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TAMILNADU FIRE AND RESCUE SERVICES DEPARTMENT

(Under section 13 of the Tamil Nadu Fire Service Act 1985 and

Tamil Nadu Fire Service Rule 1990 - Appendix-III)

Dated: 02/08/2025

0/o.the Director of Fire & Rescue Service,

No.17, RukmaniLakshmipathiSalai,

Chennai - 600 008.

Sub: Tamil Nadu Fire and Rescue Services – Directorate – Amendment requested – M/s. Rohini Ramji at Survey TS No.4/1, 4/2, 4/3 at Ward-L, Block – 17, Natchiyar Amman Kovil Street, Woraiyur, Trichirappalli District – Reg.

Ref:

1. The DFRS Letter R.Dis.No.7397/C1/2024, Dated:14.05.2024 (PP NOC No.73/2024).
2. The Online Application Token No.308818, dated:16.07.2025.
3. The Deputy Director, Central Region, Trichy report Rc.No.2454/C1/2025, Dated:30.07.2025.

****

As requested in your online application 2nd cited above the following amendment is issue of planning permission NOC issued vide the reference 1st cited above.

AMENDMENT

Point No.2 of PP NOC No.73/2024:

There shall be one wet riser per 1000 sq. mtrs area covering all floor areas with landing valves along with delivery hoses. The riser shall be fully charged with adequate pressure at all times & shall have both automatic and manual operation is amended as **"One down comer system per 1000 sq. mts covering all floor areas with the landing valves along with delivery hoses and shall be fully charged with adequate pressure at all times and shall have both automatic and manual operation. The terrace tank of 25,000 liters storage capacity and shall be fitted with the fire pump of 900 LPM discharge capacity which can produce the minimum pressure of 3.5 kg/cm^2 at terrace level".**

Observation of PP NOC No.73/2024:

The plot area is 6210.88 sq. mtrs is amended as **"The plot area is 1897.77 sq. mtrs".**

Point No.6 of PP NOC No.73/2024:

Automatic sprinkler system shall be provided for the basement floor and for stilt floor is amended as **"Automatic sprinkler system shall be provided for the basement floor as it exceeds 200 sq. mtrs area".**

2) All other conditions will remain the same.

Validity unknownSignature valid
Signed by: Director [illegible] DFRS,
Directorate - [illegible]
Home Depart[illegible]
Date:04-Aug-2[illegible] 15:14:47

Approved by,

Director,

Fire and Rescue Services,

Tamil Nadu.

Issued by,

Additional Director,

(Operation & Training),

Fire and Rescue Services,

Tamil Nadu.

To:

The Director,

Directorate of Town and Country Planning,

CMDA Office Complex,

E&C Market Road, Koyambedu,

Chennai – 600 107.

Copy to:

The Deputy Director, Fire and Rescue Services,

Central Region, Trichy.

Validity unknownSignature valid

Signed by: Director [illegible]FRS,
Directorate -[illegible]
Home Depart[illegible]
Date:04-Aug-2[illegible] 15:14:47

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.7379/C1/2024 Dated.14.05.2024

PP NOC No.73/2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. Rohini Ramji at Survey TS No.4/1, 4/2, 4/3at Ward -L, Block -17, Natchiyar Amman Kovil Street, Worraiur, Trichirappalli District- Reg.

Ref : 1) Online Application Token No.160822 dated:19.01.2024.
2) The Deputy Director, Central Region, Report Rc.No.362/C1/2024, Dated:02.05.2024.

****

Kindly refer to the letter cited above. The MSB inspection committee of the Central region has inspected the site of M/s. Rohini Ramji at Survey TS No.4/1, 4/2, 4/3at Ward -L, Block -17, Natchiyar Amman Kovil Street, Worraiur, Trichirappalli District 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 an application for issue of No Objection Certificate for planning permission for the construction of Residential building consist of Basement + Stilt Floor+ 9 Floors with the Maximum height of 29.99 meters. The plot area is 6210.88Sq.m and the proposed construction area is 8313.93Sq.m. The building is classified to come under Group A- Residential building, Sub Division A4 apartments –area as per the National Building code of India 2016 Part 4 Fire and Life Safety.

The proposal has a set back area of 7 mtrs all around the building.

