



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

Memo No.: FSR/211862406300007167

Date : 27-12-2024

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

To :
Djss Realty Pvt. Ltd.
2, Rowland Road, Kolkata-700020

Sub: Fire Safety Recommendation for Proposed construction of G+XVI Storied Residential Complex (Tower -1 & 2) in the name and style of DJSS REALTY PVT.LTD under group Residential Building at Premises at LR Dag Nos. 879 (P), 968 (P), 971 (P), 972 ,973 (P), 974 (P), and 976 (P) Mouja – Hatishala, J.L.No- 09, Post Office- Hatishala, P.S – Hatishala (Previously Kolkata Leather Complex) Under Gram Panchayet- Beonta II, District- South 24 Parganas..

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This is in reference to your AIN 211862406300007167 dated 14-Oct-2024 regarding Fire Safety Recommendation for Proposed construction of G+XVI Storied Residential Complex (Tower -1 & 2) in the name and style of DJSS REALTY PVT.LTD under group Residential Building at Premises at LR Dag Nos. 879 (P), 968 (P), 971 (P), 972 ,973 (P), 974 (P), and 976 (P) Mouja – Hatishala, J.L.No- 09, Post Office- Hatishala, P.S – Hatishala (Previously Kolkata Leather Complex) Under Gram Panchayet- Beonta II, District- South 24 Parganas.

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 part:
- i) The whole construction of the building shall be carried out as per approved plan and conforming by the relevant building rules of local authority.
 - ii) All the compartment walls up to ceiling level having at least four hours fire resisting capacity.
 - iii) All construction materials should be of four hrs. fire resisting capacity.
 - iv) Doors and windows should be of at least two hrs. fire resisting type.
 - v) Provision of ventilation of the central core duct shall be provided. .



- vi) The interior finish decoration of the building shall be made low flame spread materials conforming IS specification.
- vii) The roads and Side Open Spaces are to be minimum 45 MT withstand capacity.
- B) Staircases:
- i). All Staircases shall be pressurized including the Fire Shaft with a positive pressure of 50 pa. shall be maintained inside. The mechanism for pressurizing the staircases shall be operated automatically with fire alarm in accordance with I.S. 941:1985.
- ii) Staircase shall not be obstructed with refuse article or by any means.
- iii) Staircase shall continue from ground to roof level.
- iv) Staircase shall be negotiated at all floors.
- v) FCDs shall be provided as per the approved plan drawing.
- C) Lifts:
- i) Collapsible gates shall not be permitted with the lift cars & shall have solid doors.
- ii) Lift & escalator cannot be used as a means of escape during fire situation.
- iii) Lifts including "Fire Lift" shall be pressurized with a positive pressure of 25-30 Pa inside the lift lobbies shall be maintained. The mechanism for pressurizing the staircases shall be operated either manually or automatically with fire alarm in accordance with I.S. 941:1985.
- iv) Fire lift: Fire lift shall be provided & in case normal power failure, it shall automatically trip over to alternate power supply. The word "fire lift" shall be conspicuously displayed in fluorescent paints on lift landing door at each floor level.
- D) Service Ducts/ Shaft:
- Service ducts & shaft shall be enclosed by walls of 2 hrs. & door 1 hr fire rating. All such ducts shall be properly sealed & fire stopped .at all floor level, vent opening at the top of the service ducts shall also to be provided.
- E) Refuge Area:
- The refuge area shall be built as shown in the plan on the periphery of the floor or preferably on a cantilever projection & open to the air protected by FCD and emergency lighting arrangement. Sufficient space shall be available underneath the Refuge area.
- F) Electricity:
- i) The electric distribution cable/ wiring shall be laid in separate duct .The duct shall be sealed at every floor with non combustible materials.
- ii) Telephone lines, water mains, gas pipes or any other service lines shall not be laid out in the duct for electrical cables /wires.
- iii) The electrical installation including Transformer, switch gear, main & meter of the premises shall be provided in separate enclosures apart from main building in accordance with IS 1946:1982.
- iv) Separate circuit for fire fighting, fire lift, stairs case & corridor lighting & blowers for pressurization system shall be provided.
- G) Alternative Power Backup System:
- A stand by diesel generator of suitable capacity shall be installed to supply powers to staircases & corridor lighting , fire lifts ,illuminating escape routes , stand by fire pump, pressurization fans /blowers ,smoke extraction system & damper system in case of normal power failure .
- H) Central Air Conditioning System. (If Any) :
- i) A.H.U. & air duct shall be separated for each floor.
- ii) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- iii) The path way of ducts to floor & openings around the ducts shall be sealed properly with fire resistant materials.
- iv) Fire dampers & air handling unit will automatically be switched off when the auto fire alarm systems operates.
- I) Alarm & Detection system :
- i) The entire Building shall be protected with sufficient addressable smoke detectors integrated with auto fire alarm panel.
- ii) M.C.P connected with Hooter shall be installed near staircases, escape route and at all strategic locations.
- J) Fire Fighting (Protection) :
- i) Fire fighting water:
- The building shall be provided with 2,00,000 liters capacity of underground water reservoir and 10,000 ltrs. Overhead water reservoir on each block with replenishing arrangement @ 1000 liters per minutes. The underground water reservoir location should be such so that fire service vehicle may get access and draw water from the said reservoir.
- ii) Small gears: IS:903-1993:-
- Hose box, 15 meter length permoline delivery hose, gunmetal short branch of half inch dia. one set at each pillar hydrants should be installed.
- iii) External Hydrant System:- IS-13039:1991-



