

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Compliance report of Fire-fighting installation point of view High Rise Residential Building with minor constructed amendments, on Plot bearing C.T.S. No's. 647, 647/1 to 6, 648, 648/1, 650, 652, 653, 654, 654/1 to 6, 660, 660/1 to 5, 661 to 5, 661 & 662 of Village Ambivali, J. P. Road, Andheri (W), Mumbai.

Ref: Online file submitted by Mr. Ameet Pawar, Architect u/n. CE/6567/WS/AK-CFO/1/New.

Mr. Ameet Pawar, Architect,
M/s. Aakar Architects & Consultants.

In this case, please refer to the N.O.C. issued by this office u/r. no. FBM/581/158 dated 10/11/1981, for the proposed construction of Highrise Residential Building, having Ground floor + Podium on Stilts, 18th upper floors, with a total height of 179 ft. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 1st Amendment N.O.C. issued by this office u/r. no. FBM/S/500/226 dated 30/06/2000 for the proposed construction of Highrise Residential Building, comprising of 03 Wings, designated as Wing -A, B & C, Wing -A & B are having Ground floor on stilts & 8 upper floors, with a total height of 25.75 mtrs. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 2nd Amendment N.O.C. issued by this office u/r. no. FBM/S/507/689 dated 11/12/2007 for the proposed construction of Highrise Shopping Center Building, having Ground floor & 6 upper floors, with a total height of 29.70 mtrs. along with Mechanical Car Parking Tower, having Basement, Ground & 8 upper floors with a total height of 30.60 mtrs. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 3rd Amendment N.O.C. issued by this office u/r. no. FB/HR/WS/611 dated 06/12/2010 for the proposed construction of Highrise Residential Building, comprising of 5 Wings, designated as Wing -A, B & C with Common 03 level basements + Ground floor + Mezzanine floor + 1st floor + Service floor + 2nd to 18th upper floors, with a total height of 69.97 mtrs. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 4th Amendment N.O.C. issued by this office u/r. no. FB/HR/WS/1449 dated 31/10/2013 for the proposed construction of Highrise Residential Building, comprising of 03 Wings, designated as Wing -A, B & C, having Common Lower Basement + Upper Basement + Lower Ground floor + Ground floor + 1st Parking floor + 2nd Parking floor + Podium Top / Stilt + Service floor + 1st to 15th upper floors + 16th floor (Part), with a total height of 69.65 mtrs. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 5th Amendment N.O.C. issued by this office u/r. no. FB/HR/RIII/557 dated 31/03/2017 for the proposed amendments to the construction of High Rise Residential Building, comprising of 03 Wings, designated as Wing -A, B, C, D & E, having Common Lower basement + Upper basement + Lower Ground floor + Ground floor + 1st to 4th Parking floors + Service floor + 1st to 16th upper floors with a total height of 69.65 mtrs. measured from general ground level up to terrace level. (Treated as Cancelled)

Further, 6th Amendment N.O.C. issued by this office u/r. no. CE/6567/WS/AK/ CFO/ 3/Amend dated 14/01/2020 for the proposed amendments to the construction of Highrise Residential-cum-Commercial Building, comprising of 03 Wings, designated as Wing -A, B & C, having Common Lower basement + Upper basement + Lower Ground floor + Ground floor + 1st to 4th Parking floors + Service floor + 1st to 15th upper floors with a total height of 64.45 mtrs. measured from general ground level up to terrace level.

Now, Architect has uploaded letter and intimated about completion of construction work of Highrise Residential-cum-Commercial Building, comprising of 03 Wings, designated as Wing -A, B & C. and requested to issue the Fire safety compliance remarks for occupation to occupy & use the Common Lower basement + Upper basement + Lower Ground floor + Ground floor for all shops + 1st to 15th upper floors with a total height of 64.45 mtrs. measured from general ground level up to terrace level (Excluding 1st to 4th Parking floors + Service floor) and stipulated fire protection & firefighting requirements specified in above mentioned approvals are complied with and as such requested to issue compliance report of stipulated fire protection & firefighting installation point of view.

Now, the Architect has uploaded letter under reference and intimated about the completion of High-Rise residential building & requested to issue fire safety compliance of High-Rise residential building with minor amendment which are as under.

