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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. M.S. Jaffar Sait, IPS.,
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,
No.807, Anna Salai,
Chennai – 600 002.

R.Dis.No.13694/C1/2020 Dated.11.12.2020

PP NOC.No.119/2020

Sir,

Sub: Tamil Nadu Fire and Rescue Services Department – Directorate - High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s Incor Chennai Projects Two Pvt. Ltd., S.No.1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur B Village and Panchayat, Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpet District - Reg.

Ref: 1) The applicant letter Dated:10.11.2020.
2) The Deputy Director, North-Western Region, Report RC.No.2571/A1/2020, dated:05.12.2020.

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With reference to the letter cited above, the MSB Inspection committee of North-Western Region has inspected the site at M/s Incor Chennai Projects Two Pvt. Ltd., S.No.1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur B Village and Panchayat,

Thiruporur Panchayat Union, Thiruporur Taluk, Chengalpet District for which PP NOC has been requested and the committee has made certain observations as regards Fire and Life Safety, which are reproduced below:-

Observation:

It is a Revised planning proposal proposed to construct Residential Building Block B5 and B6 (Residential), E1 and E2 (EWS Residential). Block B5 and Block B6 consists of Stilt Floor + 14 Floors with the equal height of 46.05 mts. Block E1 and Block E2 consists of Stilt Floor + 14 Floors with the height of 45.25 mts.The plot area is 169170.00s q.mts and the total buildup area is 64037.04 sq.mts. The proposal has enough side setback of 10 mts all around the building. The proposed occupancy is classified as Group-A Residential Building and the Sub Division A4 Apartment houses as per the National Building Code of India Part - IV Fire and Life Safety - 2016.

The applicant has obtain PPNOC from DFRS vide R.Dis.No.3255/C1/2018, Dated:18.04.2018 (Block E1 & E2 changed as B5 & B6) and R.Dis.No.17630/C1/2018, Dated:13.11.2018 (Block C1 & C4 changed as E1 & E2).

The following Fire and Life safety measures should be provided in the proposed Hostel building before the actual occupation as listed below:

1. One wet-riser should be provided every 1000 sq.mts 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 and should have both automatic and manual operation. To feed the wet-riser system, sprinkler and yard hydrant system an underground static water tank of minimum capacity 150000 liters should be provided with refilling facilities. A terrace level tank of capacity 10000 liters also should be provided for each block. To charge the wet-riser, yard hydrant and sprinkler system two electrical pump of capacity 2280 LPM should be provided near the underground water tank and an equal capacity of diesel pump should also be provided as an alternative arrangement. Two electrical pump of capacity of 180 LPM should be provided as a jockey pump. Pumps should have the capacity of developing pressure of 3.5kg/cm.sq at terrace level at remotest location.

One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets. In case of more than one pump set installation, both pump sets shall be interconnected at their delivery headers or Alternative to provide an additional set of pumps, the objective can be met by providing additional diesel pump of the same capacity and doubling the water tank capacity as required for one set of pumps.

2. Fire service inlets (4 Way) should be fitted with NRV at ground level.
3. Yard Hydrants should be provided at all around the building at 30 mts interval for each block.
4. Automatic sprinkler system should be provided for entire building for each block.
5. Hose reel assembly should be provided per 1000 sq. mts covering each floor area for each block.
6. Manually Operated Fire Alarm Call Points should be provided in each floor near for each block.
7. "Exit" Signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE for each block.
8. Do's and Don'ts laminated hanging pads should be provided in all floors in prominent places for each block.
9. Emergency Lights should be provided at staircase landing and exit routes for each block.
10. Public Address System should be provided for all the floors in each block.
11. Assembly point should be designated at ground floor for each block.
12. Evacuation route plan should be displayed in all floors for each block.
13. Alternate and Independent power system should be provided to fire pumps, pressurization & smoke venting, Exit signage lighting, Emergency Lighting, Fire alarm system, Public address system, magnetic door hold open devices and Fire Lift.
14. Number of Exit, location and its width should be conforms to the requirement of NBC of India, Part 4, Second Revision 2016.
15. Minimum two numbers of Staircase should be provided with the width of 1.25 meters and they should be away from each other for each block.

16. **FIRE ESCAPE- INTERNAL STAIRCASE AND EXTERNAL STAIRCASE:**

a) **Internal staircases:**

As per clause 4.4.2.4.3 of the national building code of India part IV Fire and life safety 2016-All staircases shall be minimum width of 1.25 meter. 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:**

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.

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.

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 150 mm.

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 deg from the horizontal.

d) **Fire lifts:**

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.

