BRIHANMUMBAI MUNICIPAL CORPORATION MUMBAI FIRE BRIGADE

Office of the Deputy Chief Fire Officer, Byculla – Regional Command Centre, Mumbai Fire Brigade – Head Quarters, 2nd Floor, Byculla Fire Station, Bapurao Jagtap Marg, Byculla (West), Mumbai – 400008.

SUB: Stipulating Fire Protection measures & Fire Fighting Safety requirements for the proposed amended building plans for the construction of High rise Residential Sale building 'Wing A', High rise Residential Rehab Building 'Wing B' and MLCP 'Wing C' on plot bearing C.S no. 310 of Tardeo Division, situated at Tukaram Javji Road, Tardeo, Mumbai under Reg. No. 33(7) of DCPR 2034.

REF: i) Letter of proposal submitted by Mr. Shashikant Jadhav – License Surveyor from M/s - Spaceage Consultants.

ii) File No.- CHE/CTY/2852/D/337(NEW)-CFO

M/s - Spaceage Consultants - License Surveyor.

In this case please refer to the FSRL issued by this office vide No CHE/CTY/2852/D/337(NEW) dated 21.10.2021 proposed construction of High rise Residential Sale building 'Wing A' comprising of Ground and R01 floor for commercial shops + Service floor + 1st to 25th (pt.) upper residential floors with total height 97.45 Mtrs. from general ground level upto terrace level + High rise Residential Rehab Building 'Wing B' comprising of stilt for stack parking + 1st to 30th (pt.) upper Residential floors of total height 95.95 mtrs. from general ground level upto terrace level + MLCP building Wing C comprising of 1 basement for services + ground floor for parking + Podium 1 to Podium 5 levels for parking accessible by 6 Mtrs. wide two way drive way ramp with height of 31.00 Mtrs. AGL up to top of Podium

Now, Licensed Surveyor has earlier Sale bldg. Wing 'A' and Rehab bldg. Wing B & MLCP building Wing C submitted plans for approval with amendments which are as follows:

A. Sale bldg. Wing A.

- 1. Proposed to delete 04 Nos of upper floors i.e. 22^{nd} to 25^{th} floor in Wing A, thereby Residential Sale building 'Wing A' will now comprising of Ground & 1^{st} floor for commercial shops + 2^{nd} floor (service floor) + 3^{rd} to 21^{st} (pt.) upper residential floors with total height 73.15 Mtrs. from general ground level up to terrace level.
- **2.** Proposed to change in nomenclature of floor wise nos. in sale bldg. wing A. as shown on plans.
- **3.** Proposed to change orientation of staircase, lift core of the wing A as shown on the plan.
- **4.** Proposed to change in refuge area calculation & location of refuge i.e. proposed on south side.
- **5.** Proposed to change location of Meter room & fire control room on ground floor as shown on plan.
- **6.** Proposed to delete BMS Room & area for transformer (space for substation) on ground floor in Wing A as shown on plan.

- **7.** Proposed additional 5 nos. of meter room on ground floor in A as shown on plan.
- **8.** Proposed space for sale D.G. Set on 1st floor which is accessible from MLCP wing C instead of earlier approved R01 level as shown on plan.
- **9.** Proposed minor internal changes and floor wise users from ground to upper residential floors as shown on the plans.

B. Rehab bldg. Wing B

- 1. Proposed to increase height of ground floor by 0.20mtrs. i.e. (4.65 mtrs) which is earlier (4.45mtrs) & proposed one nos. of service floor (+ 2.55mtrs.) in-between ground & 1st floor, thereby High rise Residential Rehab Wing-B will now comprising of stilt for stack parking + Service floor + 1st to 30th part upper Residential floors with total height 98.70 Mtrs. from general ground level up to terrace level instead of earlier approved High rise Residential Rehab Building 'Wing B' comprising of stilt for stack parking + 1st to 30th (pt.) upper Residential floors of total height 95.95 mtrs. from general ground level upto terrace level.
- 2. Proposed two nos. of Sub station instead of earlier approved D.G. Set & Stack parking on ground floor as shown on plan.
- 3. Proposed to change location of fire control room on ground floor as shown on plan.
- 4. Proposed society office, stack parking on ground floor instead earlier approved meter rooms as shown on plans.
- 5. Proposed OWC, space for two wheeler parking, Pump room, prayer room for society & DG set area on ground floor.
- 6. Proposed to delete UPS & Battery room, ELV room & BMS room on ground floor.
- 7. Proposed 4 nos of residential flats & fitness center on 1st floor instead of earlier approved 8 nos. of residential flats.
- 8. Proposed 8 nos. of residential flats & part terrace open to sky on 30th floor instead of earlier approved 4 nos. of residential flats & part terrace open to sky.

