

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub.: Provisional Fire Safety Approval i.e. Fire protection and fire-fighting requirements for the proposed amendments to the construction of High-rise Commercial-cum-Residential building under S.R. Scheme on plot bearing CTS No. 623, 613/1 to 36 of village-Kanjur, Bhandup-West for Aniraj Tower CHS Ltd. u/s. 33(11).

Ref.: i) Online file Submission by Architect Prabhakar Anaji Satam of M/s. Prabhakar Satam Associates on behalf of Developer Mr. Abhyajeet Sakalnarayan Dubey of M/s. Sudhanshu Infrastructure Pvt. Ltd.
ii) File No. P-18241/2023/(613)/S Ward/KANJUR-W/SRA/CFO /1/ Amend

Developer Mr. Abhyajeet Sakalnarayan Dubey of
M/s. Sudhanshu Infrastructure Pvt. Ltd.

In this case, please refer to the fire safety requirements issued from this office u/r. no. FB/HRC/RVI/06 dated-18/03/2021, stipulating fire protection and fire-fighting requirements for the proposed construction of High-Rise Commercial-cum-Residential building having part basement (-3.20mtrs.) + Ground floor + 1st & 2nd floor for Commercial + 3rd to 5th podium floor for 02 tier stack car parking by way of 02nos. of car lifts + 6th to 8th floor for commercial + Service floor + 9th to 30th upper residential floors with a total height of 101.90mtrs. from general ground level up to terrace level & proposed separate basement (-3.35mtrs.) on East side outside the building line below ground level for pump room, UG tank & STP with provision of enclosed 1.50mtrs. wide staircase as shown on plans.

In this case, please refer to the part occupation certificate from fire-fighting installation point of view for 12nos. of shops (i.e. shop No. 1 to 12) including bank & part basement below the bank of high rise commercial cum residential building issued by this office u/r. no. FB/HRC/RVI/07 dated-09.06.2022.

Now, Architect has uploaded amended plans for approval for proposed amendments in proposed building which are as follows;

1. Proposed 06 additional floors i.e. 31st to 36th floors over earlier approved commercial-cum-residential building as shown on plans.
2. Proposed Automated mechanized car parking tower on East side having height 70.00mtrs. from general ground level up to top of parking tower with 1.00mtr. wide separate staircase as shown on plans.
3. Proposed Multipurpose Hall at 8th floor & party with electrical appliances, office & changing rooms as shown on plans instead of Sale office.
4. Increase the floor-to-floor height of earlier approved service floor from 1.80mtrs. to 2.87mtrs. which is earlier approved between 8th & 9th floors and proposed as an amenity & service floor as shown on plans.

5. Proposed to increase the depth of one of the basements upto -7.45mtrs. which will be used for Services as shown on plans.
6. Proposed M.S. ladder for pump room in basement as shown on plans instead of staircase.
7. Proposed minor changes in internal planning of the building. Therefore, floor wise users are change as under:

Floors	Occupancy per floor
Basement	Basement on Est side for Pump room & U.G. tanks + STP and Basement below shop for storage
Ground floor	12nos. of existing shops + proposed 12nos. of shops + fire control room + entrance lobby for commercial & residential + meter panel room below staircase + pump panel
1 st floor	02nos. of Nursing Home + 12nos. of shops with lofts
2 nd floor	15nos. of shops with lofts + 01no. of blood bank
3 rd to 5 th podium floors	02 tier stack car parking & two-wheeler parking accessible by 02nos. of car lifts.
6 th floor	08nos. of shops + refuge area
7 th floor	21nos. of shops
8 th floor	Multipurpose hall, party with electrical appliances, changing rooms, office and toilets
Amenity/Service floor	Kids play area + 02nos. of fitness centers + society office + open to sky Yoga area + common toilets + Planter + open to sky R.G. + OHT + service area
9 th to 12 th & 14 th floors	07nos. of flats on each floor
13 th , 20 th & 27 th floors	05nos. of flats + refuge area on two locations on each floor
15 th floor	07nos. of flats + slopping terrace
16 th to 19 th & 21 st to 26 th & 28 th to 33 rd , 35 th & 36 th floors	07nos. of flats on each floor
34 th floor	06nos. of flats + refuge area
Terrace	Open to sky (treated as refuge area) + LMR + OHT

