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™



Elappas Fire

13/3/24

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 Director, Directorate of Town and Country Planning, CMDA Office Complex, E&C Market Road, Koyambedu, Chennai – 600 107.

R.Dis.No.2501/C1/2024 Dated.05.03.2024

PP NOC No.32/2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Chola Builders, WARD -AA, BLOCK-62, T.S.NO:7/2, 8/2 AND 10/2 (OLD WARD H, BLOCK -10, T.S.NO: 31/1, 31/2 AND 32 (part) AT Annadhanapatti Village, Salem Corporation, Salem South Taluk, Salem District - Reg.

Ref : 1) The Online application token No.16244.
2) The Deputy Director, Salem Region, Salem Report Rc.No.333/A1/2024, Dated:15.02.2024.

****

Kindly refer to the letter cited above. The MSB inspection committee of the western region has inspected the site of M/s. Chola Builders, WARD -AA, BLOCK-62, T.S.NO:7/2, 8/2 AND 10/2 (OLD WARD H, BLOCK -10, T.S.NO: 31/1, 31/2 AND 32 (part) AT Annadhanapatti Village, Salem Corporation, Salem South Taluk, Salem District for which 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 construct a Residential building consists of Stilt Floor + 8 Floors with the height of 29.50 mts. The plot area is 2602.00 sq.mts and the total proposed builtup area is 10201.76 sq.mts. The building occupancy is classified to come under Group A Residential Building and the

Sub Division A4 Apartment Houses as per the National Building Code of India Part-IV Fire and Life Safety-2016.

The following Fire and Life safety measures should be provided in the proposed building before the actual occupation as listed below:

1. One down comer should be provided every 1000 sq.mts area covering all floor area with landing valves along with delivery hoses. The down comer should be fully charged with adequate pressure at all times and should have both automatic and manual operation. To feed the down comer system, sprinkler system a terrace level tank of capacity 25000 liters also should be provided with refilling facilities. To charge the down comer and sprinkler system a terrace level electrical pump of capacity 900 LPM should be provided. Pumps should have the capacity of developing pressure of 3.5kg/cm.sq at terrace level at remotest location.
2. Fire service inlets (4 Way) should be fitted with NRV at ground level.
3. Automatic sprinkler system should be provided at Stilt floor area.
4. Hose reel assembly should be provided per 1000 sq.mts covering each floor area.
5. Manually Operated Fire Alarm Call Points should be provided in each floor near exits.
6. "Exit" Signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE.
7. Emergency Lights should be provided at staircase landing and exit routes.
8. Public Address System should be provided connecting all the floors.
9. Assembly point should be designated at ground floor.
10. Evacuation route plan should be displayed in all floors.
11. Alternate and Independent power system should be provided to fire pumps, pressurization & smoke venting, Exit signage lighting, Emergency Lighting, Fire alarm system, Public address system, magnetic door hold open devices and Fire Lift.
12. Number of Exit, location and its width should be conforms to the requirement of NBC of India, Part 4, 2016.

13. As per the National Building Code of India -2016, three number of staircase should be provided with the minimum width of 1.25 meters and they should be away from each other. All staircases should be provided upto terrace level.

14. FIRE ESCAPE- INTERNAL STAIRCASE AND EXTERNAL STAIRCASE:

a) Internal staircases:

As per clause 4.4.2.4.3 of the national building code of India part IV Fire and life safety 2016-All staircases shall be minimum width of 1.25 meter. The minimum width of tread without nosing shall be 250mm. The maximum height riser shall be 190 mm. The number of riser shall be limited to 12 per flights.

b) Fire Exit:

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

External Staircases shall always be kept in sound and usable condition.

Entrance to the external stairs shall be separate and remote from 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.

Handrails to be provided on both sides shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provision of balusters with maximum gap of 150 mm.

The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
No external staircases, used as a fire escape, shall be inclined at an angle greater than 45 deg from the horizontal.

e) Fire lifts ;

a) 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.

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

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

d) 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.

17. One Fire Lift should be provided.
18. Lightning arrester should be provided.
19. Refuge area should be provided at 24th meter level as per the requirements of NBC of India, Part 4, 2016 if balconies are not provided at each floor area.
20. The first aid firefighting equipment's should be provided at all floors for in accordance with the IS 2190:2010 requirements.
21. Clear side set back of 7 meters should be provided all around the building without any obstructions so as to allow Fire service vehicle to move closer to the building at the time of emergency and it should be designed to withstand a weight of 65 tonns at any point of operation for the use of Hydraulic platform vehicle. 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.

22.Side Setback :

Setback area should be free of any obstruction, such as fountains, statutes, flower pots, decorative idols, ramp etc., to facilitate movement of vehicle and people during emergencies as per the Tamilnadu Combined development and building rules 2019 rule no.35(23). The side setbacks road should be starts from the periphery of the building line.

23.Electrical Installation and wiring, Ducts should meet the requirements of NBC of India, Part 4, 2016.

24. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
25. The service ducts such as power cables, communication cables, Ducts etc should be protected with proper fire sealing/fire dampers.
26. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
27. The cable gallery should be routed through fire resistance duct or fire protected tray.
28. 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.
29. Fire Resistant and Low smoke emission cable should be used.
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.

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 all 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 fire licence should be obtained before occupancy to ensure fire safety measures.

6/3

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Chola Builders,
Block-10, Annandhanapatti village,
Salem Corporation, Salem South Taluk,
Salem District.

TAMILNADU FIRE AND RESCUE SERVICE
DIRECTORATE
CHENNAI-8

Copy to:

The Deputy Director, Fire and Rescue Services,
Salem Region, Salem.



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