

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE.

**Office of the Dy. Chief Fire Officer (Regional Command Centre-I), 2nd floor
Regional Command Centre Building, Byculla Fire Station, Bapurao Jagtap Marg,
Byculla (West), Mumbai 400008.**

Sub: Fire Protection & Fire-fighting requirements for the amended building plans for construction of proposed High-rise residential cum commercial building on property bearing C.S. No.10-E/124of Mazgaon, Division bearing Cess building no.5-11,115-b, E-4827(2) &E-4827(4) situated at Matharpakhadi Road & Shivdas Chapsi Road, Mazgaon, Mumbai-400010 known as " Patni Chawl"

Ref: Online proposal uploaded by Mr. Milind Devendra Changani, Architect, of M/s B.N. Shah & Associates, Mumbai.

File u/No. P-3343/2019/(10E/124)/E Ward/MAZAGAON/CFO/ 1/Amend

Earlier M.F.B. Nos.:-

a) P-3343/2019/(10E/124)/E Ward/Mazgaon-CFO/1/New, dated 06.02.2020.

Mr. Milind Devendra Changani,

Architect,

For M/s B.N. Shah & Associates.

In this case please refer to the NOC issued U.No. P-3343/2019/(10E/124)/E Ward/Mazgaon-CFO/1/New, dated 06.02.2020, for proposed high rise residential cum commercial building comprising of basement (-4.05 Mtrs.) for pump room, U.G. tank, Meter room, OWC, D.G. Set & Toilet block + Ground and 1st floor for shops/N.R. + Service floor + 2nd to 17th upper residential floors (17th floor part) having total height of 68.90 Mtrs. from general ground level up to terrace level along with an automated mechanized car parking tower within building line having a total height of 68.90 Mtrs. from general ground level up to top level having separate emergency M.S. staircase & a separate ground + 01 upper floored structure for duplex shops (with internal lift) having height of 8.70 Mtrs. from general ground level to roof-top level in the same layout.

I. NOW, the Architect has uploaded amended building plans & proposed amendments mentioned as following:

1. Now proposed 17th (part) floor as a full & 03 Nos. of additional floor i.e. 18th to 20th floor instead of earlier approved upto 17th (pt) floor as shown on the proposed plan.
2. Now proposed to change floor to floor height due to which the total height of the building is increased to 69.85 Mtrs. instead of earlier approved 68.90 Mtrs. as shown on the proposed plan.
3. Now proposed to delete OWC room from basement as shown on the proposed plan.
4. Now proposed 04 Nos. of duplex NR with internal lift on ground floor instead of earlier approved with staircase as shown on the proposed plan.

5. Now proposed 04 Nos. of residential flats and fitness center on 2nd floor instead of earlier approved 03 Nos. of residential flats and fitness center as shown on the proposed plan.
6. Now proposed 05 Nos. of residential flats on 5th floor instead of earlier approved 04 Nos. of residential flats as shown on the proposed plan.
7. Now proposed 03 Nos. of residential flats & refuge area on 13th floor instead of earlier approved 04 Nos. of residential flats & refuge area as shown on the proposed plan.
8. Now proposed parking tower upto height 69.85 Mtrs. instead of earlier approved upto height 68.90 Mtrs. as shown on the proposed plan.
9. Now proposed Minor internal change in floor plan as shown on the proposed plan.
10. No any changes other than mentioned above are proposed.

II. The floor-wise user as shown on the plans is as under:

Floor	USER	
Basement (-4.05 Mtrs.)	Pump room + U.G. Water tank + Meter room + D.G. set + Toilet blocks.	Mechanized Parking Tower Pit (-4.05 Mtrs.) & height upto 69.85 Mtrs., from general ground level upto top of parking tower with emergency MS staircase & platforms.
Ground floor	03 Nos. of Lower level Duplex Shops (including 01 proposed kitchen of upper duplex proposed Restaurant in the building) + 09 Shops + entrance lobby + Fire Panel + 02 lower duplex shops in separate structure in same layout.	
1 st floor.	03 Nos. of upper level duplex Shops (including upper duplex proposed restaurant in the building) + 06 nos. of Shops + 02 upper duplex shops in Separate structure in same layout.	
Service floor	For services	
2 nd floor	04 Nos. of Residential flats + fitness centre.	
3 rd to 5 th , 7 th to 12 th & 14 th to 20 th floor	05 Nos. of Residential flats on each floor.	
6 th & 13 th floor	03 Nos. of Residential flats + Refuge area on each floor.	
Terrace	Lift Machine Room + OHT + Terrace open to sky	

III. THE DETAILS OF LIFT AS SHOWN ON THE PLAN:

Type	Profile	Nos.
Passenger lift	Leading from Ground to terrace floor.	01 No.
Fire lift	Leading from Ground to terrace floor.	01 No.
Passenger lift	Leading from ground to top most floors.	01 No.
Fire lift	Leading from ground to top most floors.	01 No.
The lift lobby & common corridor at each floor level is directly ventilated to outside air above ground level as shown on the plan.		

