

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

Sub- Fire protection & fire-fighting requirements for proposed amendments to construction of high rise residential building on plot bearing CTS No. 394, 394/1 to 12, 407, 408 of village Ambivali situated at Jay Bhavani Mata Road, Amboli, Angheri(West), Mumbai-58.

Ref: On line submission under file No. CHE/WS/1729/K/W/337(NEW)-CFO/1/New, dated 17.12.2019 by M/s. SpaceEra Architect.

E.E.(B.P.)W.S.,

In this case, please refer to the NOC issued by this office vide No. FB/HR/R-III/441, dated - 02.12.2015 stipulating fire protection and firefighting requirements for proposed construction of high rise residential composite building comprising of ground floor part for shops & part on stilt + 1st & 2nd podium floor for car parking by way of 02 nos. of car lift + 1st to 11th upper residential floors with a total height of 44.99 mtrs. from general ground level up to terrace level.

Now, Architect has submitted the amended plans with following amendments:

- i) Proposed 02 Nos. of additional residential floors i.e. 12th floor & 13th part floor as shown on plan over earlier approved 11th floor.
- ii) Proposed 13 nos. of shops on ground floor as shown on plan instead of 12 nos. of shops which was approved earlier.
- iii) Proposed to change location of electric substation on ground floor as shown on plan.
- iv) Proposed to change car parking layout on ground floor as shown on plan.
- v) Proposed to change layout of society office & fitness center on 2nd podium floor as shown on plan.
- vi) Proposed 04 nos. of residential flats on 12th floor as shown on the plan.
- vii) Proposed 02 nos. of residential flats & part terrace on 13th part floor as shown on the plan.
- viii) Proposed to change height of the car parking tower from 41.15mtrs. to 53.70 mtrs. from general ground floor as shown on plan.
- ix) There are minor change in refuge area calculation which is as follows:

REFUGE AREA IS AS FOLLOWS:

Refuge floor	Refuge area (required)	Refuge area (proposed)	At the height of refuge floor from ground level.
5 th floor	107.59sq. mtrs.	107.69sq. mtrs.	25.65 mtrs.
In addition to that, Part terrace on 13 th floor & terrace above 13 th floor of the building will be treated as refuge area. Excess refuge area shall be counted in FSI.			

The proposal has been considered favorably taking into the consideration the following:

- i) N.O.C. for the proposal was already issued u/r. No. FB/HR/R-III/441, dated- 02.12.2015.
- ii) The party has already obtained full C.C. from E.E.B.P.(W.S.) for said high rise residential building under no. CHE/WS/1729/K/W/337(NEW)/FCC/1/Amend dated 25.04.2019 & accordingly construction work of the building is completed upto 13th floor of building.
- iii) Architect has proposed 1st refuge area on 5th floor as per norms 2nd refuge area shall be provided on 12th floor but there is only one floor above 12th floor i.e. 13th part floor. Also part terrace on 13th floor & terrace above 13th floor of the building will be treated as refuge area. Hence this proposal is consider subject to necessary approval from Hon. M.C.
- iv) During construction stage and before the final occupation party agreed to comply additional requirement stipulated by Mumbai Fire Brigade Officer, as may be feasible.

In view of the above, as far as this department is concerned, there is no objection from fire safety point of view for the above mentioned amendments for the proposed construction of high rise residential building comprising of ground floor part for shops & part on stilt + 1st & 2nd podium floor for 02 tier stack car parking by way of 02 nos. of car lift + 1st to 13th upper residential floors (13th part floor) with a total height of 54.00 mtrs. from general ground level up to terrace level, as shown on enclosed plans, signed in token of approval subject to satisfying compliances of the following requirements.