C. MLCP bldg.

- 1. Proposed additional one parking level i.e P06, thereby the MLCP will be now comprising of basement + ground floor + Podium 06 lvl + Podium top and the height of the building will be now 30.75 mtrs. measured from general ground level to podium top level as shown on the plans.
- 2. Proposed horizontal Car parking in basement level as shown on plan.
- 3. Proposed prayer hall for society, male female toilets on P0 level.
- 4. Proposed horizontal Car parking, two wheeler parking & balancing tank for swimming pool on P6 level.
- 5. Proposed Swimming pool+ Fitness centre + society office + Indoor courts on podium top on shown on plan.

By virtue of above mentioned changes proposed High rise Residential Sale building 'Wing A' will be comprising of Ground to 1st floor for commercial shops with separate staircase + 2nd service floor + 3rd to 21st part upper residential floors with total height 73.15 Mtrs. from general ground level upto terrace level, High rise Residential Rehab Building 'Wing B' comprising of stilt for stack parking + Service floor + 1st to 30th part upper Residential floors of total height 98.70 Mtrs. from general ground level up to terrace level and MLCP 'Wing C' comprising of 1 no. (-6.50 mtrs.)basement accessible by 6.00 mtr wide two way ramp for horizontal car parking & services P0 floor for parking + Podium 1 to Podium 5 for parking

accessible by 6M wide two way drive way ramp + podium 6th horizontal car parking & services with height of 30.75 m AGL up to top of Podium as shown on building plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

I]- BASEMENT (-6.50 MTRS.) MLCP BUILDING WING C.:

License Surveyor has proposed one level common basements for the purpose of providing various services in the building like STP, U.G. Tanks, Pump rooms, Horizontal car parking etc.

The plot abuts on 12.20 Mtrs. wide existing Tukaram Javji Road on South side of building.

II]- DETAILS OF FLOOR WISE USER OF WING-A ARE AS UNDER:

	Users of High-rise Residential Bldg.
Floors	Wing - 'A'
Ground floor	08 nos. of shops, Double height Entrance lobby, fire control room, 06 Nos. of meter rooms.
1 st floor	09 nos. of shops, Double height Entrance lobby and D.G. set areas for services.
2 nd Service floor	Area for Services
3 rd to 6 th , & 8 th floor	02 nos. of residential flats on each floor.
7 th floor	01 nos. of residential flat + Refuge area.
9 th floor	02 nos of residential flats + Multipurpose Hall & toilets
10 th floor	2 nos. of residential flats & services
14 th floor	02 nos. of residential flat + Refuge area.
11 th to 13 th , & 15 th to 20 th floor	03 nos. of residential flats on each floor.
21st part	02 nos. of residential flats + part terrace open to sky.
Terrace	Open to sky (treated as refuge area)

A) OPEN SPACES OF WING-A

SIDES	SIDE BUILDING LINE TO COMPOUND WALL
North	Touching to Wing C
South	4.50 Mtrs. To 4.73 Mtrs. + 12.20 Mtrs. wide Tukaram Javji Road
East	4.50 Mtrs. To 16.57 Mtrs including R.G.
West	9.04 Mtrs. to 9.30 Mtrs.

b) THE DETAILS OF STAIRCASES OF WING-A

NO. OF	TYPE OF	WIDTH	FROM - TO
STAIRCASE	STAIRCASE		
Two nos.	Enclosed	2.00 Mtrs.	Leading from Ground to terrace level.
One nos.	Open type	1.50 Mtrs.	Leading from Ground to 1st floor level.

