

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Fire protection & firefighting requirements for the proposed amendment for the construction of the High-rise Residential buildings No. 2, comprising of five wings i.e. Wing 'A', 'B', 'C', 'D' & 'E' on plot bearing CTS No. (S) 33A, 62 & 76 of village Majas, at Jogeshwari (East) K/East Ward, Mumbai.

Ref: 1) Online file No: P-9274/2021/(33A And Other)/K/E Ward/MAJAS-CFO/1/New submitted by Architect Mr. Atul M. Gulati.

Mr. Atul M. Gulati, Architect.

In this case, please refer to NOC issued by this department u/no. P-9274/2021/ (CTS NO. 33A And Other)/K/E Ward/MAJAS/(New)/CFO dated 02.12.202, for the construction of high-rise residential building No. 2, comprising of Five wings i.e. Wing 'A', 'B', 'C', 'D' & 'E' with Common three basements (-9.20 mtrs.) + common ground floor for horizontal parking + common one Podium floors (+5.30mtrs.) for horizontal car parking & Residential user, thereafter the building is divided into five wings - i.e. Wing 'A' & 'B', 'C' & 'D' & 'E'. Wing 'A' & 'B' will have 22 upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level, Wing 'C' will have 22 upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level, Wing 'D' will have 20 upper Residential floors with a total height of 64.125 Mtrs. from general ground level to terrace level while Wing 'E' will have 22 upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level.

Now, the Architect has submitted the amended plans for approval for proposed amendments which are as follows:

1. Proposed to 01 no. of additional floors in wing D i.e., 21st floor, due to which the total height of building increased from 64.125 mtrs. to 67.05 mtrs., as shown on the plan.
2. Proposed to increased 1st basement height from 3.20mtrs. to 4.30mtrs. as shown on the plan.
3. There are minor changes in refuge area of Wing D as follows:

REFUGE AREA

Refuge floor	Required Refuge area in Sq.mtr	Proposed Refuge area in Sq.mtr	Height from ground level
8 th floor	25.148 sq.mtrs	31.730 sq.mtrs	+26.000 mtrs
15 th floor	25.148 sq.mtrs	31.730 sq.mtrs	+46.475 mtrs

In addition to that terrace of the building will be treated as refuge area Excess refuge area (above 4%) shall be counted towards FSI.

As per Architect, there is no any other changes/amendments in the said proposal except mentioned above.

The proposal has been considered favorably taking into the consideration the following:

- i) Fire protection & firefighting requirements were already issued u/r file no. P- 9274/2021/ (CTS NO. 33A And Other)/K/E Ward/MAJAS/(New)/CFO dated 02.12.2022 for the proposed construction of High-rise building.
- ii) The Architect has uploaded C.C. issued by E.E.B.P. (W.S.) u/no. P-9274/2021/(33A And Other)/K/E Ward/MAJAS/CC/2/Amend dated 03.03.2023 upto top 1st podium of Wing C to E & excavation work is completed. And further CC issued by E.E.B.P. (W.S.) u/no. P-9274/2021/(33A And Other)/K/E Ward/MAJAS/ CC/3/Amend dated 24.05.2023 upto 21st floor for Wing A & B, architect vide letter dated 03.01.2024 has stated that construction work completed upto 11th floor of Wing A & B.
- iii) Architect vide letter dated- 08.01.2023 stated that the all five wings are below 70 mtrs. & taking into consideration space constraint in pump room it is not possible to install five pump sets. However, requesting to consider three pump sets i.e. separate pump set for wing D and common pump set for wing A & B and another common pump set for wing C & E. we will interconnect two pump sets of Wing- A/B & C/E so that in case of failure of one pump set other could be were as stand by pump.
- iv) Feasible active and passive fire protection and firefighting requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.

In the view of above, as far as this department is concerned, this approval is issued stipulating fire protection measures & firefighting safety requirements for the proposed construction of high-rise residential building No. 2, comprising of Five wings i.e. Wing 'A', 'B', 'C', 'D' & 'E' with Common three basements (-9.20 mtrs.) + common ground floor for horizontal parking + common one Podium floors (+5.30mtrs.) for horizontal car parking & Residential user, thereafter the building is divided into five wings - i.e. Wing 'A' & 'B', 'C' & 'D' & 'E'. Wing 'A' & 'B' will have 2nd to 22nd upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level, Wing 'C' will have 2nd to 22nd upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level, Wing 'D' will have 2nd to 21st upper Residential floors with a total height of 67.05 Mtrs. from general ground level to terrace level while Wing 'E' will have 2nd to 22nd upper residential floors with a total height of 69.975 mtrs. measured from general ground level to the terrace level, as per the details shown on plan signed in token of approval, subject to satisfactory compliances of the following requirements.

