

BRIHAN-MUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Fire-safety requirements for the proposed construction of **High-Rise Commercial-cum-Residential Building**, i.e. Proposed redevelopment of building on sub plot No. 5 of Old FP No. 624 (5/624) and New FP No. 620B of TPS Borivali III at Shimpoli Road, Kastur Park, Borivali (West), Mumbai – 400 092). Known as “Syndicate Bank Employees Adarsh CHS Ltd.”.

Ref: 1) Online submission from Miss. Vinita N Chogle, Architect of M/s. Chogle & Associates
2) Online file no. **P-19832/2023/(620B)/R/C Ward/FP-CFO/1/New.**

Miss. Vinita N Chogle, Architect
of M/s. Chogle & Associates,

This is a proposal for construction of **High-Rise Commercial-cum-Residential Building** having Ground floor part on stilt + 1st floor for Business office + 2nd to 15th upper floors, with a total height of 52.40 mtrs. measured from ground level up to terrace level, as shown on the plan.

➤ **The details of floor wise user of the building will be as follows;**

Floors;	Users;
Ground floor	Entrance lobby, 01 Shop, 01 Electric meter room, Pump room with underground water storage tanks & Triple stack car parking in stilt area
1 st floor	01 Business office + part void for triple stack parking
2 nd floor	03 Residential flats
3 rd to 6 th , 8 th to 10 th , 11 th to 13 th & 15 th floor	04 Residential flats on each floor
7 th floor	03 Residential flats & Refuge area
14 th floor	02 Residential flats, 01 society office , 01 Fitness Center & Refuge area
Terrace.	Open to sky (Treated as Refuge area).

➤ **Details of Staircase provided for the building as follows:**

Nos. of staircase	Staircase width	Type of staircase	Staircase description
01	01.50 mtrs.	Enclosed	Leading from ground floor up to Terrace level
01	01.50 mtrs.	open	Leading from ground floor up to 1 st floor level for business office only
The staircases are externally located & adequately ventilated to outside air as shown on the plan.			

➤ **Details of lifts provided for the building as follows:**

Nos. of lifts	Passenger lift	Fire lift	Staircase description
02	01	01	Leading from ground level up to terrace level.
One of the lift shall be converted into fire lift as per the norms. The lift lobby / common corridor at each floor is directly ventilated to outside air as shown on plans.			

➤ **Details of Open Spaces:**

The Plot / High-Rise Commercial-cum-Residential Building abuts on 18.30 mtrs. wide Existing Shimpoli Road on North side, & the side open spaces all around the building are as under;

Side	Building line to Plot boundary
North	04.56 mtrs to 04.60 mtrs + 18.30 mtrs. wide Existing Shimpoli Road
South	10.96 mtrs to 11.06 mtrs (Including triple stack car parking)
East	3.63 mtrs to 3.92 mtrs
West	7.51 mtrs to 8.20 mtrs

➤ **Details of refuge area is as follows;**

Floor	Refuge area in sq. mtrs.		At the height of refuge floor in mtrs from general ground level.
	(Required)	(Proposed)	
7 th floor.	55.20 sq. mtrs.	56.34 sq. mtrs.	24.50 mtrs.
14 th floor.	12.99 sq. mtrs.	21.84 sq. mtrs.	46.20 mtrs.
In addition to above, terrace of the building will be treated as refuge area. Refuge area calculation shall be verified by E.E. (B.P.) W.S. Excess refuge area if any shall be counted in F.S.I. as per D.C.P.R. 2034.			

➤ **The proposal has been considered favorably taking into consideration the following;**

1. Architect has proposed the proposal as per Reg. 30(A) of DCPR 2034, by taking the benefit of additional incentive FSI as per Reg. 33 (7)(B) of DCPR 2034.
2. The Plot / High-Rise Commercial-cum-Residential Building abuts on 18.30 mtrs. wide Existing Shimpoli Road on North side, as shown on the plan by Architect.
3. There shall be no compound wall on 18.30 mtrs. wide Existing Shimpoli Road on North side shown on the plan by Architect.
4. The Architect has proposed refuge area facing road side i.e., on North side from where specialized fire appliances of this department can be operated in case of emergency.
5. Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.
6. Automatic sprinkler system will be provided in each shop on stilt level (ground floor) and commercial on 1st floor level, in car parking area covering each car parking, in fitness center, in society office and one in each residential flat on each floor & in lift lobby/common corridor of each floor as per relevant I.S. standards.

