

GOVERNMENT OF ANDHRA PRADESH
A.P. STATE DISASTER RESPONSE AND FIRE SERVICES DEPARTMENT

From:
The Director General,
State Disaster Response & Fire Services,
Andhra Pradesh, Vijayawada.

To :
The Vice-Chairman,
TUDA, Tirupati.

Rc.No. 6876/MSB/SR/TPT/2022, Dated./6 .11.2022.

Sir,

Sub: Andhra Pradesh State Disaster Response and Fire Services Department-MSB-Section- Issuance of Provisional No Objection Certificate for proposed construction of TUDA Towers at Annamaiah Circle, Tirupati, Tirupati District – Regarding.

Ref: 1. Application from the Management, TUDA Towers at Annamaiah Circle, Tirupati, Tirupati District.

<<O>>

The Management, TUDA Towers at Annamaiah Circle, Tirupati, Tirupati District has requested for issuance of Provisional No Objection Certificate in the reference 1st cited.

2) The builder has proposed to construct the Building with Basement + Ground + (13) Upper floors with a height of 44.40 Mtrs., for Residential & Commercial Occupancy

3) **Setbacks:** The Management shall provide the Setbacks (Open Spaces all around the building) as per G.O.MS.No.119 (MA & UD), Dated.28-03-2017, and as per approved Municipal Building Plans.

4) **Means of Escape:** The Management shall provide the Means of Escape as per Cl.4.2 (General Exit Requirements) & 4.3 (Occupant load) and 4.4 (Egress Components) (Table-3, Table-4, Table-5, Table-6) Part-IV of NBC-2016.

5) The details of Built up area and Type of Occupancy are furnished as below.

Sl. No.	Floor	Built Up area in Sq. Mtrs.	Type of Occupancy
1.	Basement	9206.40	Parking
2.	Ground	6831.44	Residential & Commercial
3.	1 st Floor	6518.60	Residential & Commercial
4.	2 nd Floor	4881.20	Residential & Commercial
5.	3 rd Floor	4910.70	Residential & Commercial
6.	4 th Floor	4910.70	Residential & Commercial
7.	5 th Floor	2445.70	Residential (A4)
8.	6 th Floor	4694.10	Residential (A4)
9.	7 th Floor	4533.50	Residential (A4)
10.	8 th Floor	4533.50	Residential (A4)
11.	9 th Floor	4533.50	Residential (A4)
12.	10 th Floor	4533.50	Residential (A4)
13.	11 th Floor	4694.10	Residential (A4)
14.	12 th Floor	4533.50	Residential (A4)
15.	13 th Floor	4533.50	Residential (A4)
	Total:	76293.94	

Contd....2p

6) **Fire Fighting Installations:**

The Management shall provide the Firefighting installations as per table (7) and as per Cl.(5) Fire protection of Part-IV NBC-2016.

Sl.No.	Required as per Table-7, Part-IV of NBC-2016 and IS Codes	To be provided by the Management
1	Fire Extinguishers as per IS 2190:2010	01 No. for every 200 Sq.Mtrs.,
2	Hose Reel as per IS 3844:1989	01 No. for every 1000 Sq.Mtrs.,
3	Wet Riser as per IS 3844:1989	01 No. for every 1000 Sq.Mtrs.,
4	Down Comer as per IS 3844:1989	N.R
5	Yard Hydrant as per IS 13039:1991	01 No. for every 45 Mtrs Travel Distance
6	Automatic Sprinkler System as per IS 15105:2002	01 No. for every 12 Sq.Mtrs.,
7	Manually Operated Electrical Fire Alarm System as per IS 2189:2008	01 No. for every 30 Mtrs., of travel distance
8	Automatic Detection and Alarm System as per IS 2189:2008	01 No. for every 56.25 Sq.Mtrs.,
9	Under Ground Static Water Storage Tank as per Table-7, Part-IV of NBC-2016	75,000 Ltrs
10	Terrace Tank as per Table-7, Part-IV of NBC-2016	5,000 Ltrs
11	Fire Pumps (Electrical, Diesel, Jockey and Booster Pumps) as per Table-7, Part-IV of NBC-2016	01 No. Electrical Pump 2280 LPM 01 No. Diesel Pump 2280 LPM 01 No. Jockey Pump 180 LPM

Note: Visit Fire Service Website <http://fireservices.ap.gov.in/> for any clarification on the above IS Codes.

7) **Additional Fire Safety Measures:**

The Management shall provide additional fire safety measures as per Clause(6) of Part-IV and Annex-D, Annex-E, Annex-H of Part -IV NBC.

8) In view of the above and based on the plans submitted by the Management, the Provisional No Objection Certificate is issued to the proposed construction of TUDA Towers at Annamaiah Circle, Tirupati, Tirupati District.