- 1) Architect has proposed pool deck area at 1st floor of wing 'A' instead of earlier approved 01 No. of Duplex Flat as shown on plan.
- 2) Architect has proposed internal changes in gym area & Proposed Multipurpose Hall at 1st floor of wing A instead 01 no. of flat as shown on plan.
- 3) Architect has proposed 03 Nos. of flats instead of earlier approved 04 Nos. of flats at 13th floor in wing A as shown on Plans.
- 4) Architect has proposed 02 Nos. of simplex flat & 01 No. of Duplex flat (i.e., Lower level at 14th floor & upper level at 15th floor) instead of 04 Nos. of Simplex flats on 14th & 15th floor in wing A as shown on plans.
- 5) Architect has proposed a Meter room for Wing A & B at 2nd parking floor instead of earlier approved Ground floor as shown on plan.

On receipt of the online proposal from the Architect, senior officer of this department visited the site to verify & ensure the compliance of fire protection & fire-fighting requirements stipulated vide above referred N.O.C.s. During Inspection it was observed that the party has complied with all the fire fighting and fire protection requirements stipulated vide this office N.O.C.s. for said residential building.

The fire-fighting requirements such as Wet riser, automatic sprinkler system, Drenchers system, water spray system, automatic smoke detection system, fire alarm system, courtyard hydrant system, fire pump, sprinkler pump, jockey pump, booster pump, etc. for the above said High-rise Residential building were checked/tested and found in working order. Portable fire extinguishers were found provided. The electric cable duct was found sealed at floor level of the building. The refuge area is provided at 3rd & 10th floor for each wing.

The Architect/Party has also uploaded following Documents: -

- 1) **FORM-A** Certificate of Licensed Agency i.e. M/s. Saini Electronics Security Systems (License No. MFS / LA / RD-282) & M/s. Riaan Enterprises (License No. MFS / LA /

RF-307 / RD- 286) for installation, commissioning of the fixed fire- fighting system installations and further to keep in good functioning condition.

- 2) The Architect has also uploaded Lift Certificate (License for working of the Lift) from Electric Inspector (Lift), Mumbai.
- 3) The Architect has also uploaded Structural Stability Certificate from Mr. Pravin T. Gala of M/S. Pravin Gala Consultants Pvt. Ltd., Consulting structural Engineers Reg. No. STR/G/11, STR: 840014115.
- 4) **Form-A** Certificate of Licensed Agency for F.R.D.s installed/provided in the building from M/s. Shreeji Woodcraft Pvt Ltd., (Lic. No. MFS/LA/RP-51).
- 5) Checklist of Architect & Checklist of Government approved Licensing Agencies.
- 6) The Architect has submitted a certificate from M/s. Kutub Electricals pvt. Ltd. Licensed Electric Contractor (M.C.-22288) for providing alternate source for firefighting system.
- 7) The Architect has uploaded release letter for release of alternate source of electric supply from D.G.Set.

The party has provided underground water storage tank & overhead water storage tank as per the requirement letter of C.F.O.'s department & License plumber has certified the capacity of the water tanks, however the capacity of the same shall be verified & confirmed by the department of Hydraulic Engineer.

In view of above as far as this department is concerned this compliance report from firefighting installation point of view, is issued to obtained occupation certificate for the Highrise Residential-cum-Commercial Building, comprising of 03 Wings, designated as Wing -A, B & C. and requested to issue the Fire safety compliance remarks for occupation to occupy & use the Common Lower basement + Upper basement + Lower Ground floor + Ground floor for all shops + 1st to 15th upper floors with a total height of 64.45 mtrs. measured from general ground level up to terrace level (Excluding 1st to 4th Parking floors + Service floor), along with minor constructed amendments as mentioned above and as per the details shown on the approved plans.

The party/occupier shall give annual maintenance contract for the firefighting system to govt. approved agency & certificate to that effect i.e., Form 'B' shall be submitted for every six months (In January & July) to this office & shall be uploaded on MCGM web site i.e., <https://www.mcgm.gov.in> regarding good working condition of the fire-fighting system as per Maharashtra Fire Prevention and Life Safety Measures Act-2006.

However, the firefighting requirements inspected by this department, on the day of inspection compliances of all fire protection and firefighting requirements stipulated vide this office N.O.C.s are found in good condition. It shall be the responsibility of owner/occupier to observe the fire safety measures and maintained the firefighting system in good working order. From the next day of the inspection, any item or requirements if missing this department or inspection officer is not responsible for the same, if found inadequacy regarding improper implementation of the requirement then owner/occupier/Architect shall have to comply. All occupiers/Trained staff/Securities Guard should be trained to fight fire in incipient stage and evacuation in emergency. Electric audits of the entire premises shall be done periodically under the supervision of the competent authority to prevent electric fire in premises in future.