In the view of the above as far as this Department is concerned, this fire safety requirement letter is issued from fire safety point of view for the proposed construction of **High-Rise Commercial-cum-Residential Building** having Ground floor part on stilt + 1st floor for Business office + 2nd to 15th upper floors, with a total height of 52.40 mtrs. measured from ground level up to terrace level, as per the details shown on the uploaded plans, signed in token of approval, subject to satisfactory compliances of the following requirements;

1. **ACCESS:**

- i. There shall be no compound wall on 18.30 mtrs. wide Existing Shimpoli Road on North side. However, removable bollard chain link may be may be permitted at road side.
- ii. Courtyards shall be flushed with the road level.

2. **COURTYARDS:**

- i. The entire available courtyards on all the sides of the building shall be paved suitably to bear the load of fire engines weighing up to 58 m. tones each with point load of 10 kg/cm²

- ii. All the courtyards shall be in one plane.
- iii. The courtyards shall be kept free from obstruction at all times.
- iv. No structure of any kind shall be permitted in courtyards of the building.

3. STAIRCASE:

- i. The flight width of each staircase shall be maintained not less than 01.50 mtrs. as shown in the enclosed plans.
- ii. The layout of staircase shall be of enclosed type, as shown in the plan throughout its height & shall be approached (gained) at each floor level at least two hours fire resistant self-closing door (as per N.B.C. provisions) placed in the enclosed wall of the staircase.
- iii. Staircases shall be externally located & adequately ventilated to outside air.
- iv. The layout of commercial staircase shall be of open type, as shown in the plan throughout its height.
- v. Open-able sashes or R.C.C. grills with clear opening of not less than 0.5 sq. mtrs. per landing on the external wall of the staircase shall be provided.
- vi. No combustible material shall be kept or stored in staircase / passage.

The staircase terrace door shall be provided in the following manner:

- i. The top half portion of the doors shall be provided with louvers.
- ii. The latch-lock shall be installed from the terrace side at the height if not more than 01.00 mtrs.
- iii. The glass front of 6-inch diameter with the breakable glass shall be provided just above the latch lock, so as to open the latch in case of an emergency by breaking glass.
- iv. The door shall either be fitted with magnetic lock connected to console & detection system or shall be synchronized with fire detection & alarm system.

4. PROTECTION TO STRUCTURAL STEEL:

- i. All the structural steel members i.e. columns, beams, etc., shall be protected with the fire resisting materials and methods as stipulated under IS 1942-1960 as application for residential building.
- ii. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the Chartered Structural Engineer at the time of application for occupying the building.

5. STACK CAR PARKING:

- i. The designated parking shall be used for car parking only.
- ii. The drainage of the car parking areas shall be separate from that of the building & shall be provided with catch with fire trap before connecting to Municipal Sewer.
- iii. The parking area shall not be used for dwelling purpose & repairing / maintenance of vehicles, storage, trade activity etc., at any time & use of naked light / flame shall be strictly prohibited.
- iv. Vertical deck separation shall be provided between the upper & lower decks of stack parking by using the non-perforated & noncombustible materials. (structural steel plate) This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck.
- v. Elements of the stack car parking structure shall have 01-hour fire resistance.
- vi. Each car parking deck shall have 01-hour fire resistance.
- vii. Parking area shall be accessible by trained staff when carrying out the maintenance work.
- viii. Entire car parking shall be provided with automatic sprinkler system covering all levels of parking.
- ix. The parking system is to be ceased during the maintenance operation.
- x. The drive ways shall be properly marked & maintained unobstructed. Proper illuminated signage's for escape routes, ramps, etc. shall be provided at prominent locations.

6. LIFTS:

- i. Walls enclosing lift shafts shall have fire resistance of not less than 02- hours.
- ii. Shafts shall have permanent vents of not less than 0.2 sq. mtrs. in clear area immediately under the machine room.
- iii. Landing doors and lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door/shutter shall not be permitted.
- iv. Both the lift shall be converted into fire lift and shall conform to the specifications laid down under the D.C. Regulations.
- v. Threshold of non-combustible material shall be provided at the entrance of each landing door.

