



**Government of West Bengal**  
**Office of the Director General**  
**West Bengal Fire & Emergency Services**  
**13D, Mirza Ghalib Street, Kolkata – 16**

**Memo No.: FSR/211862406300006298**

**Date : 27-12-2024**

**From :**  
**Director**  
**Fire Prevention Wing,**  
**West Bengal Fire & Emergency Services**

**To :**  
**Dtc Projects Pvt Ltd**  
**1, NETAJI SUBHAS ROAD KOLKATA-700001**

**Sub: Fire Safety Recommendation in favour of proposed 2 Nos. tower of Block no.- I & II G+XXIII storied with adjoin G(double layer) +3 ( single layer) storied podium parking building, 1 No. tower of Block no.- III G+XXII storied building, single storied shaded Community hall & single storied shaded Gymnasium Area under group of Residential building at premises no.- at Dag No. 851(P), 854(P), 855, 856, 864, 865, 866, 867(P) & 868(P) under Mouza- Hatishala, J.L. No. 9, Gram Panchayat- Beonta-II, Block- Bhangore-II, P.S., Kolkata Leather Complex , South 24 Parganas, West Bengal..**

This is in reference to your AIN 211862406300006298 dated 20-Sep-2024 regarding Fire Safety Recommendation in favour of proposed 2 Nos. tower of Block no.- I & II G+XXIII storied with adjoin G(double layer) +3 ( single layer) storied podium parking building, 1 No. tower of Block no.- III G+XXII storied building, single storied shaded Community hall & single storied shaded Gymnasium Area under group of Residential building at premises no.- at Dag No. 851(P), 854(P), 855, 856, 864, 865, 866, 867(P) & 868(P) under Mouza- Hatishala, J.L. No. 9, Gram Panchayat- Beonta-II, Block- Bhangore-II, P.S., Kolkata Leather Complex , South 24 Parganas, West Bengal.

**The plan submitted by you was scrutinized and marked as found necessary from Fire Safety point of view. In returning one set of plan with recommendation, this office is issuing Fire Safety Recommendation in favor of the aforesaid building for compliance of the following fire safety measure.**

**Recommendation :**

**A. CONSTRUCTION:**

- The whole construction of the building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
- The floor area exceeds 750 m2 shall be suitably compartmented having four hours fire resisting



capacity and sprinkler system should be provided as per N.B.C. Part IV.

- The interior finish decoration of the building shall be made with the materials with low flame spread and low smoke and toxic gas generating categories conforming I.S. Specification.
- Arrangement shall have made for sealing all the vertical service ducts by the materials of adequate Fire resisting capacity.
- Fire rating test certificate of all interior finish decoration should be submitted to this office before taking occupancy.
- Service Ducts and shafts should be enclosed by walls of 2 hours and doors of one-hour fire rating.
- All such ducts shall be properly sealed and fire stopped at all floor level.
- Materials for rapid flame spread categories including untreated wood fibre board etc. shall be not use.
- The doors and windows preferably shall be made of metal.

#### B. OPEN SPACE & APPROACH:

- The open space surrounding the building shall be kept clear open to sky and shall confirm the relevant building rules as well as permit the easy accessibility and manoeuvrability of the Fire appliances with turning facility.
- The approach road and roads surrounding the building shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
- The width and height of the entry gates to the premises shall not be less than 5m and 6m respectively.
- Driveway should be free of any type obstruction. No parking will be allowed on the Drive Way.
- Under the beneath of refuge area 15X9 m shall have to provide without any obstruction.

#### C. STAIRCASE:

- All the principal staircases as shown or marked in the approved plan drawing from ground to top floor shall be pressurized. A positive pressure of 25-30 Pa. shall be maintained inside the staircases.
- The staircases of the building shall be enclosed type, entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.
- The staircases of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and open able sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.
- The width of the staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.
- Fire and Smoke check doors at each the entrances of all the Staircase enclosures at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self-closing type open able in the direction of escape.
- Considering the staircases are only means of evacuation, emergency lighting arrangement directional, exit, sign etc. shall be made conforming the relevant I.S. Code in this regards..

