

**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.  
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**Sub:** Fire protection and fire-fighting requirements for the amended plans for proposed redevelopment under Reg. 33(7) of DCPR-2034, of property bearing C.S. No. 15/62 known as Daya Manzil, Dadar Naigaon division, Devrukhkar road, F/S ward, Mumbai-400014.

**Ref:** 1) Online proposal u/No. CHE/CTY/4719/F/S/337(New)/CFO/1/Amend , dated 23/06/2022, by Mr. Kalpesh L. Shah , Licensed Surveyor, Mumbai.

2) Earlier M.F.B.Nos. :

- a) CHE/CTY/4719/F/S/337/(New)-CFO/1/New, dated 23/05/2019.
- b) CHE/CTY/4719/F/S/337/(New)-CFO/1/New, dated 18/06/2020

**Mr. Kalpesh L. Shah ,  
Licensed Surveyor, Mumbai,**

In this case you have uploaded fire protection and fire-fighting requirements to do the compliance, issued by this department u/No. CHE/CTY/4719/F/S/337/(New)-CFO/1/New, dated 23/05/2019, for the proposed plans for proposed construction of high-rise commercial cum residential building having a basement for utility & services + Ground floor for Non residence + 1<sup>st</sup> floor for Non residence with additional staircase + 2<sup>nd</sup> service floor+ 3<sup>rd</sup> to 17<sup>th</sup> (part) upper residential floors with a total height of 60.85 mtrs. from general ground level up to terrace level and car parking tower having height of 42.70 mtrs. on South-West corner of the building with separate staircase and landing for emergency access. The mechanized car parking tower & proposed building is segregated by 04 Hours Fire resistance walls as shown on the approved plans.

In this case you have uploaded fire protection and fire-fighting requirements to do the compliance, issued by this department u/No. CHE/CTY/4719/F/S/337/(New)-CFO/1/New, dated 18/06/2020, for the proposed amended plans for proposed construction of high-rise commercial cum residential building having a basement for utility & services (-03.30 mtrs.) + Ground floor for Non residence + 1<sup>st</sup> floor for Non residence with separate staircase + 2<sup>nd</sup> service floor+ 3<sup>rd</sup> to 18<sup>th</sup> (part) upper residential floors with a total height of 60.50 mtrs. from general ground level up to terrace level and car parking tower having height of 44.50 mtrs. on South-West corner of the building with separate staircase and landing for emergency access. The mechanized car parking tower & proposed building is segregated by 04 Hours Fire resistance walls as shown on the approved plans.

➤ **Now, you have online submitted application with amended plans and proposed the following amendments stated in application -:**

- 1) Now you have proposed additional 04 upper floors and minor change in floor to floor height including basement , as shown on the plans
- 2) Now you have proposed minor internal changes in the ground floor & 1<sup>st</sup> floor rehab NR as shown on the plans.
- 3) Now you have proposed changes in the open spaces on south side which are as described below and as shown on the plans.
- 4) Now you have proposed to increase the height from 44.50 mtrs. to 47.15 mtrs. of the Automated mechanized car parking tower as shown on the plans.
- 5) Now you have provided refuge area on the 21<sup>st</sup> floor as described below and as shown on the plans.
- 6) Now due to above mentioned amendments the proposed high-rise commercial cum residential building will be having a basement for utility & services (-03.90 mtrs.) +

Ground floor for Non residence + 1<sup>st</sup> floor for Non residence with separate staircase + 2<sup>nd</sup> service floor+ 3<sup>rd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. from general ground level up to terrace level and automated mechanized car parking tower having height of 47.15 mtrs. on South-West corner of the building with separate staircase and landing platform for emergency access. The automated mechanized car parking tower & proposed building is segregated by 04 Hours Fire resistance walls as shown on the approved plans.

- 7) No any change other than as mentioned above as stated in your application, though reflected on plans is approved herewith and shall be done without prior approval from competent authorities.

