

**BRIHAN MUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:** NOC from fire safety point of view i.e. firefighting & fire protection point of view for the proposed amendments in the construction of High-Rise Residential building on plot bearing C.T.S. No. 1102, 1103, 1104 & 1050(pt) of village Mulund (West) at Devi Dayal Road, Mulund (W), Mumbai.400080.

**Ref:** Online File submitted by M/s. Dilip Sanghavi & Associates, under file no. CHE/ES/1144/T/337(NEW)/CFO/2/Amend .

**ARCHITECT DILIP RAMANLAL SANGHAVI OF**  
**M/S. DILIP SANGHAVI & ASSOCIATES,**

In this case, please refer to the N.O.C. issued by this office vide No. FB/HR/R-VI/92, dated-22/07/2013, stipulating fire protection & fire fighting requirements for the construction of high rise residential building having single basement for car parking + stilt on ground floor + 1<sup>st</sup> and 2<sup>nd</sup> podium floor for car parking + 1<sup>st</sup> floor to 18<sup>th</sup> upper residential floors (18<sup>th</sup> part floor) with a total height of 67.80 mtrs. measured from general ground level up to terrace level. (earlier treated as cancelled)

Further, amended online NOC was issued by this office vide No. CHE/ES/1144/T/337(NEW)/CFO/A/Amend dated 29/06/2021 for proposed construction of high rise residential building comprising of two wings i.e. Wing 'A' & 'B'. Wing 'A' is having stilt for 02 tier stack car parking + 1<sup>st</sup> to 3<sup>rd</sup> podium floors for surface car parking accessible by 6.15mtrs. wide two way ramp + 1<sup>st</sup> to 29<sup>th</sup> upper residential floors with a total height of 117.30mtrs. from general ground level up to terrace level as shown on plans. Wing 'B' is having stilt on ground for 02 tier stack car parking + 1<sup>st</sup> & 2<sup>nd</sup> podium floors for surface car parking + 3<sup>rd</sup> podium floor partly for surface car parking & partly for amenities + 1<sup>st</sup> to 31<sup>st</sup> upper residential floors (31<sup>st</sup> part floor) with a total height of 110.20mtrs. from general ground level up to terrace level. Both the wings are attached to each other by podiums. Architect has proposed part basement/pit for pump room below ground (-3.75mtrs.) accessible by M.S. ladder

**Now, architect has submitted amended plans for approval with following modifications:**

1. Proposed to delete 03 nos. of upper residential floors i.e. 27<sup>th</sup> to 29<sup>th</sup> floor & proposed to change floor to floor height of each floor i.e. from 03.50 mtrs to 03.90 mtrs. in wing-A, as shown on plan.
2. Proposed one no. of additional podium i.e. 4<sup>th</sup> podium floor in wing A & B & proposed one no. of additional upper residential floor i.e. 32<sup>nd</sup> floor (32<sup>nd</sup> part ) in wing B, as shown on plan.
3. Proposed to change orientation of staircase & location of the lifts in wing A, as shown on the plan.
4. Proposed to change internal layout of the building, as shown on the plan.
5. Proposed minor changes in open space of the building which are as follows:

The site abuts on 18.30 mtrs wide Devi Dayal Road on South side. 7.66 mtrs. wide Existing Road on West side & 11.75 mtrs. Wide DBC Road on North side as shown on the plan.

**WING A**

<b>Side</b>	<b>Building line to plot boundary</b>	<b>Podium line to plot boundary</b>	<b>Building line to podium line</b>
North	11.60 mtrs. (including 6.15 mtrs. wide ramp to 1 <sup>st</sup> podium) to 17.78 mtrs. (including 6.15mtr. wide ramp)	01.63 to 01.68 mtrs	09.95 to 17.26 mtrs.
South	11.57 to 12.74 + 18.30 mtrs. wide Devi Dayal Road	06.90 mtrs. + 18.30 mtrs. wide Devi Dayal Road	04.69 to 05.84 mtrs
East	Attached to Wing 'B' by podium	NA	NA
West	07.31 to 07.87 mtrs. + 07.85 mtrs wide road	03.50 mtrs. + 07.66 mtrs wide road	03.81 to 04.37 mtrs.

