

**BRIHANMUMBAI MUNICIPAL CORPORATION**  
**MUMBAI FIRE BRIGADE**

**Sub:-** Final Fire Safety Approval from fire protection & firefighting requirements point of view to Low-Rise school building on plot bearing C.T.S. No. 1418(PT), 1420 & 1422 of Village Mulund (West), at Patel Road, Mulund (West), Mumbai-400 080 in "T" Ward.

**Ref: -** Online application uploaded by Architect, Mr. Sachin S. Sulkude of M/s. Nasa Architectural Consultants Pvt. Ltd. vide File No. CE/4442/BPES/AT-CFO/1/New.

**Sheth Motibhai Pachan Rashtriya Shala,**  
**Owner.**

In this case, please refer to N.O.C. stipulating fire protection and firefighting requirements issued under No. CE/4442/BPES/AT-CFO/1/New dated 01.08.2023, for the proposed construction of low-rise school building having a basement (-03.05 mtrs.) + ground floor part on stilt + 1<sup>st</sup> to 4<sup>th</sup> upper floors with a total height of 17.97 mtrs measured from general ground level up to terrace level.

Now, the Licensed Surveyors vide his letter uploaded online, has intimated about the completion of construction work of said low-rise school building having a basement (-03.05 mtrs.) + ground floor part on stilt + 1<sup>st</sup> to 4<sup>th</sup> upper floors with a total height of 17.97 mtrs measured from general ground level up to terrace level & now reported compliance of fire safety measures stipulated vide above referred NOC by this department & requested to issue for final fire safety approval.

On receipt of submission through the application from the Licensed Surveyors, a senior officer of this department visited & inspected the site to verify & ensure the completion of all fire protection & fire-fighting requirements stipulated by this department vide above-referred N.O.C.s where it was observed that the party has complied with the fire protection & fire fighting requirements stipulated by this department vide above-referred N.O.C.s.

During the site inspection, the fire-fighting requirements such as Pressurized wet riser, automatic sprinkler system, automatic smoke detection system, fire pump, sprinkler pump, jockey pumps, external hydrants, manual fire alarm system, P.A. system, hose reel hose etc. were tested & found in good working order and the party has also provided fire extinguishers & sand buckets as mentioned in the above referred N.O.C.s.

**The Architect has submitted the following documents online -**

1. **Area Certificate** submitted by Architect, Mr. Sachin S. Sulkude of M/s. Nasa Architectural Consultants Pvt. Ltd for the total gross built-up area 3816.00 sq.mtrs., dated 24.02.2023.

2. **Structural stability certificate** dated 16/02/2024 issued by, Mr. Bhavin Shah, Consulting Structural Engineer having Reg. No. State/S/258.
3. **Form-'A' certificate** dated 11.07.2024, for installation of firefighting & detection system from M/S New Life Fire & Security System, License No. MFS / LA / RF-14/RD-13.
4. **Form 'A' for FRD** from M/s. Vijaya Enterprises dated 27.11.2024 from the government-approved Licensing agency, bearing License No. MFS-LA/RF-157/RD-149/RP-58.
5. **Electrical work completion certificate** dated 28.01.2025, from Govt. Approved Licensed Electrical Contractor M/s. Hina Electricals, having License No. M.C. 32544 registered with Energy, Industry & Labour Department of Govt. of Maharashtra.
6. **Lift certificate** Licensed Surveyors has also submitted Passenger Lift certificate (License no.87413 for working of the Lift) from the Chief Electrical Inspector of PWD.

As per above referred N.O.C., the party has provided underground water storage tank. However, Hydraulic Engineer requested to verify the capacity of the water storage tank. The Party has provided an alternate source of electric power supply with provision of changeover switch from separate Sub Station. The refuge area for the building is provided at Terrace floor of the building.

The party shall give annual maintenance contract for the firefighting system to the licensed agency for the period of 5 years. A certificate i.e. Form "B" shall be submitted every six months (In January & July) to this office regarding good working condition of the firefighting system as per Maharashtra Fire prevention and life safety Measure Act. 2006.

In view of the above, as far as this Department is concerned, this final fire safety approval for completion from a fire protection & firefighting requirements point of view is issued to obtain the Occupation Certificate for low-rise school building having a basement (-03.05 mtrs.) + ground floor part on stilt + 1<sup>st</sup> to 4<sup>th</sup> upper floors with a total height of 17.97 mtrs measured from general ground level up to terrace level.

However, all the fire-fighting installations inspected by this department on the day of inspection were found in good working order. It shall be the responsibility of the owner-occupier to observe the fire safety measures and maintain the fire-fighting system in good working order from the next day of the inspection. If any item or requirements if missing from the next day, this department or inspecting officer is not responsible for the same, accordingly, the BCC is to be issued. However, it shall be the responsibility of the owner/occupier/co-operative society, whatever the case may be, to maintain all fire protection & fire-fighting equipment in working condition at all times. All occupiers shall be trained to fight the fire in the incipient stage. Electrical audit of entire premises shall be done periodically under the supervision of competent authority to prevent electric fires in future.

