MUNICIPAL CORPORATION OF GREATER MUMBAI
MUMBAI FIRE BRIGADE

Office of the Dy. Chief Fire Officer (R-II), Wadala Fire Station, Shaikh Mistry Dargah road, C.G.S. Colony, Opp. MHADA Colony, Antop Hill, Wadala, Mumbai-400 037.Telephone No. 24132058 Fax No. 24153027.

Sub: Compliance of stipulated fire protection and fire fighting requirements for occupation to occupy and use Wing A2 & A3 of high rise residential building on C. S. No. 841, of Lower Parel Division, Senapati Bapat Marg, Mumbai.

Ref: i)Online application submission by License Serveyor, Shri Shashikant Laxman Jadhav of M/s Spaceage Consultant, Mumbai.
ii) File No. EB/1258/GS/A/CFO/1/Amend dated 02/03/2022.

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Shashikant Laxman Jadhav, License Serveyor,

In this case please refer to this office NOC under No. FBM/505/132 dated 12/08/2005 stipulating fire protection and fire fighting requirements for the proposed construction of high rise commercial building having ground floor on stilt + ground floor + 1st to 2nd Podium floor for car parking + 3rdfloor for offices, landscape area and entrance lobby + 4th floor partly for office use + 5th floor for office use + 6th floor for refuge area + 7th to 15th upper floors for office use with the total height of 63.00 mtrs from general ground level up to terrace level.

Further, amended NOC issued from this office under no. FBM/506/430 dated 28/12/2006 for amendments for the proposed construction of high-rise commercial building comprising of three wings, designed as Wing A, A1 & B. Wing-A &Wing-A1 having two level basements for car parking by way of 06.00 mtrs vide ramp at north, south and west sideand other utility purpose+ ground floor on stilt for car parking + two podium floors for car parking + 1st to 14thupper floors for office use with a total height of 73.10 mtrs. from general ground level up to terrace floor level and Wing-B having two level basement for car parking by way of 06.00 mtrs vide ramp and other utility purposes + ground floor on stilt for car parking + 2 podium floors for car parking + 1st to 16thupper floors for office use with the total height of 81.50 mtrs. from general ground level up to terrace level. The entire basement floor is accessible by 17 numbers of staircases having flight 01.50 mtrs. and 31 lifts, out of these 10 lifts will be treated as fire lifts.

Further, amended NOC issued from this office under No. FBM/505/177 dated 11/01/2007 for amendments for the proposed construction of high-rise shopping mall cum office building, comprising of three wings, designed as Wing-A, Wing-A1 &Wing-B. Wing-A having two level basements for car parking + ground floor + 2 upper floors with the total height of 16.80 mtrs from general ground level up to terrace level. Wing-A1 having two level basements for car parking + ground floor + tree podium floors + 15thupper floors (i.e. two level basement + ground floor on stilts + 18th upper floors) with the total height of 81.50 mtrs from general ground level up to terrace level and Wing B having two level basements for car parking + ground floor on stilt + 3 podium floors + 17th upper floors (i.e. two level basements + ground floor on stilt + 20thupper floors) with the total height of 89.90 mtrs from general ground level up to terrace level.

Further, amended NOC issued from this office under no. FBM/507/180 dated 21/1/2008 for the proposed refuge area for Wing-B on every alternate floor i.e. 4th, 6th, 8th, 10th, 12th, 14th& 16th floor level instead of earlier provided on 5th, 12th& 17th floor levels.

Further, please refer to NOC of part occupation to occupy and use of wing A-1 i.e. from 4th floor to 13th upper floors under no. FBM/508/150 dated 07/07/ 2008.

Further, amended NOC issued from this office under no. FBM/508/465 dated 20/01/2009 for amendments for the proposed construction of high-rise shopping mall cum office building comprising of three Wings, designed as Wing-A1, Wing-B &Wing-A. Wing-A1 having two level basements + ground floor on stilt + 1st to 3rd podium floors + 4th to 18th upper floors with the total height of 81.50 mtrs from general ground level up to terrace level. Wing-B having two level basements + ground floor on stilt + 3 podium floors + 4th to 20thupper floors with the total with the total height of 89.80 mtrs from general ground level up to terrace level and Wing-A having two level basements + ground floor on Stilt + 1st to 9th Car Parking floors + 10th to 45th upper residential floors with the total height of 184.90 mtrs from general ground level up to terrace level.