8. Proposed to change the location & area calculation of refuge area as shown on plans.

Refuge area proposed are as under;

Refuge Floor	Refuge area in sq. mtrs.		At the Height of Refuge area in mtrs.
	Required	Proposed	
6 th floor	190.65sq.mtrs.	192.85 sq.mtrs.	24.75mtrs.
13 th floor	120.79sq.mtrs.	129.59sq.mtrs.	51.10mtrs.
20 th floor	101.11sq.mtrs.	107.40sq.mtrs.	71.19mtrs.
27 th floor	98.33sq.mtrs.	107.40sq.mtrs.	91.28mtrs.

34 th floor	42.29sq.mtrs.	42.49sq.mtrs.	111.37mtrs.
In addition to that terrace of the building will be treated as refuge area. E.E. (SRA) shall verify the refuge area calculation & Excess refuge area shall be counted in F.S.I.			

As per Licensed Surveyor, there is no any other changes/amendments in the said proposal except those mentioned above.

The proposal has been considered favorable taking into the consideration the following;

- i) This proposal comes under Reg. 33(11) of DCPR-2034.
- ii) Fire protection & fire-fighting requirements were already issued u/r. no. FB/HRC/RVI/06 dated-18/03/2021 for the proposed construction of High-rise commercial-cum-residential building and part occupation certificate from fire-fighting installation point of view for 12nos. of shops (i.e. shop No. 1 to 12) including bank & part basement below bank u/n. u/r. no. FB/HRC/RVI/07 dated-09.06.2022.
- iii) Architect has uploaded letter stating that, the party has obtained the C.C. u/n. SRA/DDTP/S/PVT/0151/20181219/C dated-08.12.2022 upto 12th floor and as per C.C. construction work of the building is carried out.
- iv) The building abutting on 9.15mtrs wide Proposed D.P road on North side as shown on the plan shall be ready on site before applying for full occupation, otherwise this provisional fire safety approval shall be treated as cancelled.
- v) Active & passive Fire-Protection & Fire-Fighting requirements are already recommended for high rise residential cum commercial building.
- vi) Feasible active and passive fire protection and fire-fighting safety requirements or any additional fire recommendation/requirements if any for proposed building will be recommended in future from Mumbai Fire Brigade Officer before final occupation.
- vii) Architect has applied online as per E.O.D.B. without auto scrutiny report, hence requested to get the plans scrutinized as per DCPR-2034 & get verified all the other requirements pertaining to civil Engineering side including status of the road, width of the abutting roads, open spaces, corridors, staircases, height, Floor occupancy, F.S.I. etc. of the building from the competent authority E.E. (S.R.A.) and if these plans are not approvable then this Provisional fire safety approval shall be treated as cancelled. Proposal shall be referred back to this department for fresh fire protection and firefighting requirements. Also, till then further process shall not be permitted by the competent Authority.'

In view of above, as far as this department is concerned, this approval is issued stipulating amended fire protection measures & fire-fighting safety requirements for the proposed construction of High-Rise Commercial-cum-Residential Building having part basement for services & storage + ground floor + 1st & 2nd commercial floor + 3rd to 5th podium floors + 6th to 8th commercial floor + Amenity/service floor + 9th to 36th upper residential floors with a total height of 119.98mtrs. from general ground level up to terrace level along with Automated mechanized car parking tower on East side

having height 70.00mtrs. from ground level up to top of car parking tower, as per the details shown on the plan signed in token of approval, subject to satisfactory compliances of the following requirements.

- 1) All the fire safety measures stipulated online fire-fighting & fire protection requirements vide No FB/HRC/RVI/06 dated-18/03/2021 shall be strictly adhered to along with following additional / modified requirements.
- 2) All the fire safety measures stipulated under issue fire-fighting & fire protection requirements as stated above shall be applicable from basement to terrace floor level of the building.
- 3) All the fire safety requirements stipulated earlier fire-fighting & fire protection requirements vide No FB/HRC/RVI/06 dated-18/03/2021, under requirement of Refuge area shall be applicable for Refuge area proposed now for the building.

