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EXECUTIVE ENGINEER 161 30/01/2023 T.N.U.H.D.B., MADURAI DIVISION

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 – 600 002.

R.Dis.No.20588/C1/2022 Dated.25.01.2023

PP NOC No.12/2022

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Revised Planning Permission NOC requested - Inspection at M/s. Tamil Nadu Urban Habitat Development Board, Subramaniyapuram, T.S.No:21pt of Ward No:4, Block No:39 Madurai Town, Madurai West Taluk, Madurai - Reg.

Ref : 1) The application letter dated:14.12.2022.
2) The Deputy Director, Southern Region, Report Rc.No.7137/C/2022, Dated:09.01.2023.

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Kindly refer to the letter cited above. The MSB inspection committee of the southern region has inspected the site of M/s. Tamil Nadu Urban Habitat Development Board, Subramaniyapuram, T.S.No:21pt of Ward No:4, Block No:39 Madurai Town, Madurai West Taluk, Madurai for which the revised PP NOC has been requested. The committee has made certain observations with regards to fire and life safety, which are reproduced below:-

Observation:-

It is an application for issue of no objection certificate for revised planning permission for the construction of residential apartment building. The proposed building consists of stilt + 9 floors with the proposed total height of 29.80 meters. The total plot area is 5425 sq. mts and the proposed

builtup area is 16894.34 sq. mts. The building is classified to come under Group "A" Residential Building, Sub-Division A-4" Apartment Houses as per National Building code of India 2016 part 4 - fire and life safety. Earlier, no objection certificate was issued to the applicant by the Director of Fire & Rescue Services vide letter R.Dis.No.15355/C1/2021, dated:07.02.2022 (PP NOC No.12/2022), for the construction of residential apartment building consists of stilt + 11 floors.

Open space requirements:

The proposed minimum setback area all around the residential apartment building is 07 meters.

The following fire & life safety measures should be provided in the proposed building before the issue of compliance certificate as listed below:-

1. There shall be a down comer system per thousand square meters area covering all floor areas with landing valves along with delivery hoses. The system shall be fully charged with adequate pressure at all times & shall have both automatic and manual operation. A terrace level tank of capacity 25,000 liters shall be provided. To charge the system an electrical pump of capacity 900 LPM shall be provided near the terrace water tank. The pumps should be capable of developing pressure of 3.5 kg/cm^2 at terrace level hydrant point.
2. The first aid fire fighting equipments should be provided at all floors in accordance with IS 2190:2010 requirements.
3. Fire service inlets fitted with NRV at ground level should be provided.
4. Hose reel assembly should be covering per 1000 sq. mtrs at all floors.
5. Manual fire alarm call points should be provided at all floors.
6. Public address system should be provided connecting all the floors.
7. Alternative& independent power systems should be provided to fire pumps, emergency lighting system and fire lift.

8. Fire escape staircase should be naturally ventilated or pressurized as per the clause 4.4.2.5 (b) and E2 of National Building Code of India part IV fire and life safety -2016.

9. General exit requirements:

As per clause 4.2.3 of the National building code of India part IV fire and life safety 2016 - every exit, exit passageway or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency. As per 4.2.4 sufficient exits should be provided to permit safe egress of occupants, in case of fire or other emergency. As per 4.2.8 – exits shall be so arranged that they may be reached without passing through another occupied unit.

10. 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 Internal stair cases should be minimum width of 1.25 meters. The minimum width of tread without nosing shall be 250mm and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 190 mm and the number shall be limited to 15 flights. It shall not be arranged round a shaft.

b) 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. 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. 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° from the horizontal.

11. Fire escape balcony should be provided in all the floors as per plan enclosed.

12. <u>Fireman's lift:</u>

Fireman's lift should comply with the requirements given in Part 8 Building Services Section 5 Installation of Lifts, Escalators and Moving Walks Sub section 5A Lifts' of the code. Fire lifts should 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 should 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 should 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 should be decided after taking into consideration various factors like building population, floor area, compartmentation etc.,

13. The applicant should not provide any obstruction like transformer yard, generator etc., in the setback area so as to facilitate the easy movement and operation of an aerial ladder platform vehicle during emergency.

14. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".

15. Fire lift, electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India 2016, Part 4 fire and life safety.

16. 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.

17. If the construction is done with prefabricated materials, sufficient Natural vent/mechanized ventilation system should be provided.

c) A water storage tank of minimum 20,000 liters capacity, which may be used for other construction purposes also.

The MSB inspection team has recommended to issue a revised planning permission no objection certificate to the proposed building subject to the fulfillment of the above mentioned conditions.

In view of the above said facts, revised 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, compliance certificate should be obtained to ensure the fire safety measures.

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMIL NADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. D. Asokan, B.E.,
Executive Engineer,
Tamil Nadu Urban Habitat Development Board,
Madurai Division,
No.169, K.K. Nagar Main Road,
Madurai – 625 020.

Copy to:

The Deputy Director, Fire and Rescue Services,
Southern Region, Madurai.

18. The service ducts such as power cables, communication cables, A/C, ducts etc., should be protected with proper fire sealing/fire dampers.
19. 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.
20. 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.
21. The compulsory open space as per The TNCD&BR -2019 setback area all around the building should be designed to with stand a weight of 60 tons at any point of operation for the use of hydraulic platform vehicle. Whatever the case may be the ramp, landscape garden and swimming pool, transformer yard, generator etc., or any other structure should not be allowed in the setback area. The entire setback area earmarked should be hard paved or provided with reinforced concrete so as to withstand the weight of the aerial ladder platform.
22. Assembly points should be designated at the ground floor as per the requirement of fire and life safety measures.
23. Evacuation route plan should be displayed in each floor at prominent places.
24. Refuge area shall be provided at 24th meter level as per the requirements of NBC of India, 2016 Part 4, fire and life safety.
25. Dos and don'ts laminated hanging pads should be available in all floors in prominent places.
26. During construction of the building the following fire protection measures should be provided in good working condition:
    a) Dry riser minimum 100 mm internal 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.
    b) Drums filled with water of 2,000 liters capacity with two fire buckets on each floor.



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