

MUNICIPAL CORPORATION OF GREATER MUMBAI

MUMBAI FIRE BRIGADE

BUILDING DETAILS FORM 1 (For Passive Fire Safety Measures) – to be filled by Licensed Surveyor

Date: 06.09.2023

Sub: CFO NOC for the Proposed development on plot bearing CTS No.611, 611/1 to 611/10 of Village Kanjur, situated in S-Ward, Mumbai.

Ref: Online file No.- P-12131/2022/(611 And Other)/S Ward/KANJURW- CFO/1/New) dtd. 05.7.2023

The Licensed surveyor shall ensure that following parameters are incorporated in the plans and shall be submitted along with the plans:

Sr. No.	Particulars	Reference	To be filled by L.S.	Remarks
1	Name and address of the Licensed Surveyor		Mr. Shashikant L. Jadhav	
	Name and address of the Firm of Licensed Surveyor		M/s. Spaceage Consultants Shop no. 15, C-107, Natraj Buiding, Mulund Goregoan Link Road, Mulund (W), Mumbai-400080	
	Tel. No.		022-25911607/ 25608550	
	Fax No.		022-25906167	
	Email ID		jcvspace@spaceagearch.com	
	Registration Number		J/167/LS	
	Name of Owner / Developer		M/s. Jai Hind Oil Mills Co., 387-89, Narsi Natha Street, Mumbai-400009.	
	File No.		P-12131/2022/(611 And Other)/S Ward/KANJURW-CFO/1/New) dtd. 05.7.2023	
Project Name				
2	Building – high rise or low rise	DCR Clause 2(11)(1) / DCPR 2034 Clause 19(2) Table 6	High Rise Building	

3	Height of the building up to terrace slab	DCR 2 (51)/ DCPR 2034 Clause 2(IV)(73)	Height of Tower -1,2,4, 5 – 119.05 Mt Tower -3 – 86.05Mt.	
4	Total No of floors (specify service floor if any)		Tower - 1,2,4 & 5 - The proposed building is comprising of Basement + Ground + 1 st to 3 rd Podium + Service Floor + Stilt (Amenity) Floor+ 1 st to 33 rd Upper Floor having height 119.05 Mt from general ground level upto terrace floor. Tower – 3 comprising of Basement + Ground / stilt +1 st podium + retail floor + 2 nd to 3 rd Podium + Service Floor / Podium top + 1 st to 23 rd Floor having height 86.05Mt. from general ground level upto terrace floor.	
5	Type of Occupancy :	NBC – Part 4 Clause 3 1.1 Group A Residential Group E Business	Residential & Commercial Users	
6	Fresh or Amendment or additional / alternation	Amendment	Amended CFO NOC	
7	Proposal under scheme	Various scheme under DCR such as 33(7), 33(10), etc.	Proposal under 17(1) and 30 o DCPR -2034	
8	Gross Built up Area in Sq. M		216811.82 Sq.M	
9	Means of access	DCR Clause 17/ DCPR 2034 Clause 19	30.40 mt wide proposed L.B.S. Road on West Side & 13.40 Mt wide D.P. Road North Side	
10	Open spaces at ground level in mtrs.	Open spaces – DCR clause 43(1)/ DCPR 2034 Clause 47(1)		
			North	11.54Mt to 36.02Mt
			West	8.95Mt 23.94Mt
			South	10.99Mt to 33.64Mt

			East	16.18Mt to 17.99Mt		
If podium provided from 3ldg.. line to podium and podium to plot boundary	Podium – DCPR clause 43(1) & 38(34) / DCPR 2034 Clause 37(31) & 47(1)	Tower -1				
		Side	Building line to plot boundary	Building line to podium line	Podium to plot boundary	Remarks
		North	16.27 mtrs. (Min.)	1.35Mt	14.92 Mt (Min)	Front Open Space
		South	43.20mtrs	N.A.	43.20mt	Joint Open Space to Tower 2
		East	20.04 mtrs. (Min.)	4.92	19.48Mt (Min.)	Side Open Space
		West	8.95 mtrs. (min.)	1.56	7.39 Mt	Front Open Space
		Tower -2				
		Side	Building line to plot boundary	Building line to podium line	Podium to plot boundary	Remarks
		North	43.20mtrs	N.A.	43.20mt	Joint Open Space to Tower 1
		South	15.69 mtrs	N.A.	15.69Mt	Side Open Space
		East	96.11 mtrs. (Min.)	N.A.	96.11 mtrs. (Min.)	Joint Open Space to Tower 5

West	12.63Mtrs. (min.)	4.21Mt	8.42Mt	Front Open Space
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Tower -3

Side	Building line to plot boundary	Building line to podium line	Podium to plot boundary	Remarks
North	47.52 mtrs. (Min.)	N.A.	47.52 mtrs. (Min.)	Joint Open Space to Tower 4
South	12.63 mtrs	6.78	5.85mt	Side Open Space
East	13.99mtrs. (Min.)	7.99	10.99Mt (Min.)	Side Open Space
West	32.06 mtrs. (min.)	N.A.	32.06Mt	Side Open Space

