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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Tmt. Seema Agrawal, IPS.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
M/s. Tanny Shelters Pvt. Ltd.,
Tanny's Comcentre, No.43, 4th Floor,
No.403, 404, 405, Bharathi Park 8th
Cross, Opp. Sidhi Vinayagar Temple,
Saibaba Colony, Coimbatore – 641 011

R.Dis.No.6597/C1/2025 Dated:27.05.2025

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – Issue of Amendment requested – M/s. Tanny Shelters Pvt. Ltd., S.F.No.522/2A2, 522/2B1, 523/1B, 523/2A, Sarkarsamakulam Village & Town Panchayat, Annur Taluk, Coimbatore District – Reg.

Ref: 1) The DFRS Letter R.Dis.No.5971/C1/2025, Dated:09.05.2025 (PP NOC No.91/2025) (Online Token No.276147).
2) The applicant letter dated:20.05.2025.
3) The Joint Director, Northern Region, Chennai report R.C.No.1252/A2/2025, Dated:22.05.2025.

****

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

IT Office Building is amended as **"Business Office – Technology Park Building".**

2) All other conditions will remain the same.

27.5.25

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

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)

PP NOC No:91/2025

Dated: 09/05/2025

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

No.17, RukmaniLakshmipathiSalai,

Chennai - 600 008.

PLANNING PERMISSION - NOC

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Tanny Shelters Pvt. Ltd., S.F.No.522/2A2, 522/2B1, 523/1B, 523/2A, Sarkarsamakulam Village & Town Panchayat, Annur Taluk, Coimbatore District - Reg.

Ref: 1. Online Application Token No.276147, dated:04.04.2025.

2. The Joint Director, Western Region, Report Rc.No.1252/A2/2025, Dated:07.05.2025.

****

Kindly refer to the letter cited above. The MSB inspection committee of the western region has inspected the site of M/s. Tanny Shelters Pvt. Ltd., S.F.No.522/2A2, 522/2B1, 523/1B, 523/2A, Sarkarsamakulam Village & Town Panchayat, Annur 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 construct an IT office building consists of 2 basement + semi basement + ground floor + 14 floors with the height of 55.32 mts. The total plot area is 8306.15 sq. mts and the total built up area is 45926.62 sq. mts. The proposed building occupancy is classified to come under Group E Business Building and the Sub-Division E1 Offices as per the National Building Code of India Part-IV fire and life safety-2016.

The following fire & life safety measures should be provided before the issue of fire licence as listed below:

1. There should be a wet-riser per thousand square meters area covering all floor areas with 150mm Main, single out let 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.
2. To feed the wet-riser system and sprinkler system an underground static water tank of minimum capacity 200000 liters should be provided with refilling facilities. A terrace level tank of capacity 20000 liters also should be provided.
3. The fire pumps:- Consisting of two electric (one for hydrants & another one for sprinklers) and one diesel pump (stand by) of each capacity 2850 lit/min and two electric pump of each capacity 180 lit/min 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 terminal hydrant points.
4. Hose reel assembly should be covering each floor areas.
5. Automatic sprinkler system should be covering at entire building floor areas.
6. Yard hydrants should be provided all around the buildings at 30 m interval.
7. Fire service inlets fitted with NRV at ground level should be provided.
8. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
9. Manually operated electronic fire alarm system should be provided in each floor near exits.
10. Automatic detection and alarm system should be provided at all floors.
11. Public address system should be provided connecting all the floors.

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Signed by: Director TNFRS,
Directorate - Director,
Home Department
Date:14-May-2025 16:19:08

12. Hydrants for firefighting and hose reels shall be located in the lobby in firefighting shaft. Those hydrants planned to be provided near fire exit staircase on the floor shall be within 5 m from exit door in exit access. Such hydrant cabinet may finish with doors to meet interior finishes with requirement of glass panel to provide visibility to the installations inside and inscribed with the word: 'FIRE HOSE CABINET of letter size 75 mm in height and 12 mm in width. Such door of the fire hose cabinet need not be fire resistant rated. The location of such cabinets shall be shown on floor plan and duly displayed in the landing of the respective fire exit staircase.
13. Firefighting pump house:-

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 house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
c. Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
d. No other utility equipment shall be installed inside fire pump room.
e. Pump house shall be sufficiently large to accommodate all pumps, and their accessories like PRVs, installation control valve, valves, diesel tank and electrical panel.
f. Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
g. 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.
h. Fire pumps shall be provided with soft starter or variable frequency drive starter.