IV. DETAILS OF REFUGE AREA AS SHOWN ON THE PLAN :-

Floor	Refuge area required	Refuge area provided	At the height from Ground Level
6 th floor	71.03	74.39	22.60 Mtrs.
13 th floor	82.06	91.90	44.65 Mtrs.
In addition to that, terrace of building will be treated as refuge area. Refuge area beyond 4.25% shall be counted in F.S.I.			

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

- i. The proposal falls under Reg. 33(7) & 33(12) of DCPR 2034.
- ii. As per the plans uploaded by architect the Site abuts on 18.27 Mtrs. wide existing Matharpakhadi Road on North side and 27.40 Mtrs.wide existing Shivdas Champsi Marg on West side of the proposed building.
- iii. Fire protection & Fire-fighting requirements for the proposed construction of high rise residential cum commercial building was already issued by this office U/No. P-3343/2019/(10E/124)/E Ward/Mazgaon-CFO/1/New, dated 06.02.2020.
- iv. E.E.B.P. has issued CC upto plinth level on 23.12.2022 as per IOD dated 31.12.2021 accordingly work is under process.
- v. Architect has proposed natural as well as mechanical ventilation to the basement.
- vi. The entire building will be protected with advanced inbuilt fixed fire-fighting system such as wet riser-cum down comer system, hydrant system, fire alarm system, automatic smoke detection system, automatic sprinkler system, voice evacuation system & public-address system etc.
- vii. Automatic sprinkler system is recommended in the entire building including entire basement, lift lobby/ common passage on each floor level, fitness centre, society office, each NR, restaurant with kitchen, each flat on each floor level, parking tower etc.
 - i. Automatic Smoke Detection System is recommended in the entire building including Electric meter room, lift machine room, Fitness Centre, Pump room, each NR, restaurant with kitchen, Lift lobby/Common passage on every floor level as well as in each electrical duct with response indicator at every floor level.
 - ii. The fire resistance rating for staircase FRD, lift lobby & the lift doors are recommended as per NBC provisions.
 - iii. Electrical cables in electrical shaft are recommended to be of low smoke hazard type & fire resistant.
 - iv. Efficient P.A. system is recommended for building with standard Building Management System.
 - v. The building is provided with IOT based micro controller device as per requirement stipulated in Government circular.
 - vi. Further Architect vide his letter dated 28/02/2024 submitted hardship regarding the proposed Refuge areas as shown on the plans on 6th & 13th floor & requested not to insist 3rd Refuge area which comes on 20th floor as it is the topmost floor & the

terrace floor above 20th floor to be treated as Refuge area, which is considered herewith.

Architect/L.S. is requested to get the plans scrutinized as per DCPR-2034 & get verified the civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, height, refuge area in sq. Mtrs. & Floor occupancy of the building from competent Municipal Authority and if these plans, given open space is not approvable then this Fire Safety Requirement Letter shall be treated as cancelled & referred back to this department for revised Fire Safety Requirement Letter also till then further process of issuing I.O.D. & C.C. shall not be permitted by the competent Municipal Authority.

In view of above as far as this department is concerned, stipulating fire-protection & fire-fighting requirements for the construction of proposed High-rise Residential Cum commercial building comprising of basement (-4.05 Mtrs.) for services + Ground and 1st floor for shops/N.R. + Service floor + 2nd to 20th upper residential floor with total height of building 69.85 Mtrs. from general ground level upto terrace level. Further proposed an automated mechanized car parking tower with Pit (-4.05 Mtrs.) upto height 69.85 Mtrs. from general ground level up to top level having separate emergency M.S. staircase & a separate ground floor+ 01 upper floored structure for duplex shops (with internal lift) having height of 8.70 Mtrs. from general ground level to roof-top level.

