

BRIHANMUMBAI MUNICIPAL CORPORATION

MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry
Dargah road, C.G.S. Colony, Opp. Mhada Colony, Antop Hill, Wadala, Mumbai-
400 037. Telephone No. 24132058 Fax No. 24153027.

Sub: Fire Protection measures & Fire Fighting Safety requirements for the proposed Amendment in High rise residential building i.e. **Wing T-A & Wing T-B** & High-rise Commercial **Wing T-C** & Low-rise Clubhouse/Fitness Center **Wing T-D** and Addition/Alteration in **Wing -B**, on plot bearing C.S.No.794 of Lower Parel Division, Pandurang Budhkar Marg, Worli, Lower Parel, G/S Ward, Mumbai-400030. for M/s Century Textile & Industries Ltd., Mumbai.

Ref: Online File No. EEBP/4102/GS/A/CFO/2/Amend by Mr. Shashikant Jadhav, Licensed Surveyor for M/s. Spaceage Consultants.

EARLIER F.S.R.L: i) **FB/HR/City/13, dated 02/07/2010**
ii) **FB/HR/City/378 dated 04/07/2013**
iii) **FB/HR/R-II/87, dated 15/10/2015 (FSC)**
iv) **EEBP/4102/GS/A/ CFO/2/Amended dated 14/01/2021**
v) **EEBP/4102/GS/A-CFO/New dated 04.10.2021 (FSC)**

Mr. Shashikant Jadhav,
Licensed Surveyor
for M/s. Spaceage Consultants.

You have uploaded, Fire protection & Firefighting requirements issued by this office U/no. No. FB/HR/City/13, dated 02/07/2010, for the proposed plans for construction of High rise Commercial cum Parking building comprising of six separate wings designated as "Wing-A", "Wing-B", "Wing-C", "Wing-D", "Wing-E". Where "Wing-A,B,C & F" having common two level basement & part intermediate basement below the "Wing-C", thereafter the building is divided into four wings i.e. "Wing-A,B,C & F" on south sides of the plot. "Wing-D & E" are also having common two level basement thereafter the building is divided into two wings i.e. "Wing-D & E" on North side of the plot. Basements below the "Wings A, B, C & F" and Basements below the "Wings D & E" are connected by 09.00 mtrs. wide drive way on upper level basement. "Wing-A" is having common two level basements+ ground floor+ 1st to 59th upper floors with total height of 262.35 mtrs. from general ground level up to terrace level. "Wing-B" is having common two level basements+ ground floor+ upper floor 1st to 12th floors with total height of 64.50 mtrs. from general ground level up to terrace level. "Wing-C" is having common two level basements+ intermediate basement + ground floor + 1st to 41st upper floors with total height of 186.30 mtrs. from general ground level up to terrace level. "Wing- D" is having common two level basements+ stilt floor on ground + 1st to 16th podium floor for car parking + 17th floor R.G. + part 18th to 28th floors for commercial office purpose with total height of 108.00 mtrs. from general ground level up to terrace level. "Wing-E" is comprising of two separate wings i.e., "Wing-I & Wing-II" where "Wing-I" is having common two-level basements+ ground floor +

three upper levels with total height of 13.90 mtrs. from general ground level up to terrace level and “Wing-II” is having common two-level basements+ ground floor + 26th upper floors with a total height of 123.00 mtrs. from general ground level up to terrace level. “Wing-F” is having common two-level basements+ ground floor + two upper floors with total height of 14.10 mtrs. from general ground level up to terrace level **(Treated as Cancelled).**

You have uploaded, Fire protection & Firefighting requirements issued by this Office vide No. FB/HR/City/378 dated 04/07/2013, for amended plans for proposed construction of High-rise building comprising of five wings i.e., “Wing-A”, “Wing-B”, “Wing-C”, “Wing-D”, “Wing-E”, Out of which “Wing-A, B, C & D” are having common basements with pit for car parking (-13.50 mtrs.) + Lower basement (- 11.50 mtrs.)+ pit for car parking (-06.65 mtrs.)+ Upper basement (-04.65 mtrs.).Wing-A” is having ground floor +1st to 55th upper floors used for offices with total height of 230.70 mtrs. from general ground level up to terrace level having 15th ,33rd & 50th floor Fire Check Floors and 16th, 34th & 51st floor as Service floors. “Wing-B” is having ground floor + 1st to 13th upper floors for Offices with total height of 68.15 mtrs. from general ground level up to terrace level. “Wing-C” is having ground floor + 1st to 13th upper floors used for Offices with total height of 68.70 mtrs. from general ground level up to terrace level. “Wing-D” is having+ ground + 1st to 3rd upper floors with total height of 18.90 mtrs. from general ground level up to roof top level. “Wing-E” is having ground + mezzanine floor + plenum floor with total height of 10.30 mtrs. from general ground level up to terrace level.

