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TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT

From
Dr. C.Sylendrababu, IPS.,
Director General of Police (Railway)/
Director Fire and Rescue Services (FAC),
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.1237/C1/2020 Dated.23.07.2020
PP NOC.No.55/2020

Sir,

Sub : Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Issue of Planning Permission NOC requested - Inspection at M/S. Tamil Nadu Slum Clearance Board, Old S.No.618G/3 Part, T.S.No.1/1 & 3/1 Block No.9 of Thiruvottiyur Village, Chennai - Reg.

Ref : 1) The CMDA letter dated 06.01.2020.
2) The Joint Director, Northern Region, Report Rc.No.861/C/2020, Dated:03.07.2020.

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With reference to the letter cited above, the MSB Inspection committee of Northern Region has inspected the site of M/S. Tamil Nadu Slum Clearance Board, Old S.No.618G/3 Part, T.S.No.1/1 & 3/1 Block No.9 of Thiruvottiyur Village, Chennai for which PP NOC has been requested and the committee has made certain observations as regards Fire and Life Safety, which are reproduced below:-

Observation:-

It is a planning proposal for the construction of Residential Building consisting of 14 blocks. Each block consists of Stilt + 15 Floors with the equal height of 51.40 m up to terrace level. The plot area is 58940.58 square meters and the total buildup area is 183960 square meters. The proposal provided side set-back of 10 meters only. However as per the requirement of NBC 2016

the setback should be 11 meters all around the buildings. 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.

The following Fire & Life Safety measures should be provided in the proposed building 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 and sprinkler system an underground static water tank of minimum capacity 150000 liters should be provided with refilling facilities for per set of pumps. A terrace level tank of capacity 10000 liters also should be provided respective tower terrace. To charge the wet riser system and the sprinkler system one set of pumps shall be provided for each 100 hydrants or part thereof with a maximum of two sets. Therefore two pump set installation, shall be interconnected at their delivery headers. A set of pump contains two electrical pump of capacity 2280 LPM for hydrants and sprinkler, an equal capacity of a Diesel Pump and two electrical pumps of each 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/cm^2 at terrace level hydrant point.
2. Fire service inlets fitted with NRV at ground level should be provided.
3. Hose reel assembly should be covering each floor area.
4. Manually operated electric fire alarm system also includes talk back system to be provided at all floors.
5. Yard hydrant should be provided all around the building.
6. Public Address System should be provided connecting all the floors.
7. Automatic sprinkler system should be provided at all floors.
8. Lightning arrester should be provided.

9. Alternative & Independent power systems should be provided to Fire pumps, Emergency Lighting system and fire lift.

10. Fire Exit - Internal staircases and External staircase:

As per clause 4.4.2.4.3.2 of the National Building Code of India part IV Fire and Life safety 2016 – The plan shows the width of staircase as 1.05 meters only. However as per the requirement of NBC 2016 Part IV the width of staircase should be 1.25 meters. 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 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°from the horizontal.

❖ Fire lifts:

At least one fire lifts per block shall be provided with a minim... capacity for 8 passengers and fully automated with emergenc... on ground level. In general, buildings 15m in height or above shall be provided with fire lifts.

3/11

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.

11. **The applicant should 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 should not have any slope gradient and not be elevated from the ground level.**
12. Any Ramp should not exceed the building line and should 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.
13. The First aid firefighting equipments should be provided at all floors in accordance with the IS 2190: 2010 requirements.
14. **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) It is preferable to install the pump house at ground level. Pump house shall be situated so as to be directly accessible from the surrounding ground level.

b) Pump housing shall be installed not lower than the second basement. 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.

c) Pump house shall be separated by fire walls all around and doors shall be protected by fire doors (120 min rating).

d) Pump house shall be well ventilated and due care shall be taken to avoid water stagnation.

e) No other utility equipment shall be installed inside the fire pump room.

f) Insertions like flexible couplings, bellows, etc., in the suction and delivery piping shall be suitably planned and installed.

g) Installation of negative suction arrangement and submersible pumps shall not be allowed.

h) Pump house shall be sufficiently large to accommodate all pumps and their accessories like PRVs, installation control valves, valves, diesel tank and electrical panel.

i) Battery of diesel engine operated fire pump shall have separate charger from emergency power supply circuit.

j) 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.

k) Fire pumps shall be provided with soft starter or variable frequency drive starter.

15. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".

16. 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.

17. Fire lift, Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 8, 2016.

18. 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.

19. The compulsory open space as per DCR 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.
20. The Service ducts such as power cables, communication cables, A/C ducts etc. should be protected with proper fire sealing/fire dampers.
21. 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.
22. Fire Resistant and Low Smoke Emission Cable should be used.
23. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
24. Do's and Don'ts laminated hanging pads should be available in all floors in Prominent places.
25. Evacuation route plan should be displayed in each floor at prominent places.
26. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
27. 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.
28. During construction of the building the following fire protection measures should 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 2000 liters capacity with two fire buckets on each floor.
    c) 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 Planning Permission No objection certificate to the proposed building subject to the fulfillment of the above conditions.

In view of the above PP NOC is issued on fire service point of view to accord planning permission to the above said proposed building subject to fulfillment of the above conditions, as recommended by the MSB committee. After completion of this project, Compliance Certificate should be obtained to ensure the Fire Safety Measures.

for Director,
Fire and Rescue Services,
Tamil Nadu.

To:

M/s. The Chief Engineer,
Tamil Nadu Slum Clearance Board,
No.5, Kamarajar Salai,
Chennai – 5.

TAMILNADU FIRE AND RESCUE SERVICES DIRECTORATE CHENNAI-6

Copy to

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



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