

BRIHANMUMBAI MUNICIPAL CORPORATION
MUMBAI FIRE BRIGADE

Sub: Provisional Fire Safety Approval for the proposed amendments cum addition/alterations in the existing Low-Rise School building on plot bearing C.T.S No. 1035 (pt), of Village Versova at Yari Road, Andheri (W), K/W- Ward.

Ref: 1) Online submission from **Mr. Prakash Sadashiv Sapre, Architects**
2) File No. **CE/4350/WS/AK/CFO/3/Amend**

NAME OF OWNER:
Children Welfare Centre

In this case, please refer to the N.O.C. issued by this office vide no. CE/4350/WS/AK-CFO dated 09/07/2018, stipulating firefighting and fire protection requirements for the proposed extension to the existing Low Rise School building having ground floor + 5 upper floors with a total height of 21.30 mtrs. from general ground level up to terrace level.

Further part occupation certificate was issued by E.E.B.P.(W.S.) vide no. CE/4350/WS/AK dated 02/04/2008 for Ground + 3 upper floors and part occupation certificate vide no. CE/4350/WS/AK of 10 August 2017 for 4th & 5th floor.

Further, fire safety requirement letter was issued vide no. CE/4350/WS/AK/CFO/2/Amend dated 02/10/2022 for the proposed extension to the existing Low Rise School building having ground floor + 1st to 6th upper floors (6th floor part) with a total height of 28.00 mtrs. from general ground level up to terrace level.

Now, the Architect has uploaded amended plans for approval & proposed the following modifications:

- 1) Architect has changed the location of U.G. tank & Pump room at ground floor as shown on the plan.
- 2) Architect has proposed minor changes on each floor as shown on the plan.
- 3) There is changed in floor wise user for the building and is as follows.

Floors	Details of Users
Ground floor	Bank + U.G. tank + Pump room + Server room + Strong room + Gym + Visitor room + Principal rooms + Conference room + Common room for Boys & Girls + Pantry + Staff kitchen + School Kitchen + Rooms + Account office + Sport room + Activity room + Toilets etc.
1 st floor	11 Class rooms + Science lab + Staff room + Art room + Store rooms + Stationary + Toilets etc.
2 nd floor	12 Class rooms + Examination room + Staff room + Store room + IT lab + Toilets etc.
3 rd floor	11 Class rooms + Library + Degree college office + Principal offices + Store room + Toilets etc.
4 th floor	07 Class rooms + Computer lab + Meeting room + Staff room + Exam room + Store room + Toilets etc.
5 th floor	07 Class rooms + AV room + Common room + Store room + Toilets etc.

6 th floor (part)	03 Class rooms + Pantry + Serving area + Yoga area + Part terrace open to sky (Treated as refuge area)
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- 4) There is change in parking statement as shown on the plan.

As per the Architect, there are no any other changes except above amendments.

The proposal is considered favorably in view of the facts that:

- i) Provisional Fire Safety Approval from this department for the above-mentioned building is already issued U/no: CE/4350/WS/AK-CFO dated 09/07/2018 & CE/4350/WS/AK/CFO/2/Amend dated 02/10/2022 and this fire safety requirement letter is for certain amendments only.
- ii) The plot abuts on Existing 13.40 mtrs wide Road on East side as shown on the plan by Architect.
- iii) The site abuts on 18.30 mtrs. wide Yari Road east side which is accessible for fire appliance in case of Emergency.
- iv) The fire-fighting measures are already recommended for the said building in earlier fire safety requirement letter.
- v) Any additional fire safety requirements for proposed building recommended in future from Mumbai Fire Brigade Officer before final occupation shall be complied with.

Architect has applied online to this department as per E.O.D.B., Hence Architect has requested to get the plans scrutinized as per DCPR-2034, get verified & confirmed by competent authorities. All the other requirements pertaining to civil Engineering side including width of the access road, open spaces, corridors, staircases, height, Floor occupancy, location, refuge area & its height etc. as proposed, shall be verified from competent authority and if these plans are not approvable then these fire protection and fire-fighting requirements shall be treated as cancelled. Proposal shall be referred-back to this department for fresh fire protection and fire-fighting requirements. Till then further process of issuing IOD/F.C.C./O.C. shall not be permitted by the competent Authority.

