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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.8248/C1/2023 Dated.20.06.2023

PP NOC No.84/2023

Sir,

Sub : Tamil Nadu Fire and Rescue Services - Directorate - High Rise Building - Issue of Planning Permission NOC requested - Inspection at M/s. Pryme Promoters Private Limited, R.S.No.10/17B and 10/17C Kannenthal Village, Madurai North Taluk, Madurai Corporation - Reg.

Ref : 1) The application letter dated:17.05.2023.
2) The Deputy Director, Southern Region, Report Rc.No.3166/C/2023, Dated:16.06.2023.

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Kindly refer to the letter cited above. The MSB inspection committee of the southern region has inspected the site of M/s. Pryme Promoters Private Limited, R.S.No.10/17B and 10/17C Kannenthal Village, Madurai North Taluk, Madurai Corporation 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 an application for issue of no objection certificate for planning permission for the proposed construction of a residential apartment and commercial building consists of basement + stilt + nine floor (including 3 level MLCP of basement) with the total height of 30.00 meters. The total plot area is 1377 sq. mtrs and total floor area of the proposed building is 4508.53 sq. mtrs. The proposed building is classified to come under Group A

Residential Building, Sub-Division A-4 (Apartment Houses) and Group F Mercantile Building, Sub-Division F-1 (Shops) as per National Building Code of India 2016, Part 4 fire and life safety.

Open space requirements:

Minimum 7 meters shall be provided as open spaces all around the proposed residential apartment and commercial building.

The following fire & life safety measures shall be provided in the proposed building before the issue of compliance certificate as listed below:

1. The first aid fire fighting equipments shall be provided at all floors in accordance with IS 2190:2010 requirements.
2. Hose reel assembly shall be provided at all floors.
3. Down comer system shall be provided per 1000 sq. mtrs area covering all floor areas with landing valves along with delivery hoses. The raiser shall be fully charged with adequate pressure at all times & shall have both automatic and manual operation. To feed the system a terrace level water tank of minimum capacity 30000 liters shall be provided with refilling facilities. To charge the down comer system an electrical pump of capacity 1620 LPM shall be provided near the terrace level water tank. The pump shall be capable of developing pressure of 3.5 kg/cm^2 at terrace level hydrant point.
4. Fire service inlets fitted with NRV at ground level shall be provided.
5. Manual fire alarm call points shall be provided at all floors.
6. Public address system shall be provided connecting all the floors.
7. Automatic sprinkler system shall be provided at basement floor.
8. Automatic detection and alarm system shall be provided at basement floor.
9. Alternative & independent power systems shall be provided to fire pumps, emergency lighting system and fire lift.

10. Fire escape staircase shall be naturally ventilated or 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.

11. General exit requirements:

As per clause 4.2.3 of the National Building Code of India part IV fire and life safety 2016 - Every exit, exit passageway or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

As per 4.2.4 - sufficient exits shall be provided to permit safe egress of occupants, in case of fire or other emergency.

As per 4.2.8 - Exits shall be so arranged that they may be reached without passing through another occupied unit.

12. **Internal staircases and external staircase:**

a) Internal staircases:

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV fire and life safety 2016 - All internal staircases should be minimum width of 1.5 meters. The minimum width of tread without nosing shall be 250 mm and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 190 mm and the number shall be limited to 15 flights. It shall not be arranged round a shaft.

b) External staircases:

As per clause 4.4.2.4.3.4 of the National Building Code of India part IV fire and life safety 2016 - All external staircase should be minimum width of 1.5 meters. All external stairs shall be directly connected to the ground.

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.

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.

13. Fire escape balcony shall be provided in all the floors as per plan enclosed.
14. Fireman's lift:

    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. In general, buildings 15m in height or above shall be provided with fire lifts. In case of fire, only fireman shall operate the fire lifts. In normal course, it may be used by other persons. Each fire lift shall be equipped with suitable inter-communications equipment for communicating with the control room on the ground floor of the buildings. 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. The basement shall have the following requirements:
    - Design criteria:

      As basements lack natural light and ventilation, their access points and integrating them into a building plan must be thoroughly studied. Ramps with very steep slopes should not be allowed and gradient of 1 in 8 or more should alone be permitted. Ramps should not be constructed affecting the open space adjacent to the building. It should meet the following criteria; access, ventilation,

firefighting and escape provisions. Brightly lit, colour coded sections are must to identify the different sections of the basements.

- Flooding in basements:

  Water logged and catchment areas should be thoroughly studied prior to permitting basements in particular areas. Limiting of basement area with reference to plot coverage should be ideal.

  a) Every 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 same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air-conditioning systems, etc.,
  c) The minimum height of the ceiling of any basement shall be 0.9m and the maximum, 1.2m above the average surrounding ground level;
  d) Adequate arrangements shall be made such that surface drainage does not enter the basement;
  e) The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any are taken into account in design and adequate damp proofing treatment is given, and
  f) The access to the basement shall be separate from the main and alternative staircase supply from the licensee's service and alternative supply cables.
  g) Services room shall have fire resistance of not less than two hours.