Further, please refer to NOC of part occupation to occupy and use of part portion of Wing-A1 from 14th floor to 18th upper floor under No. FBM/508/49 dated 27/01/09.

Further, please refer to NOC of part occupation to occupy and use of part portion of Wing-B from 3rd floor to 20th upper floors under no. FBM/508/277 dated 31/01/09.

Further, please refer to NOC of part occupation to occupy and use of part portion of Wing-A1and Wing-B from ground floor to 3rd floor under No. FB/HR/City/212 dated 29/7/2010.

Further, amended NOC issued from this office under no. FB/HR/City/492 dated 13/01/2011 for amendments for the proposed construction of high-rise building Wing-A1 and Wing-B and for construction of Wing-A2, Wing-A3, Wing-B1 and Wing-B2. Wing-A1 having two level basements + ground floor on stilt + 1st to 3rd podium floors + 4th to 19th upper floors with the total height of 85.70 mtrs from general ground level to terrace level. Wing-B having common two level basements +Ground floor on stilt + 1st to 3rd podium floors + 4th to 21st upper floors with the total height of 94.10 mtrs from general ground level up to terrace level. And architect also proposed to construct additional four Wingsi.e.Wing-A2 and Wing-A3 (Which will constructed instead of previously proposed Wing-A) and Wing-B1 and Wing-B2(Which will be adjoining to existing Wing-B). Wing-A2 having common two level basements (for Wing-A2 and Wing-A3) + Common Ground floor up to 9th upper floor for public parking lot + 10th to 22nd upper parking floors (for Wing-A2 and Wing-A3)+ Common 23rd floor level with the total height of 276.50 mtrs from general ground level up to terrace level. Wing-A3having common three level basements (for Wing-A2 and Wing-A3) + Common Ground floor up to 9th upper floor for public parking lot + 10th to 22nd upper parking floors (for Wing-A2 and Wing-A3) + Common 23rd floor level which will be having service area for lifts (for Wing-A2 and Wing-A3) 24th to 64th upper residential floors level with the total height of 272.50 mtrs from general ground level up to terrace level. Wing-B1 having common two level basements (for Wing-B, Wing B1 and Wing-B2)+ Ground floor +1st parking level + 2ndfloor part for parking, office and server room + 3rd to 8thupper floors with the total height of 39.50 mtrs from general ground level up to terrace level. Wing-B2 having common two level basements (for Wing-B, Wing-B1 and Wing-B2) + Ground floor +1st parking level + 2ndfloor part for parking, office and server room + 3rd to 8thupper floors with the total height of 39.50 mtrs from general ground level up to terrace level.

Further, amended NOC issued from this office under no. FB/HR/City/176 dated 09/09/2011 for the proposed construction of high-rise office building comprising of three wings, designed as Wing-A1, Wing-B, Wing-B1 and Wing-B2. Wing-A1 having two level basements + ground floor on stilt + 1st to 3rd podium floors + 4th to 18th upper floors with the IT Park building height of 81.50 mtrs from the general ground level up to the terrace level. Wing-B having common two level basements+ ground floor on stilt + 1stto 3rd podium and part office floors +4th to 20th upper floors for IT Park

building with the total height of 89.90 mtrs from general ground level up to terrace level. Wing-A2 having common two level basements (for Wing-A2 and Wing-A3) + common ground floor to 9th upper floors for part public parking lot for MCGM and part owner parking floor, club house floor(for Wing-A2 and Wing-A3) and then for Wing-A2 building having 10th to 51stupper residential floors with the total height of 212.50 mtrs from general ground level up to terrace level. Refuge area will be provided on the 8th, 13th, 25th, 31st, 37th, 43rd and 49th floor. Wing-A3will be having common two level basements(forWing-A2 and Wing-A3) +common ground floor to 9th upper floors for part public parking lot for MCGM and part owner parking floor, club house floor (for Wing-A2 and Wing-A3) and then for Wing-A2 building having 10th to 51st residential floors with the total height of 212.50 mtrs from general ground level up to terrace level. Refuge area will be provided on the 8th, 13th, 25th, 31st, 37th, 43rd and 49th floor. After club house floor Wing-A2 and Wing-A3 will be separated.