The staircases are externally located and adequately ventilated to outside air as shown on the plan. The Staircases shall be diverted at ground floor level.

c) THE DETAILS OF LIFTS OF WING-A

NO. OF LIFTS	TYPE OF LIFTS	PROFILE
01 Nos. of lift	Passenger lifts	Leading from ground floor to terrace level
01 Nos. of fire lift	Fire lift	Leading from ground floor to terrace level
01 Nos. of lift	Stretcher lift	Leading from ground floor to terrace level
01 Nos. of lift	Firemen	Leading from ground floor & 3rd floor to
	evacuation lift	top floor

D) REFUGE AREAS FOR WING-'A'

REFUGE FLOOR	REFUGE AREAS IN SQ. MTRS. (4.00%)			AT THE HEIGHT OF REFUGE FLOOR
	REQUIRED (4.00%)	REQUIRED (4.25%)	PROPOSED	FROM GROUND LEVEL. IN MTRS.
7 th floor	139.41	148.12	146.90	23.65
14th floor	183.26	194.71	189.14	46.75

Refuge area calculation shall be verified by E.E.B.P.(City) as per rules & excess refuge area if any, shall be counted in F.S.I.

III]- DETAILS OF FLOOR WISE USER OF WING-B ARE AS UNDER:

	Users of High-rise Residential Bldg.
Floors	Wing - 'B'
Ground floor	Part stilt for stack parking, Entrance lobby, Fire control room, Sub station areas, OWC, space for two wheeler parking, society office, prayer room for society, pump room, space for DG set.
Service floor	Area for Services
1st floor	4 nos of residential flats & fitness center
2 nd to 6 th ,8 th to 13 th , 15th to 20th, 22nd to 27th & 29 th floor	10 nos of residential flats on each floor
7th , 14th & 21st floor	07 nos of residential flats + refuge area
28th floor	08 nos of residential flats + refuge area
30 th part floor	08 nos of residential flats + part terrace open to sky.
Terrace	Open to sky (treated as refuge area)

A) OPEN SPACES OF WING-B:

SIDES	SIDE BUILDING LINE TO COMPOUND WALL
North	9.03 to 17.23 Mtrs with including paved R.G.
South	Touching to Wing C
East	6.72 Mtrs. to 16.20 Mtrs including R.G.
West	9.04 Mtrs. To 21.45 Mtrs.

b) THE DETAILS OF STAIRCASES OF WING-B

	TYPE OF	WIDTH	FROM - TO
STAIRCASE	STAIRCASE		
Two nos.	Enclosed	2.00 Mtrs.	Leading from Ground to terrace
			level.

The staircases are externally located and adequately ventilated to outside air as shown on the plan. The Staircases shall be diverted at ground floor level.

c) THE DETAILS OF LIFTS OF WING-B

NO. OF LIFTS	TYPE OF	PROFILE
	LIFTS	
03 No. of lifts	Passenger lift	Leading from ground floor to terrace floor.
01 No. of lift	Stretcher lift	Leading from ground floor to top floor.
03 Nos. of lifts	Fire lifts	Leading from ground floor to top floor.
01 No. of lift	Fireman	Leading from ground floor to top floor.
	evacuation lift	

D) REFUGE AREAS FOR WING-'B'

REFUGE	REFUGE AREAS IN SQ. MTRS.			AT THE HEIGHT
FLOOR	REQUIRED (4.00%)	RED REQUIRED PROPOSED FROM	FROM GROUND LEVEL. IN MTRS.	
7th floor	157.82	167.68	177.72	25.50
14th floor	161.38	171.46	177.72	46.85
21st floor	165.00	177.72	178.19	68.20
28th floor	65.66	69.77	103.36	89.55

Refuge area calculation shall be verified by E.E.B.P.(CITY) as per rules & excess refuge area if any, shall be counted in F.S.I.

IV- DETAILS OF FLOOR WISE USER OF MLCP WING-C ARE AS UNDER:

Floors	Wing - 'C'	
Basement (-6.50	STP, U.G Tanks, Horizontal car parking by 6.00 mt.	
MTRS.)	wide ramp, Pump Rooms, OWC	
P0 floor	Horizontal car parking + 04 nos. of 6.00 mt. wide	
	ramp ,Prayer hall, meter room, male & female toilette	
Podium 1 to Podium 5	Horizontal car parking + 04 nos. of 6.00 mt. wide	
	ramp.	
6 th podium	Two wheeler parking, Horizontal car parking + 02 nos.	
	of 6.00mt wide ramp, balancing tank for swimmir	
	pool & pump area.	
Terrace	Swimming pool+ Fitness centre +society office +	
	Banquet hall + Indoor Games + Badminton court cum	
	half basket ball courts on podium top	

A]- DETAILS OF OPEN SPACES OF WING C (MLCP BUILDING)

SIDES	SIDE BUILDING LINE TO COMPOUND WALL
North	Touching to Wing B
South	Touching to Wing A
East	1.77 Mtrs. to 3.89 Mtrs.
West	9.02 Mtrs. to 9.32 Mtrs.

