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**TAMIL NADU FIRE AND RESCUE SERVICES DEPARTMENT**

From  
The 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.9417/C1/2017

Dated.22.9.2017

**PP.NOC.No.65/2017**

Sir,

Sub: Tamil Nadu Fire and Rescue Services – Directorate – High Rise Building – Planning Permission NOC requested Inspection at M/s. Cyber City Builders & Developers Pvt. Ltd, Old Survey No.765/29B2C, 769/29B1, 389/2, 384, 398/2, 397/2, 390, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai - Reg.

Ref: 1) The applicant letter dated:18.05.2017.  
2) The Joint Director, Northern Region, Report  
Rc.No.1824/C/2017, Dated:18.7.2017 and 19.9.2017.

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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. Cyber City Builders & Developers Pvt. Ltd, Old Survey No.765/29B2C, 769/29B1, 389/2, 384, 398/2, 397/2, 390, 391, 380, 379, 392 of Mangadu Village, Kundrathur Main Road, Chennai for which NOC has been requested and the committee has made certain observations as regards Fire and Safety, which are reproduced below:-

**Observation:**

It is a planning proposal for Group Development of Residential Apartment Building for construction of total No. of Row House 1 to Row House 11 consisting of Ground +2 Floors and total No of Blocks 8. Block 1, 2, 3 consisting of combined Triple basement of Ground + 19 Floors, Block 4, 5 consisting of combined Double basement of Ground + 19 Floors. Block 6, 7, 8 consisting of combined Triple basement of Ground + 19 Floors. The building equal height of 59.550 mtr at terrace level. The proposal site of total plot area is 1,13,370.67 sq.mtr, the total built up area is 3,641,407 sq.ft. The building is classified to come under Group A Residential Building, Sub Division A-4 Apartments Building as per the classification of the National Building Code of India Part IV Fire and Life Safe -2016. The proposal has side set back of 12m at all around the building.

The following Fire & Life Safety measures should be provided individually for each block 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 system 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. In case of more than one pump set installation, both pump sets shall be inter connected at their delivery headers. One set of pumps are contains Two electrical pump of capacity 2280 LPM and 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<sup>2</sup>at terrace level hydrant point
2. Yard hydrant system for every 30 m one outlet should be provided.
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. Automatic sprinkler system should be provided at all floors.
7. Public Address System should be provided connecting all the floors.
8. Alternative & Independent power systems should be provided to Fire pumps and Emergency Lighting system and fire lift.
9. Number of ramp and exit location and their width should conforms to the requirements of National Building Code of India, part IV 2016 .
- 10.Fire escape staircase shall be 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.
- 11.The staircases shall not be arranged round a lift shaft for only high rise tower as per Section 4.9.3 of the requirements of National Building Code of India.

## **12.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.

**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.

(c) - Entrance to the external stairs shall be separate and remote from the internal staircase.

(d) - 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.

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

(f) - No external staircase, shall be inclined at an angle greater than 45° from the horizontal.

**d) 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 5 A 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.

13. Any Ramp should not obstruct the side back area at all around the building for the easy movement of an aerial ladder platform vehicle operation during emergency.

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

## **15.BASEMENT:**

The basement shall have the following requirements as per NBC 2016 Part III Development Control Rules and General Building Requirements.

-As per clause 12.9.1 The basement shall not be used for residential purposes and shall be subject to non-habitable uses.

- As per the clause 12.9.2.1 The following uses alone 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 Parking spaces.

-As per the clause 12.9.3 The basement shall have the following requirements:

- a) Every basement shall be in every part at least 2.4m in height from the floor to the underside of the roof slab or ceiling.
- b) Adequate ventilation shall be provided for the basement. The ventilation requirements shall be the same as required by the particular occupancy according to byelaws. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans, air conditioning systems, etc;
- c) The height of the ceiling of any basement shall be in accordance with CMDA second master plan. However, in case of parking, mercantile or business occupancy at ground floor, minimum height of the ceiling of the basement may be 0.3m above the average surrounding ground level subject to mechanical ventilation being provided.
- d) Adequate arrangements shall be made such that surface drainage does not enter the basement;
- e) The walls and floors of the basement shall be watertight and be so designed that the effects of the surrounding soil and moisture, if any, are taken into account in design and adequate damp proofing treatment is given;
- f) The access to the basement shall be separate from the main and alternative staircase providing access and exit from higher floors. Where the staircase is continuous in the case of buildings served by more than one staircase, the same shall be of enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line subject to the provision of (d);
- g) Access to basements through ramps shall be permitted subject to provision of (d). The requirements for the ramps shall be in accordance with 4.6.1.3;

## **16.Smoke Exhaust and Pressurization of Area Below Ground:**

- Each Basements shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills, or breakable stall board lights or pavement lights or by way of shafts.