You have uploaded, compliance of stipulated Fire protection & Fire-fighting requirements is issued by this office vide No. FB/HR/R-II/87, dated 15/10/2015 for part occupation to occupy & use of the said building (Wing-B & E) from Fire risk point of view.

You have uploaded, Fire protection & Firefighting requirements issued by the office vide No. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021 for the amended plans for proposed High rise residential wings designated as Wing-T-A & Wing-T-B”. “High- rise Commercial Wing T-C” and “Low rise Clubhouse/Fitness Center Wing T-D”. The three wings i.e. Wing-T-A, Wing-T-B & Wing-T-C are having common three level basements. The High-rise Residential wings i.e. Wing-T-A & Wing-T-B will be comprising of Three level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3rd & 4th podium levels for part parking/services and part residential user + 5th Podium Top Floor for RG/Parking/club house/residential user + 6th to 75th upper residential floor including three service floors at 24th floor, 50th floor, 63rd floor having total height of 256.70mtrs. measured from general ground level to terrace level. Proposed Low rise Wing-T-C will be comprising of 3 level basements + Ground floor+ 1st to 3rd upper floors for Mall + 4th to 7th upper floors for clubhouse/fitness center for society having height of 31.97 mtrs. from general ground level to terrace level and proposed low rise Wing TD which will be connected to the 2nd level podium of Wing TA, TB & TC as shown on plans, will be comprising of 3 level basements + Ground floor + 1st to

4th commercial floors having height of 18.62mtrs. from general ground level to terrace level.

You have uploaded, Fire protection & Firefighting requirements issued by this office vide No. EEBP/4102/GS/A/CFO/2/Amend dated 21/09/2021 for the amended plans for amendment in ground floor, ground floor level 1 & ground floor level 2.

You have uploaded, compliance of stipulated Fire protection & Firefighting requirements is issued by this office vide No. EEBP/4102/GS/A-CFO/New dated 04.10.2021 For part occupation to occupy & use the commercial building i.e., ground for Restaurant along with kitchen, Ground floor Level 1 for Restaurant + Lounge & Ground floor Level 2 for Lounge + store + DJ Booth + 03 nos. of cabin.

**NOW,THE LICENSED SURVEYOR HAS UPLOADED AMENDED AND ADDITIO
N/ALTERATIONBUILDING PLANS AND PROPOSED AMENDMENTS IN MENTIO
NED AS FOLLOWING:**

AMMENDMENT:

COMMON BASEMENT OF WING T-A, WING T-B & WING T-C

- i) You have proposed to change earlier approved Ramp from 06.25 mtrs. to 08.24 mtrs. wide two-way ramp along with internal changes as shown on the plans.

WING T-A

- i) You have proposed 02 additional floors i.e. 76th & 77th floors due to which the total height of the building is 262.92 mtrs. instead of earlier approved 256.70 mtrs. from general ground level up to terrace level as shown on the plans.
- ii) Proposed minor changes in Refuge area as shown on the plans.
- iii) Proposed changes in floor wise users as shown on the plans.

WING T-B

- i) You have proposed to delete 30 floors i.e., 45th to 75th floors due to which the total height of the building now is 172.33 mtrs. instead of earlier approved 256.70 mtrs. from general ground level up to terrace level as shown on the plans.
- ii) Proposed proposing part service floor on common 4th podium floor instead of earlier approved 02 nos. of residential flat & rain water tank, as shown on the plans.
- iii) Proposed minor changes in Refuge area as shown on the plans.
- iv) Proposed changes in floor wise users as shown on the plans.

WING T-C

- i) You have proposed to change floor to floor height of the building due to which the total height of the building now is 31.98 mtrs. instead of earlier approved 31.97 mtrs. from general ground level up to terrace level as shown on the plans.
- ii) Proposed changes in floor wise users as shown on the plans.

WING T-D

- i) You have proposed to change floor to floor height of the building due to which the total height of the building now is 18.80 mtrs. instead of earlier

approved 18.62 mtrs. from general ground level up to terrace level as shown on the plans.

ii) Proposed changes in floor wise users as shown on the plans.

WING -E

i) You have proposed to demolished Wing E in case of Future development.

No any other changes other than mentioned above are proposed as shown on the plans.