Further, please refer to NOC of part occupation to occupy and use of part portion of Wing-B1 and Wing-B2i.e. from ground floor to 8thupper floor under no. FB/HR/City/427 dated 31/03/2012.

Further, revised NOC issued by this office u/No. FB/HR/CITY/527 dtd. 04/04/2012 for the proposed construction of high-rise commercial office building Wing-A2 and Wing-A3. In which Wing-A2 comprising of common three level basements + ground floor on stilt + 1st to 4th public parking lot for MCGM + 5th to 8th for owners parking floor + podium with club house and R.G. at 9th floor + 10th to 51st upper residential floors with the total height of 212.50 mtrs from general ground level up to terrace level and 10th to 52nd upper floor for Wing-A3 with the total height of 216.50 mtrs.

Further, amended NOC issued from this office under online proposal u/no. CHE/CTY/1258/GS/A-CFO for the proposed construction of high-rise residential building i.e. Wing A2 & Wing-A3 and high rise IT Park building i.e. Wing A1, Wing-B, Wing-B1 & Wing-B2 i.e.

<u>Wing-A1</u> Comprising of two level basements for PPL + Ground floor + 1stfloor for entrance lobby + 2ndpodium floor for parking (with part void above entrance lobby) + 3rdpodium floor part for car parking and part for commercial offices (with part void above entrance lobby) + 4thto 18th upper floor for commercial& IT users having total height of 81.50 mtrs. from general ground level up to terrace level.

<u>Wing-A2</u> Comprising of three level basements (i.e. 1st&2ndbasement level for PPL and 3rdbasement level for services) + ground floor for part entrance lobby and part for PPL & residential services + 1stfloor part void for lobby, part for PPL and part for owners car parking + 2ndto 4thpodium floor for PPL + 5th to 8th podium floors for owners car parking + 9th podium floor for club house, fitness centre and car parking +

10th floor part for services & part for residential + 11th to 51st upper residential floors with a total height of 212.50 mtrs. from general ground leve lup to terrace level. Service floor proposed on 10th,14th,20th,26th,31st,36th,42nd, 46thfloor.

Wing-A3 Comprising of three level basements (i.e. 1st& 2ndbasement level for PPL and 3rdbasement level for services) + ground floor for part entrance lobby, and part for PPL & part for services + 1st floor partly for lobby and partly for car parking + 2ndto 8thpodium floors for car parking with 8thfloor having stack car parking + 9thpodium floor for club house, fitness centre and car parking + 10thfloor for part service & part residential + 11th to 50thupper residential floors with a total height of 208.50 mtrs. from general ground level up to terrace level. Service floor proposed on 10th,14th,20th,26th,31st,36th,42nd and 46thfloor.

Wing-B Comprising of two level basements for PPL + Ground floor + 1stfloor for entrance lobby and for car parking + 2ndpodium floor for car parking + 3rdto 20thupper floors for IT/Commercial users with a total height of 89.90 mtr. from general ground level up to terrace level.

Wing-B1 Comprising of two level basementsfor PPL + Ground floor + 1stpartly for car parking & partly for IT/Commercial + 2ndpodium floor for car parking + 3rdto 8thupper floors for IT users with a total height of 39.50 mtr. from general ground levelup to terrace level.

Wing-B2 Comprising of two level basements for PPL + Ground floor + 1stfloor part for car parking and part for Commercial/IT use + 2ndpodium floor for car parking & services + 3rd to 8thupper floors for IT/Commercial user with a total height of 39.50 mtr. from general ground level to terrace level.