The Following Fire & Life Safety measures shall be provided in the proposed building before the actual occupation as listed below:

1) Fire Extinguishers shall be provided in all the floors in accordance with IS 2190:2010.
2) **Wet Riser System:**

There shall be one wet riser per 1000 sq.mtrs area covering all floor areas with landing valves along with delivery hoses. The riser shall be fully charged with adequate pressure at all times &shall have both automatic and manual operation.

i. **Underground Water Storage Tank:** To feed the Wet-riser an underground static water tank of minimum capacity 75000 liters shall be provided with refilling facilities.

ii. **Terrace Level Tank :** One terrace level water tank of capacity 10000 liters.

iii. **Fire Pumps:** To charge the wet riser system two electrical pumps(Hydrant and Sprinkler) of discharge capacity 2280 LPM and shall be provided near the underground water tank. One Diesel standby Pump of discharge capacity 2280 LPM shall be provided as an alternative arrangement. One electrical Jockey pump of discharge capacity 180 LPM shall be provided. The Pumps shall be capable of developing pressure of 3.5 kg/cm. at terrace level/ remote hydrant point.

3) Hose reel assembly shall be provided covering each floor area of the building.
4) Manual Fire alarm call points shall be provided at all floors of the Building.
5) Fire service inlets fitted with NRV at ground level shall be provided.
6) Automatic Sprinkler system shall be provided for the basement floor and for stilt floor.

7) **Fire Exit - Internal staircases :**

(i) As per The National Building Code of India part IV Fire and Life safety 2016. All 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 of Risers shall be limited to 12 per flights.

(ii) Internal stairs shall be constructed of non combustible materials throughout, and shall have fire resistant rating of minimum 120 min.

(iii) A staircase shall not be arranged round a lift shaft.

(iv) Exits shall not be used as a portion of a supply, return or exhaust air system serving adjoining areas. Any opening(s) shall not be permitted in walls or in doors, separating exits from adjoining areas.

(v) No flue chimney, electromechanical equipment, air conditioning units, gas piping or electrical panels shall be allowed in the stairway

(vi) A handrail shall be provided on one side of the staircase of width less than 1 500 mm, and on both sides of the staircase of width 1 500 mm and more. The projection of handrail(s) in the staircase width shall not be more than 115 mm. All other requirements of handrail shall be in accordance with Part 3 Development Control Rules and General Building Requirements of the Code.

(vii) Handrails may project inside the measured width by not more than 90 mm.

(viii) The design of staircase shall also take into account the following:

1) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m

2) Access to exit staircase shall be through a fire door of a minimum 120 min fire resistance rating.

3) No living space, store or other fire risk shall open directly into staircases.
4) The exit (including staircases) shall be continuous from refuge floors or terrace level, as applicable, to the level of exit discharge.
5) No electrical shafts/air conditioning ducts or gas pipes, etc, shall pass through or open in the staircases.
6) Lifts shall not open in staircase.
7) No combustible material shall be used for decoration/wall panelling in the staircase.
8) Beams/columns and other building features shall not reduce the head room/ width of the staircase.
9) The floor indication board, indicating the location/designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. It shall be of size not less than 300 mm × 200 mm.
10) Individual floors shall be prominently indicated on the wall outside the staircase and facing it.
11) All staircase shall terminate at the level of exit discharge. The access to the basement shall be by a separate staircase.
12) Scissors type staircases shall not be treated as part of exit.

External staircase

The external staircases are the staircases provided on the external wall/facade, and shall comply with the following:

(i) External stairs shall always be kept in sound and usable condition.
(ii) All external stairs shall be directly connected to the ground.
(iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
(iv) Where an external staircase is provided, it shall be ensured that the use of it at the time of fire is not prejudiced by smoke and

flame from openings(for example, windows, doors) in the external face of the building. Care shall be taken to ensure that no external wall or window opening opens on to or close to an external stair. If such openings exists within 3 m from an external staircase, they shall be protected with fire rated doors/window assemblies with rating of at least 60 min.

(v) The external stairs shall be constructed of noncombustible materials, and any doorway leading to it shall have minimum 120 min fire resistance.

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

(vii) External stairs shall have straight flight not less than 1 500 mm wide.

(viii) Handrails, to be provided on both sides, shall be of a height not less than 1 000 mm and not exceeding 1 200 mm. There shall be provisions of balusters with maximum gap of 150 mm.

(ix) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral staircase shall be not less than 1 500 mm in diameter and shall be designed to give adequate headroom

8) **Exit Doorways:**

a) Every exit doorways shall open into an enclosed stair way or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.

b) Exit doorways shall open outwards, that is, away from the room, but shall not obstruct the travel along any exit.

c) Overhead or sliding doors shall not be installed.

d) Exit doorways shall not open immediately upon a stairways.

e) Exit doorways shall be openable from the side which they serve without a key.

f) Mirrors shall strictly not to be placed in exit ways or exit doors.