In case, if any complaint/ issues raised in the future regarding installation of firefighting

system, it should be rectified by occupiers & owner accordingly.

Earlier, the Party has paid the Scrutiny fees of Rs. 38,650/- vide Receipt No. 17141 dated 10/11/1981, & certified the built up area of 7,726.79 sq. mtrs. as certified by the Architect.

Further, the Party has paid Additional Scrutiny fees of Rs. 1,69,300/- vide Receipt No. 225270, dated 28/06/2000, & certified the built up area of 16,930.00 sq. mtrs. as certified by the Architect vide his letter dated 28/06/2000.

Further, the Party has paid Additional Scrutiny fees of Rs. 1,78,000/- vide Receipt No. 675676, dated 10/12/2007, & certified the built up area of 17,800.00 sq. mtrs. as certified by the Architect vide his letter 26/11/2007.

Further, the Party has paid Additional Scrutiny fees of Rs. 1,56,680/- vide Receipt No. 1215216, SAP Doc. No. 1000743638, dated 01/12/2010, on gross additional area of 7,293.21 sq. mtrs. as certified by the Architect.

Further, the Party has paid Additional Scrutiny fees of Rs. 3,80,620/- vide Receipt No. 0950086, SAP Doc. No. 1001304113, dated 29/12/2010, on gross additional area of 36,930.00 sq. mtrs. as certified by the Architect.

Further, the Party has paid Additional Scrutiny fees of Rs. 1,60,770/- vide Receipt No. 1732603, SAP Doc. No. 1001468327, dated 26/06/2013, on total gross built-up area of 38,715.00 sq. mtrs. as certified by the Architect vide his letter dated 11/06/2013.

Further, the Party has paid Additional Scrutiny fees of Rs. 1,74,132/- vide Receipt No. 2475563, SAP Doc. No. 1001578651, dated 25/10/2013, on total gross built-up area of 44,934.00 sq. mtrs. as certified by the Architect vide his Page 18 of 18 letter dated 20/10/2013.

Further, the Party has paid Additional Scrutiny fees of Rs. 5,94,350/- vide Receipt No. 6240997, SAP Doc. No. 1002906934, dated 20/03/2017, on total gross built-up area of 47,500.00 sq. mtrs. as certified by the Architect vide his letter dated 10/03/2017.

Further, the Party has paid Additional Scrutiny fees of Rs. 481,880.00/-, vide Online Receipt No. CHE/BP/35263/19, dated 25/11/2019, & certified the total built up area of 44,045.00 sq. mtrs. as certified by the Architect vide his letter dated 22/11/2019.

Now, the Party has paid Scrutiny fees of Rs. 7,12,479.00/-, vide Online Receipt No. 13/5/2024/24427, dated 14/05/2024, & certified the total built up area of 43,383.26 sq. mtrs. as certified by the Architect vide his letter dated 06/05/2024.

Now, As per BRC No. 78, dated 15/03/2024, and Circular No. MFS/51/2024/481, dated 11/03/2024, Architect vide letter dated 22/03/2024 certifying the total gross built up area as 47,500sq. mtrs. for the said high-rise residential cum commercial building and the party has paid Additional Fire & Emergency Service Fees of Rs.71,84,375.00 vide online receipt no. 27/03/2024/21636, dated 27/03/2024.

However, E.E. B.P (WS) is requested to verify the total built up area and inform this department if it is more for the purpose of levying additional scrutiny fee, if necessary.

E.E.B.P (WS) is requested to verify the civil works, interior work and all the other requirements stipulated vide this office N.O.C.s pertaining to civil engineering side including

open space, corridor, staircase, amendments, height of the building, width of abutting road, floor occupancy, etc. as per the NOC/Plans approved by this departments.

This Compliance report from firefighting installation point of view for said High Rise residential building is issued as per the inspection report submitted by the inspecting officer and without prejudice to legal matters pending in Hon. court of law, if any.

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**Asst. Div. Fire Officer
(Inspecting Officer)**

**Div. Fire Officer
(Verified & forwarded by)**

**Dy. Chief Fire Officer
(Approved by)**

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