

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

(Office of the Chief Fire Officer Byculla Regional Command Centre, 1<sup>st</sup> floor, Bapurao Jagtap Marg,  
Byculla (West), Mumbai-400 008.

No. FB/Gen/OD/02  
Date: 01.04.2026

Sub: Approval for Draft of various Fire Safety Approvals for proposed construction, addition-alteration, amendments, temporary constructions, and final fire safety approval etc.

As per The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023), Provisional Fire Safety Approval means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention And Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof.

But it is observed that provisional fire safety approval is misunderstood as fire safety certificate. Hence it is necessary to clarify the nature and purpose of provisional fire safety approval by revising its format. Hence the revised formats of (1) Provisional Fire Safety Approval for fresh/revised new construction (N.C.O.), (2) Provisional Fire Safety Approval for Addition-Alteration (A.A.O.), (3) Provisional Fire Safety Approval for Amendment to Addition-Alteration (A.A.A.), (4) Provisional Fire Safety Approval for Amendment to fresh/revised New Construction (N.C.A.), (5) Final Fire Safety Approval & (6) Provisional Fire Safety Approval for Temporary Construction (T.C.), are submitted herewith for approval (Pg. N-1 to N-38) please.

Submitted for approval please.

*[Signature]*  
11/4/2026  
(R.N. Ambulgekar)  
Chief Fire Officer

(Kishor B. Gandhi)  
Dy. Municipal Commissioner (G.A.)  
Sir,

*[Signature]*  
02/04  
DEPUTY MUNICIPAL COMMISSIONER  
(GENERAL ADMINISTRATION)

(Dr. Ashwini Joshi)  
Addl. Municipal Commissioner (City)  
Madam,

*[Signature]*  
22/5/26 and give wide publicity once approved.  
Municipal Commissioner.  
Hon. M/C, C.F.O. PRO, 2/4/26

CFO to issue these through

अतिरिक्त महानगरपालिका  
आयुक्त (शहर)

बृहन्मुंबई महानगरपालिका  
उप आयुक्त (सा.प्र.) यांचे कार्यालय  
N 02 APR 2026  
क्रमांक उप आ (स.प्र.) 119

24/26

बृहन्मुंबई महानगरपालिका  
आयुक्त आयुक्त (शहर)  
यांचे कार्यालय  
02 APR 2026  
क्र. अति. आ/शहर 0/37

CNF

06.04.26

बृहन्मुंबई महानगरपालिका  
आयुक्तांचे कार्यालय  
एमजीसी उपविभाग  
08 APR 2026  
समय १०, ११, १२, १३, १४, १५, १६, १७,  
१८, १९  
क्र.: एमजीसी/एफ 10352

CNF

22/05/2026





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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

[Office of the Dy. Chief Fire Officer (RCC-\_\_\_\_), \_\_\_\_\_ Regional Command Center]

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**PROVISIONAL FIRE SAFETY APPROVAL**  
**(Format NCO : New Construction-Original/Revised)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Regulation 10 (5)(2), Part-IX (Regulation 47, 48) & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- \_\_\_\_\_

(D) Description of proposed development:- Reconstruction work of Islampura Municipal School bearing C.S. No. 2910, 2921, 2922, 2923 of Division Bhuleshwar at Mumbadevi in 'C' Ward, Mumbai.

(E) Development under regulation/scheme no.:- 33(7) of DCPR-2034.

(F) **DETAILS OF DEVELOPMENT:-** (As per Plan submitted by the Applicant)

- (1) **Composition of proposed building :**
- (2) **The details of floor wise user of the Building:-**

FLOOR	USERS
Ground Floor	
1 <sup>st</sup> Floor	
2 <sup>nd</sup> Floor	
3 <sup>d</sup> Floor	
4 <sup>th</sup> Floor	
5 <sup>th</sup> Floor	
6 <sup>th</sup> Floor	
Terrace	

**(3) Details of staircase provided for building as follows:**

PROFILE	TYPE	WIDTH OF STAIRCASES	NO. OF STAIRCASES
Leading from Ground to terrace level.	Enclosed		
Leading from Ground to terrace level.	Enclosed		

The proposed staircases as shown in plans are enclosed type. Also externally located & ventilated to outside air.

**(4) Details of lifts provided for the building as follows:**

TYPE OF LIFTS	PROFILE	NO. OF LIFTS
Fire/Passenger lift	Leading from Ground to Top floor level	1 No.

The lift lobby/common corridor at each floor level are adequately ventilated to outside air, as shown on the plan.

**(5) Details of access road & open spaces:**

The plot abuts on Mtrs. wide existing Road on South side & Mtrs. (Min.) wide existing Cross Lane, on East side as shown on the plan by Architect/L.S.

The side open spaces all around the building are as under:

SIDE	OPEN SPACES
North	
South	
East	
West	

**(6) Details of refuge area is as follows:**

Refuge area floor	Refuge area in Sq. Mtrs.		Height of Refuge Area floor from ground level
	Required (4%)	Proposed	
7 <sup>th</sup> floor			24.00 mtrs.
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In addition to that, terrace of building above floor will be treated as refuge area. Refuge area beyond 4.25% shall be counted in F.S.I.

**(G) RECOMMENDATIONS FOR COMPLIANCE BEFORE APPLICATION FOR FINAL FIRE SAFETY APPROVAL ARE AS FOLLOWS:-**

**1) ACCESS:**

- M. S.
- i) .....
  - ii) .....

