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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, Rukmani Lakshmipathi Salai, Egmore, Chennai – 600 008.	The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008.

(1182)

R.Dis.No.12411/C1/2023 Dated.11.09.2023

PP NOC No.146/2023

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. The Chief Engineer, Tamil Nadu Urban Habitat Development Board, Raja Thottam, T.S.No.1 & 3 of Block No.19 & 33 in Peravallur Village, Chennai - Reg.

Ref : 1) The applicant letter dated:21.07.2023.
2) The Joint Director, Northern Region, Report Rc.No.3683/C/2023, Dated:24.08.2023.

SP

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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. The Chief Engineer, Tamil Nadu Urban Habitat Development Board, Raja Thottam, T.S.No.1 & 3 of Block No.19 & 33 in Peravallur Village, Chennai 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 an application for the construction of residential building consisting of stilt floor + 9 floors with the height of 30 meters up to terrace level. The plot area is 2708.26 sq. mtrs and the total floor area is 6362.75 sq. mtrs. The proposal has the side set-back of 7 meters at all around the building and moreover no compound wall demarcating the place. The proposed occupancy

PA(S)/TPS

PP communicate to MS/CMDA as follow up the PC

13/9/23 SP

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.

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

b) A prominent sign bearing the words 'REFUGE AREA' shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge area on the floor above and below this floor. The same signage shall also be conspicuously located within the refuge area.

c) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fireman talk back and adequate emergency lighting as well as drinking water facility.

d) Refuge area shall be approachable from the space they serve by an accessible means of egress.

e) Refuge area shall connect to firefighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.

f) The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment etc shall be allowed in such areas.

g) Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.

h) Entire refuge area shall be provided with sprinklers.

i) Where there is a difference in level between connected areas for horizontal exists, ramps of slope not steeper than 1 in 2 shall be provided (and steps should be avoided).

11. 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.

12. Fire lift, electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India, Part 8, 2016.

13. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.

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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Thiru. V. Shanmugasundaram, M.E., FIE.,
Chief Engineer,
Tamil Nadu Urban Habitat Development Board,
No.5, Kamarajar Salai,
Chennai – 600 005.

Copy to:

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



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