1. All the fire safety measures stipulated in the earlier vide N.O.C. u/r. no. FB/HR/R-III/441, dated- 02.12.2015 issued by this office shall be strictly adhered to with the following additional requirements.
2. All the fire safety measures stipulated under earlier issued NOC as stated above shall be applicable/ extended from ground floor to top floor level of the building.
3. **MODIFICATION IN REQUIREMENT NO. 13(i) MENTIONED IN N.O.C. U/R. NO. FB/HR/R-III/441, DATED- 02.12.2015 i.e. AUTOMATIC SPRINKLERS SYSTEM:**
Automatic sprinkler system shall be provided in each shop, in lift lobby/common corridor at each floor level & in each flat on 12th & 13th floor, in entire car parking area covering each car parking on ground floor & on podium floor also in car parking tower covering each car parking level of the tower. The automatic sprinkler system shall be installed as per the standard laid down by T.A.C. and relevant I.S. specifications.
4. **MODIFICATION IN REQUIREMENT NO. 13(M) MENTIONED IN N.O.C. U/R. NO. FB/HR/R-III/441, DATED- 02.12.2015 i.e. AUTOMATIC SMOKE DETECTION SYSTEM:**

Automatic smoke detection system shall be installed in each shop, society office, fitness center, electric meter room, in each lift machine room &

substation of the building as per IS specifications with main console panel at ground floor level.

5. ADDITIONAL REQUIREMENT: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 no combustible materials.

6. ADDITIONAL REQUIREMENT: MATERIALS FOR INTERIOR DECORATION/FURNISHING:

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

7. ADDITIONAL REQUIREMENT: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.

- 8. Requirement no. 18 mentioned in N.O.C. U/r. No. FB/HR/R-III/441, dated- 02.12.2015 i.e. Refuge area shall be applicable to 5th refuge floor. occupants of the bldg must be trained in life and fire safety.**

No other changes except mentioned above as shown on the plan shall be carried out at the building unless/until permitted by this department.

Earlier the party had paid scrutiny fees of Rs. 1,75,000/- vide receipt no. 1505227 SAP No.1002345513 dated 23.11.2015 on the gross built up area of 4800.00 sq. mtrs. as certified by the Architect.

Now, the Party has paid Additional Scrutiny fee of Rs. 90,000/- vide Receipt No. 3422262 SAP 1003643664 dated 02/08/2019 on the total built-up area of 4800.00 sq. mtrs. as certified by the Architect.

However, E.E.(B.P.) W.S. is requested to verify the total built-up area & inform this department, if the same is found to be more for the purpose of levying additional Scrutiny fees, if required.
Fire Marshals shall be deputed for fire Prevention ,Protection and life safety of occupants

Note To, E.E. (B.P.) W.S. / Architect:

- i) The fire-fighting installation shall be carried out by licensed approved agency.
- ii) The area calculation shown in the enclosed plan shall be checked by the E.E.(B.P.) W.S.
- iii) There shall be no tree located in compulsory open spaces.
- iv) If any matter of NOC violate DCR1991/DCPR 2034 then this NOC shall be refer back to this department with remarks.
- v) E.E.B.P(W.S.) requested to scrutinized the plans as per amended DCPR 2034 & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, corridors, staircases, amendments, height, refuge area in sq. mtrs. & floor occupancy of the building. E.E.B.P.(W.S.) is also

requested to verify open space as per the Directives of Hon. M.C.'s office order No. MGC/A/6647 dated 23.12.2013 & orders of Hon. Supreme Court. And if these plans, given open space is not approvable then this NOC shall be refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.

- vi) E.E.B.P(W.S.) shall verify the proposal in context with Hon. M.C.'s circulars issued u/n. Ch.E./32545/DP-Gen dated 24/02/2015 & u/no. Ch.E/34194/DP/Gen dated 10/03/2015 and verify the compliance as per the above said circulars. If the same is not complied with, this proposal shall be referred back to this department for issuing fresh NOC.
- vii) This NOC is issued without prejudice to legal matters pending in court of law, if any.
- viii) The width of the abutting road, open spaces mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(B.P.) before granting any permission (I.O.D./C.C./further C.C.) If found any contradiction, the proposal shall be referred back to this Department.
- ix) This N.O.C. is issued for the proposed building from Fire Risk / Fire Safety point of view only. The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of this plan does not mean in any way of allowing construction of the building. It is the Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- x) This NOC is issued only from Fire Protection & Fire-Fighting requirements point of view & issued on the request letter from Architect. Any authorized or legal matter shall be cleared by Owner/ Occupier/ Developer/Architect etc.

Harishchandra
Raghu
Shetty

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Harishchandra Raghu Shetty
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Dy. Chief Fire Officer