The Licensed Surveyor vide his letter has certified the total gross built-up area as 3816.00 sq. mtrs. for the proposed low-rise educational school building and party has paid scrutiny fees of Rs. 2,70,000/- vide online receipt no. 27/2/2023/000655 dated 27/02/2023 & Rs.70,000 vide receipt No. 0465951/52/53 & SAP Doc. No. 1004621840 dated 30.05.2023.

However, E.E.B.P.(E.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.

Licensed Surveyor has certified height of the building as 17.97 mtrs. & Total built-up area 3816.00 sq. mtrs. for the said low-rise educational school building & as per Schedule II of Section 11(1) of Maharashtra Fire Prevention & Life Safety Measure Act. 2006, has paid Fire Service Fee of Rs. 50,000/- vide online receipt No. 2/3/2023/000849 dated 02/03/2023.

If any complaint/issues raised in future regarding the access road & installation of firefighting system & any matter pertaining to authenticity or legality of the structure &/or addition/alterations/amalgamation/amendments in the structure shall be cleared by concerned Owner/Occupier /Developer/ Architect/ License Surveyor/ Society etc.

However further additions/ alterations/ amalgamation/ subdivision/ amendment if any, during the construction work & thereafter, the License Surveyor/Architect shall get it approved from concerned competent authority & Municipal Authority before occupying the premises also necessary permissions/Licenses shall be obtained from concerned competent Municipal Authority before starting any trade activity u/s. 394/390 of MMC Act in the any part of the building.

E.E.B.P (E.S) shall verified civil work, interior work and all other requirements stipulated in all NOC issued by this department, pertaining to Civil Engineering side including open spaces, set back, width s of the abutting road/access road, internal access road, right of way/Common open space with adjoining building if any, all shafts, ducts, voids, AVS, LMR, OH & UG tank and its capacity, floor occupancy/floor wise user, common corridors, lift lobby and its ventilation, travel distance, electric meter rooms, pump room, lifts shafts, staircases, doors, windows, balcony, canopy, height of the building, refuge area, compound wall, removal of construction GI sheet barricading, pavement, gates & its width, trees, elevation futures if any, structural stability etc. and also any additions/alterations/ amendments other than approved plans as well as gross built up area shall be verified before grant of any permission (i.e. amended CC/O.C./B.C.C.), if found any contradiction, the said completion certificate shall be referred back to this department for offering fresh remarks from fire safety point of view. If any matter in this case, violates DCR 1991/DCPR-2034, then final O.C./B.C.C. shall not be issued.

The concerned Builder/Developer/Owner/Occupier/Society as the case may be shall give annual maintenance contract of fix fire-fighting system & equipment's to

the registered License Agency & upload the Form 'B' at every 06 months (In January & July) online in BMC portal for Mumbai Fire Brigade (Link: <https://portal.mcgm.gov.in/irj/portal/anonymous/qlupload>) as per Maharashtra Fire Prevention & Life safety Measures Act. 2006. Also Builder/Developer/Owner/Occupier/Society should co-ordinate with Mumbai Fire Brigade after every six months with Inspecting/Nominated Officer of this region & owner, occupier and security guards have to follow the guide line for Fire Drill & Evacuation Procedure as per Annex D, clause 4.11 of NATIONAL BUILDING CODE OF INDIA-2016. Strict Compliance of the stipulated fire safety measures is for minimizing the chance of occurrence/spread of Fire through active & passive measures. The consequential life & property loss due to fire, due to any noncompliance at any instance the owner/user will be solely responsible.

This Final Fire Safety approval is issued from fire protection & firefighting installation point of view for the above said Low-rise Residential building without prejudice to legal matters pending in court of law if any & as per inspection report submitted by the Inspecting Officer.

SHAILESH  
SADANAND  
KUDTARKAR  
Digitally signed by  
SHAILESH SADANAND  
KUDTARKAR  
Date: 2025.04.27  
13:24:59 +05'30'

**Asst. Div. Fire Officer  
(Inspecting Officer)**

RAJENDRA  
BAJARANG  
GHADGE  
Digitally signed by  
RAJENDRA  
BAJARANG GHADGE  
Date: 2025.04.28  
15:19:29 +05'30'

**Divisional Fire Officer  
(Primary Approval)**

**Chief Fire Officer  
(Approved by)**

**Copy to: 1) E.E.B.P (E.S)  
2) Architect, Mr. Sachin S. Sulkude  
of M/s. Nasa Architectural Consultants Pvt. Ltd.**