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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.11142/C1/2024 Dated.29.08.2024

PP NOC No. 163 /2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Sree Saradha Ambal Foundation, T.S.No.1, Block:5, Ward No:30, Ward: AD-Uppilipalayam village, T.S.No.22 &18,Block No:9, Ward:AC-Sowripalayam village, Trichy main road, Coimbatore Corporation, Coimbatore South Taluk, Coimbatore District - Reg.

Ref : 1) The applicant letter dated:08.07.2024.
2) The Joint Director, Western Region, Report Rc.No.2532/C1/2024, Dated:23.08.2024.

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Kindly refer to the letter cited above. The MSB inspection committee of the western region has inspected the site of M/s. Sree Saradha Ambal Foundation, T.S.No.1, Block:5, Ward No:30, Ward: AD-Uppilipalayam village, T.S.No.22 &18,Block No:9, Ward:AC-Sowripalayam village, Trichy main road, Coimbatore Corporation, Coimbatore South Taluk, Coimbatore 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 planning proposal for construction Business building consists of Basement + Ground Floor + 10 Floors with the height of 34.96m. The plot

area is 3547.00 Sq.m and the total build up area is 11474.98 Sq.m. They have mentioned 8-m side set back areas all around the building. The proposed building occupancy is classified to come under Group- E, Business *building and* the Sub Division E1, Offices as per the National Building Code of India Part-IV Fire and LifeSafety-2016.

The following Fire & Life Safety measures should be provided in the proposed Business building before the issue of compliance certificate as listed below:

1. There should be a wet-riser per thousand square meters area covering all floor areas with 150mm Main, single out let 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 system and sprinkler system an underground static water tank of minimum capacity 200000 liters should be provided with refilling facilities. A terrace level tank of capacity 20000 liters also should be provided.
2. To charge the wet riser system and the sprinkler system 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. One set of pumps are contains an electrical pump of capacity 2850 LPM for hydrants, an electrical pump of capacity 2850 LPM for sprinkler system, an equal capacity of a Diesel Pump and one electrical pump of capacity 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 points.
3. Hose reel assembly should be covering each floor areas.
4. Automatic sprinkler system should be covering at all floor areas.
5. Yard hydrants should be provided all around the buildings at 30 m interval.
6. Fire service inlets fitted with NRV at ground level should be provided.

7. The First aid fire fighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
8. Manually operated electronic fire alarm system should be provided in each floor near exits.
9. Automatic detection and alarm system should be provided at all floors.
10. Public address system should be provided connecting all the floors.
11. Internal staircases, External staircase, Fireman lift and etc.,

Internal staircases:

a. As per clause 4.4.2.4.3.2 of the National Building Code of India- Part IV Fire and Life safety 2016 - All staircases shall have minimum clear width of 1.50 meters. The minimum width of tread without nosing shall be 300 mm and the tread shall be constructed and maintained in a manner to prevent slipping. The maximum height of riser shall be 150 mm and the number shall be limited to 12 flights.
b. Fire escape staircase should be 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.
c. The staircases shall not be arranged round a lift shaft as per Section 4.9.3 of the requirements of National Building Code of India.

External staircases:

a. As per clause 4.4.2.4.3.4(b) of the National Building Code of India part IV fire and life safety 2016 - All external stairs shall be directly connected to the ground.
b. Entrance to the external stairs shall be separate and remote form the internal staircase.
c. 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.
d. The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.

e. No external staircase, shall be inclined at an angle greater than 45°from the horizontal.

Fireman's lift:

a. 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.

Fire exit:

a. As per clause 4.2.1 of the National Building Code of India part IV fire and life safety 2016; all exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

b. As per 4.2.3 - 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.

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

d. Number of ramp and exit location and their width should be conforms to the requirements of National Building Code of India, part IV 2016.

12. Basement:

The basement shall have the following requirements as per NBC 2016 Part III Development Control Rules and General Building Requirements:

a. As per clause 12.9.1 the basement shall not be used for human occupancy purposes.

b. As per the clause 12.9.2; the construction of the basement shall be allowed by the Authority in accordance with the land use and other provisions specified under the Development Control Rules.

c. As per the clause 12.9.2.1; the following uses shall be permitted in the basements:

1. Storage of household or other goods of ordinarily non-combustible material;
2. Strong rooms, bank cellars, etc;
3. Air conditioning equipment and other machines used for services and utilities of the building; and
4. Parking spaces.

d. As per the clause 12.9.3 The basement shall have the following requirements:

1) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to bye-laws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems, etc;
2) The height of the ceiling of any basement shall be minimum 0.9m and the maximum, 1.2m above the average surrounding ground level. However, in case of parking, mercantile or business occupancy at ground floor, minimum height of the ceiling of the basement may be 0.3m above the average surrounding ground level subject to mechanical ventilation being provided.
3) Adequate arrangements shall be made such that surface drainage does not enter the basement.
4) 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.
5) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher

floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d);

6) Access to basements through ramps shall be permitted subject to provision of (d). The requirements for the ramps shall be in accordance with 4.6.1.3.

e. The basement top slab below the external circulation at ground level should be designed for Fire Fighting vehicular loads of 65 tonnages.

f. As per clause 4.6.2 of NBC Smoke exhaust and pressurization of area below ground:-

Basement shall be 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.

13. Refuge area should be provided of as per the requirements of E-4of the National Building Code of India, Part 4 2016.

14. The side setback should be provided without any obstructions so as to allow Fire service vehicle to move closer to the building at the time of emergency and should designed to withstand a weight of 65 tons at any operation for the use of Hydraulic platform vehicle. The entry, movement and exit of the setback should have no slope and should be hard paved and support the operation of the Aerial Ladder Platform.

15. As per the provisions of Tamil Nadu Combined Development and Building Rules-2019- rule no 35(23); setback areas should be free of any obstruction; such as Fountains, statue, flower pots, decorative idols, ramp etc., to facilitate movement of fire vehicles and people during emergencies.

16. As it is high rise building with height of 34.96 m; Clear side set back of 8 meter should be provided all around the Building.

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

18. Assembly points should be designated at the ground floor as per the requirement so fire and life safety measures.
19. Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 4, 2016.
20. The Service ducts such as power cables, communication cables, A/C duct set 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 detect or shall be provided along the lines of the cable gallery.
22. Fire resistant and low smoke emission cable should be used. As per section 3.2 of BIS 12459; 1988- code of practice for fire safety in cable regulation, 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. The fire dampers should be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
24. Alternative& Independent power systems should be provided to Fire pumps, Emergency Lighting system and fire lift.
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. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".
28. Lighting arrester should be provided for each high rise block.
29. If the construction is done with prefabricated materials ,sufficient natural vent/mechanized ventilation system should be provided.
30. At rained Fire Officer with a crew shall be arranged to maintain as well to operate the fire protection systems in case of any need.

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 revised 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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

To:

M/s. Sree Sharadha Ambal Foundation (Power Agent),
Premier Engineers,
Premier Hi-Tech Industries,
Premier Pumps, (Owners),
33, Sundaresa Layout,
Trichy Road, Coimbatore.

Copy to:

The Joint Director, Fire and Rescue Services,
Western Region, Coimbatore.

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

Verified RealEstate™

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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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.