



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

Memo No.: FSR/0125186231200683

Date : 11-12-2024

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

To :
ALLIED PROPERTIES REPRESENTED BY ITS PARTNERS ACHINTYA NARAYAN CHOWDHURY, SUBRATA NARAYAN CHOWDHURY PRADEEP KUMAR JHAWAR CONSTITUTED POWER OF ATTORNEY OF SUBIR KUMAR GANGULY, PRABIR GANGULY, BULA CHATTERJEE, JOLLY BASU ALIAS JOLLY GANGULY & SAUMICK BASU 201A, Kanungo Park, P.O.-Garia, P.S-Patuli, Kolkata-700084

Sub : Revised Fire Safety Recommendation, for proposed construction of Basement+Ground+Service+11th Storied and addition / alteration in each floor under group Residential Building at the premises - R.S. Dag No. 423, 424 (LR Dag No. 432, 433) R. S. Khatian No. 192, 352, L.R. Khatian No. 4772, 4773, 4774, 4775, 5001, J.L. No. 23, Mouza – Ghasiara, Munisipal Holding No. 122, Naranpur Road, Gasiara, Ward No. 11, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist. 24 Parganas (south), PIN 700150. .

This is in reference to your AIN 211882406300000899 dated 23-Sep-2024 regarding the Revised Fire Safety Recommendation, for proposed construction of Basement+Ground+Service+11th Storied and addition / alteration in each floor under group Residential Building at the premises - R.S. Dag No. 423, 424 (LR Dag No. 432, 433) R. S. Khatian No. 192, 352, L.R. Khatian No. 4772, 4773, 4774, 4775, 5001, J.L. No. 23, Mouza – Ghasiara, Munisipal Holding No. 122, Naranpur Road, Gasiara, Ward No. 11, under Rajpur-Sonarpur Municipality, P.S. Sonarpur, Dist. 24 Parganas (south), PIN 700150. .

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 Revised Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the

Recommendation :

A. CONSTRUCTION:

1. The whole construction of the proposed Residential building shall be carried out as



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proved plan drawings conforming the relevant building rules of local Municipal Body.

2. The floor area exceeds 750 m² shall be suitably compartmented up to ceiling level having at least two hours Fire resisting capacity.
3. The interior finish decoration of the building shall be made low flame spread materials conforming relevant 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 of all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity.
6. Respective provisions of NBC Part 4, 2016 must be incorporated in respect of construction and maintenance of fire and life safety arrangement for the entire project.

B. OPEN SPACE & APPROACH:

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance including Aerial Ladders with turning facility.
2. The approach roads, internal road / driveway and dedicated space 15 M X 6 M for Fire Service Aerial Ladder shall be sufficiently strong to withstand the load of Fire Engine weighing up to 45 M.T.
3. The clear width and height of the access gates into the premises shall not be less than 5M & 5.5 M respecting the abutting road.

C. EXIT:

1. No exit door from any occupancy of any floor in a distance is not more than the distance as specified in N. B. C. Part -4, 2016. The travel distance to an exit from dead end of a corridor shall not exceed the respective provision of N. B. C. Part -4, 2016.
2. Exits shall be so arranged that at least two separate exits are available in every floor area. Exits shall be as remote from each other as practicable and so arranged that there shall be no pocket or dead end occurred in which occupants may trap.
3. Every exit door way shall open into an enclosed stairway or a horizontal exit of a corridor.

D. STAIRCASE:

1. The staircases of the building shall be enclosed type as shown. Entire construction shall be made of bricks/ R.C.C type having Fire resisting capacity not less than 4 hours.
2. The Staircases of the building shall have permanent vents at the top and openable



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The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conform the relevant building rules, with upto date amendments.

4. All the staircases shall be extended upto terrace of the buildings and shall be negotiable to each other without entering into any occupied area.

5. Fire Check Doors (FCD) at the entrances of all the staircases enclosures as shown / marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least two hours Fire resisting wire glass window flitted with self-closing type, openable in the direction of escape.

6. Considering the staircases are only means of evacuation, emergency lighting arrangement for staircases and corridors with alternative source of power supply and also on separate circuit shall be made, directional & exit sign etc. shall be made conforming the relevant I.S. Code in this regards.

E. LIFT:

1. The walls of the lift enclosures of the buildings shall be at least two hours FIRE resisting type and all the lift shafts shall be pressurized as per existing norms and provision of NBC Part 4, 2016.

