



**Government of West Bengal
Office of the Divisional Fire Officer**

**West Bengal Fire & Emergency Services
First Floor of Duragapur Fire Station, Durgapur City Centre, P.O.:- Durgapur, P.S.:- Durgapur, Pin:- 713216**

Memo No.: FSR/211862506300013695

Date : 04-06-2025

**From :
Divisional Fire Officer
Paschim Bardhaman
West Bengal Fire & Emergency Services**

**To :
CLM Developers (p) Limited & Park Infra Developers Private Limited, Represented By Aditya Sharma And Pawan Kumar Modi.
R.S Plot no. 2125, 2155, L.R Plot no. 2429, L.R Kh no. 1833, 1834, J.L no. 21, P.S Hirapur, Dist. Paschim Bardhaman.**

Sub: Fire Safety recommendation for the proposed construction of Two nos. Block, G+VII storied Block-A & G+4 Storied Block-B under group residential occupancy, in favour of CLM Developers Private Limited & Park Infra Developers Private Limited, Represented By Aditya Sharma And Pawan Kumar Modi, at the premises/Holding no. R.S Plot no. 2125, 2155, L.R Plot no. 2429, L.R Kh no. 1833, 1834, J.L no. 21, Mouza: Narsingbandh, P.S Hirapur, Dist. Paschim Bardhaman, (W.B), Pin - 713301..

This is in reference to your AIN 211862506300013695 dated 25-Apr-2025 regarding Fire Safety recommendation for the proposed construction of Two nos. Block, G+VII storied Block-A & G+4 Storied Block-B under group residential occupancy, in favour of CLM Developers Private Limited & Park Infra Developers Private Limited, Represented By Aditya Sharma And Pawan Kumar Modi, at the premises/Holding no. R.S Plot no. 2125, 2155, L.R Plot no. 2429, L.R Kh no. 1833, 1834, J.L no. 21, Mouza: Narsingbandh, P.S Hirapur, Dist. Paschim Bardhaman, (W.B), Pin - 713301.

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 :

CONSTRUCTION:

- 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.
- 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.FCD 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 flitted 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.

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.

FIRE FIGHTING WATER:

- 1.Underground water reservoir having water capacity of 75,000 ltr.
- 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:(FOR EACH BLOCK)

1. Single headed landing valve, connected to Wet Riser of 100 mm internal diameter from Water Reservoir through the terrace pump shall be provided at each floor/ landing. A hose reel conforming to IS 884 :1985 and directly tapped from the down-comer pipe shall also be provided on each floor/landing. All other requirements shall be fulfilled as per IS 3844:1989.
- 3.Fire Service inlet shall be provided with the Down Comer in accordance with relevant I.S. specification.
- 2.Provision for Hose Reel units on swivelling drum in conjunction with Wet Riser shall be made near each lading 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. Entire Basement and Mercantile (if any) area shall be protected with Sprinkler and water curtain system as per plan.

FIRE PUMP: (FOR RINGMAIN HYDRANT AND WET RISER)

1.Provision of the Fire Pump (1620 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 St. by pump same capacity 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.

Alternative Power Supply :

1.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. Manually Operated Electrical Fire Alarm System of break glass type call boxes fitted with Hooters System connecting with visual panel board after 30 Mt. interval gap maintained.

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

3. The suppression system shall be made with Fire Extinguisher in computer, D.G. area, Fire Pump Room area.

4. Close Circuit T.V. shall have to be provided inside and outside for the entire premises of the both buildings.

PUBLIC ADDRESS SYSTEM:-

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

2.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 a rounding 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.

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