

**MUNICIPAL CORPORATION OF GREATER MUMBAI**  
**MUMBAI FIRE BRIGADE**

NO: FB/LR/R-V/

DATE: 01.11.2019

**Sub:** NOC for Occupation Certificate from fire safety & fire fighting installation point of view to occupy & use of low-rise Aziz Baugh Municipal School building on plot bearing C.T.S No. 166/A, Vashi naka, Chembur, (M/E- Ward) Mumbai.

**Ref:** 1. i) Letter dated 26/09/2019 from M/s Lubna Shehzad, Architects & Consultants.  
 ii) Letter from Dy. Municipal Architect, ur/no : Dy.CE/SIC/9597/Dy.MA dated 26/09/2019  
 2. M. F. B. No. FB/LR/R-V/15 dated 26/09/2019.

✓ E.E.B.P.(E.S)/Dy.M.A.(Sec)

In this case please refer to the N.O.C. issued by this office ur no. FB/LR/R-V/72 dated 02/01/2014 for the proposed construction of low rise Municipal School building comprising of ground floor + 4<sup>th</sup> upper floors with total height of 18.80 mtrs measured from general ground level up to terrace level.

The building is constructed as per Approval from E.E.B.P.(E.S) ur/no Dy.CH.E./B.P/18162 E.S dated:07/03/2014.

Now, the Architect has applied as per above reference & intimated about the completion of construction work i.e. construction of low-rise Aziz Baugh Municipal School building and reported compliance of all the fire protection and fire fighting requirements stipulated vide this office NOC's issued under above reference and has requested to issue recommendation letter for occupation from fire safety & fire fighting installation point of view to occupy and use of low-rise Aziz Baugh Municipal School building comprising of ground floor + 4<sup>th</sup> upper floors with total height of 18.80 mtrs measured from general ground level up to terrace level.

On receipt of the submitted letter from the Architect, a senior officer of this department visited & inspected the to verify & ensure the compliance of all fire protection & fire-fighting requirements with respect to said Low rise Municipal School building stipulated by this department vide above referred N.O.C.s and it was observed that party has complied with all the fire protection & fire fighting requirements stipulated by this department vide above referred N.O.C's. Down Comer System, Booster Pump, Fire Alarm System, Automatic Smoke Detection System, Portable Fire Extinguishers, Sand Buckets, etc. were tested and found in good working order.

As per above referred NOC's party has provided the Overhead water storage tank, however hydraulic engineer requested to verify the capacity of the same.

The active & passive fire protection is carried out by M/s. Hi-Tech Safety Engineers (Govt. Approved Agency) bearing license no. MFS-LA/RF-0218 & MFS-LA/RD-0182. & certificate about fixed fire-fighting installations i.e. 'FORM - A' is submitted dated 21/08/2019.

*[Signature]*  
 ADFO  
 9/10/2019

*[Signature]*  
 01/11/19

*[Signature]*  
 11/11/19

The party has submitted certificate regarding Structural Stability dated 05.08.2019 from M/s Archcon Associates, Structural Consultants, bearing registration No. STR/19/05/2019. The party has also submitted test certificate about FRD dated-23/09/2019 from M/s. Nakoda Door, Plywood & Pump Performance Certificate of Booster Pump from M/s Precision Engineering Works. The party has also produced lift certificate vide license no. C.E.I/10092019/293. Photos, CD and Schematic drawing of fixed fire-fighting installation installed in the building.

The trees shall not be obstructed for smooth movement of fire engine in case emergency on open space around the building.

In view of above as far as this department is concerned there would be no objection to issue NOC for Compliance of fire safety measures from fire safety & fire fighting installation point of view to obtain Occupation Certificate from E.E.B.P.(E.S) department. Occupation to occupy & use of low-rise Aziz Baugh Municipal School building comprising ground floor + 4<sup>th</sup> upper floors with total height of 18.80 mtrs measured from general ground level up to terrace level. Actual Occupation shall be done after obtaining Occupation Certificate from E.E.B.P.(E.S.) only.