MINOR CHANGES IN FLOOR-WISE USERS OF THE BUILDING ARE AS UNDER:

Floor	Users of the Building	
	Wing T-A	Wing T-B
Common 3 rd Basement (-10.08 mtrs.)	Service utilities at various places + Water tanks + Pump room + Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp.	
Common 2 nd Basement (-06.88 mtrs.)	Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp.	
Common 1 st Basement (-03.68 mtrs.)	Service utilities at various places + Store rooms at various places Engineering store room + Façade store room + MEP workshop & Store room + Housekeeping store room + Maid/Housekeeping room + Pump room + Electric substation + STP + Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp & 06.00 mtrs. wide two-way ramp.	
Ground floor (Common for Wing T-A & Wing T-B)	Entrance lobby + Security control room + 02 nos. of Fire control room + Facility Management + 02 nos. of Electrical meter room + Mail room + Pump house + U.G. tank + Space for DG set + 02 nos. of Electrical substation + 02 nos. of Electric substation/Panel + Solid waste management facility + Society office + Mail room + Security room + 02 nos. of Store room + Entrance Hall/Lounge + 04 nos. of IT room + IT exe + Server room + UPS room + IT store + Surface car parking.	
Common 1 st Podium floor (Common for Wing T-A & Wing T-B)	Changing rooms at various places + 03 nos. of Electrical room + Staff/Driving area + MEP room + MEP workshop + IT rack + Surface car parking accessible by 06.00 mtrs. wide two-way ramp.	
Common 2 nd Podium floor (Common for Wing T-A & Wing T-B)	Facility management + Property management + Society facility management + TB façade room + Flush chamber + 02 nos. of Electrical room + MEP room+ Part service floor + Surface car parking accessible by 06.00 mtrs. wide two-way ramp + Part service floor.	
Common 3 rd Podium floor	04 nos. of Residential flat	-----

(Common for Wing T-A & Wing T-B)	Facility management + Property management + Society management + MEP store room + Housekeeping store room + 02 nos. of Electrical room + Pest control room + Store /MEP room + Surface car parking accessible by 06.00 mtrs. wide two-way ramp.	
Common 4 th Podium floor (Common for Wing T-A & Wing T-B)	04 nos. of Residential flat	-----
	Part Service floor + Facility management + Property management + Society management + 02 nos. of Electrical room + Horticulture room + Property management	
Common 5 th Podium floor (Common for Wing T-A & Wing T-B)	04 nos. of Residential flat	02 nos. of Residential flat
	Horticulture room + 04 nos. of Reading room + Card room + Entrance Hall/Lounge + Indoor play area + Kids play area + R.G. + Swimming pool.	
	Wing T-A	Wing T-B
6 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.
7 th to 12 th floors	06 nos. of Residential flat + Electrical meter room on each floor	04 nos. of Residential flat + Electrical meter room on each floor
13 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.
14 th to 19 th floors	08 nos. of Residential flat + Electrical meter room on each floor	04 nos. of Residential flat + Electrical meter room on each floor
20 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.
21 st floor	08 nos. of Residential flat + Electrical meter room.	Service floor
22 nd & 23 rd floors	08 nos. of Residential flat + Electrical meter room on each floor.	04 nos. of Residential flat + Electrical meter room on each floor
24 th floor	Service floor	04 nos. of Residential flat + Electrical meter room on each floor
25 th to 27 th floors	08 nos. of Residential flat + Electrical meter room on each floor	04 nos. of Residential flat + Electrical meter room on each floor
28 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.

29 th to 34 th floors	08 nos. of Residential flat + Electrical meter room on each floor.	04 nos. of Residential flat + Electrical meter room on each floor
35 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.
36 th to 41 st floors	08 nos. of Residential flat + Electrical meter room on each floor	04 nos. of Residential flat + Electrical meter room on each floor
42 nd floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	03 nos. of Residential flat + Electrical meter room + Refuge area.
43 rd & 44 th floors	08 nos. of Residential flat + Electrical meter room on each floor	04 nos. of Residential flat + Electrical meter room on each floor
45 th floor	08 nos. of Residential flat + Electrical meter room.	Terrace (Open to Sky)
46 th to 48 th floors	08 nos. of Residential flat + Electrical meter room on each floor	-----
49 th floor	06 nos. of Residential flat + Electrical meter room + Refuge area.	-----
50 th floor	Service floor	-----
51 st to 56 th floors	04 nos. of Residential flat + Electrical meter room on each floor	-----
57 th floor	03 nos. of Residential flat + Electrical meter room + Refuge area.	-----
58 th to 62 nd floors	04 nos. of Residential flat + Electrical meter room on each floor	-----
63 rd floor	Service floor	-----
64 th floor Lower club house	Club house seating space + Swimming pool + BOH Pantry space + Yoga studio/GYM + Relaxation room area + Treatment room	-----
65 th floor Club house	SPA store + Club & SPA staff seating + Store + Club & SPA staff uniform room + IT server room + Electrical meter room + Pantry + Refuge area.	-----
66 th floor	03 nos. of Lower-level duplex flat + 01 no. of	-----

