



Your trusted partner for buying, selling, and managing property,
ensuring hassle-free service with 100% transparency.

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate

+91 9996 12 9996

Official Property Record

Digitally Verified Record - Powered by Verified  RealEstate™





TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

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

To
The Member Secretary,
Chennai Metropolitan Development
Authority,
No.1, Gandhi Irwin Road,
Egmore, Chennai – 600 008.

R.Dis.No.8595/C1/2024

Dated.03.07.2024

R.Dis.No.8750/C1/2024

PP NOC No. 111 /2024

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. Brigade Enterprises Limited, S.Nos.453, 495/2C, 496, 497 & 498, Sholinganallur – Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District, Chennai - Reg.

Ref : 1) The applicant letter dated:23.05.2024.

2) The Joint Director, Northern Region, Report
Rc.No.2609/C/2024 & Rc.No.2759/C/2024,
Dated:28.06.2024.

Kindly refer to the letter cited above. The MSB inspection committee of the northern region has inspected the site of M/s Brigade Enterprises Limited, S.Nos.453, 495/2C, 496, 497 & 498, Sholinganallur – Medavakkam Road, Perumbakkam Village, Tambaram Taluk, Chengalpattu District, Chennai 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 request for Planning Permission for the construction of 2 blocks consisting of **Block - 1:** Stilt + 3 Floors (Parking) and 4th to 24th Floors residential building with the height of 77.53 meters. The proposal has side setback of 16 meters at all around the building. **Block - 2:** Stilt + 3 Floors

(Parking) and 4th to 18th Floors residential building with the height of 59.68 meters. The proposal has side setback of 12 meters at all around the building. **Block - 3:** Stilt + 2 Floors (Parking) and 3rd to 13th Floors residential building with the height of 44.53 meters. The proposal has side setback of 10 meters at all around the building. **Block - 4: Club House** – Ground + 4 Floors + 5th Floor Part with the height of 25.60 meters (Multi-Purpose Hall, Badminton Court, Creche, Clinic, Games Room, Saloon, Convenience Store, Pharmacy, Gym and Swimming Pool and **Clock Tower** with the height of 30 meters. The proposal has side setback of 7 meters at all around the building. The plot area is 59600.00 square meters and total buildup area of Block 1 is 96753.53 square meters, Block 2 is 52698.66 square meters, Block 3 is 37501.43 square meters, Block 4 is 3850.63 square meters and Clock Tower is 4.07 square meters. Total FSI area is 19193 square meters. The building is classified to come under Group A Residential Building, Sub-Division A-4 Apartment as per the classification of the National Building Code of India Part IV fire and life safety – 2016. Connecting bridge at block - 1 and block - 4 to be removed.

The following fire & life safety measures should be provided in the proposed residential building before the issue of compliance certificate as listed below:

1. There should be a wet-riser along with hose reel assembly 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. **Block - 1 and Block - 2** to feed the wet-riser and sprinkler system an underground static water tank of minimum capacity 200000 liters should be provided with refilling facilities. A terrace level tank of capacity 10000 liters also should be provided in respective towers. Two electric and one diesel pump of capacity 2850 LPM and equal capacity of one diesel pump and an electrical pump of capacity of 180 LPM as a jockey pump should be provided near the underground water tank. The pumps should be capable of

3 and Block - 4 to feed the wet-riser 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 in respective towers. Two electric and one diesel pump of capacity 2280 LPM and equal capacity of one diesel pump and an electrical pump of capacity of 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/cm² at terrace level hydrant point.

2. Fire service inlets fitted with NRV at ground level should be provided.
3. Manually operated electric fire alarm system including talk back system to be provided at all floors.
4. Yard hydrant should be provided at all around the building every 30 meters.
5. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements.
6. Automatic sprinkler system should be provided at all floors including basement floor and stilt floor.
7. Automatic detector system should be provided at all floors including basement floor and stilt floor.
8. Public address system should be provided connecting all the floors.
9. Lightning arrester should be provided.
10. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
11. Number of ramp, exit, location and its width should be conforms to the requirements of NBC of India, Part 4, Second Revision 2016.
12. Fire exit - internal staircases and external staircase:

2 staircases provided for each Towers. Both the staircases have been placed on external walls. Both the staircases will be designated as fire escape staircase at each block. They shall be pressurized as per the clause 4.4.2.5 of the requirements of National Building Code of India, Part IV Fire and Life Safety - 2016.

At least one staircase shall have sealed fire-rated glass with opening with an area not less than of an area 0.5 m².

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 of a building or to an exterior open space leading to a street.

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

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.

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.

The external stairs shall be constructed of non-combustible materials and any doorway leading to it shall have the required fire resistance.

No external staircase, used as a fire escape, shall be inclined at an angle greater than 45° from the horizontal.

❖ **Fire lifts: As per clause 4.4.2.4.3 (h) (6) of NBC 2016. Lift shall not open in staircases. A staircase shall not be arranged around a lift**

At least one lift should be designated as fire lift. 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.,

13. The applicant should not provide any obstruction like transformer yard, generator, 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 should not have any slope / gradient and not be elevated from the ground level.

14. Ramp to the basement is shown within the building line.

15. **Vehicular access within the site** – Internal vehicular access way including passage if any within the site shall have a clear width of 7.2m.

16. The swimming pool should be constructed as per G.O.No.97, Municipal Administration and Water Supply (MA 1) Department, Dated:07.07.2015.

17. Fire Fighting pump house

As per clause 5.1.2.2 of the National Building Code of India part IV fire and life safety 2016

a) 2 set of pumps are provided at underground level.