- Alternatively, a system of mechanical ventilation system may be provided with the following requirements:
  - Mechanical ventilation system shall be designed to permit 12 air exchange per hour in case of fire or distress call. However for normal operation air changes schedule shall be as given in Part 8 Building Services, Section 3 Air conditioning, Heating and Mechanical ventilation' of the code.
- a) Due consideration shall be taken for ensuring proper drainage of such shafts to avoid insanitation condition. Inlets and extracts may be terminated at ground level with stall board or pavement lights as before, but ducts to convey fresh air to the basement floor level have to be laid. Stall board and pavement lights should be in positions easily accessible to the fire brigade and clearly marked 'SMOKE OUTLET' or 'AIR INLET' with an indication of area served at or near the opening.
  - b) Smoke from any fire in the basement shall not obstruct any exit serving the ground and upper floors of the building.
  - c) The smoke exhaust fans in the mechanical ventilation system shall be fire rated, that is 250°C for 120min.
  - d) The smoke ventilation of the basement car parking areas shall be through provision of supply and exhaust air ducts duly installed with its supports and connected to supply air and exhaust fans. Alternatively, a system of impulse fans(jet fans) may be used for meeting the requirement of smoke ventilation complying with the following:
    - 1) Structural aspects of beams and other down stands/services shall be taken care of in the planning and provision of the jet fans.
    - 2) Fans shall be fire rated, that is 250°C for 120min.
    - 3) Fans shall be adequately supported to enable operations for the duration as above.
    - 4) Power supply panels for the fans shall be located in fire safe zone to ensure continuity of power supply.
    - 5) Power supply cabling shall meet circuit integrity requirement in accordance with accepted standard [4(13)].

The smoke extraction system shall operate on actuation of flow switch actuation of sprinkler system. In addition, a local and/or remote 'manual start-stop control/switch' shall be provided for operations by the fire fighters. Visual indication of the operation status of the fans shall also be provided with the remote control.

No system relating to smoke ventilation shall be allowed to interface or cross the transformer area, electrical switchboard, electrical rooms or exits.

Smoke exhaust system having make-up air and exhaust air system for areas other than car parking shall be required for common areas and exit access

corridor in basement/underground structures and shall be completely separate and independent of car parking areas and other mechanical areas.

Supply air shall not be less than 5m from any exhaust discharge openings.

17. All floors shall be compartmented with area of each compartment being not more than 3000m<sup>2</sup>. Compartmentation shall be achieved by means of fire resisting wall of 2h rating or fire curtain of 2 h rating or water curtain. 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.
18. Illuminated exit signage's should be provided with alternative source of power supply or battery back – up with "GLOW TYPE".
19. Fire lift, Electrical Installation and Wiring, AC Duct & other Service Ducts should meet the requirements of NBC of India, Part 4, Second Revision 2005.
20. 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.
21. The compulsory open space as per DCR set back area all around the building should be designed to withstand a weight as per NBC 2016 part 3: Development Control Rules and General Building Requirements Clause 4.6.13 at any point of operation for the use of Hydraulic platform vehicle. In any case, no ramp and swimming pool shall be allowed in the setback area. The entire drive way earmarked shall be hard paved or provided with reinforced concrete so as to withstand the weight of the Aerial Ladder platform.
22. The Service ducts such as power cables, communication cables, A/C ducts etc. should be protected with proper fire sealing/fire dampers.
23. 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.
24. Fire Resistant and Low Smoke Emission Cable should be used.
25. Assembly points should be designated at the ground floor as per the requirements of fire and life safety measures.
26. Dos and Don'ts laminated hanging pads should be available in all floors in Prominent places.
27. Evacuation route plan should be displayed in each floor at prominent places.
28. If the construction is done with prefabricated materials, sufficient natural vent / mechanized ventilation system should be provided.
29. 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.

30. 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.

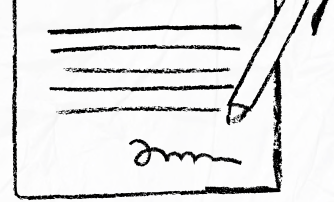
The MSB inspection team has recommended to issue No objection certificate to the proposed building subject to the fulfillment of the above conditions.

2) In view of the above 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, Fire Licence should be obtained to ensure the Fire Safety Measures.

  
for Director,  
Fire and Rescue Services,  
Tamil Nadu.

Copy to. (1) The Joint Director,  
Fire and Rescue Services,  
Northern Region,  
Chennai.

(2) M/s. Cyber City Builders & Developers  
Private Limited,  
No.123/1, Mangadu - Kundrathur Main Road,  
Mangadu, Chennai - 600 122.  
(Copy of the approved plan is enclosed)



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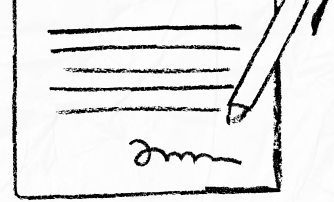
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