



बृहन्मुंबई महानगरपालिका
मुंबई अग्निशमन दल

प्रमुख अग्निशमन अधिकारी यांचे कार्यालय,
भायखळा समादेश केंद्र इमारत,

१ ला मजला, बापूराव जगताप मार्ग,
भायखळा, मुंबई - ४०० ००८.

दूरध्वनी : ०२२-२३०० १३९३/९४/९५

फॅक्स : ०२२-२३०० १३९२

ईमेल : cfo.mfb@mcgm.gov.in

क्रमांक : FB/H/242

दिनांक : 31/05/2024

To,

Shri Manojkumar Dubal

President of PEATA

Unit No. A-103, 1st floor,

New Udyog Mandir No.2,

Behind Johnoson & Johnson,

7-C, Mogul Lane, Mahim (W),

Mumbai - 400016.

विषय: Minutes of Meeting on PEATA / MCHI Representation.

उपरोक्त विषयासंदर्भात उप आयुक्त (वित्त) यांच्या दालनात दिनांक 12.04.2024 रोजी 1500 वाजता प्रमुख अभियंता (मालमत्ता), प्रमुख अग्निशमन अधिकारी, PEATA & MCHI यांचे प्रतिनिधी यांच्या समवेत बैठक आयोजित करण्यात आली होती. सदर बैठकीमध्ये झालेल्या चर्चेचे इतिवृत्त आपल्या माहितीकरीता सोबत जोडण्यात आले आहे.

सविनय सादर.


(सं.दा.सावंत)
प्रमुख अग्निशमन अधिकारी(प्र)

SUB: MINUTES OF MEETING ON PEATA / MCHI REPRESENTATION

In order to streamline the procedure in issuance of CFONOC and other related issues in respect thereof series of meetings, were held from October 2023 to Jan 2024 in the chamber of Jt. MC (Improvement) when CHE(DP), CFO,EE (MCO), PEATA & MCHI representative were present. The various issues were deliberated at length & Pointwise decision taken in the meeting is as below:

	Issue Raised	Discussion	Action
A	Issue discussed with respect Format of CFO NOC		
1	Title of CFO NOC /clearance	NOC from Fire Department to be titled as "Provisional Fire Safety Approval / Clearance" as per DCPR provisions by discontinuing the issuance of NOC as present practice of "Fire Protection Measures & Firefighting Safety requirement".	Agreed
2	Issuance of NOC in the name of Developer / Owner/ Project Proponent/applicant	"Provisional Fire Safety Approval / Clearance" is required to be issued in the Name of Developer / Owner/ Project Proponent as the applicant is the developer / owner/ Project Proponent and CC thereof to LS/ Architect, inline with issuance of IOD, CC & OCC which are issued in the name of the developer / owner/ project proponent.	Agreed
3	Issuance of Plans with respect to CFO completion certificate	While issuing NOC for BCC/OCC, plans shall be issued. In all other NOC's completion certificate with Completion plans are being issued.	Agreed, subject to joint inspection by CFO & BP Department on issuance of CFO "Final Fire Safety Approval / Clearance" for completion / OCC along with completion plans, B.P.Dept will sign at the time of issuance of OCC/BCC by B.P.Department Plans. Thus, same plans will be signed by both departments separately in the console
4	Earlier issued NOC by CFO in the past to be	The NOC's which are issued earlier by CFO needs to be	Agreed(Case to Case)

	honored	honoured and amendments to the same shall be allowed without comments on earlier issued NOC by CFO Dept.	
B Fire Lift			
5	Glass Vision Panel in Fireman Evacuation Lift	Fireman Evacuation Lift car doors and landing doors shall have two hours fire resistance and shall have provision of glass vision for both doors of minimum 1 ft. X 2 ft. and the Glass shall also have two hours Fire resistance	B.R.C No. 52 dated 13/11/2023 to be followed
C Basement Ventilation and Nos. of Basement			
6	Basement Ventilation	Ventilation to the basement can be Either Mechanical Or Natural as per NBC/ DCPR	Agreedwith certification from MEPF consultant / Fire Safety Consultant as per DCPR
7	Basement Compartmentalization	Compartmentation (Area & Type) in basements shall be as per DCPR / NBC	Agreed
8	Number of Basements	Number of Basements are not regulated in DCPR 2034 There is no restriction on the number of basements as per DCPR 2034. DCPR only stipulates that 1.5m open space shall be provided for 8.4m depth of basement & for every additional depth additional 1.5m shall be provided.	Agreed
D Glass Façade			
9	Design & Provision of Glass Façade	Glass facade details shall be as per DCPR /NBC .	Agreedwith certification from MEPF consultant / Fire Safety Consultant as per NBC 2016 part 4 , clause 3.4.10.2.a in consonance with DCPR except existing glass facade buildings.
10	Provision of Sprinkler	Provision of Sprinkler at certain distance from Glass façade shall be allowed as per NBC.	Agreed
11	Provision of Drencher	Provision of drencher system is being insisted with-out giving reference to any of the code provision / NBC provision.	End of the Sprinkler arrays to be designed in a way to provide the complete linear coverage of the façade, distance between last

