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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:267/2025

Dated: 18/12/2025

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 Planning Permission NOC requested – Inspection at Mr. J.S. Leyronne Morais, Residential Apartment Building (Morais Altura) at S.No.194/1A2, 194/3A2, 194/1B, 195/4A1B, 195/4A2, 195/4B1B, 195/4B2, Plot No.437, Morais City Extention-1, Keelakurichi village, Thiruverambur Taluk, Tiruchirappalli District - Reg.

Ref: 1. Online Application Token No.348970, dated:01.12.2025.

2. The Deputy Director, Central Region, Report Rc.No.4350/C1/2025, Dated:17.12.2025.

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Kindly refer to the letter cited above. The MSB inspection committee of the Central Region has inspected the site of M/s. Residential Apartment Building (Morais Altura) by Mr. J.S. Leyronne Morais at S.No.194/1A2, 194/3A2, 194/1B, 195/4A1B, 195/4A2, 195/4B1B, 195/4B2, Plot No.437, Morais City Extention-1, Keelakurichi village, Thiruverambur Taluk, Tiruchirappalli District for which the 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 the proposed construction of residential apartment building. The proposed building consists of basement + stilt + thirteen floors with the total height of 43.83 meters. The plot area is 2787.00 sq. m and the proposed total floor area is 14090.57 sq. m. The proposed building is classified to come under Group A Residential Building, Sub- Division A-4 (Apartment Houses) as per National Building Code of India 2016, Part 4 Fire and Life Safety.

DETAILS OF PROPOSED SETBACK AREA ALL AROUND THE BUILDING

1. Minimum 10 meters side setback are proposed all around the building.

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

1. The first aid firefighting equipment's shall be provided at all floors in accordance with the IS 2190: 2010 requirements.
2. Hose reel assembly shall be covered each floor area.
3. Wet riser system: One wet riser per thousand sq. mtrs area covering all floor areas with landing valve along with delivery hoses shall be provided. The riser shall be fully charged with adequate pressure at all times for both automatic and manual operation. To feed the Wet-riser an underground static water tank of minimum capacity 75,000 litres shall be provided with refilling facilities. A terrace level tank of capacity 5,000 litres also shall be provided. To charge the wet riser system one electrical pump of capacity 2280 LPM shall be provided near the underground water tank. An equal capacity of one diesel pump shall also be provided as an alternative arrangement. The pumps shall be capable of developing pressure of 3.5 kg/cm at the top most level hydrant point. One electrical Jockey pump of capacity of 180 LPM shall be provided.
4. Fire service inlets fitted with NRV at ground level shall be provided.

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5. Manual fire alarm call points shall be provided at all floors.
6. Automatic sprinkler system shall be provided at basement floor covering the entire floor area. Sprinklers shall be fed water from both underground static water storage tank and terrace tank.
7. Public address system shall be provided connecting all the floors.
8. Lightning arrester shall be provided.
9. Alternative & independent power systems shall be provided to fire pumps, emergency lighting system and fire lift.
10. **Basements:**

a. Mechanical ventilation system shall be provided at basement floor.
b. Basement shall not be used for residential purposes.
c. No service duct shafts shall be extended in the basement level.
d. Basement shall not be used for theatre, assembly halls, exhibition halls, club rooms, gymnasiums, dining, food kiosk, children play area and OPD.
e. Kitchens, canteen, pantry or dining are not allowed in the basement.
f. Basement shall not be used combustible material storage.
g. Any material which involves highly corrosive, toxic or noxious alkalis acids or other liquids or chemicals producing flame, fumes and explosive, poisonous irritant or corrosive gases shall not be kept in the basement.

11. **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 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.
12. Number of ramp and exit location and their width shall be conforms to the requirements of National Building Code of India, Part IV - 2016.
13. Fire escape staircase shall 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.
14. 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.
15. **Internal staircases and External staircase:**

a. **Internal staircases:**

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 **1.25 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 exit:**

As per clause 4.2.3 of 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.

As per 4.2.1 - All exits shall provide continuous means of egress to the exterior of a building or to an exterior open space leading to a street.

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

c. **External staircases:**

As per clause 4.4.2.4.3.4 (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.

