

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:** Compliance report from fire-fighting installation point of view for proposed construction of High-rise residential building on plot bearing C.T.S. No. 833(pt) and Survey No.141-A at Mudran Kamgar Nagar, Ambivali, Andheri (W), Mumbai.

**Ref:** i) Online submission from Mr. Ameet G Pawar, Architect.  
ii) Online file No. **CHE/643/BP (SPL CELLL)/AKW/337/CFO/1/Amend**

**Mr. Ameet G. Pawar, Architect,**

In this case, please refer to the N.O.C. issued by this office u/r. no. FB/HRC/WS/96 dated 29/03/2014, for the proposed construction of high rise residential building comprising of three wings i.e. Wing-A, B and C. All wings are connected by common two level basements, stilt on ground ,1<sup>st</sup> to 3<sup>rd</sup> podium floor and 4<sup>th</sup> podium floor i.e. 'E' deck level there after building is divided in to three wings, Wing A having common two level basement + common ground floor + common 03 podium floors + common 4<sup>th</sup> podium floor i.e. 'E' Deck level + 1<sup>st</sup> to 28<sup>th</sup> upper residential floors with 23<sup>rd</sup> floor has fire check floor with as total height of 87.05 Mtrs from general ground level up to terrace level. Wing B having common two level basement + common ground floor + common 3<sup>rd</sup> podium floors+ common 4<sup>th</sup> podium floor i.e.. 'E' Deck level + 1<sup>st</sup> to 21<sup>st</sup> ( 21<sup>st</sup> Part floor ) upper residential floors with as Total height of 67.25 Mtrs from general ground level up to terrace level. Wing C is having common two level basement + common ground floor + common 03 podium floors+ common 4<sup>th</sup> podium floor i.e 'E' Deck level + 1<sup>st</sup> and 2<sup>nd</sup> upper residential floors with as Total height of 22.25 Mtrs from general ground level up to terrace level.

Further please refer amended N.O.C. issued by this office u/n no. FB/HRC/RIII/39 Dt. 31.05.2016. stipulating fire protection and fire fighting requirements for proposed high rise residential building having 03 nos of towers i.e. Tower 1, Tower 2 and Tower 3, all Towers are connected by common two level basements + common ground floor partly on stilt + common 1<sup>st</sup> to 3<sup>rd</sup> podium Parking floors + 4<sup>th</sup> Podium floor i.e. 'E' Deck level and there after the building is divided in to 03 towers i.e. Tower 1, tower 2 and tower 3.

Tower 1 is high rise building comprising of 03 wings i.e. Wing A, Wing B and wing C. All wings of Tower 1 are connected to each other comprising of common two level basements (- 6.75 Mtrs) + common ground floor partly on stilt + common 1<sup>st</sup> to 3<sup>rd</sup> podium parking floors + common 4<sup>th</sup> Podium floor i.e 'E' Deck level + 5<sup>th</sup> to 25<sup>th</sup> upper residential floors with a total height of 85.80 Mtrs from general ground level up to terrace level with fire check floor (+68.15 Mtrs) in between 20<sup>th</sup> and 21<sup>st</sup> floors.

Tower 2 is high rise building comprising of common two level basements (-6.75 Mtrs) + common ground floor for shops + common 1<sup>st</sup> to 3<sup>rd</sup> podium floors + common

4<sup>th</sup> podium floor i.e. 'E' Deck level + 5<sup>th</sup> to 18<sup>th</sup> upper floors ( 18<sup>th</sup> floor part ) with a total height of 62.05 Mtrs from general ground level up to terrace level.

Tower 3 is a low rise building comprising of common two level basements (6.5 Mtrs) + common ground floor for shops + common 1<sup>st</sup> to 3<sup>rd</sup> podium floors + common 4<sup>th</sup> podium floor i.e. 'E' Deck level + 5<sup>th</sup> upper residential floor with a total height of 22.40 Mtrs from general ground level up to terrace level.

Further, please refer online amended N.O.C issued by this office U/N. CHE/643/BP(SPL CELL)/AKW/337-CFO dtd. 15/12/2020 stipulating fire protection and fire fighting requirements for proposed high rise residential building having three nos. of towers i.e. Tower 1, Tower 2 and Tower 3. Tower 1 and Tower 2 are connected by common two level basements + common ground floor partly on stilt + common 1<sup>st</sup> to 3<sup>rd</sup> podium parking floors + 4<sup>th</sup> podium floor i.e 'E' Deck level having open to sky swimming pool and amphitheatre, multiplay area etc, and there after the building is divided In to two towers i.e. Tower 1 and Tower 2.

