

**BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE**

**Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry Dargah road,
C.G.S. Colony, Opp. MHADA Colony, Antop Hill, Wadala, Mumbai-400 037. Telephone No.
24132058 Fax No. 24153027.**

Sub: Fire safety measures for the proposed plans addition/alteration/change of floor wise user etc. involving F.S.I. in existing low rise residential hotel building known as "Ramee Guestline Hotel" on land bearing C.S.No. 9/10 of Division, Matunga situated at Swami Gyanprakash Marg, in F/N ward , Dadar (East), Mumbai-400014.

Ref: 1) Online proposal U/No.P-3534/2019/(9/10)/F/North/Matunga-CFO/1/New. , dated 13/06/2022, by Mr. Mukesh Bahadur ,Architect of M/s Consultant Combine ,Mumbai.

2) Earlier M.F.B.No.

a) FBM/502/371,dated 06/04/2002.

b) Amended plans u/No. FBL/102/615,dated 04/01/2003.

You have uploaded application dated 04/03/2021 and copies of (1) Occupation Certificate u/No. EB/2700/FN/A dated 01/11/2002 & approved plans under the even number issued by Dy. Chief Engineer, Building proposal (City) 2) Architect's Gross built up area certificate dated 16/03/2021; (3) Structural stability certificate issued by Mr. H.R. Mahimtura, Structural Consultant (Lic. No. STR/M/63);(4) Earlier Compliance of Fire safety requirements for occupation issued by this department u/No. FBM/502/371 dated 06/04/2002, and amended plans u/No. FBL/102/615 dated 04/01/2003 by this department.;(5) Reply letter of RTI by CFO department regarding the availability of the earlier CFO's approvals;(6) "Form-B" along with Annexure for Fire-fighting installations provided for the building issued by M/s Kress Enterprises, Govt. Approved Licensed agency , (Lic.No. MFS/LA/2020/RF-328/RD-293/RP-67)

Accordingly the premises under subject is an existing low rise residential hotel building known as "Ramee Guest line Hotel" having single level Basement + ground floor + 1st floor + service floor + 2nd to 7th upper floors having total height of 24.68 mtrs. as shown on the approved plans.

➤ **Now you have uploaded application dated 04/03/2022 & proposed plans for addition/alteration/change of floor wise user stated in your application are mentioned as below:**

- 1) Now in the basement you have proposed Water pump room, Hydropneumatic machinery, AC plant room, motor cabin, housekeeping room, relocated water storage U.G. tank, pump room, meter cabin, store rooms, Main food store room, staff lunch room, Office lobby (commercial user), additional 0.90 mtrs. wide staircase & car parking tower pit as shown on the plans.
- 2) Now you have proposed no change in the existing two enclosed type staircases one of which is 0.91 mtrs. (3 ft.) wide leading from basement to terrace level & 01.52 mtrs.(5') wide leading from ground floor to terrace level will remain same.
- 3) Now you have proposed to install 01 No. of passenger lift leading from ground floor to 7th floor level and a passage on 1st floor to 5th floor and a store room on ground floor and W.C., bathroom on 6th & 7th floor instead of earlier approved 02 Nos. of proposed lifts as shown on the plans.
- 4) Now you have proposed separate automated mechanical car parking tower with pit (- 02.75 mtrs.) & having height of 30.90 mtrs. from general ground level to top of tower alongwith M.S. staircase & platform on the south west side as shown on the plans.
- 5) Now on the ground floor you have proposed a coffee shop with kitchen, lobby, A.C. restaurant, kitchen, cafeteria, relocated electric substation, ramp to basement

demolished to propose 06.00 mtrs. wide clear open space & entrance gates, as shown on the plans.