			array of the sprinkler and façade should not be more than 600 mm centre to centre Distance for such sprinklers should not be less than 3.5 m (Sketch enclosed)
E Fire Tower & External Fire Evacuation System			
12	Provision of Fire Tower & External Fire Evacuation System as Reg. 48 (9)(B) of DCPR 2034	<p>As per DCPR Regulation 48 (9) (B) two type of systems any one of which provided shall be Agreed.</p> <p>Provision of Regulation reads as below:</p> <p><i>"For High Rise Building having height more than 70m shall be provided with <u>Fire tower</u> at Landing / Mid-landing Level with Smoke Check Lobby with Firemen's Lift being integral part of the Fire Escape Staircase <u>or Fire Evacuation Lift</u> (Hydropneumatics' / electrically operated) on external face of the building having opening within the fire escape staircase at landing / mid-landing level with smoke check lobby as approved by CFO shall be provided.</i></p> <p>Fire Tower if proposed shall be as per General arrangement of Fire Tower as per NBC and/or as per report of the expert Committee regarding Special Safety Regulations formulated by High Court in respect of Man made disasters.</p> <p>Fire Evacuation lift if proposed shall be as per General arrangement and shall be as per sketches approved by CFO</p>	<p>Agreed as per sketch enclosed.</p> <p>Fire Evacuation lift of min. load capacity of 1000 kg (for fresh proposals) if proposed shall be generally as per General arrangement and it shall be as per sketches enclosed so that double redundancy for the fire evacuation lift is achieved.</p>
F Gate & Compound Wall			
13	Width of Compound Wall Gate	Width of GATE shall be as per DCPR / NBC.	<p>Agreed.</p> <p>Width of gate shall be as per DCPR / NBC.</p>

			Width of gate is to be decided based on site conditions / access Road width
14	Compound wall along Front Open Spaces	For safety of building compound wall is basic requirement but CFO is insisting Not to construct compound wall on roadside there is no such provision in DCPR / NBC, earlier same was being allowed.	To be decided on case to case basis as per site conditions and road width etc.
15	Condition in CFO NOC level of plot to keep same as abutting road	The condition is incorporated in CFO NOC that the road and plot should be at same level. However, on the road there are footpaths with covered open drains touching compound wall which are at higher level than the road. Hence, ground level within plot must be adjusted accordingly hence this condition needs modification.	To be decided case to case basis, as per site conditions.
G Size of Water Tank and Fire Pumps			
16	Size of Underground Water Tanks and Overhead Water Tanks	Size of underground and Overhead water tank shall be as per the relevant provision of DCPR / NBC.	Agreed Min. Capacity of Overhead Fire Tank will be insisted per Wing and notes per number of staircases. For Fire tanks capacity Requirements calculations (as per relevant NBC / IS Code) from MEP consultant & report for the same will be insisted
17	Requirements of sizes and numbers of Fire Pumps	Sizes and number of Fire pump shall be as per provisions of NBC / DCPR.	Agreed (as per relevant NBC / IS Code, as NBC always refers IS standards)
H Refuge Area Location			
18	Location of Refuge Floor		
19	Location of Refuge Floor on Terrace	If last floor of building has part terrace and it becomes 7 th habitable floor, then as per	Agreed All the requirements for the refuge area



		<p>regulations part terrace shall be treated as refuge area and it shall be on side accessible by Fire Engine.</p> <p>Despite this being well within the provisions of DCPR the same is not allowed without any specific reason or provision.</p>	<p>stipulated in DCPR-2034 shall be fulfilled</p> <p>No opening shall be permitted from the adjoining habitable / non-habitable area.</p>
I General Planning Points			
20	Internet of Things (IoT)	<p>IoT is insisted to be implemented in Residential Buildings without reference to any code.</p> <p>As per code implementation of IoT Technology is required to be provided in Non Residential Buildings</p>	<p>IF SMART METER with provision of the parameters included in the IOT devices is provided by electricity power supplier then this need not be insisted.</p>
21	Busbar		<p>To be insisted for building above 70mtrs.</p>
22	Construction Materials used shall be as per Indian Standard Codes (IS Codes)	<p>Type of material to be used RCC or Steel both are permitted in Indian Standard Codes (IS Codes) same shall be respected, it can be used for any structure as per Indian standard Code and its Fire resistance.</p>	<p>Agreed</p>
23	Escalator	<p>Condition of escalator shall be as per NBC Section 5 provided for escalator & horizontal transportation. At present detailed condition is incorporated without any reference to NBC OR Indian code.</p>	<p>Agreed</p>
24	Location & Provision of Fire-Resistant Door (FRD)	<p>Location of FRD shall be as per DCPR/ NBC. Practice of Insisting FRD to the Kitchen to be discontinued.</p>	<p>Agreed</p>
25	Travel Distance to nearest Exit	<p>Travel Distance to nearest Exist shall be as per DCPR provisions</p>	<p>Agreed Sketch is annexed herewith</p>
26	Artificial Ventilation Shaft	<p>DCPR permits Artificial Ventilation shaft, hence it shall be allowed.</p>	<p>Agreed Subject to staircase and common lobby separately ventilated / pressurised</p>

27	Width of Ventilation Window in Lobby	Width of Ventilation window shall not be a criterion it shall be based on Minimum 1 sqm area per landing & 2.5% of Lobby area. This can be achieved by providing more height with lesser width.	Agreed Minimum 1.00 m wide to be insisted
28	<p>The conditions of earlier CFO NOC stands modified as per above .</p> <p>The entire committee is of the opinion that the "Consultant for Fire Safety Measures" as per DCPR-2034 to be empanelled by CFO department.</p> <p>As per regulation 2 (iii) of DCPR 2034 <i>Terms and expressions neither defined in these Regulations nor defined in (I) and (II) above shall be interpreted with reference to the latest National Building Code in the relevant context.</i></p> <p>Additional safety requirements insisted, if any shall be based on Fire Act, NBC, Indian Standard Codes and NFPA amended from time to time.</p> <p>Additional conditions or requirements except exceptional cases beyond what is stated above should not be incorporated in CFO NOC.</p>		

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CH.E.(DP).

