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TAMILNADU FIRE AND RESCUE SERVICES DEPARTMENT

(Under section 13 of the Tamil Nadu Fire Service Act 1985 and

Tamil Nadu Fire Service Rule 1990 - Appendix-III)

PP NOC No:79/2026

Dated: 25/02/2026

0/o.the Director of Fire & Rescue Service,

No.17, RukmaniLakshmipathiSalai,

Chennai - 600 008.

PLANNING PERMISSION - NOC

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/s. Max Properties Private Limited (Residential Apartment Building) in S.No:191/82A part, 191/82B, 191/109 at Thanakankulam Village/Panchayat, Thiruparankundram Taluk, Madurai - Reg.

Ref: 1. Online Application Token No.367117, Dated.03.02.2026.

2. The Deputy Director, Southern Region, report R.C.No.506/C/2026, Dated:23.02.2026.

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Kindly refer to the letter cited above. The MSB inspection committee of the Southern Region has inspected the site of M/s. Max Properties Private Limited (Residential Apartment Building) in S.No:191/82A part, 191/82B, 191/109 at Thanakankulam Village/Panchayat, Thiruparankundram Taluk, Madurai for which the PP NOC has been requested. The committee has made certain observations with regards to fire and life safety, which are reproduced below:-

Observation:

It is a proposal for planning permission for the proposed building consists (tower – I & tower II) of residential apartment. This building consists of combined basement + ground + 11 floors with the height of 40.91 mtrs. The total plot area is 7950.6 sq. mtrs and the proposed built up area is 34434.02 sq. mtrs. The building is classified to comes under Group A Residential Building, Sub-D ivision A-4 Apartment Houses and as per NBC 2016 Part 4 Fire and Life Safety.

Open space requirements:

Set back area

North - 20.48 meters

South - 11.28 meters

East - 09.17 meters

West - 09.49 meters

Details of proposed floor wise occupancy and area

Signature valid

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Date:26-Feb-2026 09:35:18

S. No.	Floor Details	Proposed Occupancy of Residential Apartment
1.	Basement	Parking, Pump room
2.	Ground floor	Parking, Reading Room, Indoor Games-2 nos (T1, T2), Lobby-2 nos (T1, T2), Meter & Date Communication Room.
3.	1st Floor	Swimming pool, outdoor lounge & 20 dwelling unit (T1 & T2)
4.	2nd Floor	Gym, 20 Dwelling Unit (T1 & T2)
5.	3rd Floor	Apartment houses
6.	4th Floor	Apartment houses
7.	5th Floor	Apartment houses
8.	6th Floor	Apartment houses
9.	7th Floor	Apartment houses
10.	8th Floor	Apartment houses
11.	9th Floor	Apartment houses
12.	10th Floor	Apartment houses
13.	11th Floor	Apartment houses
14.	Terrace Floor	Head room, lift machine room and open terrace.

Details of proposed staircases :

Four numbers of staircases with the width of 1.25 meters has been proposed in Apartment building.

Details of proposed lift's:

Six numbers of lifts have been proposed in the residential building.

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Recommendations on fire & life safety in residential apartment

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

1. Pump rooms: One pump room has been provided at Basement in Apartment building.
2. There should be one wet-riser 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 system and sprinkler system an underground static water tank of minimum capacity 75,000 liters should be provided with refilling facilities. A terrace level tank of capacity 5,000 liters also should be provided. To charge

the wet riser system and the sprinkler system one set of pumps should 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 should be interconnected at their delivery headers. One set of pumps are contains an electrical pump of capacity 2280 LPM, 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 point.

3. The first aid fire fighting equipments should be provided at all floors in accordance with IS 2190:2010 requirements.
4. Fire service inlets fitted with NRV at ground level should be provided.
5. Hose reel assembly should be covering per 1000 sq. mtrs at all floors.
6. Manual fire alarm call points should be provided at all floors.
7. Automatic sprinkler system should be provided at basement and ground floor in parking area and all floors of these buildings.
8. CO sensor should be provided in basement and ground floor.
9. Public address system should be provided connecting all the floors.
10. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
11. Fire Tower should be destinated from Residential apartment building.
12. Safe assembly point should be provided.
13. **<u>Podium:</u> As per clause 4.6.1.3 and 4.6.1.4 requirements shall be satisfied for building constructed on podium.**
14. **The swimming pool should be constructed as per G.O.NO:97 of Municipal Administration and Water Supply (MA 1) Department Dated.07.07.2015.**
15. **High tension electrical line passes through the site. It should be obtain necessary approval from competent authority.**
16. <u>Basement</u>

The Basement should be provided with the following requirements:

- Mechanical ventilation: Basement shall be separately 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. Alternatively, a system of air inlets shall be provided at basement floor level land smoke outlets at basement ceiling level. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked ‘SMOKE OUTLET’ or ‘AIR INLET’ with an indication of area served at or near the opening.
- The staircase of basements should be of enclosed type having fire resistance of not less than 2 h and should be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any fire in the basement shall not obstruct any exit serving the ground and upper stores of the building and should communicate with basement through a lobby provided with fire resisting self closing doors of 1 hour resistance. For travel distance to be provided as per National Building code of India 2005. If the travel distance exceeds as per National Building code of India 2005 an additional staircases should be provided at proper places.

