Verified RealEstate™

RE REGULATORY RECORD

RERA Document

The document as the regulator published it, reproduced in full behind this page.

Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

DIGITALLY VERIFIED RECORD

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, RukmaniLakshmipathiSalai, Egmore, Chennai – 600 008.	The Member Secretary, Chennai Metropolitan Development Authority, No.1, Gandhi Irwin Road, Egmore, Chennai – 600 008.

R.Dis.No.18618/C1/2024 Dated.13.12.2024

PP NOC No. 233 /2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested– Inspection at M/s. Baashyaam Constructions Pvt Ltd, Plot No.1A,1B & 1C, Old Door No.30, New Door No.14, Padmavathy Thayar Street, Gopalapuram, Chennai 600 086, and Comprised in R.S No.67/130, Block No.4 of Mylapore Village, Mylapore Taluk, Chennai- Reg.

Ref : 1) Online application token No.223028 dated.12.11.2024.
2) The Joint Director, Northern Region, Report Rc.No.5451/C/2024, Dated:09.12.2024.

****

Kindly refer to the letter cited above. The MSB inspection committee of the Northern Region has inspected the site of M/s. Baashyaam Constructions Pvt Ltd, Plot No.1A,1B & 1C, Old Door No.30, New Door No.14, PadmavathyThayar Street, Gopalapuram, Chennai 600 086, and Comprised in R.S No.67/130, Block No.4 of Mylapore Village, Mylapore Taluk, 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:-

Observation:

It is a planning proposal for the construction of residential building consisting of Extended Double Basement floor (parking) + Stilt floor Part (parking) / Ground floor part (Double Height Lobby & Meeting Room) + 1st floor (1 Dwelling Unit + Multipurpose Hall & Indoor Games) + 2nd floor to

9^{th} floor + 10^{th} floor part (Gym & Change room) + Open Swimming pool at Terrace floor level with the height of 41.05 meters. The plot area is 2791 square meters and the floor area is 7812.29 square meters. The proposal has side setback of 9 meters at all sides. The proposed occupancy is classified to come under Group A – Residential Building, sub division A - 4 Apartments as per 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 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. 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 basement 1 & 2 and 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. Fire Exit - Internal staircases and External staircase:

Two staircases are provided and Atleast one staircase should be designated as Fire escape staircase and should be pressurized as per the clause 4.4.2.5 of the requirements of National Building Code of India.

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°from the horizontal.

Fire lifts: As per clause 4.4.2.4.3 (b) (h) (6) of NBC 2016. A staircase shall not be arranged around a lift shaft. Lift shall not open in staircases.

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.

10. **Fire fighting Shaft (Fire Tower):** An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement / strategy from the occupants. The respective floors shall be approachable from Fire fighting shaft enable the Fire fighters to access the floor and also enabling the Fire fighters to assist in evacuation through fireman's lift. The fire fighting shaft shall be equipped with 120 min fire doors. The fire fighting shaft shall be equipped with fireman talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters.
11. **The applicant should not provide any obstruction like transformer yard, generator, 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. **Vehicular access within the site –** Internal Vehicular access way including passage if any within the site shall have a clear width of 7.2

13. **Basement:**

- Basements shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts.
  a) Due consideration shall be taken for ensuring proper drainage of such shafts to avoid insanitation condition. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before. Stall board and pavements lights should be in positions easily accessible to the fire brigade and clearly marked 'AIR INLET' or 'SMOKE OUTLET' with an indication or area served at or near the opening.
  b) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floor of the building.
  c) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is 250^0 C for 120 min.
- The staircase of basements shall be of enclosed type having fire resistance of not less than 2 h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance.
- All floors shall be compartmented with area of each compartment not exceeding 3000 Sq.m. Compartmentation shall be achieved by means of fire barrier wall of 2h rating or water curtain nozzle (K - 23). In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest size of compartment. The water supply for the water curtain nozzles shall be through independent electric pump of adequate capacity (flow and head) with piping / riser for the water supply to the nozzles. Separate pump to be provided for water curtain.

14. **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 is provided separately at the 1st Basement level. Pump house shall be situated so as to be directly accessible from the surrounding ground level.

b) When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.

c) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).

d) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.

e) No other utility equipment shall be installed inside the fire pump room.

f) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.

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

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

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

j) 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.

15. 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.

16. Fire lift, Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 8, 2016.

17. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.
18. 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. should be protected with proper fire sealing/fire dampers.
20. 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.
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 Resistant and Low Smoke Emission Cable should be used.
23. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
24. Dos and Don'ts laminated hanging pads should be available in all floors in Prominent places.
25. Evacuation route plan should be displayed in each floor at prominent places.
26. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
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 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.

13.12.24

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:
M/s. Baashyaam Construction Pvt Ltd,
Door No. 67/130, Padmavathithayar street,
MylaporeTaluk, Chennai District – 86.

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
/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

Verified RealEstate
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.