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

Memo no. FSR/CO/81/NOC/2022 Date: 20-11-2022

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

To: ANU PROPERTIES LLP
1, Ho Chi Minh Sarani, KOLKATA - 700016

Sub: Fire Safety Recommendation for proposed residential Group Housing complex (Block-A, B+G+19) and Block-B, B+G+19) Building on the premises no. 12(P), Mallaguri Park Road, Kolkata - 700 030.

Ref: Fire Safety Recommendation for proposed residential Group Housing complex (Block-A, B+G+19) and Block-B, B+G+19) Building on the premises no. 12(P), Mallaguri Park Road, Kolkata - 700 030.

This is in reference to your application no. FSR/CO/81/NOC/ dated 19-10-2022 regarding the Fire Safety Recommendation for proposed construction of a B+G+19 storied under group Residential Building on the premises no. 12(P), Mallaguri Park Road, Kolkata - 700 030.

The plan submitted by you was scrutinized and worked as found necessary from Fire Safety point of view. In returning one set of plan with recommendations, this is to issuing the Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendations:
A.GENERALITIES:

1.The whole construction of the proposed residential building shall be carried out as per approved plan/ drawings conforming the relevant building rules of Kolkata Municipal Corporation.

2.The interior finish decoration of the building shall be made of flame spread materials conforming to I.S. specifications.

3.Arrangements shall have to be made for sealing of the vertical & horizontal ducts by the materials of adequate Fire resisting capacity at each floor.

B.OPEN SPACE & APPROACH:

1.The open space surrounding the building shall conform the relevant building rules as well as provide the accessibility and maneuverability of fire appliance including hamlet ladders with turning facility.

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2.The approach roads, internal road / driveway and dedicated open space for the building shall conform of swept S.R. 13.45 shall have to be provided as shown in the plan and shall be sufficiently strong to withstand load of the Engine weighing upto 45 ton.T

3.The width and height of the access gate into the premises shall not be less than 6.0 M & 5.5 M respectively. Proper load

C.STAIRCASE:

1.All the principal staircases up to top floor shall be pressurised. A positive pressure of 25-50 Pa. shall be maintained inside the staircase.

2.The staircases of the building shall be enclosed type, and its construction shall be made of brick / R.C.C. type having fire resisting capacity not less than 4 hours respectively marked in the plan.

3. The staircases of the building shall have pressurised vents at the top equal to 5% of 1st cross sectional area of the staircase enclosures and open side applies at each floor level equal to 10% of the said cross section are shall have to be provided in the external wall of the building.

4. All the staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to terrace floor.

5. The width of the staircases and corridor and levels/ direction of different / magnitude of inclinations shall have to conform the relevant building rules.

6.Fire exit Smoke check door at each of the entrance of all the staircase enclosure at each floor level shall be provided. The door shall be made of steel fire door. The door along with one plate shall have fire rated resting type specially in the direction of escape.

7.Considering the staircases are only means of evacuation, emergency lighting arrangement directional, exit, sign etc. shall be made conforming the relevant I.S. code in the regards.

D.Exit:

1.Exits shall be so arranged that at least two separate exits are available in every floor area. Exits shall be so remote from each other that are not available and no dead-end shall be permitted. Doors of exits shall be openable outward and shall be hinged.

2.Every exit door way shall open into an enclosed stairway or a horizontal exit of a corridor.

E.HAZ.TAPARPEDIA WALL, GYM & ALL ASSEMBLY AREAS:

The basic signages, FSA & its safety arrangements and Fire Protection measures shall be made as per provision of N.B.C., Part-IV, 2016 and relevant I.S. specification.

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F.LIFT:

1.The cabin of the lift of enclosure of the building shall be air tight two hours FIRE resisting type and lift shall be protection as per relating norms and provision of NBC Part-IV, 2016.

2.One number lift of the building shall be designed as high speed "FIRE LIFT" and shall be conspicuously indicated in the plan.

3.The Electric power shall be from separate supply mains for the building and cables run within the lift shafts, lift and the lift code shall be operated from UK mains, ready in emergency in case of failure of normal power supply. lift shall automatically run on alternate power supply.

4.Exit doors of the lift lobby shall be through a self- closing smoke stop door of 2 hour fire rating for Residential Tower.

5.The speed of the the lifts in the building shall be such that it can reach the the from the ground floor within 1 minute. Usual installation of like numbers shall be incorporated in the lift cars.

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

7.The Staircase of the building basement shall be enclosed type and protected with air sealing lobby and mechanical air pressure shall be maintained in the lift lobbies as per NBC Part-IV 2016.

