



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

Memo No.: FSR/211862406300008562

Date : 04-04-2025

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

To :
Natural Awas Pvt. Ltd., Daruja Enclave Pvt. Ltd., Sudhapati Projects Pvt. Ltd., Aarati Highrise Pvt. Ltd.
Mouza Tegharia, RS&LR DAG No.162,163,164,165,166, LR KH No. 1940,1941,1942,1943,2041,2042,2043,2044 under
BMC

Sub: Fire Safety Recommendation for proposed G+VII storied Residential building at the premises No.- Mouza - Tegharia,J.L No. 09, Touzi 10, R.S. No. 116, R.S & L.R Dag No. 162, 163, 164, 165, 166, L.R Khatian No. 1940, 1941, 1942, 1943, 2041, 2042, 2043, 2044, Ward No. 6, Chinarpark, PS-Baguiati, Kolkata -700157 Under Bidhannagar Municipal Corporation..

This is in reference to your AIN 211862406300008562 dated 12-Mar-2025 regarding Fire Safety Recommendation for proposed G+VII storied Residential building at the premises No.- Mouza - Tegharia,J.L No. 09, Touzi 10, R.S. No. 116, R.S & L.R Dag No. 162, 163, 164, 165, 166, L.R Khatian No. 1940, 1941, 1942, 1943, 2041, 2042, 2043, 2044, Ward No. 6, Chinarpark, PS-Baguiati, Kolkata -700157 Under Bidhannagar Municipal Corporation.

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 :

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 750 m² shall be suitable compartmented by water curtain 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.

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 4.5m. and 5 m. respecting abutting the road.

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 with up to date amendments.

4. Fire Check Door Shall be provided at the entrance of staircases as per IS. Specification.

Fire Fighting Water :

1. Underground water reservoir having water capacity of 75,000 Ltrs and Overhead water reservoir 15000, capacity exclusively for fire fighting purpose shall be kept full. at all time and shall be connected with the wet riser system .

2. Provision of at least 2 manholes shall be provided on the surface of the



reservoir to fetch water in case of emergency.

3. Provision of replenishment at the rate of at least 1000 lts./min. from two separate sources of water supplies shall be ensured.

4. 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.

5. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency.

Water Layout System:

1 The buildings shall be provided with Wet Riser cum down comer at 100mm. internal diameter Pipe Line in conjunction with along with hose reel hose, Hose box, delivery hose , short branch to be provided 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 1680 lts/min. at the ground floor level outlet and minimum 900lts/min. at the furthest 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 units on swivelling drum in conjunction with Wet Riser shall be made near each landing valves.

3 Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specifications.

Fire Pump:

1. The building shall be provided with Wet Riser at 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 lts/min. the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.

2. Provision of the Fire Pump 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 building.



3. One such capacity of pump shall always be kept on stand-by preferably be of diesel driven type.

4. Provision of Jockey Pump capable to discharge 180 lts/min 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 with overhead tank.

Sprinkler Installation:

1. The automatic Sprinkler installation shall be provided in community hall, GYM, Indoor Game areas of the building as per I.S. 9972. Alarm gong to be incorporated along with the sprinkler system.

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 vertical & horizontal electrical ducts shall be sealed at each floor level by fire resisting material.

4 The electrical installation shall be also protected with adequate nos. of CO₂/D.C.P. fire extinguishers.

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

6 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, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

Detection and Alarm System:

1. Manually operated Electrical Fire Alarm system with sufficient numbers of break glass type call boxes fitted with Hooters along with public address



system, at all floor connecting with 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. Auto fire detection system with the help of Smoke detector shall be installed in community hall. The system shall also be made in places of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with I.S. 2189-1988.

3. Hooter will be sounded in such a manner so that on actuation of a Detector or Manual Call Point Hooters will sounded all the floor.

4. Public Address System :-

Public address system shall have to be provided and linked all floors and Control Room with talk back facility in all blocks.

FIRSTAID 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. 2190-92.

General Recommendations:

1 Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.

2 Floor numbers and directional sign of escape route shall be displayed prominently.

3 The occupants and security staff shall be conversant with installed Fire Fighting equipments of the building and able to operate in the event of Fire and Testing.

4 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.

5 A crew of trained Fireman shall be maintained round the clock for safety of the building.

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

7 Provision for adequate ventilation arrangement shall have to provided



at the top/apex of the roof/building.

8 A 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 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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Director

West Bengal Fire & Emergency Services