	Residential flat + Electrical meter room	
67 th floor	03 nos. of Upper-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
68 th floor	03 nos. of Lower-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
69 th floor	03 nos. of Upper-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
70 th floor	03 nos. of Lower-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
71 st floor	03 nos. of Upper-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
72 nd floor	02 nos. of Lower-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
73 rd floor	02 nos. of Upper-level duplex flat + 01 no. of Lower-level duplex flat + 01 no. of Residential flat + Electrical meter room	-----
74 th floor	02 nos. of Lower duplex flat + 01 no. of Upper duplex flat + 01 no. of Residential flat + Electrical meter room	-----
75 th floor	03 nos. of Lower Triplex flat + 01 no. of Upper duplex flat + Electrical meter room	-----
76 th floor	03 nos. of Middle-level Triplex flat + Electrical meter room	-----
77 th floor	03 nos. of Upper-level Triplex flat + Electrical meter room.	-----
Terrace floor	Open to sky.	-----

Floor	Users of the Building
	Wing T-C
Common 3 rd Basement (-10.08 mtrs.)	Service utilities at various places + Water tanks + Pump room + Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp.
Common 2 nd Basement (-06.88 mtrs.)	Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp.
Common 1 st Basement (-03.68 mtrs.)	Service utilities at various places + Store rooms at various places Engineering store room + Façade store room + MEP workshop & Store room + Housekeeping store room + Maid/Housekeeping room + Pump room + Electric substation + STP + Space for bicycle parking & Surface car parking accessible by 08.24 mtrs. wide two-way ramp.
Ground floor	Electric Substation + Space for DG set + Fire control room + Solid waste management facility + Receive and purchase office + Store room + 04 nos. of Restaurant with kitchen + Paved RG + ATM + Electric meter room.
1 st floor	Store, Female toilets, Locker room + Store, Male toilets, Locker room + Cafeteria.
2 nd floor	Double height 03 nos. of Restaurant with kitchen + Double height 02 nos. of MEP room + Double height 02 nos. of Retail + Electric meter room + Double height 03 nos. of Store.
3 rd floor	Void
4 th floor	LOS + AV studio + MEP room + IT rack + Electric room + Entrance/Conference Hall + Reading room + Electrical room + Electrical meter room + Pantry + Pool tank machine room + Pool tank + Store +Pre function area + BOH areas + 02 nos. of Lobby with internal staircase
5 th floor	AV studio + 02 nos. of Lobby with internal staircase.
6 th floor	SPA treatment rooms + Changing rooms + Locker rooms + 04 nos. of Guest room + Storage & Pantry + Meeting rooms +
7 th floor	AHU area + Studio + Lounge + Terrace (Counted in FSI).
Terrace	PV panels/ Green roof

Floor	Users of the Building
	Wing T-D
3 rd Basement (-10.08 mtrs.)	Service utilities at various places + Surface car parking accessible by 02 nos. of car lift.
2 nd Basement (-06.88 mtrs.)	Service utilities at various places + Pump room + Water tanks + Surface car parking accessible by 02 nos. of car lift.

1 st Basement (-03.68 mtrs.)	Service utilities at various places + Fire pump room + Water tanks + Surface car parking accessible by 02 nos. of car lift.
Ground floor	Badminton court (Fitness center) + 02 nos. of Electric meter room + Paved RG.
1 st floor	Double height area of floor below
2 nd floor	Indoor games + Space for ODU and TFA units + Music rooms + Golf stimulators.
3 rd floor	Gym/Weights + Electrical room + Squash court area + GYM-Studio/Yoga
4 th floor	Aerobics rooms + Space for ODU and TFA + Psychotherapy room + Space for pool machine room + Electrical room.
Terrace	Swimming pool + Part terrace

OPEN SPACES: -

OPEN SPACES OF WING- TA, WING- TB, WING- TC & WING- TD: -(NO CHANGE)

WING- TA:

No changes in proposed open spaces of WING- TA as earlier approved vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.

WING- TB:

No changes in proposed open spaces of WING- TB as earlier approved vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.

WING- TC:

No changes in proposed open spaces of WING- TC as earlier approved vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.

WING- TD:

No changes in proposed open spaces of WING- TD as earlier approved vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.

MINOR CHANGES IN REFUGE AREAS:

Wing T-A

Refuge floor	Required Refuge area in Sq. Mtrs.	Proposed Refuge area in Sq. Mtrs.	At the height in Mtrs.
6 th floor	226.70 sq. mtrs.	231.77 sq. mtrs.	23.52
13 th floor	226.70 sq. mtrs.	231.77 sq. mtrs.	46.62
20 th floor	226.70 sq. mtrs.	231.77 sq. mtrs.	69.72
28 th floor	226.71 sq. mtrs.	231.77 sq. mtrs.	96.12
35 th floor	226.71 sq. mtrs.	231.77 sq. mtrs.	119.22
42 nd floor	226.71 sq. mtrs.	231.77 sq. mtrs.	142.32
49 th floor	234.04 sq. mtrs.	235.54 sq. mtrs.	165.42
57 th floor	235.53 sq. mtrs.	239.50 sq. mtrs.	191.52
65 th floor	218.08 sq. mtrs.	234.45 sq. mtrs.	21.62
72 nd floor	199.34 sq. mtrs.	210.04 sq. mtrs.	241.92
In addition, above, terrace will be treated as Refuge area. Excess Refuge area shall be counted in F.S.I., as per DCPR 2034.			

