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TAMIL NADU FIRE AND RESUE SERVICES

From,	To,
Thiru. K.P. Maghendhran, I.P.S., DGP / Director, Tamil Nadu Fire & Rescue Services, No. 17, Rukmani Lakshmipathi Salai, Egmore, Chennai - 600 008.	The Director, Directorate Town and Country Planning, No.807, Anna Salai, Chennai – 600 002

R.Dis.No. 23662/C1/2017 Dated:25.01.2018.
PP.NOC.No.07/2018

Sir,

Sub: Tamil Nadu Fire & Rescue Services- High Rise Building- Issue of Planning Permission - NOC requested-Inspection at **M/s Mahindra Integrated Township Limited**, Phase-I, Block A, B, C,D, E,F, G, H & I, Plot No.17, Second Avenue, Mahindra World City, Paranur Village, Chengalpet Taluk, Kanchipuram District – Regarding.

Ref: 1) Your letter Dated:14.12.2017
2) The Deputy Director, North Western Region Report Rc.No.3762/A2/2017, Dt:29.12.2017.

* * * * *

With reference to the letter cited above, the MSB inspection Committee of North Western Region has inspected the vacant site at **M/s Mahindra Integrated Township Limited**, Phase-I, Block A, B, C,D, E,F, G, H & I, Plot No.17, Second Avenue, Mahindra World City, Paranur Village, Chengalpet Taluk, Kanchipuram District for which NOC has been requested and the committee has made certain observations as regards Fire and Safety, Which are reproduced below:-

Observation:

These are the planning proposal proposed to construct Residential Block A, Block B, Block C, Block D, Block E, Block F , Block G, Block H and Block I consisting of Stilt Floor + 14 Floors with the equal height of 45.00 mtrs. Block A to Block I is interconnected with podium at 1st floor level. The plot area is 187387.5 sq.mts and the total buildup area is 77591.39 sq.mts. The proposed occupancy is classified to come 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 Residential building before the actual occupation as listed below:

1. One Wet-riser should be provided every 1000 sq.mts area covering all floor areas with landing valves along with delivery hoses for each block. For 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 and yard hydrant system an underground static water tank of minimum capacity 75000 liters should be provided with refilling facilities for each block. 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 an electrical pump of capacity 2280 LPM should be provided near the underground static water tank and an equal capacity of diesel pump should also be provided as an alternative arrangement for each block. An electrical pump of capacity of 180 LPM should be provided as a jockey pump for each block. Pumps should have the capacity of developing pressure of 3.5kg/cm.sq at terrace level at remotest location.
2. Fire service inlets (4 Way) should be fitted with NRV at ground level.
3. Yard Hydrants should be provided at all around the building at 30 mts interval.
4. Hose reel assembly should be provided per 1000 sq.mts covering each floor area for each block.
5. Manually Operated Fire Alarm Call Points should be provided in each floor near exits for each block.
6. "Exit" Signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE for each block.
7. Emergency Lights should be provided at staircase landing and exit routes for each block.
8. Public Address System should be provided connecting all the floors for each block.
9. Assembly point should be designated at ground floor.
10. Evacuation route plan should be displayed in all floors for each block.
11. Alternate and Independent power system should be provided to fire pumps, Emergency Lighting and Fire Lift.
12. Number of Exit, location and its width should be conforms to the requirement of NBC of India, Part 4,Second Revision 2016.
13. Minimum two numbers of Staircase should be provided with the width of 1.25 meters and they should be away from each other for each block.

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 meter. 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 deg from the horizontal.

e) 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.

15. One Fire Lift should be provided for each block.
16. Lightning arrester should be provided.
17. Refuge area should be provided at 24th and 39th meter level for each block as per the requirements of NBC of India, Part 4, Second Revision 2016.
18. The first aid fire fighting equipments should be provided at all floors for in accordance with the IS 2190:2010 requirements.
19. Clear side set back area of 10 mts should be provided all around the building and in between the blocks 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 45tons 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 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.
20. Electrical Installation and wiring, Ducts should meet the requirements of NBC of India, Part 4,Second Revision 2016.
21. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
22. The service ducts such as power cables, communication cables, Ducts etc should be protected with proper fire sealing/fire dampers.
23. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
24. The cable gallery should be routed through fire resistance duct or fire protected tray.
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. Three Gas Bank are shown in the site plan. Since, the applicant should get a separate NOC for Gas Bank from TNFRS and other concern Departments.

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 No Objection Certificate to the proposed building subject to the fulfillment of the above conditions.

2) In view of the above NOC is issued on fire service point of view to accord planning permission to the above said proposed building subject to fulfillment of the above conditions, as recommended by the MSB committee. After completion of this project, Fire Licence should be obtained to ensure the Fire Safety Measures.

31/1/14

For DIRECTOR
TAMILNADU FIRE AND RESCUE SERVICES
CHENNAI-600 008.

Copty to:- (1) M/s. Mahindra Integrated Township Limited,
Administrative Block,
Central Avenue,
Mahindra World City,
Chengalpet,
Kanchipuram – 603 002.

(2) M/s. 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.