#### D. LIFT:

- The walls if the lift enclosure of the building shall be at least two hours FIRE resisting type respectively marked in the plan with the event at top of area not less than 0.2m<sup>2</sup>.
- The lift of the building shall be designed at high speed "Fire lift" and conspicuously indicated marked in the plan.
- One of the lift cars of the building shall be large enough to accommodate standard Ambulance stretcher and Medical Attendants.
- The electric power shall be from separate supply mains in the building and cables run with the lift shafts, light and fans in the lift cars shall be operated from 24 volts, supply on emergency in case of failure of normal power supply lift shall automatically trip over alternate supply.
- Arrangements shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of Fire Alarm.
- In case of failure of normal electric supply. It shall automatically trip to alternate supply.
- Exit doors of the lift lobby shall be through a self-closing smoke stop door of 1hour fire resistance.
- The speed of the fire lifts in the building shall be such that it can reach the top from the ground floor within 1 minute in visual indications of floor numbers shall incorporated in the lift cars.
- All other requirements shall confirm the I.S. specification including the communication facility in the lift cars connecting go the Fire Control Room of the building.
- Lift car door shall have a fire resistance rating of half an hour.



- The words fire lift shall be conspicuously displayed in fluorescent paint on the lift landing doors at each floor level.
- A positive pressure of 25-30 pa. shall be maintained inside the lift well and lobby. Pressurization shall be maintained round the clock.

#### E. REFUGE AREA:

- The Refuge areas/ at floor level shall be provided on the external wall as cantilever projection for Residential Buildings as shown in plan drawings not less than 15 Sq. mtr. area or as shown or marked at the designated level as shown / marked in the plan.
- The refuge areas shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance from the corridor or the staircase landings.
- The position of refuge Areas shall be such that they are negotiable by the Fire service Aerial Ladder from the ground floor.
- The refuge area shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance from the corridor or the staircase lobbies.

#### F. FIRE FIGHTING WATER:

- Under Ground Water Reservoir of 200,000 Ltrs capacity and Over Head Water Reservoir of 10,000 Ltrs each tower capacity exclusively for Fire Fighting purpose with replenishing arrangements @2000 ltrs/min. preferably from two different sources of water shall have to be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.
- The water reservoirs manhole shall have overflow arrangement with the domestic water reservoirs as well as to avoid stagnancy of water.
- Provision of necessary manhole shall be made on the top of these reservoirs as per specification.
- Provision of replenishment at the rate of at least 2000 ltrs/min. from two separate sources of water supply shall be made.
- The deep tube wells for the replenishment of the reservoir shall be incorporated with auto starting facility with actuation of auto detection and suppression arrangement of the premises and shall also be connected with dual power supply units.
- Provision of placing Fire Appliances near the underground water reservoir to be made to draw water in case of emergency.

#### G. WATER LAYOUT SYSTEM:

##### a. Ring main Hydrant System:

- 150 mm dia Ring main water layout arrangement converting the entire premises of the project with provision of pillar type yard hydrants with door Hose boxes, containing 2 lengths of 63mm delivery hose and short branch pipe shall be provided at all strategic location and surrounding the buildings conforming I.S. 3844-1989 (up to date amendment).
- The system shall be so designed that shall always be kept charged with water under pressure and capable to discharge min: 2850 ltrs. /min. at the pressure 3.5kg/sq.cm. at any point.