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a. Entrance to the external stairs shall be separate and remote form the internal staircase.
b. 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.
c. The external stairs shall be constructed of non-combustible materials, and any doorway leading to it shall have the required fire resistance.
d. No external staircase, shall be inclined at an angle greater than 45 degrees from the horizontal.

16. **Setback area:**
    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. 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.
    b. Any ramp shall not exceed the building line and shall not obstruct the side set back area at all around the building for the easy movement of an aerial ladder platform vehicle operation during emergency.
    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 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.

17. **Air conditioning and mechanical ventilation system:**
    a. Air conditioning and ventilation requirements of different rooms shall be provided as per Part 8 “Building services, Section 1 Lighting and Ventilation and Section 3 Air Conditioning Heating and Mechanical Ventilation”
    b. From fire service point of view, separate air handling units for every floor shall be provided so as to avoid the hazards arising from spread of fire and smoke through the air conditioningducts.
    c. Air Conditioning and Ventilating Systems circulating air shall be provided with dampers designed to close automatically in case of fire and thereby preventing spread of fire, smoke, fumes and the same shall be in accepted standards as per [4(10) of].
    d. Smoke exhaust equipment shall have a minimum capacity of 12 air changes per hour
    e. The discharge apertures of all natural smoke vents shall so be arranged as to be readily accessible for opening by fire personnel.

18. **Exit signage’s:**
    a. Illuminated exit signage’s shall be provided with alternative source of power supply or battery back – up with “GLOWTYPE”.

19. **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.

20. **Basement floor compartmentation**:

Basement floors shall be compartmented with area of each compartment being not more than 3000 m^2. Compartmentation shall be achieved by means of fire resisting wall of 2 h rating of fire curtain of 2 h rating or water curtain.

For basement car parking, compartmentation can be achieved, with fire barrier or with water curtain nozzle (K-23) or with combination thereof. Automatic deluge system comprising deluge valve, piping, nozzles, etc shall be used to zone the compartment in case of water curtain system. 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.

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21. Building management system shall be provided.
22. 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.
23. The width and height of any arch or gate, if any, shall have the clearance of not less than 4.5 m and 5 m respectively.
24. Fire resistant and low smoke emission cable shall be used.
25. Assembly points shall be designated at the ground floor as per the requirements of fire and life safety measures.
26. Refuge area shall be provided as per the requirements of NBC of India, 2016 Part 4 Fire and Life Safety.
27. Do’s and don’ts laminated hanging pads shall be available in all floors in prominent places.

28. Evacuation route plan shall be displayed in each floor at prominent place.
29. If the construction is done with prefabricated materials, sufficient natural vent/mechanized ventilation system shall be provided.
30. 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.
31. Glass of facade used in external walls shall comply with the following:
    a. For fully sprinklered buildings having fire separation of 9 m or more, tempered glass in a non-combustible assembly with ability to hold the glass in place, shall be provided. It shall be ensured that sprinklers are located within 600 mm of the facade glass providing full coverage to the glass.
    b. All gaps between floor slabs and façade assembly shall be sealed at all levels by approved fire resistance sealant material of equal fire rating as that of floor slab to prevent fire and smoke propagation from one floor to another.
    c. Facade glass at each floor shall have means to open at least 10 percent of the total facade area to exhaust smoke during emergencies. Such openings, with sill level at 1.2 m, shall be in the form of openable panels of size not less than 1500 mm x 1000 mm opening outwards.
32. 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 2,000 liters capacity with two fire buckets on each floor.
    c. A water storage tank of minimum 20,000 liters capacity, which may be used for other construction purposes also.

The MSB inspection team has recommended to issue of planning permission / no objection certificate to the proposed building subject to the fulfillment of 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 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 issue of fire licence should be obtained to ensure 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:

Mr. J.S. Leyronne Morais,

Residential Apartment Building (Morais Altura),

S.No.194/1A2, 194/3A2, 194/1B, 195/4A1B,

195/4A2, 195/4B1B, 195/4B2, Plot No.437,

Morais City Extention-1, Keelakurichi village,

Thiruverambur Taluk, Tiruchirappalli District.

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Copy to:

The Deputy Director, Fire and Rescue Services,

Central Region, Trichirappalli.

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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
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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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