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05 JAN 2023

# TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Tmt. Seema Agrawal, I.P.S.,
Director General of Police TNUSRB,
Director Fire and Rescue Services (FAC).,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
The Director,
Directorate of Town and
Country Planning,
No.807, Anna Salai,
Chennai – 600 002.

R.Dis.No.18362/C1/2022 Dated.29.12.2022

**PP NOC No.175/2022**

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Tamil Nadu Urban Habitat Development Board, T.S.No.2, Ward No.BF, Block No.2, Dr. Ambedkar Nagar, Palayamkottai Town and Taluk, Tirunelveli District - Reg.

Ref : 1) The application letter dated:10.11.2022.
2) The Deputy Director, Southern Region, Report Rc.No.6302/C/2022, Dated:15.12.2022.

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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, T.S.No.2, Ward No.BF, Block No.2, Dr. Ambedkar Nagar, Palayamkottai Town and Taluk, Tirunelveli District for which the 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 a application for issue of no objection certificate for planning permission for the construction of following types of residential apartment building.

1. Type – A – Block A1 (72 Tenements)
2. Type – B - Block B1 (120 Tenements)

3. Type – C – Block C1 (108 Tenements) & Block C2 (108 Tenements)

The proposed above all buildings having stilt + 6 floors with the total height of 25.30 meters. The plot area is 2.08 acre and the proposed total buildup area is 18631.89 square meters. The proposal has side setback of minimum 7 meters at all around the building. The width of the abutting road is 9 meters from the main road having width of 13 meter. The proposed building is classified to come under Group A Residential Building, Sub-Division A-4 Apartment Houses as per classification of the National Building Code of India Part IV fire and life safety – 2016.

**The following fire & life safety measures shall be provided in each proposed building before the actual occupation, as listed below:**

1. Fire extinguishers shall be provided in accordance with IS 2190:2010.
2. 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 & should have both automatic and manual operation. To feed the system a terrace level water tank of minimum capacity 25000 liters shall be provided with refilling facilities. To charge the system an electrical pump of capacity 900 LPM shall be provided near the terrace level water tank. The pump shall be capable of developing pressure of 3.5 $kg/cm^2$ at terrace level hydrant point.
3. Hose reel assembly shall be provided covering each floor area.
4. Manually operated electric fire alarm system including talk back system to be provided at all floors.
5. Fire service inlets fitted with NRV at ground level shall be provided.
6. Public address system shall be provided connecting all the floors.
7. Alternative & independent power systems shall be provided to fire pumps, emergency lighting system and fire lift.
8. Two numbers of staircases shall be provided as per the plan enclosed.

9. Fire escape balcony shall be provided in all the floors as per plan enclosed.
10. Lightning arrester shall be provided.
11. Fire fighting pump house shall be provided as per clause 5.1.2.2 of the NBC-2016, Part IV fire and life safety.
12. Fire lifts shall be provided with the following specifications
    a) As per 4.15.1 - 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) As per 4.15.2 – In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons.
    c) As per 4.15.3 – each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings.
13. The applicant shall 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. All floors shall be compartmented with area not exceeding 750 $m^2$ by a separation wall with 2h fire rating, for floors with sprinklers the area may be increased by 50 percent. In long building, the fire separation walls shall be at distances not exceeding 40 m. Where this is not possible, the spacing's of the sprinklers shall be suitably reduced. When reducing the spacing of sprinklers, care shall be taken to prevent spray from one sprinkler impeding the performance of an adjacent sprinkler head.
15. Illuminated exit signage's shall be provided with alternative source of power supply or battery back - up with "GLOW TYPE".

16. Fire lift, electrical installation and wiring, AC duct & other service ducts shall meet the requirements of NBC of India 2005, Part 4 fire and life safety.
17. The width and height of any arch or gate, if any, shall have the clearance of not less than 4.5 m and 5 m respectively.
18. The compulsory open space as per DCR set back area all around the building shall 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 shall be allowed in the set back area. 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.
19. The service ducts such as power cables, communication cables, A/C, ducts etc., shall be protected with proper fire sealing/fire dampers.
20. The cable gallery shall be routed through fire resistant duct or fire protected tray. Suitable detectors shall be provided along the lines of the cable gallery.
21. 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.
22. Fire drill and fire order shall be conducted twice in a year & fire order shall be kept ready.
23. Fire resistant and low smoke emission cable shall be used.
24. Assembly points shall be designated at the ground floor as per the requirements of fire and life safety measures.
25. Dos and don'ts laminated hanging pads shall be available in all floors in prominent places.
26. Evacuation route plan shall be displayed in each floor at prominent places.
27. 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.

28. During construction of the building the following fire protection measures shall be provided in good working condition:

a) 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.

b) Drums filled with water of 2,000 liters capacity with two fire buckets on each floor.

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 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, 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.

30/12/20

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. C. Santhi, B.E.,
Executive Engineer,
Tamil Nadu Urban Habitat Development Board,
Tirunelveli Division,
N.G.O.B Colony Extension,
Perumalpuram, Tirunelveli - 7.

Copy to:

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



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