



Government of West Bengal
Office of the Director General
West Bengal Fire & Emergency Services
13D, Mirza Ghalib Street, Kolkata – 10

Memo No.: FSR/211862506300016078

Date : 13-09-2025

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

To :
Art Union Printing Workers Pvt. Ltd.
HOLDING NO.-57, PANCHARAN SARKAR ROAD, GARUI PASCHIM PARA, SOUTH DUMDUM MUNICIPALITY,
KOLKATA - 700028

Sub: Fire Safety Recommendation of the Proposed construction of G+VI Storied under group Residential Building at premises No.- Holding No.- 57, Panchanan Sarkar Road, J.L. No.- 16, C.S. Dag No.- 416, 417, 425, C.S. Khatian No.- 51, L.R. Dag No.- 725, 726, L.R. Khatian No.- 3829, Mouza- Gorui, Garui Paschim Para, Under South Dum Dum Municipality, Kolkata-700028..

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This is in reference to your AIN 211862506300016078 dated 23-Jul-2025 regarding Fire Safety Recommendation of the Proposed construction of G+VI Storied under group Residential Building at premises No.- Holding No.- 57, Panchanan Sarkar Road, J.L. No.- 16, C.S. Dag No.- 416, 417, 425, C.S. Khatian No.- 51, L.R. Dag No.- 725, 726, L.R. Khatian No.- 3829, Mouza- Gorui, Garui Paschim Para, Under South Dum Dum Municipality, Kolkata-700028.

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 shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
2. The floor area exceeds 750m² shall be suitably 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 low flame spread materials conforming I.S. specifications.
4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.



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

B. OPEN SPACE & APPROACH :

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
2. The approach roads 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 5M wide – 5 M height respecting abutting the road.

C. STAIRCASE :

1. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 4 hours.
2. The staircase of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
3. The width of the staircases shall be made as marked 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 staircase 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 all the Staircase enclosures as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self-closing type openable in the direction of escape.

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 written at ground floor.

E. FIRE FIGHTING WATER :

Underground water reservoir having water capacity at 100,000 ltrs. capacity and 10,000 ltrs. Capacity Overhead Water Reservoir exclusively for Firefighting purpose with replenishing arrangements @ 1000 ltrs./min. Preferably from two different sources of water supply shall be provided. The water reservoir shall have overflow arrangement with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all time.

F. HYDRANT SYSTEM :

1. The building shall be provided with Wet Riser of 150mm/100mm. 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 2280 ltrs/min. at the ground floor level outlet and minimum 900lts/min. at the top most outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844-1989.
2. Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level and both sides of the stage of the auditorium, Cinema Hall, Video Halls etc. conforming the relevant I. S. Specifications.
3. Provision for standard Hose Reel Hose supplied from the overhead reservoir through Booster Pump shall have to be made in all the floors of the building satisfy the code of I.S. 3844-1989.
4. Yard Hydrant / Ring Main Hydrant with provision of four numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specifications.

G. FIRE PUMP :

Provision of the Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge into the Meter 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.

Provision of Jockey Pump shall also have to be made to keep the Water based system under pressurized condition at all the time. 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 fitted with overhead Tank.

H. SPRINKLER INSTALLATION :



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Automatic Sprinkler installation shall be provided in all car parking area at Ground floor and community hall as per I.S. 5101:2002 (2007). Alarm gang to be incorporated along with the Sprinkler system

I. ELECTRICAL INSTALLATION & DISTRIBUTION :

- 1 The electrical installation including transformers, Switch Gears, Main & Motors 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 1646 – 1982.
- 2 The vertical ducts shall be supply sealed at alternative floor level.
- 3 The electrical installations shall be adequately protected with auto detection system and suppression system like CO2/D.C.P. or Medium Velocity / Projector System.
- 4 Alternative Power Supply :
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, 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.

J. DETECTION, ALARM AND SUPPRESSION SYSTEM :

1. Auto fire detection system with the help of Flame and smoke detector shall be installed in Community Hall area in all places of below and preferably above false ceiling of the building. The other requirements of the system shall be made in accordance with I.S. 2189-1988.
2. Manually operated Electrical Fire Alarm system with at least two 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.
3. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will sound on the same floor and immediate alternate floor.
4. Public Address System :-
Public address system linked between all floors and Control Room shall have to be established.

K. 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. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
3. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.
4. The air handling units' room shall not be used for storage of any combustible materials.

L. 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.

M. 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 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 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 building.



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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.

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Signature Not Verified

Digitally Signed:
Name: SHYAM CHANDRA MONDAL
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Director

West Bengal Fire & Emergency Services

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