This recommendation letter is issued from fire safety point of view only to obtain Occupation Certificate from E.E.B.P.(E.S.) Department i.e. Occupation to occupy & use of low rise Municipal School building & issued on the basis of Architect application/proposal and certified checklist given by M/s. Lubna Shehzad Architects & Consultants, & Authorized licensed agency M/s. Hi-Tech Safety Engineers (Govt. Approved agency) verified by inspecting officer & approved by undersigned & is issued without prejudice to legal matter pending in the Court of Law, if any. But not approved any unauthorized/illegal works within it if any. Owner / Developer / Occupier shall strictly comply and maintain the all fire safety requirements in good working condition at all the time to avoid life and property loss in future, this department shall not be responsible if any complaint/ issues from fire safety point of view raised in future. However, it shall be responsibility of occupiers/owner to maintain the stipulated fire safety measures in good working order.

The Municipal Architect has declared built up area of completed school building 4220.85 sq. mtrs & book adjustment for scrutiny fees Rs.66,550/- which shall be verified by E.E.B.P.(E.S) on the gross built-up area of 4229.17 sq. mtrs as certified by the architect.

Now, Municipal Architect has certified the gross built up area as per last approved plan, vide NOC dated 02/01/2014. However, E.E.B.P.(E.S) is requested to verify the total built-up area and inform this department, if the same is found to be more for levying additional scrutiny fees.

E.E.B.P(E.S) is also requested to verify all the other requirements stipulated vide this office N.O.C. for low-rise Aziz Baugh Municipal School building from ground level up to terrace level, pertaining to civil engineering side as per DCR & flight width of staircase height, floor occupancy, height of building, open spaces, compound pavement, terrace structural stability etc. and requirements stipulated vide this office N.O.C. Electrical & Electrical meter cabin etc. shall be verified & complied by MEP consultant.



However, it shall be responsibility of owners/ occupiers/ society, whatever the case may be, to maintain all the fire protection and firefighting system in working condition at all times.

If any requirements or items if found missing from the same day of inspection, this department or inspecting officer is not responsible for the same accordingly BCC to be issued. In case if any complaint/ issues raised in future regarding installations of firefighting systems, proper implementation of requirements, it should be rectified by occupiers and owner accordingly. All occupiers should be trained to fight fire in incipient stage and evacuation in emergency. And also developer/ society/license fire contractor to maintain the Fixed Fire Fighting System in good working condition all the times. Electrical audit and its compliance shall be done regularly. This NOC for occupation is issued without prejudice to legal matters pending in court of law if any. No any additions/alterations shall be done in the structure / building without the previous consent of concern competent authorities.

The party shall give the annual maintenance contract for the Fire Fighting System to the Approved License Agency for the period of Five years. B certificate shall be submitted every six months (In January & July) to this office regarding good working condition of the fire fighting system as per Maharashtra Fire Prevention and Life safety Measures Act 2006 to Local fire station in hard copy as well as upload latest scan copy of 'B' form on MCGM portal and also e-mail scan copy on [mfb.region5@gmail.com](mailto:mfb.region5@gmail.com) also managing committee of society, proprietor, owner, occupier should co-ordinate with Mumbai Fire Brigade after every six month with Inspecting/Nominated Officer of this region. Owner, occupier and security guards have to follow Guide line for Fire Drill & Evacuation Procedure as per Annex D Clause 4.11 of NATIONAL BUILDING CODE OF INDIA -2016.

E.E.B.P.(E.S) is requested to verify civil work and all other requirements pertaining civil engineering side including open spaces and gross built-up area and inform this department if it is more for the purpose of levying additional scrutiny fee, if required. This recommendation letter is issued as per the inspection report submitted by inspecting officer.

Advisory Note:


This is low-rise Aziz Baugh Municipal School Building; occupiers always have risk of fire & lives (i.e. fire hazard & life hazard). Hence occupiers shall be always alerts and cautious about life and fire safety, shall be trained in the terms. In future members & management committee members of co-operative housing society shall comply all the life & fire safety norms regularly to avoid fire incident and life loss in their building. This recommendation letter is issued after complete compliance of fire safety requirements and no any deviation is approved by this department. Mumbai Fire Brigade appeals to concerns "No Fire incident subsequently Life and Property loss should occurred in your Premises".

Compliance of the above fire safety measures is for minimizing the chance of occurrence of fire through active & passive fire safety measures. Any noncompliance at any instance may cause occurrence of fire.

Note:-

As per NOC u/no. FB/LR/R-V/72 dated 02/01/2014 party has not made book adjustment in the financial year 2013/2014. Now party has made book adjustment of Rs. 66,500/- vide BF no.400 dated 30/10/2019 by the concerned department, but as per Hon'ble M.C.'s order it should be paid in financial year 2013/2014, hence if any query in future it shall be resolved by concerned department.