Tower -4

Side	Building line to plot boundary	Building line to podium line	Podium to plot boundary	Remarks
North	11.54mtrs. (Min.)	1.38	11.54Mt (Min)	Front Open Space
South	47.52 mtrs. (Min.)	N.A.	47.52 mtrs. (Min.)	Joint Open Space to Tower 3
East	14.54 mtrs. (Min.)	3.32Mt	11.22Mt (Min.)	Side Open Space
West	47.61 mtrs. (min.)	N.A.	47.61 Mt	Side Open Space

			<p>Tower -5</p> <table border="1"> <thead> <tr> <th>Side</th> <th>Building line to plot boundary</th> <th>Building line to podium line</th> <th>Podium to plot boundary</th> <th>Remarks</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>13.25 mtrs. (Min.)</td> <td>3.67</td> <td>9.58 Mt (Min)</td> <td>Side Open Space</td> </tr> <tr> <td>South</td> <td>35.28 mtrs. (Min.)</td> <td>N.A.</td> <td>35.28 mtrs. (Min.)</td> <td>Side Open Space</td> </tr> <tr> <td>East</td> <td>16.18 mtrs. (Min.)</td> <td>4.90</td> <td>11.25Mt (Min.)</td> <td>Side Open Space</td> </tr> <tr> <td>West</td> <td>96.11 mtrs. (Min.)</td> <td>N.A.</td> <td>96.11 mtrs. (Min.)</td> <td>Joint Open Space to Tower 5</td> </tr> </tbody> </table>	Side	Building line to plot boundary	Building line to podium line	Podium to plot boundary	Remarks	North	13.25 mtrs. (Min.)	3.67	9.58 Mt (Min)	Side Open Space	South	35.28 mtrs. (Min.)	N.A.	35.28 mtrs. (Min.)	Side Open Space	East	16.18 mtrs. (Min.)	4.90	11.25Mt (Min.)	Side Open Space	West	96.11 mtrs. (Min.)	N.A.	96.11 mtrs. (Min.)	Joint Open Space to Tower 5	
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11	No of staircases and its width	DCR 44(5) (A), Table 21 As per Occupant Load CI/DCPR-2034-48(5)(A)	<p>Tower-1, 2 - 2 Nos. Staircase of 2.00 Mt. width proposed from Basement to 34th floor and 1 no staircase of 1.50Mt width for 2nd Podium.</p> <p>Tower-3 - 2 Nos. Staircase of 2.00 Mt. width proposed from Basement to 23rd floor.</p> <p>Tower-4 - 2 Nos. Staircase of 2.00 Mt. width proposed from Basement to 34th floor, 1 Nos. Staircase of 1.50 Mt. width proposed from Ground to 2nd Floor, 1 Nos. Staircase of 1.22 Mt. width proposed from Ground to 2nd Floor & 1 Nos. Staircase of 2.00 Mt. width proposed from Ground to 2nd Floor</p> <p>Tower-5 - 2 Nos. Staircase of 2.00 Mt. width proposed from Basement to 34th floor, 1 Nos. Staircase of 1.22 Mt. width proposed from Ground to 2nd Floor, 1 Nos.</p>																										

			Staircase of 2.00 Mt. width proposed from Ground to 2 nd Floor.	
	Travel Distance	DCR 43(2)(ii) (i)/ DCPR-2034 48(1)	Travel Distance proposed as per DCPR 47 (3) (ii) (i)	
12	Provision of the Fire Lifts	As per NBC 4.15	Provided as per NBC	
	Number of fire Lifts	As per NBC	Fire Tower proposed in Wing 1 to 2	
	Lift lobby ventilation	Naturally ventilated (CFO requirement)- Min 1 Sq. M / landing Or	Naturally Ventilated	
		Pressurized – (DCR appendix VIII-4(4))	N.A.	
13	No of podium if provided	DCR 38(34) & 43(1)/ DCPR 2034 Clause 37(31) & 47(1) to be specified by L.S.	Proposed 3No. of Podium floor.	
	No of staircases		10 Nos. of 2.00Mt width for Ground to 3th Podium Floor	
	No of Ramp & its width		Two Ramp proposed for Podium Floor Ground to 3 rd Podium having slope ratio 1:10 of width 6.0Mt. And one for Basement from Ground having slope ratio 1:10 of width 6.0Mt	
	No of car lifts		NA	
14	No of Basements with depth	DCR 38 (9)/DCPR- 2034 – 37(7) or as per NBC clause	1 no Basement proposed	
	Use of basement	DCR 38 (9) (iv) /DCPR-2034 – 37(7)		
	1 st Basement floor		Parking and Water tank & Pump Room, MV& LV Room, Space for MEP and Rainwater Tank. .	
	2 nd Basement Floor		N.A.	
	No of staircase		10 no of Staircase proposed having width 2.00Mt wide.	
	Travel Distance	Appendix VIII (7) (2)	Proposed as per NBC	
	No of ramp & its width		3 no of Ramp having 6.0mt wide proposed and grading 1:10 .	

