकता है ।

** 35.805 M AGL
+ 20.195 M RL
56.00 M AMSL

"The permissible top elevation/height includes height for superstructures eg. Wireless, TV antennas, Munties, Lift Machine room, Overhead water tanks, cooling towers etc)"

This NOC is issued with the approval of Competent Authority.



(ए.वि. धुरि)

वरिष्ठ प्रबंधक (ए.टी.सी./अनापत्ति)
कृते महाप्रबंधक (विमान क्षेत्र) प. क्षे.

प्रतिलिपी:-1. कार्यपालक निदेशक (ए.टी. एम), भारतीय विमानपत्तन प्राधिकरण (रा.वि.प्रा.), राजीव गांधी भवन, सफदरजंग एयरपोर्ट, नई दिल्ली-3.

2. The President, Mumbai International Airport Pvt. Ltd., CSI Airport, 1st Floor, Terminal 1 B, Santacruz (E), Mumbai -400099.
3. सहायक अभियंता सर्वे / (डब्लू एस) एच एवं के वॉर्ड्स , म्युनिसिपल ऑफिस इमारत ए पहली मंज़ील , आर के पाटकर मार्ग, बांदा (प) मुंबई 50.
4. महाप्रबंधक (विमान क्षेत्र) प. रो
5. गॉर्ड फाईल.

(ए.वि. धुरि)

वरिष्ठ प्रबंधक (ए.टी.सी./अनापत्ति)
कृते महाप्रबंधक (विमान क्षेत्र) प. क्षे.

5/2/09
41470PM
No.: (W/09/2224)
SN/ : Biju

SLUM REHABILITATION AUTHORITY

5th floor, Griha Nirman Bhavan, Bandra (E) Mumbai - 400 051.

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")

No. SRA/ENG/1317/KE/ML/AP **25 SEP 2009**
COMMENCEMENT CERTIFICATE

To, SALE COMMERCIAL BLDG.

Shri V.M. Shah,
of M/s. Akruti Nirman Ltd.,
Akruti Trade Centre, Road No.7,
Marol MIDC, Andheri (E), Mumbai.

Sir,
With reference to your application No. 448 dated 29/01/2009 for Development Permission and grant of Commencement Certificate under section 44 & 69 of the Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to erect a building on plot No. -
C.T.S. No. 330 (pt.) of village Mogra T. P. S. No. -
ward K/E situated at Jogeshwari (E), Mumbai known as
Shankarwadi.

The Commencement Certificate/Building Permit is granted subject to compliance of mentioned in LOI U/R No. SRA/ENG/356/KE/ML/LOI dt. 24/08/2001
IOA U/R No. SRA/ENG/1317/KE/ML/AP dt. 26/06/2009
and on following conditions.

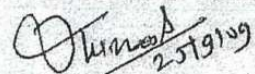
1. The land vacated in consequence of endorsement of the setback line/road widening line shall form part of the Public Street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year from the date of its issue. However the construction work should be commenced within three months from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal Zone Management plan.
5. If construction is not commenced this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the C.E.O. (SRA) if :-
 - (a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the C.E.O. (SRA) is contravened or not complied with.
 - (c) The C.E.O. (SRA) is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The C.E.O. (SRA) has appointed SHRI S.B. AHIRRAO

Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is granted for work up to top of basement slab.


For and on behalf of Local Authority
The Slum Rehabilitation Authority


25/9/09

Executive Engineer (SRA) III
FOR
CHIEF EXECUTIVE OFFICER
(SLUM REHABILITATION AUTHORITY)

SRA/ENG/1317/KE/ML/AP 18 FEB 2011

This C.C. is re-endorsed and further extended for part portion of building marked as A-B-C-D-E-F-G-H-I-J-K-L, upto full height i.e. upto 9th upper floors, with part regularization, as per amended plans approved on 13/01/2011.


18/2/11
Dy. Ch. Engineer
Slum Rehabilitation Authority

SRA/ENG/1317/KE/ML/AP 12 AUG 2011

This C.C. is further extended upto full height i.e. upto 14th upper floors, except the portion on North side beyond Lift lobby, as per amended plans approved on 12/08/2011.


12/8/11
Executive Engineer - III
Slum Rehabilitation Authority

Office of
The Chief Fire Officer
Mumbai Fire Brigade
Suburban Fire Station,
Marol Fire Station,
Agni Shamman Dalwari,
Marol Naka,
Mumbai - 400 059.