  
Dy. Chief Fire Officer  
Mumbai Fire Brigade

  
A.H.T.  
01/11/2019

  
01/11/19

Property Card

C-35

# मालमत्ता पत्रक

933



भाग/मोजे - मारवली

तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर

जिल्हा -- मुंबई उपनगर जिल्हा

पार पुष्पल  
मक / म. प. न.

शिट नंबर

प्लॉट नंबर

क्षेत्र  
चौ.मी.

धारणाधिकार

शासनाला दिलेल्या आग्रहाचा किंवा भाड्याचा  
तपशील अर्पण त्याच्या फेर पाहणीने नियत धरून

१६६/अ

४११३.२  
- १४८५.४ नवीन मिळकत  
पत्रिका  
उपड

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[वि.शे.सा.र.रू. ४३/- दर १०० चौ. मी. ला. र.रू. ६५६१.६० दि. १८/०९/२०१०  
३१/०७/०६ पर्यंत]

२६२७.८  
- ८४.६ नवीन मिळकत  
पत्रिका  
उपडल्याने  
२५४३.२

विधाधिकार

मूळ धारक  
१९६७

[१. व्हेरी नौशीखान इराणी]  
[२. योमन नौशीखान इराणी]  
[३. सायमन नौशीखान इराणी]

द्वार

र धार

र शीरे

नांक	व्यवहार	खंड क्रमांक	नविन धारक (भा) प्रदेशदार (प) किंवा भार (भा)	साक्षात्करण
१९/०८/१९७१	अपाइंटमेंट ऑफ न्यू ट्रस्टी.	SRE ११०२/६८ dt १८-५-६८	(H) रोशन नौशिरवान इराणी	सही - न.भू.अ.क्र. Dwb. २. मुंबई
०३/१९८१	खरेदीने र.रू. १०,००० व आदेश न.भू.क्र. १६६ दि. १६-३-८१ अन्वये नांव दाखल क्षेत्र २९१९ चौ.मी.	S.R. २८९७/ ११/८/७१	(H) युनियन कन्स्ट्रक्शन कंपनीचे पार्टनर. [१. वसंत केशव मेकल.] [२. ओमप्रकाश मंगेशराम अग्रवाल.] [३. जोख नारायण खिलोवर शर्मा]	सही - १९८१-०४-३० न.भू.अ.क्र. Dwb. २. मुंबई
१६/०३/१९८१	मा.न.भू.अ.क्र. यांचा आदेश क्र.न. भू.१६६ दि. १६-३-८१ अन्वये क्षेत्र २००० चौ.चारास नाव दाखल.	-	(H) प्रताप नारायणसिंग S/O शीव मुथूसीय	सही - १९८१-०४-३० नि.नि.भू.अ.क्र. C. तपा न.भू.अ.क्र. ८८
१६/०७/१९८२	डिझोलेशन डिझ.रजि.क्र. ५१३/८१ व नि.नि.भू. अभि. तथा नगर भू.अधि क्र. ८ यांचेकडील आदेश क्र.न.भू.क्र. १६६ दि. १६-७-१९८२ अन्वये	S.I.	युनियन कन्स्ट्रक्शन कंपनीचे भागीदार अ.न.१. वसंत केशव मेकल २. जोख नारायण खिलोवर शर्मा यांचो नावे दमी केली.	सही - १९८२-०७-२० नि.नि.भू.अ.क्र. C. तपा न.भू.अ.क्र. ८८

(पान नं. १)





# मालमत्ता पत्रक

वेभाग/प्रोजे - मारवली  
गट नंबर - १६६/अ  
तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर  
क्षेत्र - चो.मी.  
धारणाधिकार

जिल्हा -- मुंबई उपनगर जिल्हा  
शासनालयाद्वारे याचकालात तपशील आणि त्याच्या पेर तपशीलाची नियत येथे