16. Basement:

- Basements 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. Stall board 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.

- The staircase of basements shall be of enclosed type having fire resistance of not less than 2h and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and shall communicate with basement through a lobby provided with fire resisting self-closing doors of 1 h resistance. For travel distance to be provided as per National Building code of India 2016. If the travel distance exceeds as per National Building code of India fire & life safety-2016 an additional staircases shall be provided at proper places.
- In multi-storey basements, in take ducts may serve all basement levels, but each basement levels and basement compartment shall have separate smoke outlet duct or ducts. Ducts so provided shall have the same fire resistance rating as the required smoke extraction time for smoke extraction ducts.
- Mechanical extractors for smoke venting system from lower basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detectors or sprinklers, if installed, and shall have a considerably superior

performance compared to the standard units. It shall also have an arrangement to start it manually.

- Mechanical extractors shall have an internal locking arrangement, so that extractors shall continue to operate and supply fans shall stop automatically with the actuation of fire detectors.
- Mechanical extractors shall be designed to permit 30 air changes per hour in case of fire or distress call. However, for normal operation, air changes schedule as per National Building code of India fire & life safety-2016.
- Mechanical extractors shall have an alternative source of supply.
- Ventilating ducts shall be integrated with the structure and made out of brick masonry or reinforcement concrete as far as possible and her this duct crosses the transformer area or electrical switchboard fire dampers shall be provided.
- All floors shall be compartmented with area of each compartment not exceeding 3000m². Compartmentation shall be achieved by means of fire resisting wall of 2h 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 larges 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.
- Basement should not be used for residential purposes.
- No service duct shafts should be extended in the basement level.
- Basement should not be used for theatre, assembly halls, exhibition halls, club rooms, gymnasiums and restaurants.
- Kitchens, canteen, pantry or dining are not allowed in the basement.
- Basement should not be used for having substation or oil transformer.
- Basement should not be used for combustible material storage.

- 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 should not be kept in the basement.

17. Basement car parking
    - All sprinklers in car parking shall be standard response type with minimum K-Factor of 80, area coverage of 9 m^2 and designed as per good practice [4(20)].
    - For basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or with combination thereof. Automatic deluge system comprising deluge valve, piping, nozzles, etc., shall be used to zone the compartment in case of water curtain system. In case of water curtain, existing water storage shall be supplemented by water demand for water curtain nozzles for 60 min considering the largest compartment's perimeter out of all compartments of car parking in any of the basements.
    - 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.
    - The water curtain shall be operated by the actuation of flow switch actuating sprinkler system.
    - For smoke ventilation requirement of car parking shall comply the guidelines 4.6.2 of part 4 fire and life safety, NBC 2016.
    - All fire exit doors from the car parking to exits shall be painted green and shall display exit signages.

18. The applicant shall not provide any obstruction like transformer yard, generator etc., in the setback area so as to facilitate the easy movement and operation of an aerial ladder platform vehicle during emergency.
19. Illuminated exit signage's shall be provided with alternative source of power supply or battery back - up with "GLOW TYPE"

20. Fire lift, electrical installation and wiring, AC duct & other service ducts shall meet the requirements of NBC of India 2016, Part 4 fire and life safety.
21. 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.
22. If the construction is done with prefabricated materials, sufficient natura vent/mechanized ventilation system shall be provided
23. The service ducts such as power cables, communication cables, A/C ducts etc., shall be protected with proper fire sealing/fire dampers.
24. 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.
25. The compulsory open space as per the TNCD&BR -2019 setback area all around the building shall be designed to with stand a weight of 60 tons at any point of operation for the use of hydraulic platform vehicle. Whatever the case may be the ramp, landscape garden and swimming pool, transformer yard, generator etc., or any other structure shall not be allowed in the setback 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.
26. Assembly points shall be designated at the ground floor as per the requirement of fire and life safety measures.
27. Evacuation route plan shall be displayed in each floor at prominent places.
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. Dos and don'ts laminated hanging pads shall be available in all floors in prominent places.
30. MLCP shall be provided as per NBC 2016 Annex E.
31. During construction of the building the following fire protection measures shall be provided in good working condition:

a. Dry riser minimum 100 mm internal 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.

b. Drums filled with water of 2,000 liters capacity with two fire buckets on each floor.

c. A water storage tank of minimum 20,000 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 to the proposed building subject to the fulfillment of the above mentioned conditions.

In view of the above said facts, 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, compliance certificate should be obtained to ensure the fire safety measures.

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Pryme Promoters Private Limited,
Rep. by Mr. Zaid Omar,
429, K.K. Nagar,
Madurai – 625 001.

Copy to:

The Deputy Director, Fire and Rescue Services,
Southern Region, Madurai.



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