



**Government of West Bengal**  
**Office of the Divisional Fire Officer**  
**West Bengal Fire & Emergency Services**

**Paschim Bardhaman Division, 1st Floor, Durgapur Fire Station Building, City Centre, Durgapur-16**

**Memo No.: FSR/211862506300018618**

**Date : 16-11-2025**

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

**To :**  
**Anand Real Developer Pvt Ltd.**  
**L.r.Plot.No.4454,4459,L.r.kh.No.2041,Mouza-Narsinghbandh,J.I.No-121,P.s-Hirapur, Dist-Paschim**  
**Bardhaman,Under-A.M.C.**

**Sub: Issuance of Fire Safety Recommendation for proposed B+G+4 storied Residential cum Commercial building in favour of Anand Real Developer Pvt Ltd. at L.R.PLOT.NO.4454,4459,L.R.KH.NO.2041,MOUZA-NARSINGHBANDH,J.L.NO-121,P.S-HIRAPUR, DIST-PASCHIM BARDHAMAN,UNDER-A.M.C..**

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This is in reference to your AIN 211862506300018618 dated 09-Nov-2025 regarding Issuance of Fire Safety Recommendation for proposed B+G+4 storied Residential cum Commercial building in favour of Anand Real Developer Pvt Ltd. at L.R.PLOT.NO.4454,4459,L.R.KH.NO.2041,MOUZA-NARSINGHBANDH,J.L.NO-121,P.S-HIRAPUR, DIST-PASCHIM BARDHAMAN,UNDER-A.M.C.

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. Materials for rapid flame, toxic smoke / fumes spread materials / categories including untreated wood fiber board etc. shall not be used.
2. 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 /Kolkata Municipal



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Corporation.

3. The floor area exceeds 750 Sq. Mts. shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity.
4. The interior finish decoration of the building shall be made with low flame spread materials conforming I.S. specifications.
5. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
6. Arrangements shall have to be made for sealing all the vertical and horizontal ducts by the materials of adequate Fire resisting capacity & the doors of service ducts / shafts of 2 hr. fire rating.

**B. OPEN SPACE & APPROACH:**

1. The open space surrounding the building shall be kept clear open to sky and shall conform the relevant building rules as well as permit the easy accessibility and maneuverability of Fire appliances having turning facility.
2. The approach roads & internal drive ways shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
3. The width and height of the access gates into the premises shall not be less than 4.5 Mts. and 5 Mts. respecting abutting the road.

**C. 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 extractor for smoke venting arrangements shall be provided to the entire basement conforming the I.S. Specification. The system shall be of such design as to operate on actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.
3. The exit from the basement shall be from open Air and from any points the travel distance shall not exceeds 18.5 M to reach any exit.
4. The entire basement shall be protected with Auto Sprinkler System / Hose Reel Hose conforming to I.S. 3844-1989.
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 position that smoke from any Fire in the basement shall not obstruct any exit having the ground & upper floor of the building.
6. Mechanical extractors shall have an alternative source of supply.
7. Mechanical extractor shall have an internal locking arrangement so that extracting shall continue to operate and supply fans shall stop automatically with the actuation of Fire Detectors.
8. Mechanical extractors shall be designed to permit 30 Air changes per hour in case of Fire or distress call.



basement shall be protected by sprinklers at close spacing as per N.B.C. Part- IV.

**D. FIRE FIGHTING WATER:**

1. Overhead Reservoir of 25000 Liters Capacity is to be provided and will be kept full at all time on roof exclusively for Fire Fighting purpose.
2. Underground Water Reservoir of 50000 liters capacity is to provided and will be kept full at all time.
3. The Fire water reservoir shall 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. Provision of replenishment at the rate of at least 2000 lts./min. from two separate source of water supplies shall be made.
6. The deep tube wells for the replenishment of the reservoir shall be incorporated with the auto starting facility with the actuation of auto detection and suppression arrangement of the premises and shall also be connected with dual power supply units.
7. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency.

**E. WATER LAYOUT SYSTEM :**

**a. Down Comer & Hose Reels System :**

1. The building shall be provided with Down Comer and Hose Reel unit with provision of outlets in all floors as per suitable at the rate of one such Down Comer and Hose Reel per 1000 sq.m. of floor area.
2. Hose Reel Unit: - Provision of hose reel units on swiveling drum in conjunction with down comer near each landing valves shall be made in the building.
3. All other requirements of the water base Fire Protection System shall be made as per I. S. Specification 3844 – 1944 (with upto date amendment).

**E. SPRINKLER INSTALLATION :**

1. The automatic Sprinkler installation shall be provided in Basement and in Mercantile space of Ground floor.

**F. FIRE PUMP :**

Provision of the fire pump of 900 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 roof in connection Overhead Water Reservoir.

One such pump shall always be kept on standby preferably be of diesel driven type.

**G. ELECTRICAL INSTALLATION & DISTRIBUTION :**

1. The electrical installation including transformers, Switch Gears, Main & Meters etc. and



general building as laid down in the I.S. specification 1946-1982.

2. The vertical ducts shall be supply sealed at alternative floor level.
3. The electrical installation shall be adequately protected with DCP modular.
4. Alternative Power Supply :

Arrangements shall have to be made to supply power with help of a generator to operate at least the Fire Pump, Pump for deep Tube-well, Fire Alarm System, Fire Lift etc. and also for illuminating the Staircase, Corridors etc. and other places of assembly of the building in case of normal power failure.

#### H. DETECTION, ALARM AND SUPPRESSION SYSTEM :

1. Manually operated Electrical Fire Alarm System with at least three numbers of break glass type call boxes fitted with Hooters along with public address system, talk back system at 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.

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

#### 3. Public Address System :

Public Address System linked between all floors and Control Room shall have to be established.

#### I. 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.

#### J. GENERAL RECOMMENDATIONS :

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible 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 staff shall be conversant with installed Fire Fighting 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 installation and equipment installed in the building to keep them in perfectly good working conditions at all times.

6. A crew of trained Fireman under the experienced Officer shall be maintained round the clock for safety of the building.

7. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of the building.



the building.

After issuance of this recommendation a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performances of all Life and Fire Safety arrangements and installation of the buildings. 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 favor of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building. N.B. : Any deviation and changes the nature of use of the building in respect of the approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

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