



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

Memo No.: FSR/211862506300015434

Date : 13-11-2025

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

**To :
Westroad Ophelia , R.s.dag No-375,r.s. Khatian No.393;corresponding L.r. Dag No.1148 (part) L.r Khatian No.-3902, J.I No.-77,at Mouza- Ghola,
P.S- Barasat, under Barasat Municipality Ward No. 22, Holding No.73, District- North 24 Parganas, Pin-700124**

Sub: Fire Safety Recommendation (FSR) for a proposed construction of G+VII storied Residential building Under Group of Residential building in the name & style of "M/S Westroad Ophelia" R.s.dag No-375, R.S. Khatian No.393, Corresponding L.R. Dag No.1148 (part) L.R Khatian No.-3902, J.L No.-77,at Mouza- Ghola, P.S- Barasat, under Barasat Municipality Ward No. 22, Holding No.73, District- North 24 Parganas, Pin-700124, .

This is in reference to your AIN 211862506300015434 dated 08-Jul-2025 regarding Fire Safety Recommendation (FSR) for a proposed construction of G+VII storied Residential building Under Group of Residential building in the name & style of "M/S Westroad Ophelia" R.s.dag No-375, R.S. Khatian No.393, Corresponding L.R. Dag No.1148 (part) L.R Khatian No.-3902, J.L No.-77,at Mouza- Ghola, P.S- Barasat, under Barasat Municipality Ward No. 22, Holding No.73, District- North 24 Parganas, Pin-700124,

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:

1. The whole construction of the building shall be carried out as per submitted plan drawings conforming the relevant building rules of competent authority.
2. The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
3. Arrangement shall have to be made for sealing all the vertical and horizontal ducts by the materials of



adequate fire resisting capacity.

4. Service Ducts and shafts should be enclosed by a wall of 2 hours and doors of 1 hour fire rating. All such ducts shall be properly sealed and fire stopped at all floor level.

B) Open Space & Approach:

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.

2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.

3. The width and height of the access gates into the premises shall not be less than 5.0 M and height 5.5 M (as marked in the plan) respectively.

4. Drive way should be free from any type of obstruction. No parking will be allowed on the drive way.

5. All the passages should be kept clear for free access.

C) Staircase:

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 4 hours marked in the plan.

2. 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.

3. The width of the staircases, corridors and travel distance of different categories of occupancies shall have to conform the relevant building rules.

4. The staircase shall be extended from ground level up to respective terrace of the building and shall be negotiable to each other in each floor without entering into any room.

5. Fire and smoke doors at the Entrances, Staircases enclosures as marked in the plan at each floor level shall be provided as per suitability.

6. The F.C.D. shall be of at least two hour Fire resisting wire glass window fitted with self-closing type open able in the direction of escape as per submitted Plan drawing.

D) Lift:

1. The walls of the lift enclosure shall be at least two (02) hours fire resisting type. Collapsible gate shall not be permitted in lift car.

2. One of the lift shall be designed for Fire Lift. The word shall conspicuously indicate/marked at ground floor.

3. The speed of fire lift shall be such that it can reach the top floor from ground level within one minute.

4. The electrical power shall be from separate supply mains in the building and cables run with in the lift shafts, light and fans in the lift cars shall be operated from respective volts, supply on emergency in case of failure of normal power supply lift shall automatically trip over alternative power supply.

5. Lift Communication system shall be provided in the lift and this system shall be connected to fire control of the buildings.

6. All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting to the Fire Control Room of the building.

E) Fire Fighting Water:

1. Underground water reservoir having total water capacity of not less than 50,000 ltrs. Exclusively for this firefighting purpose shall be provided.

2. Overhead reservoirs of not less than 10,000 ltrs. exclusively for Fire Fighting purpose shall be kept full at all time.

3. The Fire water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water.

4. Provision of replenishment arrangement @ 1000 ltrs./min. preferably from two different sources of water supply shall be provided.

5. Provision of necessary manhole shall be made on the top of these reservoirs as per specification.

6. Provision of placing Fire Appliances near the underground water reservoir to be made to draw water in case of emergency.

7. The water reservoirs shall be kept full at all time.

F) WATER LAY OUT:

a) Ring Main Hydrant System:

1. 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(two) lengths of 63 mm delivery



hose and short branch pipe shall be provided at all strategic location and surrounding the building conforming I.S. 3844:1989 (up to date amendment).