17. One Fire Lift should be provided for each block.
18. Lightning arrester should be provided for each block.
19. Refuge area should be provided at 24th and 39th meter level as per the requirements of NBC of India, Part 4, Second Revision 2016 for each block if balconies are not provided at each floor.
20. The first aid firefighting equipment's should be provided at all floors for in accordance with the IS 2190:2010 requirements.
21. Clear side set back area of 10 mts should be provided all around the building and inbetween the blocks 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 45tons at any point of operation for the use of Hydraulic platform vehicle. In any case, 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.

22. Electrical Installation and wiring, Ducts should meet the requirements of NBC of India, Part 4, Second Revision 2016.
23. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
24. The service ducts such as power cables, communication cables, Ducts etc., should be protected with proper fire sealing/fire dampers.
25. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
26. The cable gallery should be routed through fire resistance duct or fire protected tray.
27. Resistant and Low smoke emission cable should be used.
28. 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.

The MSB inspection team has recommended to issue Planning Permission No objection certificate to the proposed building subject to the fulfillment of the above conditions.

In view of the above PP 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.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

Director, 12/12/2020
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. Incor Chennai projects two pvt. ltd.,
PBEL CITY-1/212, Thaiyur B village,
Rajiv Gandhi salai, OMR,
Kelambakkam, Chennai – 603 103.

Copy to

The Deputy Director, Fire and Rescue Services,
North-Western Region, Vellore.

TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From	To
Thiru. K.P. Maghendhran, I.P.S., DGP / Director, Tamil Nadu Fire and Rescue Services, No.17, Rukmani Lakshmipathi Salai, Egmore, Chennai – 600 008.	The Directorate, Director of Town and Country Planning, No.807, Anna Salai, Chennai – 600 002

R.Dis.No.3255 /C1/2018 Dated. 18.04.2018

PP.NOC.No. 52/2018

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – **Issue of Planning Permission NOC** requested - Inspection at - M/s Incor Chennai Project Private Limited, S.No.1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur B Village and Panchayat, Thiruporur Panchayat Union, Thiruporur Taluk, Kanchipuram District - Reg.

Ref: 1) Applicant letter dated:13.02.2018.
2) The Deputy Director, North Western Region, Report RC.No.625/A2/2018, dated:31.03.2018.

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With reference to the letter cited above, the MSB Inspection committee of North Western Region has inspected at M/s Incor Chennai Project Private Limited, S.No.1380/1, 1382, 1383, 1401/97, 1401/22B, 1401/22C, 1401/23A1, 1401/23A2, 1401/23A3, 1401/23B, 1401/24A, 1401/24B, 1401/24C, 1401/24D, 1401/25, 1401/26, 1401/27A, 1401/27B1, 1401/27B2, 1401/28A, 1401/28B, 1401/29A, 1401/29B1, 1401/29B2, 1401/30A, 1401/30B1, 1401/30B2, 1401/31A, 1401/31B1, 1401/31B2, 1401/32, 1401/33, 1401/42B1 & 1485, Thaiyur B Village and Panchayat, Thiruporur Panchayat Union, Thiruporur 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 planning proposal proposed to construct Residential Building Block E1, E2, C1, C2, C3,C4, C5 and C6. Block E1 and E2 consists of Basement + Stilt Floor + 14 Floors with the equal height of 44.25 mts. Block C1, C2, C3,C4, C5 and C6 consists of Stilt Floor + 1st Podium Floor + 2nd Podium Floor / 2nd Floor + 18 Floors with the equal height of 58.15 mts. The plot area is 171600.00 sq.mts and the total buildup floor area is 92057.76 sq.mts. The proposed occupancy is classified as Group-A Residential Building and the Sub Division A4 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 Residential building before the actual occupation as listed below:

Block E1 and E2 :

15. One wet-riser should be provided every 1000 sq.mts 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 and should have both automatic and manual operation.

    To feed the wet-riser system, sprinkler and yard hydrant system an underground static water tank of minimum capacity 75000 liters should be provided with refilling facilities for each block. A terrace level tank of capacity 5000 liters also should be provided for each block d. To charge the wet-riser, yard hydrant and sprinkler system an electrical pump of capacity 2280 LPM should be provided near the underground water tank and an equal capacity of diesel pump should also be provided as an alternative arrangement for each block. An electrical pump of capacity of 180 LPM should be provided as a jockey pump for each block. Pumps should have the capacity of developing pressure of 3.5kg/cm.sq at remotest location.