➤ **Details of floor wise User:-**

Floor	User
Basement (-03.90 mtrs.)	Car parking tower pit, D.G. set, Pump room, Electric meter room for commercial, Rain water tank, Flushing water tank, Domestic water tank.
Ground floor	Entrance lobby, 12 Nos. of shops with lofts, Fire control Panel
1 <sup>st</sup> floor	10 Nos. of rehab N.R., Electric meter room, common toilet, Pocket terrace.
2 <sup>nd</sup> service/girder floor	service/girder floor, terraces
3 <sup>rd</sup> floor	02 Nos. of residential flats, Society office.
4 <sup>th</sup> to 6 <sup>th</sup> floor, 8 <sup>th</sup> to 13 <sup>th</sup> floor	03 Nos. of residential flats on each floor.
7 <sup>th</sup> floor	01 No. of residential flat, Fitness Center, Refuge area
14 <sup>th</sup> floor	02 Nos. of residential flats, Refuge area
15 <sup>th</sup> floor	03 Nos. of residential flats, part service floor.
16 <sup>th</sup> to 20 <sup>th</sup> floor & 22 <sup>nd</sup> floor	04 Nos. of residential flats on each floor
21 <sup>st</sup> floor	03 Nos. of residential flats, Refuge area, space for break pressure tank.
Terrace floor	L.M.R., O.H.T., Open to sky.

➤ **Details of staircases:-**

Staircase	Width	Nos.	Type
Leading from basement to top floor level	01.50 mtrs.	01 No.	Enclosed
Leading from ground floor to 1 <sup>st</sup> floor level	01.50 mtrs.	01 No.	Enclosed
The staircases are externally located and naturally ventilated to outside air as shown on the plans.			

➤ **Details of Refuge areas:-**

Floor	Refuge area sq. mtrs.		Height mtrs.
	Required	Proposed	
7 <sup>th</sup> floor	37.08	37.08	21.95
14 <sup>th</sup> floor	44.50	44.50	42.95
21 <sup>st</sup> floor	13.25	13.25	63.95
In addition to that terrace of the building will be treated as refuge area. Excess refuge area shall be counted in FSI as per norms.			

- You have shown on the plans that the plot abuts on the junction of 09.31 mtrs. wide B.J.Deorukhkar Marg on the North side and 09.15 mtrs. wide existing road on the East side

➤ **Details of proposed open spaces:-**

Sides	Open Spaces
North	01.71 mtrs. to 01.84 mtrs. + 09.31 mtrs. wide B.J.Deorukhkar Marg
South	01.74 mtrs. to 01.81 mtrs.
East	02.99 mtrs. to 03.34 mtrs. +09.15 mtrs. wide existing road
West	01.50 mtrs. to 01.61 mtrs.

➤ **The proposal is considered favourably in view of the following facts:-**

- 1) That, you have stated that the proposal falls under Reg. 33(7) of DCPR-2034
- 2) That, you have uploaded C.C. u/No. CHE/CTY/4719/F/S/337(New)/CC/1/New, dated 28/11/2021 issued by E.E.B.P.(City) upto Plinth level as per IOD/Plans dated 30/03/2021 and the construction work of the basement was in progress.
- 3) That, Fire protection and fire-fighting requirements to do the compliance were already issued u/Nos. CHE/CTY/4719/F/S/337(New)-CFO/1/New, dated 23/05/2019 & CHE/CTY / 4719/F/S/337(New)-CFO/1/New, dated 18/06/2020 and now you have submitted proposal for regularisation of amendments as mentioned above.
- 4) That, you have proposed the refuge areas on the roadsides
- 5) That, In built fixed firefighting system such as wet riser, hydrant system, fire alarm & fire detection system ,water spray projector system, drencher system, sprinkler system, public address system etc. were stipulated to do the compliance with additional/modified requirements as mentioned below.