G.Fire Lift & Lift Lobby:

1.The Refuge areas shall be provided on the ground floor and an additional provision for Residential building as shown in plan. Passage not less than 10 Sq. m.in area of the level at 23.10 M, 26.40 M, 29.70 M, 33.00 M, 36.30 M of the building as shown / marked in the plan.

2.The refuge areas shall be of fully bedding construction and protected with self-closing F.C.D. at the entrance from the corridor or the stairways landings.

3.The position of refuge floors shall be such that they are negotiable by the fire service hamlet ladder from the ground floor.

H.ASSESSMENT:

1.The Basement shall be adequately ventilated.

2.Automatic Mechanical smoke venting arrangements shall be provided in the basement conforming the relevant I.S. Specification and provision of NBC Part-IV, 2016.

3.Electrical exterior shall have an alternate source of supply.

4.Mechanical extractor shall have an interior locking arrangement so that extracting shall continue to operate and supply

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I.P. - Item of separate pump for sprinkler system to be made to keep the Water reserve system under pressure condition at all the time and shall be installed.

1.Provision of separate Jockey Pumps for hydrant and sprinkler Capacity not less than 180 LPM) shall also have to be made to keep the Water reserve suppression systems i.e. hydrant and sprinkler system pressures 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 be taken from the underground tank. In case of negative suction the system shall be also have provision under with suitable foot valves at all individual tank.

I. Sprinkler Installation:

The automatic Sprinkler installation shall be provided in the basement, and in all floor areas of the building, as per I.S. 9972 and the same going to be incorporated along with the sprinkler system. Sprinkler test line shall have to be provided at each floor.

II.Electrical installation & Distribution :-

1.The electrical installation including transformers, Switch Gears, L. T., H. T. Panels, panel rooms , Main & Meters etc. and the Electrical Wiring System shall have to be made satisfying the rules & policies for the safety in general building as laid down in I.E. specification 1966 – 1982.

2.The vertical & horizontal ducts shall be sealed at all floor level by approved fire sealing materials.

3.The electrical installation shall be adequately provided with automatic fire detection and suppression system as per provision of N. B. C. Part- IV, 2016 and relevant I.S. specifications.

4.Alternative Power Supply : Arrangements shall have to be made to supply power with the help of generators to operate of the lifts, pumps, lighting in the Fire Control Room, Staircases, Corridors, Lobbies, Refuge areas, Hydrant, Sprinkler, Fire Alarm Services, exit lights etc. and other physical of assembly area of the Residential Hotel in case of normal power failure.

III.INTELLIGENCE KNOLLEGE SYSTEM:

1.Auto Fire Alarm System with analogue addressable smoke / heat detectors as per suitability shall be installed in all floor area of the building.

2.Addressable or 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 case to reach any of the call point.

3.Both way public address systems & bell back systems linked between all floors and Control Room. Shall have to be provided.

4.Provision of Voice & Audio Address System- Public address system linked between all floors and Fire Control Room shall have to be incorporated.

5.Fire Control Room: A well designed Fire Control Room with E.P.A.X and Fire Control Panel and monitoring 24X7 Preparation of Emergency Evacuation. A There is need to have clear policy and proper responsibilities of emergency

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ex- ation plan.

J.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 location by incorporating auto dampers in the Air Conditioning Ducts.

3.The system of duct shall direct of A.H.U. shall be incorporated with fire duct detection and alarm system.

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

5.The Air Conditioning ducts passing through fire walls shall be provided with fire dampers as per passage.

6.Wherever fire ducts pass through the wall of floors, the opening is treating fire ducts shall be sealed with Fire resisting materials such as asbestos rope and kindle concrete etc.

7.The Air Conditioning ducts shall be of galvanized sheet steel of adopted above the fire rating.

8.The materials used for insulating the duct system (inside or outside) shall be of non- combustible materials grade wool shall not be wrapped or secured by any materials of combustible nature.

9.Each floor of the building i.e. R. C. C. monolithic floor shall be segregated by a Fire wall and accurately fire damper for isolation shall be provided.

10. All duct services main floor area, corridors etc. shall not pass through fire staircase enclosure.

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

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

13.The Air Conditioning ducts passing through fire walls shall be provided with fire dampers as per passage.

14.Wherever fire ducts pass through the wall of floors, the opening is treating fire ducts shall be sealed with Fire resisting materials such as asbestos rope and kindle concrete etc.

15.The materials used for insulating the duct system (inside or outside) shall be of non- combustible materials grade wool shall not be wrapped or secured by any materials of combustible nature.

16.Each floor of the building i.e. R. C. C. monolithic floor shall be segregated by a Fire wall and accurately fire damper for isolation shall be provided.

17. All duct services main floor area, corridors etc. shall not pass through fire staircase enclosure.

18.The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors and shall be separated and in no way interconnected with the building of any other floor.