##### b. Wet Riser & Hose Reels System:

- The building shall be provided with separate Hydrant Riser 150 mm internal diameter pipe line each with provision of landing valves at the staircase landings/ half landings at the rate of one such rises for 1000 sq. m. of floor area.
- The system shall be so designed that shall be kept charged with water all the time under pressure and capable to discharge 2850 ltrs/min. at the ground floor level outlet and minimum 900 ltrs/min. at the top most and furthest outlet.
- In both cases the running pressure shall not be less than 3.5 kgs/sq. cm.
- Provision for Hose Reel units on swivelling drum in conjunction with Wet Riser shall be made near each landing valves.
- Hose Reel unit with provision of outlets in each floor at the staircase landing/half landing as per suitable at the rate of one such unit of Wet Riser and Hose Reel per 1000sq.m. of floor area.
- Yard Hydrant/ Ring Main Hydrant with provision of adequate number of Pillar type hydrant shall be installed surrounding the buildings in accordance with relevant I .S. specifications.
- Provision of suitable Fire Service inlet shall be made as per relevant I. S. specification.
- All other requirements of the water base Fire Protection System shall be made as per I.S. Specification 3844-1989 (with up to date amendment).



#### H. FIRE PUMP:

- Provision of the Fire Pump of 2850 LPM shall have to be made to supply water at the rate designed pressure and discharge into the water-based system which shall be installed in the respective pump room.
- One such pump of same capacity shall always be kept on stand-by of diesel driven type.
- Provision of separate pump 2850 LPM for sprinkler system to be made to keep the water base system under pressurized condition at all the time and shall be installed.
- Provision of separate Jockey Pumps of 180 LPM shall also have to be made to keep the water-based suppression systems i.e. hydrant and sprinkler system both under pressurized condition at all the time.
- All the pumps shall be incorporated with both manual and auto starting facilities.
- The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser-cum down comer with suitable terrace pump with overhead tank
- Lower level in high rise building 60m or above in height are likely to experience high pressure and therefore it is recommended to considered the fire pumps shall be multi stage and multi outlet creating pressure zones. or variable frequency drive pumps or any other equivalent arrangement.

#### I. Sprinkler Installation:

- The automatic Sprinkler installation shall be provided in all floor of all block corridor, lobby, covered double layer & single layer car parking areas (entire podium parking & other building parking ).gym area, community hall & kitchen/pantry area ,common area & all commercial area etc.) as per provision of NBC part- IV, 2016 and relevant I. S. 9972. Alarm gong to be incorporated along with the sprinkler system.

#### J. Electrical Installation & Distribution:

1. The electrical installation including transformers, Switch Gears, Main & Meters etc. and the distribution system of the premises shall be made satisfying the code of practice for Fire safety in general buildings as laid down in I.S. specification 1946 – 1982.
2. Electrical distribution system shall conform all the requirements as laid in I. S. 1646-1982.
3. The electrical installation shall be adequately protected with automatic CO2/D.C.P.
4. All electrical installation viz. Transformer Switch Gear L. T., H. T. rooms shall be protected with both auto detection and suppression systems as per suitability.
5. The Electrical installation viz. transformer, HT, LT switch gear etc. shall be protected by high or medium velocity water projector system as per suitability.

#### K. Alternative Power Supply:

Arrangements shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, Fire Alarm System, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the buildings incase of normal power failure.

#### L. INTELLIGENCE ANALOGUE SYSTEM:

- Auto Fire Alarm System with analogue addressable smoke / heat detectors as per suitability shall be installed in all floor area of the residential building along with podium including electrical shaft.
- All floors shall have to be provided with detection system as per feasibility in accordance with prevailing relevant rules.
- Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5 m in order to reach any of the call point.
- Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises having direct dialing facility to the local fire service unit.
- Both way public address systems & talk back systems linked between all floors and Control Room. Shall have to be established.
- All the installations shall also be satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV, 2016. 6. C. C. Camera & Public Address System :- Public address system linked between all floors and Fire Control Room shall have to be established. Fire Control Room: i. A well designed Fire Control Room with C.C.T.V. and Fire Control Panel and monitoring 24X7. Preparation of Emergency Evacuation: ii. There is need to have a clear policy and proper implementation of emergency evacuation measures.

