



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

Memo No.: FSR/211862406300006270

Date : 19-11-2024

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

To :
Mr. Shekhar Mehta
M/s. Skyglaze Realcon LLP, 145, Sarat Bose Road, Kolkata - 700026

Sub: Fire Safety Recommendation for Proposed construction of a G+XII (39.95 Mt.) Storied under group Residential Building at R.S Dag No.- 1603, 1683, 1684 and 1685, R.S. Khatian No.- 361, 238, 154, 621 of Mouza – Elachi, J.L.No.- 70, Rajpur Sonarpur Municipality, Ward No.- 26, P.S- Sonarpur, Dist. – 24 Paraganas (S), Kolkata- 700151.

This is in reference to your AIN 211862406300006270 dated 19-Sep-2024 regarding Fire Safety Recommendation for Proposed construction of a G+XII (39.95 Mt.) Storied under group Residential Building at R.S Dag No.- 1603, 1683, 1684 and 1685, R.S. Khatian No.- 361, 238, 154, 621 of Mouza – Elachi, J.L.No.- 70, Rajpur Sonarpur Municipality, Ward No.- 26, P.S- Sonarpur, Dist. – 24 Paraganas (S), Kolkata- 700151.

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) Construction and layout of the building shall remain same as per plan and shall never be altered in any part of the building.
- 2) The floor area shall be suitably compartmented by separation wall up to ceiling level having Fire resisting capacity as per N.B.C Part-IV 2016 and relevant building rules respectively .
- 3) Material for rapid flame spread categories including untreated wood fibred board etc shall be not used. The door and window preferably shall be made of metal.
- 4) Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate fire



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ing capacity.

All the marked construction should be done with proper fire rating things.

B) OPEN SPACE AND APPROACH

- 1) The open space in the premises shall conform the relevant building rules.
- 2) The approach road shall be sufficiently strong to withstand the load of fire engine.
- 3) The width and height of the access gate into the premises shall not be less than 4.5m and 5 m respectively the abutting road.

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

5) All the passage way should be made as mentioned in the plan.

C) STAIRCASE:-

- 1) The staircase should be made as marked in the plan with fire resisting construction and FCD Protected
- 2) The width of the staircase should not be less than 1.25M and corridor and the exit doors shall conform the relevant building rules

D) LIFT :

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

2. One of the lift shall be designed for Fire Lift. The word "FIRE LIFT". Shall conspicuously written at ground floor.

3. The speed of fire lift shall be such that it can reach the top floor from ground level as per suitability.

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

5. Alternate source of power supply shall be provided for all lift through manually operated change over switch.

E) EXIT

1) Exit shall be as remote from each other as practicable and so arranged that there are no pockets or dead end occurred in which occupants may be trapped. FCD to be provided according to the marked in plan drawing.

2) Exit width will be as mentioned in the N.B.C. part IV.

3) All the marked exit should be made before taking N.O.C.

F) 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 specifications 1946 – 1982 with up to date amendment.

2. All cable entries /openings in the control room shall be effectively sealed.

3. The A.C system shall be automatically switched off before the extinguishing system is put into operation.

G) FIRE FIGHTING WATER AND FIRE PUMP

1) Underground water reservoir having water capacity at 75000 Ltrs. and overhead reservoir of 5000Lts Capacity are to be provided along with provision of standard hose reel hose and landing valve.

2) Suitable replacement arrangement has to be provided at least from two different sources at the rate of 1000 lits/ min

3) The fire water reservoir shall be have overflow arrangement with the domestic reservoir to avert stagnancy of water.

4) Provision of necessary manhole shall be made on the top of the reservoir as per specification.

5) All the Hydrant should be satisfying the code of practice.