2) **COURTYARDS:**

- i) .....
- ii) .....

3) **STAIRCASE:**

- i) .....
- ii) .....

**The terrace door shall be provided in the following manner.**

- i) .....
- ii) .....

4) **CORRIDOR / LIFT LOBBY:**

- i) .....
- ii) .....

5) **ELECTRIC CABLE SHAFT AND ELECTRIC METER PANEL/ROOM:**

- i) .....
- ii) .....

6) **IOT BASED MICRO CONTROLLER DEVICES :-**

- i) .....
- ii) .....

7) **ESCAPE ROUTE LIGHTINGS:**

- i) .....
- ii) .....

8) **CAR PARKING :-**

- i) .....
- ii) .....

9) **ENTRANCE DOORS & EXIT / ENTRANCE STAIRCASE:**

- i) .....
- ii) .....

10) **LIFT :**

- i) **PASSENGER LIFT:-**
- ii) **FIRE LIFT:-**
- iii) **STRETCHER LIFT:-**
- iv) **FIREMAN EVACUATION LIFT:-**
- v) ....

11) **FALSE CEILING (if provided) :**

12) **MATERIALS FOR INTERIOR DECORATION/FURNISHING:**

**13) FIRE FIGHTING REQUIREMENTS:**

- a) **UNDERGROUND WATER STORAGE TANK:**
- b) **OVERHEAD WATER STORAGE TANK: (FOR EACH STAIRCASE)**
- c) **WET RISER CUM DOWN COMER: (NEAR EACH STAIRCASE)**
- d) **FIRE SERVICE INLET:**
- e) **AUTOMATIC SPRINKLERS SYSTEM:**
- f) **FIRE PUMP, SPRINKLER PUMP, JOCKEY PUMP & BOOSTER PUMP:**
- g) **STAND BY PUMP:**
- h) **EXTERNAL HYDRANTS:**
- i) **HOSE & HOSE BOXES:**
- j) **ALTERNATE SOURCE OF POWER SUPPLY:**
- k) **PORTABLE FIRE EXTINGUISHERS:**

**14) MANUAL FIRE ALARM SYSTEM:**

**15) AUTOMATIC SMOKE/HEAT DETECTION SYSTEM:**

**16) PANEL BOARD OF FIRE-FIGHTING SYSTEM:**

**17) SIGNAGES:**

**18) PUBLIC ADDRESS SYSTEM:**

**19) TRAINED FIRE STAFF/SECURITY GUARDS:**

**20) FIRE DRILLS / EVACUATION DRILLS:**

**21) D.G.SET:**

**22) ELECTRIC SUB-STATION (Dry Type):**

**23) GENERAL REQUIREMENTS FOR SCHOOL BUILDING:**

**24) GUIDELINE FOR CHEMICAL LABORATORY:**

**25) REFUGE AREA:**

**26) OTHER NOC / PERMISSIONS:**

Necessary permissions / NOC for pantry, licensable trade activity, addition / alteration / interior works, etc. shall be obtained from competent Municipal Authority and CFO's department.

**27) ELEVATION FEATURES:**

**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/Constru ction Area in sq.mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.					
2.					
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.					
2.					

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

**OR**

**(For BMC proposals)** The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	55300000000
Deptt. Code	:	38
Fund Code	:	11
Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval (i.e. the certificate issued by the Chief Fire Officer after ascertaining that the fire prevention and life safety measures are in accordance with Provisional Fire Safety Approval before granting building completion certificate or occupancy certificate by the appropriate authority).
- c) This recommendation or approval of the proposed plans, is not a permit for construction to be carried out on site.
- d) Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for any construction/ addition-alteration/Change of user, etc. of the structure/building or part thereof.
- e) The permission / approval for construction obtained from the competent planning authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- f) This recommendation letter is issued considering the peculiar circumstances mentioned in online application / information by the Architect / Licensed Surveyor and shall not be considered as the precedent for any other proposal.
- g) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction of the building other than approved plan is not under purview of this department.
- h) The width of abutting road & open spaces is as mentioned in plans submitted by the Architect/Licensed Surveyor and these parameters shall be certified by the concerned Architect/Licensed Surveyor.
- i) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be submitted to CFO.

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- j) 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.
  - k) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
  - l) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
  - m) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act-2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
  - n) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
  - o) This approval is issued without prejudice to legal matter spending in court of law, if any.

**Scrutinized & primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO/DYCFO  
MUMBAI FIRE BRIGADE**

**Copy to:-**

1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,
2. Developer / Owner etc.

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

[Office of the Dy. Chief Fire Officer (RCC-\_\_\_\_), \_\_\_\_\_ Regional Command Center]

**PROVISIONAL FIRE SAFETY APPROVAL**  
**(Format AAO – Addition Alteration- Original)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Section 342 of M.M.C. Act, Part-IX & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_.

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- \_\_\_\_\_

(D) **Description of proposed Addition/Alteration:-** Proposed work of Additions / Alteration, i.e., erection of Light Weight Partitions of wooden / glass/ siporex/ gypsum for cabins and cubical etc. 28<sup>th</sup> Floor (As per Site 26<sup>th</sup> floor, Unit no. 2602) in the existing Commercial Building "One Lodha Place" on plot bearing C.S. No./CTS No. 443, 444, 2/445, 446 of Division Lower Parel at Senapati Bapat Marg, Lower Parel, Mumbai.