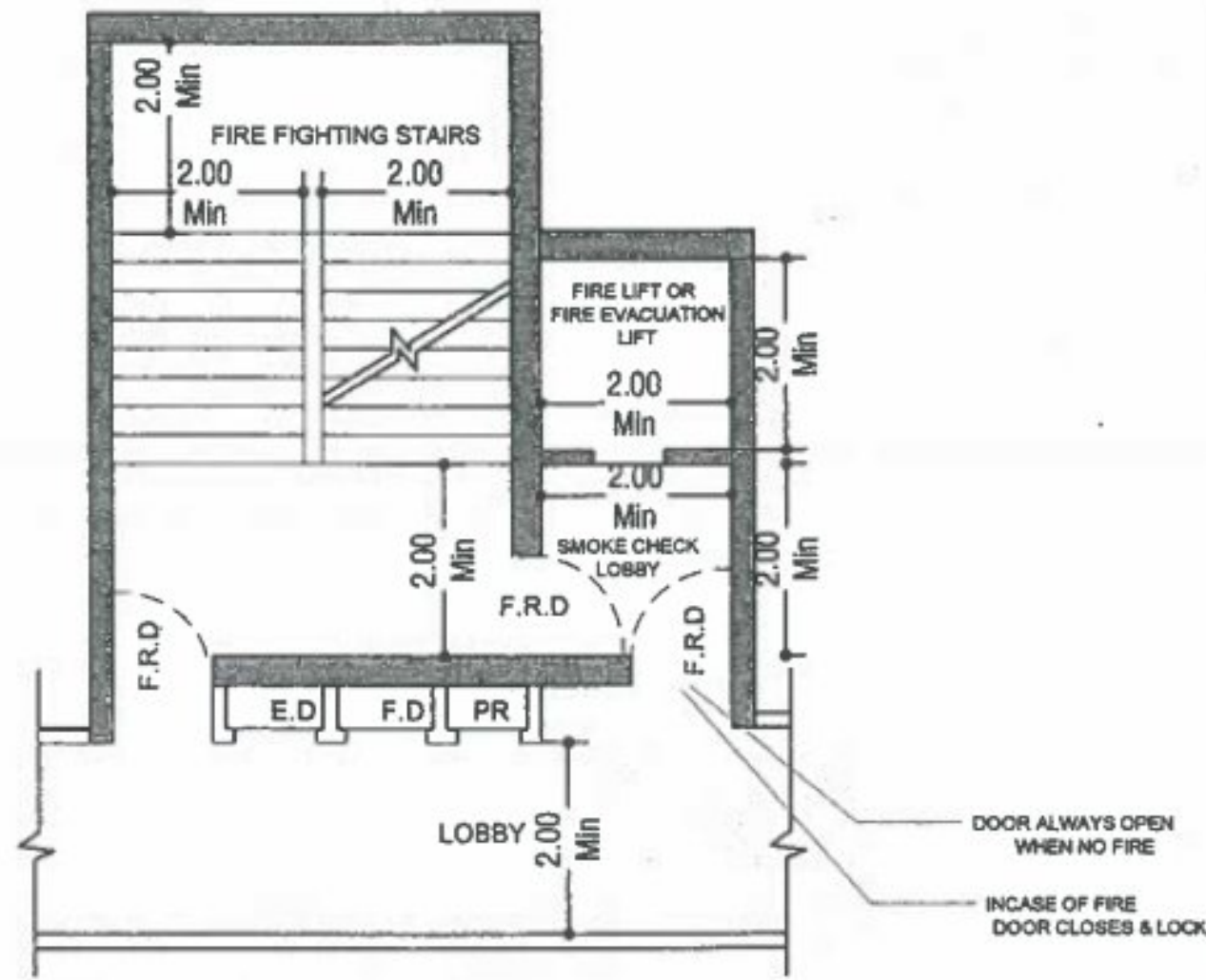
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CFO.

Above changes ~~will~~ ^{shall} be implemented if and only if these are approved by Amc (Es), Hon. mc
JT.M.C. (Improvement)

