

***Advisory on Installation of the  
Fire Evacuation Lifts in the  
High Rise Buildings having  
height 70 Mtrs and above***

***Subject - Enactment of Fire Evacuation Lifts in Regulatory Framework Confirming to the Provisions of Unified Development Control and Promotion Regulation of Maharashtra 2020 (UDPCR 2020) in the state of Maharashtra***

- Reference -***
- 1) National Building code of India 2016 Vol.2 Part 8 Section 5
  - 2) Unified Development Control and Promotion Regulation of Maharashtra 2020 (UDPCR 2020)
  - 3) Vide letter from Municipal Corporation of Greater Mumbai , Chief Fire Officer Mumbai Fire Brigade letter No. FBH/DD/1883 Dt. 08.02.2018
  - 4) The Maharashtra Lift Act 1939 and Maharashtra Lift Rules 1957
  - 5) International Standard EN-81 Series of standards

As the High rise buildings have been raising day by day in the city skylines Of Maharashtra especially in prominent municipal corporations all across the state its occupants need to know what actions shall be taken to leave the building safely along protected escape route in case of emergency .In the tall buildings full building evacuation via stairways becomes impractical in the event of fire.

In the Backdrop of the unfortunate fire accidents occurred to high rise buildings many lives has been lost including several fire fighting personnel's during rescue operations, forcing the responsible authorities to adopt safe effective and reliable total building evacuation strategy which shall be taken care since building design stage meticulously.

Though several fire evacuation lifts has been installed in Mumbai and Suburbs till date but installations are found to be very unsafe, not confirming to standards of design construction and operational procedures, without getting necessary approvals from concerned competent authorities thus raising an alarm to intervene the ongoing fire evacuation lifts installations and forcing them into the gambit of regulatory environment.

Most importantly constructional and operational features of fire evacuation lifts have been recognized by the NBC 2016 and Unified Development Control and Promotion Regulation of Maharashtra 2020 (UDPCR 2020) along with Maharashtra Lifts Escalators and Moving Walk Act 2017 & its proposed rules.

One of the key aspects of the fire evacuation strategy is to have a Fire Evacuation Lift on compulsory Basis for the Buildings Having Height 70 Mtrs and above such that during the evacuation process the fire evacuation lift would collect the occupants from the highest floors first, shuttle them to exit level and return for another load, even they can be programmed to move those with the longest distance to go first. As the fire evacuation lifts are loaded with vital fire fighting features incorporating modern state of art technologies integrated with Building Management System (BMS) its effective enforcement would be turning point in the fire evacuation concepts.

A high level meet was held between Hon'ble Additional Commissioner Municipal Corporation of Grater Mumbai and Chief Electrical Inspector, I E & L Deptt. Govt. of Maharashtra along with the key officials of BMC from fire and engineering Departments to compose an efficient policy with regards to Strategic location, Design & Construction, Installation & Operation of Fire evacuation Lifts in High rise buildings along with its recognition in legislative environment as per the provisions of Maharashtra Lifts Escalators and Moving Walk Act 2017& Its proposed rules.

A detailed roadmap of the Permission of erection and license to operate the Fire Evacuation lift by the lift inspectorate was discussed resolving the key issues from Fire, M&E department.

In order to evaluate provisions mentioned in the NBC 2016 and Unified Development Control and Promotion Regulation of Maharashtra 2020 (UDPCR 2020) along with Maharashtra Lifts Escalators and Moving Walk Act 2017 & its proposed rules .Henceforth it is mandatory to obtain the permission for erection and License for operation of fire evacuation lifts in the state of Maharashtra

The implementation of the said circular shall be effective immediately from the date of issue for the upcoming Fire evacuation lift installations and shall apply with retrospective effect to the existing Fire evacuation lift Installations after the date of issue as per Reference No 3

The Responsible Entity/Builder/Developer/Architect Must submit the Building Plan with Clear Demarcation with respect to Strategic location of Fire evacuation lift along with specific Dimensions and construction of Shaft and Technical Specification confirming to Annexure as enclosed herewith to the lift inspector at the time of permission for erection of the lift.

**Attached Herewith**

- Encl- A copy of Annexure: Specifications in Detail for Fire Evacuation Lift (8 Pages)



(D.J. Khonde)  
Chief Electrical Inspector,  
Industries, Energy & Labor Deptt.  
Chembur, Mumbai.

Outward number: / 235 /2022  
Office of the Chief Electrical Officer,  
Industries, Energy and Labor Department  
3rd Floor, New Administrative Building,  
R. Chemburkar Marg, Chembur(East),  
Mumbai - 400 071

Date: 20/07/2022

- 1) To the Hon'ble Principle Secretary, Energy Department, Mantralaya, Govt. Of Maharashtra for information
- 2) To the Hon'ble Secretary, Ministry of Urban Development Accounts, Mumbai/ Of Housing and Urban Affairs for information.
- 3) To the Hon'ble Principle Secretary, Disaster Management Department, Mantralaya, Govt. Of Maharashtra for information

- 4) To the Hon'ble Municipal Commissioner, Municipal Corporation of Greater Mumbai (MCGM) for information and implementation.
- 5) To the Hon'ble Additional Commissioner Municipal Corporation of Greater Mumbai (MCGM) information and implementation.
- 6) To the Hon'ble Commissioner, Slum Eradication and Rehabilitation Development, Pune and Mumbai Municipal Corporation for information and Implementation.
- 7) To the Managing Director, MHADA Mumbai/CIDCO, Navi Mumbai/ Maharashtra Housing and Area Development Authority for information and Implementation.
- 8) To the Directorate of Town Planning & Valuation, to all Districts of Maharashtra, for Information and implementation.
- 9) To the The Superintendent Engineer, Mumbai Regional Electricity Inspection, Department of Industries, Energy & Labor, Chembur, for information and Implementation.
- 10) To the Electrical Inspector, Lift, Chembur, Mumbai for information.
- 11) To all licensed contractors of elevator erection and maintenance repairs; for Information and necessary action.