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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.

R.Dis.No.12809/C1/2023 Dated.12.09.2023

PP NOC No.149/2023

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. The Principal Secretary to Government, TNUHDB, R.K. Mutt Road, Venkatakrishnan Road, Andimanyamthottam, Mylapore, Chennai - R.S.No.4123/1 (part), Block No.89 of Mylapore Village, Chennai - Reg.

Ref : 1) The CMDA letter No.C3(S)/1746/2023, dated:21.07.2023.
2) The Joint Director, Northern Region, Report Rc.No.3792/C/2023, Dated:24.08.2023.

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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 Principal Secretary to Government, TNUHDB, R.K. Mutt Road, Venkatakrishnan Road, Andimanyamthottam, Mylapore, Chennai - R.S.No.4123/1 (part), Block No.89 of Mylapore 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:-

PA(S)/TPS

Pl follow up & communicate to EE at CMDA for advising the contractors. & DFRS NOC

UM 15/9/23 SP

Observation:

It is a planning proposal for the construction of residential building consisting of **4 blocks (A, B, C & D). Block A & B** consisting of stilt floor + 13 floors with the height of 42 meters up to terrace level. The proposal has side setback of 9 meters at all around the building for block A & B and moreover no compound wall demarcating the place. **Block C** consisting of stilt floor + 4 floors with the height of 15 meters up to terrace level. **Block D** consisting of stilt floor + 5 floors with the height of 18 meters up to terrace level. The proposal has side setback of 3 meters at all around the building for block C & D and moreover no compound wall demarcating the place. The plot area is 11553.55 sq. mtrs and the total buildup area 29389.48 sq. mtrs. The proposal occupancy is classified to come under Group "A" Residential Building, Sub-Division "A-4" Apartment as per the classification of 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 residential & club house building before the issue of compliance certificate as listed below:

1. There should be a wet-riser along with hose reel assembly per thousand square meters area 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 and sprinkler system an underground static water tank of minimum capacity 75000 liters should be provided with refilling facilities. A terrace level tank of capacity 5000 liters also should be provided in respective towers. One set of pump contains an electrical pump of capacity 2280 LPM and equal capacity of one diesel pump and one 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.

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. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
5. Automatic sprinkler system should be provided at stilt floor if used for parking.
6. Public address system should be provided connecting all the floors.
7. Lightning arrester should be provided.
8. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
9. Number of ramp, exit, location and its width should be conforms to the requirements of NBC of India, Part 4, Second Revision 2016.
10. Fire exit - internal staircases and external staircase:

    Three staircases are provided at each block A & B. One staircase is provided at block C and D as each floor area is approximately 200 m^2 and height less than 18.30 m. All the staircases are internal staircases with external wall and are naturally ventilated.

    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.

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

❖ Fire lifts: As per clause 4.4.2.4.3 (h) (6) of NBC 2016. A staircase shall not be arranged round a lift shaft. Lift shall not open in staircases at the block C.

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.,

11. 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.

12. **Fire fighting pump house**

As per clause 5.1.2.2 of the National Building Code of India part IV fire and life safety 2016

a) The pump house provided at the ground level.
b) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
c) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
d) No other utility equipment shall be installed inside the fire pump room.
e) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.

f) Installation of negative suction arrangement and submersible pumps shall not be allowed.

g) Pump house shall be sufficiently large to accommodate all pumps and their accessories like PRVs, installation control valves, valves, diesel tank and electrical panel.

h) Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.

i) Exhaust pipe of diesel engine shall be insulated as per best engineering practice and taken to a safe location at ground level, considering the back pressure.

j) Fire pumps shall be provided with soft starter or variable frequency drive starter.

13. **Refuge area:**

a) **Balconies are not provided at any houses. Therefore, Refuge area is shown at 7th floor and 11th floor levels for Block A & B. One staircase to the first floor shall be converted as a ramp as the houses at 1st floor are for the physically challenged.**

b) Refuge area shall be provided in buildings of height more than 24 m. Refuge area provided shall be planned to accommodate the occupants of two consecutive floors (this shall consider occupants of the floor where refuge is provided and occupants of the floor above) by considering area of 0.3 m^2 1 per person for the calculated number of occupants and shall include additionally to accommodate one wheelchair space of an area of 0.9 m^2 for every 200 every 200 occupants load served by the area of refuge or a minimum of 15 m^2 whichever is higher shall be provided as under.

- The refuge area shall be provided on the periphery of the floor and open to air at least on one side protected with suitable railings.

- Refuge area (s) shall be provided at / or immediately above 24 m and thereafter at every 15 m or so.

c) 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.

d) 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.

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

f) 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.

g) 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.

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

i) Entire refuge area shall be provided with sprinklers.

j) 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).

14. 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.

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

16. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.
17. 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.
18. The service ducts such as power cables, communication cables, A/C ducts etc., should be protected with proper fire sealing/fire dampers.
19. 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.
20. 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.
21. Fire resistant and low smoke emission cable should be used.
22. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
23. Dos and don'ts laminated hanging pads should be available in all floors in prominent places.
24. Evacuation route plan should be displayed in each floor at prominent places.
25. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
26. 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.

27. 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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. The Senior Planner,
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.

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
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Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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