Verified RealEstate™

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™

(2)

03rd ADJ

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

13 JUL 2023 CC3065

R.Dis.No.8010/C1/2023
PP NOC No.92/2023

Dated.26.06.2023

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested – Inspection at M/s. The Principal Secretary to Government, R.S.No.449/1part, Block No.26, Sathyamoorthy Road, Egmore, Chennai - 08 - Reg.

Ref : 1) The CMDA letter No.C3(N)/319/2023, dated:10.05.2023.
2) The Joint Director, Northern Region, Report Rc.No.2558/C/2023 Dated:14.06.2023.

****

Kindly refer to the letter cited above. The MSB inspection committee of the northern region has inspected the site of M/s. The Principal Secretary to Government, R.S.No.449/1part, Block No.26, Sathyamoorthy Road, Egmore, Chennai - 08 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 an application for the construction of residential building consisting of stilt floor + 6 floors with the height of 20.90 meters up to terrace level. The plot area is 796.29 sq. mtrs and the total floor area is 1917.12 sq. mtrs. The proposal has the side set-back of 7 meters at all around the building. The proposed occupancy is classified to come under Group A – Residential Building, Sub-Division A-4 Apartments as per the National Building Code of India Part IV fire and life safety – 2016.

Scanned with OKEN Scanner

maximum height of riser shall be 150 mm for Residential Building and the number shall be limited to 12 per flights.

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 form 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 degrees from the horizontal.

<u>Fire lifts</u>: As per clause 4.4.2.4.3 (h) (6) of NBC 2016. Lift shall not open in staircases. Staircase provided at Lift opposite. It should be relocated.

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.

Scanned with OKEN Scanner

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.

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:
M/s. The Principal Secretary to Government,
Housing & Urban development Department,
Fort St. George, Chennai – 600 009.

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

TAMILNADU FIRE AND RESCUE SERVICES
DIRECTORATE
CHENNAI-8

Scanned with OKEN Scanner

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 down comer system along with hose reel assembly per thousand square meters area covering all floor areas with landing valves along with delivery hoses. Hence, two number of shafts should be provided. The system should be fully charged with adequate pressure at all times & should have both automatic and manual operation. To feed the system a terrace level water tank of minimum capacity 25000 liters should be provided with refilling facilities. To charge the system an electrical pump of capacity 900 LPM should be provided near the terrace level water tank. The pump should be capable of developing pressure of 3.5 kg/cm^2 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. Automatic sprinkler system should be provided at stilt floor if used for parking.
5. Public address system should be provided at all the floors.
6. Alternative & independent power systems should be provided to fire pumps, emergency lighting system and fire lift.
7. The first aid firefighting equipment's should be provided at all floors in accordance with the IS 2190: 2010 requirements
8. Fire exit - internal staircases and external staircase

One staircase is provided (each floor is 300 sq. mtrs only) and atleast one staircase should be designated as fire escape staircase and should be pressurized as per the clause 4.4.2.5 of the requirements of National Building Code of India.

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV fire and life safety 2016 – The staircases shall have minimum width of 1.25 meters without railing. The minimum width of tread without nosing shall be 250 mm for residential Building and the tread shall be constructed and maintained in a manner to prevent slipping. The

Scanned with OKEN Scanner

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

Verified RealEstate™

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
www.verified.realestate