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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From	To
Tmt. Seema Agrawal, I.P.S., DGP / Director, Tamil Nadu Fire and Rescue Services, No.17, Rukmani Lakshmipathi Salai, 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.5112/C1/2025 Dated:23.04.2025

PP NOC No.78/2025

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. SR Heights, TS.No.125/1, Old SF No.252/2, 253/2, Block 37, Ward -B, Thally Road, Hosur Town and Taluk, Krishnagiri District - Reg.

Ref: 1) The Online Application Token No.271983, Dated:29.03.2025.
2) The Deputy Director, Salem Region, Salem Report Rc.No.752/B/2025, Dated:17.04.2025.

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Kindly refer to the letter cited above. The MSB inspection committee of the Salem Region has inspected the site of M/s. SR Heights, TS.No.125/1, Old SF No.252/2, 253/2, Block 37, Ward -B, Thally Road, Hosur Town and Taluk, Krishnagiri 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 request for planning permission to construct block-1 (residential apartment) and block-2 (DG room). The height of residential apartment building is 36 mtrs including basement floor + stilt floor + 11 floors. The height of DG room is 5.90 mtrs. The total plot area is 4410 Sqmtrs and the proposed built-up area is 17246.67 sq. mtrs. The building is classified as Group A Residential Buildings, Sub-Division A-4 Apartment buildings, as per NBC-2016, Part 4 Fire & Life Safety. The applicant has already obtained NOC

from the DFRS vide PP NOC No.48/2024, Dated:02.04.2024 and now applying for additional construction of basement in the same plan.

Block details as per given plan

Sl. No.	Block / Type	Number of floors	total floor area in sq. mtrs	Floor and dwelling unit details	Height in meters	Side setback
1.	Block-1 / Residential Apartment	Basement floor + stilt floor + 11 floors	17215.89 sq. mtrs	i. Basement floor – parking ii. stilt floor – parking with swimming pool and gym + 11 floors dwelling units	36 meters	minimum 8 meters in all directions
2.	Block – 2 / DG room	Ground floor	30.78 sq. mtrs	-	5.90 meters	Provided
	Total		17246.67 sq. mtrs			

Setback area requirements:

All around the building Minimum 8 meters side set back should be provided for high rise building, for non-high rise building 1.5 meters should be provided as per TNCBDR 2019.

The following fire & life safety measures should be provided in the proposed residential apartment building before the issue of fire licence as listed below:

1. There should be a wet-riser along with hose reel assembly per thousand square meters area covering all floor areas with 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. To feed the wet-riser and sprinkler system an underground static water tank of minimum capacity 75000 liters should be provided with refilling facilities. A terrace level tank of capacity 5000 liters also should be provided in respective towers. One set of pump contains an electrical pump of capacity 2280 LPM and equal capacity of one diesel pump and an electrical pump of capacity of 180 LPM 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 terrace level hydrant point. Where more than one set of pump provided water capacity should be doubled.

2. Fire service inlets fitted with NRV at ground level should be provided.
3. Manually operated electric fire alarm system including talk back system to be provided at all floors.
4. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
5. Automatic sprinkler system should be provided for the basement area, stilt and the sprinkler system should be fed water from both underground static water storage tank and terrace tank.
6. Public address system should be provided connecting all the floors.
7. Lightning arrester should be provided.
8. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
9. Number of ramp, exit, corridor, doors, staircases Location and its width, travel distance should be conforming to the exit requirements of NBC of India, Part-4, Second Revision 2016.
10. **Fire exit - internal staircases**

    4 Numbers of staircases are provided for whole block. All the staircases are internal staircases with external wall. The natural ventilation requirement of the staircase be, achieved through opening at each landing of an area 0.5 m^2 in the external wall. A cross ventilated staircase shall have 2 such openings in opposite / adjacent walls or the same shall be cross-ventilated through the corridor.

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life safety 2016 - As per plan the staircases have a 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 shall be limited to 12 per flights.

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 of a building or to an exterior open space leading to a street.

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

- **Fire lifts: As per clause 4.4.2.4.3 (h) (6) of NBC 2016. Lift shall not open in staircases.**

At least one lift should be designated as Fire lift. 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.,

11. **Refuge area:**

The refuge area shall be provided for each block on the periphery of the floor and open to air at least on one side protected with suitable railings

Refuge Area shall be provided at / or immediately above 24 m and thereafter at every 15 m or so.

12. **Shaft (fire tower):**

An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement/strategy from the occupants The respective floors shall be approachable from firefighting shaft enable the Fire fighters to access the floor and also enabling the fire fighters to assist in evacuation through fireman's lift. The firefighting shaft shall be equipped with 120 min fire doors. The firefighting shaft shall be equipped with fireman talk back, wet riser and landing valve in its lobby, to fight fire by fire fighters.

13. The applicant should not provide any obstruction like transformer yard, generator, swimming pool, landscape, LPG bank etc., in the setback area, so as to facilitate the easy movement and operation of an aerial ladder platform vehicle during emergency. The setback area should not have any slope / gradient and not be elevated from the ground level.

14. **Vehicular access within the site** - Internal Vehicular access way including passage if any within the site shall have a clear width of 7.2m. All floors shall be compartmented with area of each compartment not exceeding 3000 sq. m. Compartmentation shall be achieved by means of fire barrier wall of 2h rating or water curtain nozzle (K-23). 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. Separate pump to be provided for water curtain.

15. **Fire fighting pump house**

As per clause 5.1.2.2 of the National Building Code of India part IV fire and life safety 2016

a) Pump room provided at the basement.
b) When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.
c) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
d) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
e) No other utility equipment shall be installed inside the fire pump room.
f) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.
g) Pump house shall be sufficiently large to accommodate all pumps and their accessories like PRVs, installation control valves, valves, diesel tank and electrical panel.
h) Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
i) 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.

16. Service ducts and shafts As per clause 3.4.5.4 of the National Building Code of India part IV fire and life safety 2016.
17. Fire lift, electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India, Part 8, 2016.
18. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.
19. The compulsory open space as per DCR set back area all around the building should be designed to with stand a weight of 45 tons at any point of operation for the use of hydraulic platform vehicle. In anycase, no ramp, landscape garden and swimming pool shall 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.

20. The service ducts such as power cables, communication cables, A/C ducts etc., should be protected with proper fire sealing/fire dampers.
21. 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.
22. 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.
23. Fire resistant and low smoke emission cable should be used.
24. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
25. Dos and don'ts laminated hanging pads should be available in all floors in prominent places
26. Evacuation route plan should be displayed in each floor at prominent places.
27. If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system should be provided. 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
28. 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.

29. NOC should be obtained from district authority for swimming pool and fire and life safety arrangements should be made as per TNCBDR 2019.

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.

24.4.25

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. SR Heights,
TS.No.125/1, Old SF No.252/2, 253/2,
Block 37, Ward -B, Thally Road,
Hosur Town and Taluk, Krishnagiri District .

Copy to:

The Deputy Director, Fire and Rescue Services,
Salem Region, Salem.

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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