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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:182/2025

Dated: 16/09/2025

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 Revised Planning Permission NOC requested - Inspection at M/s. Kadavanthara Builders Pvt. Ltd., Pacifica Aurum, S.No.66/3A, 66/1A, Siruseri Village, Vandalur Taluk, Chengalpet District - Reg.

Ref:
1. Online Application Token No.314857, Dated:19.08.2025.
2. The Deputy Director, North-Western Region, Vellore Report Rc.No.2879/C/2025, Dated:13.09.2025.

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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. Kadavanthara Builders Pvt. Ltd., Pacifica Aurum, S.No.66/3A, 66/1A, Siruseri Village, Vandalur Taluk, Chengalpet District 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 an application for issue of revised planning permission for the construction of residential apartment building blocks block A, block B & block C. The proposed buildings block A, block B & block C consists of stilt floor + 9 floors with the height of 30.00 meters. The plot area is 9792.00 sq. m and the total builtup area is 29982.98 sq. m. The building occupancy is classified into as 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.

Earlier, the applicant had obtained planning permission NOC form DFRS vide R.Dis.No.13592/C1/2024, PP NOC No.169/2024, Dated:16.09.2024 for the construction of residential blocks block A and block B consists of stilt floor + 7 floors with the equal height of 24.40 meters. The residential block C consists of stilt floor + 7 floors with the height of 24.35 meters. The plot area is 9792.00 sq. mts and the total builtup area is 26989.73 sq. mts.

The following fire and life safety measures shall be provided in the proposed building before the actual occupation as listed below:

1. One down comer shall be provided every 1000 sq. mts area covering all floor area with landing valves along with delivery hoses for each block. The down comer shall be fully charged with adequate pressure at all times and shall have both automatic and manual operation. To feed the down comer system, sprinkler system a terrace level tank of capacity 25000 liters also shall be provided with refilling facilities for each block. To charge the down comer and sprinkler system a terrace level electrical pump of capacity 900 LPM shall be provided for each block. Pumps shall have the capacity of developing pressure of 3.5kg/cm.sq at terrace level at remotest location.
2. Fire service inlets (4 Way) shall be fitted with NRV at ground level for each block.
3. Automatic sprinkler system shall be provided for each block stilt floor area.

4. Hose reel assembly shall be provided per 1000 sq. mts covering each floor area for each block.
5. Manually operated fire alarm call points shall be provided in each floor near exits for each block.
6. “Exit” signage shall be provided with alternative source of power supply or battery back-up with “GLOW” TYPE.
7. Emergency lights shall be provided at staircase landing and exit routes for each block.
8. Public address system shall be provided connecting all the floors for each block.
9. Assembly point shall be designated at ground floor for each block.
10. Evacuation route plan shall be displayed in all floors for each block.
11. 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.
12. Number of exit, location and its width shall be conforms to the requirement of NBC of India, Part 4, 2016.
13. As per the National Building Code of India -2016, three number of staircase shall be provided with the minimum width of 1.25 meters and they shall be away from each other. All staircases shall be provided up to terrace level.
14. **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 degrees from the horizontal.

d. **Fire lifts:**

- 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.
- 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.,

15. One fire lift shall be provided for each block.
16. Lightning arrester shall be provided for each block.
17. As per the requirements of NBC of India, Part 4, 2016 balconies shall be provided at each floor for each block.
18. The first aid firefighting equipment’s shall be provided at all floors for in accordance with the IS 2190:2010 requirements for each block.
19. Clear side set back of 7 meters shall be provided all around the building for each block 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 65 tonns at any point of operation for the use of hydraulic platform vehicle. The setback area slop gradient shall not be elevated from the ground level. The entry, movement and exit of the setback shall have no slope and shall be hard paved and support the operation of the aerial ladder platform.

20. **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). The side setbacks road shall be starts from the periphery of the building line.

21. Electrical installation and wiring, ducts shall meet the requirements of NBC of India, Part 4, 2016.
22. The width and height of any arch or gate, if any, shall have the clearance of not less than 4.5m and 5m respectively.
23. The service ducts such as power cables, communication cables, ducts etc., shall be protected with proper fire sealing/fire dampers.
24. The fire dampers shall be located at air conditioned ducts for check the spread of heat, flame, smoke and gases.
25. The cable gallery shall be routed through fire resistance duct or fire protected tray.
26. 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.
27. Fire resistant and low smoke emission cable shall 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.
29. 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 revised planning permission / no objection certificate for the existing 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 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 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.

To:

M/s. Kadavanthara Builders Pvt. Ltd.,

Pacifica Aurum, S.No.66/3A, 66/1A,

Siruseri Village, Vandalur Taluk,

Chengalpet District.

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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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.