- 6) Now on the 1st floor you have proposed 08 Nos. of Guest rooms, A.H.U.room as shown on the plans.
- 7) No change is proposed in service floor.
- 8) Now you have proposed internal change on 2nd to 4th floor and proposed 08 Nos. Guest rooms, A.H.U.room, Toilet as shown on the plans.
- 9) Now you have proposed minor internal change on 5th floor and proposed 08 Nos. Guest rooms, A.H.U.room, passage as shown on the plans.
- 10) Now you have proposed 08 Nos. Guest rooms, A.H.U.room on the 6th & 7th floors, instead of earlier approved banquet hall & toilets as shown on the plans.
- 11) Now you have proposed roof top restaurant open to sky,swimming pool,jacuzzi, L.M.R.,O.H.Tank on the terrace as shown on the plans.
- 12) No any other addition/alteration is proposed as per application and as mentioned above though reflected on plans shall be done without approvals from competent authorities.

In view of above all, as far as this department is concerned, Fire safety measures are stipulated below to do the compliance for the proposed in earlier approved plans for proposed plans for additions/alteration i.e. interior works, partitions etc. with change in floor wise user in existing low rise residential hotel building known as "Ramee Guest line Hotel" having single level Basement + ground floor + 1st floor + service floor + 2nd to 7th upper floors having total height of 24.68 mtrs. as shown on the plans, signed in token of approval, are as follows:

- 1) All the fire safety measures stipulated earlier vide No. FBM/502/371,dated 06/04/2002 & FBL/102/615,dated 04/01/2003.,shall be adhered to and applicable to entire building including all the addition/alteration parts with following additional/modified requirements.
- 2) Timber in furnishing work and wooden partition, curtains, carpets etc. shall be coated with fire retardant paint of non-combustible type. Certificate to that effect shall be produced at the time of obtaining compliance certificate.
- 3) Smoking, cooking, heating (other than permitted), use of naked light and dwelling on the premises shall be strictly prohibited.
- 4) Luminous 'Fire Exit', 'Way to Exit' sign shall be provided at suitable locations showing the direction of each exit.
- 5) No loft shall be constructed in the premises without the permission of concerned municipal authorities.
- 6) **For Automated mechanized Car parking tower.**
 - a) All the structural steel members of the mechanized car parking block i.e. columns, beams, external cladding with coated steel sheets etc. shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer.
 - b) The cars shall be separated by perfect partition of 4.50 mm thick steel pallets between two cars to prevents spread of fire from one level to next level.
 - c) The mechanized car-parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
 - d) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
 - e) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
 - f) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.

- g) Blue and Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.
- h) Car parking shall be protected with Early Response type Automatic sprinkler system in the form of water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side as well as rear side.
- i) Wet riser of internal dia. of 15cms. G.I. 'C' class pipe shall be provided with spiral staircase with single hydrant outlet and connected to the fire service outlet on the external face of the car parking tower directly fronting the courtyards shall be provided to connect the mobile pump of the fire service to the Wet riser.
- j) Drencher system on the top of car parking area shall be provided on the periphery and shall be interfaced with fire detection / alarm system.
- k) Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
- l) The car engine shall be shut off at ground level before parking at higher level.

7) For Electric substation: (Dry Type)

- a) Only dry type substation/transformers shall be installed at location provided.
- b) Entire installation of substation including switchgear room, capacitors, transformer etc. shall be confirmed to the Indian Electric Act/Rules in practice.
- c) Cables in the cable trenches shall be coated with fire retardant material.
- d) Automatic built-in circuit breakers shall be provided in the substation/transformer.
- e) The door of the sub-station shall be of two hours fire resistance.
- f) The capacity of the sub-station shall be as per service provider's requirement.
- g) The substation/transformer area shall be kept prohibited and no unauthorized person shall be allowed to enter in the area.
- h) Ventilation shall be provided at the ceiling level.
- i) The area provided for installation of transformer shall be suitably hardened with R.C.C and the same shall be covered with sand bed having thickness not less than 15 cms.
- j) H.V./L.V. cable ducts shall be as per Indian Electricity Rules.
- k) The danger signage on the substation with the electric voltage load.
- l) Two dry chemical power type (Class ABC type) fire extinguishers of 09 kgs Capacity each with BIS certification mark coupled with four buckets filled with dry clean sand and shall be kept on the sub-station.
- m) Smoke detection system shall be installed in the electric substation as per I.S. specification.