17. One vehicle ramp measuring width of 7.2 meters has been proposed connecting from Ground floor to basement-I.
18. LPG gas bank should be provided away from setback.
19. The compulsory open space as per The TNCD&BR-2019 setback 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 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.
20. Basement car parking compartmentation 3000m^2 should be followed as per clause 4.5.2(I) of NBC 2016.

<u>General conditions</u>

1. **<u>Setback area:</u>**
   a. The applicant shall not provide any obstruction like transformer yard, generator, ramp to basement, 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.
   b. The setback area slop gradient shall not be elevated from the ground level. The entry, movement and exit of the setback should have no slope and shall be hard paved and support the operation of the aerial ladder platform.
   c. 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, landscape garden and swimming pool 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.
2. Fire escape staircase should be naturally ventilated or 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.
3. **<u>General exit requirements:</u>**

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Directorate - Director
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As per clause 4.2.3 of the National building code of India part IV fire and life safety 2016 - every exit, exit passageway or exit discharge shall be continuously maintained free of all obstructions or impediments to full use in the case of fire or other emergency.

As per 4.2.4. Sufficient exits should be provided to permit safe egress of occupants, in case of fire or other emergency

As per 4.2.8 – exits shall be so arranged that they may be reached without passing through another occupied unit.

4. **Fire exit - internal staircases and external staircase:-**
    a. Two no. of staircases are provided for all the floors in Residential Apartment. All the staircases are internal staircases with external wall should be naturally ventilated.
    b. As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life safety 2016 – 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 shall be limited to 12 per flights.
    c. 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.
    d. All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.
    e. Exits shall be so arranged that they may be reached without passing through another occupied unit.
    f. As per clause 4.4.2.4.3.4 of the National Building Code of India part IV fire and life safety 2016 - All external stairs shall be directly connected to the ground.
    g. Entrance to the external stairs shall be separate and remote form the internal staircase.
    h. Care shall be taken to ensure that no wall opening or window opens on to or close to an external stairs.
    i. The route to the external stairs shall be free of obstructions at all times. The external stairs shall be constructed of non-combustible materials and any doorway leading to it shall have the required fire resistance.
    j. No external staircase, used as a fire escape, shall be inclined at an angle greater than 45 degrees from the horizontal.

5. Fire escape balcony shall be provided in all the floors as per the proposed plan.
6. **Fire lifts;** shall be provided with the following specification

a. Fire lifts shall be provided for all occupancies with a minimum capacity for 8 passengers and fully automated with emergency switch on ground level. In general, buildings of 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 building.
d. Staircase shall not be arranged round a lift shaft. Lift shall not open in staircases.

7. **Floor compartmentation:**

All floors shall be compartmented with area of each compartment being not more than 750 m^2. Compartmentation shall be achieved by means of fire resisting wall of 2 h rating of fire curtain or water curtain. 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.

8. **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.

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9. **Exit Signages:**

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

10. **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 should 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.

11. Building management system shall be provided at ground floor.
12. 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.
13. The width and height of any arch or gate, if any, should have the clearance of not less than 10 mtr.
14. Fire drill and fire order shall be conducted twice in a year & Fire order shall be kept ready.
15. Assembly points shall be designated at the ground floor as per the requirements on fire and life safety measures.
16. Do's and don'ts laminated hanging pads shall be available in all floors in prominent places.
17. Evacuation route plan shall be displayed in each floor at prominent places.
18. 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.
19. If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system shall be provided.
20. During construction of the building the following fire protection measures shall be provided in good working condition:

a. 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.
b. Drums filled with water of 2000 liters capacity with two fire buckets on each floor.
c. 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 a planning permission / no objection certificate for 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 to accord planning permission for the above said for the 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 the fire safety measures.

Approved by,

Director,

Fire and Rescue Services,

Tamil Nadu.

Issued by,

Additional Director,

(Operation & Training),

Fire and Rescue Services,

Tamil Nadu.

Signature valid
Signed by: Director TNFRS, Directorate - Director, Home Department
Date:26-Feb-2020 09:35:18

To:

1. M/s. Max Properties Private Limited

(Residential Apartment Building),

S.No:191/82A part, 191/82B, 191/109,

Thanakankulam Village/Panchayat,

Thiruparankundram Taluk, Madurai.

2. The Director,

Directorate of Town and Country Planning,

CMDA Office Complex,

E&C Market Road, Koyambedu,

Chennai – 600 002.

Copy to:

The Deputy Director, Fire and Rescue Services,
Southern Region, Madurai.

Signature valid

Signed by: Director TNFRS,
Directorate - Director
Home Department
Date:26-Feb-2020 09:35:18

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
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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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