7. FIRE LIFT:

- i. To enable fire services to reach the upper floor with the minimum delay, one fire lift shall be provided & shall be available for the exclusive use of the firemen in an emergency & directly accessible to each floor.
- ii. The lift shall have a floor area of not less than 01.40 sq. mtrs. with a minimum dimension of 01.12 mtrs. it shall have a loading capacity of not less than 545 kgs. (08 persons lift) with automatic closing doors.
- iii. There shall be an alternate electric supply from a generator / separate substation of an adequate capacity apart from the electric supply of the building & the cables run in a route safe from fire i.e., within the lift shaft. In case of failure of normal electric supply, it shall automatically trip over to alternate supply.
- iv. The operation of the fire lift should be by a simple toggle or two button switch situated in glass-fronted box adjacent to the lift at the entrance level. When the switch is on, landing call points will become inoperative & the lift will be on car control only or on priority control device. When the switch is off, the lift will return to normal working. The lift can be used by the occupants in normal times.
- v. The words '**Fire Lift**' shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- vi. Landing doors & lift car doors of the lifts shall be of steel shuttered with fire resistance of one hour. Collapsible door / shutter shall not be permitted.
- vii. The speed of the lift shall be such that it can reach the top floor from ground level within one minute.

8. ESCAPE ROUTE FROM FLAT TO STAIRCASE:

- i. Corridor / lift lobby at each floor level shall be ventilated to the outside air as shown on the plan & shall be kept free from obstructions at all times.
- ii. Permanent ventilation in form of grill provided to the corridor / lift lobby / staircase area shall not be bricked up or closed at any time in the future.

9. ENTRANCE DOORS:

- i. All flat entrance doors, kitchen doors (if provided), society office, staircase, business office & refuge door etc. shall be of solid core having fire resistance of not less than one hour (solid wood of 45 mm thickness.)
- ii. Rolling shutter for shop shall be fire resistance of not less than one hour.
- iii. The fire resistance rating for staircase F.R.D., Lift lobby & the lift doors as per N.B.C. provisions.

10. ELECTRIC CABLE DUCT & ELECTRIC METER ROOM:

- i. Electric cable duct shall be exclusively used for electric cables & should not open in staircase enclosure.
- ii. Inspection doors for the duct shall have 02-hours fire resistance.
- iii. Electric cables shall not pass through staircase enclosure & shall be taken in concealed

manner.

- iv. Electric cables shall be sealed at each floor level with non-combustible materials such as vermiculite concrete. No storage of any kind shall be done in electric duct.
- v. Electric wiring / cable shall be non-toxic, non-flammable, low smoke hazard having copper core for the entire building with provision of E.L.C.B / M.C.B.
- vi. Electric meter room shall be provided at location marked on the plan. They shall be adequately ventilated.
- vii. Automatic smoke detection system shall be installed in electric meter room on ground floor & in entire electrical duct on each floor level of each wing as per IS specification.

11. ESCAPE ROUTE LIGHTING:

Escape route lighting (staircase & corridor lighting) shall be on independent circuits as per rules.

12. CORRIDOR / LIFT LOBBY:

- i. Corridor / lift lobby at each floor level shall be naturally ventilated as shown in plan.
- ii. The common corridor / lift lobby at each floor level shall be kept free from obstructions at all times.

13. STAIRCASE AND CORRIDOR LIGHTINGS:

- i. The staircase & corridor lighting shall be on separate circuits & shall be independently connected so that they could be operated by one switch installation on the ground floor easily accessible to fire-fighting staff at any time irrespective of the position of the individual control of the light points, if any.
- ii. Staircase & corridor lighting shall also be connected to alternate supply.

14. FALSE CEILING (If provided):

False ceiling if provided in the building shall be of non-combustible material. Similarly, the suspenders of the false ceiling shall be of non-combustible materials.

15. MATERIALS FOR INTERIOR DECORATION / FURNISHING:

The use of materials which are combustible in nature & may spread toxic fume / gases should not be used for interior decoration/furnishing, etc.

16. ELEVATION FEATURE:

The elevation feature / treatment shall be given as per the B.M.C. guidelines, D.C.P.R. -2034, & Circular u/r. no. Ch. Eng./D.P./30449/Gen. dated 03/01/2017, & u/r. no. Ch. Eng./D.P./110/Gen. dated 30/01/2020.

17. TREE CUTTING (If any):

Trees numbered T1, T2, T12, T13 & T14 are falling in compulsory open space /courtyard and before entrance of commercial premises and hence shall be either transplanted or to be cut as may be found feasible by the Superintendent of Garden / Tree Authority.