(E) **Development under regulation no.:-** \_\_\_\_\_ of DCPR-2034 / Section 342 of M.M.C. Act.

(F) **DOCUMENTS SUBMITTED:-**

(As per required under EODB/ Autodcr system)

- i)
- ii)

(G) **DETAILS OF PROPOSED ADDITION ALTERATIONS:-** (As per Plan submitted by the Applicant)

(1) **Composition of existing building:**

(2) **Details Of Staircases & Fire/Fire Evacuation Lift provided in the building (wherever applicable):**

(3) **The details of the proposed addition/alteration in the Building:-**

(4) **Details of concerned Gross Built-up area proposed :** \_\_\_\_\_ sq. mtrs.

(5) **Details of access road:**

The building is accessible through Mtrs. wide existing Road on South side & Mtrs. (Min.) wide existing Cross Lane, on East side as shown on the plan by Architect/L.S.

**(G) RECOMMENDATIONS FOR COMPLIANCE BEFORE APPLICATION FOR FINAL FIRE SAFETY APPROVAL ARE AS FOLLOWS:-**

- 1) All the fire safety requirements stipulated earlier vide all Fire safety Requirement Letters issued by this CFO department for the said premises & building, shall be strictly adhered to, along with the following additional requirements as mentioned below.
- 2) Original framework of structure and elements of the structure i.e. beams, columns, load bearing walls, floors etc. should not be disturbed by chipping, tampering etc.
- 3) The entrance/exits, staircase, common corridor/passages shall be kept free from obstructions, encroachments, storages etc. so as to have easy means of escape in the event of an emergency.
- 4) The internal layout shall be strictly as per the details shown on the enclosed plans. No changes shall be carried out in future without prior permission from CFO department. The original entrances, exits, passages as per the initial approved plans shall not be changed or altered, but for, there shall not be any direct entry from the Occupied part to the Staircase or Refuge area, the same shall be through a smoke-check lobby provided with FRD.
- 5) .....
- 6) .....
- 7) .....
- 8) .....
- 9) .....
- 10) **Requirements for A.C. System (if provided):**
  - a) .....
  - b) .....
  - c) .....
  - d) .....
  - e) .....
- 11) .....
- 12) **Fire-protection & fire-fighting arrangements to be provided in both the premises:**
  - a) Two Dry Chemical Powder (ABC type) fire extinguisher of 06 kgs. capacity having B.I.S. certification shall be kept on the said premises for every 100 sq. mtrs. area.
  - b) .....
  - c) .....
  - d) .....
  - e) .....
  - f) Also, the requirements stipulated earlier if any, for the said building/premises by C.F.O.'s dept. shall be strictly adhered to & maintained in good working condition..
- 13) Compliance report of stipulated fire safety measures from this department shall be obtained after completion of above proposed addition/alteration works, failing to which this Provisional Fire Safety Approval shall be treated as cancelled.
- 14) .....
- 15) .....
- 16) **OTHER NOC / PERMISSIONS:**

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Necessary permissions / NOC for pantry, licensable trade activity, addition / alteration / interior works, etc. shall be obtained from competent Municipal Authority and CFO's department.

**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/Constru ction Area in sq.mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.					
2.					
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.					
2.					

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

**OR**

**(For BMC proposals)** The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	5530000000
Deptt. Code	:	38
Fund Code	:	11
Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval.
- c) This recommendation or approval of the proposed plans, is not a permit for construction/erection to be carried out on site.
- d) Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for any construction/ addition-alteration/Change of user, etc. of the structure/building or part thereof.
- e) The permission / approval for construction/addition-alteration obtained from the competent planning authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- f) This recommendation letter is issued considering the peculiar circumstances mentioned in online application / information by the Architect / Licensed Surveyor and shall not be considered as the precedent for any other proposal.
- g) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction in the existing building other than approved plan is not under purview of this department.
- h) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system (as applicable in the concerned premises) shall be submitted to CFO.
- i) 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.
- j) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
- k) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
- l) This approval is issued without prejudice to legal matter spending in court of law, if any.

**Scrutinized & primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO / DY.CFO  
MUMBAI FIRE BRIGADE**

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**Copy to:-**

- 1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,**
- 2. Developer / Owner etc.**



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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

**[Office of the Dy. Chief Fire Officer (RCC- \_\_\_\_\_), \_\_\_\_\_ Regional Command Center]**

**PROVISIONAL FIRE SAFETY APPROVAL  
(Format AAA : Addition Alteration-Amendment)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Section 342 of M.M.C. Act, Part-IX & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_
- 3) Earlier PFSA : i).....

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- \_\_\_\_\_

(D) **Description of proposed Amended Addition/Alteration:-** Proposed work of Additions / Alteration, i.e., erection of Light Weight Partitions of wooden / glass/ siporex/ gypsum for cabins and cubical etc. on 26<sup>th</sup> Refuge floor (as per site 24<sup>th</sup> floor, Unit no. 2402) & 28<sup>th</sup> Floor (As per Site 26<sup>th</sup> floor, Unit no. 2602) in the existing Commercial Building "One Lodha Place" on plot bearing C.S. No./CTS No. 443, 444, 2/445, 446 of Division Lower Parel at Senapati Bapat Marg, Lower Parel, Mumbai.

(E) Development under regulation no.:- 33(7) of DCPR-2034.