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- The deep tube (if any) for the replenishment of the reservoir shall be incorporated with auto starting facility with the evacuation of the auto detection and suppression arrangement of the premises and also be connected with dual power supply units.
- Fire water reservoir will be so constructed that fire vehicle can be reached near the source to draw water in case of emergency.
- Discharge capacity of the main pump should not be less than 2280 LPM and the pressure of the top level hydrant with Landing valve should be not less than 3.5 Kg/cm²
- Jockey pump having sufficient capacity (180 LPM) should be installed in the system to the system pressurized condition.
- Stand by pump (Diesel Driven) having same capacity of the main pump should be installed in the Building

WATER LAYOUT SYSTEM

- 150 mm ring Main water layout arrangement covering the entire premises of the project with provision of pillar type hydrant with door boxes containing 2 lengths of 63 mm delivery hoses and short branch pipe as per relevant I.S specification.
- The system shall be designed that shall be always be kept charged with water under pressure and capable to discharge not less than 137 m³/hour at the pressure of 3.5Kg/sq cm at furthestmost point.
- All other requirements of the water base fire protection system shall be as per I.S specification 3844-1989 (with up to date amendment)

- All the hydrant should be single headed type.
- Wet riser should be provided at least one/1000 sqm floor area having pipe line dia not less than 100 mm in dia.
- Hose Reel Hose along with landing valve should be provided all over the building @ one/floor at each riser
- The Hydrant should be provided at least 40 ft from building/ structure and should be spaced so that any building or structure can be reach within proper radius . Separate pipe line should be made for riser .

AUTO DETECTION AND SUPPRESSION SYSTEM

- 1) Auto fire alarm system with analogue addressable smoke, smoke detector as per suitability shall be installed in entire assembly area at ground floor.
- 2) Manually operated electrical fire alarm system with at least two numbers of break glass type call boxes fitted with hooters along with public address system each floor connecting with audio-visual panel board shall be made in control room. The control room shall be located at the entrance of ground floor of the building, other requirements of the system shall be made conforming I.S. 2189-1988.
- 3) Addressable analogue manual call boxes incorporating with sounders shall installed in all the areas of the building in such a manner that maximum travel distance shall not be more than 22.5m in order to reach at any of the call point.
- 4) All the installation shall also satisfy the I.S. Specification 2189 as amended and the code of practice.
- 5) MCP along with Hooter should be provided in the building. Hooter will be so arranged that sound can be hear from any corner of the building.
- 6) F.A. System should be provided along with control room at the entrance of the building.

AIR CONDITIONING SYSTEM (If centralized A.C is there)

- 1) All the due precaution should be taken for air conditioning system
- 2) A.H.U. shall be separated for each floor of the building
- 3) The materials used for insulating the duct system shall be of noncombustible materials
- 4) Fire damper should be installed at the strategic position of the air conditioning system
- 5) Wherever the ducts pass through fire wall of the floors

FIRST AID FIRE FIGHTING SYSTEM

- 1) First aid fire fighting arrangements should be done as per I.S 2189-1992

SPRINKLER INSTALLATION :

The automatic Sprinkler installation shall be provided in ground floor area i.e Community Hall, Pantry, Gym, Games Room and Car Parking of the building as per I.S. 9972. Alarm gang to be incorporated along with the sprinkler system.

M) General recommendation

- 1) Fire Notice for the fire fighting and evacuation from the building shall be prepared and be displayed at all vulnerable points of the building.

For SKYGLAZE REALCON LLP

[Signature]
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All the Occupants should be trained for the fire protection system of the building
Arrangement shall be made for regular testing and maintenance of the system
Drill should be carried out at least once in a year and record should be maintained for the drill
Alternative power supply should be provided for the operation of all the fire protection system in the building
Proper house keeping should be maintained in the building .
License should be obtained for any combustible and inflammable material incase of use.
All technical and nontechnical person should have adequate knowledge of handling fire protection system,
ment.

Generator room to be protected by suitable suppression system
Portable Fire Extinguisher should be installed as per I.S Specification
Well trained Fire crew members shall be available in the building for round the clock to avoid fire exigency.
It will be treated as fire safety recommendation only and on compliance of all the above fire and life safety
recommendation the Director General of West Bengal Fire and Emergency services shall be approached for necessary
action and testing of the installation, final safety certificate of the building shall be issued on being satisfied with the
and performance of the safety aspects of the installation of the building.