दिनांक	व्यवहार	पंड क्रमांक	नविन धारक (धा) पट्टेदार (प) विन्या भार (ध)	साक्षात्करण
०५/०१/२००७	अर्ज, जबाब, व न.भू.अ.चेंबूर यांचे दिनांक ५/०१/२००७ चे आदेशान्वये मूळ न.भू.क्र.१६६अ मधुन या पुर्वीच न.भू.क्र. १६६व व, १६६क या स्वतंत्र मिळकत पत्रिका उपडलेल्या मिळकतीस दिनांक ७/१०/०२ च २८/१०/०२ च्या नोंदीने धारक नोंद दाखल करून न.भू.क्र.१६६अ या मिळकत पत्रिकेवरील दिनांक ७/१०/०२ च २८/१०/०२ च्या नोंदी काढी केलेल्या.			पेर पत्रा क्र.१४३ प्रमाणे राही - ०५/०१/२००७ न.भू.अ.चेंबूर
०६/०३/२००७	अन्य रितोने/आदेशान्वये मा.सहा.अभियंता (विकास) एल.अंण्ड एम वृहन्मुंबई महानगर पालिका यांचेकडील पत्र क्र./टी.डी.आर./ई.एत./एम.ई-१२ दिनांक १/३/२००७ तसेच मूळ मुचो क्र.२, घोगणापत्र, क्र.२२-३/१३८५/२००७ दिनांक २५/२/०७, च्या तात्का गादती क्र.००९३७ दि.१५/१/०७ अन्वये दि.१६/३/८९ चे नोंदीने धारक रुदरी दाखल झालेले नाव काढी करून वृहन्मुंबई महानगर पालिका यांचे नांव दाखल केले व सार्वजनिक प्रयोजनार्थ सत्ता प्रकार रसी, एवजी एरु, दाखल करून वि.सो.सारा.शास्यत मुदतीची नोंद रद्द केली.		धारक वृहन्मुंबई महानगर पालिका.	पेर पत्रा क्र.१४५ प्रमाणे राही - ०६/०३/२००७ न.भू.अ.चेंबूर

पत्र करणारा

खरी नवकल -

न.भू.अ. चेंबूर

मुंबई उपनगर जिल्हा

श्री. द.गे. आलधर  
परिरक्षण भूमापक क्र.  
र भूमापस अधिकारी, चेंबूर

अर्ज क्रमांक.....१३३.....एकूण नोंदी/पत्रे.....२८०१  
याचे दाखल दिनांक.....२८/११/०५.....नवकले शुल्क.....६८  
पत्रिका तयार दिनांक.....२८/११/०५.....पत्रिका रसी.....२८५१  
नवकल दिव्याची दिनांक.....२८/११/०५.....एकूण रसी.....२८५१

(श्री. अ. बी. किणी)  
वरिष्ठ लिपीक  
नगर भूमापन अधिकारी, चेंबूर

खरी नवकल  
नगर भूमापन अधिकारी  
चेंबूर

मालमत्ता पत्रक

तालुका/न.भु.मा.का. -- न.भू.अ. चेंबुर

जिल्हा -- मुंबई उपनगर जिल्हा

शास्नाला। दलंत्या आकरणा। शिष्या भाड्याचा  
तपशील आणि त्याच्या फेर पासणीची नियत येऊ

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[चि.शे.सा.र.रू. ४३/- दर १०० चौ. मी. ला. र.रू. ३८३२०/- १०/३१/७०/६  
पर्यंत]

पेंडुर

व्यवहार

खंड क्रमांक

नम्रिन चारक (धा)  
पट्टेशर (प) किन्या भार (भा)

साक्ष्यकंन

52106/9996

ना गिल्डरपिकारो मुंबई उपनगर वांचे कडाळ पोट विभाजन आंदरा  
क्र.सो/कार्या/७/पो.वि.एस.आर.२३५६ दि.३२-७-९५ अन्वये य  
मा.न.पू.अ.क्र.८ वांचे कडाळ आंदरा क्र.न.पू.अ.८/मारवली/  
न.पू.क्र.१६६/९६ मुलुङ दिनांक २८-११-९६ अन्वये नयन मिळकत  
पत्रिका उपडून २४८५.४ चौ.मी.क्षेत्र खंडाचे मंदाकारडे आरक्षित  
अस्तित्वाचो नांद केली.