(F) **DOCUMENTS SUBMITTED:-**  
i) As per required under Autodcr system.  
ii)

(G) **DETAILS OF PROPOSED AMENDMENTS IN ADDITION ALTERATIONS:-** (As per Plan submitted by the Applicant)

- (1) **Composition of existing building :**
- (2) **Details Of Staircases & Fire/Fire Evacuation Lift provided in the building (wherever applicable):**
- (3) **The details of the proposed amended addition/alteration in the Building:-**
- (4) **Details of concerned Gross Built-up area proposed :** \_\_\_\_\_ sq. mtrs.

**(5) Details of access road:**

The building is accessible through \_\_\_\_\_ Mtrs. wide existing \_\_\_\_\_ Road on South side & \_\_\_\_\_ Mtrs. (Min.) wide existing Cross Lane, on East side as shown on the plan by Architect/L.S.

**(G) MODIFIED / ADDITIONAL RECOMMENDATIONS FOR COMPLIANCE BEFORE APPLICATION FOR FINAL FIRE SAFETY APPROVAL ARE AS FOLLOWS:-  
(In addition to the previous recommendation following Modified /additional Fire safety Recommendations are to be complied Whichever applicable as mentioned below)**

**1) AMENDMENTS TO THE FIRE SAFETY REQUIREMENTS:-**

i) Amendments to the Requirement no. 19. E) of FB/HR/R11/01 dated 05/10/2021, i.e. AUTOMATIC SPRINKLER SYSTEM :-

ii)

**2) ADDITIONAL FIRE SAFETY REQUIREMENTS:**

i) IOT based micro controller devices for electrical installations:-  
ii) .....

**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/Construction Area in sq.mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.	Fresh Addn-Alt				
2.	Amendment				
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.	Fresh Addn-Alt				
2.	Amendment				

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

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OR

(For BMC proposals) The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	55300000000
Deptt. Code	:	38
Fund Code	:	11
Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval.
- c) This recommendation or approval of the proposed plans, is not a permit for construction/erection to be carried out on site.
- d) Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for any construction/ addition-alteration/Change of user, etc. of the structure/building or part thereof.
- e) The permission / approval for construction/addition-alteration obtained from the competent planning authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- f) This recommendation letter is issued considering the peculiar circumstances mentioned in online application / information by the Architect / Licensed Surveyor and shall not be considered as the precedent for any other proposal.
- g) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction in the existing building other than approved plan is not under purview of this department.
- h) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system (as applicable in the concerned premises) shall be submitted to CFO.

- i) 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.
- j) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
- k) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
- l) This approval is issued without prejudice to legal matter spending in court of law, if any.

**Scrutinized & primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO / DY.CFO  
MUMBAI FIRE BRIGADE**

**Copy to:-**

1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,
2. Developer / Owner etc.

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

[Office of the Dy. Chief Fire Officer (RCC-\_\_\_\_), \_\_\_\_\_ Regional Command Center]

**PROVISIONAL FIRE SAFETY APPROVAL**  
**(Format NCA - New Construction-Amendment)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Regulation 10 (5)(2), Part-IX (Regulation 47, 48) & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_
- 3) Earlier PFSA : i) .....

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- .....

(D) Description of proposed development:- Amendment in the Reconstruction work of Islampur Municipal School bearing C.S. No. 2910, 2921, 2922, 2923 of Division Bhuleshwar at Mumbadevi in 'C' Ward, Mumbai.

(E) Development under regulation no.:- 33(7) of DCPR-2034.

(F) **DETAILS OF DEVELOPMENT:-** (As per Amended Plan submitted by the Applicant) (Whichever is applicable as mentioned below)

(1) **Composition of proposed building:-**

(2) **The details of floor wise user of the Building:-**

FLOOR	USERS
Ground Floor	
1 <sup>st</sup> Floor	
2 <sup>nd</sup> Floor	
3 <sup>d</sup> Floor	
4 <sup>th</sup> Floor	
5 <sup>th</sup> Floor	
6 <sup>th</sup> Floor	

Terrace

(3) **Details of staircase provided for building as follows:**

PROFILE	TYPE	WIDTH OF STAIRCASES	NO. OF STAIRCASES
Leading from Ground to terrace level.	Enclosed		
Leading from Ground to terrace level.	Enclosed		

The proposed staircases as shown in plans are enclosed type. Also externally located & ventilated to outside air.

(4) **Details of lifts provided for the building as follows:**

TYPE OF LIFTS	PROFILE	NO. OF LIFTS
Fire/Passenger lift	Leading from Ground to Top floor level	1 No.

The lift lobby/common corridor at each floor level are adequately ventilated to outside air, as shown on the plan.

(5) **Details of access road & open spaces:**

The plot abuts on Mtrs. wide existing Road on South side & Mtrs. (Min.) wide existing Cross Lane, on East side as shown on the plan by Architect/L.S.

The side open spaces all around the building are as under:

SIDE	OPEN SPACES
North	
South	
East	
West	

(6) **Details of refuge area is as follows:**

Refuge area floor	Refuge area in Sq. Mtrs.		Height of Refuge Area floor from ground level
	Required (4%)	Proposed	
7 <sup>th</sup> floor			24.00 mtrs.
---			
---			

In addition to that, terrace of building above floor will be treated as refuge area. Refuge area beyond 4.25% shall be counted in F.S.I.