- 1) All the earlier Fire Protection & Fire-Fighting requirements stipulated u/Nos.P-3343/2019/(10E/124)/E Ward/Mazgaon-CFO/1/New, dated 06.02.2020 shall be extended upto topmost floor and strictly adhered to along with the following modified and additional requirements: -
- 2) **Modified Requirement No. 15 (C) of earlier Fire Safety Requirements Vide No. P-3343/2019/(10E/124)/EWard/Mazgaon-CFO/1/New, dated 06.02.2020, i.e. WET RISER CUM DOWN COMER (Separate Riser for Hydrant & Sprinkler system) shall be read as :-**
Wet riser cum down comer of internal dia. of 15 cms. of G.I. 'C' Class pipe shall be provided in the duct adjoining the lobby with double hydrant outlet & hose reel at each floor in such a way as not to reduce the width of the common corridor. Pressure reducing discs or orifices shall be provided at lower level, so as not to exceed the pressure of 5.5 kgs. per sq. cms.
- 3) **Additional requirement-IOT BASED DEVICES MICRO CONTROLLER DEVICES :-**
 - 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.मुविवन-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.
- 4) **Additional requirement – HOSES & HOSE BOXES :**
One Hose Box with two hoses of 15Mtrs. length of 63 mm dia. along with branch shall be provided at each courtyard hydrant at ground & on each floor in each lobby at easily accessible place.
- 5) **Additional requirement – EMERGENCY ESCAPE ROUTE PLAN:**
Emergency exit route plan framed in glass shall be displayed in the common corridor, cross passages, staircase/lift lobbies of each floor level.
- 6) **Additional requirement – SERVICE DUCT:**
- a) All service ducts shall have 2 hr. fire resistance.
 - b) Inspection door of the service ducts shall have 2 hr. fire resistance.
 - c) Duct for water service, drainage line, shall be separate from that of electrical cable duct.
 - d) All service duct shafts shall be sealed at each floor level with non combustible materials such as vermiculite concrete. No storage of any kind shall be done in the shaft.
- 7) No any changes other than mentioned above shall be carried out except prior approval of this department.

The concerned party has paid scrutiny fees & fire service fees as mentioned below:

Sr. No.	Type of proposal	Total Gross built up area in sq. Mtrs.	Scrutiny fee paid in Rs.	Receipt No. / SAP Doc. No.	Date
Scrutiny Fees:-					
1.	Proposal	7670.39 sq.mt	4,06,530/-	4277002/3/4 1003793405	28/01/2020
2.	Amendment	8486.78 sq.mt	84,089/-	13/2/2024/1907 2	13/02/2024
Revise Fire and Emergency Service fees as per the MFP&LSM, (Amendment) Act 2023					
1.	Proposal	8486.78 sq.mt	12,83,626/-	26/2/2024/1975 2	26/02/2024

However, Architect is requested to get verified the total built-up area from competent Municipal Authority and inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.

This Fire Safety Requirement Letter is issued for the proposed building from Fire Risk/Fire Safety point of view only. The plans approved along with this Fire Safety Requirement Letter are approved from Fire Risk/Fire Safety point of view only. Approval of this plan does not mean in any way allowing of construction of the building. It is Architect's/Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.

NOTE:

- a) The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
- b) 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.
- c) Architect shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- d) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, public address system, manual fire alarm system shall be submitted to CFO.
- e) The area, size, etc. for the sprinkler system, detection system, fire alarm system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant. The fire-fighting installation shall be carried out by approved licensed agency.
- f) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of BMC/CFO's department, till then shall not be allowed to use.
- g) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- h) 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.
- i) 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.
- j) 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.

- k) This approval is issued without prejudice to legal matters pending in court of law, if any. Stipulating & Compliance of the fire safety measures is for minimizing the chance of occurrence/spread of Fire through active & passive measures. The consequential life & property loss due to fire, due to any noncompliance at any instance the owner / user as the case may be will be solely responsible.
- l) BMC/Fire Brigade department reserves the right to change/alter/add/delete the terms and condition of this fire safety requirement letter as per the situation permits.
- m) These Fire protection & Fire Fighting requirements stipulated to do the compliance, for the instant online proposal as per E.O.D.B. circular. It is valid only subject to necessary approvals from all the competent authorities.

KRISHNAT Digitally signed
by KRISHNAT
RAMCHAN RAMCHANDRA
DRA YADAV
YADAV Date: 2024.02.28
20:47:20 +05'30'

Scrutinized & Proposed by
Div. Fire Officer.

Verified & Approved by
Dy. Chief Fire Officer.

Copy To:
Executive Engineer (B.P.)City