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3/350/2 Mettukuppam,
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hello@verified.realestate
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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, 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.516/C1/2025 Dated:21.01.2025

PP NOC No.10/2025

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Revised Planning Permission NOC requested - Inspection at M/s. Akshaya Private Limited, ORLANDO, S.F.Nos.1356/2, 1376, 1377, 1378/1A, 1491/1, 1491/2, Thaiyur B Village, Chengalept Taluk, Chengalept District - Reg.

Ref : 1) The Online application Token No.249035, dated:03.01.2025.
2) The Deputy Director, North-Western Region, Report Rc.No.169/C/2025, Dated:10.01.2025.
3) The applicant undertaking letter dated:30.12.2024.

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Kindly refer to the letter cited above. The MSB inspection committee of the North-Western Region has inspected the site of M/s. Akshaya Private Limited, ORLANDO, S.F.Nos.1356/2, 1376, 1377, 1378/1A, 1491/1, 1491/2, Thaiyur B Village, Chengalept Taluk, Chengalept District for which the revised 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 an application for issue of revised Planning Permission NOC for the additional construction of Residential Building. There is an existing residential building (A4, A5, A6) consists of Basement + Stilt Floor + 17 Floors with the height of 53.05 meters. Now the applicant submitted a revised planning

proposal for the additional construction of Residential building (A1, A2, A3) leaving negligible space to the existing residential building(A4,A5,A6) at eastern side. The proposed residential block 1 (A1, A2, A3) consists of Stilt Floor + 14 Floors with the height of 44.70 meters. The plot area is 78221.50 sq. mts and the total proposed builtup area is 49832.54 sq. mts. The building occupancy is 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-2016.

Ref (3) the has given an applicant undertaking dated:10.01.2025 as follows " We, M/s. Akshaya Private Limited, 7th Floor, No.117/1, L.B. Road, Adyar, Chennai – 600 020. Represent by its Director Mr. J. Ravi, do hereby solemnly affirm and stated as follows;

In respect of Fire NOC of the building A1, A2 & A3. The MSB team inspected our residential building and observed that the defects in 1) A4 building South 4.20 metres, A5 building North 6.2 & 9.2 meter, East 6.2 meter, A6 Building west 6.1 meter & East 6.1 meter. 2) Fire pumps and firefighting installation are not provided in partially completed buildings of A4, A5 & A6. 3) Compliance Certificate / Fire License not obtained for completed buildings of A4, A5 & A6. We do hereby undertake that the above defects observed by the team on 23.12.2024, will be rectified and completed before completion of all the building in the residential complex.

Therefore, the team suggests that a revised NOC may be issued upon consideration of the applicants undertaking subject to the fulfillment of Life and Fire Safety requirements as stated below. The applicant may be informed to comply with all the fire safety arrangements suggested below and on receipt of compliance report from the applicant before the actual occupancy or before issuing occupancy certificate, whichever, is earlier, re-inspection will be conducted for the consideration of Issue of Fire License.

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

1. As per the applicant undertaking given vide ref (3), the completion certificate shall be obtained from the competent authority as early as possible.
2. One wet-riser shall be provided for every 1000 sq. mts area covering all floor area with landing valves along with delivery hoses for each block. The riser shall be fully charged with adequate pressure at all times and should have both automatic and manual operation. To charge the wet-riser system, sprinkler and yard hydrant system with two electrical pumps of each capacity 2280 LPM and an equal capacity of diesel pump as an alternative arrangement and two electrical pumps of each capacity of 180 LPM as a jockey pump. Underground static water tank of minimum capacity 150000 liters shall be provided with refilling facilities. A terrace level tank of capacity 10000 liters also shall be provided for each tower. Pumps should have the capacity of developing pressure of 3.5 kg/cm.sq 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.
3. Fire service inlets (4 way) shall be fitted with NRV at ground level.
4. Yard hydrants shall be provided at all around the building at 30 mts interval.
5. Automatic sprinkler system shall be provided for entire building including stilt floor.
6. Hose reel assembly shall be provided per 1000 sq. mts covering each floor area for each block.

7. Manually operated fire alarm call points shall be provided in each floor near exits for each block.
8. "Exit" signage shall be provided with alternative source of power supply or battery back-up with "GLOW" TYPE for each block.
9. Emergency lights shall be provided at staircase landing and exit routes for each block.
10. Public address system shall be provided connecting all the floors for each block.
11. Do's and don'ts laminated hanging pads shall be provided in all floors in prominent places.
12. Assembly point shall be designated at ground level.
13. Evacuation route plan shall be displayed in all floors.
14. Alternate and independent power system shall 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.
15. **Firefighting 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. Atleast two firefighting shaft should be provided and the same has been shown in the corrected plan.
16. Minimum two numbers of staircase shall be provided with the width of 1.25 meters and they shall be away for each block.

17. **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 meters. 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 degrees from the horizontal.

d) <u>Fire lifts:</u>

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. One fire lift shall be provided as per the NBC-2016 for each block.
19. Lightning arrester shall be provided for each block.
20. The first aid firefighting extinguishers shall be provided at all floors for in accordance with the IS 2190:2010 requirements for each block.
21. Clear side setback of 11 meters shall be provided all around the building without any obstructions so as to allow fire service vehicle to move closer to the building at the time of emergency and it shall be designed to

withstand a weight of 65tonns at any point of operation for the use of hydraulic platform vehicle. The setback area slop gradient should 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.

Side setback:

Setback area shall be free of any obstruction, such as fountains, statutes, flower pots, decorative idols, ramp etc., to facilitate movement of vehicle and people during emergencies as per the Tamilnadu Combined development and building rules 2019 rule no.35(23). Side setback road shall be starts from the building line.

22. Electrical installation and wiring, ducts should meet the requirements of NBC of India, Part 4, 2016.
23. The width and height of any arch or gate, if any, should have the clearance of not less than 7 meters respectively.
24. The service ducts such as power cables, communication cables, ducts etc., shall be protected with proper fire sealing/fire dampers.
25. The fire dampers shall be located at air conditioned ducts for check the spread of heat flame, smoke and gases.
26. The cable gallery shall be routed through fire resistance duct or fire protected tray.
27. 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.
28. Fire resistant and low smoke emission cable shall be used.
29. 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.

30. This revised NOC does not authorize the applicant to accommodate residents in the constructed buildings unless compliance certificate to be sanctioned by this department.

31. **During construction of the building the following fire protection measures shall 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 a planning permission / no objection certificate for the existing and proposed industrial building subject to the fulfillment of all the above mentioned conditions.

In view of compliance with the above said facts a 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.

21.1.25

for Director,
Fire and Rescue Services,
Tamil Nadu.

TAMILNADU FIRE AND RESCUE SERVICES DIRECTORATE CHENNAI-8

To:

M/s. Akshaya Private Limited,
SF. Nos. 1356/2, 1376, 1377, 1378/1A, 1491/1, 1491/2,
Thaiyur B Village, Chengalpattu – 603 103.

Copy to:

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

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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3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
hello@verified.realestate
+91 9996 12 9996

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.