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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From	To
Thiru. Abhash Kumar, I.P.S., DGP / Director, Tamil Nadu Fire and Rescue Services, No.17, RukmaniLakshmipathiSalai, Egmore, Chennai – 600 008.	The Director, Directorate of Town and Country Planning, CMDA Office Complex, E&C Market Road, Koyambedu, Chennai – 600 107.

R.Dis.No.1701/C1/2025 Dated.17.02.2025

PP NOC No.25/2025

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/S. RC Emerald Castle, at New Door No.23, Old Door No.62, Survey TS No.24/1 & 24/2, Ward AK, Block No.02, Crawford Colony Main Road, Zone –IV, Tiruchirappalli City Corporation - Reg.

Ref : 1) Online Application Token No.250696, dated:09.01.2025.
2) The Deputy Director, Central Region, Report Rc.No.123/C1/2025, Dated:12.02.2025.

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Kindly refer to the letter cited above. The MSB inspection committee of the Central Region has inspected the site of M/s. RC Emerald Castle, at New Door No.23, Old Door No.62, Survey TS No.24/1 & 24/2, Ward AK, Block No.02, Crawford Colony Main Road, Zone –IV, Tiruchirappalli City Corporation 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:

This is an application for issue of planning permission no objection certificate for the construction of residential building consists of stilt floor + 9 floors with the maximum height of 30 meters. The plot area is 1295.99 sq. m

and the proposed construction area is 3614.24 sq. m. The building is classified to come under Group A Residential Building, Sub-Division A-4 Apartments Building as per the National Building code of India 2016 Part 4 Fire and Life Safety.

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

(1) Fire extinguishers shall be provided in all the floors in accordance with IS 2190:2010.

(2) **Down comer system:**

There shall be one down comer per 1000 sq. mtrs area covering all floor areas with landing valves along with delivery hoses. The riser shall be fully charged with adequate pressure at all times &shall have both automatic and manual operation.

i. **Terrace level fire tank:** One terrace level water tank of capacity 25000 liters shall be provided.

ii. **Fire pumps:** To charge the down comer system one electrical pump with discharge capacity of 900 LPM and shall be provided near the Terrace Level water tank.

(3) Hose reel assembly shall be provided covering each floor area of the building.

(4) Manual fire alarm call points shall be provided at all floors of the Building.

(5) Fire service inlets fitted with NRV at ground level shall be provided.

(6) **Fire exit - internal staircases:**

(i) As per The National Building Code of India part IV Fire and Life safety 2016. All the staircases shall have minimum width of 1.25 meters without railing. The minimum width of tread without nosing shall be 250 mm for residential building and the tread shall be

constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm for Residential Building and the number of risers shall be limited to 12 per flights.

(ii) Internal stairs shall be constructed of non combustible materials throughout, and shall have fire resistant rating of minimum 120 min.

(iii) A staircase shall not be arranged round a lift shaft.

(iv) Exits shall not be used as a portion of a supply, return or exhaust air system serving adjoining areas. Any opening(s) shall not be permitted in walls or in doors, separating exits from adjoining areas.

(v) No flue chimney, electromechanical equipment, air conditioning units, gas piping or electrical panels shall be allowed in the stairway

(vi) A handrail shall be provided on one side of the staircase of width less than 1 500 mm, and on both sides of the staircase of width 1 500 mm and more. The projection of handrail(s) in the staircase width shall not be more than 115 mm. All other requirements of handrail shall be in accordance with Part 3 Development Control Rules and General Building Requirements of the Code.

(vii) Handrails may project inside the measured width by not more than 90 mm.

(viii) The design of staircase shall also take into account the following:

1) The minimum headroom in a passage under the landing of a staircase and under the staircase shall be 2.2 m
2) Access to exit staircase shall be through a fire door of a minimum 120 min fire resistance rating.
3) No living space, store or other fire risk shall open directly into staircases.

4) The exit (including staircases) shall be continuous from refuge floors or terrace level, as applicable, to the level of exit discharge.
5) No electrical shafts/air conditioning ducts or gas pipes, etc., shall pass through or open in the staircases.
6) Lifts shall not open in staircase.
7) No combustible material shall be used for decoration/wall panelling in the staircase.
8) Beams/columns and other building features shall not reduce the head room/ width of the staircase.
9) The floor indication board, indicating the location/designated number of staircase, respective floor number and direction to exit discharge shall be placed inside the staircase, on the wall nearest to the fire door. It shall be of size not less than 300 mm × 200 mm.
10) Individual floors shall be prominently indicated on the wall outside the staircase and facing it.
11) All staircase shall terminate at the level of exit discharge. The access to the basement shall be by a separate staircase.
12) Scissors type staircases shall not be treated as part of exit.