2. The system shall be so designed that shall always be kept charged with water under pressure and capable to discharge 1620 ltrs./min. at the pressure of 3.5 kg/sqcm. at any point.

b) Wet Riser & Hose Reels System:

1. The building shall be provided Wet Riser for Hydrant Riser 150 mm internal diameter pipe line each with provision of landing valves at both the staircase landings/half landings at the rate of one such rises for 1000 sq.m. of floor area.

2. The system shall be so designed that shall be kept charged with water all the time under pressure and capable to discharge 1620 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 kg/sq.cm.

3. Provision for Hose Reel units on swiveling drum in conjunction with Wet Riser shall be made near each landing valves.

4. Hose Reel unit with provision of outlets in each floor at the staircase landings/half landing as per suitable at the rate of one such unit of Wet Riser and Hose Reel as per 1000 sqm. of floor area.

5. Yard Hydrant/ Ring Main Hydrant with provision of adequate number of Pillar type hydrant shall be installed surrounding buildings in accordance with relevant I.S. specifications.

6. Provision of suitable Fire Service Inlet shall be made as per relevant I.S. specification.

7. All other requirements of the water base Fire Protection System shall be made as I.S. Specification 3844:1989 (with up to date amendment).

G) Fire Fighting Pump:

1. Provision of the Main Fire Pump of 1620 LPM shall have to be made to supply water at the rate designed pressure and discharge into water-based system which shall be installed in the respective pump room.

2. One such pump of same capacity i.e. of 1620 LPM shall always be kept on stand-by of (Preferably diesel driven type).

3. Provision of One (01) separate Jockey Pumps one for hydrant system of 180 LPM shall also have to be made to keep the water-based suppression systems under pressurized condition at all the time.

4. All the pumps shall be incorporated with both manual and auto starting facilities.

5. 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.

6. All Electrical Fire Pumps shall be connected with alternative D.G. power supply.

Sprinkler system –

Automatic Sprinkler System shall has to be provided in all Commercial Space and MLCP and Community Hall and Gymnasium.

H) Detection and Alarm System:

1. Manually operated Electrical Fire Alarm system with adequate numbers of break glass type call boxes fitted with Hooters shall be provided at each floor. The other requirements of the system shall be made conforming I.S. 2189: 2008.

2. Hooter will be sounded in such a manner so that an operation of a Manual Call Points, Hooters will be sounded on the same floor and immediate alternate floor.

I) 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 building as laid down in I.S. specification 1946:1982.

2. The electrical installation shall be adequately protected with CO2/D.C.P/ABC. Type Fire Extinguishers.

3. Electrical installation should be tested by the licensed electricians periodically.

J) Transformer (if any):

Transformer shall conform to the following:

1. A substation or a switched station with oil filled equipment shall not be located inside the building.

2. The substation structure shall have separate fire resisting walls surroundings and necessarily be located at the periphery of the floor having separate access from the fire escape staircase.

3. The outside walls ceiling, floor, opening including doors & windows to the substation area shall be provided with a fire resisting door of 2 hours fire rating.

4. Direct access to the transformer room shall be provided, preferably from outside the fire escape staircase.

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, Lift, Fire Alarm System, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

L) Air Conditioning System (If any):

1. The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
3. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.
4. The Air Handling Units room shall not be used for storage of any combustible materials.

M) First Aid Fire Fighting System:

First Aid 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 and vulnerable locations of the premises shall be made in accordance with I.S. 2190 – 1992.

N) Small Gears - IS -903 -1993:

Hose box, 15 M length Pemoline delivery hose, Gun Metal short branch of half inch dia.

One set at each half landing hydrant should be installed.

O) General Recommendation:

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G and other highly combustible articles.
 2. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
 3. Telephone numbers of all emergency services/Department to be kept in counter and displayed in conspicuous places.
 4. The security staff shall be conversant with installed Fire Fighting equipment's of the building and to operate in the event of Fire and Testing.
 5. The Arrangement shall be made for regular checking, testing and proper maintenance of all Fire Safety installation and equipment's installed in the building to keep them in perfectly good working conditions at all times.
 6. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
 7. A certificate is 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 building.
 8. "NO SMOKING" sign to may be displayed in prominent place in Hindi, English and local languages.
 9. Floor numbers and Directional Sign of Escape Route shall be displayed prominently.
 10. A certificate is 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 building.
- On compliance of all the above Life and Fire Safety Recommendation, the Director General, West Bengal Fire & Emergency Services shall be approved for necessary inspection and testing of all 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 building.

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



Director

West Bengal Fire & Emergency Services