

Office of
The Dy. Chief Fire Officer
Mumbai Fire Brigade,
Vikhroli Regional Command Centre,
Vikhroli Park Site, L.B.S. Road,
Vikhroli (W), Mumbai - 400 073.

MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE NOC

No.: FB/HR/R-VI/135
Date: 26/03/19

Sub: Fire protection and fire-fighting requirements for amendment to the proposed construction of High Rise Commercial cum Residential Building in S.R. Scheme u/s. 33(10) on plot bearing CTS No. 5808(pt) & F.P. No. 274 (pt), of TPS-III of Village Ghatkopar, Jawahar Road, Ghatkopar East, Mumbai-400077 Known as Nalanda SRA CHS (Ltd.) (Wing A, B, C & D) Sale Bldg. No. 3

- Ref:** i) Letter from Architect Vishwas Satodia, dated-11/03/2019.
ii) M.F.B. No. HR/R-VI/135, dated 11.03.2019.
iii) Rejection letter sent to Architect on 18.03.2019
iv) Corrected plans received on 26.03.2019.

E.E.(S.R.A.)

In this case please refer to the NOC issued by this office vide No. FB/HR/R-VI/310 dated-02/02/2015, for the proposed construction of high rise commercial cum residential building comprising of two wings designated as Wing 'A' & 'B'. Wing 'A' & 'B' comprising of common 03 level basement + ground floor part on stilt + podium floor 1st to 14th upper residential floors with a total height of 48.20mtrs. from general ground level up to terrace level.

In this case please refer to the NOC issued by this office vide No. FB/HR/R-VI/152, dated-22/12/2017, stipulating fire protection & fire fighting requirements for the proposed construction of high rise commercial cum residential building comprising of four wings designated as Wing 'A', 'B', 'C' & 'D'. All wings are having common two level basements (-8.31mtrs. & -2.20mtrs. pit) + part stilt & part ground floor + 1st podium floor + 2nd podium partly for swimming pool & partly for residential thereafter building is divided into four wings i.e. Wing 'A', 'B', 'C' & 'D'. All wings are having 3rd to 15th upper residential floors (wing 'D' is having 15th part floor) with a total height of 48.93mtrs. from general ground level up to terrace level,

Now, Architect has submitted amended plans for approval of following amendments:

- Revised the planning of basement. However, revised the car parking layout at each basement & proposed two tier stack/surface car parking in basement & two/three tier pit type stack car parking in 2nd level basement with services.
- Minor changes in internal planning of Wing 'C' & 'D' & proposed 05nos. of flats each on 2nd to 7th & 9th to 15th floors of Wing 'C' building instead of 04nos. of flats as shown on plans.
- Proposed 04nos. of residential flats at 2nd floor of Wing 'D' building instead of 03nos. of flats as shown on plans.
- Proposed 07nos. of residential flats each on 3rd to 7th & 9th to 14th floors of Wing 'D' building as shown on plans.
- Proposed 07nos. of residential flats on 15th floor of Wing 'D' instead of 02nos. of flats & part terrace as shown on plans.

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Dr. C. S.

- vi) Proposed 04nos. of flats & part refuge area on 8th floor of Wing 'C' instead of 03nos. of flats & refuge area as shown on plans.
- vii) Proposed 05nos. of flats & part refuge area on 8th floor of Wing 'D' instead of 04nos. of flats & part refuge area as shown on plans.
- viii) Proposed to changes in the area of refuge area of Wing 'C' & 'D' are as under & as shown of plans.

Wings	Refuge floor	Refuge area in sq. mtrs.		At the height from ground in mtrs.
		Required	Provided	
Wing 'A'	8 th floor	104.81	105.33	24.87
Wing 'B'	8 th floor	113.07	114.07	24.87
Wing 'C'	8 th floor	102.13	104.93	24.87
Wing 'D'	8 th floor	94.76	97.94	24.87

In addition to that, terrace of each wing shall be treated as refuge area.

Excess refuge area shall be counted in F.S.I.

Note: Architect has proposed common refuge area for Wings 'A'-D' and Wings 'B'- 'C'.

There are no other changes except above all other details i.e. staircases, lifts, lift lobbies & common corridor, occupancy of the building, location of each refuge area, open space all around the building are remain same as per previously approved N.O.C. u/n. FB/HR/R-VI/152, dated-22/12/2017 issued by this officer.

The proposal has been considered favorably in view of the facts that:

- N.O.C. for the proposal was already issued u/r. No. FB/HR/R-VI/310 dated-02/02/2015 & FB/HR/R-VI/152, dated-22/12/2017
- The I.O.D. for the said proposed High Rise Residential Building has been obtained from E.E.(S.R.A.) u/r. no. SRA/ENG/2163/N/ML/AP, dated-17/04/2017 & C.C. up to 12th floors of Wing 'A' & 'B' as per approved plans, dated-07/01/2019.
- During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Mumbai Fire Brigade Officer if any in future.