(G) **MODIFIED / ADDITIONAL RECOMMENDATIONS FOR COMPLIANCE BEFORE APPLI**

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**CATION FOR FINAL FIRE SAFETY APPROVAL ARE AS FOLLOWS:-**  
**(In addition to the previous recommendation following Modified /additional Fire safety Recommendations are to be complied Whichever applicable as mentioned below)**

**1) AMENDMENTS TO THE FIRE SAFETY REQUIREMENTS:-**

i) Amendments to the Requirement no. 19. E) of FB/HR/R11/01 dated 05/10/2021, i.e. AUTOMATIC SPRINKLER SYSTEM :-

ii)

**2) ADDITIONAL FIRE SAFETY REQUIREMENTS:**

i) IOT based micro controller devices for electrical installations:-

ii) .....

**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/Constru ction Area in sq.mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.	Fresh				
2.	Amendment				
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.	Fresh				
2.	Amendment				

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

**OR**

**(For BMC proposals)** The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	55300000000
Deptt. Code	:	38
Fund Code	:	11

Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval (i.e. the certificate issued by the Chief Fire Officer after ascertaining that the fire prevention and life safety measures are in accordance with Provisional Fire Safety Approval before granting building completion certificate or occupancy certificate by the appropriate authority).
- c) This recommendation or approval of the proposed plans, is not a permit for construction to be carried out on site.
- d) Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for any construction/ addition-alteration/Change of user, etc. of the structure/building or part thereof.
- e) The permission / approval for construction obtained from the competent planning authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- f) This recommendation letter is issued considering the peculiar circumstances mentioned in online application / information by the Architect / Licensed Surveyor and shall not be considered as the precedent for any other proposal.
- g) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction of the building other than approved plan is not under purview of this department.
- h) The width of abutting road & open spaces is as mentioned in plans submitted by the Architect/Licensed Surveyor and these parameters shall be certified by the concerned Architect/Licensed Surveyor.
- i) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system shall be submitted to CFO.

- j) 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.
- k) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
- l) There shall be no any tree located in the compulsory open spaces or in the access way near the Entrance gates.
- m) As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act-2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the rules.
- n) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
- o) This approval is issued without prejudice to legal matter spending in court of law, if any.

**Scrutinized & primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO / DY.CFO  
MUMBAI FIRE BRIGADE**

**Copy to:-**

- 1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,
- 2. Developer / Owner etc.

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

[Office of the Dy. Chief Fire Officer (RCC-\_\_\_\_), \_\_\_\_\_ Regional Command Center]

**FINAL FIRE SAFETY APPROVAL**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Regulation 10 (5)(2), Regulation 12 (2), Part-IX (Regulation 47, 48) & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_
- 3) Earlier PFSA : i) .....

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- .....

(D) Description of proposed development:-

(E) Development under regulation no.:- 33(7) of DCPR-2034.

(F) **DETAILS OF DEVELOPMENT:-** (As per Plan submitted by the Applicant)

(1) **Composition of proposed building:-**

- a) Detailed draft with documentation submitted (Details of structure requested for final compliance with various Certification, etc.)
- b) Checklist submitted by Architect & Licensed Agency as per E.O.D.B. are approved & uploaded herewith.

**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/Constru ction Area in sq. mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.					
2.					
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.					
2.					

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

OR

**(For BMC proposals)** The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	55300000000
Deptt. Code	:	38
Fund Code	:	11
Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

1. This Final Fire Safety Approval means the certificate issued by the Chief Fire Officer after ascertaining that the fire prevention and life safety measures are in accordance with Provisional Fire Safety Approval before granting building completion certificate or occupancy certificate by the appropriate authority.
2. This Final Fire Safety Approval, is not a permit for occupation of the said building/structure.
3. Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for Occupation shall be obtained prior to occupying the building..
4. If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction of the building other than approved plan is not under purview of this department.
5. Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
6. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act-2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measures in good repair and efficient condition all the time in accordance with the provisions of Maharashtra Fire Prevention and Life Safety Measures Act or the

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rules.

7. Final Fire Safety approval/clearance is for minimizing the chance of occurrence of fire through active & passive fire safety measures. Any non-compliance at any instance or unsafe act may cause occurrence of fire which shall be the responsibility of owner/ occupier.
8. As per section 3 of Maharashtra Fire Prevention and Life Safety Measures Act- 2006, it is the liability of Owner/Occupier to provide & maintain the Fire Prevention & Life Safety Measure in good repair and efficient condition at all the time in accordance with the provisions of the said Act or the Rule.

9. **FIRE AND LIFE SAFETY AUDITS:-**

As per Section 45-A (1);

- (a) Fire and Life Safety Audit shall be carried out by the owner, or where the owner is not traceable, the occupier of a building, for all the occupancies mentioned in sub-section (1) of section 45 by licensed "Fire and Life Safety Auditor" and such Fire and Life Safety Audit shall be carried out within a period of one year from the date of commencement of Maharashtra Fire Prevention and Life Safety Measures (Amendment) Act, 2023 and thereafter, once in every two years.
- (b) The owner or occupier, as the case may be, shall furnish to the Director or Chief Fire Officer or the nominated officer, a certificate in the prescribed form issued by a licensed Fire and Life Safety Auditor regarding the evaluation of the fire prevention and life safety measures in his such building or part thereof, as required by or under the provisions of this Act or rules made thereunder.