- 4) **Requirement at Sr. No. 15E) (i.e. AUTOMATIC SPRINKLERS SYSTEM) vide earlier fire safety requirement letter issued u/no. FB/HRC/RVI/06 dated-18/03/2021 is modified as:**

Automatic sprinkler system shall be provided in entire building including each habitable room of each flat, in each lift lobby/common corridor of each floor in society office, fitness centre, in each shop, each nursing home, each office, blood bank, multipurpose hall, in each room of amenity floor, in entire stack car parking area covering every car at each podium floor as well as in pump room & storage room in basement as per relevant I.S. standards laid down.

A) Early Response Type Automatic Sprinkler System:

Automated mechanized Car parking system shall also be protected with Early Response type Automatic sprinkler system in the form of water spray projector system conforming to the standards laid down by relevant I.S. specification shall be provided with sprinkler head at each level below each pallet on engine side. One fire service inlet shall be provided for the same.

All these installations shall be designed & done by Govt. Approved Licensed agency as per prevailing codes & as per good practices. Certificate to that effect shall be obtained before applying for compliance certificate of this department.

- 5) **Requirement at Sr. No. 15F) (i.e. AUTOMATIC SMOKE DETECTION SYSTEM) vide earlier fire safety requirement letter issued u/no. FB/HRC/RVI/06 dated-18/03/2021 is modified as:**

Automatic smoke detection system shall be provided in entire building including lift lobby/common corridor of each floor in society office, fitness centre, in each shop, each nursing home, each office, blood bank, multipurpose hall, in each room of amenity floor, in pump room & storage room in basement, in electric meter room, fire control room, in each lift machine room & in pump room and electric duct of the building as per IS specification. Also, Automatic smoke detection system shall be provided in electric shaft at each floor

level with response indicator & same should be connected to main console panel in fire control room as per IS specification.

6) **IOT BASED DEVICES FOR ELECTRICAL INSTALLATION OF THE BUILDING: (Additional Requirement)**

- a) IOT based micro controller devices shall be provided in the electrical installations of the building as per the requirement stipulated in Circular No. शासन परिपत्रक क्र. मुविनि -2021/प्र.क्र.114/ऊर्जा -5.
- b) The IOT based Micro Controller Devices shall be tested and verified by NABL accredited testing agency/laboratory in accordance with the recognized IS:732-2019 code for practice for Electrical wiring installation.
- c) The complete installation of IOT based Micro controller Devices shall be checked and certified by the Chief Electrical Inspector, Govt. of Maharashtra and certificate to that effect shall be issued at the time of compliance.
- d) The data and the alert generated by IOT based Micro controller Devices shall be monitored by building management system and necessary corrective measures shall be taken by the Owner, Occupier immediately.
- e) The data generated by IOT based Micro controller Devices shall be made available to fire brigade department as and when required to investigate the cause of fire.

Or

- f) Smart Meter with provision of the parameters included in the I.O.T. devices is provided by electricity power supplier with specified certification.

7) **MECHANIZED CAR PARKING TOWER:**

- i) All the structural steel members of the mechanized car parking block i.e. columns, beams shall be protected with the fire resisting / retardant materials and methods as stipulated under relevant I.S. specification. A certificate to that effect that the fire resistance protection has been provided as above shall be furnished from the chartered Structural Engineer.
- ii) The cars shall be separated by perfect partition of 4.50 mm thick steel pallets between two cars to prevents spread of fire from one level to next level.
- iii) The mechanized car-parking block has door at the bottom and covered opening at the top to create natural drafts, to prevent spreading of fire.
- iv) The electrical cables used internally shall be fire retardant, and heat resistant of 105 degree centigrade.
- v) Emergency Stop switch shall be installed inside the auto parking system, at the top of the tower, near the driving unit, outside the tower on operation panel & on the main control panel for activation in case of any emergency, for the power cut off to the main motor and all operations to stop.
- vi) Stopper shall be installed on each pallet for the maximum position to which the car can be driven onto the pallet.
- vii) Blue and Red display lamps indicating whether system is ready to accept the car shall be installed at the entry point of the car. When the red lamp is on, car should not enter into the tower.