18. OTHER N.O.C. / PERMISSIONS:

Necessary permissions / N.O.C. for licensable trade, addition / alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

19. GLASS FAÇADE:

- i. An operating to the glass facade of min. width 01.50 mtrs. & height 01.50 mtrs. shall be provided at every floor at a level of 01.20 mtrs. from the flooring facing compulsory open space as well as on road side. Minimum one such opening shall we provided at the interval of every 15.00 mtrs. **Mechanism of opening - the openable glass panel**

shall be either left or right hinged to facilitate approach of the rescue cage / ladder. Similarly, this portion shall have manual opening mechanism from inside, as well as outside. Such openable panels shall be marked conspicuously so as to easily identify the openable panel from outside.

- ii. Distance between the external wall (glass / brick) & glass facade shall not be more than 300 mm.
 - i. The smoke seals/ barriers between building wall & facade shall be provided at every floor level in the form of non-combustible material / vermiculate cement
- iv. Glass facade blocking the area of staircase, lift lobby & corridor shall be kept openable. Pressurized system of the staircase / lobby shall be synchronized with opening mechanism.
- v. The glazing used for the facade shall be toughened (tempered) safety glass as per I.S. 2553 Part I or laminated safety glass as per I.S. 2553 - Part I, satisfying stability criteria
- vi. Automatic dry type water curtain system shall be provided at every floor level from inside of the facade.
- vi. Openable vent of 600 mm height to be installed below ceiling level or Falls ceiling level (if provided). The openable vent of minimum 2.5% of the floor area shall be provided. It shall be of min 600 mm. depth below ceiling/ false ceiling or full length on the periphery of the facade, whichever is less. Openable mechanical devices for the side vent shall be located at 01.20 mtrs height from the flooring level. The openable vent can be pop out type or bottom hinged provided with fusible link opening mechanism & shall also be integrated with automatic smoke detection system.

Or

- vi. Alternate vertical glass panels of the facade shall be openable type with the mechanism mentioned above in order to ventilate the smoke.

20. FIRE-FIGHTING REQUIREMENTS:

a) Underground Water Storage Tank:

An underground water storage tank of 1,50,000 liters' capacity shall be provided at location marked on the plan as per design specified in the rules with baffle wall and fire brigade collecting breaching. The design shall be got approved from H. E's Department prior to erection.

b) Overhead Water Storage Tank:

A tank of 30,000 liters' capacity shall be provided above staircase shaft at the terrace level. The design shall be got approved from H.E.'s Department prior to erection. The tank shall be connected to the wet riser through a booster pump through a non-return valve & gate valve.

c) Wet Riser-cum-Down Comer (for each lift lobby & commercial staircase):

- i. Wet risers of internal diameter of 15 cms. of G.I. 'C' class pipe shall be provided in duct as shown on the plan & shall be extended from ground floor to terrace, with twin hydrant outlet & hose reel on each floor in such a way as not to reduce the width of the passage. Pressure reducing discs or orifices shall be provided at lower level so as not to exceed the pressure of 5.5 kgs. / sq.cm.
- ii. A separate wet riser of internal diameter of 10 cms. of G.I. 'C' class pipe shall be provided to commercial staircase / premises as shown on the plan with single hydrant outlet & hose reel on each floor in such a way as not to reduce the width of the passage.
- iii. Wet riser should be extended up to main gate / entrance with Fire Brigade inlet.

d) Fire Service Inlet:

- i. A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provided to connect the mobile pump of the fire service

independently to (a) The wet riser-cum-down comer, (b) Sprinkler system etc.

- ii. Breeching connection inlet shall be provided to refill U.G. tank,
- iii. Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

e) Automatic Sprinkler System:

Automatic sprinkler system will be provided in each shop on stilt level (ground floor) and commercial on 1st floor level, in car parking area covering each car parking, in fitness center, in society office and one in each residential flat on each floor & in lift lobby/common corridor of each floor as per relevant I.S. standards.

f) Fire pump, Sprinkler pump, Jockey pump & Booster pump:

- i. Wet riser shall be connected to a fire pump at ground level of capacity of not less than 2400 liters/min. capable of giving pressure of not less than 3.2 kgs. / sq. cms. at the top most hydrant along with jockey pump of suitable capacity.
- ii. Booster pump of capacity 900 liters / min. giving a pressure of not less than 3.2 kgs. / sq. cms. at the topmost hydrant outlet of each wet riser shall be provided for overhead tank at the terrace level.
- iii. Two-way switches for each booster pump shall be provided at top three floor level of building as well as at ground level easily accessible / noticeable place of the building.
- iv. Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- v. Only surface mounted pumps or vertical turbine pumps shall be installed for firefighting installation with adequate size pump room, (**Submersible pump not permitted**).
- vi. Operating switches for all pumps shall be also provided in glass fronted boxes in ground floor.
- vii. Electric supply (normal) to these pumps shall be on independent circuit.

g) External / Courtyard Hydrants:

External / Courtyard hydrants shall be provided at distance of every 30.00 mtrs. around the building within the confines on ground floor.

h) Hose & Hose Boxes:

01 no. of Hose Box, each with two hoses of 15.00 mtrs length of 63 m.m. dia. along with branch shall be provided shall be kept at ground floor as well as on each floor at easily accessible places.

i) Automatic Smoke Detection System:

Automatic smoke detection system shall be installed in each shop, in business office, in society office, in pump room, in each lift machine room, in electric meter room, in entire electrical duct on each floor as per I.S. specifications & console panel shall be provided on ground floor.

j) Alternate Source of Power Supply:

An alternate source of LV/HV supply from a separate substation or from a D.G. set with appropriate changeover over switch shall be provided for fire lift, fire pump, booster pump, sprinkler pump, jockey pump, staircase and corridor lighting circuits and fire alarm system. It shall be housed in separate cabin.

k) Portable Fire Extinguishers:

- i. 02 nos. of dry chemical powder (ABC type) fire extinguisher of 09 kgs. capacity each having BIS certification mark & 02 nos. of bucket filled with dry clean sand shall be kept near electric meter room, in each lift machine room & pump room.
- ii. 01 dry chemical powder (ABC type) fire extinguisher of 09 kgs. capacity having BIS

certification mark shall be kept in society office & in each lift lobby / common corridor on each floor.

- iii. 02 nos. of dry chemical powder (ABC type) fire extinguisher of 09 kgs. capacity each having BIS certification mark & 02 nos. of bucket filled with dry clean sand shall be kept for every 100.00 sq. mtrs. area of entire parking premises on ground floor of the building.
- iv. 01 dry chemical powder (ABC type) fire extinguisher of 09 kgs. capacity each having BIS certification mark shall be kept for every 100.00 sq. mtrs. area of each shop premises & business office premises.

l) Fire Alarm System:

Entire building shall be provided with manual fire alarm system with main control panel on ground floor level & pillbox & hooters at each of the upper floors. The layout of the fire alarm system shall be in accordance with I.S. specification.

m) Public Address System:

The building shall be provided with public address system as per the rules with main control operator at console panel at ground floor.

n) Signage's:

Self-glowing / florescent exit signs in green color shall be provided, showing the means of escape for the entire building.

o) Panel Board of Fire-Fighting System:

Fire alarm system, public address system, Automatic smoke detection system, Automatic sprinkler system, alternate supply, etc. panels shall be installed on ground floor of the building.

p) Fire-Fighting Requirements at the Construction Stage of Building:

Following fire protection arrangement shall be provided with the following fire protection measures & same shall be maintained in good working condition at all the times.

- i. Dry riser of minimum 15 cm. diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- ii. Drums of 200 liters capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq. mtrs area.
- iii. Water storage tank of minimum 20,000 liters capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

q) Internet of Things System:

- i. The IOT based Micro Controller Device shall be provided in the electrical installation of the building as per the requirement stipulated in Circular No. शासन परिपत्रक क्र. मुविनि-२०२१/प्र. क्र. ११४/ऊर्जा -५.
- ii. The IOT based Micro Controller Device 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.
- iii. The complete installation of IOT based Micro Controller Devices shall be checked & certified by the Chief Electrical Inspector, Govt. of Maharashtra & certificate to that effect shall be issued at that time of compliance.
- iv. The data and the alert generated by I.O.T. based Micro Controller Devices shall be monitored by building management system & the necessary corrective measures shall be taken by the owner, occupier immediately.
- v. The data generated by I.O.T. based Micro Controller Devices shall be made available to fire brigade department as & when required to investigate the cause of fire.

