

**GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIVISIONAL FIRE OFFICER
WEST BENGAL FIRE & EMERGENCY SERVICES**

Memo No : IND/WB/FES/20192020/84975

DATE: 26/02/2020

From :

**The Divisional Fire Officer
Fire Prevention Wing,
West Bengal Fire & Emergency Services.**

To :

SUBHO LAXMI REAL ESTATE

**Proposed (G+6) Storied Residential Apartment of Subho Laxmi Real Estate at RS Plot No.1596(P), LR Plot No.1970,1971, Kh.No.4778,4779,4780,4781,4839, JL NO.91, Mouza-Arrah, Kanksa, Durgapur.
Durgapur F.S., Kanksa PS,
Paschim Bardhaman - 713212 .**

Sub :Fire Safety Recommendation for a proposed construction of G + 6 storied building under group Residential, in favour of Subho Laxmi Real Estate, at the premises no.- nil, R.S Plot No.1596(P), LR Plot No.1970, 1971, Kh. No. 4778, 4779, 4780, 4781, 4839, J.L NO. 91, Mouza: Arrah, P.S Kanksa, Durgapur, Paschim Bardhaman, Pin - 713212.

This is in reference to your Application No. IND/WB/FES/20192020/84975,dated 26/02/2020, regarding the Fire Safety Measure for a proposed construction of G + 6 storied building under group Residential, in favour of Subho Laxmi Real Estate, at the premises no.- nil, R.S Plot No.1596(P), LR Plot No.1970, 1971, Kh. No. 4778, 4779, 4780, 4781, 4839, J.L NO. 91, Mouza: Arrah, P.S Kanksa, Durgapur, Paschim Bardhaman, Pin - 713212..

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 is issuing Fire Safety Recommendation in favour of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

1. 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.
- 5.Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

Open Space & Approach:

- 6.The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.
- 7.The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 8.The width and height of the access gates into the premises shall not be less than 4.5 – 5 M respecting abutting the road.

Staircase:

- 9.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.
- 10.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.
- 11.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.
- 12.All the staircase shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.
- 13.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 open able in the direction of escape.

Fire Fighting Water:

- 14.Underground water reservoir having water capacity at 50,000 ltrs. and overhead reservoir of 25,000 ltrs. capacity exclusively for Fire fighting purpose with replenishing arrangements @ 1000 lts./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.

Hydrant System:

- 15.The building shall be provided with Wet Riser of 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 1850 lts /min at the ground floor level outlet and minimum 900 lts/min at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kgs/cm². All other requirements shall conform I.S. 3844-1989.

16. Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level conforming to the relevant I. S. Specifications. Provision for Wet Riser shall be made at each floor level. Conforming to the relevant I. S. Specifications.

17. One main fire pump and one standby pump, preferably diesel driven, of capacity minimum 1850 LPM and head of the pump will be such that 3.5 Kg/cm² pressure is available at the furthest/highest landing valve to be installed. Auto start facility should be incorporated in fire pump. Accordingly, Jockey pump of capacity 180 LPM shall also be installed, conforming to the norms of National Building Code part-IV-fire and life safety.

Electrical Installation & Distribution:

18. 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.

19. The vertical ducts shall be supply sealed at alternative floor level.

20. The major electrical installation shall be adequately protected with CO₂/D.C.P. or Medium Velocity / Projector System.

Alternative Power Supply:

21. 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 the building in case of normal power failure.

Detection & Alarm System:

22. Manually operated Electrical Fire Alarm system with at least three 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.

23. Auto fire detection system with the help of flame and smoke detector shall be installed in all places of below and preferably above false ceiling of the building. 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.

24. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point Hooters will be sounded on the same floor and immediate alternate floor.

Public Address System-

25. Public address system linked between all floors and Control Room shall have to be established.

Air Conditioning System (If any):

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

27.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

28.The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.

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

First Aid Fire Fighting System:

30.First Aid Fire fighting 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.

General Recommendations:

31.Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.

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

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

34.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.

35.Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipment's installed in the building to keep them in perfectly good working conditions at all times.

36.A crew of trained Fireman under the experienced Officer shall be maintained round the clock for safety of the building.

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

38.This shall be tested as provisional N.O.C. 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, Final N.O.C. in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

39.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 provisional N.O.C. will be treated as cancelled.

Divisional Fire Officer
West Bengal Fire & Emergency Services