**WING B**

<b>Side</b>	<b>Building line to plot boundary</b>	<b>Podium line to plot boundary</b>	<b>Building line to podium line</b>
North	10.97 to 13.04 mtrs.	01.55 to 01.57 mtrs	09.43 to 11.48 mtrs. (including 06.15 mtrs two way ramp)
South	10.80 to 12.02 mtrs. + 18.30 mtrs. wide Devi Dayal Road	06.90 mtrs + 18.30mtrs. wide Devi Dayal Road	03.90 to 04.50 mtrs
East	10.40 to 12.83 mtrs	07.00 mtrs	03.40 to 05.83 mtrs
West	Attached to Wing 'B' by podium	NA	NA

6. Proposed changes in floor wise users of the building which are as follows:

<b>Floors</b>	<b>Occupancy per floor of the building</b>	
Ground floor	02 Tier Stack Car Parking + 02 nos. Meter Room + 02 nos. of Fire Control room + STP + DG SET + OWC + (Pump Room in Pit Level)	
1 <sup>st</sup> to 3 <sup>rd</sup> Podium Floor	Horizontal Car Parking by way of 06.15 mtrs. wide 2 way ramp.	
	<b>'A' Wing</b>	<b>'B' Wing</b>
4 <sup>th</sup> podium floor	Horizontal Car Parking by way of 06.15 mtrs. wide 2 way ramp + Fitness Center	Horizontal Car Parking by way of 06.15 mtrs. wide 2 way ramp + Fitness Center + Society Office

1 <sup>st</sup> , 2 <sup>nd</sup> , 4 <sup>th</sup> to 9 <sup>th</sup> , 11 <sup>th</sup> to 16 <sup>th</sup> , 18 <sup>th</sup> to 23 <sup>rd</sup> , 25 <sup>th</sup> & 26 <sup>th</sup> floor.	02 nos. of residential flats on each floor	04 nos. of residential flats on each floor.
3 <sup>rd</sup> , 10 <sup>th</sup> & 17 <sup>th</sup> floor	01 nos. of residential flat + Refuge Area.	03 nos. of residential flat + Refuge Area.
24 <sup>th</sup> floor	02 nos. of residential flat + Refuge Area.	03 nos. of residential flat + Refuge Area.
27 <sup>th</sup> floor	Terrace open to sky (treated as refuge area) + Solar Panel + Battery Room + Swimming pool +	04 nos. of residential flats.
28 <sup>th</sup> to 31 <sup>st</sup> floor	-----	04 nos. of residential flats on each floor.
32 <sup>nd</sup> floor	-----	02 nos. of residential flats + part terrace.
Terrace floor	-----	Solar Panel + Battery Room + terrace open to sky (treated as refuge area)

7. Proposed minor changes in refuge area calculation which are as follows

Wing	Refuge floor	Refuge area (Required)	Refuge area (Proposed)	At the height of refuge floor from ground level.
WING A	3 <sup>rd</sup> floor	115.57 sq. mtrs.	116.25 sq. mtrs.	26.35 mtrs.
	10 <sup>th</sup> floor	115.57 sq. mtrs.	116.25 sq. mtrs.	53.65 mtrs.
	17 <sup>th</sup> floor	115.57 sq. mtrs.	116.25 sq. mtrs.	80.95 mtrs.
	24 <sup>th</sup> floor	49.45 sq. mtrs.	51.92 sq. mtrs.	108.25 mtrs.
Wing B	3 <sup>rd</sup> floor	80.18 sq. mtrs.	82.89 sq. mtrs.	25.25 mtrs.
	10 <sup>th</sup> floor	85.63 sq. mtrs.	87.96 sq. mtrs.	46.60 mtrs.
	17 <sup>th</sup> floor	89.12 sq. mtrs.	94.62 sq. mtrs.	67.95 mtrs.
	24 <sup>th</sup> floor	114.45 sq. mtrs.	114.62 sq. mtrs.	89.30 mtrs.

In addition to above, terrace of the building will be treated as refuge area. E.E.B.P.(E.S) shall verify the refuge area calculation & Excess refuge area shall be counted in F.S.I., as per D.C.P.R. -2034.

There are no any other changes except above i.e. no. of staircase, lift, lift lobbies & remain same as per last approved NOC under no. CHE/ES/1144/T/337(NEW)/CFO/A/Amend dated 29/06/2021.

**The proposal is considered favourably in view of the facts that;**

- i) N.O.C. from this department for above mentioned building is already issued U/no: CHE/ES/1144/T/337(NEW)/CFO/A/Amend dated 29/06/2021.
- ii) The site abuts on 18.30mtrs wide Devi Dayal Road on South side, 7.66mtrs. wide Existing Road on West side & 11.75mtrs. wide DBC Road on North of the building as shown on the plan.
- iii) The party has obtained C.C. under no. CHE / ES / 1144 / T / 337 (NEW) / CC / 1/New dated 10.06.2022 for the construction work up to plinth level of

the building & accordingly, architect has stated that construction work up to plinth level is completed on site.

