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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.10186/C1/2024 Dated.24.06.2024

PP NOC No. 103 /2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Radiance Realty Developers India Ltd, Perur Taluk, Coimbatore District - Reg.

Ref : 1) The online application Token No.184481, Dated.07.05.2024.
2) The Joint Director, Western Region, Report Rc.No.1815/A2/2024, Dated:020.06.2024.

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Kindly refer to the letter cited above. The MSB inspection committee of the Western Region has inspected the site of /s. Radiance Realty Developers India Ltd, T.S.No.12/2, 13/2 & 15/1. Kumarapalayam village, Perur Taluk, Coimbatore 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 construction residential apartment buildings; consist of Block-1 is Combined basement floor + stilt floor + 13 floors (182 dwelling units) with the height of 42.95 meters and Block-2 is Combined basement floor+ Stilt floor + 13 floors (195 dwelling units) and Combined with club house consists of Combined basement floor +Stilt +

4 floors with swimming pool at first floor level. The site area is 12140.55 Sq.m and the total buildup area is 39456.35 Sq.m. They have provided require side set back areas all around the building in the proposed plan. The proposed building occupancy is classified to come under, Group A Residential building, sub division A-4 Apartment houses (Flats) as per the National Building Code of India Part IV Fire and Life Safety - 2016.

The following Fire & Life Safety measures should be provided individually for each block in the proposed Residential buildings and Club house building before the issue of compliance certificate as listed below:

1. There should be a Wet-riser 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 system 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 10000 liters also should be provided in each blocks.

2. To charge the wet riser system and the sprinkler system one set of pumps shall be provided for each 100 hydrants or part thereof with a maximum of two sets. In case of more than one pump set installation, both pump sets shall be interconnected at their delivery headers. One set of pumps are contains an electrical pump of capacity 2280 LPM for hydrants, an electrical pump of capacity 2280 LPM for sprinkler system, an equal capacity of a Diesel Pump and one electrical pump of capacity 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.

3. Yard hydrants should be provided all around the buildings.
4. Fire service inlets fitted with NRV at ground level should be provided.
5. Hose reel assembly should be covering each floor area.
6. Manual Fire alarm call points should be provided at all floors.
7. Automatic sprinkler system should be provided the entire buildings; fed water from both underground static water storage tank and terrace tank.
8. Public Address System should be provided connecting all the floors.

12140.55

9. Automatic Sprinkler system should be provided in the basement area and stilt floor areas.

10. The First aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.

11. Alternative & Independent power systems should be provided to Fire pumps and Emergency Lighting system.

12. Number of ramp and exit location and their width should be conforms to the requirements of National Building Code of India, part IV 2016.

13. 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.

14. The staircases shall not be arranged round a lift shaft as per Section 4.9.3 of the requirements of National Building Code of India.

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 staircases shall have minimum clear width of 1.25 m, the minimum width of tread without nosing shall be 300 mm and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm and the number shall be limited to 12 flights.

b) **Fire exit:**

As per clause 4.2.3 of 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.

As per 4.2.1 - All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
As per 4.2.8 - Exits shall be so arranged that they may be reached without passing through another occupied unit.

c) **External staircases:**

As per clause 4.4.2.4.3.4(b) of the National Building Code of India part IV fire and life safety 2016 - All external stairs shall be directly connected to the ground.

a) Entrance to the external stairs shall be separate and remote form the internal staircase.

b) 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.

c) The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

d) No external staircase, shall be inclined at an angle greater than 45°from the horizontal.

15. Fireman's lift:

Fireman's lift shall 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 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.

16. Since this proposal of High rise Apartment building with Apartments having Balcony, refuge area need not be provided as per the requirements of E-4of the National Building Code of India, Part IV-2016.

17. Podium construction shall be satisfied as per clause 4.6.1.3 of National Building Code of India 2016, Part III, Development Control Rules and General Building Requirements.

18. Requirements for fire tender movement of this Podium enabled buildings shall be satisfied as per clause 4.6.1.4 of National Building Code of India 2016, Part III, Development Control Rules and General Building Requirements.

19. On the Podium floor set back area should not be obstructed of any Landscape garden, fountain, etc; as such obstructions are would impede the movements of Fire & Rescue equipment's at the time of evacuation & emergency.

20. Swimming pool is mentioned in the proposed plan. The PP-NOC issued by the department is not subject to this swimming pool and it should be obtained separately from the competent authority.

21. There shall be minimum 10-m set back area available for fire tender movement all around the buildings; setbacks should be starts form the periphery of the building line.

22. 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. 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.

23. The compulsory open space as per DCR set back area all 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. In any case, no ramp, landscape garden and swimming pool shall be allowed in the setback 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.

24. 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.

25. **BASEMENT:**

The basement shall have the following requirements as per NBC 2016 Part-3 Development Control Rules and General Building Requirements. As per clause 12.9.1The basement shall not be used for residential purposes. As per the clause 12.9.2: The construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified under the Development Control Rules. As per the clause 12.9.2.1: The following uses shall be permitted in the basements:

a) Storage of household or other goods of ordinarily non-combustible material.

b) Strong rooms, bank cellars, etc;

c) Air conditioning equipment and other machines used for services and utilities of the building.

d) Parking spaces.

e) The basement shall be in every part at least 2.4m in height from the floor to the underside of the roof slab or ceiling.

f) Adequate ventilation shall be provided for the basement. Stalk board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.

g) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors.

h) Where basement is used for car parking and also there is direct approach from any occupancy above to the basement, door openings leading to the basement shall need to be protected with fire door with 120 min fire rating, except for exit discharge doors from the basements.

i) It is combined basement building so as to basement compartmentation should meet the requirement as per clause 4.5.1 & 4.5.2 NBC part IV 2016.

j) Should not be used for substation or oil transformer in the basement.

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

27. Fire lift, Electrical Installation and Service Ducts should meet the requirements of NBC of India, Part IV-2016.

28. The Service ducts such as power cables, communication cables, A/C ducts etc should be protected with proper fire sealing/fire dampers.

29. 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.

30. 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.

31. Fire Resistant and Low Smoke Emission Cable should be used.

32. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.

33. Do's and Don'ts laminated hanging pads should be available in all floors in Prominent places.

34. Evacuation route plan should be displayed in each floor at prominent place.

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

36. Qualified safety personnel shall be appointed to maintain the firefighting equipment in good working condition at all times; prepare fire orders and to impart regular training to the occupants of the buildings.

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.

25/6

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. Radiance Realty Develpers India Ltd.,
T.S.No.12/2, 13/2, 15/1, Perur Main Road,
Kumarapalayam, Perur Taluk,
Coimbatore District – 641 039.

Copy to:

The Joint Director, Fire and Rescue Services,
Western Region, Coimbatore.



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