8) MODIFIED FIRE FIGHTING REQUIREMENTS:-

A. Under ground water storage tank:

An underground water storage tank of 1,00,000 litres capacity shall be provided at location marked on the plan, as per the design specified in the rules with baffle wall and fire brigade collecting breaching. The layout of which shall be got approved from H.E.'s department prior to erection.

B. Overhead terrace water storage tank:

A tank of 10,000 litres capacity shall be provided on staircase shaft at the terrace level, the layout of which shall be got approved from H. E.'s departments prior to erection. The tank shall be connected to wet risers through a booster pump through a non-return valve gate valve.

C. Wet riser cum down comer:

Wet riser cum down comer of internal dia. of 10 cms. Of G.I. 'C' Class pipe shall be provided 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 5.5kgs. Per sq. cms.

D. Fire service inlet:

- a) A fire service inlet on the external face of the building near the tank directly fronting the courtyards shall be provide to connect the mobile pump of the fire service independently to the wet riser , sprinkler system.
- b) Breeching connection inlet shall be provided to refill U.G. tank.
- c) Operating switches of fire pumps shall be also provided in glass fronted boxes at ground floor.

E. Automatic sprinkler system:

- a) Automatic sprinkler system shall be provided in entire building including basement, lift lobby,each guest room & common corridor at each floor level etc.
- b) Early Response type Automatic sprinkler system in the form of water spray projector system conforming to the standards laid down by T.A.C. and relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side as well as rear side in stacked & automated puzzle car parking.
- c) Automatic sprinkler system shall be installed as per the standards laid down by N.B.C. or relevant IS specifications.

F. Fire pump, booster pump, sprinkler pump and jockey pump:

- a) Wet-riser shall be connected to a fire pump at ground level U.G. Tank of capacity 1400 litres/min. capable of giving a pressure of not less than 3.2 kgs / sq. cms.at the top most hydrant outlet along with jockey pump of suitable size.
- b) Booster pump of 900 litres / min capacity giving a pressure of not less than 3.2 kgs./sq.cms.at the top most hydrant out let of the wet riser shall be provided at the terrace level connected to O.H. tank.
- c) Sprinkler pump of suitable capacity along with jockey pump shall be provided for automatic sprinkler system.
- d) Electric supply (normal) to these pumps shall be independent circuit.
- e) Operating switches of booster pumps shall be also provided in glass fronted boxes in lift lobby at ground floor
- f) The fire pumps provided shall be surface mounted type or vertical turbine mounted type and not submersible type.

G. Automatic Drencher System:

Automatic drencher system shall be provided on the periphery at external wall of the top of Automated puzzle car parking tower & shall be connected to the main Sprinkler pump. The automatic drencher system shall be installed as per the standard laid down by T.A.C. & relevant I.S. specifications.

H. External hydrants:

Courtyard hydrants shall be provided within confines of the wet riser for every 30 meters distance around entire building. Hose boxes each with two hoses of length 50 feet RRL standard size and branch shall be kept and equally distributed in courtyard area.

I. Control Panel boards of fire fighting system:

Control Panel boards for Wet riser system; Automatic sprinkler system etc. shall be installed on ground floor at easily accessible location.

J. Alternate source of power supply or D.G. set:

Alternate source of L V/ H C. supply from a separate electric substation Or D. G. Set with appropriate change over switch shall be provided for fire pumps, sprinkler pump

booster pump, jockey pump, staircase and corridor lighting circuits, manual fire alarm system & fire detection system. It shall be housed in a separate cabin.

K. Fire alarm system:-

The building shall be provided with manual fire alarm system with main control panel at ground level and pill box and hooters at each upper floor level. The layout of fire alarm system shall be in accordance with I.S. specification.

L. Automatic smoke/Heat detection system:

Appropriately Automatic smoke/Heat detection system shall be provided in fitness centre, society office, in lift lobby/ common corridor at each floor level, in each lift machine room, electric meter box, basement, Automated puzzle car parking area. The same should be connected to main console panel on ground floor level, as per IS specification.

