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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Abhash Kumar, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
The Director,
Directorate of Town and Country Planning,
CMDA Office Complex,
E&C Market Road, Koyambedu,
Chennai – 600 107.

R.Dis.No.3521/C1/2025 Dated:20.03.2025

PP NOC No.66/2025

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Ashiana Housing Ltd., Plot No:P23/2 , S.No.34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT, 164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 of Paranur Village, Veerapuram panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District - Reg.

Ref : 1) Online application Token No.264501, dated:27.02.2025.
2) The Deputy Director, North-Western Region, Report Rc.No.901/C/2025, Dated:18.03.2025.

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Kindly refer to the letter cited above. The MSB inspection committee of the North-Western Region has inspected the site of M/s. Ashiana Housing Ltd., Plot No:P23/2 , S.No.34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT, 164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 of Paranur Village, Veerapuram panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu 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 planning proposal for the construction of residential building tower 2 (wing D & E) and tower 5 (wing L & M) consists of stilt floor + 14 floors with the height of 44.70 mts. The proposed building plot area is 9125.66 sq. mts and the total proposed builtup area is 38473.22 sq. mts. This building occupancy is comes under Group A Residential Building and the Sub-Division A-4 Apartment Houses as per the National Building Code of India, part IV fire and life safety-2016.

The following fire and life safety measures should be provided in the proposed building before the actual occupation as listed below:

1. One wet-riser should be provided every 1000 sq. mts area covering all floor area with landing valves along with delivery hoses for each block. The riser should be fully charged with adequate pressure at all times and should have both automatic and manual operation. To feed the wet-riser system, sprinkler and yard hydrant 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 for each block. To charge the wet-riser, yard hydrant and sprinkler system with an electrical pump of capacity 2280 LPM should be provided near the underground water tank and an equal capacity of diesel pump should also be provided as an alternative arrangement and one more electrical pumps of each capacity of 180 LPM should be provided as a jockey pump. Pumps should have the capacity of developing pressure of 3.5kg/cm. sq at terrace level at remotest location. 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 or Alternative to provide an additional set of pumps, the objective can be met by providing additional diesel pump of the same capacity and doubling the water tank capacity as required for one set of pumps.

2. Fire service inlets (4 way) should be fitted with NRV at ground level for each block.
3. Hose reel assembly should be provided per 1000 sq.mts covering each floor area for each block.
4. Manually operated fire alarm call points should be provided in each floor near exits for each block.
5. "Exit" signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE for each block.
6. Emergency lights should be provided at staircase landing and exit routes for each block.
7. Public address system should be provided connecting all the floors for each block.
8. Assembly point should be designated at ground floor for each block.
9. Evacuation route plan should be displayed in all floors for each block.
10. Alternate and independent power system should be provided to fire pumps, pressurization & smoke venting, exit signage lighting, emergency lighting, fire alarm system, public address system, magnetic door hold open devices and fire lift.
11. Number of exit, location and its width should be conforms to the requirement of NBC of India, Part 4, 2016.
12. As per the National Building Code of India -2016, four number of staircase should be provided with the minimum width of 1.25 meters and they should be away from each other. All staircases should be provided upto terrace level.
13. **Fire escape - internal staircase and external staircase:**

    a) **Internal staircases:**

    As per clause 4.4.2.4.3 of the national building code of India part IV Fire and life safety 2016 - All staircases shall be minimum width of 1.25 meters for residential building. The minimum width of tread without nosing shall be 250mm. The maximum height riser shall be 190 mm. The number of riser shall be limited to 12 per flights.

b) **Fire exit:**

As per 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.

All exits shall provide continuous means of egress to the exterior open space leading to a street. 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 of the National Building Code of India part IV fire and life safety 2016 - All external stairs shall be directly connected to the ground.

External staircases shall always be kept in sound and usable condition. 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.

Handrails to be provided on both sides shall be of a height not less than 1000 mm and not exceeding 1200 mm. There shall be provision of balusters with maximum gap of 150 mm.

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 degrees from the horizontal.

d) **Fire lifts:**

a. 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. 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.
d. 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.,

14. One fire lift should be provided.
15. Lightning arrester should be provided.
16. Refuge area should be provided at 24th meter level as per the requirements of NBC of India, Part 4, 2016 if balconies are not provided at each floor.
17. The first aid firefighting equipment's should be provided at all floors for in accordance with the IS 2190:2010 requirements.
18. Clear side setback of 10 meters should be provided all around the building without any obstructions so as to allow fire service vehicle to move closer to the building at the time of emergency and it should be designed to withstand a weight of 65 tonns at any point of operation for the use of hydraulic platform vehicle. The setback area slop gradient should not be elevated from the ground level. 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.

Side setback:

Setback area should be free of any obstruction, such as fountains, statutes, flower pots, decorative idols, ramp etc., to facilitate movement of vehicle and people during emergencies as per the Tamilnadu Combined development and building rules 2019 rule no.35(23). The side setbacks road should be starts from the periphery of the building line.

19. Electrical installation and wiring, ducts should meet the requirements of NBC of India, Part 4, 2016.
20. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
21. The service ducts such as power cables, communication cables, ducts etc., should be protected with proper fire sealing/fire dampers.
22. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
23. The cable gallery should be routed through fire resistance duct or fire protected tray.
24. 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.
25. Fire resistant and low smoke emission cable should be used.
26. 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.
27. **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 a planning permission / no objection certificate for 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 to accord planning permission for the above said for the proposed building subject to fulfillment of all the above said conditions, as recommended by the MSB committee. After completion of this project the issue of fire licence should be obtained to ensure the fire safety measures.

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. Ashiana Housing Ltd.,
Plot No:P23/2 , S.No.34/3PT, 35/3PT, 36/1PT, 36/2, 37, 38PT, 39/1, 39/2, 39/3, 40, 41PT, 51/1PT, 51/2PT, 52/3PT, 53/2PT, 164/1PT, 164/2PT, 196 PT, 197 PT, 202/1PT, 203/1, 203/2, 203/3, 204/1, 204/2, 204/3, 204/4, 204/5, 205, 206/1, 206/2, 206/3, 207/1, 207/2, 221, 223/1, 223/2 of Paranur Village, Veerapuram panchayat, Kattankulathur Panchayat Union, Chengalpattu Taluk, Chengalpattu District.

Copy to:

The Deputy Director, Fire and Rescue Services,
North-Western Region, Vellore.

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

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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

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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.