- b) 1st set of pump block 1 and club house and 2nd set of pump block 2 and block 3.
- c) When installed in the basement, staircase with direct accessibility (or through enclosed passageway with 120 min fire rating) from the ground, shall be provided. Access to the pump room shall not require to negotiate through other occupancies within the basement.
- d) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).
- e) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.
- f) No other utility equipment shall be installed inside the fire pump room.
- g) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.
- h) Installation of negative suction arrangement and submersible pumps shall not be allowed.
- i) Pump house shall be sufficiently large to accommodate all pumps and their accessories like PRVs, installation control valves, valves, diesel tank and electrical panel.
- j) Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.
- k) Exhaust pipe of diesel engine shall be insulated as per best engineering practice and taken to a safe location at ground level, considering the back pressure.

18. Refuge area:

- a) Refuge area is provided at 19th floor level of block 1.
 - Refuge areas for apartment buildings of height above 60m while having balconies shall be provided at 60m and thereafter at every 30m. The refuge area shall be an area equivalent to 0.3m² per person for accommodating occupants of two consecutive floors, where occupant load shall be derived on basis of 12.5m² of gross

floor area and additionally 0.9m² for accommodating wheel chair requirement or shall be 15m², whichever is higher.

- b) A prominent sign bearing the words 'REFUGE AREA' shall be installed at the entry of the refuge area, having height of letters of minimum 75 mm and also containing information about the location of refuge area on the floor above and below this floor. The same signage shall also be conspicuously located within the refuge area.
- c) Each refuge area shall be ventilated and provided with first aid box, fire extinguishers, public address speaker, fireman talk back and adequate emergency lighting as well as drinking water facility.
- d) Refuge area shall be approachable from the space they serve by an accessible means of egress.
- e) Refuge area shall connect to firefighting shaft (comprising fireman's lift, lobby and staircase) without having the occupants requiring to return to the building spaces through which travel to the area of refuge occurred.
- f) The refuge area shall always be kept clear. No storage of combustible products and materials, electrical and mechanical equipment etc shall be allowed in such areas.
- g) Refuge area shall be provided with adequate drainage facility to maintain efficient storm water disposal.
- h) Entire refuge area shall be provided with sprinklers.
- i) Where there is a difference in level between connected areas for horizontal exists, ramps of slope not steeper than 1 in 2 shall be provided (and steps should be avoided).

19. Service ducts and shafts: As per clause 3.4.5.4 of the National Building Code of India part IV fire and life safety 2016.

20. Fire lift, electrical installation and wiring, AC duct & other service ducts should meet the requirements of NBC of India, Part 8, 2016.

21. The width and height of any arch or gate, if any, should have the clearance of not less than 7 m respectively.

22. The compulsory open space as per DCR set back area all around the building should be designed to withstand a weight of 64 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.
23. The service ducts such as power cables, communication cables, A/C ducts etc., should be protected with proper fire sealing/fire dampers.
24. 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.
25. 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.
26. Fire resistant and low smoke emission cable should be used.
27. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
28. Dos and don'ts laminated hanging pads should be available in all floors in prominent places.
29. Evacuation route plan should be displayed in each floor at prominent places.
30. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
31. 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.
32. During construction of the building the following fire protection measures should 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 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 compliance certificate should be obtained to ensure fire safety measures.

1600
3/7/24
for Director,
Fire and Rescue Services,
Tamil Nadu.

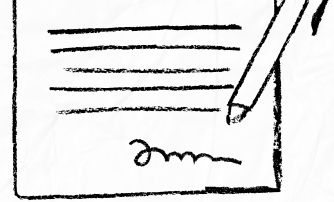
To:

M/s. Brigade Enterprises Limited,
No.110, Rajiv Gandhi Salai,
OMR, Thiruvannamiyur,
Chennai - 600 041.



Copy to:

The Joint Director, Fire and Rescue Services,
Northern Region, Chennai.



our services doesn't just end there



Buying & Selling Services

Property Buying Assistance, Property Selling Support, Market Price Analysis, Owner Outreach and Negotiation.



Legal & Documentation Services

Certified EC, Patta, legal opinions, property verification, due diligence, litigation solutions, and legal heir certificates.



Property Development & Approvals

Building plan approvals, construction, layout and sub-division approvals, zone conversion, and occupancy certification.



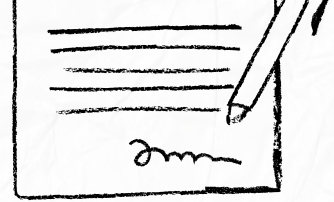
NRI & Investment Services

Escrow Services, Rentals, Litigation Solutions, Property Valuation and Property Management



Compliance & Special Services

Demolition, Vaasthu checks, regularization of unauthorized buildings, and office space solutions.



 **empowering your real estate decisions**
with smart tools



Property Valuation & Cost Estimation

Guideline Value, Apartment Composite Value, Stamp Duty & Registration Fees Calculator, Building Value Calculator, Capital Gains Calculator, Area Unit Converter, Length Unit Converter



Ownership, Compliance & Legal Verification

Encumbrance Certificate (EC) Search, Find Your SRO, Temple Property Check, WAQF Property Check, View Patta/Chitta, View FMB, Patta Analyzer, EC Analyzer



Zoning & Land Use Analysis

Land Use Zone Finder, CRZ Zone Check, Aquifer Zone Check, CBA Check, EWS Check, Road Width Check, Proposed Road Widening Check, FSI Calculator



Property Documentation & Workflow Tools

Forms & Templates, Document Generator, Document Translation, Dictionary



Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai, India

hello@verified.realestate
[+91 9996 12 9996](tel:+919996129996)
www.verified.realestate