2. The lifts of the buildings shall be designed at high speed "Fire Lift" and shall be conspicuously indicated / marked.

3. The Electric power shall be from separate supply mains in the building and cables run within the liftshafts, lights and fans in the lift cars shall be operated from 24 volts supply on emergency, in case of failure of normal power supply lift shall automatically trip to alternate power supply.

4. Exit doors of the lift shafts shall be through a self-closing smoke stop door of 2 hour fire resistance for buildings.

5. All other requirements shall conform the relevant I.S. specification including the communication facility in the lift cars connecting to the Fire Control Room of the building.

F. REFUGE AREA:

1. The Refuge area of not less than 15 sq. m. each shall be provided on the external wall as cantilever projection or any other suitable means at the level as shown in approved plan drawings for different Towers.

2. Refuge area shall be separated completely from adjacent part of building by means of Fire barrier / wall of 2 (Two) hour rating.

3. The refuge area shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance.

4. The position of refuge Area shall be such that they are negotiable by the Fire service Ladder from the ground floor.



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FIRE FIGHTING WATER:

1. Underground water reservoirs having total water capacity of 116000 L (One Lac Sixteen Thousand Litre) as shown, in the plan drawings, exclusively for Fire fighting purpose for this Residential building.
2. Overhead reservoir of not less than 12500 L capacity, as shown in the plan drawings, exclusively for Fire fighting purpose. Reservoirs shall be kept full at all time.
3. The water reservoirs shall have overflow arrangements with the domestic water reservoirs as well as to avoid stagnancy of water.
4. Provision of necessary manhole shall be made on the top of this reservoirs as per provision of NBC Part 4, 2016.
5. Provision of replenishment at the rate of at least 1000 L /min. from two separate source of water supplies shall be made.
6. The deep tube wells, if any, for the replenishment of the reservoirs shall be incorporated with auto starting facility with actuation of auto detection and suppression arrangement of the complex and shall also be connected with dual power supply units.

H. WATER LAYOUT SYSTEM:

1. The building shall be provided with separate Wet Risers of 100 mm. internal diameter Pipe Line for Hydrant and sprinkler with provision of landing valves at the Staircase landings / half landings/as shown in plan drawing 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 2280 LPM. at the ground floor level outlet and minimum 900 LPM. at the top most and furthest outlet. In both cases the running pressure shall not be less than 3.5 Kgs/Sq.cm. 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 valve.
3. Yard Hydrant / Ring Main Hydrant with provision of adequate numbers Pillar type Hydrant shall be installed surrounding the buildings in accordance with relevant I.S. specifications.
4. Provision of Fire service inlet and each static water storage tank shall be provided with a fire brigade draw out collecting head as per provision of NBC Part 4, 2016.

I. SPRINKLER INSTALLATION:

The automatic Sprinkler installation shall be provided in Basement, Ground and first floor entire area and MLCP area, as per I.S. 9972 and provision of NBC Part 4, 2016. Alarm gong to be incorporated along with the sprinkler system.

J. FIRE PUMP:

1. Provision of the Fire Pump (2280 LPM) shall have to be made to supply water at the rate-



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2. One such pump shall always be kept on stand-by of diesel driven type.
3. Provision of Jockey Pump shall also have to be made to keep the Water based suppression systems i.e. hydrant and sprinkler system under pressurized condition at all the time.
4. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser-cum-down comer with suitable terrace pump with overhead tank.
5. The Number, capacity and set of fire pumps shall be installed as per provision of N. B. C. Part 4, 2016.

K. MULTI LAYER AUTOMATED MECHANIZED CAR PARKING SYSTEM(Double layer M.L.C.P):

1. Structural design:- The M.L.C.P. shall be constructed of structural steel construction.
2. Vertical Deck Separation:- For M.L.C.P. having Multi Car Parking level, vertical Fire separation between the upper and lower decks by using a non- perforated and non-combustible materials (Structural Steel Plate) shall be provided. Proper drainage system shall have to be provided for accidental leaking of oil from the car and sand bed shall be provided at the Ground level.
3. Fire Engine Access way:-Access way shall be provided for the Fire Engine to gain access to the car park entrance and exit.
4. Fire Hydrant:- Fire hydrants to be provided in accordance with the provision of NBC Part 4, 2016 and relevant I.S. specification.
5. Natural Ventilation:- Each car parking deck shall be provided with at least 50% external ventilation openings of the perimeter wall areas and uniformly distributed.
6. Sprinkler & Detection System:-Open Modular Type Sprinkler along with detectors shall be provided in all M.L.C.P. areas as per relevant I. S. Specification.
7. Cross zone wise Sprinkler system shall have to be implemented.
8. Operating System:- Both Mechanical and Manual type operating system for MLCP shall have to be provided.

L. ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including transformers, Switch Gears, L. T., H. T. Rooms, panel rooms , 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 of the building shall be made in the form of concealed wiring or in heavy gauge M.S. conduit continuously bonded to earth. Cables shall be I.S. marked and be of F.R.L.S. categories.
3. The vertical & horizontal ducts shall be sealed at all floor level by approved fire resisting materials.
4. The electrical installation shall be adequately protected with automatic fire detection and



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arrangements shall have to be made to supply power with the help of generators of suitable capacity to operate at least the Fire Pumps, Pumps for deep Tube-well, Fire Detection and Alarm System, pressurization, ventilation, signage etc. and also for illuminating the Staircases, corridors etc. and other places of assembly of the building in case of failure of normal power supply.

M. INTELLIGENCE ANALOGUE SYSTEM:

1. Auto Fire Alarm System with analogue addressable smoke / heat detectors as per suitability shall be installed in all floor areas of the building.
2. Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5 m in order to reach any of the call point.
3. Fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the project.
4. Both way public address systems linked between all floors and Control Room shall have to be established.
5. All the installations shall also satisfy I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-4, 2016.
6. C. C. Camera & Public Address System :-
Public address system and CC TV surveillance system linked between all floors common areas and a well designed Fire Control Room shall have to be provided with 24 X 7 monitoring arrangement.

N. BASEMENT:

1. The Basement shall be adequately ventilated.
2. The exit from the basement shall be from open Air and from any points of safety, the travel distance shall not exceed 15.5 M to reach any exit.
3. Fire suppression system for the basement shall be as per relevant I.S. Specification and provision of NBC Part 4, 2016.
4. The staircase of basement shall be of enclosed type and pressurized as per existing norms and relevant I.S. specification having Fire resistance of not less than 4 hrs. to be entered at ground level only from the open air and in such positions that smoke from any Fire in the basement shall not obstruct any exit having the ground floor of the building.
5. The Lift Lobby of basements shall be enclosed type and pressurized as per existing norms and relevant I.S. specification. The Lifts runs towards basements shall be pressurized. A positive pressure of 25 to 30 Pa. shall be maintained inside the lift wall and lobby.

O. AIR CONDITIONING SYSTEM (If any):

1. The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.



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arm system.

4. The air handling units room shall not be used for storage of any combustible materials.

P. FIRE KIOSK:

Fire Kiosk for the project shall have the following fire fighting and rescue equipment:

- i) 4 nos. 4.5 kg. CO2 extinguisher.
- ii) 4 nos. 4.5 kg. ABC type extinguisher.
- iii) 2 nos. ceiling hook.
- iv) 4 nos. Fire Bucket.
- v) 1 no. Lock Cutter.
- vi) 2 nos. 14 lb. Hammer.
- vii) 2 nos. Crowbar.
- viii) 1 no. Insulated Axe.
- ix) 2 nos. Stretcher.
- x) 2 nos. Smoke Hood.
- xi) 2 nos. Torch Light.

Details of all floors plans and details of Fire Fighting equipment and installations shall be maintained in fire kiosk

Q. 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 – 1992.

R. GENERAL RECOMMENDATIONS:

1. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles (if any).
2. Necessary sanction and approval for such construction and occupancy of this project must be obtained from competent authorities.
3. Lightning arrestor and air craft warning lights shall have to be installed as per existing norms and relevant IS specification.
4. Disposable type B. A. Musk of sufficient quantity to be kept always available for emergency situation.
5. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
6. Floor numbers and directional sign of escape route shall be displayed prominently.
7. The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
8. The Department of Fire & Emergency Services, Government of West Bengal, shall not take any responsibility in respect of any legal dispute if pending or arises about the title of land / property.
9. This Revised Fire Safety Recommendation cannot be treated in any case of regularizations of any unauthorized construction.
10. The management of the organization / building, as the case may be, shall maintain the



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vention and safety measures in good repair and in efficient condition at all the times, which are installed in the building for use at the time of fire or other emergencies.

11. A crew of trained Fireman under an experienced officer shall be maintained round the clock for safety of the building.

12. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building in accordance with emergency evacuation plan.

13. Previous FSR issued vide this office memo no. FSR/0125186231200683 Date 01/12/2023 shall be treated as cancelled.

Accordingly, a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Fire and Life 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 fire & life safety aspects of the buildings.