Amended Shankarwadi (CO)
No 17211

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

No: FB/HR/WS/1027
Date: 17.02.2011

Sub: N.O.C. for amended plans to the proposed high rise commercial building under SR Scheme on plot bearing C.T.S. No 330(pt) of village Mogra at Jogeshwari (East), known as Shankarwadi.

Ref: 1) Letter dtd 29-1-2011 from M/S Citygold Management Services Ltd, Architects.
2) M.F.B. No: HR/WS/1027 dated 9-2-2011.

E.E. (S.R.A.)

Please refer to this Office N.O.C. issued u/n FBM/S/508/853 dated 10-10-2008 for construction of high rise Office Building comprising two level basement + ground floor and 9 upper floors with a total height of 35.60 meters from general ground level up to terrace level.

Now, the Architect has submitted amended plans for approval for raising the height of the building with five additional floors and lower ground floor, minor changes in floor layout and refuge area. According to amended plans, the building will now comprise of two level basement + lower ground floor + ground floor + 14 upper floors and part terrace level as canteen, with a total height of 56.00 mtrs from general ground level to top of canteen level. Lower ground floor is due to level difference. Part terraces are proposed at 10th, 12th & 14th floor level.

Ground floor is proposed to be used for shops while all upper floors are proposed to be used as offices. Part of the terrace floor is proposed to be used as canteen.

The lower ground floor, upper basement, lower basement are proposed below the building line, as well as partly extends beyond the building line. The lower ground and both level basements are proposed to be used for car parking and underground water storage tanks. Two ramps are proposed each having 6.0 mtrs width for ingress and egress to the basement. Also two staircases are proposed from ground floor to lower level basement. Natural ventilation is provided to the lower ground floor and both levels of basements through ventilation shafts and also mechanical ventilation will be provided.

The building has been provided with two enclosed type staircases, each having flight width of 1.5 mtrs which are externally located and adequately ventilated. Both the staircases are connected through 1.8 mtr wide fire escape corridor. The building has been provided with four passenger lifts and two service lifts in two banks. One of the lift in each bank shall be converted into fire lift. The lift lobby and common corridor at each floor level is ventilated directly to outside air as shown in the plans.

The building abuts on 9.0 mtrs wide service road of western express highway, Municipal School Road on North side and 6.0 mtrs wide internal access road on east side. The open spaces around the building are as under:

East :	6.0 mtrs wide access road including ramp
West :	8.0 mtrs to 10.76 mtrs + Service Road
North :	6.0 mtrs to 8.14 mtrs including ramp
South :	6.03 mtrs

The proposal has been considered favorably taking into consideration the following: i) The proposed development is under S.R. scheme; ii) The Architect has agreed not to provide compound walls on all the road sides; iii) The Architect has agreed to provide automatic smoke detection system and sprinkler system in the entire building; iv) The Architect has agreed to comply with additional requirements suggested by this Department during the course of constructions in the interest of the fire safety of the occupants of the building.

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17/2/2011

Refuge area admeasuring 200.39 sq mtrs is proposed at 7th floor level as shown on the plan and the terrace of the building will be treated as refuge area. In addition to this part terraces at 10th, 12th & 14th floor level can also be used as refuge areas in case of emergency.

In view of the above, as far as this Department is concerned, there would be no objection for the proposed amendments, i.e. now to construct high rise commercial building comprising lower basement, upper basement, lower ground, ground floor and fourteen upper floors and part terrace floor as canteen, with a total height of 56.00 mtrs from general ground level to top of the canteen, as per details shown on enclosed plans signed in token of approval, subject to compliance of following requirements:

- 1) All the requirements issued vide earlier N.O.C. by this Department u/n FBM/S/508/853 dated 10-10-2008, shall be treated as cancelled.
- 2) ACCESS: Minimum two entrance gates shall be provided having clear width of 6.0 mtrs and height clearance of at least 4.5 mtrs.
- 3) COURTYARDS :
 - i) The courtyards on all sides of the building shall be paved suitably to bear the load of fire engines weighing up to 48 m. tones.
 - ii) The courtyards shall be in one plane.
- 4) CAR PARKING:
 - i) Car parking shall be restricted to designated areas only.
 - ii) No covered parking shall be allowed in compulsory open space of the building.
 - iii) Dwelling use of naked light/ flame, repairing /maintenance of vehicles shall be strictly prohibited in the parking area.
 - iv) The drive way shall be properly marked and maintained unobstructed.
- 5) RAMP: The gradient of the ramp provided for car parking in basements shall not be steeper than 1:10
- 6) STAIRCASE:
 - i) The layout of the both the staircase shall be of enclosed type as shown on the plan throughout its height and shall be approached (gained) at every floor level through at least half an hour fire resistant self closing door (45 mm. Thickness) placed in the enclosed walls of the staircase at landing.
 - ii) Permanent vent at the top equal to 5% of the cross sectional area of the staircase shall be provided.
 - iii) Openable sashes or R.C.C. grills with clear openings of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
- 7) FIRE LIFTS & OTHER LIFTS
 - i) Walls enclosing lift shafts shall have a fire resistance of not less than two hours.
 - ii) Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
 - iii) Landing doors and lift car doors of the lift shall be of steel shuttered with fire resistance of one hour. No collapsible shutter shall be permitted.
 - iv) One of the lifts in each lift bank shall be converted into fire lift and shall be as per the specifications laid down under the rules.
- 8) ESCAPE ROUTES FROM OFFICE TO STAIRCASE:
 - i) Corridor/lift lobby at each floor level shall be ventilated directly to outside air as shown on the plans.
 - ii) The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.
 - iii) Permanent ventilation in the form of grills provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

- i) Basement shall be used for designated purpose only i.e. car parking.
- ii) Slab of the basement forming part of the courtyards shall be designed in such a way as to take the weight of fire appliances weighing up to 48 tonnes each, with point load of 10 kg/ sq cm.
- iii) Two staircases have been proposed for ingress and egress to the basement from ground floor. Both the staircases shall be totally enclosed type complying with provision of National Building Code and as per D.C. regulations.
- iv) The staircases shall be provided with self-closing fire resisting doors of at least one hour fire resistance.
- v) Entry to the basement shall be provided through one hour fire resisting self closing door placed in the enclosed walls of the staircases.
- vi) The lift lobby shall be enclosed & shall be pressurized with positive air pressure of 5 mm water gauge.
- vii) Basement shall be provided with natural ventilation in form of stall board lights / ventilators / cut outs / trenches etc as shown on the plans. This ventilation will clear the smoke as designed by NEPA and UBCA.
- viii) In addition to the natural ventilation, mechanical ventilation shall also be provided.
- ix) Ventilation provided to the basement, including mechanical ventilation should not be closed or bricked up at any point of time in future.
- x) All the staircases and associated lift lobbies shall be pressurized in the event of fire in the basement. The pressure in these enclosed staircase and enclosed lift lobbies shall be maintained at not less than 5 mm water gauge.
- xi) Each staircase and lift lobby shall have illuminated inverter operated exit signs with IP 54 enclosure. Luminance of the signages shall be such that they are visible from a distance of 12 to 16 meters.
- xii) The basement shall be properly lighted. All escape routes shall be lighted to have a minimum luminance of 2.5 lux and all such lights shall be connected to an emergency source such as a battery backed inverter or a diesel generator.
- xiii) Mechanical ventilation / smoke extractors system facilitating 10 air changes per hour in normal course and capable of converting into 20 air changes per hour in case of fire shall also be provided.

10) ELECTRIC CABLE SHAFT :

- i) Electric cable shafts shall be exclusively used for electric cables and should not open in the staircase enclosure.
- ii) Inspection door for the shaft, if provided, shall have two hours fire resistance.
- iii) Electric meter room shall be provided at ground floor level at location marked on the plan. It shall be adequately ventilated.
- iv) Electrical shaft shall be sealed at each floor level with non-combustible material such as vermiculite concrete.
- v) No storage of any kind shall be done in the electric shaft.
- vi) All the electric cables shall be halon free, non toxic, non flammable, low smoke type having copper core.

11) SERVICE DUCT: All the service ducts shall be sealed at each floor level with non combustible material such as vermiculite concrete / intumescent material.

12) ENTRANCE DOORS: All the entrance doors of Offices shall be of solid core having fire resistance of not less than half an hour (solid wood of 45 mm thickness).