M. Portable fire extinguishers:

- a) Dry Chemical Power (ABC type) fire extinguishers of, 06 Kgs. Capacity having ISI certification mark and two bucket filled with dry, clean sand shall be kept in Electric meter as well as Lift Machine Room etc.
- b) Dry Chemical Power (ABC type) fire extinguishers of, 06 Kgs. Capacity having ISI certification mark shall be kept on each floor level, refuge area , society office , fitness centre, car parking area floors at prominent places
- c) AVD (Aqueous Vermiculite Dispersion agent) Trolley mounted type fire extinguisher of 25 litres capacity shall be kept near automated mechanized car parking area.

N. Hoses & Hose Boxes :

One Hose Box with two hoses of 15mts length of 63mm dia. along with branch shall be provided at each courtyard hydrant at ground & on each floor at easily accessible place.

O. Public Address System:

The entire building shall be provided with the public address system in common / areas as per the with main control operator at console panel at ground floor reception area.

P. SIGNAGES:

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

9) FIRE DRILLS / EVACUATION DRILLS:

Fire Drills and evacuation drills shall be conducted regularly in consultation with Mumbai Fire Brigade and log of the same shall be maintained.

10) TRAINED SECURITY GAURDS:

Trained security/fire supervisor along with trained staff having basic knowledge of fire-fighting & fix fire-fighting installation shall be provided/posted in the building. They will be responsible for the following;

- a) Maintenance of all the first aid firefighting equipment's, fixed installations & other firefighting equipment's/appliance in good working condition at all times.
 - b) Imparting training to the occupants of the building in the use of fire fighting equipment provided on the premises & kept them informed about the fire & other emergency evacuation procedures.
 - c) To liaise with the City Fire Brigade on regular & continual basis.
- 11) Applicant shall inform C.F.O. department after the completion of above said work and shall obtain the compliance certificate of stipulated fire safety measures from this department.**

- 12) Necessary permissions/approvals shall be obtained for trade activities, roof top restaurant etc. under M.M.C. Act & other applicable acts from all the concerned competent authorities.
- 13) The fire-fighting installations shall be done by authorised license agency. The Schematic drawing for F.F. installations shall be submitted at the time of obtaining compliance certificate from this department. The fixed fire-fighting system provided in the premises shall be maintained in good working conditions all the time and Accordingly Form B from registered License Agency shall be submitted to C.F.O's Department twice in a year (In month of January & July), as per Maharashtra Fire Prevention & Life safety Measures Act. 2006.
- 14) 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.
- 15) Stipulating fire safety measures for the proposed plans does not mean in any way of allowing starting the said work. It is the Architects responsibility to take necessary prior approval from all concerned authorities & others for the proposed work.

Earlier vide your letter dated 21/03/2022 you have certified that the gross built up area as 1484.52 sq. mtrs. and online paid scrutiny fees of Rs.52,915/- vide Online Receipt No./CFC Receipt No. CHE/CFO/52281/21 , dated 02/04/2021.

Now vide your letter dated 21/03/2022 you have certified that the gross built up area as 1484.52 sq. mtrs. and online paid additional scrutiny fees of Rs. 20,000 /- vide CFC Receipt No./Online Receipt No. CHE/CFO/85190/22,dated 09/06/2022.

However you are requested to verify the gross built-up area of the building from competent Municipal Authority & inform this department if the same is found to be more, for the purpose of levying additional scrutiny fee, if required.

Note :

- 1) If any matter in this case, violets DCPR 2034 then this proposal shall be referred back to this department for issuing fresh remarks.
- 2) These remarks are offered from fire safety point of view only as per E.O.D.B. without prejudice to legal matters pending in court of law. It is Architects responsibility to obtain necessary permissions / clearance under section 390 & 394 of MMC act and other license/permissions / rules applicable from all other concerned department / authority etc. as the case may be to make the activity legalized and regularized.

Scrutinized & Prepared by
D.F.O. D.S. Patil

Approved By
C.F.O (i/c) H.D.Parab

Copy to
E.E.B.P.(City)