Verified RealEstate™

Your trusted partner for buying, selling, and managing property, ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified RealEstate™



JR

TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. K.P. Maghendhran, I.P.S.,
DGP / Director
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore,
Chennai – 600 008.

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

R.Dis.No.9477/C1/2017 Dated.26.10.2017
PP.NOC.No. 76/2017

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Revised Planning Permission NOC requested Inspection at **M/S. VGN Developers Pvt Ltd,** Thiru-vi-ka Industrial Estate, Guindy, Chennai - 600 032 - Reg.

Ref: 1) This Office Letter K.Dis.No.9637/C1/2016, (PP.NOC No.86/2016) Dated 12.09.2016.
2) Your letter dated:22.05.2017.
3) The Joint Director, Northern Region, Report Rc.No.1804/C/2017, Dated:05.08.2017.

****

With reference to the letter cited above, the MSB Inspection committee of Northern Region has inspected the site of **M/S. VGN Developers Pvt Ltd**, Thiru-vi-ka Industrial Estate, Guindy, Chennai - 600 032 for which NOC has been requested and the committee has made certain observations as regards Fire and Safety, which are reproduced below:-

Observation

This revised planning proposal proposed to construction of Residential Building consists of Combined Double Basements with Blocks-A, B, C, D, E, F and Club House. These Blocks-A,B,C,D,E,F consists of Combined Double Basements + Ground/Stilt + 14 Floors with the height of 44.70mtr up to terrace level, and Club House consists of Combined Double Basements + Ground/Stilt + 7floors with the height of 29.90mtr up to terrace level. Total plot area is 42232.15Sq.mtr and total build up area is 147720.2Sq.mtr.The proposal has

the side set back provisions of 10mtr at all around the building. The proposed Residential occupancy is classified to come under Group-A Residential Building, sub division A-4 Apartment and Group-D Assembly Building, sub division D-3 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. **For Residential Blocks (A, B, C, D, E & F)**

   There should be a Wet-riser per thousand square meters area at this building covering all floor areas with landing valves along with delivery hoses. The raiser should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the wet-riser system and sprinkler system an underground static water tank of minimum capacity 75000 liters for residential buildings should be provided with refilling facilities. A terrace level tank of capacity 5000 liters also should be provided for each block. To charge the wet riser system and the sprinkler system for Residential buildings two electrical pumps of capacity 2280 LPM for hydrants and sprinkler system, an equal capacity of a Diesel pump and two electrical pump of capacity of 180 LPM as a Jockey pump should be provided near the underground water tank. The pumps should be capable of developing pressure of 3.5 kg/cm2 at terrace level hydrant point. One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets. Incase more than one pump set installation, both pump sets shall be interconnected at their delivery headers.

2. **For Club House**

   There should be a wet-riser per thousand square meters area at this building covering all floor areas with landing valves along with delivery hoses. The riser should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the wet-riser system and sprinkler system an underground static water tank of minimum capacity 200000 liters should be provided with refilling facilities. A terrace level tank

of capacity 20000 liters should be provided. To charge the wet riser system and the sprinkler system two electrical pumps of capacity 2280 LPM for hydrants and sprinkler system, an equal capacity of a Diesel Pump and two electrical pump of capacity of 180 LPM as a Jockey pump should be provided near the underground water tank. The pumps should be capable of developing pressure of 3.5 kg/cm^2 at terrace level hydrant point.

3. Yard hydrants should be provided at all around the building.
4. Fire service inlets fitted with NRV at ground level should be provided.
5. Hose reel assembly should be covering each floor area.
6. Automatic sprinkler system should be installed at all floors of the club house building including all basement floors of residential blocks.
7. Automatic smoke detector system should be installed at all floors of the club house building.
8. Manual Fire alarm call points should be provided at all floors of the residential blocks and Club House.
9. Public Address System should be provided connecting all the floors of the residential blocks and Club House.
10. Alternative & Independent power systems should be provided to Fire pumps, Emergency Lighting system and fire lift.
11. Number of ramp and exit location and their width should confirm to the requirements of National Building Code of India, Second Revision part IV -2016.
12. Fire escape staircase should be pressurized as per the clause 4.4.2.5 of the requirements of National Building Code of India.
13. Fire escape - Internal staircases and External staircase:

a) Internal staircases: As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life safety 2016 - All staircases shall have minimum width for residential building 1.25meters and 2.0m for(Club house) Assembly Building. The minimum width of tread without nosing shall be 250mm for residential building and 300mm Assembly Building the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 190 mm for residential building and 150 mm for Assembly Building and the number shall be limited to 12 per flights.

b) Fire exit: 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.

c) External staircases: 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. As per clause of the National Building Code of India part IV fire and life safety 2016- Entrance to the external stairs shall be separate and remote form the internal staircase. As per clause of the National Building Code of India part IV fire and life safety 2016- Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.

As per clause of the National Building Code of India part IV fire and life safety 2016- The route to the external stairs shall be free of obstructions at all times.

As per clause of the National Building Code of India part IV fire and life safety 2016- The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

As per clause of the National Building Code of India part IV fire and life safety 2016- No external staircase, used as a fire escape, shall be inclined at an angle greater than 45ºfrom the horizontal.

d) Fire lifts: As per clause of the National Building Code of India part-8 fire and life safety 2016- Where applicable, 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.