#### M. AUTO DETECTION AND ALARM SYSTEM

- Manually operated Electrical Fire system with adequate numbers of break glass type call boxes fitted with Hooters along with public address system, at each floor connection with visual panel board shall be made in Control Room. The Control Room hall be located at the entrance of Ground Floor of the building, other requirements of the system shall be made conforming I. S. 2189-1988.



Auto fire detection system with the help of heat and smoke detector shall be installed in as per requirement including basement area or pump room of below and preferably above false ceiling of the building.

- The system shall also be made in places of rooms where valuable articles have been kept.
- The other requirements of the system shall be made in accordance with I. S. 2189-1988.
- The suppression system shall be made with Fire Extinguishers and total flooding system with inert gas particularly in computer and electric processing and data room and in a room of irreplaceable articles as per suitability.

Hooter will be sounded all floor area in such a manner so that on actuation of a Detector or Manual Call Point Hooters will be sounded on the same floor and immediate alternate floor.

- Smoke detector shall be provided in all floor of all block corridor, lobby, covered double layer & single layer car parking areas(entire podium parking & other building parking ). gym area, community hall & kitchen/pantry area ,common area & all commercial area, and where required as per suitability.

#### N. AIR CONDITIONING SYSTEM: (If any )

- The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
- The system of auto shut down of A.H.U. shall be incorporated with auto detection and alarm system.
- The air handling Units room shall not be used for storage of any combustible materials.
- The A.H.U. shall be separated for each floor with the system .Air ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the air conditioning system.
- The system of Auto shut down of A.H.U. shall be incorporate with the auto detection and alarm system.
- Escape route like staircase, common corridors lift lobby etc. shall not be used as return air passage.
- The A.H.U. room shall not be used for storage of any combustible materials.
- Arrangements shall be made for isolation at the strategic location by incorporating auto dampers in the Air Conditioning System.
- Wherever the ducts pass through Fire Wall of Floors, the opening around the ducts shall be sealed with fire resisting materials such as asbestos etc.
- The metallic ducts shall be used even for the return air instead of space above the false ceiling.
- The material used for insulating the duct system (inside or outside) shall be of non-combustibl materials .Glass wool shall not be wrapped or secured by any materials of combustible nature . If the air handling unit serve more than one floor, the recommendation given above shall be complied with in addition as below:---
  - (a) proper arrangement by way of automatic fire dampers working on fusible link for isolating all ducts at every floor from main riser shall be made.
  - (b) The vertical shafts for treated fresh air shall be of masonry construction.
  - (c) The air filter for A.H.U. shall be of non-combustible materials.
  - (d) The A.H.U. room shall not be used for storing any combustible material.
  - (e) Inspection panel shall be provided in the main trunk to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

#### FIRE DAMPER:--

- Fire dampers shall be located in conditional air ducts and return air ducts/passage at the following points:--
  - 1) at the fire separation wall.
  - 2) there ducts/passage enter the central vertical shaft.
  - 3) where the ducts pass through floors.
  - 4) at the inlet of supply air duct and the return air duct of each compartment in every floor.
  - 5) The damper shall operate automatically and shall simultaneously switch off the air Handling fans. Manual operation facilities shall also be provided.
  - 6) Automatic Fire Dampers Shall be so arranged so as to close by gravity in the direction of air movement and to remain rightly closed open operation of a fusible link.

#### O. FIRTAID FIRE FIGHTING SYSTEM:

First Aid fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire buckets etc in all floors, basements and vulnerable locations of the premises shall be made in accordance



with I.S. 2190-92.