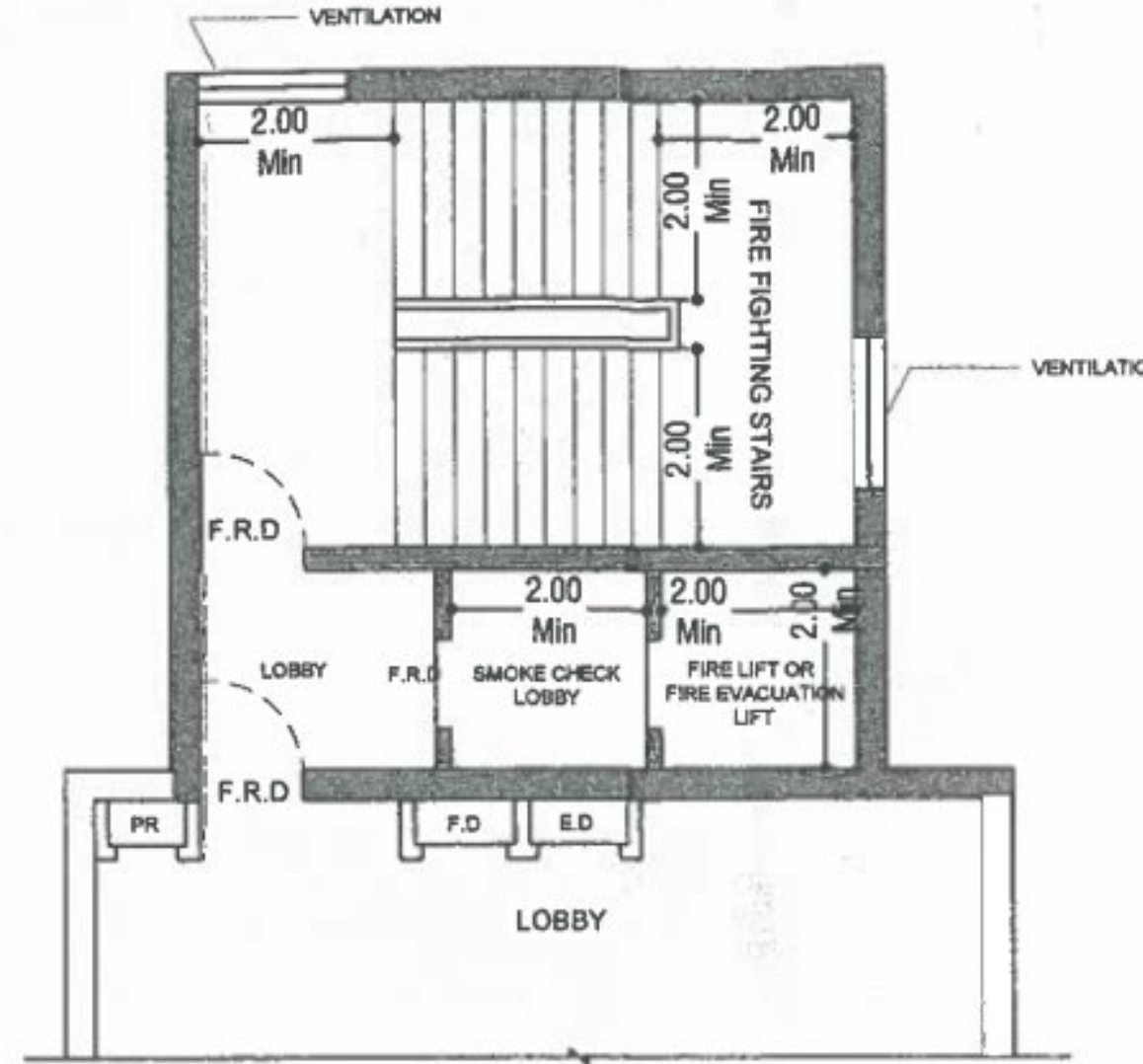
MCHI REPRESENTATIVE	PEATA REPRESENTATIVE
	
	1. SHASHIKANT JADHAV (VICE PRESIDENT)
	
	2. SANDIP ISORE (VICE PRESIDENT)

FIRE TOWER SKETCH - FOR BUILDING HEIGHT ABOVE 70MT

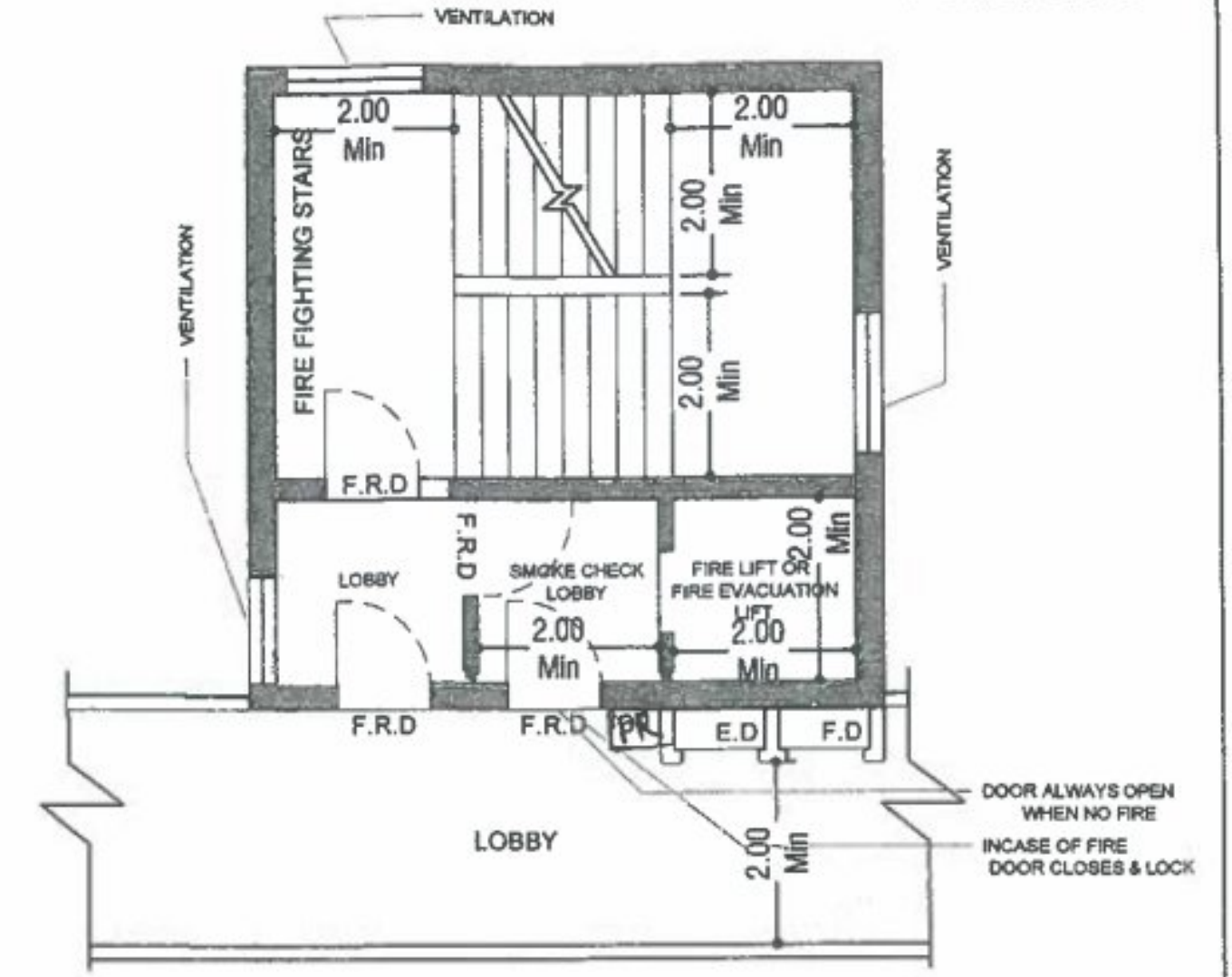