- viii) Automated mechanized Car parking system shall be protected with **Early Response type Automatic sprinkler system in the form of water spray projector system.**
 - ix) Fire detectors (Heat) shall be installed below each pallet to detect any increased temperature beyond 80 degrees centigrade Control Panel on the ground floor.
 - x) The car engine shall be shut off at ground level before parking at higher level.
 - xi) Separate M.S. staircase of 1.00 mtr. width having 1.00mtrs. wide platform with Railing height 1.00mtr. shall be provided at alternate car parking level.
 - xii) Only trained operator certified by company installing car towers shall operate car parking.
 - xiii) AVD type (Aqueous Vermiculite Dispersion) trolley mounted fire m extinguisher of 25 litres capacity shall be provided near the tower.
 - xiv) One AVD type (Aqueous Vermiculite Dispersion) fire extinguishers of 9 litres capacity shall be provided on every alternate platform level of parking tower. (Electric vehicles)
 - xv) One F-500 (Encapsulation agent) fire extinguishers of 09 kgs. capacity each conforming to relevant standards shall be provided on every alternate platform level of parking tower. (Electric vehicles).
- 8) **ELEVATION FEATURES: (Additional Requirement)**
- a) Elevation treatment shall be of non-combustible materials and it should not obstruct firefighting activities.
 - b) Elevation features for entire building shall be as per circular issue by Hon. M.C.'s Under No. CHE/DP/110/GEN/2019-20 Dated 2019-20.
- 9) **OTHER NOC / PERMISSIONS: (Additional Requirement)**
- Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.
- 10) **MULTIPURPOSE HALL: (Additional Requirement)**
- a. Acoustic and thermal insulation shall be of non-combustible materials.
 - b. Only split A.C. units shall be provided to multipurpose hall, etc. The machines of A.C. Units shall be located outside the floor area on parapets.
 - c. All the electrical wiring shall be in metal conduit continuously bonded to earth.
 - d. Dry Chemical Type (ABC Type) fire extinguishers of 06kgs. capacity each with BIS certification mark and shall be provided in hall for every 100sq.mtrs.
 - e. Flooring shall be of non-combustible materials.
 - f. P.V.C. Flooring shall not be provided.
 - g. Exits shall be sufficient for simultaneous occupancy of hall and other parts of the building, unless the Authority determines that the conditions are such that simultaneous occupancy will not occur.
 - h. Lighting- No open flame lighting devices shall be used in any place of

multipurpose hall, except in the following cases:

- i. Where necessary for ceremonial purposes, the enforcing Authority may permit open flame lighting and such restrictions as are necessary to avoid danger of ignition of combustible materials or injury to occupants.
- j. Open flame devices may be used on stages where they are a necessary part of theatrical performance, provided adequate precautions, satisfactory to the Authority are taken to prevent ignition of combustible materials.
- k. The decorations of places of hall shall be of non-flammable materials.
- l. Fabrics and papers used for such purpose shall be treated with an effective flame-retardant material. Stages settings made of combustible materials shall likewise be treated with fire retardant materials of Class- I flame spread.
- m. Multipurpose Hall shall be constructed as per the rules.
- n. The entrance & exit door opening outside shall have fire resistance of not less than one hour.
- o. Necessary License under Section 394 of BMC Act shall be obtained from concerned ward/ authorities and CFO's Department for running of Multipurpose hall & party with electrical appliances and all other licensable trade activities before commissioning the trade activity.

11) **FIRE-FIGHTING REQUIREMENTS AT THE CONSTRUCTION STAGE OF BUILDING: (Additional Requirement)**

Following fire protection arrangement shall be provided with the following fire protection measures shall be provided & same shall be maintained in good working condition at all the times.