क्र. -  
 १९९६-०८-०२  
 जि.नि.धू.अ.ख.स.  
 तदा नवम्बर.८.८

04/03/2006

शासन निर्णय (महसूल व वन विभाग) क्र.एन.अ.अ.नं./१०८७  
३५७० प.क्र. ५३/न-५ दि. २७/१/०१ चे आदेशा प्रमाणे  
सु.व.वि.शे. अकारणीची नोंद घेतली.  
मदत १/८/०१ ते ३१/७/२००६

पं. रघुनाथ झा. १३८ प्रमाणे  
सह -  
५/७/२००६  
न. भू. अ. चेंबर

८५/०१/२००७

अनुर, जवाब, व प.पू.११ यांचे कार्यालयीन टिप्पणीस  
जमवूनरून न.पू.अ.चेंबूर यांचे दिनांक ०५/०१/२००७  
चे अदेशान्वये मूळ न.पू.क्र.१६६ला दिनांक १६/३/  
८१चे नोंदीने खरेदीने दाखल झालेल्या प्रमाण नारायण  
सिंग यांचे नावाची नोंद केली व त्यानंतर त्यांच्याकडून  
दिनांक ७/१०/२००२चे नोंदीने खरेदीने दाखल झालेली  
श्री.ये.गोपालनो अण्ड व्रदस तर्फे अ.क्र.१११, यांची  
नोंदे दाखल करून त्यांची अ.क्र.१ व ५ यांची नोंदे  
कमी करून डोड ऑफ पार्टनरशिप नुसार दिनांक  
२८/१०/०२चे नोंदीने दाखल झालेले धर्मस गोविंदजी  
वडोदर, व जितेश शंकरलाल वडोदर यांचे नोंदे दाखल  
केली.न.पू.क्र.१६६/अ घरोल दिनांक-७/१०/२००२  
व दिनांक २८/१०/०२च्या नोंदी कमी केल्या.व न.पू.क्र.  
१६६व, व १६६क या मिळकत पत्रिकेवर दिनांक ७/१०/  
२००२ व २८/१०/०२ च्या नोंदीनुसार धारक सदरी नोंदे  
दाखल केली.

१६/०१/१९७९  
S.J.F

ધારક  
શ્રી.મે.ગોપાલજી એન્ડ બ્રદર્સ તંપે.  
૧)ગોવિંદજી ગોપાલજી વડોર.  
૨)શંકરલાલ ગોપાલજી વડોર.  
૩)છાનલાલ ગોપાલજી વડોર.  
૪)ધર્મેશ ગોવિંદજી વડોર.  
૫)જિતેય શંકરલાલ વડોર.

फैरफार क्र.१४२ प्रमाणे  
रुती -  
०५/०१/२००७  
न.ध.अ.चेंबूर



# मालमत्ता पत्रक

विभाग/मौजे -- भारताजी  
 तालुका/न.भू.मा.का. -- न.भू.अ. चेंबूर  
 गिल्हा -- मुंबई उपनगर जिल्हा  
 शासकालादिलेच्या आज्ञेनुसार या मालमत्ता पत्रक तयार केले आहे आणि त्याच्या फेर तपासणीची विनंती येते.

दिनांक	संख्या	खंड क्रमांक	वर्ग भातक (पा) पट्टेदार (पा) विन्या भार (पा)	साक्षिकांक
०६/०३/२००७	मा.साहा अभियंता (निकास) एल.ओ.एच.एम. मुहम्मद महानगर पालिका यांचेकडील पात्र क.टी.डी.आर./एम.एम.ई-११ दिनांक १/३/२००७ तसेच मुळ सूची क.२, घोषणापत्र, नं.२-३/१३८५/२००७ दिनांक २५/२/०७, च्या ताबा पावती क.००९३७ दि.१५/१/०७ ये मोदीने भातक सदरी दाखल असलेले नावे कमी करून मुहम्मद महानगर पालिका यांचे नांव दाखल केले व सार्वजनिक प्रयोजनांसाठी प्रकरणी, ऐवजी एफ.दाखल करून बि.रो.सारा.शा.भूत मुदतीची नोंद रद्द केली.		भातक मुहम्मद महानगर पालिका.	फे.सं.क्र.१४६ प्रमाणे ०६/०३/२००७ न.भू.अ.चेंबूर

नगरपालिका कार्यालय  
 श्री. ए. जे. ओ.एच.  
 नगर भूतपास अधिकारी, चेंबूर

खरी नक्कल -

न.भू.अ. चेंबूर  
 मुंबई उपनगर जिल्हा

जारी क्रमांक १३३-४  
 जारी करिता दिनांक २०.०३.०७ तसेच मुळ १००८  
 नगरपालिका दिनांक २०.०३.०७ तसेच मुळ १००८  
 नक्कल दिनांक २०.०३.०७ तसेच मुळ १००८

(श्री. अ. बी. किणी)  
 दफ्तरी लिपीक  
 नगर भूतपास अधिकारी, चेंबूर

खरी नक्कल  
 नगर भूतपास अधिकारी, चेंबूर