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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From	To
R.C.Kudawla , IPS, Director, Fire and Rescue Services, No. 1, Greems Road, Chennai – 6.	M/s **Structures Pvt Shripop Ltd**, Lakshimi Neela Rite Choice Chamber, 1st Floor, New No. 9, Bazullah Road, T.Nagar, Chennai – 600 017.

K.Dis.No.20369/C1/2013 Dated.19 .12.2013
PP.NOC . No.165 /2013

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate - High Rise Building – Inspection at M/s Shriprop Structures Pvt Ltd, S.F.No.16/4A,4B,65/4, 5A, 5B,76/4,5, 77/1A, 1B,2B,2C1(A,B,C,D,E,F) 2C2,3A,3B,78/1,2,80/1,2, 81/1,2,82,83,85,86/1B, 1C,2A,2B,87/1A,1B1,1B2, 2A,2B,2C,88/1,2,3,89/2,3A,3B,3C,4A,4B,90,95/4, Perumattunallur Village, Chengalpet Taluk, Kanchipuram District - NOC for Planning Permission – Reg.

Ref: 1). Your Letter No. SSPL-SS/TNFRS/001 dated on 23.10.2013.
2). The Deputy Director North Western Region, Rc.No. 4252/A2/2013 dated: 26.11.2013

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With the reference to the letter cited above, I wish to state that MSB Inspection committee of North Western Region has inspected the site at M/s Shriprop Structures Pvt Ltd, S.F.No.16/4A,4B,65/4, 5A, 5B,76/4,5,77/1A,1B,2B,2C1(A,B,C,D,E,F) 2C2,3A,3B,78/1,2,80/1,2,81/1,2, 82,83,85,86/1B, 1C, 2A, 2B,87/1A,1B1,1B2,2A,2B,2C,88/1,2,3,89/2, 3A,3B,3C,4A,4B,90,95/4,Perumattunallur 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:-

It is a group residential buildings planning proposal proposed by M/s Sriprop Sructurres Pvt Ltd consists of Towers 8,9,10,11,13,15,21,22,23,24,25,26 and Tower 27 Club Houses 1,2,Shop. Tower 10 and Tower 14 consists of Ground + 6 Floors with the height of 20.90 mrs. Towers 8,9,11,13,15,21,22,23,24,25,26 and Tower 27 consists of Stilt + 7 floors with the height of 23.90 mtrs. Club House 1,2 and Shop consists of Ground Floor + 1st Floor + 1st Floor. The plot area is 146160.07 sq.mtrs and the total buildup area is 105566.55 sq.mtrs. The proposal has the side setbacks provision of more than 7 mtrs all around the building and in between the blocks. The proposed occupancy is classified to comes 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 – 2005.

Since they are Group Residential buildings the following Fire and Life Safety measures should be provided in the proposed building before the actual occupation.

(1). There should be a Wet-riser per 1000 square meter area covering all floor area with landing valves along with delivery hoses for each block. The riser should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the wet-riser and yard hydrant systems two pump houses should be provided separately. For the towers 8, 9, 10, 11, 13, 14, 15 and Club house 1, a separate pump house should be provided containing underground static water tank of minimum capacity 200000 liters with refilling facilities. For the towers 21, 22, 23, 24, 25, 26 Tower 27 club house 2 and shop, a separate pump house should be provided containing underground static water tank of minimum capacity 200000 liters with refilling facilities. A terrace level tank of capacity 10000 liters also should be provided for each tower separately. In every pump house to charge the wet-riser system and the the yard hydrant system two electrical pump of capacity 2850 LPM should be provided near the underground water tank. An equal capacity of diesel generator pump should also be provided as an alternative arrangement in every pump house. The pumps should have the capacity of developing pressure of 3.5 kg/cm at terrace level hydrant point. One more electrivcal pump of capacity of 180 LPM should be provided as a jockey pump for every pump house.

(2). Fire Service inlets fitted with NRV at ground level.

(3). Hose reel assembly should be provided per 1000 sq.mtrs covering each floor area.

(4) Yard Hydrant should be provided at all around the building at 30 mtrs interval.

(5). Manually operated fire alarm call points should be provided in each floor near exit door.

(6) "EXIT" Signages should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE.

(7). Emergency Lights should be provided at staircase landing and exit routes.

(8) Number of Ramp, Exit, location and its width should be conforms to the requirements of National Building Code of India Second Revision Part IV 2005.

(9) Compartmentation should be made in floors to check the spread of fire and smoke

(10) Two numbers of Staircase should be provided that should be away from each other.

(11) One Fire Lift should be provided for evacuation.

(12) The first aid fire fighting equipments should be provided at all floors in accordance with the IS 2190:1992 requirements.

(13) Electrical Installation and wiring, Ducts should meet the requirements of NBC of India, Part 4, Second Revision 2005.

(14) The width and height of any arch or gate, if any, should have the clearance of not less than 4.5 and 5m respectively.

(15) The Compulsory open space of 7m all around the building should be designed to withstand a weight of 45tons at any point of operation for the use of Hydraulic platform vehicle.

(16) The service ducts such as power cables, communication cables, Ducts etc should be protected with proper fire sealing / fire dampers.

(17) The fire dmpers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.

(18) The cable gallery should be routed through fire resistance duct or fire protected tray.

(19) Fire Resistant and Low smoke emission cable should be used.

(20) A trained fire officer with a grew shall be arranged to maintain as well as to operate the fire protection systems in case of any need.

(21) The fire protection systems provided in the building should be approved by the competent authority / certified by any notified bodies.

(22) 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 comply with all the fire safety arrangements.

The MSB Inspection Committee has recommended for issue of NOC subject to 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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

20/12/13 20/12/13

Copy to.
The Deputy Director,
North Western Region,
Vellore.

J.K.20.12

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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