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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.2617/C1/2025 Dated.04.03.2025

PP NOC No.38/2025

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. Sathish Residential Apartment Building, New TS.No.2/5, 2/6, 3/8, Old TS.No.103, 104, Part & 106, SF.No. 375/1B1, 376/1A, Ward.No.26(Z), Block No.04 at Vilankurichi Village, Coimbatore North Taluk, Coimbatore District - Reg.

Ref : 1) The Online Application Token No.251577, Dated:11.01.2025 .
2) The Joint Director, Western Region, Report Rc.No.152/A2/2025, Dated:23.02.2025.

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Kindly refer to the letter cited above. The MSB inspection committee of the Western Region has inspected the site of M/s. Sathish Residential Apartment Building, New TS.No.2/5, 2/6, 3/8, Old TS.No.103, 104, Part & 106, SF.No. 375/1B1, 376/1A, Ward.No.26(Z), Block No.04 at Vilankurichi Village, Coimbatore North Taluk, Coimbatore 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 a planning proposal for construction 2 basement + ground floor + 8 floors with the height of 27.55 mts. The plot area is 5847.76 sq. mts and

the total buildup area is 27470.47 sq. mts. The building has the enough side setback of 7 meters all around the building. The 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 building before the actual occupation as listed below:

1. One down comer has been provided per every 1000 sq.mts area covering all floors area with landing valves along with delivery hoses. The riser has been fully charged in all times and that has both automatic and manual operation. To feed the down comer an terrace level water tank of capacity 25000 liters has been provided with refilling facilities. To Charge the down comer system an electrical pump of capacity 900 LPM has been provided at terrace level.
2. Fire service inlet has been fitted with NRV at ground level.
3. Hose reel assembly has been provided per 1000 sq.mts covering each floor area.
4. Manually operated fire alarm call points have been provided in each floor near exits.
5. Mechanical ventilation has been provided in the basement floors.
6. Automatic sprinkler system has been provided at basement and stilt floor area.
7. Public address system has been provided connecting all the floors.
8. Assembly point has been designated at the ground floor.
9. Emergency lights have been provided at staircase landing and exit routes.
10. "Exit" signage's have been provided in all floors.
11. Two numbers of staircases have been provided with the width of 1.60 mts & 1.25 mts.

12. One fire lifts has been provided.
13. Lightning arrester has been provided.
14. The first aid firefighting equipment's have been provided at all floors in
15. Fire escape - internal staircase and external staircase:

a) **Internal staircases:**

As per clause 4.4.24.3.2 of the national building code of India part IV fire and life safety 2016 - All staircases shall be minimum width of 1.25 meters. 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:**

a. 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.
b. 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.

c. 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 150mm.

d. There shall be provision of balusters with maximum gap of 150 mm.

e. 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) <u>Fire lifts:</u>

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.

16. One fire lift should be provided.

17. Lightning arrester should be provided.

18. Refuge area should be provided at 24th meter level as per the requirements of NBC of India, Part 4, 2016.
19. The first aid firefighting equipment's should be provided at all floors for in accordance with the IS 2190:2010 requirements.
20. Clear side set back of 7 meters should be provided all around the building. 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 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). Side setback should be starts from the periphery of the building line.

21. **As per 3.4.10.2 of NBC-2016 Glass facade should be in accordance with the following.**
    a. For fully sprinkled buildings having fire separation of 9 meter of more, tempered glass in a non-combustible assembly, with ability to hold the glass in place, shall be provided. It shall be ensured that sprinklers are located within 600 mm of the glass façade providing full coverage to the glass.
    b. All gaps between floor-slaps and façade assembly shall be sealed at all levels by approved fire resistant sealant material of equal fire

rating as that of floor slab to prevent fire and smoke propagation from one floor to another.

c. Openable panels shall be provided on each floor and shall be spaced not more than 10 meter apart measured along the external wall from centre –to- centre of the access openings. Such openings shall be operable at a height between 1.2m and 1.5 m floor, and shall be in the form of openable panels (fire access panels) of size not less than 1000 mm X 1000 mm opening outwards. The wordings, "FIRE OPENABLE PANEL – OPEN IN CASE OF FIRE, DO NOT OBSTRUCT" of at least 25 mm letter height shall be marked on the internal side. Such panels shall be suitably distributed on each floor based on occupant concentration. These shall not be limited to cubicle areas and shall be also located in common areas/corridors to facilitate access by the building occupants and fire personnel for smoke exhaust in times of distress.

