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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From	To
Thiru. Abhash Kumar, I.P.S., DGP / Director, Tamil Nadu Fire and Rescue Services, No.17, RukmaniLakshmipathiSalai, Egmore, Chennai – 600 008.	The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008.

R.Dis.No.13200/C1/2024
Dated.03.10.2024
PP NOC No. 185 /2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. Consolidated Construction Consortum Ltd., Old No.10, New No.19, Padmavathiar Salai, Jeypore Colony, Gopalapuram, Chennai - 600 086, comprised in R.S.No.67/83, IN Block No.4 in Mylapore Village, Mylapore - Triplicane Taluk, Chennai District - Reg.

Ref : 1) The applicant letter dated:07.08.2024.
2) The Joint Director, Northern Region, Report Rc.No.4060/C/2024, Dated:18.09.2024.

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Kindly refer to the letter cited above. The MSB inspection committee of the northern region has inspected the site of M/s. Consolidated Construction Consortum Ltd., Old No.10, New No.19, Padmavathiar Salai, Jeypore Colony, Gopalapuram, Chennai - 600 086, comprised in R.S.No.67/83, IN Block No.4 in Mylapore Village, Mylapore - Triplicane Taluk, Chennai District for which the PP NOC has been requested. The committee has made certain observations with regard to fire and life safety, which are reproduced below:-

Observation:

It is a planning proposal for the construction of Residential building consists of Ground Floor + 7 floors with the height of 29.96 meters. The plot area is 1947.69 square meter and the floor area is 5353.03 square meter. The proposal has the side set-back of 7 meters at all around the building. The proposed occupancy is classified to come under Group A Residential Building, Sub-Division A-4 Apartments as per the National Building Code of India Part IV Fire and Life Safety – 2016.

The following fire & life safety measures should be provided in the proposed building before the issue of compliance certificate as listed below:

1. There should be a down comer system along with hose reel assembly per thousand square meters area covering all floor areas with landing valves along with delivery hoses. Hence, two number of shafts should be provided. The system should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the system a terrace level water tank of minimum capacity 25000 liters should be provided with refilling facilities. To charge the system an electrical pump of capacity 900 LPM should be provided near the terrace level water tank. The pump should be capable of developing pressure of 3.5 kg/cm^2 at terrace level hydrant point.
2. Fire service inlets fitted with NRV at ground level should be provided.
3. Manually operated electric fire alarm system including talk back system to be provided at all floors.
4. Automatic sprinkler system should be provided at stilt floor if used for parking.
5. Public address system should be provided at all the floors.
6. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.

7. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
8. Fire exit - internal staircases and external staircase: Two staircases provided are natural / cross ventilation.

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life Safety 2016 – The staircases shall have minimum width of 1.25 meters without railing. The minimum width of tread without nosing shall be 250 mm for residential Building and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm for residential building and the number shall be limited to 12 per flights.

Every exit, exit access or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

Exits shall be so arranged that they may be reached without passing through another occupied unit.

As per clause 4.4.2.4.3.4 of the National Building Code of India part IV fire and life safety 2016 - All external stairs shall be directly connected to the ground.

Entrance to the external stairs shall be separate and remote form the internal staircase.

Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.

The route to the external stairs shall be free of obstructions at all times. The external stairs shall be constructed of non-combustible materials and any doorway leading to it shall have the required fire resistance.

Staircase has found to opposite of the lift in the proposed plan. It should be changed as per NBC 2016.

No external staircase, used as a fire escape, shall be inclined at an angle greater than 45°from the horizontal.

Fire lifts: As per clause 4.4.2.4.3 (h) (6) of NBC 2016. Lift shall not open in staircases. The same was corrected and revised plan submitted.

At least one lift should be designated as Fire lift. Fire lifts shall be provided with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings 15m in height or above shall be provided with fire lifts.

In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons.

Each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings.

The number and location of fire lifts in a building shall be decided after taking into consideration various factors like building population, floor area, compartmentation, etc.,

9. Firefighting shaft (fire tower): An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge

to exit discharge. These shall also serve the purpose of exit requirement / strategy from the occupants. The respective floors shall be approachable from fire fighting shaft enable the fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift. The fire fighting shaft shall be equipped with 120 min fire doors. The fire fighting shaft shall be equipped with fireman talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters.

10. The applicant should not provide any obstruction like transformer yard, generator, swimming pool, landscape, LPG bank etc., in the setback area, so as to facilitate the easy movement and operation of an aerial ladder platform vehicle during emergency. The setback area should not have any slope / gradient and not be elevated from the ground level.
11. Vehicular access within the site – Internal vehicular access way including passage if any within the site shall have a clear width of 7.2m.
12. Service ducts and shafts: As per clause 3.4.5.4 of the National Building Code of India part IV fire and life safety 2016.
13. Fire lift, electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India, Part 8, 2016.
14. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.
15. The compulsory open space as per DCR set back area all around the building should be designed to with stand a weight of 64 tons at any point of operation for the use of hydraulic platform vehicle. In any case, no ramp, landscape garden and swimming pool shall be allowed in the setback are. The entire setback area earmarked shall be hard paved or provided with reinforced concrete so as to withstand the weight of the aerial ladder platform.
16. The service ducts such as power cables, communication cables, A/C ducts etc., should be protected with proper fire sealing/fire dampers.

17. The cable gallery should be routed through fire resistant duct or fire protected tray. Suitable detectors shall be provided along the lines of the cable gallery.
18. As per section 3.2 of BIS 12459, 1988 – code of practice for fire safety in cable regularization, 1m transparent fire retardant coatings shall be applied to all cables at termination points in electrical panels and all cables inside the distribution boxes.
19. Fire resistant and low smoke emission cable should be used.
20. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
21. Dos and don'ts laminated hanging pads should be available in all floors in prominent places.
22. Evacuation route plan should be displayed in each floor at prominent places.
23. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
24. A trained fire officer with a crew shall be arranged to maintain as well as to operate the fire protection systems in case of any need.
25. During construction of the building the following fire protection measures should be provided in good working condition:
    1) Dry riser minimum 100 mm diameter pipe with hydrant outlets on the floors constructed with a fire service inlet to boost the water in the riser from fire service pumps.
    2) Drums filled with water of 2000 liters capacity with two fire buckets on each floor.
    3) A water storage tank of minimum 20000 liters capacity, which may be used for other construction purposes also.

The MSB inspection team has recommended to issue of planning permission / no objection certificate to the proposed building subject to the fulfillment of the above mentioned conditions.

In view of compliance with the above said facts a PP/NOC is issued from the fire service point of view so as to accord planning permission for the above said proposed building subject to fulfillment of all the above said conditions, as recommended by the MSB committee. After completion of this project the compliance certificate should be obtained to ensure fire safety measures.

8-10-24

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Consolidated Construction Consortium Ltd.,
No.2, Ethiraj Salai,
Egmore, Chennai – 600 008.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

Copy to:

The Joint Director, Fire and Rescue Services,
Northern Region, Chennai.



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