In view of above as far as this department is concerned, the fire-fighting & fire-protection requirements are stipulated below to do the compliance, for the above mentioned amended plans of the High-rise commercial cum residential building will be having a basement for utility & services (-03.90 mtrs.) + Ground floor for Non residence + 1<sup>st</sup> floor for Non residence with separate staircase + 2<sup>nd</sup> service floor+ 3<sup>rd</sup> to 22<sup>nd</sup> upper residential floors with a total height of 69.95 mtrs. from general ground level up to terrace level and automated mechanized car parking tower having height of 47.15 mtrs. on South-West corner of the building with separate staircase and landing platform for emergency access. The automated mechanized car parking tower & proposed building is segregated by 04 Hours Fire resistance walls as shown on the plans signed as token of approval, are as follows;

- 1) All the Fire Protection & Fire-Fighting requirements stipulated earlier vide u/No. CHE/CTY/4719/F/S/337(New)-CFO/1/New, dated 23/05/2019 & CHE/CTY / 4719/F/S/337(New)-CFO/1/New, dated 18/06/2020 shall be strictly adhered to and applicable to entire building including amended parts & extended upto terrace level with the following modified/ additional requirements:
- 2) **Modified requirement No. 15 a) & b) vide No. CHE/CTY/4719/F/S/337(New)-CFO/1/New, dated 23/05/2019 i.e. Fire Fighting requirements a) Underground water storage tank b) Overhead water storage tank shall be now read as**
  - a) **Underground water storage tank :**  
Underground water storage tank of 1,50,000 litres capacity shall be provided as per the design specification in the rules with baffle wall and fire brigade collecting breaching.The layout of which shall be got approved from H.E.'s department prior to erection.The tank shall be connected to the sprinkler & drencher system.
  - b) **Overhead water storage tank:**
  - c) A tank of 30,000 litres on the staircase shall be provided at the terrace level, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to wet risers through a booster pump through a non-return valve gate valve.
- 3) **Modified requirement No.18 vide No. CHE/CTY/4719/F/S/337(New)-CFO/1/New, dated 23/05/2019 i.e. "Refuge area"** shall be now read as  
Refuge areas proposed on 7<sup>th</sup> , 14<sup>th</sup> & 21<sup>st</sup> floors as shown on the plans shall be conforming to the following requirements:
  - **Manner of refuge area**

- a) The refuge area shall be so located that it shall preferably face the access road or otherwise face the wider open space on the side of the building perpendicular to the main access road.
  - b) The refuge area shall be provided with railing / parapet of 1.20 Mtrs.
  - c) R.C.C. covering shall be provided above the refuge area as shown on the plan.
  - d) The refuge area shall have a door which shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
  - e) The lift s shall not be permitted to open into the refuges area.
  - f) The refuge area provided within building line shall be accessible from common passages / staircases.
- **Use of refuge area:**
- a) 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 in the building and also for exercise / drill if conducted by the Fire Brigade Department.
  - b) The refuge areas 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 encumbrance and encroachment at all times.
- **Facilities to be provided at refuge area.**  
Adequate emergency lighting facility shall be provided.
- **Terrace floor as a refuge area:**
- a) A necessary facilities such as emergency lighting, drinking water etc. shall be provided.
  - b) The access door/s from the enclosed staircase/s to the terrace floor shall have louvers at top half portion of the door. The entrance doors to the terrace shall be painted or fixed with sign painted in luminous paint mentioning "REFUGE AREA".
- 4) Additional requirement- Automatic Drencher system:-**  
Automatic Drencher system shall be provided on the periphery at external wall of the top of Car parking tower & shall be connected to the main Sprinkler pump. The automatic drencher system shall be installed as per the standard laid down by T.A.C. & relevant I.S. specifications.
- 5) Additional requirement**  
Form-A" for the installation of F.R.D. from Govt. Approved Licensed agency shall be produced at the time of obtaining compliance certificate.
- 6) Additional requirement**  
All the electrical installations, electrical wirings etc. shall be as per prevailing electricity Act & Rule. The certificate to that effect from the Govt. Approved Licensed electrician shall be produced at the time of obtaining compliance certificate.
- 7) Additional requirement**
- a) AVD type (Aqueous Vermiculite Dispersion) Trolley mounted fire extinguisher of 25 litres capacity shall be provided near parking tower.
  - b) AVD type (Aqueous Vermiculite Dispersion) fire extinguishers of 09 litres capacity shall be provided near the parking tower.
- 8) Additional requirement- Elevation Features:**
- a) The elevation treatment proposed shall be of non-combustible materials and it should not obstruct fire-fighting activities.
  - b) Elevation features of the building shall be as per requirements stated in circular No.- C- 10- vide No. CHE/DP/GEN/110 -2019-2020 dated 30/01/2020.
  - c) Supporting system and all framework used for peripheral cladding should be painted with fire retardant paint.
  - d) The dead wall portion of the façade, shall be of non-combustible material.
  - e) Parapet wall for the proposed connecting terrace portion shall not exceed than 01.50 mtrs. in height.
- 9) No any change/amendment other than mentioned above shall be done without prior approval of competent authorities.**
- **The concerned has paid Scrutiny fee and Fire service fee as mentioned below:**
- A. Scrutiny Fees :-**