Now, Mr. Shashikant Laxman Jadhav, License Serveyor of M/s Spageage consultants, vide his online application u/no. **EB/1258/GS/A/CFO/1/Amend** dated 02/03/2022, has reported that as per amended NOC stipulating fire protection and fire fighting requirement for proposed high rise residential wing i.e. A2 Wing comprising of 03 nos. of basement (i.e. 1st & 2nd basement level for PPL and 3rd basement level for residential services) + Ground floor for part entrance lobby with PPL & residential services + 1st floor partly void for lobby and and partly for PPL + 2nd to 4th podium for PPL + 5th to 8th podium floor for owner parking + 9th podium floor for fitness centre and owner parking + 10th floor for part service floor & part residential + 11th to 51st upper residential floors with height 212.50 mtr. From general ground level to terrace and Wing A3 comprising of 03 nos. of basement (i.e. 1st & 2nd basement level for PPL and 3rd basement level for residential services) + Ground floor for part entrance lobby with PPL & residential services & community hall + 1st floor partly for lobby and partly for PPL parking + 2nd to 4th podium for PPL + 5th to 8th podium floor for owner parking + 9th podium floor for fitness centre and owner parking + 10th floor for part service floor & part residential + 11th to 50th upper residential floors with height 208.50 mtr. from general ground level to terrace on plot bearing C. S. No. 841, Jupiter Mills of Lower Parel Division, Mumbai, has completed and stipulated fire protection & firefighting

requirements specified in above mentioned approvals are complied with and requested to issue compliance of stipulated fire protection & firefighting requirements for occupation to occupy & use the same.

On receipt of the letter from the Architect, Senior Officer of this department visited the above referred building on 24/03/2022 to verify and ensure the compliance of fire protection & firefighting requirements stipulated by this department vide above referred approvals, related to the above mentioned building i. e. the firefighting requirements such as manual fire alarm, automatic smoke detection system, Automatic sprinkler system, gas detection system etc. The said installations were tested & found in a good working order at the time of inspection. Portable Fire Extinguishers were found installed at the conspicuous places and same were found in good working condition at the time of inspection. (Photos & videos of the provided fire-fighting & protection system is uploaded herewith).

The Architect has submitted following documents :-

1) Area Certificate-BUA area letter dated 29/03/2022 by Mr.Shashikant Laxman Jadhav Architect of M/s Spaceage Consultant.
2) Form-A issued by Govt. Approved Licensed agency M/s Argus Electronics Security Systems Pvt. Ltd. (lic. No. MFS-LA/RD-200 for the installation of detection system & Gas leak detectors.
3) Form-A for FRD by Govt. Approved Licensed agency M/s World of Hollow Metal Solutions (lic. No. MFS-LA/2019/RP-0073.)
4) Form-A for FRD by Govt. Approved Licensed agency M/s Matrix Architectual Solutions (lic. No. MFS-LA/2019/RP-0073.
5) Form A along with Anexure for the installation of Fixed Fire Fighting System, sprinkler system of the building issued by Govt. Licensed Agency M/s Monsher Fire Protection System Pvt. Ltd., (Lic. No. MFS-LA/RF-334/RD-307.
6) Structural Stability Certificate by Mr. Achyut Watve, Structural Engineer of M/s JW Consultants LLP having Reg. No. STR/W/10.

In view of above all as far as this department is concerned, there is no objection for occupation to occupy & use high rise residential wing i.e. A2 Wing comprising of 03 nos. of basement (i.e. 1st & 2nd basement level for PPL and 3rd basement level for residential services) + Ground floor for part entrance lobby with PPL & residential services + 1st floor partly void for lobby and and partly for PPL + 2nd to 4th podium for PPL + 5th to 8th podium floor for owner parking + 9th podium floor for fitness centre and owner parking + 10th floor for part service floor & part residential + 11th to 51st upper residential floors with height 212.50 mtr. From general ground level to terrace and Wing A3 comprising of 03 nos. of basement (i.e. 1st & 2nd basement level for PPL and 3rd basement level for residential services) + Ground floor for part entrance lobby with PPL & residential services & community hall + 1st floor partly for lobby and partly for PPL parking + 2nd to 4th podium for PPL + 5th to 8th podium floor for owner parking + 9th podium floor for fitness centre and owner parking + 10th floor for part service floor & part residential + 11th to 50th upper residential floors with height 208.50 mtr. from general ground level to terrace on plot bearing C. S. No. 841, Jupiter Mills of Lower Parel Division, Mumbai,