22. **Basement:**

1. The construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified in CMDA/DTCP regulations.
2. The following uses shall be permitted in the basements:
   (a) Storage of household or other goods of non-combustible material.
   (b) Strong rooms, bank cellars, etc.,
   (c) Utility services of the building – like AC equipments, pump rooms, dry transformers etc.,
   (d) Parking spaces.
3. The authority may consider mercantile occupancy in the malls or shopping complexes in the first basement if the height of roof is

more than 4 m and if it is fully air conditioned, well ventilated and is fully sprinkled.

4. Further, institutional occupancy of medical or health purposes involving radiation facilities in the first basement may be permitted subject to the MCI regulations and to the provision of required lighting, ventilation, water supply, drainage and sanitation.
5. The basement can be permitted beyond the building lines at ground level subject to a clear minimum front margin of 4.5 m and side and rear margins of 3 m, and further subject to non-habitual uses and provision for mechanical ventilation and all safety provisions and drainage.
6. **The basement shall have the following requirements:**

a) 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.

b) Adequate ventilation shall be provided for the basement. 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 air inlets shall be provided at basement floor level land smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stallboard 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.

c) Adequate arrangement shall be made such that surface drainage does not enter the basement.

d) The walls and floors of the basement shall be water-tight and be so designed that the effect of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given.

e) Applicant/owner of the building shall install suitable pumps for pumping the waste water into the sewer in place of directly connecting in to the sewer to avoid any risk of the sewerage or salvage heading back into the basement at any time.

f) The access to the basement shall be spate 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.

g) Basement exits shall be sufficient to provide for the capacity of the basement and in no case shall be less than two independent basement exits.

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

I) 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.

7. The basement should not be used the following purpose :

a) The basement shall not be used for residential purpose.

b) No service duct shafts shall be extended in the basement level.

c) Basement should not be used for theatre, assembly halls, exhibition halls, club rooms, gymnasiums and restaurants.

d) Kitchens, canteen, pantry or dining not allowed in the basement.
e) Should not be used for substation or oil transformer in the basement.
f) Basement should not be used for combustible material storage.
g) Any material which involve highly corrosive, toxic or noxious alkalis, acids or other liquids or chemicals producing flame, fumes, and explosive, poisonous irritant or corrosive gases.

8. Mechanical ventilation system shall be provided with an alternative source of power supply.

23. Electrical installation and wiring, ducts should meet the requirements of NBC-2016.
24. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
25. The service ducts such as power cables, communication cables, Ducts etc should be protected with proper fire sealing/fire dampers.
26. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
27. The cable gallery should be routed through fire resistance duct or fire protected tray.
28. 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.
29. Fire resistant and low smoke emission cable should be used.
30. 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.
31. 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 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 fire licence should be obtained to ensure fire safety measures.

4.3.25

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. Sathish Residential Apartment Building,
New TS.No.2/5, 2/6, 3/8, Old TS.No.103, 104, Part & 106,
SF.No. 375/1B1, 376/1A, Ward.No.26(Z), Block No.04 at
Vilankurichi Village, Coimbatore North Taluk,
Coimbatore District.

Copy to:

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

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. Globusarima Builders Pvt. Ltd.,
Globus Towers, 128-A,
Race Course Road,
Coimbatore - 641 018.

R.Dis.No.3331/C1/2025 Dated:24.04.2025

Sir,

Sub: Tamil Nadu Fire and Rescue Services - Directorate - Name Change requested - M/s. Sathish Residential Apartment Building, New TS.No.2/5, 2/6, 3/8, Old TS.No.103, 104, Part & 106, SF.No.375/1B1, 376/1A, Ward.No.26(Z), Block No.04 at Vilankurichi Village, Coimbatore North Taluk, Coimbatore District - Reg.

Ref: 1) The DFRS Letter R.Dis.No.2617/C1/2025, Dated:04.03.2025 (Online Token No. 251577) (PP NOC No.38/2025).
2) The applicant letter dated:12.03.2025.
3) The Joint Director, Western Region, Coimbatore report in R.C.No.906/A2/2025, Dated:21.04.2025.

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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

M/s. Sathish Residential Apartment Building, is changed as **"M/s. GLOBUSARIMA BUILDERS PVT. LTD.,"**

2) All other conditions will remain the same.

for Director, 30.4.25
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.

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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- 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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