

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

**Office of the Dy. Chief Fire Officer (R-I), Byculla – Regional Command Centre, Byculla Fire Station, Bapurao Jagtap Marg, Byculla- (W), Mumbai-400008. Telephone No. – 022-23076111/2/3, 022-23001393/4/5 & Fax No. 24153027.**

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**Sub: -** Compliance of stipulated Fire-fighting & fire-protection requirements with minor amendments of High-rise Residential-cum-Commercial building on plot bearing C.S. No.– 4/152, 5/152 ,17/152 & 6/152 of Tardeo Division, Bldg. No.- 13, 11 & 6-A known as Shehnaz Manzil, Haji Ebrahim Latif Charitable Trust , Ebrahim Mansion & Mistry Building in Municipal 'D' Ward at Mahila Patel Agiari Lane & Jamshedji Petit Lane, Grant Road (East), Mumbai-400007.

**Ref:-** i) Online proposal letter submitted by Mr. Rajendra Pagnis - Architect from M/s Pagnis & Pagnis. ii) File No: CHE/CTY/1243/D/337(NEW)-CFO.

**Earlier N.O.C:** - i) FB/HR/R-I/105, dated 12/01/2016.  
ii) CHE/CTY/1243/D/337(NEW)-CFO dated 18/02/2020.  
iii) CHE/CTY/1243/D/337(NEW)-CFO dated 13/11/2021.

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**Mr. Rajendra Pagnis – Architect,**  
**M/s Pagnis & Pagnis**

In this case, please refer to the N.O.C. stipulating Fire Protection & Firefighting requirements issued by this department vide No.- FB/HR/R-I/105, dated 12/01/2016 for the proposed construction of High-Rise Residential-cum Commercial building under section 33(7) of D.C.R. 1991 comprising of two wings i.e., Wing-A & Wing-B; Rehab Wing-A is having Ground floor + 1<sup>st</sup> to 18<sup>th</sup> upper residential floors (18<sup>th</sup> part floor) with the total height of 57.25 Mtrs. from general ground level to terrace level whereas Sale Wing-B is having ground floor + 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with the total height of 65.95 Mtrs. from general ground level to terrace level with Automated Mechanized Car Parking Tower within the building having total height 65.55 Mtrs. from ground level upto the top of the machine room with emergency staircase.

Further In this case, please refer to the N.O.C. stipulating Fire Protection & Firefighting requirements issued by this department vide CHE/CTY/1243/D/337(NEW)-CFO dated 18.02.2020 for the proposed construction of proposed construction of High-Rise Residential-cum-Commercial building under section 33(7) of D.C.P.R.-2034 will be comprising of two wings i.e., Wing-A & Wing-B; Rehab Wing-A is having ground floor + 1<sup>st</sup> to 21<sup>st</sup> upper residential floors with the total height of 66.77 Mtrs. from general ground level to terrace level whereas Sale Wing-B is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level with Automated Mechanized Car Parking Tower within the building having total height 69.95 Mtrs. from ground level upto the top of the machine room with emergency staircase.

Further In this case, please refer to the N.O.C. stipulating Fire Protection & Firefighting requirements issued by this department vide CHE/CTY/1243/D/337(NEW)-CFO dated 13.11.2021 for the proposed construction of High Rise Residential-cum-Commercial building

under section 33(7) of D.C.P.R. - 2034 will be comprising of three wings i.e., Wing-A, Wing-B and Wing 'C'; Rehab Wing-A is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level whereas Sale Wing-B is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level with Automated Mechanized Car Parking Tower within the building having total height 69.95 Mtrs. from ground level upto the top of the machine room with emergency staircase and Wing 'C' is having ground floor + 1<sup>st</sup> floor + 2<sup>nd</sup> to 22<sup>nd</sup> upper residential floor with total height of 69.95 mt from general ground level upto terrace level, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements.

Now, the L.S. has informed about the completion of work of building Wing A & Wing B as per the requirements of NOC/F.S.R.L. vide No. - i) FB/HR/R-I/105, dated 12/01/2016, ii) CHE/CTY/1243/D/337(NEW)-CFO dated 18/02/2020, iii) CHE/CTY/1243/D/337(NEW)-CFO dated 13/11/2021 issued by this department and as such has requested to issue compliance for the building.

Architect has submitted hardship stating that there is minor amendment i.e. a) proposed minor changes in area on 12<sup>th</sup> & 16<sup>th</sup> floor as shown on plan. No any changes are reported by the Architect other than amendments mentioned above. As per the hardship the said amendments are considered herewith during the Compliance at this stage.