Block C1, C2,C3,C4,C5 and C6 :

16. One wet-riser should be provided every 1000 sq.mts 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 and should have both automatic and manual operation. To feed the wet-riser system, sprinkler and yard hydrant system an underground static water tank of minimum capacity 150000 liters should be provided with refilling facilities for each block. A terrace level tank of capacity 10000 liters also should be provided for each block. To charge the wet-riser, yard hydrant and sprinkler system an electrical pump of capacity 2280 LPM

should be provided near the underground water tank and an equal capacity of diesel pump should also be provided as an alternative arrangement for each block. An electrical pump of capacity of 180 LPM should be provided as a jockey pump for each block. Pumps should have the capacity of developing pressure of 3.5kg/cm.sq at remotest location.

17. Fire service inlets (4 Way) should be fitted with NRV at ground level for each block.
18. Yard Hydrants should be provided at all around the building at 30 mts interval for each block.
19. Hose reel assembly should be provided per 1000 sq.mts covering each floor area for each block.
20. Manually Operated Fire Alarm Call Points should be provided in each floor near exits for each block.
21. Automatic sprinkler system should be provided at Basement and Stilt floor area for Block E1 and E2.
22. Automatic sprinkler system should be provided for whole building including Stilt Floor and Podium floor for Block C1, C2, C3,C4, C5 and C6.
23. "Exit" Signage should be provided with alternative source of power supply or battery back-up with "GLOW" TYPE for each block.
24. Emergency Lights should be provided at staircase landing and exit routes for each block.
25. Public Address System should be provided connecting all the floors for each block.
26. Assembly point should be designated at ground floor for each block.
27. Evacuation route plan should be displayed in all floors for each block.
28. Alternate and Independent power system should be provided to fire pumps, pressurization & smoke venting, Exit signage lighting, Emergency Lighting, Fire alarm system, Public address system, magnetic door hold open devices and Fire Lift.
29. Number of Exit, location and its width should be conforms to the requirement of NBC of India, Part 4,Second Revision 2016.
30. Minimum two numbers of Staircase should be provided with the width of 1.25 meters and they should be away from each other for each block.

31. <u>FIRE ESCAPE- INTERNAL STAIRCASE AND EXTERNAL STAIRCASE:</u>

<u>a) Internal staircases:</u>

As per clause 4.4.2.4.3 of the national building code of India part IV Fire and life safety 2016-All staircases shall be minimum width of 1.25 meter. 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:**

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.

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.

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 150 mm.

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 deg from the horizontal.

e) Fire lifts ;

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.

18. **Basement :** As per 4.2.19 of NBC 2016 basement should be provided.

a) Basement exits shall be sufficient to provide for the capacity of the basement as determined in accordance with 4.4.2.1 of NBC 2016. In no case shall there be less than two independent basement exits.

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

c) 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 doors with 120 min fire rating, except for exit discharge doors from the basements.

19. One Fire Lift should be provided for each block.
20. Lightning arrester should be provided for each block.
21. Refuge area should be provided at 24th and 39th meter level for each block as per the requirements of NBC of India, Part 4, Second Revision 2016.
22. Compartmentalization should be made in Basements and commercial block to check the spread of fire and smoke as per the requirements of NBC of India, Part 4, Second Revision 2016.
23. The first aid fire fighting equipments should be provided at all floors for in accordance with the IS 2190:2010 requirements for each block.
24. Clear side set back area of 10 mts should be provided all around the building and in-between the block E1 & E2 and 12 mts should be provided all around the building and in-between the block C1, C2, C3,C4 C5 and C6 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 45tons at any point of operation for the use of Hydraulic platform vehicle. In any case, no ramp, landscape garden and swimming pool shall be allowed in the set back 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.
25. Electrical Installation and wiring, Ducts should meet the requirements of NBC of India, Part 4,Second Revision 2016.
26. The width and height of any arch or gate, if any, should have the clearance of not less than 4.5m and 5m respectively.
27. The service ducts such as power cables, communication cables, Ducts etc should be protected with proper fire sealing/fire dampers.

28. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
29. The cable gallery should be routed through fire resistance duct or fire protected tray.
30. Fire Resistant and Low smoke emission cable should be used.
31. 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.
32. 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 No objection certificate to the proposed building subject to the fulfillment of the above conditions.

2) In view of the above NOC is issued from 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.

(Sd)/-

Director,
Fire and Rescue Services,
Tamil Nadu.

Copy to. (1) M/s. Incor Chennai Projects Two Private Limited,
H.No.8-2-700, Srida Anushka Pride,
4th floor, Road No.12, Banjara Hills,
Hyderabad – 500 034.
(2) The Deputy Director,
Fire and Rescue Services,
North Western Region, Vellore.

//True Copy//

25/4/2018

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

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