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

Memo No.: FSR/211862506300011040

Date : 09-04-2025

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

To :  
Sagnik Export ( I ) Pvt. Limited  
Mouza- Sukhchar, J.L. 09, R.S.Plot 3408 to 3412,3417 to 3419,3408/3529,3419/3557,3483, L.R. Plot 9511, P.S.-  
Khardah.

Sub: Fire Safety Recommendation for proposed construction of G+XVIII storied comprising 03 nos Residential Tower (1A, 1B & 1C) with podium and LB+UB+G+II storied Commercial Block, under group of Residential Building, at premises no- Mouza-Sukhchar, J.L. No-09, R.S. Khatian No-115, 116,117,118,2016,2017, L.R. Khatian No-2676, R.S. Plot No-3408, 3409,3410,3411,3412,3417,3418,3419,3408/3529,3419/3557 & 3483, L.R. Plot No-9511, P.S.-Khardah, Kolkata. .

This is in reference to your AIN 211862506300011040 dated 06-Feb-2025 regarding Fire Safety Recommendation for proposed construction of G+XVIII storied comprising 03 nos Residential Tower (1A, 1B & 1C) with podium and LB+UB+G+II storied Commercial Block, under group of Residential Building, at premises no- Mouza-Sukhchar, J.L. No-09, R.S. Khatian No-115, 116,117,118,2016,2017, L.R. Khatian No-2676, R.S. Plot No-3408, 3409,3410,3411,3412,3417,3418,3419,3408/3529,3419/3557 & 3483, L.R. Plot No-9511, P.S.-Khardah, Kolkata.

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 :**

**RECOMMENDATION**  
**A. 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 Municipal Body.



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2. The interior finish decoration of the building shall be made of low flame spread materials conforming to I.S. specifications.

3. Roof is used as a refuge area in case of an emergency and it should be clear open to sky for all time. No permanent or temporary structure will be allowed on the roof.

4. Arrangements shall have to be made for sealing all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.

**B. OPEN SPACE & APPROACH:**

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

2. The width and height of the access gates into the premises shall not be less than 5.0 and 5.0 M respecting abutting the road.

3. Internal drive way of entire project shall have to be provided as per approved plan.

**C. STAIRCASE:**

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / RCC type having Fire Resisting Capacity not less than 4 hours.

2. The staircase of the building shall have permanent vents at the top and open able sashes at each floor level in the external wall of the building.

3. The width of the Staircase shall be made as shown 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 up to terrace of the building and shall be negotiable to each floor without entering any occupied area.

5. Fire & Smoke doors at the entrance of all the staircase enclosures at each floor level shall be provided. The F.C.D. shall be of the least two hours Fire resisting Wire Glass Window fitted with self-closing type openable in the direction of escape.

6. Pressurized fire shaft/tower shall have to be provided as per approved plan drawing as well as NBC part 4, 2016.

**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 lifts shall be designed for Fire Lift. The word "Fire Lift" shall conspicuously be written at ground floor.

3. Lift which are terminated at basement level shall have to be pressurized and maintained NBC part 4,2016.

**E. BASEMENT:**

1. The Basement shall be adequately ventilated.

2. Additional Staircase form the open air shall be constructed conforming relevant I.S. Specification.

3. The Basement shall be protected with Auto Sprinkler System/Hose reel system etc.

4. No combustible article will be allowed to store in the basement.

5. Smoke exhauster to be provided for efficient smoke ventilation and shall have to be run by in alternative power supply and integrated with CO sensor.



**F. FIRE FIGHTING WATERM:**

Underground water having capacity of 150000 ltrs for entire project. and Overhead water reservoir of residential 10000X3 ltrs. and commercial 20000 ltrs Capacity exclusively for Fire Fighting purpose with replenishing arrangements @1000 ltrs/min. preferably from two different sources of water shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.

Arrangement is to be taken so that fire appliances can reach nearest to the Existing pond to draw water in case of emergency with replenishing arrangement at the rate of 1000 Lts ./min. Preferably from Two different sources of water supply shall be provided.

**G. HYDRANT SYSTEM:**

1. The building shall be provided with wet Riser of 150 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 2850 Lts./min. at the ground floor level outlet and minimum 900 Lts./min. at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kgs/cm<sup>2</sup>. All other requirements shall conform I.S. 3844 – 1989.

2. Provision of Hose Reel in conjunction with wet Riser shall be made at each floor level conforming the relevant I.S. specification.

3. Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.

**H. SPRINKLER INSTALLATION:**

The automatic sprinkler installation shall be provided in all floor area of residential tower with in all floor area of podium, in all floor area of commercial block with both basement area as per I.S. 9972.

**I. FIRE PUMPS:**

Provision of Fire pump 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 building. One such pump shall always be kept on stand-by preferably be of diesel driven type.

Separate fire pump shall have to be provided for entire sprinkler installation with jockey pump for sprinkler. Provision of jockey pump shall also have to be made to keep the water based system under pressurized condition at all the time. Separate fire pump shall have to be provided same capacity of main pump for water curtain system. All the pump shall be incorporated with both auto and manual starting facilities.

**J. 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.

2. The vertical ducts shall be sealed at alternative floor level.

3. The electrical installation shall be adequately protected with CO<sub>2</sub> / D.C.P Fire Extinguishers.

4. All electrical Sub-station shall be on the Ground Floor level and structurally to be separated from the main enclosure with the provision of entry from outside open air.

**K. Alternative Power Supply:**



Arrangements shall have to made to supply power with the help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, 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. Centrally AIR CONDITIONING SYSTEM:** (Where applicable)

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 Air Conditioning system.
3. The system of auto shut down of A.H.U shall be incorporated with the auto detection and alarm systems.
4. Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
5. Wherever the ducts pass through Fire Wall of the floors, the opening ground the ducts shall be sealed with Fire resisting materials as such as asbestos rope vermiculite concrete etc.
6. As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
7. The material used for insulating the ducts system (inside or outside) shall be of non combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.
8. Area more than 750m<sup>2</sup> on individual floor shall be segregated by a Fire wall and automatic Fire Dampers for isolation shall be provided.
9. Air ducts serving main floor area, corridors etc. shall not pass through the staircase enclosure.
10. The Air handly units shall be separated for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
11. If the air handing units serve more than one floor, the recommendation given above ahsll be complied with in addition to the conditions given below:-
  - a) Proper arrangements by way of automatic Fire Dampers working on fusible links for insulating all ducting at every floor from the main riser shall be made.
  - b) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
12. The vertical shaft for treated fresh air shall be of masonry construction.
13. The Air filters for air handling units shall be of non combustible materials.
14. The air handling unit's room shall not be used for storage of any combustible materials.
15. Inspection panel shall be provided in the main trunking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of Fire dampers.
16. No combustible materials shall be ficed nearer than 15cm to any duct unless such duct is properly enclosed and protected with non combustible materials (glass wool or spun wool with neoprem facing enclosed and wrapped with Aluminum sheeting) at least 3.2m thick and which would not readily conduct heat.

**M. DETECTION AND ALARM SYSTEM:**

1. Auto Fire Alarm system with analogue addressable smoke / Heat detector as per suitably shall be installed in all floor area of commercial block.,community hall, kitchen, gym, games room, theatre etc:
2. Addressable analogue manual call boxes incorporating with sounders should be installed in all floors



any of the call point.

3. Micro processor based fire alarm panel shall be installed and all shall also be connected with main panel at the fire central room of the premises having direct dialing facility to the local fire service unit.
4. Both way public address system shall be made available in all floors of the buildings. The system shall be connected to the main control room.
5. All the installations shall also be satisfy the I.S. specification 2189 (as amended) and the code of practice as laid down in the N.B.C. part-IV ,2016.
6. Hooters will be sounded in such a manner so that an operation of a Detector or a Manual Call Point Hooter shall be sounded on the same floor and immediate alternate floor.

**N. FIRST AID FIRE FIGHTING SYSTEM:**

First Aid firefighting 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. 2190-92.

**O. GENERAL RECOMMENDATIONS:**

1. Fire license shall have to be obtained for storing and processing LPG cylinders.
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 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. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire safety installation and equipment's installed in the building to keep them in perfectly good working conditions at all times.
6. A crew of trained Firemen under an experience officer shall be maintained round the clock for fire safety of the building.
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 occupants of the building.

**P. Additional requirements for high rise building:**

Additional requirements shall have to be maintained as per Annex E (Clauses 5.1.4 and 6) of NBC Part 4,2016 ON compliance of all the above Fire and Life Safety Recommendation, the Director General, West Bengal Fire and 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 safety aspects of



Signature valid

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Director

West Bengal Fire & Emergency Services

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