In view of the above as far as this department is concerned, this requirement letter is issued from a fire safety point of view for the proposed above-mentioned amendment cum addition/alteration in existing Low Rise School building having ground floor + 1st to 6th upper floors (6th floor part) with a total height of 28.00 mtrs. from general ground level up to terrace level., signed in token of approval subject to satisfactory compliance with the following requirements;

- 1) **All the requirements stipulated in earlier fire safety requirement letter issued by this department u/no. CE/4350/WS/AK-CFO dated 09/07/2018 & CE/4350/WS/AK/CFO/2/Amend dated 02/10/2022 shall be strictly adhered to entire building from Ground floor to terrace floor.**

➤ **Scrutiny Fees:**

Earlier, party had paid Scrutiny fees of Rs. 1,61,379/- vide, Sap Receipt no. 0079096 & Sap. Doc. No. 1003306650 dated 31.05.2018 on the total built up area of 5977 Sq. mtrs. as certified by the Architect.

Further, Architect vide his letter dated 24/09/2022 has certified the gross built up area as 6964.00 sq mtrs. and party has paid the additional scrutiny fees of Rs. 1,08,621/- for additional area i.e. 987.00 sq.mtrs.vide online receipt no. CHE/BP/92937/22 dated 26/09/2022.

Now, the Architect vide his letter dated 28/05/2025 has certified the total gross built-up area as 7100.00 sq. mtrs. for the said building and as per the present norms, the party has paid additional scrutiny fees of Rs. 25,000/- vide Online Receipt No. 19/3/2025/42087 dated 19/03/2025 & Rs. 87,890/- vide Online Receipt No. 30/5/2025/47023 dated 30/05/2025.

However, E.E.B.P.(W.S.) is requested to verify the gross built-up area and inform this department if the same is found to be more for levying the additional scrutiny fees if any.

➤ **Fire & Emergency Service Fees:**

Earlier, As per MFS & LA 2006, u/s. 11(1) & as certified by the architect in the classification of building stated in schedule II/part I/ part III, the party had paid the additional fire service fees of Rs. 69,640/- vide online receipt No. CHE/CFO/93033/22 dated 27/09/2022 on the total gross built-up area of 6964.00 sq. mtrs.

Architect has certified height of the building as 28.00 mtrs & total built up area 7100.00 Sq. mtrs. for the said Low-rise School building & as per schedule II of section 11(1) of Maharashtra fire prevention & life safety measure act 2006, and circular from Directorate of Maharashtra fire & Emergency service vide no. मअसे-2023-59/895 dated 02/06/2023, Fire & Emergency Service fee is applicable from 30/05/2023. In this regard, as pe BRC 78, Dated-15.03.2024 & letter MFS/51/2024/481., dated-11.03.2024 regarding guidelines for calculating Fire & Emergency Service fees from Director, Maharashtra Fire Services party has paid Fire & Emergency Service Fee of Rs. 21,624/- vide online receipt no. 30/5/2025/47023 dated 30/05/2025.

Note:

- 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 ARCHITECT attached herewith and these parameters shall be certified by the ARCHITECT
- 3) E.E.B.P.(W.S.) shall examine the proposal in context with the relevant Regulations of DCPR-2034.
- 4) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system cum down comer, public address system, manual fire alarm system shall be got approved from CFO.
- 5) The area, size, etc. for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, Fire duct, electrical duct etc. to be verified & examined by MEP Consultant.
- 6) Separate necessary permission for any licensable activity shall be obtained from concerned authorities of MCGM/CFO'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 gates.

- 8) This recommendation letter is issued only from Fire Protection & Fire-Fighting requirements point of view on behalf of the online application from ARCHITECT. If any matter pertaining to authenticity or legality shall be cleared by concerned Owner/Occupier/Developer/ ARCHITECT, 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 ARCHITECT/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 and Life Safety Measures Act 2006, it is the liability of Owner/Occupier to provide the Fixed Fire Fighting installations and shall be maintained in good working order & in efficient condition all the time, in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- 11) This approval is issued without prejudice to legal matters pending in court of law, if any.

MAHENDRA
YESHWANT
MITHBAONKAR

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MAHENDRA YESHWANT
MITHBAONKAR
Date: 2025.06.02 22:18:52
+05'30'

**Divisional Fire Officer
(Scrutinized & Prepared)**

HARISHCHANDRA
RAGHU SHETTY

Digitally signed by HARISHCHANDRA RAGHU SHETTY
DN: cn=HARISHCHANDRA RAGHU SHETTY, o=MAHARASHTRA FIRE
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FIRE PROTECTION & FIRE-FIGHTING DEPARTMENT, email=HARISHCHANDRA.RAGHU.SHETTY@MAHARASHTRA.FIREPROTECTION.GOV.IN, c=IN

**Deputy Chief Fire Officer
Final Approval**

Copy to:

- 1) **E.E.B.P.(W.S.)**
- 2) **Mr. Prakash Sadashiv Sapre, Architects**