Explanation--For the purposes of the Act, the expression "Fire and Life Safety Audit" means the evaluation of fire prevention and life safety measures required as per prevalent Acts or Rules or National Building Code of India in force.

10. BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
11. This approval is issued without prejudice to legal matter spending in court of law, if any.

**Scrutinized & Primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO / DY.CFO  
MUMBAI FIRE BRIGADE**

**Copy to:-**

1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,
2. Developer / Owner etc.

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**BRIHANMUMBAI MUNICIPAL CORPORATION  
MUMBAI FIRE BRIGADE**

[Office of the Dy. Chief Fire Officer (RCC-\_\_\_\_), \_\_\_\_\_ Regional Command Center]  
=====

**PROVISIONAL FIRE SAFETY APPROVAL**  
**(Format AAO – Addition Alteration- Original)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2025), and
- (3) Section 342 of M.M.C. Act, Part-IX & Appendix-I (Regulation 47) of Development Control & Promotion Regulations- 2034]

(A) Please refer:-

- 1) Online submission from Mr./Mrs. \_\_\_\_\_, Architect / Licensed Surveyor.
- 2) Online File No. \_\_\_\_\_.

(B) Applicant's Details :- Name of the Architect / Licensed Surveyor.

(C) Details of Owner / Developer :- \_\_\_\_\_

(D) Description of proposed Addition/Alteration:-

(E) Development under regulation no.:- \_\_\_\_\_ of DCPR-2034 / Section 342 of M.M.C. Act.

(F) DOCUMENTS SUBMITTED:-

(As per required under EODB/ Autodcr system)

- i)
- ii)

(G) **DETAILS OF PROPOSED ADDITION ALTERATIONS:-** (As per Plan submitted by the Applicant)

- (1) **Composition of existing building:**
- (2) **Details Of Staircases & Fire/Fire Evacuation Lift provided in the building (wherever applicable):**
- (3) **The details of the proposed addition/alteration In the Building:-**
- (4) **Details of concerned Gross Built-up area proposed :** \_\_\_\_\_ sq. mtrs.
- (5) **Details of access road:**

The building is accessible through Mtrs. wide existing  
Road on South side & Mtrs. (Min.) wide existing Cross Lane, on  
East side as shown on the plan by Architect/L.S.

**(G) RECOMMENDATIONS FOR COMPLIANCE BEFORE APPLICATION FOR FINAL  
FIRE SAFETY APPROVAL ARE AS FOLLOWS:-**

- 1) All the fire safety requirements stipulated earlier vide all Fire safety Requirement Letters issued by this CFO department for the said premises & building, shall be strictly adhered to, along with the following additional requirements as mentioned below.
- 2) Original framework of structure and elements of the structure i.e. beams, columns, load bearing walls, floors etc. should not be disturbed by chipping, tampering etc.
- 3) The entrance/exits, staircase, common corridor/passages shall be kept free from obstructions, encroachments, storages etc. so as to have easy means of escape in the event of an emergency.
- 4) The internal layout shall be strictly as per the details shown on the enclosed plans. No changes shall be carried out in future without prior permission from CFO department. The original entrances, exits, passages as per the initial approved plans shall not be changed or altered, but for, there shall not be any direct entry from the Occupied part to the Staircase or Refuge area, the same shall be through a smoke-check lobby provided with FRD.
- 5) ....
- 6) .....
- 7) .....
- 8) .....
- 9) .....
- 10) **Requirements for A.C. System (if provided):**
  - a) .....
  - b) .....
  - c) .....
  - d) .....
  - e) ....
- 1) .....
- 2) **Fire-protection & fire-fighting arrangements to be provided in both the premises:**
  - a) Two Dry Chemical Powder (ABC type) fire extinguisher of 06 kgs. capacity having B.I.S. certification shall be kept on the said premises for every 100 sq. mtrs. area.
  - b) .....
  - c) .....
  - d) .....
  - e) .....
  - f) Also, the requirements stipulated earlier if any, for the said building/premises by C.F.O.'s dept. shall be strictly adhered to & maintained in good working condition..
- 1) Compliance report of stipulated fire safety measures from this department shall be obtained after completion of above proposed addition/alteration works, failing to which this Provisional Fire Safety Approval shall be treated as cancelled.
- 2) .....
- 3) .....
- 4) **OTHER NOC / PERMISSIONS:**

Necessary permissions / NOC for pantry, licensable trade activity, addition / alteration / interior works, etc. shall be obtained from competent Municipal Authority and CFO's department.

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**(H) DETAILS OF SCRUTINY FEE & FIRE AND EMERGENCY SERVICE FEES PAID:-**

Sr. No.	Type of Proposal Fresh / Amendment / Final/ Addition / Alteration etc.	Total Gross Built up Area/ Construction Area in sq.mtrs.	Scrutiny Fee / Fire & Emergency Service Fee paid in Rs.	Receipt No. / SAP DOC. No. / Challan No. etc.	Date
<b>Scrutiny Fees:</b>					
1.					
2.					
<b>Fire and Emergency Service Fees:- (except exempted under Section-15 of MFP&amp;LSM Act)</b>					
1.					
2.					

Now you (Architect / L.S.) vide your letter for gross built up area certificate uploaded herewith, have certified gross built-up area/ construction area as \_\_\_\_\_ sq. mtrs. & thereby there is no change in area as approved earlier, hence additional scrutiny fee or fire and emergency fee is not levied at this stage. However, you shall get the total gross built up area re-verified from competent municipal authority and inform this department, if the same is found to be more, for the purpose of levying additional scrutiny fee / fire and emergency service fee, if required.

