



Government Of West Bengal
Office Of The Divisional Fire Officer, Paschim Bardhaman
West Bengal Fire & Emergency Services
Asansol Fire Station, G.T. Road, P.O.:-Asansol,
P.S.:-Asansol(South), Pin :- 713301

Date: 12-02-2024

Memo no.:FSR/0125186240300008

From:

Divisional Fire Officer, Paschim Bardhaman
West Bengal Fire & Emergency Services

To: Star Mansion

Bamchandaipur, Baikanthapur, P.S. - Bardhaman, Purba Bardhaman, Pin - 713101

Sub: Fire Safety Recommendation for the Proposed construction of B+G+X Storied Building under group Residential (Principal occupancy) cum Mercantile in favour of Md. Kayum Ansary & others, building name Star Mansion, at, R.S Plot no. 1518, L.R Plot no. 1755, 2422, R.S Kh. no. 45/1, L.R Kh. no. 3445 to 3452, J.L no. 74, Mouza - Bamchandaipur, Under Baikunthapur-I G.P, P.S Bardhaman, Dist. Purba Bardhaman, Pin - 713101.

This is in reference to your application no. 0125186240300008 dated 16-01-2024 regarding the Fire Safety Recommendation for the Proposed construction of B+G+X Storied Building under group Residential (Principal occupancy) cum Mercantile in favour of Md. Kayum Ansary & others, building name Star Mansion, at, R.S Plot no. 1518, L.R Plot no. 1755, 2422, R.S Kh. no. 45/1, L.R Kh. no. 3445 to 3452, J.L no. 74, Mouza - Bamchandaipur, Under Baikunthapur-I G.P, P.S Bardhaman, Dist. Purba Bardhaman, Pin - 713101.

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 is issuing Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

- 1.The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of local body.
- 2.The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
- 3.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- 4.Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- 5.Arrangements shall have to be made for sealing all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.

OPEN SPACE & APPROACH:

- 1.The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance.

The authenticity of this document can be verified by accessing the URL: edistrict.wb.gov.in and then clicking on the "Verification of Digitally Signed Document" link and keying in the Unique Number : 0125186240300008.



2. The approach roads, internal road / driveway shall be sufficiently strong to withstand the load of Fire Engine weighing up to 45 M.T.
3. The width of access gates into the premises shall not be less than 5M without any Height bar from the abutting road.
4. Internal passage way shall be maintained according to the approved plan all the Passage way should be kept clear for free access.

STAIRCASE:

1. The staircases of the building shall be enclosed type as shown. Entire construction shall be made of bricks/ R.C.C type having Fire resisting capacity not less than 2 hours.
2. The Staircases of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conform the relevant building rules, with up-to-date amendments.
4. All the staircases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any occupied area.
5. F.C.D. at the entrances of one of the staircases as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least two hours Fire resisting wire glass window fitted with self-closing type, openable in the direction of escape.
6. 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.

BASEMENT:

1. The Basement shall be adequately ventilated with aggregate cross sectional area of not less than 2.5% of the area spread evenly round the perimeter of the basement shall be provided in the form of grills.
 2. Mechanical smoke venting arrangements shall be provided to all the basements conforming the I.S. Specification.
 3. The exit from the basement shall be form open Air and from any points the travel distance shall not exceeds 18.5 M to reach any exit.
 5. The staircase of basement shall be of enclosed type having Fire resistance of not less than 4 hrs. and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such positions that smoke from any Fire in the basement shall not obstruct any exit having the ground upper floor of the building.
- Lift :

1. The walls of the lift enclosure of the buildings shall be at least two hours FIRE resisting type and the lift lobbies and shafts shall be pressurized as per existing norms and provision of NBC Part IV, 2016.
2. Collapsible gate shall not be permitted.
3. The word "FIRE LIFT" shall be conspicuously written at ground floor.
4. In case of failure of normal electric supply, it shall be driven by alternative power supply. The lift shall be so wired that in case of power failure, it will stop at the nearest floor level keeping the door open.
5. All other requirements shall conform relevant I.S. specification including the communication facility in the lift cars which shall be connected with the Fire Control Room of the building.

REFUGE AREA:

1. The Refuge area of 16.95 sq. m. each shall be provided on the external wall as cantilever projection or any other suitable means at +24.325 M level as shown in approved plan drawings.
2. Refuge area shall be separated completely from adjacent part of building by means of Fire barrier / wall of 2 (Two) hours rating.
3. The refuge area shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance.
4. The position of refuge Areas shall be such that they are negotiable by the Fire service Ladder from the ground floor.
5. Fire and Life safety arrangements in each Refuge area shall be as per provision of NBC Part 4, 2016.