- a. Dry riser of minimum 10 cm diameter pipe with hydrant outlets on the floor constructed with fire service inlet to boost the water in the dry riser & maintenance should be in accordance with good practice.
- b. Drums of 200 ltrs capacity filled with water & two fire buckets shall be kept of each floor for every 100 sq.mtrs area.
- c. Water storage tank of minimum 20,000 ltrs capacity shall be kept at site ready to use in case of emergency, which may be used for other construction purpose also.

12) **DRY RISER FOR COMPRESSED AIR FOAM SYSTEM (CAFS)- (Additional Requirement)**

- a) One dry riser 63.00 mm with landing valve on each floor shall be provided for CAFS system.
- b) The dry riser shall be provided with fire service inlet at external face on ground floor only at easily accessible for Fire Engine (CAFS).
- c) One hose of 30.00 mtrs. length with branch shall be provided in fire hose cabinet at each floor level for (CAFS).

13) **ELECTRICAL VEHICLE CHARGING POINT: (Additional Requirement)**

- a) Electrical vehicle charging/point can be permitted in the car parking areas in the first basement with ramps, ground floor only as per the prevailing policy and norms.
- b) AVD (Aqueous Vermiculite Dispersion) Extinguishers of minimum 09 liters capacity or F-500 (Encapsulation agent) fire extinguishers of 09 kgs. Capacity

shall be provided near charging point & also designated area of electrical vehicle parking.

- c) Security officer & staff shall be trained to handle the AVD Extinguishers or F-500 (Encapsulation agent) fire extinguishers.

14) **ELEVATION FEATURE: (Additional Requirement)**

As shown on plan, elevation feature/treatment shall be given as per the MCGM guidelines, DCPR-2034 and circular u/no. Ch. Eng./D.P./30449/Gen. Dtd.03.01.2017 and Ch. Eng./D.P./110/Gen. Dtd. 30.01.2020.

15) **OTHER NOC / PERMISSIONS: (Additional Requirement)**

Necessary permissions / N.O.C. for licensable trade, addition/ alteration, interior work, etc. shall be obtained from competent Municipal Authorities & CFO's Department.

16) **TREE CUTTING (If any): (Additional Requirement)**

Trees falling before entrance gates shall be cut, while trees falling within the compulsory open space / courtyard shall be either transplanted or to be cut as may be found feasible by the Supdt. of Garden.

17) **FIRE AND LIFE SAFETY AUDITS:-**

If applicable, as per Section 45-A.(1) (a) Fire and Life Safety Audit shall be carried out by the owner, or where the owner is not traceable, the occupier of a building, for all the occupancies mentioned in sub-section (1) of section 45 by licensed "Fire and Life Safety Auditor" and such Fire and Life Safety Audit shall be carried out within a period of one year from the date of commencement of Maharashtra Fire Prevention and Life Safety Measures (Amendment) Act, 2023 and thereafter, once in every two years.

(b) The owner or occupier, as the case may be, shall furnish to the Director or Chief Fire Officer or the nominated officer, a certificate in the prescribed form issued by a licensed Fire and Life Safety Auditor regarding the evaluation of the fire prevention and life safety measures in his such building or part thereof, as required by or under the provisions of this Act or rules made there under.

Explanation.—For the purposes of the Act, the expression "Fire and Life Safety Audit" means the evaluation of fire prevention and life safety measures required as per prevalent Acts or rules or National Building Code of India in force.

No any changes except as stated above and as shown on the enclosed plans shall be carried out on the premises unless permitted by this department.

