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DIGITALLY VERIFIED RECORD

TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

FROM
Thiru. Bhola Nath, I.P.S.,
DGP / Director
Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai 600 008.

TO
M/s Army Welfare Housing Organisation
Kashmir House,
Rajaji Marg,
New Delhi - 110 011.

K.dis.No.393/C1 /2012 Date.06.02.2012

P.P.Noc.No: 13/2012

Sir,

Sub: Tamil Nadu Fire and Rescue Services Department- Directorate - High Rise Building - NOC requested - Inspection at M/s. Army Welfare Housing Organisation, Survey No:172/1&173 Thazambur Village, Chengalpet Taluk, Kancheepuram District - Planning Permission - Revised Plan - Regarding .

Ref: Your letter dated:05.01.2012.

With reference to the letter cited above as requested, the team has inspected the site at M/s. Army Welfare Housing Organisation, Survey No:172/1&173 Thazambur Village, Chengalpet Taluk, Kancheepuram District on 01.02.2012.

Observation:

It is a planning proposal proposed by M/s. Army Welfare Housing Organisation, for the construction of Residential Building Block 1, 2, 3, 4, 5 & 6 Two Stilt + 32 Floors with the equal height of 109 m with Club House. The plot area is 39049.62 square meters and the total buildup area is 107067.36 Sq.mtrs. The proposal has the side set-back provisions of 7m all around the blocks. The proposed occupancy is classified to come under Group A Residential Building Sub Division A4 Apartments as per the National Building Code of India Part IV Fire and Life Safety 2005.

The Fire & Life Safety measures should be provided in the proposed buildings before the actual occupation are listed below:

1. There should be a wet-riser per thousand square meter area covering all floor areas with landing valves along with delivery hoses for each block. The riser should be fully charged with adequate pressure at all times & should have for both automatic and manual operation. To feed the wet-riser system an underground static water tank of minimum capacity 100000 liters should be provided with refilling facilities for each block. A terrace level tank of capacity 25000 liters also should be provided for each block. To charge the wet riser system and the sprinkler system to electrical pumps of each capacity 2280 LPM should be provided near the under ground water tank for each block. An equal capacity of Diesel Pump should also be provided as an alternative arrangement for each block. The pumps should be capable of developing pressure of 3.5 kg/cm. at terrace level hydrant point. One more electrical pump of capacity of 180 LPM should be provided as a jockey pump for each block.
2. Fire Service inlets fitted with NRV at ground level should be provided.
3. Hose reel assembly should be provided covering each floor area.
4. Yard Hydrant should be provided at all around the building.
5. Manual fire alarm call points should be provided at all floors.
6. Automatic sprinkler system should be provided at all floors.
7. Automatic deduction system should be provided at all floors.
8. Public address system should be provided connecting all the floors.
9. Alternative & Independent power system should be provided to Fire Pumps, Emergency Lighting system and fire lift.
10. Number of ramp exit, location and there width, should be conforms to the requirements of National Building Code of India, Second Revision Part IV 2005.
11. The first Aid fire fighting equipment should be provided at all floors in accordance with the IS 2190:1992 requirements.
12. Fire lift, Electrical Installation and Wiring. AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 4, and Second Revision 2005.
13. 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.
14. The compulsory open space of 7 m. 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.
15. The Service ducts such as power cables, communication cables, A/C. ducts etc. should be protected with proper fire sealing / fire dampers.
16. The fire dumpers to be certified by UL555 and for Fire and smoke dumpers UL 555S
17. The Cable gallery should be routed through fire resistant duct or fire protected tray.
18. Fire Resistant and Low Smoke Emission Cable should be used.
19. Refuge area of 1.5 sq.m or an area equivalent to 0.3 sq.m per person to accommodate the occupants of two consecutive floors, whichever is higher shall be provided at 24th m, 39m, 54th m, 69th m, 84thm and 99th m level.
20. A trained Fire Officer with a crew along with Fire Control room shall be arranged to maintain as well as to operate the fire protection systems in case of any need.
21. The Fire protection systems provided in the building should be approved by the competent authority / certified by any notified bodies.

22 The provisions for the helipad should be made as per norms.

23 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.

There is no objection to accord planning permission to the above said proposed building subject to the fulfillment of Life and Fire Safety requirements as stated above. you are informed to comply with all the fire safety arrangements suggested above and on receipt of compliance report from you before the actual occupancy or before issuing occupancy certificate, whichever is earlier, re-inspection will be conducted fro m the consideration of issue of Fire Licence.

for Director,
Fire and Rescue Services
Tamil Nadu.

Copy to: Deputy Director,
Northern Western Region,
Vellorc

J.K.7.2

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
/landlens/one

Verified RealEstate™

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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