9) **General Conditions:**

20. The permission accorded does not confer any ownership rights. If it is found that the information furnished is false and fabricated, the permission will be revoked at any stage and the applicant will be liable for criminal prosecution as per IPC.
21. This permission is given based on the information, documents and drawings provided by the applicant. The applicant confirms that the information provided and the documents and drawings submitted electronically are correct. The final approvals of proceedings are subject to verification of documents by concerned official including site visit. Any deviation noticed will lead to cancellation of NOC.
22. Prior approval should be obtained separately for any change of nature of occupancy or change of number of floors or area.

23. Structural safety shall be the responsibility of the Owner / Builder / Developer / Architect or Engineer.
24. Provide one entry and one exit to the premises with minimum width of 4.5 mts and height clearance of 5.0 mtrs.
25. Provide diesel generator of required capacity as alternate source of electric supply so as to run the above fire pumps
26. Provide emergency lighting in corridors, common passages and staircases.
27. The occupant load and occupants per unit exit width and minimum travel distance for occupancy shall be as per clause 4.3 (Table 3), clauses 4.4.2.1, Table 4 Capacity factors, Clauses 4.4.2.1, 4.4.2.3(c), 4.4.2.4.2(a) and Table 5 Clauses 4.4.2.1, 4.4.2.2, of part 4-NBC 2016
28. The building shall be suitably compartmented so that fire/smoke remain confined to the area where fire incident has occurred and does not spread to the remaining parts of the building as per clause 4.5 Part 4 of National Building Code of India 2016.
29. Openings in any separating walls in any floor shall be limited to 5.6 meters in area with maximum height of 2.75 meters. Every wall opening shall be protected with Fire resisting doors having fire rating of not less than 2 hrs. All openings in the floors shall be protected by vertical enclosures extending above and below such openings, the wall of such enclosures having a fire resistance of not less than 2 hrs and all openings there in being protected with a fire resisting assembly strictly complying with IS:3614 Part-I 1966 and Clause 3.4.5 of NBC 2016, Part 4. Fire doors should be provided in each floor.
30. Illumination of means of Exit in Staircases and Corridors shall be provided with DG Set Electrical Power as per Clause 3.4.7 of Part 4 of NBC of India 2016.
31. Smoke Venting facilities for safe use of exits shall be provided as per clause 3.4.8, 4.4.2.5 & 4.6 Part -IV of NBC 2016. Emergency Power Supply shall be provided for smoke venting equipment with DG Supply.
32. All Fire Safety Systems shall be provided as per the provisions of Part -4 of NBC of India 2016
33. Fire doors with 2 hrs Fire Resistance shall be provided at appropriate places along the escape route and particularly at the entrance to the lift lobby, corridors and staircases.
34. Ventilation of Staircases shall comply with Clause 4.4.2.5, 4.6 of Part 4 of NBC 2016.
35. No Hazardous materials such as Petroleum products, explosives, chemicals etc should be stored on any floor of the building.
36. As per clause 3.4.3.2 of Part 4 of NBC, a high rise building during construction shall be provided with the following:
 - a. Drums filled with 2000 ltrs capacity of water and 2 fire buckets on each floor.
 - b. A water storage tank of 20,000 ltrs capacity which may be used for other construction purposes.
37. Clause 2.24 Fire fighting Shaft (Fire Tower) An enclosed shaft having protected area of 120 min fire resistance rating comprising protected lobby, staircase and fireman's lift, connected directly to exit discharge or through exit passageway with 120 min fire resistant wall at the level of exit discharge to exit discharge. These shall also serve the purpose of exit requirement.

38.To ensure Electrical safety in accordance with section-2 part-VIII of NBC, 2016.

10) The builder is hereby advised to follow the conditions mentioned below while applying for Occupancy NOC :

1. Clause 4.10 , NBC-PART-IV-2016: A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises, for large educational complexes, business buildings with height 30 m and above, residential building with height 60 m and above, institutional buildings of 15 m and above, starred hotels and D-6 occupancy.
2. Clause 6.1.2, NBC-PART-IV-2016: Additional Precautions:
 - a) Flammable liquids for household purposes shall be kept in tightly stopper or sealed containers. For the limits of quantities of flammable liquids to be allowed in various occupancies, reference may be made to appropriate regulations.
 - b) No stove or combustion heater shall be located directly under or immediately at the foot of stair or otherwise so located as to block escape in case of malfunctioning of the stove or heater.
 - c) All kitchen exhaust fans, where provided shall be fixed to an outside wall or to a duct of non-combustible material , which leads directly to the outside. The ducts shall not pass through areas having combustible materials . However, in case of centralized ducting, the duct shall be provided with adequate protection to limit the spread of fire.
 - d) Stores, engineering workshops, areas of high hazard etc used for storage of substantial amount of flammable liquids be of 120 min fire resistance rating wall. Such areas shall be provided with fire doors , to be kept closed and shall be posted with a sign on each side of the door in 25 mm high block letters stating Fire Doors _ Keep Closed.
3. ANNEX-D, part-IV, NBC-2016:
 - (i) D-3 DRILLS
 - D-3.1 Fire drills shall be conducted, in accordance with the fire safety plan, at least once every three months for building during the first two years. Thereafter, fire drills shall be conducted at least once every six months.
 - D-3.2 All occupants of the building shall participate in the fire drill. However, occupants of the building, other than building service employees are not required to leave the floor or use the exits during the drill.
 - D-3.3 A written record of such drill shall be kept on the premises for a three years period and shall be readily available for fire brigade inspection.

