



**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/211862506300012254**

**Date : 30-03-2025**

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

**To :  
Proposed G+6 Std Residential Building Of Mrs. Bidisha Banerjee (developed By Sayak Developer And Builder).  
R.S And L.R Plot no. 982, Kh no. 791, J.L no. 54, Mouza Rupganj, P.S Kanksa, Dist. Paschim Bardhaman, Pin-  
713212.**

**Sub: Fire Safety Recommendation of Proposed G+6 Storied Residential ( Apartment )Building of Developed by  
Sayak Developer & Builder under group of Residential Building in favour of Mrs. Bidisha Banerjee at premises R.S  
And L.R Plot no. 982, Kh no. 791, J.L no. 54, Mouza- Rupganj, PS- Kanksa, Dist- Paschim Bardhaman, Pin-713212.**

**Memo No.: FSR/211862506300012254**

This is in reference to your AIN 211862506300012254 dated 06-Mar-2025 regarding Fire Safety Recommendation of Proposed G+6 Storied Residential ( Apartment )Building of Developed by Sayak Developer & Builder under group of Residential Building in favour of Mrs. Bidisha Banerjee at premises R.S And L.R Plot no. 982, Kh no. 791, J.L no. 54, Mouza- Rupganj, PS- Kanksa, Dist- Paschim Bardhaman, Pin-713212.

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 proposed Building as well as proposed shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
2. The floor area exceeds 750 m<sup>2</sup> shall be suitable 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 of low flame spread materials conforming to 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 & the doors of service ducts / shafts of 2hr. Fire rating.
- B. OPEN SPACE & APPROACH:**
1. The open spaces surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire Appliances with turning facility.
  2. The approach road 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 and 5 M respecting abutting the road.
- 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 conforming the relevant building rules and well as rules of the cinematograph act. With up to date amendments.
  4. All the staircases shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.
  5. Fire and Smoke doors at the entrances of the Staircase enclosures as marked/approved in the plan at each floor level shall be provided. The F.C.D. shall be of at least one 02 hours Fire resisting wire glass window fitted with self closing type open able in the direction of escape.
  6. Considering the staircase are only means of evacuation, Emergency Lighting Arrangement, Directional & Exit signage Etc. shall be made conforming the relevant I.S. Code in this regard.
- 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.
  3. In case of failure of normal electric supply, it shall automatically trip of alternate supply and also shall have manually operated change over facility. Alternatively, the lift shall be so wired that in case of power failure, it comes down at ground level stands still with door open.
- E. FIRE FIGHTING WATER :**
1. Underground water reservoir having water capacity of 50000 Ltrs. and O.H.W.R. 25000 ltrs capacity exclusively for firefighting purpose shall be kept full at all time.
  2. The Fire water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water.
  3. Provision of necessary manhole shall be made on the top of this reservoir as per specification.
  4. Provision of replenishment at the rate of at least 1000 lts./min. from two spate source of water supplies shall be made.
  5. The deep tube wells for the replenishment of the reservoir 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.
  6. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency.



F. WATER LAYOUT SYSTEM:

1. The building shall be provided with Down Comer with 100 mm. internal diameter Pipe Line with provision of Hose Reel Hose at the Staircase landings / half landings. The system shall be so designed that shall be kept charged with Water all the time under pressure All other requirements shall conforming I.S. 3844 – 1989.
2. Provision for Hose Reel units on swivelling drum in conjunction with Wet Riser shall be made near each landing valves.
3. Provision of yard hydrant at designated distance as per Specification shall have to be provided.
4. Two fire service inlet near the entry or exit of the premises facing to the abutting road shall have to be provided.
5. Detection system shall also be provided on all floor area.

G. FIRE PUMP:

1. Provision of the Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge (900 LPM) into the Water based system, which shall be installed in the building. One such pump shall always be kept on stand-by.
2. The Discharge Capacity of Main shall have to be 900 LPM considering other IS specification.
3. The Discharge Capacity of Stand by shall have to be 900 LPM considering other IS specification.

H. AUTO Matic SPRINKLER INSTALLATION:--

1. All Car parking areas shall be suitably protected by automatic sprinkler installation conforming the grade as per I.S. Specification.

I. Detection and Alarm System:

1. Manually operated Electrical Fire Alarm system at each floor level with at least three numbers of break glass type call boxes fitted with Hooters along with public address 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. All floors of the Building shall have to be provided with Auto detection system having integrity with Fire Alarm Pannel.

J. Public Address System:

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

K. 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. specification 1946 – 1982.

2. Electrical distribution system shall conform all the requirements as laid in I. S. 1646-1982.

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

4. All electrical installation viz. Transformer Switch Gear L. T., H. T. rooms shall be protected with both auto detection and suppression systems as per suitability.

L. Alternative Power Supply :

1. Arrangements shall have to be 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.

M. 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. The system of auto shut down of A.H.U. shall be incorporated with auto detection and alarm system.
3. The air handling Units room shall not be used for storage of any combustible materials.
4. The A.H.U. shall be separated for each floor with the system .Air ducts for individual floors.
5. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the air conditioning system.
6. Escape route like staircase, common corridors lift lobby etc. shall not be used as return air passage.
7. The A.H.U. room shall not be used for storage of any combustible materials.
8. Wherever the ducts pass through Fire Wall of Floors, the opening around the ducts shall be sealed with fire resisting materials such as asbestos etc.
9. The metallic ducts shall be used even for the return air instead of space above the false ceiling.
10. The material 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 . If the air handling unit serve more than one floor, the recommendation given above shall be complied with in addition as below:---
  - (a) The vertical shafts for treated fresh air shall be of masonry construction.
  - (b) The air filter for A.H.U. shall be of non-combustible materials.
  - (c) The A.H.U. room shall not be used for storing any combustible material.
  - (d) Inspection panel shall be provided in the main trunk to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

**N. FIRSTAID FIRE FIGHTING SYSTEM:**

1. 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. Disposable type B. A. Musk to be kept always for emergency fire situation.
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 occupancy and security staff shall be conversant with installed Fire Fighting equipments 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 equipments installed in the building to keep them in perfectly good working conditions at all times.
6. A crew of trained Fireman under an 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 building.
8. Fire Safety certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Life and Fire 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 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.



**Divisional Fire Officer**

**West Bengal Fire & Emergency Services**