

Office of the Dy. Chief Fire Officer (Reg.)  
Mumbai Fire Brigade  
Madada Command Center Building,  
1st Floor, Shaikh Miskin Darga Road,  
Antop Hill, Mumbai - 400 027

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

No.: FB/HR/R-II/105

Date: 19/09/2017

**Sub:** NOC for Occupation for the proposed High-rise residential building of property bearing plot no - 219, C.S. No. 191/10, Matunga Division, bearing Cess. No. F-7058(10) situated at 21 Sir Bhalchandra Road, Hindu Colony, Dadar(W), Mumbai- 19, known as "PG HOUSE" Building.

**Ref:** - i) Letter from Mr. Vijay.B.Shah, Architects.  
ii) MFB No.HR/R-II/105 dated - 11/09/2017.

**E.E.B.P (CITY)**

In this case please refer to this office N.O.C. issued u/no. FBM/508/453 dated 31.10.2009, for the construction of high rise residential building having ground floor on stilts + 1<sup>st</sup> to 5<sup>th</sup> parking floors + 6<sup>th</sup> to 20<sup>th</sup> upper floors with a total height of 69.00 M from the general ground level up to terrace level.

In this case please refer to this office N.O.C. issued u/no. FB/HR/CITY/128 dated 30.05.2012, for the construction of high rise residential building comprising of Part Basement + Ground floor on stilt + 1<sup>st</sup> to 3<sup>rd</sup> parking floors + 4<sup>th</sup> to 18<sup>th</sup> upper residential floors with total height of 64.05 M from general ground level to terrace level.

In this case please refer to this office N.O.C. issued u/no. FB/HR/R-II/108 dated 21/12/2015, for the construction of high rise residential building is comprising of Part Basement (-3.35 m) + Ground floor on stilt + 1<sup>st</sup> to 3<sup>rd</sup> parking floors (+10.40 M) + 4<sup>th</sup> to 18<sup>th</sup> upper residential floors with total height of 64.05 M from general ground level to terrace level.

Now, Architect vide letter under reference has also informed/reported about the completion of construction work of high rise residential building & compliance of all the fire protection & firefighting requirements stipulated by this department & has requested to issue N.O.C. for Occupation.

On receipt of the letter from Architect, a senior officer of this department visited the site to ensure and verify the fire protection and firefighting requirements stipulated by this department vide above referred N.O.C. It was observed that, the party has complied with all the firefighting installations stipulated vide this office N.O.C. The wet riser system with hose reel, courtyard hydrant system, automatic sprinkler system, automatic smoke detection system, manual fire alarm, fire pump, sprinkler pump, Jockey Pump, Booster Pump and courtyard hydrants etc. were tested and found in working condition (Photos of the same are attached herewith). The party has submitted lift installation certificate from PWD department, firefighting installation completion certificate from M/s INDIA FIRE TECH PVT. LTD. Govt. approved License agency

K. R. B. B. B.  
D. A. A. A.

Q. J. B. B.  
A. K. B. B.

(License no. MFS-LA/RF/0075 – RD/0127.), area certificate, structural stability certificate etc. However, all other requirements pertaining to Civil Engineering side including open spaces shall be seen by E.E.B.P (CITY).

The party has also submitted an undertaking on Rs.200/- stamp paper mentioning that following points:

- i. Owner/occupier of the building are responsible for the maintenance of fixed firefighting installations, fire lift, and permanent and standby power supply.
- ii. Annual maintenance contract of five years for firefighting installation by the license agency under fire act to be given from the date of final occupation.
- iii. The fire audit report to be submitted as per requirement Maharashtra Fire Prevention of life Safety Act, 2008 in January & July of every year.
- iv. We shall undertake that the refuge area will not be misused.
- v. All NOC's & approved plans shall be handed over to society occupiers.
- vi. Integrated system shall be provided within 90 days.

In view of the above, as far as this department is concerned, there is no objection to allow the party to occupy and use the high rise residential building comprising of Part Basement (-3.35 m) + stilt on Ground + 1<sup>st</sup> to 3<sup>rd</sup> parking floors (+10.40 M) + 4<sup>th</sup> to 18<sup>th</sup> upper residential floors with total height of 64.05 M from general ground level to terrace level.

However, it shall be responsibility of owners/ occupiers/ co-op society, whatever the case may be, to maintain all the fire protection and firefighting system in working condition at all time and refuge area free from any obstruction and encroachments Etc.

Earlier, the party had paid the scrutiny fee of Rs. 50,000 /-, vide Receipt No. 0466065 Sap.Doc.No. 1000222507 dated 13.01.2009, on the total built-up area of 3500.00 sq. mtrs as certified by the Architect.

Further, the party had paid the scrutiny fee of Rs. 50,000 /-, vide Receipt No. 5881765 Sap.Doc.No. 1001155959 dated 24.05.2012, on the total built-up area of 4991.02 sq. mtrs as certified by the Architect.

Further, the party paid additional scrutiny fee of Rs. 75,000 /-, vide Receipt No. 5319144 Sap.Doc.No.1002351382 dated 30.11.2015, on the total gross built-up area of 4991.02 sq. mtrs as certified by the Architect.

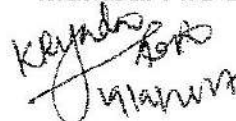
Now the Architect has certified total gross built-up area of 4991.02 sq. mtrs, and as there is no change in total gross built up area, hence no additional scrutiny fee is levied.

However, E.E.B.P. (City) is requested to verify and inform this office, if it is found to be more, for the purpose of levying additional capitation/ scrutiny fees.

Also E.E.B.P. (City) is requested to verify civil work, interior work and all other requirements pertaining to Civil Engineering side including open spaces, electric shaft & other ducts, common corridors, enclosed staircases, doors, windows, civil work of the refuge area & refuge area in sq. mtrs., drinking water facility, emergency lighting, amendments, height & floor occupancy of the building etc.

This N.O.C. for occupation of high rise residential building is issued without prejudice to legal matters pending in court of law if any. It shall be responsibility of the builder/developer/owner / occupier as the case may be to observe the fire safety measures & maintain all the firefighting installations in good working order from the next 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 and accordingly the B.C.C. to be issued. The party shall give annual maintenance contract for fire- fighting equipment's to registered license agency & submit the inspection report at every six months (In January & July), as per Fire Prevention and Life Safety Measures Act 2006.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

  
Keynote  
14/11/11