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To
Shri Santosh Warrick
Director
Maharashtra Fire Service

Sub: Request to consider suggestions with regard to Fire department approval for Building construction

Respected Sir

At the onset, CREDAI-MCHI would like to thank you for your guidance and support on constant basis in resolving the issues faced by our developer members with regard to approval from CFO department in various regions.

We had a multiple meeting with you and your department on 10th Feb 2022, 23rd Feb 2022 and 22nd April 2022 and our discussion on various suggestion to ease the process of CFO NOC from fire department. We are fortunate to have your guidance in finalizing few points and suggestion will help in the resolving the issues faced by developers.


Please find attached herewith Minutes of Meeting, we had under leadership wherein we humbly request to kindly take necessary action on the same.

We hope that our humble submission will be consider positively, also we assured to continuously work with fire department on various other issues.

Thanking you for your continuous support.

Yours faithfully,
For CREDAI-MCHI


Boman Irani
President


Dhaval Ajmera
Hon. Secretary

Minutes of meeting held at Office of Director of Maharashtra Fire Service, Kalina

Venue - Directorate of Maharashtra Fire Service, Kalina

Attendees - Director (MFS), CREDAI-MCHI, PEATA members and architects

Date - 10.02.2022, 23.02.2022 & 22.04.2022

Following points were discussed with Shri Santosh Warrick:

A) Points related to UDCPR

S. No.	Points discussed	Discussion / Query	Conclusion / Further Action Decided in meeting 10/2/2022	Conclusion / Further Action Decided in meeting 23/2/2022	Conclusion / Further Action Decided in meeting 22/4/2022
1	Travel Distance	Whether travel distance is to be measured from exit door to staircase, Or from remotest point in room. Travel distance from the exit door as per DCPR is till the staircase this should be formalize for UDCPR as well	There are two types of travel distance – Internal & External Regulation specifies limit for external travel distance, i.e. from exit of door to staircase.	Travel distance shall be counted from the farthest point of the room. It has to be measured from the remotest point of the room.	It was agreed by Director MFS office that Travel distance shall be counted from the farthest point of the room. It has to be measured from the remotest point of the room.
2	Fire Tower	Clarity required on manner of provision Clarity of location of Fire Tower (Landing /Mid landing)	1) Entry to fire tower lift shall be provided preferably from landing level. UDCPR allows entry from landing level or mid landing level. 2) Fire chute and lowering device is discouraged. Fire tower shall be the only option for building height above 70 m. (Corrigendum is requested)	It has been decided to do it from the landing level. It was agreed to have fire tower from landing level and the level of the staircase shall be kept 75mm higher than the lobby level	It was agreed by MFS office that the level of the staircase of Fire Tower should be kept higher by 75 mm than the other lobby level - necessary circular will be issued by MFS.
3	Basement Ventilation	a) Whether 2.5% cutouts for natural ventilation are mandatory vertical	Either natural ventilation or mechanical ventilation shall be provided. In case of mechanically	Either natural ventilation or mechanical ventilation shall be provided	It was agreed by Director MFS office that either natural ventilation or mechanical ventilation shall be considered - an

		b) Horizontal openings in the plinth elevation and ramp should be accepted in 2.5% clarity is requested	ventilated basement, provision of 2.5% cutouts need not be mandated.	It was agreed to allow either mechanical or natural ventilation shall be considered, an appropriate clarification will be issued in this regard	appropriate clarification will be issued in this regard by MFS
4	Maximum height of MLCP	<p>1) In case of standalone parking building / parking tower, height up to 45 m is being allowed.</p> <p>2) In case of parking podium / parking floors proposed below habitable floors, height upto 30 m is being allowed.</p> <p>3) In case of parking tower integrated within the profile of the building, then parking tower height should be at par with height of the building</p>	<p>In case of standalone parking building / parking tower having mechanized parking, height up to 70m may be allowed.</p> <p>(Point to be discussed with Shri. Warrick before concluding the above)</p>	<p>Case studies to be provided for discussion, but parallelly they had finalized that</p> <p>1) Podium 30 mtrs. is acceptable,</p> <p>2) independent MLCP shall be 45 mtrs. and</p> <p>1) Mechanical tower can go to 90 mtrs. or the height of the building. It should not go beyond the height of the building. Hence, case it is decided to provide case studies on the same and final decision can be taken.</p>	<p>It was agreed by the MFS office that the height of independent MLCP shall be 45 m, Mechanical parking towers corresponding height of the approved building or upto 90 mtrs whichever is lower shall be permitted and Height of MLCP on podium shall be 30 mtrs - appropriate circular will be issued by MFS department.</p>
7	Refuge area provision	Whether cantilever open to sky refuge area may be permitted ?	<p>Same may be permitted as per UDCPR</p> <p>(Point to be discussed with Shri. Warrick before concluding the above)</p>	Agreed. Covered cantilever refuge area till 3 mtrs. outside the building line can be permitted.	It was agreed by the MFS office that Covered cantilever refuge area until 3 mtr outside the building line can be permitted and appropriate circular will be issued by MFS department.
8	CFO NOC shall be standardized	There is lack of uniformity for CFO NOCs	Shri Warrick informed that the Fire NOC will be standardized as part of online BPAMS system. Same is expected	Agreed. We can make an annexure of standardized points e.g. for 70 mtrs, for 100 mtrs. for 150 mtrs. and for any specific projects, it	Draft of Standardized CFO NOC for various building heights shall be prepared and sent for approval to appropriate authorities.

			<p>to be implemented by March end.</p> <p>Every committee members is requested and emphasized that the format of CFO noc and also the codes and regulation should have uniformity in DCPR as well as in UDCPR.</p>	<p>can be added as additional. Can make a general annexure.</p>	
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B) Common Points related to DCPR 2034 & UDCPR

Sr. No.	Points discussed	Discussion / Query	Conclusion / Further Action Decided in meeting 10/2/2022	Conclusion / Further Action Decided in meeting 23/2/2022
1	Fire rating for Lift Door	<p>Clarity required on fire rating</p> <p>Car case door need to be fire rated clarity requested</p> <p>It was also insisted to have glass on landing door clarity is requested</p>	Lift landing doors are required to be one-hour fire rated.	It was agreed that Outer door of the lift should be fire rated and lift cabin door is not required.
2	Fire rating of glass facade	<p>Clarity required on fire rating of glass façade.</p> <p>External glazing need not be fire rated, if open spaces and additionally drencher is provided, clarity is requested.</p>	If sprinklers are proposed as per NBC, then fire rating requirement for glass façade is not mandatory.	Sprinkler as per NBC is allowed. No requirement of Glass Fire rating.