landings/ half landings at the rate of one such riser for 1000 Sq.mtr. of floor area. The system shall be so designed that kept charged with water all the time under pressure and capable of discharge 2850 ltrs./min. at the ground floor level outlet and minimum 900 ltrs./ min. at the top most furthest outlet. In both cases the running pressure shall not be less than 3.5 kgs./ Sq.mtr.. All other requirement shall conform I.S. 3844-1989.

v) Hose reel system (IS:844-1985):

The building should be equipped with Hose Reel Hose system as per IS code of practice. The internal dia. of the said hose reel shall be 19 mm to 32 mm and the discharge capacity not less than 22.5 LPM. While the length of the hose reel not more than 36.5 meters. The distance of such installation should be in such a way that no part of floor is more than 6 meters distance from a nozzle when fully extended.

vi) Sprinkler Protection IS- 15105:2002: -

The automatic sprinkler system shall be installed in all parking and commercial area. Alarm gong to be incorporated along with the sprinkler system.

vii) Pumps for firefighting installation IS-12469:1988:-

a) Two electric Main Fire Pumps (one for Hydrant another for Sprinkler) and one diesel driven pump of capacity 2850 litre/min and Two electric pump (Jockey for hydrant and sprinkler) of capacity 180 litre/min should be installed and arranged in such a manner so that it will start automatically due to fall in pressure.

b) All pumps shall be designed so as to supply water 900 LPM at a pressure 3.5 kg/cm² at the furthest point.

c) Only Diesel driven arrangement for stand by fire pump shall be ensured.

K) First Aid Fire Fighting System:-

First Aid Fire fighting arrangement in the style of placing suitable type of portable fire extinguisher, Fire buckets etc. in all floors and vulnerable locations (e.g. pump house etc.) of the premises shall be made in accordance with IS 2190-1992.

L) Fire Shaft:

Separate fire fighting shaft integrated with pressurised stair and lift lobby shall be provided to facilitate fire fighting during emergency.

M) General Recommendations :

1. Telephone nos. of all emergency services, fire notice / fire order shall be pasted at all strategic locations on each floor of the building.

2. Floor number & directional sign towards the routes of escape during emergency shall be provided at all conspicuous places on each floor.

3. All Occupants & security staff shall be conversant with the installed fire fighting system & equipments & to operate them efficiently in case of any fire emergency.

4. Mock Fire & Evacuation drill shall be conducted at least twice in a year with the participation of all concerned.

5. Arrangement shall be made for checking, testing & proper maintenance of all inbuilt fire & life safety system & equipments at recommended periodical intervals by competent agency.

6. Good housekeeping to eliminate fire hazards both inside & outside the building shall be strictly maintained. Under no circumstances the corridors, routes of escape, lobbies of staircases and landings be blocked by waste / refused materials in order to ensure easy & smooth evacuation of the occupants as well as free access / movement of fire fighting team during fire emergency.

7. Lightning arrestor shall be installed on the roof top to protect the building from thunder crash.

This shall be treated as Fire Safety Recommendation. 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



Signature valid

Digitally Signed.
Name: ABHINAV PANDEY
Date: 27-Dec-2022 15:37:54
Reason: D-Sign
Location: E-Dist 2.0

Director

West Bengal Fire & Emergency Services