As per clause of the National Building Code of India part -8 fire and life safety 2016- In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons.

As per clause of the National Building Code of India part -8 fire and life safety 2016- Each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings.

As per clause of the National Building Code of India part-8 fire and life safety 2016- 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.

14. The applicant should not provide any obstruction like transformer yard, generator, ramp to basement, 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 slop gradient should not be elevated from the ground level. The entry, movement and exit of the setback should have no slope and should be hard paved and support the operation of the Aerial Ladder Platform.

15. Any Ramp should not be exceed the building line and should not obstruct the side set back area at all around the building for the easy movement of an aerial ladder platform vehicle operation during emergency.

16. The First aid firefighting equipments should be provided at all floors in accordance with the IS 2190: 2010 requirements.

17. The basement shall have the following requirements:

- I) Design criteria:

  As basements lack natural light and ventilation, their access points and integrating them into a building plan must be thoroughly studied. Ramps with very steep slopes should not be allowed and gradient of 1 in 8 or more should alone be permitted. Ramps should not be constructed affecting the open space adjacent to the building. It should meet the following criteria; access, ventilation, firefighting and escape provisions. Brightly lit, colour coded sections are must to identify the different sections of the basements.

- II) Flooding in basements:

  Water logged and catchment areas should be thoroughly studied prior to permitting basements in particular areas. Limiting of basement area with reference to plot coverage should be ideal.

a) Every basement shall be in every part at least 2.4m in height from the floor to the underside of the roof slab or ceiling.
b) Adequate ventilation shall be provided for the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems, etc.
c) The minimum height of the ceiling of any basement shall be 0.9m and the maximum, 1.2m above the average surrounding ground level;
d) Adequate arrangements shall be made such that surface drainage does not enter the basement;
e) The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any are taken into account in design and adequate damp proofing treatment is given; and
f) The access to the basement shall be separate from the main and alternative staircase supply from the licensee's service and alternative supply cables. The door/doors provided for the
g) Services room shall have fire resistance of not less than two hours.

18. Basement:

- Basements shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts. Alternatively, a system of air inlets shall be provided at basement floor level land smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

- The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance to be provided as per National Building code of India 2016. If the travel distance exceeds as per National Building code of India 2016 an additional staircases shall be provided at proper places.
- In multi-storey basements, intake ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the required smoke extraction time for smoke extraction ducts.
- Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior performance compared to the standard units. It shall also have an arrangement to start it manually.
- Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule as per National Building code of India 2016.
- Mechanical extractors shall have an alternative source of supply.
- Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforced cement concrete as far as possible and when this duct crosses the transformer area or electrical switchboard fire dampers shall be provided.

- The basement shall not be used for any utility which involves human activity.
- All floors shall be compartmented with area of each compartment not exceeding 3000m^2. Compartmentation shall be achieved by means of fire resisting wall of 2h rating or fire curtain of 2 h rating or water curtain. In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for

  60 min considering the largest size of compartment. The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping / riser for the water supply to the nozzles.

19. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".
20. Fire lift, Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 8,2016.
21. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5 m and 5 m respectively.
22. The compulsory open space as per DCR set back area all around the building should be designed to with stand a weight of 45 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.
23. The Service ducts such as power cables, communication cables, A/C ducts etc. should be protected with proper fire sealing/fire dampers.
24. 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.
25. Fire Resistant and Low Smoke Emission Cable should be used.
26. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.

27. Dos and Don'ts laminated hanging pads should be available in all floors in Prominent places.
28. Evacuation route plan should be displayed in each floor at prominent places.
29. If the construction is done with prefabricated materials, sufficient natural vent /mechanized ventilation system should be provided.
30. 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.
31. Glass of façade used in external walls shall comply with the following:
    a. For fully sprinklered buildings having fire separation of 9 m or more, tempered glass in a non-combustible assembly with ability to hold the glass in place, shall be provided. It shall be ensured that sprinklers are located within 600 mm of the façade glass providing full coverage to the glass.
    b. All gaps between floor slabs and façade assembly shall be sealed at all levels by approved fire resistance sealant material of equal fire rating as that of floor slab to prevent fire and smoke propagation from one floor to another.
    c. Façade glass at each floor shall have means to open at least 10 percent of the total façade area to exhaust smoke during emergencies. Such openings, with sill level at 1.2 m, shall be in the form of openable panels of size not less than 1500 mm x 1000 mm opening outwards.

29. 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 No objection certificate to the proposed building subject to the fulfillment of the above conditions.

2) In view of the above NOC is issued on fire service point of view to accord planning permission to the above said proposed building subject to fulfillment of the above conditions, as recommended by the MSB committee. After completion of this project, Fire Licence should be obtained to ensure the Fire Safety Measures.

30/10

for Director,
Fire and Rescue Services,
Tamil Nadu.

Copy to. (1) The Joint Director,
Fire and Rescue Services,
Northern Region,
Chennai.

(2) M/s. VGN Property Developers Pvt. Ltd,
No.15, Wallace Garden, 2nd Street,
Nungambakkam,
Chennai – 06.



our services doesn't just end there

Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.

Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.

Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.

NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management

Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



empowering your real estate decisions with smart tools

Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter

Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer

Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator

Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary

Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management

Verified RealEstate™

We're honored to be part of your real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
+91 9996 12 9996
www.verified.realestate