- a) Earlier you have certified the gross built up area as 6050.00 sq. mtrs. and paid Scrutiny Fee of Rs. 2,40,000/- vide CFC Receipt No./Online Receipt No. 1003566438, dated 10/04/2019. Further you have paid scrutiny fees of Rs. 80,650/- vide CFC Receipt No./Online Receipt No. CHE//26620/19, dated 17/04/2019;
- b) Further you have certified the gross built up area as 6900.00sq. mtrs. and paid additional scrutiny fee of Rs.50,050/- vide CFC Receipt No./Online Receipt No. CHE/41135/20, dated 26/05/2020 and paid additional scrutiny fee of Rs.1,000/- vide CFC Receipt No./Online Receipt No. CHE//41239/20, dated 05/06/2020.
- c) Now, vide your letter dated 09/06/2022 you have certified the gross built up area as 6900.00 sq. mtrs. and online paid the scrutiny fees of Rs.1,08,130/- vide Online Receipt No. /CFC Receipt No. CHE/BP/80323/22 dated 25/03/2022 and additional scrutiny fee of Rs.20,000/- vide Online Receipt No. /CFC Receipt No. CHE/CFO/85596/22 dated 11/06/2022

**B. Fire Service Fees :-**

- a) Vide your letter dated 09/06/2022 you have certified that the gross built up area as 6900.00 sq. mtrs. and the height of the said High rise commercial cum residential building as 69.95 mtrs. & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid "Fire Service Fee" of Rs. 1,03,500 /- vide Online Receipt No. /CFC Receipt No. CHE/CFO/86661/22 dated 27/06/2022.

However, You are requested to verify the gross built-up area and inform this department, if it is more for the purpose of levying additional scrutiny fees, if required.

The Plans approved along with the requirements stipulated for compliance, are approved as submitted by Architect without prejudice to legal matters pending in court of law, if any and from Fire risk/Fire safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is the Architects/Developer's responsibility to take necessary prior approvals from all concerned authorities & others for the proposed construction of the building.

**Note :**

- a) The fire-fighting installation shall be carried out by licensed approved agency.
- b) Schematic Drawings certified by Govt. Approved Licensed agency of the Fixed Fire Fighting installations shall be submitted to CFO department at the time of obtaining compliance remarks
- c) This approval is issued only from Fire Protection & Fire-Fighting requirements point of view and shall not be treated as authorized/legal document. Any authorized or legal matter shall be cleared by owner/ occupier/ developer/ architects etc. It is issued for instant proposal only, considering the application by Architect and shall not be used as precedent for other proposals.
- d) If any matter in this case, violets DCPR 2034 then this proposal shall be referred back to this department for issuing fresh remarks.
- e) The width of abutting road & open spaces are mentioned in plans as submitted by the Architect/ License Surveyor attached herewith and these parameters shall be certified by the Architect/ License Surveyor. Same shall be complied before submission for obtaining the compliance to this department.
- f) These Fire protection & Fire Fighting requirements stipulated to do the compliance, for the instant online proposal uploaded as per E.O.D.B. and are valid subject to necessary approvals from all the competent authorities.

**Scrutinized & Prepared by  
D.F.O. D.S. Patil**

**Approved By  
C.F.O (i/c) S.Y.Manjrekar**

**Copy to  
E.E.B.P.(City)**