19.Fire air handling units room more than 1 floor, the recommendation given above shall be complied with in addition to the following requirements: Automatic fire detection and alarm system shall be provided in the air handling unit room. The air handling unit of more than one floor the main riser shall be inside it. When the automatic fire alarm operates the mechanical air handling units of the air conditioning plant shall automatically switched off.

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

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

22.The Air Conditioning ducts passing through fire walls shall be provided with fire dampers as per passage.

23.Wherever fire ducts pass through the wall of floors, the opening is treating fire ducts shall be sealed with Fire resisting materials such as asbestos rope and kindle concrete etc.

24.The materials used for insulating the duct system (inside or outside) shall be of non- combustible materials grade wool shall not be wrapped or secured by any materials of combustible nature.

25.Each floor of the building i.e. R. C. C. monolithic floor shall be segregated by a Fire wall and accurately fire damper for isolation shall be provided.

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K.FIRE FIGHTING SYSTEM:

Fire fast firefighting arrangement in the style of starting suitable type of portable Fire Extinguishers, Fire buckets etc. in all floor and vulnerable locations of the premises shall be made in accordance with I.S. 2190-92.

L.General Recommendations:

1.Fire Licence shall have to be obtained for proposed staining and processing with C.F.O. and other highly combustible materials.

2.Hazardous services and apparatus for such combustible and consumers of fire product must be obtained from competent authorities.

3.Architectural type B, A, cluster is to kept always for emergency fire situation.

4.The Notice for Fire Fighting and evacuation from the building shall be displayed and fabricated at all conducible places of the building.

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PARTY'S COPY

Plan for Water Supply arrangement including SEMILI G. & O. H. reservoirs should be submitted at the Office of the Ex-Engineer Water Supply and the sanction obtained before proceeding with the work of Water Supply any deviation may lead to disconnection/demolition.

Before starting any Construction the site must conform with the plans sanctioned and all preconditions as proposed in the plan should be fulfilled.

The validity of the written permission to execute the work is subject to the above conditions.

No rain water pipe should be fixed or discharged on Road or Footpath.

Drainage plan should be submitted at the Executive Engineer's Office and the sanction obtained before proceeding with the drainage work.

Design of all Structural Members including that of the foundation should conform to Standards specified in the National Building Code of India

A suitable pump has to be provided i.e. pumping unfiltered water for the distribution to the flushing cisterns and urinals in the building incase unfiltered water from street main is not available.

All Building Materials to necessary & construction should conform's to standered specified in the National Building Code of India.

DEVIATION WOULD MEAN DEMOLITION

New Commencement of Erection/ Re-Erection within Five year will Require Fresh Application for Sanction

THE SANCTION IS VALID UP TO 11/04/2026

Approved By ... The Building Committee

CONSTRUCTION SITE SHALL BE MAINTAINED FREE FROM AIR POLLUTION ACCORDING TO UNDERTAKING SUBMITTED AS PER AMENDMENT DT. 31.01.2019 VIDE NO. 5(KMC)/ SR-7/2017 OF SCHEDULE-IV OF KMC BUILDING RULE 2009

THE KOLKATA MUNICIPAL CORPORATION
BUILDING PERMIT
No. 2021120033
Date 11/04/22 Borough No. ...
Ex. Engineer / Asst. Engineer
Bor. No.VII Bor. No. ...
EXECUTIVE ENGINEER
K.M.C. Bldg. Dept.

Sanctioned subject to demolition of existing structure to provide open space as per plan before construction is started

Executive Engineer (C) Asst. Engineer (C)
Bl. PLAN VII

GREEN BUILDING
Green Building Rating: Provisional
Certifying Authority: ...
Reference No.: ...
Date: ...
K.M.C. Bldg. Dept.

Approved subject to Compliance of requisition of West Bengal Fire Services, if any.

" Provision for use of solar energy in the form of solar heater and / or solar photo-cells shall be provided as required under Rule 147 of Building rules, 2009 and completion certificate will not be issued in case of building without having such provision "

CONSTRUCTION SITE SHALL BE MAINTAINED TO PREVENT MOSQUITO BREEDING AS REQUIRED U/S 466 (1) & (2) OF CMC ACT 1980. IN SUCH MANNER SO THAT ALL WATER COLLECTION & PARTICULARLY LIFT WELLS, VATS, BASEMENT CURING SITES, OPEN RECEPTACLES ETC. MUST BE EMPITED COMPLETELY TWICE A WEEK.

The building materials that will be stacked on Road/Passage or Foot-path beyond 3-months or after construction of G. Floor, whichever is earlier may be seized forthwith by the K.M.C. at the cost and risk of the owner.

RESIDENTIAL BUILDING

THE KOLKATA MUNICIPAL CORPORATION