B|- THE DETAILS OF STAIRCASES OF WING-A, WING-B AND WING C

	TYPE OF STAIRCASE	WIDTH	FROM - TO
Two nos. (MLCP)	Enclosed	1.50 Mtrs.	Leading from basement to terrace level.

The staircases are externally located and adequately ventilated to outside air as shown on the plan. The Staircases shall be diverted at ground floor level.

C|- THE DETAILS OF LIFTS OF WING C AS FOLLOWS:-

NO. OF LIFTS	TYPE OF LIFTS	PROFILE
02 Nos. of lifts	Passenger lifts	Leading from Basement level to top floor
02 Nos. of lifts	fire lifts	Leading from ground floor to top floor

VI- THE PROPOSAL HAS BEEN CONSIDERED FAVORABLY IN VIEW OF THE FACTS THAT:

- a) The proposal falls under scheme 33(7) of DCPR-2034
- **b)** The plot abuts on 12.20 Mtrs. wide existing Tukaram Javji Road on South side of building.
- c) Earlier FSRL was issued by this office u/no. CHE/CTY/2852/D/337(NEW) dated 21.10.2021
- **d)** All the structural steel members of the building like beam, columns, transfer girder beams etc. shall be protected with four hours fire resistance.
- e) The building shall be protected with advance in built Fixed Fire Fighting system such as wet riser cum down comer system, set of Fire Hydrant pumps separate for Wing-A, Wing-B & Wing C, automatic sprinkler system, set of Sprinkler pumps fire alarm system separate for Wing-A, Wing-B & Wing C, set of Booster pumps separate for Wing-A, Wing-B & Wing C & automatic smoke detection system & public-address system etc.
- f) Two hours fire resistance shall be provided for Kitchen doors, Staircase doors, Shop doors or Shutters of Corton steel.
- **g)** The fire resistance rating for staircase FRD, lift lobby/protected lobby & the lift doors shall be as per NBC Provisions.
- **h)** All the side walls, flooring & ceiling stabs of Electric Sub-Station shall be provided with four hours fire resistance.
- i) The Automatic sprinkler system shall be provided in each shop, each commercial unit, car parking area in each basement level, lift lobby/common passage in each wing as well as each room of every residential flat on each floor level in each wing of the building.
- **j)** Both the building wings i.e. Wing A and Win B shall be provided with Fireman's Evacuation Lifts.
- **k)** Car parking area on all the floors of Wing C shall be well segregated from the other services with the protection of water curtains.
- 1) In electrical shafts, shall be provided with electrical cables of low smoke hazard type & fire resistant. Automatic Smoke detection system incorporate with response indicator shall be installed in electric duct on each floor.
- **m)** Efficient P.A. system is recommended for entire building with standard Building Management System.

- **n)** The IOT based Micro Controller Device shall be provided in electric installation of the building as per the requirement stipulated in Govt. circular No. CEI-2021 / P.No.114 / Energy -5.
- **o)** During construction stage and before the final occupation party agreed to comply additional requirement stipulated by Mumbai Fire Brigade Officer, as may be feasible.

License Surveyor is requested to ensure & verify civil work, interior work and all other requirements pertaining to Civil Engineering side including open spaces, electric shaft & other ducts, common corridors, enclosed staircases, basement, doors, windows, civil work of the entire composite building, emergency lighting, amendments, height & floor occupancy of the building etc., as per building plans.