**OR**

**(For BMC proposals)** The Dy.M.A.(SIC/HIC) has certified the total gross built up area of the said proposed building as **1869.76 sq. mtrs.**, therefore Municipal Architect will make the "book adjustment for required scrutiny fees of Rs.26,536/- in the following Budget Head of this department.

Functionary Code	:	5530000000
Deptt. Code	:	38
Fund Code	:	11
Cost Centre Code	:	3001380000
Account Head Code	:	140402600

The above said scrutiny fee should be transferred to this department before starting the work at site up to 31st March 2026 through "book adjustment" as per Hon. M.C.'s order u/n MGC/F/443 dated 30/03/2013.

E.E.B.P. (Special Cell) is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional capitation fees, if required.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval.
- c) This recommendation or approval of the proposed plans, is not a permit for construction/ erection to be carried out on site.
- d) Necessary permission/approval shall be obtained from competent Planning authorities i.e. EEBP/EE(SRA)/EE(MMRDA), etc. for any construction/ addition-alteration/Change of user, etc. of the structure/building or part thereof.
- e) The permission / approval for construction/addition-alteration obtained from the competent planning authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- f) This recommendation letter is issued considering the peculiar circumstances mentioned in online application / information by the Architect / Licensed Surveyor and shall not be considered as the precedent for any other proposal.
- g) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/ Occupier/ Developer/ License Surveyor, etc. However, any type of inadequacy, default in the construction in the existing building other than approved plan is not under purview of this department.
- h) The schematic drawings/plans of automatic sprinkler system, automatic smoke detection system, wet riser system, public address system, manual fire alarm system (as applicable in the concerned premises) shall be submitted to CFO.
- i) 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.
- j) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to use.
- k) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Fire Safety Requirement Letter stipulating fire safety measures as per the situation permits.
- l) This approval is issued without prejudice to legal matter pending in court of law, if any.

**Scrutinized & primary approval by  
DIVISIONAL FIRE OFFICER  
MUMBAI FIRE BRIGADE**

**Final Approval by  
CFO / DY.CFO  
MUMBAI FIRE BRIGADE**



N-33

**Copy to:-**

- 1. Ch.E.(D.P.)/E.E.B.P.(City.)/Other Planning Authority,**
- 2. Developer / Owner etc.**



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

**PROVISIONAL FIRE SAFETY APPROVAL**  
**(Format TC: Temporary Construction)**

[As per -

- (1) Section 3(1) sub section (a) of The Maharashtra Fire Prevention & Life Safety Measures Act, 2006 (Amendment 2023),
- (2) Rule 3(3) of The Maharashtra Fire Prevention & Life Safety Measures Rules 2009 (Amendment 2023), and
- (3) Part-XI Regulation-57 of Development Control & Promotion Regulations- 2034]

No: -

Date:-

To,

Mr. (Applicant / B.M.C./ Competent Authority)

Sub:-Provisional Fire Safety Approval for the proposed erection of temporary structure i.e. (type of temporary structure i.e. pandal/stage/any other) admeasuring about \_\_\_ mtrs X \_\_\_ mtrs for (Event Name) at (Place) for the period from \_\_\_ to \_\_\_.

Ref: - 1.Letter received from ward authority.

2. M.F.B.No

3. Application from (Organiser/Applicant)

Sir,

With reference to letter received from (Ward Authority) and application from the applicant/Organiser Mr. / M/s. \_\_\_\_\_ along with details / particulars & sketch / drawing for proposed erection of temporary structure i.e. (type of temporary structure i.e. pandal/stage/any other) admeasuring about \_\_\_ mtrs X \_\_\_ mtrs for (Event Name) at (Place) for the period from \_\_\_ to \_\_\_.

This Provisional Fire Safety Approval is issued from fire safety point of view only, without prejudice of any legal matters pending in court of law & it does not grant permission for any type of Temporary construction. "Final Fire Safety Approval" will be issued after compliance of all the fire safety requirements / measures mentioned below in Point "A" and submission of the permission from Competent Authorities mentioned below in Point "B".

Hence in view of above, the Provisional Fire Safety approval for the said proposed temporary constructions is issued subject to satisfactory compliance of the following recommendations stipulated below;

**A] Fire Safety Requirements / Measures**

**(e.g)**

- 1) Approach roads, entrance and exits, internal passages shall be kept unobstructed.
- 2) A licensed electrician shall carry entire electric wiring and electric installation and a certificate to that effect shall be obtained from him.
- 3) Electric wiring shall not touch or pass through any cloth or combustible material.

