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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Thiru. Braj Kishore Ravi, I.P.S.,
DGP / Director,
Tamil Nadu Fire and Rescue Services,
No.17, Rukmani Lakshmipathi Salai,
Egmore, Chennai – 600 008.

To
The Director,
Directorate of Town and Country Planning,
No.807, Anna Salai,
Chennai – 600 002.

R.Dis.No.12764/C1/2022 Dated.23.08.2022

PP NOC No.117/2022

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission No Objection Certificate requested - Inspection at M/s. Infinium Developers LLP, S.F.No.733/4, Kalapatti Village, Coimbatore North Taluk, Coimbatore District - Reg.

Ref : 1) The application letter dated:29.07.2022.
2) The Joint Director, Western Region, Report Rc.No.3332/A2/2022, Dated:11.08.2022.

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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. Infinium Developers LLP, S.F.No.733/4, Kalapatti Village, Coimbatore North 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 the construction residential building basement floor + stilt floor + 12 floors with the height of 42 meters. The plot area is 8750.00 sq. mtrs and the total buildup area is 39733.08 sq. mtrs. The proposal has the side set-back of 9.00 meters at all sides. The proposed

occupancy is classified as Group A - Residential Building and the Sub-Division A4 Apartment Houses as per the National Building Code of India Part-IV fire and life safety-2016.

The following fire & life safety measures should be provided in the proposed buildings 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 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 75000 liters should be provided with refilling facilities. A terrace level tank of capacity 5000 liters also should be provided. One set of pumps are contains an electrical pump of capacity 2280 LPM for hydrants, an electrical pump of capacity 2280 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 point.
2. Yard hydrants should be provided all around the building.
3. Fire service inlets fitted with NRV at ground level should be provided.
4. Hose reel assembly should be covering each floor area.
5. Manual fire alarm call points should be provided at all floors.
6. Public address system should be provided connecting all the floors.
7. Sprinkler system should be provided in the basement area and stilt floor areas.
8. Sprinklers shall be fed water from both underground static water storage and terrace tank.

9. Refuge area should be provided as per NBC-2016. If having balcony, refuge area need not be provided as per the requirements of E-4of the National Building Code of India, Part IV-2016.
10. The whole setback area should be clear in detail and the setback area shall be provided from the building line.
11. The 9 meters clear side setback areas should be provided all around the building; for the easy movement of fire fighting vehicle operation during emergency and also setback area should be designed to with stand a weight of 45 tons at any point of operation for the use of hydraulic platform vehicle.
12. The proposed swimming pool should not obstruct the clear side set back area of 9-m width.
13. The no objection certificate should be obtained from the competent authority for the proposal of swimming pool.
14. Alternative & independent power systems should be provided to fire pumps and emergency lighting system.
15. Number of ramp and exit location and their width should be conforms to the requirements of National Building Code of India, part IV 2016.
16. 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.
17. 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.

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 m, 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.

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.

18. Fireman's lift:

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. 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.

19. The applicant should not provide any obstruction like transformer yard, generator, 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 should not be elevated from the ground level. 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.

20. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.

21. BASEMENT:

The basement shall have the following requirements as per NBC 2016 Part-3 Development Control Rules and General Building Requirements. As per clause 12.9.1The basement shall not be used for residential purposes. 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. As per

the clause 12.9.2.1: The following uses shall be permitted in the basements:-

a) Storage of household or other goods of ordinarily non-combustible material;
b) Strong rooms, bank cellars, etc;
c) Air conditioning equipment and other machines used for services and utilities of the building; and
d) Parking spaces.

22. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".
23. Fire lift, electrical installation and service ducts should meet the requirements of NBC of India, Part IV-2016.
24. 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.
25. The compulsory open space as per Tamil Nadu combined Development and Building Rules -2019 set back 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.
26. The service ducts such as power cables, communication cables, A/C ducts etc should be protected with proper fire sealing/fire dampers.
27. The cable gallery should be routed through fire resistant duct or fire protected tray. Suitable detectors shall be provided along the lines of the cable gallery.
28. Fire resistant and low smoke emission cable should be used.

29. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
30. Do's and don'ts laminated hanging pads should be available in all floors in prominent places.
31. Evacuation route plan should be displayed in each floor at prominent place.
32. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
33. 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.

The MSB inspection team has recommended to issue 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 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.

To:

M/s. Infinium Developers LLP,
D. Senthil Kumar (Designated Partner),
Door No.63, Avinashi Road, Sri Nagar,
Hope College, Coimbatore – 641 004.

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

Copy to:

The Joint Director, Fire and Rescue Services,
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