Wing T-B

Refuge floor	Required Refuge area in Sq. Mtrs.	Proposed Refuge area in Sq. Mtrs.	At the height in Mtrs.
6 th floor	392.96 sq. mtrs.	401.31 sq. mtrs.	23.03
13 th floor	392.96 sq. mtrs.	401.31 sq. mtrs.	49.98
20 th floor	392.96 sq. mtrs.	401.31 sq. mtrs.	76.93
28 th floor	392.95 sq. mtrs.	401.31 sq. mtrs.	106.88
35 th floor	391.56 sq. mtrs.	401.31 sq. mtrs.	133.83
42 nd floor	167.89 sq. mtrs.	168.22 sq. mtrs.	160.78
In addition, above, terrace will be treated as Refuge area. Excess Refuge area shall be counted in F.S.I., as per DCPR 2034.			

The Details of Staircases:

Staircase description		Width of staircase	No. of Staircases	Open/ Enclosed
Wing T-A Residential	Leading from 3 rd Basement to Terrace floor (Diverted at ground floor)	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
Wing T-B Residential	Leading from 3 rd Basement to Terrace floor (Diverted at ground floor)	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
Wing T-C	Leading from Ground to 3 rd floor of Mall	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
	Leading from Ground to 6 th floor of Clubhouse/ Fitness Centre (for Society)	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
	Leading from Ground to 7 th floor Clubhouse/ Fitness Centre (for Society) and Service area	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
	Leading from Ground to Terrace floor (Service floor) of Clubhouse/ Fitness Centre (for Society)	No changes proposed in the staircases, thereby remains same as approved earlier vide no. EB/4102/GS/A/CFO/1/Amend dated 14/01/2021.		
	Leading from 3 rd Basement to 4 th floor (Diverted at ground floor)	02.00 mtrs.	02 Nos.	Enclosed

Wing T-D	Leading from 3 rd Basement to terrace floor (Diverted at ground floor)	02.00 mtrs.	01 No.	Enclosed
Common in all wings	Leading from 3 rd Basement to 3 rd floor (Diverted at ground floor)	02.00 mtrs.	03 Nos.	Enclosed
	Leading from 1 st basement to 3 rd floor (Diverted at ground floor)	02.00 mtrs.	01 No.	Enclosed
	Leading from ground floor to 3 rd floor	02.00 mtrs.	01 No.	Enclosed
	Leading from 3 rd Basement to 4 th floor (Diverted at ground floor)	01.50 mtrs.	04 Nos.	Enclosed
	Leading from 3 rd Basement to Ground floor)	01.50 mtrs.	01 No.	Enclosed
For all Podiums	Leading from 3 rd Basement to 4 th floor (Diverted at ground floor)	02.00 mtrs.	01 No.	Enclosed

LIFTS AS SHOWN ON THE PLAN ARE AS MENTIONED BELOW: -

Wings	Lifts Type	Profile	Nos.
Wing T-A Residential	Passenger lift	Leading from 3 rd basement to 77 th floors	01 no.
	Passenger lift	Leading from ground floor to 77 th floors	06 nos.
	Service lift	Leading from 3 rd basement to 77 th floors	01 no.
	Service lift	Leading from 1 st basement to 77 th floors	01 no.
	Fire lift	Leading from ground floor to 77 th floors	02 nos.
	Firemen Evacuation lift	Leading from ground floor to 77 th floors	01 no.
Wing T-B Residential	Passenger lift	Leading from 3 rd basement to 44 th floors	04 nos.
	Service lift	Leading from 3 rd basement to 44 th floors	01 no.
	Fire lift	Leading from ground floor to 44 th floors	02 nos.
	Firemen Evacuation lift	Leading from ground floor to 44 th floors	01 no.
	Passenger lift	Leading from ground floor to 2 nd	04 nos.

Wing T-C		floor of mall	
	Passenger lift	Leading from Ground to 7 th floor of Clubhouse/ Fitness Centre (for Society)	02 nos.
	Firemen lift	Leading from Ground to 7 th floor of Clubhouse/ Fitness Centre (for Society)	01 no.
In all Podiums	Passenger lift	Leading from Ground Floor to 5 th Podium	04 Nos.