FIRE FIGHTING WATER:

1. Underground water reservoir having water capacity of 75,000 ltr. and overhead reservoir having water capacity of 10000 ltr. each as marked in the plan, exclusively for Fire Fighting purpose with replenishing arrangements @ 1000 ltrs. /min. preferably from two different sources of water supply shall be provided. The water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

2. In case of negative suction a Terrace tank with proper replenishment arrangement will have to be provided above the fire pump room connected with all fire pumps.

3. The deep tube wells for the replenishment of the reservoirs 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.

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

WATER LAYOUT SYSTEM:

1. The building shall be provided with Wet Riser cum Down comer (feeding water from Underground water reservoir & Over Head Water Reservoir) of 100 mm. internal diameter Pipe Line with provision of landing valves at the Staircase landings /half landings at the rate of one such riser 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 2280 lts/min. at the ground floor level outlet and minimum 900 lts/min. at the top most and furthest outlet. In both cases the running pressure shall not be less than 3.5 Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.

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

3. Yard Hydrant / Ring Main Hydrant with provision of adequate numbers Pillar type Hydrant shall be installed surrounding the buildings in accordance with relevant I.S. specifications.

4. Provision of three-way collecting head for uses of Fire Services must be provided at the entrance of the building.

FIRE PUMP:

1. Provision of the Fire Pump (2280 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.

2. One diesel driven type pump (2280 LPM) shall always be kept on stand-by.

3. Provision of Jockey Pump (180 LPM) shall also have to be made to keep the Water based system 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 be of positive type and in case of negative suction a Terrace tank with proper replenishment arrangement will have to be provided above the fire pump room connected with all fire pumps.

ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including transformers, Switch Gears, L. T., H. T. Rooms, panel rooms , 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. Electrical distribution system of the building shall be made in the form of concealed wiring or in heavy gauge M.S. conduit continuously bonded to earth. Cables shall be I.S. marked and be of F.R.L.S. categories.

3. The vertical & horizontal ducts shall be sealed at all floor level by approved fire resisting materials.

4. The electrical installation shall be adequately protected with automatic fire detection and suppression system as per provision of N. B. C. Part- IV, 2016 and relevant I. S. specification.

5. Alternative Power Supply :

Arrangements shall have to be made to supply power with the help of a DG Set to operate at least the Fire Pump, Pump for deep Tube-well, Fire Detection and Alarm System, signage etc. and also for illuminating the Staircases, corridors etc. and other places of assembly of the building in case of normal power failure.

DETECTION & ALARM SYSTEM:

1. Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area including basement of the building.

3. 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 dialling facility to the local fire service unit.

4. All the installations shall also satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-IV, 2016.

Public Address System :-

Public address system linked between all floors and Fire Control Room shall have to be established. Fire Control Room:

A well designed Fire Control Room having Fire Control Panel and monitoring 24X7 basis.

Preparation of Emergency Evacuation:

There is need to have a clear policy for emergency evacuation plan.

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.
5. Escape route like staircase, common corridors, lift lobby etc. shall not be used as return air passage.
6. Wherever the ducts pass through Fire wall of floors, the opening around the ducts shall be sealed with Fire resisting materials such as asbestos rope vermiculite concrete etc.
7. The materials used for insulating the duct system (inside or outside) shall be of non-combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.

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.

GENERAL RECOMMENDATIONS

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles (if any).
 2. Necessary sanction and approval for such construction and occupancy of this project must be obtained from competent authorities.
 3. Lightning arrestor shall have to be installed as per existing norms and relevant IS specification.
 4. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
 5. Floor numbers and directional sign of escape route shall be displayed prominently.
 6. The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
 7. The Department of Fire & Emergency Services, Government of West Bengal, shall not take any responsibility in respect of any legal dispute if pending or arises about the title of land / property.
 8. This Fire Safety Recommendation cannot be treated in any case of regularizations of any unauthorized construction.
 9. The management of the organization / building, as the case may be, shall maintain the fire prevention and safety measures in good repair and in efficient condition at all the times, which are installed in the building for use at the time of fire or other emergencies.
 10. A trained Fireman shall be maintained round the clock for safety of the building.
 11. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
 12. Accordingly, a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Fire and Life Safety arrangements and installation of the building.
- 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 fire & life safety aspects of

the buildings.

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

Signature valid

Digitally Signed
Name: SHUBRAJIT HAZUMDER
Date: 12-Feb-2024 10:11:56
Reason: Approved
Location: West Bengal

Divisional Fire Officer (Member Convenor),
Paschim Bardhaman
West Bengal Fire & Emergency Services