On receipt of the online proposal from the L.S. under above said reference, senior officer of this department visited & inspected the site to verify & ensure the compliance of fire-protection & fire-fighting requirements stipulated by this department vide above mentioned NOC/F.S.R.L. and it was observed that party has complied with the stipulated fire-protection & fire-fighting requirements for the Building Wing & Wing B, Wherein Rehab Wing-A is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level and Sale Wing-B is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level with Automated Mechanized Car Parking Tower within the building line having total height 69.95 Mtrs. from ground level upto the top of the machine room with emergency staircase, such as Wet-riser system, Automatic Sprinkler system, Automatic Smoke Detection System, Fire Alarm System, P.A. system, Fire Pumps etc. which were tested with the electric supply & found in good working condition. Portable Fire Extinguishers were also found provided & were in good working condition. The party has also provided alternate Electric Supply from separate Sub-station along with a separate Fire-Meter as per C.F.O.'s requirements. The party has provided underground and overhead water storage tanks for fire-fighting purpose however, the Hydraulic Engineer is requested to verify the capacity of the underground and overhead water storage tanks provided.

The L.S. has submitted/uploaded following documents in regard with the compliance of stipulated fire safety measures;

- 1) Area Certificate issued by M/s. Mr. Rajendra Pagnis Architect from M/s Pagnis & Pagnis, dated 04/11/2022 for the total gross built-up area.
- 2) L.S. has uploaded Lift Certificate (License for working of the Lift) from Lift Inspector. Vide No. A1.4007071912072022, dated 20/07/2022, A1.4007072012072022, dated 20/07/2022 for Wing A and A1.4006654404032022, dated 04/03/2022, vide No. A1.4006654304032022, dated 04/03/2022 for Wing B.

- 3) The Architect has uploaded Passive Fire Protection FORM A certificate for Fire Resistance Doors, dated 02/11/2022 from M/s Antariksh Engineers provided in the said building (Lic. No- MFS-LA/RP-81, Dated 13/5/2022.)
- 4) The Architect has uploaded Test Certificate Vide No. OT-3461 from M/s Unites Plywood Industries.
- 5) The Architect has uploaded Fire Fighting System Installation (Hydrant & Sprinkler) Completion Certificate for proposed amendments as per Annexure/Appendix along with Form-A Certificate of Licensed Agency i.e., M/s Aromec Pumps India (Lic. No. MFS-LA/RF-153/RD-149 Dated 19/10/2022.
- 6) Structural Stability Certificate from M/S Hanware Consultants, Mr. Niyaz A. Hanware ( Reg. No. STR/H/10. 13/10/2022.
- 7) Undertaking by Mr. Amit B. Vardhan, M/s V.M. Homes Pvt. Ltd., vide No. BT 423627 on Rs.500/- stamp paper dtd.01/12/2022 w.r.t. a) providing & maintaining all the fire-safety active measures in good working condition from the Govt. approved Licensed agency & maintaining all fire safety & passive measures in good working condition all the time, b) completing all the electrical work and sealing of Electrical ducts and c) Alternate source of electric supply from separate substation.
- 8) L.S. has uploaded Electric work completion certificate from M/s New Vaidehi Infracon (OPC) Pvt. Ltd. (Lic. No- MS -51626).
- 9) L.S. has uploaded Fire Meter No- T-190940 for the Supply, Installation of alternate source of supply.
- 10) Photographs of Fire Fighting installations.

In view of the above, as far as this department is concern the required fire protection and firefighting requirements stipulated for the construction work of High-rise Residential cum Commercial building namely Wing A & Wing B ONLY Wherein Rehab Wing-A is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level and Sale Wing-B is having ground floor + 1<sup>st</sup> to 22<sup>nd</sup> upper residential floors with the total height of 69.95 Mtrs. from general ground level to terrace level with Automated Mechanized Car Parking Tower within the building having total height 69.95 Mtrs. from ground level upto the top of the machine room with emergency staircase, as per the requirements of NOC/F.S.R.L. vide No. i) FB/HR/R-I/105, dated 12/01/2016, ii) CHE/CTY/1243/D/337(NEW)-CFO dated 18/02/2020,iii)CHE/CTY/1243/D/337(NEW)-CFO dated 13/11/2021 issued by this department are found complied with.