However, it will be the responsibility of Occupier/Owner/Society of the building to maintain all Fixed Fire Fighting system installation requirements as stipulated in the N.O.C.s issued by this department.

- **The Concerned has paid scrutiny fees from time to time as mentioned below:**

Sr. No.	Type of Proposal	Total gross built up area Sq.Mtrs	Scrutiny fees paid Rs.	Receipt No./ SAP Receipt No.	SAP Doc. No.	Date
A	FBM/505/132 dt. 12/08/2005	193900 Sq. Mtr,	19,39,000/-	472920	----------	04/08/2006
B	FBM/506/430 dt. 28/10/2006	86600 Sq. Mtrs.	8,66,000/-	261044	----------	18/12/2006
C	FBM/508/49 dt. 27/01/2009	118050 Sq. Mtr.	11,80,500/-	0467519	1000227482	19/01/2009
D	FB/HR/City/176 dt. 09/09/2011	2,03550 Sq. Mtr,	40,71,000/-	--------	1000755506	16/12/2010
E	CHE/CTY/1258/GS/A-CFO	4,81,939Sq. Mtr.	1,50,76,572/-	--------	1003275255	20/04/2018

Now the Architect vide his letter dated 29/03/2022, has certified that the gross built up area as 2,03,939.00 sq. mtrs. for the above mentioned high rise residential Wings i.e. Wing A2 & Wing A3. And the scrutiny fee is already paid. However, these remarks are for the Occupation, hence the scrutiny fees is not dealt with.

The Architect has also mentioned in his letter that the layout is having 2 residential building and 4 commercial buildings and the total construction area is 4,81,939 Sq. Mtr. Out of which 4 commercial building has been obtain occupation certificate in the year 2013, prior to the circular of fire service fee levy and the area under consideration now for the 2 residential building is 2,03,939.00 Sq. Mtrs. for which the party has paid Fire Service Fee of Rs. 30,59,085/- online vide challan No. CHE/CFO/80667/22 dated 26/03/2022.

However, the Architect is requested to verify the gross built up area and inform this department if it is more for levying scrutiny fees and Fire Service Fees. The Architect is also requested to verify Civil work & all other requirement pertaining Civil Engineering side including Open spaces, passages, internal changes if any, Electric shaft & Other ducts / voids, Common corridors, Doors, Windows, Civil work, Emergency lighting, amendments or other approvals, height & Floor occupancy, F.S.I. etc. & inform this Department if it is not as per norms, if necessary.

This compliance of stipulated fire safety measures stipulated for above mentioned part of the building is issued from Fixed Fire Fighting System Installation point of view in respect to online application received from the Architect, without prejudice to legal matters pending in Court of Law if any.

It will be the 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 of the inspection, this department or inspecting officer is not responsible. The party shall give annual maintenance contract for fire-fighting equipment's to registered license agency & submit B-Form certificate at every six months (In January & July), as per Fire Prevention and Life Safety Measures Act 2006.

SURENDRA KRISHNA SAWANT
Digitally signed by SURENDRA KRISHNA SAWANT
Date: 2022.03.30 00:44:15 +05'30'

Asst. Divisional Fire Officer
Inspecting Officer

ANIL VASANT PARAB
Digitally signed by ANIL VASANT PARAB
Date: 2022.03.30 17:29:53 +05'30'

Divisional Fire Officer
(verified by)

HEMANT DATTATRAY PARAB
Digitally signed by HEMANT DATTATRAY PARAB
Date: 2022.03.30 21:30:32 +05'30'

Chief Fire Officer {i/c)
Approved by