14. Internal staircases, external staircase, fireman lift and etc., all exit staircases shall discharge, at the level of exit discharge, to the exit discharge, either:- a) directly or b) through an exit passageway or c) through a large lobby.

Internal staircases:

a. 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 2.00 meters. 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 escape staircase should be 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.
c. 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.

External staircases:

a. 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.
b. Entrance to the external stairs shall be separate and remote form the internal staircase.
c. 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.
d. The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
e. No external staircase, shall be inclined at an angle greater than 45 degrees from the horizontal.

Fireman's lift:

a. 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.

Fire exit:

a. As per clause 4.2.1 of the National Building Code of India part IV fire and life safety 2016, all exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
b. As per 4.2.3 - 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.
c. As per 4.2.8 - Exits shall be so arranged that they may be reached without passing through another occupied unit.
d. Number of ramp and exit location and their width should be conforms to the requirements of National Building Code of India, part IV 2016.

Signature Not Verified
Signed by: Director TNFRS
Directorate - Director,
Home Department
Date:14-May-2025 16:10:08

15. All floors shall be compartmented with area of each compartment being not more than 750m^2. Compartmentation shall be achieved by means of fire resisting wall of 2h rating or fire curtain of 2 h rating or water curtain. 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.

16. Refuge area should be provided at/or immediately above 24 m in building; as per the requirements of E-4 of the National Building Code of India, Part 4 2016.
17. The side setback should be provided without any obstructions so as to allow Fire service vehicle to move closer to the building at the time of emergency and should designed to withstand a weight of 65 tons at any operation for the use of hydraulic platform vehicle. 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.
18. As per the provisions of Tamil Nadu Combined Development and Building Rules-2019- rule no 35(23); setback areas should be free of any obstruction; such as Fountains, statue, flower pots, decorative idols, ramp etc., to facilitate movement of fire vehicles and people during emergencies.
19. As it is high rise building with height of 55.32m; clear side set back of 12 meter should be provided all around the building.
20. 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.
21. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
22. Electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India, Part 4, 2016.
23. The service ducts such as power cables, communication cables, A/C duct set should be protected with proper fire sealing/fire dampers.
24. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
25. 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.
26. 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.
27. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
28. Dos and don’ts laminated hanging pads should be available in all floors in prominent places.
29. Evacuation route plan should be displayed in each floor at prominent places.
30. Illuminated exit signage’s should be provided with alternative source of power supply or battery back – up with “GLOW TYPE”.
31. Lighting arrester should be provided for each high rise block.
32. If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system should be provided.
33. 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.
34. The occupancy of the building shall accordingly be decided by the competent authority.

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.

Approved by,

Director,

Fire and Rescue Services,

Tamil Nadu.

Signature Not Verified

Signed by: Director TNFRS,
Directorate - Director,
Home Department
Date:14-May-2025 16:19:08

Issued by,

Additional Director,

(Operation & Training),

Fire and Rescue Services,

Tamil Nadu.

To:

M/s. Tanny Shelters Pvt. Ltd.,

S.F.No.522/2A2, 522/2B1, 523/1B, 523/2A,

Sarkarsamakulam Village & Town Panchayat,

Annur Taluk, Coimbatore District.

Copy to:

The Joint Director, Fire and Rescue Services,

Western Region, Coimbatore.

Signature Not Verified

Signed by: Director TNFRS,
Directorate - Director,
Home Department
Date:14-May-2025 16:19:08

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

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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.