➤ **Scrutiny Fees & Fire Service fees paid as follows;**

File Nos.	C.F.C. / SAP Receipt Nos.	Gross Built-up area in sq. mtrs.	Paid Scrutiny fees (Rs.)	Remark
FB/HRC/RVI/06 dated-18/03/2021	4696664, 4696665 & 4696666 (Sap No. 1003968822) dated-31/12/2020	23,671.87	13,97,400/-	Paid

P-18241/2023/(613)/S Ward/KANJUR- W/SRA/CFO /1/ Amend	25/3/2025/42469 dated- 25/03/2025	26,393.75	439,480/-	Paid
P-18241/2023/(613)/S Ward/KANJUR- W/SRA/CFO /1/ Amend	16/5/2025/46078 dated- 16/05/2025	26,393.75	89,800/-	Paid
File Nos.	C.F.C. / SAP Receipt Nos.	Gross Built- up area in sq. mtrs.	Fire Service fees (Rs.)	Remark
FB/HRC/RVI/07 dated-09.06.2022	1634648, 1634649 & 1634650 (Sap No. 1004351102) dated- 08/06/2022	23,671.87	3,55,100/-	Paid
P- 18241/2023/(613)/S Ward/KANJUR- W/SRA/CFO /1/ Amend	25/3/2025/42469 dated- 25/03/2025	26,393.75	4,394,780/-	Paid
P- 18241/2023/(613)/S Ward/KANJUR- W/SRA/CFO /1/ Amend	16/5/2025/46078 dated- 16/05/2025	26,393.75	897,400/-	Paid

However, E.E. (SRA) 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.

Now Architect has uploaded undertaking on 500/- bond paper, dated 29/03/2025 & stated that as per MF & LSM Act 2006 (2007 of Maha-III) & MF & LSM Act amended 2023 & circular from Directorate of Maharashtra Fire Services vide no. मअसे-2023/59/895 dated 02.06.2023 fire & emergency fee is applicable from 30th May 2023. However, the guidelines for the fee calculation from Maharashtra Fire Services & circular from Mumbai Fire Brigade is not yet received, hence Architect/Developer shall pay the necessary fees as per the demand letter from this office, in Future.

However, E.E. (S.R.A.) 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.

• **Notes:**

1. The Fire-Fighting installation shall be carried out by Govt. of Maharashtra approved Licensing Agency.
2. The width of Abutting road & Open spaces are mentioned in plans as submitted by the Licensed Surveyor attached herewith & these parameters shall be certified by the License Surveyor.
3. E.E. (S.R.A.) shall examine the proposal in context with the relevant

- Regulations of D.C.P.R -2034.
4. The Schematic Drawings / Plans of Automatic sprinkler system, Automatic smoke detection system, Wet riser system, public address system, Manual fire alarm system from MEP consultant shall be submitted at the time of obtaining occupation.
 5. The area, size, etc. for the Sprinkler system, Detection system, Fire alarm system, Wet riser system, Public address system, Fire duct, Electrical duct, pit ventilation, etc. to be verified & examined by M.E.P. Consultant.
 6. Separate necessary permission for any licensable activity shall be obtained from concerned authorities of B.M.C. / C.F.O's Department, till then shall not be allowed to use.
 7. There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance.
 8. This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from Licensed Surveyor. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner / Occupier / Developer / Licensed Surveyor etc.
 9. The plans approved along with this approval are issued from Fire Risk & Life Safety point of view only. Approval of these plans does not mean in any way of allowing construction of the building. It is Licensed Surveyor / Developers responsibility to take necessary prior approval from all concerned competent authorities for the proposed construction of the building.
 10. As per Section 3 of Maharashtra Fire Prevention & Life Safety Measures Act. 2006, it is the liability of Owner / Occupier to provide the Fixed Fire-Fighting installations & shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention & Life Safety Measures Act. or the Rules.
 11. This approval is issued without prejudice to legal matters pending in court of law,if any.

RAJENDRA
BAJARANG
GHADGE

Digitally signed by
RAJENDRA
BAJARANG GHADGE
Date: 2025.05.23
15:08:00 +05'30'

Divisional Fire Officer
(Scrutinized & Primary Approval by)

RAVINDRA
NARAYANRAO
AMBULGEKAR

Digitally signed by RAVINDRA
NARAYANRAO AMBULGEKAR
Date: 2025.05.24 13:54:59 +05'30'

Chief Fire Officer
(Final Approval by)

Copy To:

1. **Executive Engineer (S.R.A.)**
2. **Architect Prabhakar Anaji Satam of M/s. Prabhakar Satam Associates**