In view of above, as far as this department is concerned; the approval is issued herewith by stipulating Fire Protection measures & Fire Fighting Safety requirements for the proposed construction of High rise Residential Sale building Wing A' comprising of Ground & 1st floor for commercial shops with separate staircase + 2nd service floor + 3rd to 21st part upper residential floors with total height 73.15 Mtrs. from general ground level upto terrace level, High rise Residential Rehab Building Wing B' comprising of stilt for stack parking + Service floor + 1st to 30th part upper Residential floors of total height 98.55 Mtrs. from general ground level upto terrace level and MLCP Wing C' comprising of 1 no. basement (-6.50 mtrs.) accessible by 6.00 mtr wide two way ramp for horizontal car parking & services + P0 floor for parking + Podium 1 to Podium 5 for parking accessible by 6M wide two way drive way ramp + podium 6th horizontal car parking & services with height of 30.75 m AGL up to top of Podium as shown on building plans, signed in token of approval, subject to satisfactory compliance of the following requirements:

- 1. All the earlier stipulated fire protection and fire fighting requirements vide U/No.CHE/CTY/2852/D/337(NEW) dated 21.10.2021 shall be adhered to and applicable to the amended parts as mentioned above..
- 2. Modified Requirement No. 27 of earlier CFO's requirements U/No.CHE/CTY/2852/D/337(NEW) dated 21.10.2021, i.e. REFUGE AREAS shall be read as :- (for wing A & B)
- A. REFUGE AREAS: (For Wing-A & Wing-B:

Refuge area are provided on 7th ,14th floors for Wing-A & 7th ,14th ,21st and 28th for Wing-B of Residential building shall be conforming to the following requirements:

- i) Manner of refuge area
- a) The refuge area shall be located as shown in the plan.
- b) The refuge area shall be provided with railing / parapet of 1.20 mtrs.
- c) The refuge area shall have a door which 'shall be painted or fixed with a sign in luminous paint mentioning "REFUGE AREA"
- d) The lift/s shall not be permitted to open into the refuge areas.
- e) The refuge area provided within building line shall be accessible from common passage/ staircase.
- ii) 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 exercises/drills 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 encumbrances and encroachments at all times.

iii) Facilities to be provided at refuge area:

Adequate emergency lighting facility, potable drinking water & toilet/bathroom facility shall be provided.

iv) Terrace floor as a refuge floor:

- a. The 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".
- c. Excess refuge area beyond 4.25% shall be counted in FSI

3. Additional requirement: IOT BASED DEVICES MICRO CONTROLLER DEVICES:- (for wing A & B)

- 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.मुवििन- 2021/प्र.क्र.114/ऊ-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 obtained before applying for compliance certificate of this department.
- 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.
- f) 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 obtained before applying for compliance certificate of this department.

<u>DETAILS OF SCRUTINY FEES AND FIRE SERVICE FEES EARLIER PAID AS MENTIONED BELOW:</u>

Sr.	Proposal	Total gros	SS	Scrutiny	Receipt No. &	Date			
No.		built up area		Fees paid	SAP Doc No.				
1	Proposal	57,982.74	Sq.	Rs.	0414404/05/06	13.10.2021			
		Mtrs.		37,68,879/-	1004170315				
2	Amendment	58,848.94	Sq.	Rs.	0725711/12/13	11.10.2023			
		Mtrs.		69,220.00/-	1004734537				
				Rs. 20,000/-	3/10/2023/1188	03.10.2023			
					<u>3</u>				
					Online paid				
	Fire Service fees								
1	Proposal	57,982.74	Sq.	Rs.	0414401/02/03	13.10.2021			
		Mtrs.		8,69,750/-	1004170310				
2	Amendment	58,848.94	Sq.	Rs.	0725711/12/13	11.10.2023			
		Mtrs.		1,31,015/-	1004734537				

However, E.E.(B.P.)-[City] is requested to verify the total built-up area and inform this department, if it is more for the purpose of levying additional scrutiny fees, if required.

NOTE:

- 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 Architect attached herewith and these parameters shall be certified by the License Surveyor.
- **3.** Ch.E.-(D.P.)/ E.E.(B.P.) shall verify 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 Fire Protection measures & Fixed Fire Fighting Safety system 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.

EKNATH Digitally signed by EKNATH
BHIMRAO BHIMRAO MATALE Date: 2023.11.03
23:38:05 +05'30'

Divisional Fire Officer (Scrutiny, Draft Preparation & Primary Approval) Deputy Chief Fire Officer (Final Approval)

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