External staircase

The external staircases are the staircases provided on the external wall / facade, and shall comply with the following:

(i) External stairs shall always be kept in sound and usable condition.
(ii) All external stairs shall be directly connected to the ground.
(iii) Entrance to the external stairs shall be separate and remote from the internal staircase.
(iv) Where an external staircase is provided, it shall be ensured that the use of it at the time of fire is not prejudiced by smoke and

flame from openings (for example, windows, doors) in the external face of the building. Care shall be taken to ensure that no external wall or window opening opens on to or close to an external stair. If such openings exists within 3 m from an external staircase, they shall be protected with fire rated doors/window assemblies with rating of at least 60 min.

(v) The external stairs shall be constructed of noncombustible materials, and any doorway leading to it shall have minimum 120 min fire resistance.

(vi) No external staircase, shall be inclined at an angle greater than 45 degrees from the horizontal.

(vii) External stairs shall have straight flight not less than 1 500 mm wide.

(viii) Handrails, to be provided on both sides, shall be of a height not less than 1000 mm and not exceeding 1 200 mm. There shall be provisions of balusters with maximum gap of 150 mm.

(ix) The use of spiral staircase shall be limited to low occupant load and to a building not exceeding 9 m in height. A spiral staircase shall be not less than 1 500 mm in diameter and shall be designed to give adequate headroom.

(7) **Exit doorways:**

a) Every exit doorways shall open into an enclosed stair way or a horizontal exit of a corridor or passageway providing continuous and protected means of egress.

b) Exit doorways shall open outwards, that is, away from the room, but shall not obstruct the travel along any exit.

c) Overhead or sliding doors shall not be installed.

d) Exit doorways shall not open immediately upon a stairways.

e) Exit doorways shall be openable from the side which they serve

without a key.

f) Mirrors shall strictly not to be placed in exit ways or exit doors.

(8) **Fire lifts;** shall be provided with the following specification

a) 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.

(9) **Setback area:**

a) A clear setback of 7 mts shall be provided all around the building. The applicant shall not provide any obstruction like transformer yard, generator, landscape etc., in the setback area, so as to facilitate the easy movement and operation of fire fighting vehicles during emergency. The setback area slop gradient shall not be elevated from the ground level. The entry, movement and exit of the setback shall have no slope and shall be hard paved and support the operation of the aerial ladder platform.

b) The compulsory open space as per DCR set back area all around the building shall be designed to with stand a weight of 45 tons at any point of operation for the use of Hydraulic Platform vehicle. In any case, no ramp shall be allowed in the set-back area. The entire setback area earmarked shall be hard paved or in the setback area. The entire setback area earmarked the weight of the aerial ladder platform.

(10) **Exit signage's:**

Illuminated exit signage's shall be provided with alternative source of power supply or battery back – up with "GLOWTYPE".

(11) **Electrical installations:**

a) Alternative & independent power systems shall be provided to fire pumps, emergency lighting system and fire lift.

b) Fire resistant and low smoke emission cable shall be used.

c) Fire lift, electrical installation and wiring, AC duct & other service ducts shall meet the requirements of NBC of India 2005, Part 4 Fire and Life Safety.

d) The service ducts such as power cables, communication cables, A/C. ducts etc. shall be protected with proper fire sealing / fire dampers.

e) The cable gallery shall be routed through fire resistant duct or fire protected tray. Suitable detectors shall be provided along the lines of the cable gallery.

f) 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.

(12) Building management system shall be provided.

(13) 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.

(14) 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.

(15) Fire drill and fire order shall be conducted twice in a year & Fire order shall be kept ready.

(16) Assembly points shall be designated at the ground floor as per the requirements on fire and life safety measures.

(17) Do's and don'ts laminated hanging pads shall be available in all floors in prominent places.

(18) Evacuation route plan shall be displayed in each floor at prominent places.

(19) 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.

(20) Specially designed toilets for the physically challenged patients shall be provided at each floor.

(21) If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system shall be provided.

(22) Refuge area shall be provided at the 24th meter level of the building and the same shall be protected as per the provisions given in NBC-2016 Part IV fire and life safety.

(23) During construction of the building the following fire protection measures shall 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 issue of Fire Licence should be obtained to ensure fire safety measures.

18-2-25

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. RC Emerald Castle,
New Door No.23, Old Door No.62,
Survey TS No.24/1 & 24/2, Ward AK,
Block No.02, Crawford Colony Main Road,
Zone –IV, Tiruchirappalli City Corporation.

Copy to:

The Deputy Director, Fire and Rescue Services,
Central Region, Trichirappalli.

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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