N.B. Any deviation in construction and changes in nature of use of the building, in respect of approved plan drawing, without obtaining prior permission from this office, this Revised Fire Safety Recommendation shall be treated as cancelled.

Memo No.: FSR/0125186231200683



Signature Not Verified

Digitally Signed
Name: ABHIJIT PANDEY
Date: 11-Dec-2024 12:54:40
Reason: D-Sign
Location: E-Dist20

Director

West Bengal Fire and Emergency Services

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Govt. of West Bengal
WB e-district
GRIPS eChallan



192024250310151878

GRN Details

GRN:	192024250310151878	Payment Mode:	SBI Epay
GRN Date:	10/12/2024 17:02:32	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2755020705533	BRN Date:	10/12/2024 17:03:31
Gateway Ref ID:	CHR8819149	Method:	State Bank of India NB
GRIPS Payment ID:	101220242031015186	Payment Init. Date:	10/12/2024 17:02:32
Payment Status:	Successful	Payment Ref. No:	211882406300000899-02

[Id Number]

Depositor Details

Depositor's Name:	Achintya Narayan Chowdhury
Address:	RS DAG NO 423,424,LR DAG NO - 432,433,RS KHATIAN NO 192,352,LR KHATIAN NOS.651,655,J.L NO -23,, MOUZ
Mobile:	9331029822
EMail:	project.sandaindia@gmail.com
Depositor Status:	Citizen
Period From (dd/mm/yyyy):	10/12/2024
Period To (dd/mm/yyyy):	10/12/2024
Payment Ref ID:	211882406300000899-02
Dept Ref ID/DRN:	211882406300000899

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	211882406300000899-02	Service Fees	0070-60-109-001-14	3210
Total				3210

IN WORDS: THREE THOUSAND TWO HUNDRED TEN ONLY.



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101220242031015186

GRIPS Payment Detail

GRIPS Payment ID:	101220242031015186	Payment Init. Date:	10/12/2024 17:02:32
Total Amount:	3210	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2755020705533	BRN Date:	10/12/2024 17:03:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Achintya Narayan Chowdhury
Mobile: 9331029822

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250310151878	WB e-district	3210
Total			3210

IN WORDS: THREE THOUSAND TWO HUNDRED TEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

A.R. calculation showing Details of Area

F.A.R. calculation showing Details of Area

F.A.R. calculation showing Calculation of Parking Area

F.A.R. calculation showing Calculation of Parking Area

Applicants Proof of Identity (Aadhaar / Passport / Voter ID)

Applicants Proof of Identity (Aadhaar / Passport / Voter ID)

Proof of Power of Attorney

Proof of Power of Attorney

PAN

PAN

Payment Details

PAYMODE MODE : ONLINE

AIN	0125186231200683
Name	Mr. Achintya Narayan Chowdhury
Challan Amount (Rs)	37881
Bank Transaction Status	Successful
Time of Transaction	30/11/2023 19:48:51
Transaction ID	0852023013136427
Reference Number/GRN	192023240301978481
Address of Applicant	RS DAG NO 423,424,LR DAG NO - 432,433,RS KHATIAN NO 192,352,LR KHATIAN NOS.651,655,J.L NO -23, , MOUZA - HOLDING NO -120 ,122, NARANPUR ROAD, WARD NO-11, RAJPUR- SONARPUR MUNICIPALITY , , sonarpur 700150
Payment gateway	GRIPS

Actions Taken

ACTOR NAME	DESIGNATION	ACTION TYPE	ACTION DATE	COMMENT
SYSTEM ESCALATION	SYSTEM	Auto Escalation	29/09/2023	Auto escalated due to de-layed Action
DIYEL SARKAR	Head Assistant	Orginal Document Received	09/10/2023	Hard Copy Reached
DIYEL SARKAR	Head Assistant	Sent for Conducting Offline Enquiry	09/10/2023	Sending for Conducting Offline Enquiry
Abhijit Haldar	kolfinsp16	Orginal Document Received	10/10/2023	Hard Copy Reached
Abhijit Haldar	kolfinsp16	Forward	10/10/2023	Forwarded for further processing
NIHAR RANJAN ROY	Divisional Fire Officer	Forward	11/10/2023	Forwarded for further processing
Shyam Chandra Mondal	DEPUTY DIRECTOR	Forward	11/10/2023	Forwarded for further processing
ABHIJIT PANDEY	DIRECTOR	Send for Conducting TEC Meeting	11/10/2023	Placed before TEC on 17/10/2023