



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

Memo No.: FSR/221862506300012827

Date : 05-06-2025

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

**To :
MS UJJAL AUDDY PROPRIETOR UJJAL AUDDY CA OF SALIL KUMAR MANNA BABLU MANNA AND ORS
117,64,KAILASH PANDIT LANE**

Sub: Fire Safety Recommendation for Proposed G+VI storied under group Residential building at the premises no 64,Kailash Pandit Lane, Ward No. 117, Borough No. XIII, Kolkata – 700053..

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Application Reference : KMC (CAF - 2024130274) received on 24-Mar-2025 regarding Fire Safety Recommendation for Proposed G+VI storied under group Residential building at the premises no 64,Kailash Pandit Lane, Ward No. 117, Borough No. XIII, Kolkata – 700053..

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 approved plan drawings conforming the relevant building rules of local Municipal/ Panchayet Body.
2. The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.



3. Provision of sufficient ventilation shall be provided within the building. All the staircases and common corridors of the building shall be naturally Ventilated.
4. Arrangement shall have to be made for sealing all the vertical and horizontal ducts by the materials of adequate fire resisting capacity.
5. All passage ways and gangways shall be kept clear for free movement of the workers and occupants of the building.
6. Roof shall not be used for any purposes other than open terrace.

B) OPEN SPACE AND APPROACH:

1. The open spaces surrounding the building shall conform the relevant building rules as well as permit the accessibility of the Fire Personnel and Fire fighting equipment during any kind of emergency.
2. The approach roads and internal driveways shall be sufficiently strong to withstand the load of Fire Engine weighing up to 30 M.T.
3. The width and height of the access gate into the premises shall not be less than 5.0mts. and 5.0 mts. facing the abutting road.
4. All the Passage way 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 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 walls of the building.
3. The staircases shall be extended up to terrace of the building and shall be negotiable to each floor.
4. 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 amendment.
5. Provision shall be made so that both the staircases of the building shall be negotiable by obstruction-free safe passage / corridor at each floor for smooth evacuation.

D) LIFT:

1. The walls of the lift enclosure shall be at least two hours Fire Resisting type.
2. Collapsible gate shall not be permitted.

E) FIRE FIGHTING WATER:

Overhead water reservoir having capacity of 25,000 ltrs. exclusively for firefighting purpose with replenishing arrangements @ 1000ltrs/min. preferably from two different sources of water supply shall be provided. The fire water reservoirs shall have overflow arrangement with the domestic water reservoir to avoid stagnancy of water. All the water reservoirs shall be kept full at all time.

F) WATER BASED SYSTEM:

1. Single headed landing valve, connected to Down Comer of 100 mm internal



diameter from Overhead Water Reservoir through the terrace pumpshall be provided at each floor/ landing.

2. A hose reel conforming to IS 884 : 1985 and directly tapped from the down-comer pipe shall also be provided on each floor/landing.

3. Fire Service inlet shall be provided with the Down Comer in accordance with relevant I.S. specification.

4. All other requirements shall be fulfilled as per IS 3844:1989 and provision of NBC Part 4, 2016.

G) FIRE PUMP:

Provision of Terrace Fire pump of 900 LPM discharge capacity shall have to be provided to supply Water at the rate designed pressure i.e. minimum 3.5 kg/sq.cm (running pressure) at the top most point and discharge into the Water based system which shall be installed in the building. One such pump shall always be kept on stand-by with DG back up. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type.

H) ELECTRICAL INSTALLATION AND DISTRIBUTION:

1. The electrical installation including Transformers, Switch Gear, 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 per relevant I.S. specification.

2. The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials/ fire barrier.

3. The electrical installation shall be adequately protected with CO2/D.C.P.

4. Arrangement for **alternative power supply** shall have to be made to supply power with the help of a generator to operator at least the Fire Pump, Deep Tube-Well Pump, Fire Alarm System etc. and also for illuminating the Staircase, Corridors, Lobbies etc. and other places of assembly of the building in case of normal power failure.

I) DETECTION AND ALARM SYSTEM:

1. Manually operated Electrical Fire Alarm System with at least three numbers of break glass type call boxes fitted with Hooters at each floor shall be provided in Control Room. The Control Room shall be located at entrance of ground floor of the building, other requirements of the system shall be made conforming I.S. 2189-2008.

2. Hooter will be so arranged so that sound can be heard from any corner of the building on operation of any Manual Call Point.

J) FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire Fighting arrangement in the style 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.

K) GENERAL RECOMMENDATIONS:

1. Fire License shall have to be obtained for storing and processing of L.P.G. and/or other highly combustible/ hazardous 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. Floor numbers and directional sign of escape route shall be displayed prominently.
4. The employees and security staffs shall be conversant with installed Fire Fighting System/equipment of the building and to operate in the event of Fire and Testing.
5. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety measures installed in the building to keep them in perfectly good working conditions at all times.
6. All the hazardous elements/materials shall be kept with suitable separation and under proper protection in accordance with their MSDS and relevant I.S. or other Standards.
7. To eliminate risk of Fire Hazards, Good House Keeping both for insides and outside of the building shall be strictly maintained.
8. Mock Fire practice and Evacuation Drill shall be performed periodically with participation of all staff and students 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 and 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 building.

NB. For any deviation in construction and changes in nature of use of the building, in respect of approved plan drawing, without obtaining prior permission from this office, this Revised Fire Safety Recommendation shall be treated as cancelled.

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Director

West Bengal Fire & Emergency Services