P. Additional recommendation for MLCP within the premises:-

- 1) Car Park means: A building that is used for the parking of motor vehicles but is neither a private garage nor used for the servicing of vehicles, other than washing, cleaning or polishing.
- 2) All floors of the MLCP shall have to provided with Auto-sprinkler System
- 3) At all floor level of MLCP at prescribed distance arrangement of Landing Valve and Hose Reel Hose shall have to be provided.
- 4) All floors of the MLCP shall have to be provided with heat detectors or as per admissibility in accordance with relevant rules.
- 5) All the Entry exit of the staircases on the MLCP shall have to be provided with FCD as per Specification.
- 6) For Storage of waste water, a sump with its accessories to drain out used water shall have to be provided.
- 7) Proper Signage System for Entry and Exit shall have to be provided.
- 8) An Ordinary Hazard 2 (OH2) category sprinkler system which may exceed the performance of the OH2 category sprinkler system, (ie 5 mm/m over 144m<sup>2</sup>). Therefore, the appropriateness of the sprinkler system, in terms of the schematic design, sprinkler spacing and locations, sprinkler spray technology and hydraulic requirements should be designed to the specific vehicle storage arrangement.
- 9) It may be an appropriate strategy to consider the use of a single sprinkler head located at high level (ie just beneath the ceiling/roof) to activate all the sprinkler heads covering a column of cars. This may obviate the potential problems of sprinkler heads at lower level not being activated by the fire plume if not located directly in the path of hot rising fire gases, or being affected by the cooling action of the spray from other sprinklers if it is not activated prior to other sprinklers at higher level. Similarly, fire hydrant system performance should also be validated given the potential for a multiple vehicle fire.
- 10) Vertical Openings in Enclosed Parking Structures.
  - (A) Vertical openings through floors in buildings four stories or more in height shall be enclosed with walls or partitions having a fire resistance rating of not less than 2 hours.
  - (B) Ramps in enclosed parking structures, shall not be required to be enclosed when either of the following safeguards is provided: (a) An approved, automatic sprinkler system fully protecting the parking structure (b) An approved, automatic, supervised fire detection system installed throughout the parking structure using detectors sensing products of combustion other than heat and a mechanical ventilation system in accordance with the Specification
  - (C) Openings in Fire Walls and Fire Partitions
    - (A) Doorways and other openings in fire walls and fire partitions shall be protected with approved fire doors installed in accordance with IS Specification of Standard for Fire Doors and Fire Windows.
    - (B) Where ducts pass through fire walls or fire partitions, the openings shall be protected in accordance with Specification of , Standard for the Installation of Air Conditioning and Ventilating Systems
  - (D) Floors:
    - (A) Floor surfaces shall be of noncombustible material.
    - (B) Where combustible construction is permitted, floor surfaces shall be noncombustible and liquid tight.
    - (C) Asphalt shall be permitted on grade.
    - (D) Floors shall be graded and equipped with drains.
    - (E) Floors in areas of parking structures where motor fuels are dispensed shall be designed in accordance with Specification of Automotive and Marine Service Station Code.

Q. Public Address System and Talk back system :

Public address system linked between all floors and control Room shall have to be established.

R. GENERAL RECOMMENDATIONS:

1. Fire Notice for Fire Fighting and evacuation from the buildings shall be prepared and be displayed at all vulnerable places of the buildings.
2. Disposable type B. A. Musk to be kept always for emergency fire situation.
3. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
4. Floor numbers and directional sign of escape route shall be displayed prominently.
5. The occupancy and security staff shall be conversant with installed Fire Fighting equipments of the buildings and to operate in the event of Fire and Testing.
6. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the buildings to keep them in perfectly good working conditions at



all times.

7. A crew of trained Fireman experienced officer shall be maintained round the clock for safety of the buildings.
8. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of buildings.
9. The certificate has to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the buildings. On compliance of all the above Fire and Life safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation, Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the buildings.

N.B. : Any deviation and changes the nature of use of the buildings in respect of the approved plan drawings, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

**Memo No.: FSR/211862406300006298**



**Director**

**West Bengal Fire & Emergency Services**

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