In view of above, as far as this department is concerned; there is no objection from fire safety point of view for the proposed construction of high rise commercial cum residential building comprising of four wings designated as Wing 'A', 'B', 'C' & 'D'. All wings are having common two level basements (-8.10mtrs. & -2.20 mtrs. pit) + part stilt & part ground floor + 1st podium floor + 2nd podium partly for swimming pool & partly for residential thereafter building is divided into four wings i.e. Wing 'A', 'B', 'C' & 'D'. All wings are having 3rd to 15th upper residential floors with a total height of 49.01mtrs. from general ground level i.e. 0.00mtrs level up to terrace, as per the details shown on the enclosed plans, signed in token of approval, subject to satisfactory compliance of the following requirements;

1. All the fire safety measures stipulated earlier vide N.O.C. u/r. No. FB/HR/R-VI/310 dated-02/02/2015 & FB/HR/R-VI/152, dated-22/12/2017 shall be strictly adhered to:
2. All the fire safety measures stipulated under earlier issued NOC as stated above shall be applicable / extended from basement to terrace level of each wing.
3. Requirements of Refuge area remain same as per requirement No. 12 of NOC No. FB/HR/R-VI/310 dated-02/02/2015

No any 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 has paid the Scrutiny fee of Rs. 10,76,723/- vide Sap. Receipt No. 6282940 dated-16/01/2015 (Sap. Doc. No. 1001989197) on the total built up area of 34733.00sq.mtrs. as certified by the Architect.

Further, party has paid scrutiny fee of Rs. 3,47,179/- vide receipt No. 6338118/19 dated-16/12/2017 (Sap. Doc. No. 100318712) on the total built up area of 33114.00sq.mtrs. as certified by the Architect.

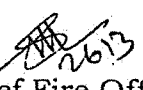
Now, the party has paid scrutiny fee of Rs.1,27,650/- vide receipt No.2269910/911, dated 19.03.2019 (SAP Doc. No.1003549185) on the total built up area of 32324.00 sq. mtrs. as certified by the Architect.

However, E.E.(S.R.A.) is requested to verify the total 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.

Note for E.E.(S.R.A.) & 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.(S.R.A.)
- iii) E.E.(S.R.A.) 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.
- iv) There shall be no tree located in compulsory open spaces.
- v) Necessary permission for any licensable activity shall be obtained from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
- vi) Separate NOC shall be obtained for swimming pool & fitness center from concerned department & M.C.G.M.'s / C.F.O.'s department till then shall not be allowed to use.
- vii) The area size to consult with MEP Consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examine.
- viii) If any matter in this case, violets DCR 1991 then this proposal shall be referred back to this department for issuing fresh NOC.

- ix) This NOC is issued without prejudice to legal matters pending in court of law, if any.
- x) No any addition/alteration shall be done in the structure of the flats/building without the previous consent of all the concerned/occupier as per the provision of Section 7 of MOFA.
- xi) The plans approved along with this N.O.C. are approved from Fire Risk / Fire Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Architect / Developer's responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
- xii) 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.
- xiii) The width of abuts road, open spaces mentioned in plans as submitted by the Architect attached herewith. These parameters shall be verified by E.E.(S.R.A.) before granting any permission (I.O.A./C.C./further C.C.) If found any contradiction, the proposal shall be referred back to this Department.
- xiv) Architect has proposed cutouts at basement for natural ventilation, not provided natural ventilation as per clause no. 38(9)(v)[a] of DCR 1991 shall be verified by E.E.(S.R.A.)
- xv) The refuge area is proposed on the 8th floor of each wing and as per modified DCR next refuge area is to be proposing on 15th floor of each wing; however no floor is proposed above 15th floor, hence, terrace above 15th floor of each wing shall be treated as refuge area.
- xvi) Due to height restriction from Civil Aviation Authority architect has unable to provide over head water storage tank, but architect has agreed to provide Hydro-Pneumatic pumping system accordingly submitted hardship letter, dated 22/12/2017.
- xvii) Architect has directly submitted documents and plans to this Department for obtaining requirement letter from fire safety point of view but all the documents & plans should be scrutinized by E.E. S.R.A and get it conformed, if anything wrong, refer back to this Department and Actual width of Access Road in layout shall be scrutinized.
- xviii) As this dept. is issuing requirement letter as per request from Architect Vishwas Satodia & plans are directly submitted to this department but not scrutinized by your department prior to submission. One copy of requirement letter forwarded to you as competent authority for further approval & one copy to Architect Vishwas Satodia, but after your approval this department shall be intimated that whatever action is taken in this regards i.e. approval /rejection/ pending shall be intimated to this department with remarks. If no intimation is received to this department then it will be considered as authority is not willing to intimate this department. No any deviation is allowed by this department.


Dy. Chief Fire Officer
Mumbai Fire Brigade


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