(iii) D-4 SIGNS AND PLANS:

- D-4.1 Signs at lift Landings A sign shall be posted and maintained in a conspicuous place on every floor at or near lift landing in accordance with the requirements, indicating that in case of fire, occupants shall use the same, unless instructed otherwise. The sign shall contain a diagram showing the location of the stairways except that such diagram may be omitted, provide and signs containing such diagram are posted in conspicuous places on the respective floor.

(iii) D-5 FIRE SAFETY PLAN:

- D-5.1 A Format for the fire safety plan shall be as given in D-9.10.
- D-5.2 The applicable parts of the approved fire safety plan shall be distributed to all tenants of the building by the building management when the fire safety plan has been approved by the Fire Authority.
- D-5.3 The applicable parts of the approved Fire safety plan shall be distributed by the tenants to all their employees and by the building management to all their building employees.
- D-5.4 In the event there are changes from conditions existing at the time the fire safety plan for the building was approved. and the changes are such as to require amending the fire safety plan, within 30 days after such, changes an amended fire safety plan shall be submitted to the fire brigade for approval.

(v) D-6 FIRE COMMANDS CENTRE

- A Fire Command Center shall be established in the building.

4. Refuge area : Refuge areas for apartment buildings of height above 60 m while having balconies shall be provided at 60 m and thereafter at every 30 m. The refuge area shall be an area equivalent to 0.3 m² per person for accommodating occupants of two consecutive floors, where occupant load shall be derived on basis of 12.5 m² of gross floor area and additionally 0.9 m² for accommodating wheel chair requirement or shall be 15 m², whichever is higher.

5. The Provisional NOC is issued to the proposed MSB being constructed by M/s TUDA Towers at Annamaiah Circle, Tirupati, Tirupati District subject to the following conditions.

- (i) *The Management is herewith informed that as per section-31, APFS Act, 1999 of "as per Section 31 of "whoever wilfully contravenes any provisions of this Act or the rules made thereunder or fails to comply with any requisition lawfully made upon him under any provisions of this Act shall, without prejudice to any other action taken against him under Section 22 be punishable with imprisonment for a term which may extend to three months or with fine which may extend to twenty five thousand rupees or with both; and where the offence is a continuing one, with a further fine which may extend to three thousand rupees for every day during which such offence continues after the conviction for the first such offence".*

(ii) A.P. Building rules, 2017:

- (f) On completion of the building work, the licensed technical personnel shall give notice to the authority in prescribed form.
- (g) The builder, on completion of the building and before occupation, should intimate the Director General of Fire Services for inspection and issue of "No Objection Certificate".
- (h) As per Clause 19.1.3, Part-II of NBC, 2016, the registered architect, engineer, structural engineer, supervisor, town planner, landscape architect, urban designer and utility service engineer (see Annex A) responsible for the services rendered for supervision of the construction/development and for the completion certificate; in the event of violation of the provisions of the Code, shall be liable to penalties as prescribed by the Authority including cancellation of registration done by it or make such recommendation to the statutory body governing such profession.
- (i) No building erected, re-erected or altered materially shall be occupied in whole or in part until the issue of an Occupancy Certificate by the authority affirming that such building is fit for occupation.
- (j) As per clause 13.1 of Part-II of NBC, 2016, neither the granting of the permit nor the approval of the drawings and specifications, nor inspections made by the Authority during erection of the building from full responsibility for carrying out the work in accordance with the requirements of the code (see 9).

10) This Provisional No Objection Certificate is issued with an advice that the building should not be occupied and the operations shall not be commenced without obtaining No Objection Certificate for Occupancy from this Department about the satisfactory installation of fire safety measures and Electrical safety requirements.



Director General

State Disaster Response and Fire Services,
Andhra Pradesh, Vijayawada.

Copy to the Commissioner, Tirupathi Municipal Corporation, Tirupathi.

Copy to the Regional Fire Officer, Southern Region, Vijayawada.

Copy to the District Chief Fire Officer, Tirupathi District.