13) AIR CONDITIONING SYSTEM :

- i) Escape routes such as staircase, Corridors, passages, lift lobbies etc. shall not be used as return air passages.
- ii) The A. C. ducting shall be constructed of substantial gauge metal in accordance with IS:655:1963 for metal air ducts { revised }

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- iii) Wherever the ducts pass through fire wall or floor, the opening around the ducts shall be sealed with fire resistance materials such as asbestos rope or vermiculite concrete or glass wool.
- iv) AHU shall be independent for each floor / occupancy zone. In any case, the AHU shall not be required to serve more than one floor / occupancy.
- v) The insulating material if provided to A.C. ducting either from inside or outside, shall be of noncombustible material such as glass wool covered with aluminum foil or spun glass with neoprene facing or any other similar material.
- vi) The material used for false ceiling and its runners and suspenders shall be of non combustible type.
- vii) Metallic ducts shall be used even for the return air instead of space above the false ceiling.

14) MANUAL FIRE ALARM SYSTEM

Manual fire alarm system with main control panel at ground level & pill boxes with hooter at each of the upper floor levels. The layout of the fire alarm system shall be in accordance with Indian Standard Specifications.

15) FIRE FIGHTING REQUIREMENTS:

- a) Underground water storage tank: An underground water storage tank of 1,50,000 ltrs. capacity shall be provided at the location marked on the enclosed plan as per the design specified in the rules with baffle wall and fire brigade collecting breaching.
- b) Overhead water storage tank: Overhead tank of 30,000 ltrs. capacity each shall be provided at the terrace level of each staircase. The design and layout shall be got approved from H.E.'s Department prior to erection. This tank shall be connected to the wet riser through a booster pump through a non-return valve and gate valve.
- c) Wet Riser (Each staircase): A Wet Riser cum down comer of G.I. 'C' class of 15 cms. Dia. shall be provided in the duct adjoining each staircase with a hydrant outlet and hose reel on each floor including basements in niches in such a way as not to deduct the width of the corridor. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed pressure of 5.5 kgs. sq/cms. The fire service inlet on the external face of the building near the static tank directly fronting the courtyards shall be provided to connect mobile pump of the fire services to the wet risers.
- d) Automatic Sprinkler system: Automatic sprinkler system shall be provided in entire building including basement levels as per the standards laid down by TAC or relevant IS specifications.
- e) Fire Pump, Booster pump sprinkler and jockey pump:
 - i) Wet Risers shall be connected to a fire pumps at ground level of 2400 lits./min. capacity to give a pressure not less than 3.2 kgs. per sq.cms. at topmost hydrant opening.
 - ii) Booster pumps of capacity 900 lits./min giving a pressure not less than 3.2 kg. per sq.cms. at topmost hydrant outlet of the wet riser shall be provided at the terrace level.
 - iii) Sprinkler pumps of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
 - iv) Electric supply (normal) to these pumps shall be on independent circuits and panel for all the pumps shall be provided at ground level.
- f) STAND BY PUMP: A stand by fire pump shall be provided of capacity not less than 2400 ltrs / min capable of giving a pressure of not less than 3.2 kg/ sq cms at the top most point.
- g) External Hydrant: Four external hydrants shall be provided within the confines of the site of the wet risers at location marked on the plan.
- h) Automatic smoke Detection System: Automatic smoke detection system shall be provided in entire building as per relevant IS specifications.