- 4) Any additional electric main switch board shall be at least 4 meters away from the stage, and a red pilot lamp shall be provided in the electric circuit.
- 5) At least one Govt. Licensed electrician shall remain present on the premises during the complete program period.
- 6) No temporary structure shall be erected near electrical substation, chimney or under high tension wire or like hazard unless a safely distance of 15 mtrs. is maintained.
- 7) Stage shall be sound construction and nothing shall be stored below the stage and on ground.
- 8) Carpet if provided shall be properly secured to the ground and shall be of fire-retardant material.
- 9) All exit points shall be clearly indicated with sign 'EXIT' (including in local language) over each exit in plain legible letters (not less than 5 cm high and with principal strokes of such letters not less than 1.8 cm in width) enabling everybody in the area to visualize the exit points easily.
- 10) No Fireworks or open flame of any kind shall be permitted in any temporary structure or in immediate vicinity.
- 11) The material used for the temporary erection shall be of non-combustible type.
- 12) Smoking, heating, cooking and display of the fire crackers, use of naked flame in the Premise shall be strictly prohibited. Only readymade food items shall be allowed.
- 13) "No Smoking" board shall be displayed in Marathi, Hindi, English languages.
- 14) No combustible or flammable material shall be kept in the Event area.
- 15) Sufficient space shall be maintained for free movements of public members.
- 16) Care shall be taken that the premises shall not be overcrowded at any time, entry shall be restricted if necessary.
- 17) Adequate number of volunteers/security guards shall be posted on the premises those who have knowledge of using fire extinguishers, fixed firefighting system of hotel and summoning of fire Brigade at the time of emergency.
- 18) In case of emergency, Fire Brigade shall be summoned on the Tel. No.101, 23076111, 23085991 -2-3-4.
- 19) Temporary erections shall be dismantled soon after the event is over.
- 20) ..
- 21) ..
- 22) ...
- 23) ...
- 24) If applicable, (on basis of No. of persons at the event (size of gathering)/area of premises) \_\_\_\_ No. of Fire engine alongwith requisite staff/ fire-personnel on payment of necessary charges as per schedule of fees, shall be posted standby at the site during the event so that same can be used in case of any emergency. If not, then this Provisional Fire safety Approval shall be treated as cancelled.
- 25) Following firefighting equipment's shall be kept in the premises; (e.g)
  - a. Two number of water type extinguisher of 9 litres capacity per 100 m<sup>2</sup> of floor space shall be provided near temporary structure evenly distributed.
  - b. For protection of electrical installation one DCP extinguisher of adequate size shall be provided for each switch gear main meter and stage area.
  - c. The location of these equipments shall be such that these are easily accessible in the event of a fire, particular attention shall be paid to ensure that the means of

escape and gangways, exits etc. are not obstructed in any way and all water buckets and extinguisher are easily visible and accessible before public is admitted at any time.

d. One drums of 200 litres capacity containing clean water shall be kept at prominent Place near to the stage area.

26) It is the organizers responsibility to comply the stipulated fire safety measures & inform this department regarding the same well in advance before starting of event, otherwise this Provisional Fire Safety Approval shall be treated as cancelled.

**BJ Necessary NOC/ Permissions from following departments**

1. Commissioner of Police, Greater Mumbai
2. Concerned Municipal ward authority (Maintenance / B & F / Garden / MOH/ etc.)

The applicant has paid Scrutiny fee of Rs.                   /- vide challan no.                   (SAP Doc No.                   ) dated                   on total area of temporary construction i.e. about \_\_\_\_\_ Sq. feet as mentioned in the submitted application by Assistant Engineer, Maintenance Department of \_\_\_\_\_ward for issuing Fire Safety requirement letter by this Department.

**NOTE:-**

- a) This Provisional Fire Safety Approval, means the recommendation given as per the fire prevention and life safety measures as provided by or under The Maharashtra Fire Prevention and Life Safety Measures Act 2006 (Amendment 2023) and the rules made thereunder at the time of building plan approval and before the construction thereof, should not be considered as Final Fire Safety Approval.
- b) This recommendation is to be complied by the Owner/Occupier before applying for Final Fire Safety Approval (i.e. the certificate issued by the Chief Fire Officer after ascertaining that the fire prevention and life safety measures are in accordance with Provisional Fire Safety Approval before granting permission to use the said temporary structure by the BMC Authority).
- c) This fire safety approval for the proposed temporary construction, is not a permit for construction to be carried out on site.
- d) The permission / approval for construction obtained from the competent authorities shall be submitted along with these recommendations with the application for final fire safety approval.
- e) If any matter pertaining to authenticity or legality, shall be cleared by concerned Owner/Occupier concerned applicant, etc. However, any type of inadequacy, default in the construction of the temporary structure other than approved plan is not under purview of this department.
- f) Separate necessary permission and license under section 390/394 for any licensable activity shall be obtained from concerned authorities of BMC/CFO department, till then shall not be allowed to be used.
- g) BMC/Fire Brigade dept. reserves the right to change/alter/add/delete the terms and condition of this Provisional Fire Safety Approval/Fire Safety Requirement Letter stipulating fire safety measures, as per the situation permits.

h) This approval is issued without prejudice to legal matter pending in court of law, if any.

**Station officer/Asst Div. Fire Officer  
MUMBAI FIRE BRIGADE**

**Copy to: (wherever applicable)**

- i) The Commissioner of Police, Greater Mumbai
- ii) Assistant Commissioner, \_\_\_\_\_ Municipal Ward
- iii) Executive Engineer / Designated Officer, \_\_\_\_\_ Municipal Ward
- iv) Concerned Municipal Ward Authority (Maintenance / B & F / Garden / MOH)
- v) Sr. Inspector, \_\_\_\_\_ Police Station
- vi) Electrical Supply Authority / Company (BEST / TATA / ADANI / RELIANCE / BSES)
- vii) Applicant
- viii) Office copy

Submitted for information and necessary action please

**DFO / DY.CFO/CFO  
MUMBAI FIRE BRIGADE**