- r) **Trained Staff / Security Guards:**
The trained staff / security guards having basic knowledge of fire-fighting & fix fire-fighting installation shall be provided / posted in the building.
- s) **Fire Drills / Evacuation Drills:**
Fire Drills & Evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade & log of the same shall be maintained.
- t) **Refuge Area:**
- I. **The refuge area provided on floor levels shall conform to the following requirements;**
 - i. The layout of refuge area shall not be changed / modified at any time in future.
 - ii. The refuge area shall be provided with railing / parapet of 01.20 mtrs. height on open side and shall be of sound construction.
 - iii. There shall not be any opening/s into the refuge area from any portion of the occupied premises.
 - iv. Refuge area shall be segregated by brick masonry partition wall of 9" thickness or concrete block wall of 6" thickness and access to the refuge area shall be gained through half an hour fire resistance self-closing door.
 - v. The refuge area shall be earmarked exclusively for the use of occupants as temporary shelter & for the use of fire brigade or any other organization dealing with fire or other emergency when it occurs in the building and also for exercises / drills, if conducted by the Fire Brigade Department.
 - vi. The refuge area shall not be allowed to be used for any other purpose and it shall be responsibility of the owner / occupier to maintain the same clean and free of encumbrance and encroachments at all times.
 - vii. The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**".
 - viii. Adequate drinking water facility shall be provided in the refuge area.
 - ix. Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided in the refuge area.
 - II. **The terrace of the building will be treated as refuge area and shall be provided as under;**
 - i. The entrance door to the refuge area shall be painted or fixed with a sign painted in luminous paint mentioning "**REFUGE AREA IN CASE OF EMERGENCY**".
 - ii. Adequate drinking water facility shall be provided in the refuge area.
 - iii. Adequate emergency lighting facility connected to the electric circuit to the staircase, corridor / passage etc. lighting shall be provided.

Now the Party has Paid **Scrutiny fees** of Rs. 5,15,000/-, vide C.F.C. No. **11/1/2024/17213**, vide Challan No. **CHE/BP/129723/24**, dated 11/01/2024, & certified the total gross built-up area of 4,100.00 sq. mtrs. vide Architects letter dated 11/01/2024, for File No. P-19832/2023/(620B)/R/C Ward/FP-CFO/1/New.

However, E.E. (B.P.) W.S. is requested to verify the gross built-up area & inform this Department if the same is found to be more for levying the additional scrutiny fees if any.

Now, Architect has certified the maximum height of the building as 52.40 mtrs. & total built-up area 4100.00 sq. mtrs. for the said **High-Rise Commercial-cum- Residential Building** & Party has paid the Fire Service fees as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act. 2006, of Rs. 1,00,000/-, vide C.F.C. No. **15/1/2024/17391**, vide Challan No. **CHE/CFO/129805/24**, dated 15/01/2024 for file no. P-19832/2023/(620B)/R/C Ward/FP-CFO/1/New.

Also, Architect has uploaded undertaking from the office bearers of Society building namely Syndicate Bank Employees Adarsh CHSL” dated 20.01.2024 stating that, “We have already paid the fire service fee of Rs. 15/- per sq mtrs.(min of Rs 1,00,000/-) as per schedule II of Circular dated 19/07/2006 issued by the Maharashtra Govt. & further undertake to pay the enhanced fee as per Circular No. 2023-59-895 dated 02/06/2023 if applicable only as and when demanded by the Mumbai Fire Brigade”.

Notes:

1. The fire-fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of abutting road & open spaces is mentioned in plans as submitted by the Architect / Licensed Surveyor attached herewith and these parameters shall be certified by the Architect / Licensed Surveyor.
3. E.E. (B.P.) W.S. shall examine the proposal in context with the relevant Regulations of D.C.P.R. 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 C.F.O.
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 M.E.P. Consultant.
6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of B.M.C. / 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 / Architect, etc.
9. The plans approved along with this recommendation letter 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 /Developer 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 & 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 & Life Safety Measures Act or the rules.
11. This recommendation letter is issued without prejudice to legal matters pending in court of law, if any.

PANDURANG Digitally signed by
PANDURANG
GANPATRAO GANPATRAO DUDHAL
DUDHAL Date: 2024.01.29
15:25:42 +05'30'

Divisional Fire Officer
(Scrutiny, N.O.C. preparation)

Dy. Chief Fire Officer
Final Approval

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