	No of car lifts		N.A.																																																																			
	Form of ventilation	DCR 38 (9)/ /DCPR-2034 – 37(7) / NBC Clause	MEP Certificate attached in console																																																																			
	Compartmentation	Shall fulfill the criteria mentioned in NBC amended	MEP Certificate attached in console																																																																			
15	Refuge area location / floor level	DCR clause 44 (7) /DCPR-2034 –48(8)	Refuge Area Statement																																																																			
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16	Location of Electric Sub-station	DCR Clause 26/DCPR-2034 -(28) -(oil cooled) it shall be at least 3 M away from the Building and 1.5 M away from the plot From the plot boundary. Dry type substation may be	As Certified by MEP Consultant																																				

		<p>allowed touching Bldg. line adjacent to non-habitable area; in case of adjacent to habitable area, it shall be segregated with min 2 hr fire resistant RCC wall and exit to such substation shall directly lead to outside open space of the building. Appropriate ventilation / cut-out shall be provided. Dry type substation may be allowed within Bldg line on ground floor in stilts, in first basement or on podium.</p>		
17	Location of Electric Meter Room / Panel	<p>DCR 38(13)/ /DCPR-2034 – 37(11) it shall be either on ground floor, first basement or podium. It shall not be housed in staircase shaft and shall be easily accessible. Ventilation shall be provided.</p>	As Certified by MEP Consultant	
18	Electrical duct opening in the lobby	<p>All high-rise buildings shall be provided with an electrical duct having opening (Insp</p>	As Certified by MEP Consultant	

		door having 2 hr. fire resistance) in lobby at typical floor level. Electrical duct shall not open in staircase shaft. The duct shall be sealed at every floor level with vermiculate cement of appropriate material.		
19	Fire duct opening in the lobby	All high-rise buildings shall be provided with a fire duct opening in lobby at typical floor level including basements and podiums.	As Certified by MEP Consultant	
20	Underground water storage tank.	NBC 5.1.6 or DCR table 24 Low rise buildings -IN general U G Tank is not required. But may be provided if O H tank is not provided. It shall be stipulated in case of special types of buildings. High rise Buildings 24 M not above) – Appendix VIII Reg 43 -	As Certified by MEP Consultant	
		Table 24		
21	Overhead water storage tank	NBC 5.1.6 Low rise residential buildings. For each staircase-	As certified by MEP Consultant	

		<p>10,000 ltrs. And shall be provided with fire service inlet to the down corner. High rise residential buildings (24 M to 45 M). For each staircase-20,000 ltrs. And shall be provided with fire service inlet to the down corner. (45 M to 70 M) -25,000 ltrs. For each staircase High rise residential. Buildings above 70 M Gross built up area up to 10,000 sqmtrs-30000 ltrs per wing. If the staircase are at the remote and complied with travel distance as per NBC, then 30,000 ltrs for each staircase. For Gross Built up area more than 10,000 sqmtrs =30,000 ltrs for each staircase.</p>		
22	Space for D G Set	It shall be located either on ground floor or in first basement or on podium	As Certified by MEP Consultant	

23	Trees if any (to be marked on the plans)		-	
24	No of parking required as per DCR & type of parking	This is for just information. No any parking will be allowed in compulsory open space as defined in DCR 43(1)/DCPR-2034 -43. In case of stack or mechanized parking special provision required to be specified.	Required Parking = 1581 Nos. Proposed Parking = 1838 Nos.	
25	Whether glass façade proposed	It shall fulfill the fire safety requirements amended NBC 3.4.9	N.A.	
26	Pump room	Shall be adequate size to accommodate required pumps, panels. Shall be located on ground floor or in basements, or in open space. If the pump room is in basement and not accessible directly with main staircase, then dedicated staircase shall be provided to the pump	As Certified by MEP Consultant	

		room from ground floor having width of min 0.75 M		
27	Fire panel boards	Shall be provided on ground floor at easily accessible place.	As Certified by MEP Consultant	
28	Alternate source of power supply for the fighting installation and fire lifts	Residential buildings up to 70 M- either from separate sub-station or D G Set. All commercial buildings of any height and residential buildings above 70 M- From separate substation as well as D G Set.	As Certified by MEP Consultant	
29	Only if Building height is more than 70 M – whether external evacuation system of Fireman’s Lift provided?	In all buildings above 70 M height, an external lift opening in staircase shaft / protected shaft shall be provided Pl refer diagrams.	As Certified by MEP Consultant	
30	Only if Bldg height is more than 70 M – Whether fire check floor provider?	All buildings having height 70 M and more shall be provided with fire check floor. It shall fulfill the requirements as per DCR Clause 44 (9)/DCPR-2034-48(5)(A)	N.A.	

31	Only if Bldg height is more than 70 M or in special buildings – Fire Control Room	NBC Annex C (C-5) Shall be provided on ground floor at easily accessible place.	As Certified by MEP Consultant	
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Certified that all above parameters are incorporated in the plans.

Signature of Licensed Surveyor
(Reg. No. J/167/LS)