- iv) All active & passive Fire-Protection & Fire-Fighting requirements are already recommended for high rise residential building.
- v) During construction stage and before the final occupation party shall comply additional requirement stipulated by Mumbai Fire Brigade Officer, if any.

In the view of above, as far as this department is concerned, NOC from fire safety point of view i.e. firefighting & fire protection point of view for the proposed construction of high-rise residential building comprising of two wings i.e. Wing 'A' & 'B'. Wing 'A' is having common ground floor on stilt for 02 tier stack car parking + common 1<sup>st</sup> to 4<sup>th</sup> podium floors for surface car parking accessible by 6.15 mtrs. wide two way ramp + 1<sup>st</sup> to 26<sup>th</sup> upper residential floors with a total height of 119.95 mtrs. from general ground level up to terrace level & Wing 'B' is having common ground floor on stilt for 02 tier stack car parking + common 1<sup>st</sup> to 3<sup>rd</sup> podium floors for surface car parking accessible by 6.15mtrs. wide two way ramp + 1<sup>st</sup> to 32<sup>nd</sup> upper residential floors (32<sup>nd</sup> part floor) with a total height of 116.75 mtrs. from general ground level up to terrace level as shown in the plan, signed in token of approval subject to satisfactory compliance with the following requirements;

1. All the requirements stipulated earlier vide N.O.C. under No. CHE/ES/1144/T/337(NEW)/CFO/A/Amend dated 29/06/2021 issued by this office shall be strictly adhered to along with following additional/modified requirements:
2. All the fire safety measures stipulated earlier vide N.O.C. shall be applicable to each floor from ground floor to terrace level of the building.
3. Requirement no. 21 i.e. refuge area mentioned in N.O.C. under No. CHE/ES/1144/T/337(NEW)/CFO/A/Amend dated 29/06/2021 shall be applicable to refuge on 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> & 24<sup>th</sup> floor of wing- 'A' & 'B'.

4. **Additional Requirement:**

**1. INTERNET OF THINGS SYSTEM:**

- a. The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- b. The IOT based Micro Controller Device 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 that time of compliance.
- d. The data and the alert generated by IOT based Micro Controller Devices shall be monitored by building management system and the 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, party has paid scrutiny fee of Rs. 8,40,000/- vide receipt No. 0783245 and SAP Doc. No. 1001469351, dated 27.06.2013 on the total gross built up area of 30,000.00 sq. mtrs. as certified by Architect.

Further, the party has paid scrutiny fee of Rs.18,15,320/- ( i.e. Rs. 4,36,920/-online receipt no.CHE/BP/54920/21dated 07/06/2021 & Rs.13,78,400/- vide receipt No.0479814, 0479815 & 0479816, SAP Doc. No. 1004091014, dated 23/06/2021) on the total built-up area of 40,850.00 sq. mtrs. as certified by the Architect.

Further, the party has paid fire service fee of Rs.6,12,750/- vide receipt No. 0239740,0239741,0239742 SAP Doc. No. 1004091634, dated 23/06/2021 on the total built-up area of 40,850.00 sq. mtrs. as certified by the Architect.

Now, Architect has certified height of the building as 119.95 mtrs. & built up area 45,500.00 sq. mtrs. for the said High Rise residential building and has paid **additional scrutiny fee** of Rs. 3,77,700/- online receipt no. CHE/CFO/87624/22 dated13/07/2022 & Rs. 20,000/- online receipt no. CHE/BP/86356/22 dated 27/06/2022 & **additional Fire Service Fees** of 72,750/- vide online receipt no. CHE/CFO/87630/22 dated13/07/2022 on the additional built-up area of 4,650.00 sq. mtrs.

However, E.E.B.P.(E.S.) is requested to verify the gross built up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

**Note to E.E.B.P (E.S) / 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 is mentioned in plans as submitted by the Architect attached herewith and these parameters shall be certified by the Architect.
- 3) E.E.B.P(E.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 got approved from CFO.
- 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 Architect. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/Architect, 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 Architect/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.

**Divisional Fire Officer**  
**(Scrutinized & Primary Approval by)**

**Dy. Chief Fire Officer**  
**(Final Approval by)**

**Copy to :-E.E.B.P.(E.S.):**