LANDING SKETCH -1



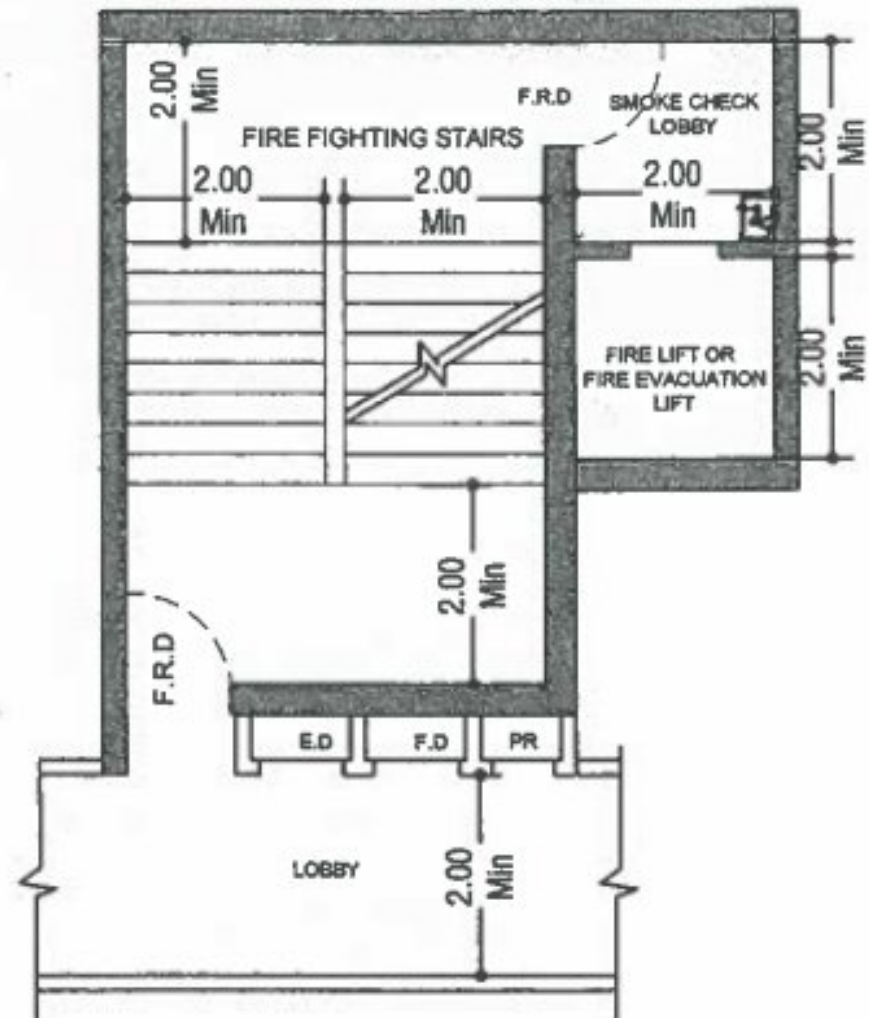
LANDING SKETCH -2



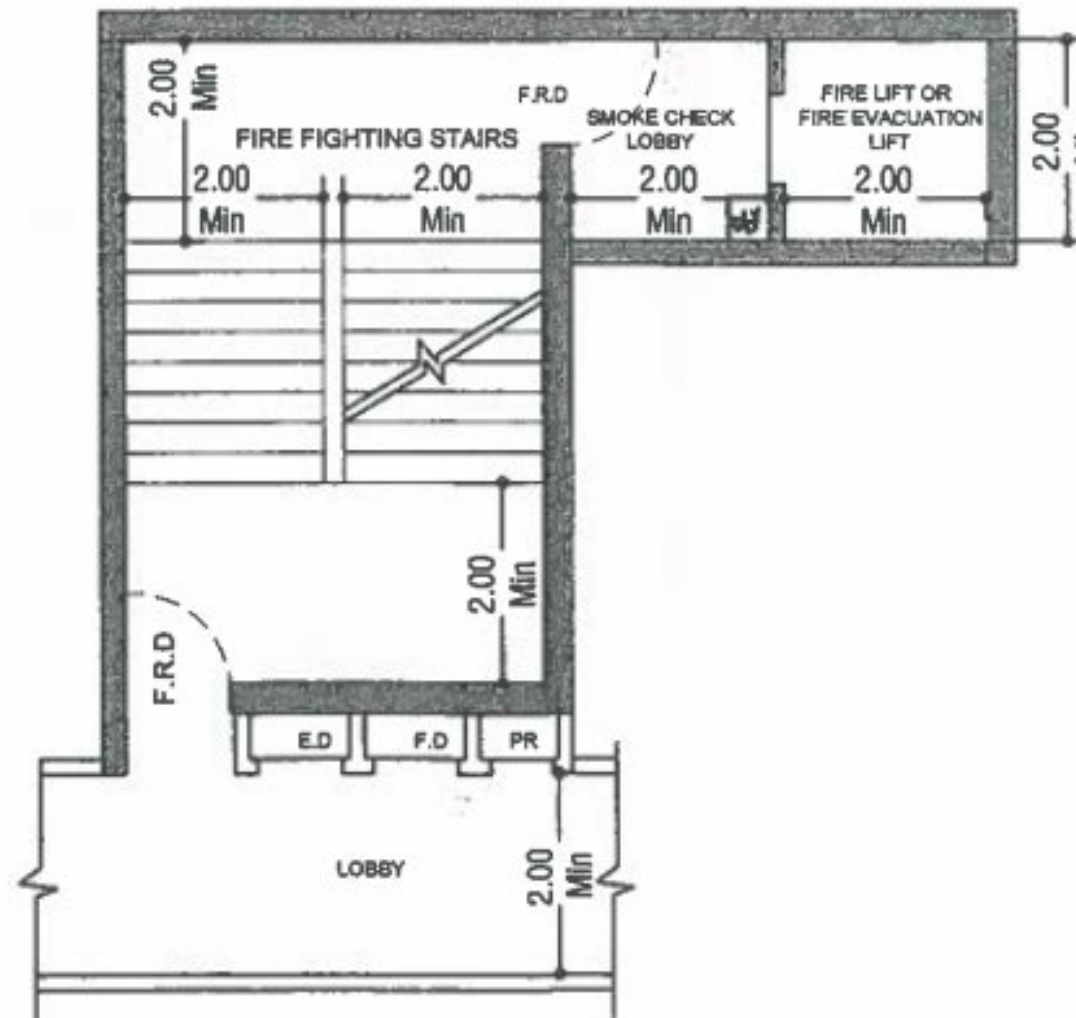
LANDING SKETCH -3



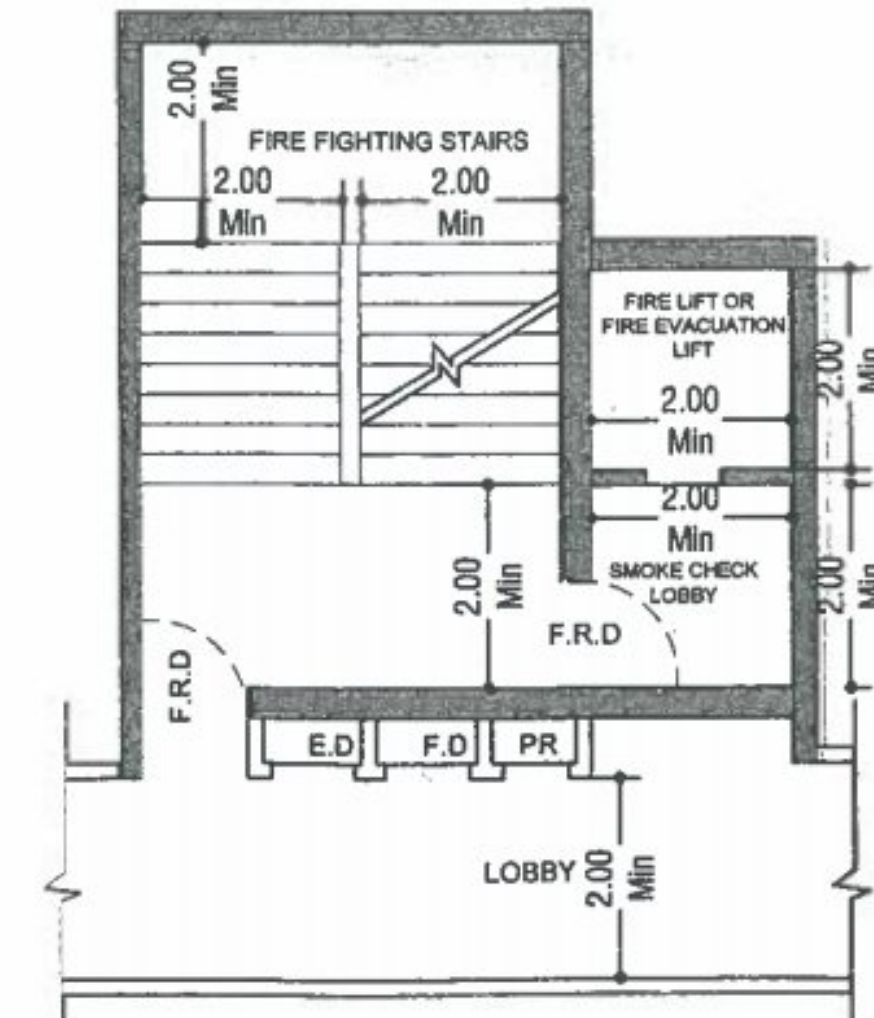
MID-LANDING SKETCH -1