Tower 1 comprising of three wings i.e. Wing A, Wing B and Wing C all having common two level basements ( -6.75 Mtrs) + common ground floor partly on stilt and proposed for shops + common 1<sup>st</sup> to 3<sup>rd</sup> podium floor + common 4<sup>th</sup> podium floor i.e 'E' Deck level + 5<sup>th</sup> to 25<sup>th</sup> upper residential floors with a total height of 84.54 Mtrs from general ground level up to terrace level.

Tower 2 comprising of common two level basements ( -6.75 Mtrs) + common ground floor for shops + 1<sup>st</sup> to 3<sup>rd</sup> common podium floors + common 4<sup>th</sup> Podium floor i.e 'E' Deck level + 5<sup>th</sup> to 24<sup>th</sup> upper floors with a total height of 80.94 Mtrs from general ground level up to terrace level.

Tower 3 is a separate high rise building comprising of ground floor + 1<sup>st</sup> to 7<sup>th</sup> Podium floor + 8<sup>th</sup> to 13<sup>th</sup> upper residential floors with a total height of 43.90 Mtrs from general ground level up to terrace level. The architect has also proposed electric receiving sub-station at North-West corner of the plot, DG set at North-East side in R.G area as per details shown on plan

Further, NOC for part occupation certificate is issued by this department u/no. CHE/643/BP(SPL CELL)/AKW/337-CFO dated 13/07/2021, to occupy and use shops at Ground and 1<sup>st</sup> floor only of High Rise Residential building i.e. Tower-1 & 2. Tower 1 comprising of three wings i.e. Wing A, Wing B and Wing C all having common two level basements ( -6.75 Mtrs) + common ground floor partly on stilt and proposed for shops + common 1<sup>st</sup> to 3<sup>rd</sup> podium floor + common 4<sup>th</sup> podium floor i.e. 'E' Deck level + 5<sup>th</sup> to 25<sup>th</sup> upper residential floors with a total height of 84.54 Mtrs from general ground level up to terrace level and Tower 2 comprising of common two level basements (-6.75 Mtrs) + common ground floor for shops + 1<sup>st</sup> to 3<sup>rd</sup> common podium floors + common 4<sup>th</sup> Podium floor i.e 'E' Deck level + 5<sup>th</sup> to 24<sup>th</sup> upper floors with a total height of 80.94 Mtrs from general ground level up to terrace level.

Now, the Architect has submitted letter under reference & intimated about the completion of construction work of the said High rise residential building i.e. Wing – A of

Tower No 1 only & requested to issue compliance report from firefighting installation point of view to obtain part occupation for the said residential building (Excluding two level basement and 4<sup>th</sup> Podium) having common two level basements ( -6.75 Mtrs) + common ground floor partly on stilt + common 1<sup>st</sup> to 3<sup>rd</sup> podium floor + common 4<sup>th</sup> podium floor i.e 'E' Deck level + 5<sup>th</sup> to 25<sup>th</sup> upper residential floors with a total height of 84.54 Mtrs from general ground level up to terrace level.

On receipt of the letter from the Architect, a senior officer of this department visited the site to verify and ensure the compliance of all firefighting & fire protection requirements stipulated vide above referred N.O.C.s during inspection it was observed that the party has complied with all the firefighting & fire protection requirements stipulated vide this office N.O.C.'s.

The firefighting requirements such as wet riser cum down comer system, automatic sprinkler system, drencher System, fire pump, sprinkler pump, Jockey pumps, external hydrants, automatic smoke detection system, manual fire alarm system, public address system, fire Lift, hose box with hoses and hose reel hose, signage's, etc. of the above said high rise building were checked/tested and found in good working order. Fire Extinguishers were found provided.

**The Architect/Party has also uploaded following Documents: -**

- 1) **"Form B"** certificate issued by Govt. approved license agency M/s. Bharat Fire Protection (Lic. No.-MFS-LA/RF-224 & MFS-LA/RD-210) for the firefighting equipment for the period from 01/01/2023 to 30/06/2023 for the maintenance & good working condition of existing fire-fighting installation & equipment provided in the said building.
- 2) **FORM-'A'** Certificate of Licensed Agency i.e., M/s. Bharat Fire Protection (Lic. No.-MFS-LA/RF-224 & MFS-LA/RD-210) for installation, commissioning & maintaining of the fixed fire-fighting system installations and further to keep in good functioning condition.
- 3) The Architect has also uploaded Lift Certificates (License for working of the Lift) from Lift Inspector.
- 4) The Architect has also uploaded **Structural Stability** Certificate from Mr. Vivek Garg of M/s. Global Engineering Services, Reg. No. STR/G/101.
- 5) **FORM-A** Certificate of Licensed Agency for F.R.D.s installed/provided in the building from M/s. Sreejith Enterprises (Lic. No: MFS-LA/RP-17) dated 17/04/2023.
- 6) Checklist of Architect Mr. Ameet G Pawar & Checklist of Government approved Licensing Agencies M/s. Bharat Fire Protection.
- 7) The Architect has uploaded C.C. of the building up to 25<sup>th</sup> floor of wing 1A, issued by E.E.(B.P.) u/no. CHE/643/BP (SPL CELLL)/AKW/337/FCC/1/Amend Dated 14/05/2021.
- 8) The party has submitted a certificate from M/s. Aniruddha V. Date & Co. Gov. Licensed Electric Contractor (dated 11/05/2023).
- 9) The Architect has submitted a certificate from M/s. Hubtown Ltd, for capacity of underground and overhead water storage tank.
- 10) The party has submitted letter from M/S Adani Electricity for the alternate source of Electric Supply.