9) **Basement Requirements-**

a) Basement shall be in every part at least 2.4 mtrs in height from the floor to the underside of the roof slab or ceiling. Adequate ventilation shall be provided for basement. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems with carbon monoxide monitors, etc.

b) Basement exits shall be sufficient to provide for the capacity of the basement. In no case shall there be less than two independent basement exits.

c) Basements having incidental occupancies to main occupancy shall be planned with exit requirements of the basements for the actual occupancy within the basement.

d) 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 doors with 120 min fire rating, except for exit discharge doors from the basements.

e) Each basement 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. Alternatively, a system of mechanical ventilation system may be provided with following requirements:

f) Mechanical ventilation system shall be designed to permit 12 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule shall be as given in Part 8 Building Services, Section 3 Air conditioning, Heating and Mechanical Ventilation of the Code

g) 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 pavement lights should be in positions easily accessible to the fire brigade and clearly marked AIR INLET or SMOKE OUTLET with an indication of area served at or near the opening.

h) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floors of the building.

i) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is, 250°C for 120 min.

j) The smoke ventilation of the basement car parking areas shall be through provision of supply and exhaust air ducts duly installed with its supports and connected to supply air and exhaust fans. Alternatively, a system of impulse fans (jet fans) may be used for meeting the requirement ofsmoke ventilation complying with the following:

   1) Structural aspects of beams and other down stands/services shall be taken care of in the planning and provision of the jet fans.
   2) Fans shall be fire rated, that is, 250°C for 120 min.
   3) Fans shall be adequately supported to enable operations for the duration as above.
   4) Power supply panels for the fans shall be located in fire safe zone to ensure continuity of power supply.
   5) Power supply cabling shall meet circuit integrity requirement in accordance with accepted standard.

k) The smoke extraction system shall operate on actuation of flow switch actuation of sprinkler system. In addition, a local and/or remote manual start-stop control/switch shall be provided for operations by the fire fighters. Visual indication of the operation status of the fans shall also be provided with the remote control. No system relating to smoke ventilation shall be allowed to interface or cross the transformer area, electrical switchboard, electrical rooms or exits. Smoke exhaust system having make-up air and exhaust air system for areas other than car parking shall be

required for common areas and exit access corridor in basements/underground structures and shall be completely separate and independent of car parking areas and other mechanical areas. Supply air shall not be less than 5 m from any exhaust discharge openings.

10) **Fire Fighting Pump House:**

The requirements shall be as given below.

a) It is preferable to install the pump house at ground level. Pump house shall be situated so as to be directly accessible from the surrounding ground level.

b) Pump housing shall be installed not lower than the first basement. 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 valve, 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.

k) Fire pumps shall be provided with soft starter or variable frequency drive starter.

11)**Fire lifts;** shall be provided with the following specification

a) 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 firelifts.

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.

12) **Setback Area:**

a) The applicant shall not provide any obstruction like transformer yard, generator, Landscape etc., in the setback area, so as to facilitate the easy movement and operation of fire fighting vehicles during emergency. The setback area slop gradient shall not be elevated from the ground level. The entry, movement and exit of the setback shall have no slope and shall be hard paved and support the operation of the Aerial Ladder Platform.

b) 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 in the setback area. The entire setback area earmarked the weight of the Aerial ladder platform.

13)**Exit Signage's:**

Illuminated exit signage's shall be provided with alternative source of power supply or battery back – up with "GLOWTYPE".

14)**Electrical Installations:**

a) Alternative & Independent power systems shall be provided to Fire Pumps, Emergency Lighting system and fire lift.

b) Fire resistant and low smoke emission cable shall be used.

c) 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.

d) The service ducts such as power cables, communication cables, A/C. ducts etc. shall be protected with proper fire sealing / fire dampers.

e) 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.

15) 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.

16) Building management system shall be provided.

17) 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.

18) 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.

19) Fire drill and fire order shall be conducted twice in a year & Fire order shall be kept ready.

20) Assembly points shall be designated at the ground floor as per the requirements on fire and life safety measures.

21) Do's and Don'ts laminated hanging pads shall be available in all floors in prominent places.

22) Evacuation route plan shall be displayed in each floor at prominent places.

23) A trained Fire Officer with a crew shall be arranged to maintain as well to operate the fire protection systems in case of any need.

24) Specially designed toilets for the physically challenged patients shall be provided at each floor.

25) If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system shall be provided.

26) Refuge Area shall be provided at the 24th meter level of the building and the same shall be protected as per the provisions given in NBC-2016 Part IV Fire and Life Safety.

27) During construction of the building the following fire protection measures shall 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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To: M/s. N.Anand,
Rohini Ramji,
New Door No. 14,
Nachiyar Amman Kovil Street,
Worraiur, Trichirappalli District – 620 003.

Copy to: The Deputy Director, Fire and Rescue Services,
Central Region, Trichirappalli.

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One Map
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What it is worth and what it costs to register.

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