MID-LANDING SKETCH -2



LANDING SKETCH -4



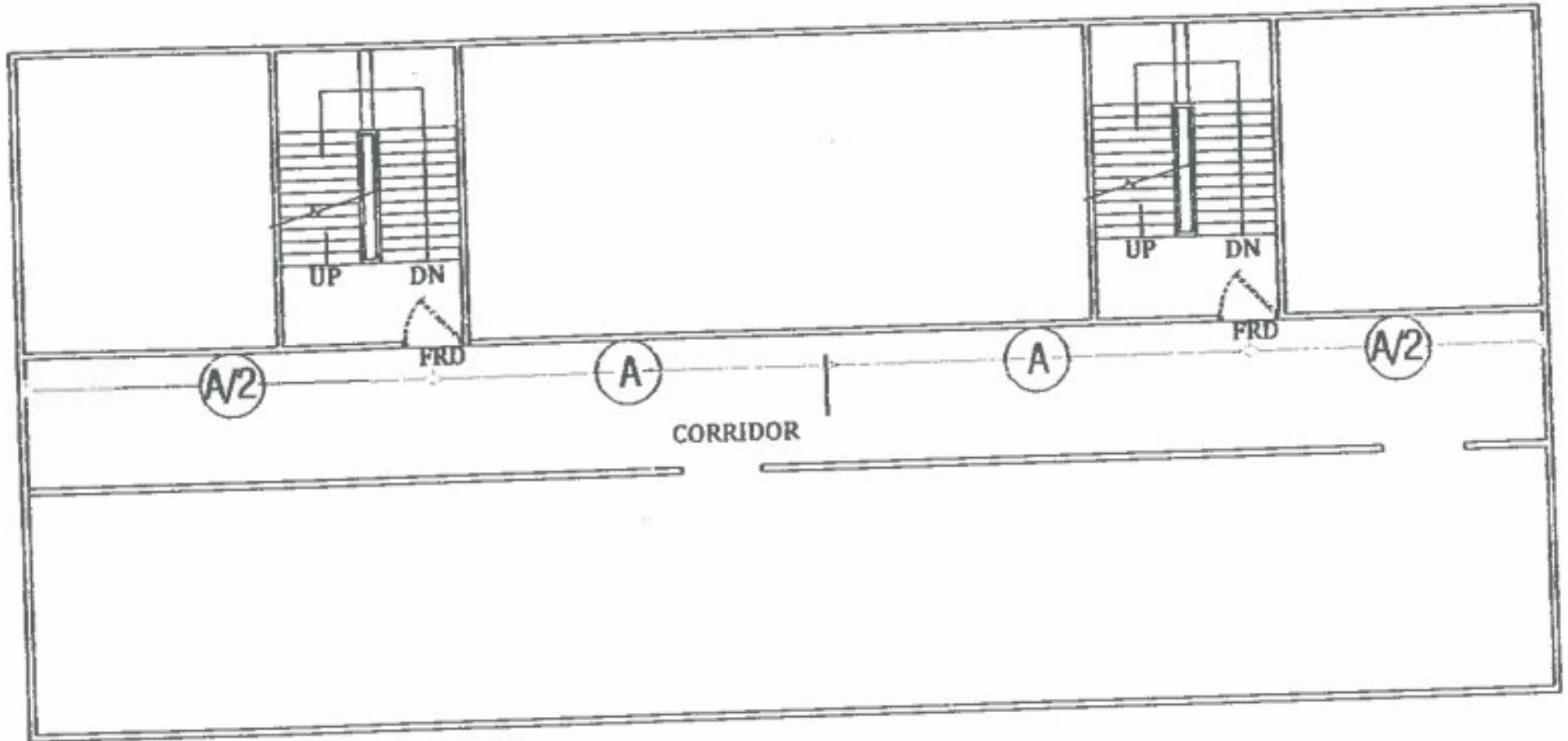
- NOTE- 1) STORE ROOM / SERVANT ROOM OPENING IS NOT ALLOWED IN STAIRCASE.
- 2) LAYOUT TO BE PLANNED AS PER PROJECT BASIS MEETING ABOVE REQUIREMENTS.
- 3) SMOKE CHECK LOBBY CAN BE VENTILATED OR PRESSURIZED.
- 4) SMOKE CHECK LOBBY - SHALL BE 75MM ABOVE MAIN LOBBY.

K.P. DEATA
J.P. PEATA

[Signature]
Chief Fire Officer,
Mumbai Fire Brigade

[Signature]
Chief Engineer
(Development Plan)