Directed, S/no - A. Pattanayak W.B.F& E.S has scrutinized the submitted plan drawing and application and relevant
documents for the purpose of obtaining Fire Safety Recommendation for a Proposed G+XII (39.95 Mt.) Storiad
er group Residential Building at R.S Dag No.- 1603, 1683, 1684 and 1685, R.S. Khatian No.- 361, 238, 154,
of Mouza - Elachi, J.L.No.- 70, Rajpur Sonarpur Municipality, Ward No.- 26, P.S- Sonarpur, Dist. - 24
aganas (S), Kolkata- 700151 in accordance with application (AIN 211862406300006270) submitted by the said
cern.

The following observations noticed on the basis of Submitted Documentations.

- Height of Building :- 39.95 Mt.
 - Area of Land :- 2568.93 SqM.
 - Proposed F.A.R - 2.24 and Permissible F.A.R - 2.25
 - Plotting Road / Side Open Space:- 14.3 Mt. / N- 8.61Mt, S- 6.7 Mt. E-5.7 Mt, W-9.8 Mt. Mentioned.
 - D.G.W.R for fire :- 30000 Ltrs. Showing in the plan drawing.
 - D.G.W.R for Domestic :- 30000 Ltrs. As mentioned.
 - D.H.W.R for Fire :-10000 Ltrs. Showing in plan drawing.
 - D.H.W.R for Domestic :- 10000 Ltrs. Shown in the plan.
 - Entr./Exit :- One , Width 5 Mt. and 5 Mt. height.
 - Stair Case :- Two nos. RCC Stair case having flight width 1.25 Mt. reached up to terrace level negotiating all floors
and one stair case having FCD as marked.
 - LIFT :- TWO NOS. AS MENTIONED. BOTH ARE HAVING LOBBY WITHOUT DOOR AS MARKED IN THE
SUBMITTED PLAN DRAWING.
 - Area of Transformer and D.G as mentioned 9.25 Mt X 3 Mt.
 - Fire Refuge Area provided at half landing of 6th and 7th floor and 11th and 12th floor.
 - PROPOSED FIRE PUMP ROOM NOT MARKED. ONLY PUMP ROOM MARKED.
 - Driveway - 5mt all around building. And 4 mt. Infront of Single layer car parking.
 - M.L.C.P system having two layer at northern side of the building as marked.
 - CARETAKER ENTRY NOT PROPER.
 - ONLINE APPLICATION NOT PROPERLY FILL UP BY THE APPLICANT.
 - DECK AT ROOF NOT CLEAR.
 - PROJECTION FOR ENTRANCE ON DRIVEWAY AT WESTERN SIDE MAY HINDERED FOR MOVEMENT OF FIRE VEHICLE
- Utility of Building :-
Ground Floor :- Car Parking, Gym, Community Hall, Pantry, Games Room, Reception, Toilet, etc. Exit- 3, Lift-2

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1st Floor to Twelfth Floor :- Residential Flats @ 5 nos. per floor, Exit-2, Lift-2. 1.5 Mt. Passage as marked.
O.H.W.R , Swimming Pool, Duct Areas and Open.

Derived U/S-11E of West Bengal Fire Service Act 1950 with up to date amendment details are given below for
purpose of Demand as per Revised Govt. Notification No.2694-APS/O/3S-33/2016 Dated on 05/02/2020.(Department
Notification No.-251/DS/FS/O/C-1/F1A-3/96(Part-II) Dated on 17/06/2003)

Floor Area - 6310.27 Sq M.

Principal Group Occupancy :- Residential.

Special Fees shall be calculated for following steps i.e Total Built up Area X @ Rs. 4.35/- per Sq M. Therefore Special
shall be Hence Rs.- 27449.67 /- i.e Rs. 27450/- (Rupees twenty seven thousand four hundred fifty only.) shall be
able. Calculation fees inserted in stipulated tab and Inspection Report and Fire Safety Recommendations are also
mentioned in Stipulated Tabs for next course of action. Fire Safety Recommendation may be issued on the basis of payment
for authorities Consideration.

File containing relevant documents is returning for next course of action.

For SKYGLAZE REALCON LLP

Authorised Signatory



Signature Not Verified

Digitally Signed
Name: ABHIJIT PANDEY
Date: 19-Nov-2024 15:38:19
Reason: D-Sign
Location: E-Dist20

Director

West Bengal Fire & Emergency Services