THIS PROPOSAL HAS BEEN CONSIDERED FAVORABLY BY TAKING INTO CONSIDERATION THE FOLLOWING:

- a) You have already obtained Fire Protection & Fire Fighting requirements u/No. FB/HR/City/378 dated 04/07/2013, EEBP/4102/GS/A/CFO/2/Amended dated 14/01/2021 and compliance of stipulated Fire protection & Fire-fighting requirements U/No. FB/HR/R-II/87, dated 15/10/2015 for part occupation to occupy & use of the Wing-B from Fire risk point of view.
- b) The Site abuts on 22.80 mtrs. Wide D.P. Road on North side & 24.40 M. wide Pandurang Budhkar Marg on South Side.
- c) You have uploaded Occupation certificate obtained from E.E.B.P.(City) for Wing B U/No. EB/4102/GS/A dated 10.12.2015 for Wing B.
- d) The building has already been granted C.C. up to 75th floor for Wing T-A as per notification U/no. EEBP/4102/GS/A/FCC/1/Amend dtd. 16.06.2023 and last amended approved plan dated 30.06.2021 and accordingly wing T-A has been constructed up to 1st Podium floor and CC granted for Wing T-B & T-C up to plinth level as per notification U/no. EEBP/4102/GS/A/C /1/Amend dtd. 05.08.2021 and last amended approved plan dated 30.06.2021.
- e) Fire evacuation lift is proposed as shown on the plan for the High-rise residential Wing-TA & TB.
- f) The L.S. has proposed mechanical ventilation/ natural ventilation to all the basements.
- g) Additional stand by pump to all the firefighting systems is recommended along with regular fire, sprinkler, jockey and booster pump.
- h) The fire resistance rating for staircase F.R.D., Lift lobby / protected lobby & the lift doors as per N.B.C. provisions.
- i) Efficient P.A. system is recommended for building with standard Building Management System.
- j) The inbuilt fixed firefighting system such as wet riser cum down comer, down comer hydrant system, fire alarm system, automatic smoke detection system, automatic sprinkler system, integrated system, voice evacuation system, public address system, Voice evacuation system, Fire control room etc. were recommended for compliance.
- k) IOT based Microprocessor device is also recommended for the Electrical system as per the Govt. Circular No. CEI-2021/P.No.114/Energy-5.
- l) Licensed Surveyor has uploaded undertaking from M/s. Century Textile and Industries Ltd. dated- 06/10/2023 regarding fire service fees as per Maharashtra fire prevention & life safety measure Act 2006 (2007 of Mah – III) & Maharashtra fire prevention & life safety measure Act amended 2023

and circular from Directorate of Maharashtra fire services vide No. मअसे-2023- 59/895 dated 02/06/2023, fire and emergency fees is applicable from 30/05/2023. However, the circular from Mumbai Fire Bridge is not yet received. Hence as per the undertaking concerned have to pay all applicable amount for fire service fees as per the demand notes from this office, as & when intimated by this department.

m) This Fire safety Requirements are subject to approval by High Rise Technical Committee.

Licensed Surveyor is requested to scrutinize the plans as per amended DCPR-2034 & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, podiums, corridors, staircases, amendments, height, refuge area in sq. Mtrs. Service floor & Floor occupancy of the building and if these plans, given open space is not approvable then this Fire Safety Requirement Letter shall be treated as cancelled & refer back to this department for revised Fire Safety Requirement Letter also till then further process of issuing C.C. shall not be permitted.

In view of above, as far as this department is concerned there would be no objection to the proposed amendment for construction High rise residential wings designated as **Wing-T-A & Wing-T-B**. Low-rise Commercial **Wing T-C** and Low-rise Clubhouse/Fitness Center **Wing T-D**. The three wings i.e. **Wing-T-A, Wing-T-B & Wing-T-C** are having common three level basements. The High-rise Residential wings i.e. **Wing-T-A** will be comprising of Three level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3rd & 4th podium levels for part parking/services and part service floor + 5th Podium Top Floor for RG/club house/residential user + 6th to 77th upper residential floor including three service floors at 24th floor, 50th floor, 63rd floor having total height of 262.92 mtrs. measured from general ground level to terrace level. & **Wing-T-B** will be comprising of Three level basements + Ground floor + 1st Podium level for car parking & services + 2nd Podium level for part parking/services and part service floor + 3rd & 4th podium levels for part parking/services and part service floor + 5th Podium Top Floor for RG/club house/residential user + 6th to 44th upper residential floor including service floors at 21st floor, having total height of 172.33 mtrs. measured from general ground level to terrace level, Proposed Low rise **Wing-T-C** will be comprising of 3 level basements + Ground floor+ 1st to 3rd upper floors for Mall + 4th & 5th Podium floors for club house for society + 6th & 7th upper floors for clubhouse/fitness center for society having height of 31.98 mtrs. from general ground level to terrace level and proposed low rise **Wing TD** which will be connected to the 2nd level podium of **Wing TA, TB & TC** as shown on plans, will be comprising of 3 level basements + Ground floor + 1st to 4th commercial floors having height of 18.80 mtrs. from general ground level to terrace level., as per the details shown on the plans signed in token of approval, subject to satisfactory compliance of the following requirement:

1. All the requirements stipulated vide online Fire Safety Requirement Letters u/no. FB/HR/City/378 dated 04/07/2013, FB/HR/R-II/87, dated 15/10/2015 & EEBP/4102/GS/A/CFO/2/Amended dated 14/01/2021 shall be strictly adhered to along with following modified/additional requirements.
2. Service floor now proposed with the height 02.03 mtrs. shall be verified and approved by competent BMC Authorities if not approvable then referred back to this department for fresh Fire safety requirement letter.
3. **MODIFICATION IN REQUIREMENT NO. 25 (M) PORTABLE FIRE EXTINGUISHERS IN FIRE SAFETY REQUIREMENT LETTER UNDER NO. EEBP/4102/GS/A/CFO/2/Amended dated 14/01/2021.**
 - i) One dry chemical powder type fire extinguisher of 06 kgs. Capacity having I.S. certification mark and two bucket filled with dry clean sand shall be kept in each commercial room, fitness centre, gym, Club House Seating spaces, studio, meeting rooms, SPA Rooms in electric meter room as well as in lift machine room.
 - ii) Dry Chemical Powder (A.B.C.) type fire extinguisher of 6 kgs. Capacity having I.S.I. certification mark and buckets filled with dry, clean sand shall be kept for every 100 sq. mtr. area of car parking in each podium & in all basements.
 - iii) Two dry chemical powder type fire extinguishers of 6 kgs. Capacity having I.S. certification mark shall be kept on each floor level & refuge area.
 - iv) Three Nos. of F-500 (Encapsulation agent) fire extinguishers of 09 kgs. Capacity conforming to relevant standard shall be provided for each podium & basement car parking area (Electric vehicles).
 - v) One AVD type (Aqueous Vermiculite Dispersion) fire extinguishers of 9 liters capacity having ISI certification mark shall be kept near car parking area & at prominent places for every 100 sq. mtrs. (Electric vehicles).
4. **ADDITIONAL REQUIREMENT**
 - A. **UPS ROOM/SERVER ROOM/BATTERY ROOM:**

UPS room/ Server room/Battery room shall be provided with automatic fire detection and suppression system as per relevant IS specification for confined areas such as Server room with the provision of main switch and entire system shall be well maintained and kept in good working condition.
 - B. **IOT BASED DEVICES FOR ELECTRICAL INSTALLATION OF THE BUILDING (FOR WING T-A, T-B, T-C & T-D):**
 - a. IOT based micro controller devices shall be provided in the electrical installations of the building as per the requirement stipulated in Circular No. शासन परिपत्रक क्र. मु विनि-2021/प्र. क्र.114/ऊर्जा-5.
 - b. The IOT based Micro Controller Devices shall be tested and verified by NABL accredited testing agency/laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
 - c. The complete installation of IOT based Micro controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at the time of compliance.
 - d. The data and the alert generated by IOT based Micro controller Devices shall be monitored by building management system and necessary corrective measures shall be taken by the Owner, Occupier immediately.

- e. The data generated by IOT based Micro controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

5. ADDITIONAL/ ALTERATION:

Wing B

- i) Proposed to delete earlier approved Ramp and newly proposing additional ramp which is leading from 3rd basement to ground floor.
 ii) Proposed minor changes floor wise users in each basement floor as mentioned below.

Floor	Users of the Building
	Wing B
Lower basement	Service utilities at various places + Plant room + Pump room + Water tanks + Solid waste management + Surface & Stack car parking accessible by 07.80 mtrs. two-way ramp & 08.55 mtrs. two-way ramp.
Upper Basement	Panel room + Electrical panel room + Services at various places + Electrical meter room + Transformer room + Existing STP space + 02 nos. of Service provider room + Surface & Stack car parking accessible by 07.80 mtrs. two-way ramp & 08.55 mtrs. two-way ramp.
Ground floor	Already Obtained Compliance certificate from Fire safety point of view form this department u/no. FB/HR/R-II/87, dated 15/10/2015 & as per earlier approved plans
Ground floor level 1	
Ground floor level 2	
1 st to 13 th floors	

In view of above as far as this office is concerned there is no objection for proposed addition alteration in Wing-B as shown on the plan subject to satisfactory compliance of the following fire safety requirements.

- a. All the passive and active fire protection measures issued under earlier N.O.C.'s of this department from time to time shall be strictly adhered to Wing B.
 b. Original framework of structure and elements of the structure i.e., beams, columns, load bearing walls, floors, etc. should not be disturbed by chipping, tampering, etc.
 c. The internal layout shall be strictly as per the details shown on the uploaded plans. No changes shall be carried out in future without prior permission from C.F.O. department.
 d. Structural stability of the building shall be checked by the concerned authority before starting the proposed addition alteration work and Structural stability certificate from structural engineer shall be produced after the completion of work.
 e. Existing fixed firefighting installation of the building shall be kept in good working condition at all the time.