- i) Portable fire extinguishers: One dry chemical powder type fire extinguisher of 5 kgs. Capacity having ISI certification mark and two buckets filled with dry clean sand shall be kept in Electric Meter Room as well as Lift Machine Room and common corridor at each floor level and car parking areas in the basement.
- 16) ALTERNATE SOURCE OF POWER SUPPLY: An Alternate source of L.V./H.V. supply from a separate sub-station as well as through D.G. set with appropriate change over switch shall be provided for fire pump, booster pump, sprinkler & jockey pump, fire lift, staircase, corridor lighting circuits and manual fire alarm system. It shall be housed in a separate cabin.
- 17) QUALIFIED FIRE OFFICER: A qualified full time fire officer with experience of not less than 3 years shall be appointed who will be available on the premises at all times. Alternative full time qualified full time fire officers working in shift duty system shall be placed round the clock on the premises who will be responsible for the following:
- Maintenance of all the first air firefighting equipment, fixed installations and other fire protection equipment / appliance in good working condition at all times.
 - Imparting training to the occupants of the building in the use of firefighting equipment provided on the premises and keep them informed about the fire and other emergency evacuation procedures.
 - To liaise with city fire brigade on regular and continual basis.
- 18) TRAINED STAFF: Trained staff shall be deputed in the building having knowledge of handling fire-fighting equipment installed in the building
- 19) PUBLIC ADDRESS SYSETM: Public address system with battery back-up shall be provided for the entire building including basement as per IS specification.
- 20) CANTEEN:
- No cooking activity shall be allowed in the canteen area and only precooked foods can be served.
 - The sprinkler and smoke detection system shall be extended to the canteen area on the terrace.
- 21) ESCAPE ROUTE LIGHTING:
Escape route lighting (Staircase and corridor lighting) shall be on independent circuits as per rules.
- 22) ESCAPE SIGNS: Photo luminescent (Self glowing) signs shall be provided in the building showing direction of escape in an emergency.
- 23) GLASS GLAZING
- There shall be open able windows having area of minimum 10% of the total façade area on every floor.
 - The distance between the building line and facade shall not be more than 1.5 mtrs.
 - If facade is provided away from the building line, the vertical barrier between building wall and façade shall be provided after the interval of 10 mtrs/ three floors, in the form of non combustible dampers having minimum 2 hrs. fire rating. These shall be either on fusible link or of permanent type with perforations coated with in tumescent paint.
 - The glazing used for the façade shall be of toughened glass type or of the material having integrity characteristics and low smoke hazard.
- 24) REFUGE AREA:
- A) Refuge area admeasuring 200.39 sq mtrs shall be provided on 7th floor and shall confirm the following:
- The lay-out of the refuge area shall not be changed/modified at any time in future.
 - The refuge area shall be provided with railing/parapet of 1.10 mtrs. height on the open sides and shall be of sound construction.

- iii) There shall not be any opening into refuge area from any portion of occupied premises.
 - iv) Refuge area shall be segregated by brick masonry wall of 9 inches thick & access to refuge area shall be gained through half an hour fire resistant self closing door.
 - v) Lift and/or staircases shall not open into refuge areas.
 - vi) Clear height of the refuge area below the beam/drop pardi shall not be less than 1.80 mtrs.
 - vii) The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter and for the use of Fire Brigade department or any other organization dealing with fire or other emergencies when occur into the building and also for exercises/drills if conducted by the Fire Brigade department.
 - viii) The refuge area shall not be allowed to be used for any other purpose and it shall be the responsibility of the owner/occupier to maintain the same clean and free of encumbrances and encroachments at all times.
 - ix) The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
 - x) Adequate drinking water facilities shall be provided in the refuge area.
 - xi) Adequate emergency lighting facility connected to the electric circuits of staircase, corridor/passage etc. lighting shall be provided.
- B) The part terraces at 10th, 12th & 14th floor and terrace floor of the building shall be considered as refuge areas as per the revised norms and guidelines and the same shall comply with the following requirements:
- i) The entrance door to the refuge areas shall be painted or fixed with a sign board in luminous paint mentioning "REFUGE AREA IN CASE OF EMERGENCY".
 - ii) Adequate drinking water facilities shall be provided in the refuge areas.
 - iii) Adequate emergency lighting facility connected to the electric circuits of staircase, corridor/passage etc. lighting shall be provided.

The party has earlier paid the Capitation fee of Rs.1,78,160/- vide Receipt No. 0699011 dated 3-10-2008 on gross built up area of 17815.64 sq. mtrs. as certified by the Architect vide his letter dated 10-9-2008. Now, the Architect has certified the gross built up area as 25760.38 sq mtrs vide his letter dated 29-1-2011 and paid additional scrutiny fee of Rs 1,58,900/- vide Receipt No 3664839 (SAP DOC No 1000800036) dated 11-2-2011.

E.E. (SRA) is therefore requested to verify the gross built up area and inform this Department if it is more.

Copy to: M/S Citygold Management
Services Ltd, Architects.

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Dy Chief Fire Officer
Mumbai Fire Brigade

M. J. Chich
Dy Chief Fire Officer
Mumbai Fire Brigade
17/2/2011