The party has also submitted an undertaking on Rs. 500/- stamp paper stating that they shall provide Fixed fire fighting system Annual Maintenance Contract for five year.

The party has provided common underground water storage tank and Overhead water storage tank as per the requirement letter of C.F.O.'s department & M/s. Hubtown Ltd. has certified the capacity of the underground water tank, and overhead water storage tank, however the capacity of the same shall be verified & confirmed by the department of Hydraulic Engineer.

The party has provided alternate electric power supply from a separate Sub-Station with changeover switch for said high rise residential building. Electric cable ducts were found sealed at each floor level of each wing of the building.

The party/occupier shall give annual maintenance contract for the firefighting system installed in the said building to Govt. approved licensed agency & certificate i.e. 'Form-B' to that effect shall be submitted after every six months (In January & July) to this office regarding good working condition of the fire-fighting system as per Maharashtra Fire Prevention and Life safety Measures Act-2006.

In view of above as far as this department is concerned this compliance report from firefighting installation point of view, is issued to obtained part occupation certificate for the High-rise Residential building i.e. Wing- A of Tower No 1, only (Excluding two level basement and 4<sup>th</sup> Podium).

However, the firefighting requirements inspected by this department, on the day of inspection compliances of all fire protection and firefighting requirements stipulated vide this office N.O.C.s are found in good condition. It shall be the responsibility of owner/occupier to observe the fire safety measures and maintained the firefighting system in good working order. From the next day of the inspection, if any item or requirements if missing this department or inspecting officer is not responsible for the same, if found inadequacy regarding improper implementation of the requirement then owner/occupier shall have to comply. All occupiers/Trained staff/Securities Guard should be trained to fight fire in incipient stage and evacuation in emergency. Electric audits of the entire premises shall be done periodically under the supervision of the competent authority to prevent electric fire in premises in future.

In case, if any complaint/ issues raised in the future regarding installation of fire-fighting system, it should be rectified by occupiers & owner accordingly.

Earlier the party has paid scrutiny fees of Rs.22,54,840/- vide receipt no. 4098989 (SAP Doc. No. 1001711460 dated 26.03.2014 on the gross built up area of 80,530.00 sq. mtrs. as certified by the Architect. Further, the party has paid scrutiny fees of Rs.8,16,293 /- vide receipt no. 4310794 (SAP Doc. No. 1002562117 dated 19.05.2016 on the gross built up area of 78747.00 sq. mtrs. as certified by the Architect.

Further, the party has paid additional scrutiny fees of Rs.10,86,157 /- vide online receipt no. CHE/43020/20 dated 25.08.2020 & Rs.5,76,870 /- vide online receipt No

CHE/BP/42508/20 Dated 12.08.2020 on the total gross built up area of 80240.00 sq. mtrs. as certified by the Architect.

Architect has certified height of the building as 84.54 mtrs. & total gross built up area is 80240.00 sq. mtrs. for the said residential building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, has paid Fire Service Fee of Rs. 12,03,600/- vide receipt no. 4570938/39/40 (SAP No.1004100365) dated 05.07.2021. **(Architect has submitted undertaking stating that, they shall make necessary payments of fire service fee to Mumbai Fire Brigade when demand note for payment is raised by this department. If party fails to do the payment then this compliance report of stipulated fire safety requirements shall be treated as cancelled)**

Now, the Architect vide his letter has certified the gross built up area of the building as 80240.00 sq. mtrs. As there is no increase/ change in total gross built up area. Hence no additional scrutiny fee is payable. However, E.E.B.P. (W.S.) is requested to verify the total built up area and inform this department if it is more for the purpose of levying additional scrutiny fee, if necessary.

E.E.B.P. (W.S.) is also requested to verify the civil works, interior work and all the other requirements stipulated vide this office N.O.C.s pertaining to civil engineering side including open space, corridor, staircase, amendments, height of the building, width of abutting road, floor occupancy etc. as per the NOC/Plans approved by this departments.

This part Compliance report from firefighting installation point of view for said High rise Residential building is issued without prejudice to legal matters pending in Hon. court of law, if any and inspection report submitted by the inspecting officer.

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**Asst. Div. Fire Officer  
(Inspecting Officer)**

**Div. Fire Officer  
(Verified by)**

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

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