TRAVEL DISTANCES FROM EXITS/ STAIRCASES



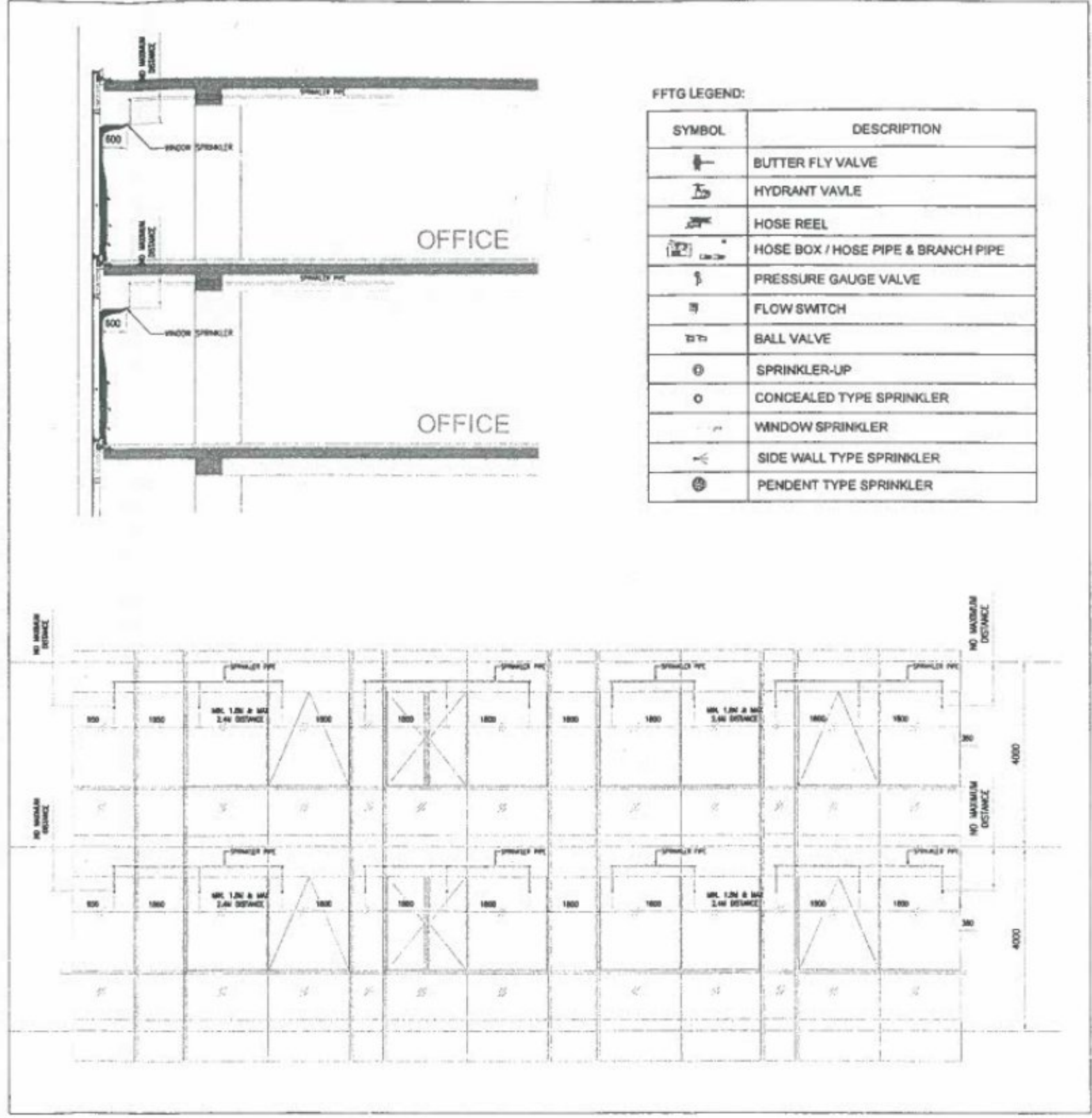
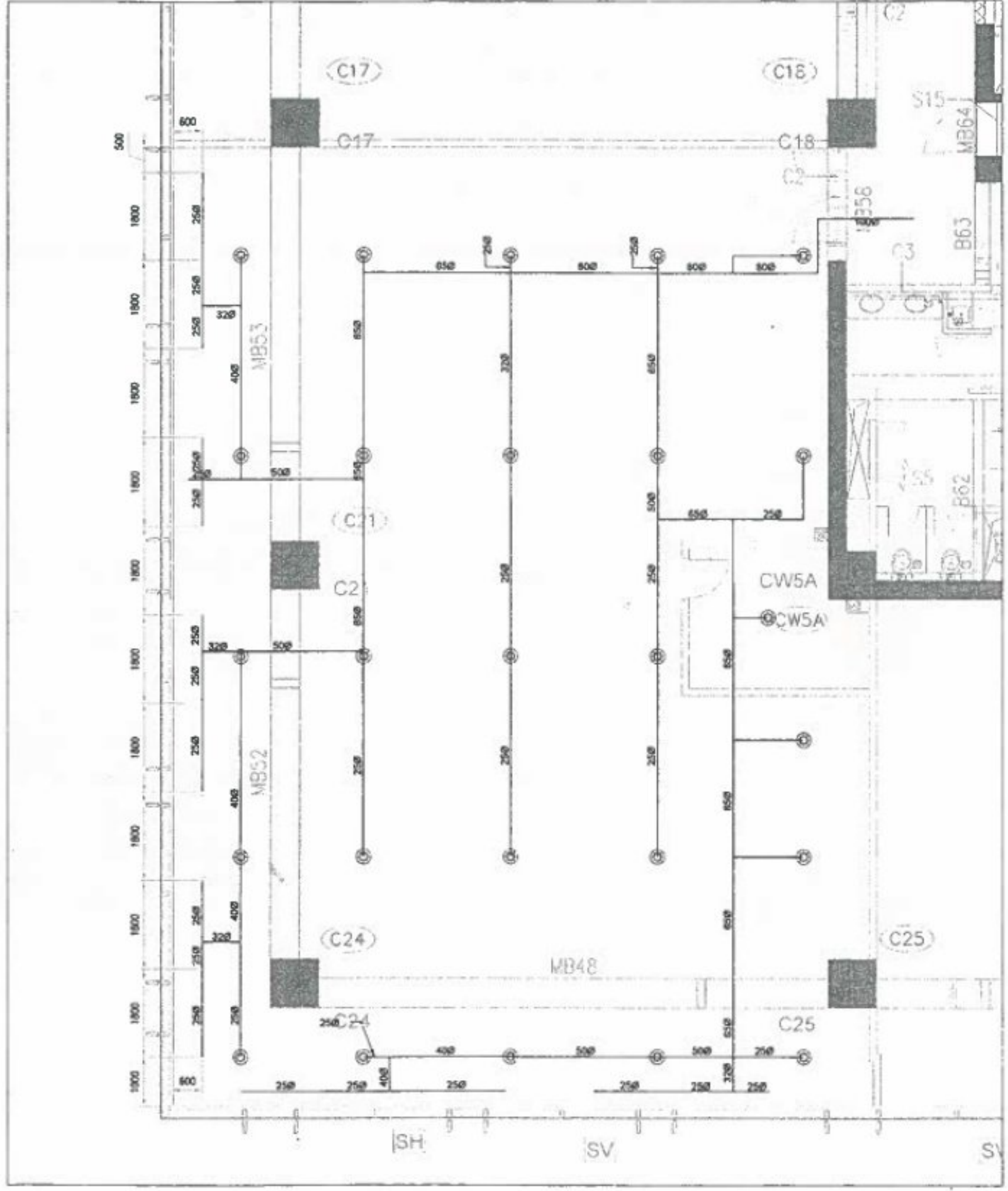
Occupancy	Travel Distance without sprinkler	Travel Distance with sprinkler
	(A)	(A)
Residential / Educational / Institutional	22.5 M	30 M
Assembly, starred category hotels, business, mercantile, industrial, hazardous occupancies and storage buildings	30 M	45 M

[Signature]
V.P.
PEATA

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V.P.
PEATA

[Signature]
Chief Engineer
Development Plan

[Signature]
Chief Engineer
Mumbai Fire Brigade



FFTG LEGEND:

SYMBOL	DESCRIPTION
	BUTTER FLY VALVE
	HYDRANT VALVE
	HOSE REEL
	HOSE BOX / HOSE PIPE & BRANCH PIPE
	PRESSURE GAUGE VALVE
	FLOW SWITCH
	BALL VALVE
	SPRINKLER-UP
	CONCEALED TYPE SPRINKLER
	WINDOW SPRINKLER
	SIDE WALL TYPE SPRINKLER
	PENDENT TYPE SPRINKLER

WINDOW SPRINKLER DETAIL

(Signature)
 P. P. PATA

(Signature)
 Anand

(Signature)
 Chief Fire Officer,
 Mumbai Fire Brigade