- f. Necessary permissions/approvals shall be obtained for trade activities, under M.M.C. Act & other applicable acts from all the concerned competent authorities.
 - g. Authenticity / approval of premises area, occupancy FSI criteria shall be scrutinized, verify & confirm by the concerned B.M.C. authority.
 - h. The fire-fighting installations shall be done by authorized license agency. The Schematic drawing for F.F. installations shall be submitted at the time of obtaining compliance certificate from this department. The fixed fire-fighting system provided in the premises shall be maintained in good working conditions all the time and Accordingly Form B from registered License Agency shall be submitted to C.F. O's Department twice in a year (In month of January & July), as per Maharashtra Fire Prevention & Life safety Measures Act. 2006.
 - i. This Fire safety requirement letter issued from the fire risk point of view only and on behalf of online application from Architect/Licensed surveyor if any matter pertaining to authenticity or legality shall be cleared by owner/occupied/ Architect/Licensed surveyor.
 - j. BMC/Fire department reserved the rights to change /alter /add/ delete the terms and condition of this fire safety requirements as per the situation permits.
- 6.** All the fix firefighting installations shall be applicable & extended for each wing, i.e., from Basement level / parking floors and upper typical floors level of building up to terrace level of each wing.
- 7. No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.**

The concerned party has paid scrutiny fees time to time as mentioned below;

Sr. No.	Type of Proposal	Total Gross built up area in sq. mtrs.	Scrutiny fee paid	Receipt No./ SAP Doc. No.	Date
1	Proposal	550000.00	55,00,000/-	1660317 1000569660	07.04.2010
2	Approval not issued	354200.00	15,84,000/-	5911713 1001252768	12.10.2012
3	Amendment	315500.00	8,03,500/-	<u>5950882</u> 1001353717	16.02.2013
4	Compliance part OC (For Wing B) FB/HR/RII/87 Dt.15/10/2015		NOT LEVID		
5	Amendment	3,14,114.33	1,04,79,980/-	Online receipt no. CHE/BP/42612/20	28.08.2020
			7,54,500 /-	Online receipt no. CHE/CFO/46534/20	04.12.2020.

6	Amendment	23569.27 (As OC received for wing B so fees calculated as per architects' letter with Rs. 25/-)	11,13,380/-	Online Receipt No. CHE/BP/62635/21	07.09.2021
		314114.33 (Remaining area of TA, TB, TC & TD as per architects' letter with Rs. 65/-)	7,77,305/-	Online Receipt No. CHE/CFO/62686/21	13.09.2021
7	Fire Service fees	3,37,683.30	50,65,254/-	Online Receipt No. CHE/CFO/62686/21	13.09.2021
8	Amendment	3,30,588.95	20,000/-	Online Receipt No. 18/9/2023/11405	18.09.2023
			5,000/-	Online Receipt No. 24/9/2023/11583	24.09.2023

Note: -

With reference to Maharashtra fire prevention & life safety measure Act 2006 (2007 of Mah – III) & Maharashtra fire prevention & life safety measure Act amended 2023 and circular from Directorate of Maharashtra fire services vide No. मअसे-2023- 59/895 dated 02/06/2023, fire and emergency fees is applicable from 30/05/2023. However, the circular from Mumbai Fire Bridge is not yet received. Hence have to pay all applicable amount for fire service fees as per the demand note from this office, as & when intimated by this department.

Licensed Surveyor is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

Note:

- i) The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- ii) The width of Abutting Road & Open spaces is mentioned in plans as submitted by the Licensed Surveyor attached herewith & these parameters shall be certified by the Licensed Surveyor
- iii) The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system shall be submitted to C.F.O. dept.
- iv) The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, public address system, Fire duct, Electrical duct etc. to be verified & examined by M.E.P. Consultant.

- v) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of B.M.C./ C.F. O's Department, till then shall not be allowed to use.
- vi) There shall be no tree located in the compulsory open spaces or in the access way near the Entrance gates.
- vii) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Licensed Surveyor. etc.
- viii) The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Licensed Surveyor / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- ix) As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
- x) This approval is issued without prejudice to legal matters pending in court of law, if any.
- xi) This fire safety requirement is valid only subject to necessary approval from all component authorities as well as Hon. M.C. sir wherever necessary.
- xii) This Fire safety Requirements are subject to approval by High Rise Technical Committee & CEO. sir.**

KISHORE DNYANDEO GHADIGAONKAR
Digitally signed by KISHORE DNYANDEO GHADIGAONKAR
Date: 2023.10.06 17:37:30 +05'30'

Div. Fire Officer
(Scrutinized and Prepared by)

Dy. Chief Fire Officer
(Approved by)

Copy To: **E.E. (B.P.) City.**