- 1) All the fire safety requirements of stipulated vide N.O.C. u/no. P- 9274/2021/ (CTS NO. 33A And Other)/K/E Ward/MAJAS/(New)/CFO dated 02.12.202 issued by this office shall be strictly adhered to along with following additional / modified requirements.

- 2) All the fire safety measures stipulated under earlier issued NOC as stated above shall be applicable/ extended from 3rd basement to terrace floor level.
- 3) **Requirement at Sr. No.17(E) of FIRE PUMP, SPRINKLER PUMP AND JOCKEY PUMP (Common for wing A & B, common for wing C & E & separate for wing D) And BOOSTER PUMP (separate for each wing) vide NOC u/no. P- 9274/2021/ (CTS NO. 33A And Other)/K/E Ward/ MAJAS /(New)/CFO dated 02.12.202, shall be modified as.**
- i) Wet-riser shall be connected to a fire pump at ground level of capacity of not less than 2400 LPM. Capable of giving a pressure of not less than 3.2 kgs/ sq. cms. at the top most hydrant.
 - ii) pump set for wing A&B and Wing C&E shall be interconnected to fire firefighting system so that in case of emergency any one pump set could be use as stand by pumps for other building.
 - iii) Booster pump of 900 liters/min. capacity giving a pressure of not less than 3.2 kgs./sq.cms. at the top most hydrant out let of the wet-riser shall be provided at the terrace level.
 - iv) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
 - v) Electric supply (normal) to these pumps shall be independent circuit.
 - vi) Separate jockey pump shall be provided to Wet riser system to keep system pressurized.
 - vii) Operating switches for booster pumps shall be also provided in glass fronted boxes on Ground floor & Terrace floor at prominent places.
 - viii) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.
 - ix) The fire pumps provided shall be surface mounted type or vertical turbine mounted type and not submersible type.

4) **ADDITIONAL REQUIREMENT**

A. IOT BASED DEVICES FOR ELECTRICAL INSTALLATION OF THE BUILDING (For each wing):

- 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 विवन-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.

Earlier, the party has paid the scrutiny fee of Rs. 27,12,260/- vide Receipt No. CHE/BP/67025/21 Dated 24/11/2021, on the total gross built up area of 41727.012.00 sq.mtrs. as certified by the Architect.

Further, the party had paid **Fire Service Fees** As per MFS & LA 2006, u/s. 11(1) & as certified by the architect in the classification of building stated in schedule II/part I/ part III, the party has paid Fire Service Fees of Rs. 6,25,906/- vide online receipt no CHE/CFO/68858/21 dated 01/12/2021 on the gross built up area of 41727.012 sq.mtrs.

Now party had paid Scrutiny fees of Rs. 20,000/- vide Online Receipt No. CHE/BP/86035/22 dated 28.06.2022 & Rs. 70,326/- vide Online Receipt No. 28/11/2023/14681 dated 28.11.2023 on the total gross built up area of 42603.966 sq. mtrs. as certified by the Licensed Surveyor vide his uploaded letter.

Further, the party had paid Additional **Fire Service Fees** As per MFS & LA 2006, u/s. 11(1) & as certified by the architect in the classification of building stated in schedule II/part I/ part III, the party has paid Fire Service Fees of Rs. 13,155/- vide online receipt no 28/11/2023/14681 dated 28.11.2023 on the gross built up area of 42603.966 sq.mtrs.

However, E.E.B.P is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

Note FOR E.E.B.P / & Architect :

- 1) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- 2) The width of abutting road & open spaces are mentioned in plans as submitted by the License surveyor attached herewith and these parameters shall be certified by the License surveyor.
- 3) E.E.B.P. (W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) 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 at the time of occupation.
- 5) 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 MEP Consultant.
- 6) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO's department, till then shall not be allowed to use.
- 7) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- 8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from License surveyor. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/License surveyor, etc.
- 9) 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 License surveyor/Developers' responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the

building.

- 10) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order& in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- 11) This approval is issued without prejudice to legal matters pending in court of law, if any.

PURUSHOTTAM
DASACHARY
SANDIKAR

Digitally signed by
PURUSHOTTAM DASACHARY
SANDIKAR
Date: 2024.01.08 23:57:23 +05'30'

**Divisional Fire Officer
(Scrutinized & prepared by)**

**Dy. Chief Fire Officer
(Approved by)**

Copy to: E.E.B.P.(W.S.)