**However it shall be the responsibility of occupiers/ owner (i) to provide the fire safety requirements as per stipulated in N.O.C/F.S.R.L. issued by this department & also to maintain the said stipulated fire-fighting systems/equipment in good working condition all the time in future as per the provisions in Section 3 of The Maharashtra Fire prevention & Life Safety Measures Act-2006 & (ii) before starting any Trade activity under section 394/390 of M.M.C. Act in any part of the building, necessary permissions/Licenses shall be obtained from concerned competent Municipal Authority.**

**The concerned party has paid scrutiny fees time to time 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
<b>Scrutiny Fees:-</b>					

1.	Proposal	7975.90	2,79,125/-	1220178 1002337092	16/11/2015
2.	Amend	9810.00	2,50,885.90/-	CHE/BP/38587/20	12/02/2020
3.	Amend	14225.00	3,94,615/-	1510292/93/94 1004176160	22/10/2021
4.	Amend	14250.00	20,000/-	CHE/CFO/97697/22	03/12/2022
<b>Fire Service Fees:-</b>					
1.	Proposal	14225.00	2,13,375/-	1510292/93/94 1004176160	09/07/2021

Now the Licensed Surveyor/Architect vide his fresh gross built-up area certificate uploaded herewith has certified the gross built-up area as 14250.00 sq. mtrs. there by there is no change in area as earlier approved, hence additional scrutiny fee, if any is not levied at this stage. However, Licensed Surveyor/Architect shall re-verify the total gross built-up area and inform this department, if the same is found to be more for the purpose of levying additional scrutiny fees, if required.

Licensed Surveyor/ Architect is requested to verify civil works & all other requirements pertaining to Civil engineering side including open spaces, width of common corridor, doors, width of staircases, height, refuge area, floor occupancy of the building, structural stability, width of the abutting road / access road, any additions/alterations if any other than approved plans, etc., as well as gross built up area & all other requirements stipulated in NOC/F.S.R.L. issued by this office vide No. i) FB/HR/R-I/105, dated 12/01/2016, ii) CHE/CTY/ 1243/D/337 (NEW)-CFO dated 18/02/2020,iii) CHE/CTY/1243/D/337(NEW)-CFO dated 13/11/2021 issued shall be got verified by competent Municipal authority before grant of any permission and if found any contradiction, the said compliance letter shall be referred back to this department for offering fresh remarks from fire safety point of view.

This letter in respect of compliance of required fire-protection & fire-fighting measures is issued only from fire safety point of view on behalf of the online application from Architect without prejudice to legal matters pending in court of law, if any. Any matter pertaining to authenticity or legality of the structure &/or addition/alterations in the structure shall be cleared by concerned Owner/Occupier/Developer/Architect, etc. It shall be the responsibility of owner/occupier to observe the compliance of fire safety requirements & maintain the same in good working condition from the very day of the inspection. If any item or requirement is missing from the next day, this department or inspecting officer is not responsible for the same. The party shall give annual maintenance contract for fire-fighting system & equipment to the Govt. approved Licensed Agency & submit the test/maintenance certificate in 'Form-B' every six months (i.e. in January & July), as per the provisions of The Maharashtra Fire Prevention & Life Safety Measures Act-2006, Rules 2009.

However further additions/alterations/amendments if any, the Architect shall get it approved from competent Municipal Authority before occupying the premises.

**Note: -**

- a) This letter of compliance is issued only from Fire-Protection & Fire-Fighting requirements point of view on behalf of the online application from Architect without

prejudice to legal matters pending in court of law, if any. Any matter pertaining to authenticity or legality of the structure &/or addition/alterations in the structure shall be cleared by concerned Owner/Occupier/ Developer/ Architect, etc.

- b) No any addition/alteration other than approved plans shall be done in the flats/building without the previous consent of all the concerned/occupier & without permission of competent Municipal Authority. It is Architect's / Developer's responsibility to take necessary prior approval from all concerned competent authorities for any further construction/ addition/alterations in the building or part thereof.
- c) It is Occupiers/Owners responsibility to maintain the refuge area as per the C.F.O. requirements.
- d) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act- 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition at all the time in accordance with the provisions of The Maharashtra Fire Prevention and Life Safety Measures Act or the Rules.
- e) All copies of Fire Protection & Safety Requirement letters & approved plans/papers shall be handed over to Society & it shall be the responsibility of the Developer/Architect.
- f) Compliance of the above fire safety measures is for minimizing the chance of occurrence of fire through active & passive fire safety measures. Any noncompliance at any instance or unsafe act may cause occurrence of fire which shall be the responsibility of owner/occupier.

Inspection report prepared by  
Asst. Div. Fire Officer

Scrutinized & verified by  
Divisional Fire Officer

Approved by  
Dy. Chief Fire Officer

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