



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

Memo No.: FSR/221862506300015229

Date : 12-08-2025

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

To :
ANANT NATHANY DP OF SRIJI GOPALJI NPR ENCLAVE LLP CA
058,22,NEW TANGRA ROAD

Sub: Fire Safety Recommendation for proposed construction of 2 No's G+XII storied in the name of 'ANANT NATHANY DP OF SRIJI GOPALJI NPR ENCLAVE LLP CA ' under group residential building at 22 New Tangra Road, P.O-Tangra, P.S.- Tangra,Kolkata-700046, Under Section 393a of K.M.C. act 1980 Read with K.M.C. Building Rules 2009 Considering U/R 69A(1)(a), Ward no- 58, Borough- VII..

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Application Reference : KMC (CAF - 2025070061) received on 12-Jun-2025 regarding Fire Safety Recommendation for proposed construction of 2 No's G+XII storied in the name of 'ANANT NATHANY DP OF SRIJI GOPALJI NPR ENCLAVE LLP CA ' under group residential building at 22 New Tangra Road, P.O-Tangra, P.S.- Tangra,Kolkata-700046, Under Section 393a of K.M.C. act 1980 Read with K.M.C. Building Rules 2009 Considering U/R 69A(1)(a), Ward no- 58, Borough- VII..

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 Residential building shall be carried out as per approved plan drawings conforming the relevant buildings rules of Bengal Municipal area...
2. The floor area exceeds 750 Sq. Mts. 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 with low flame spread materials conforming I.S. specifications.
4. Provision of natural ventilation shall be provided.
5. Arrangements shall have to be made for sealing all the vertical and horizontal 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 4.5 Mts. and 5 Mts respecting abutting the road as marked in the plan.

C. STAIRCASE :

1. The staircase of the buildings 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 buildings 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 staircases shall be made as marked in the plan. Exit doors shall conform the relevant building rules with up to date amendment.
4. All the staircases shall be extended up to the terrace of the building and shall be negotiable to each other without entering into any room.
5. Fire Check 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 two hours Fire resisting wire glass window fitted with self-closing type open able in the direction of escape.

D. LIFT :

1. The Lift should be Pressurized
2. The wall of the lift enclosure shall be at least two hours Fire resisting type.
3. Collapsible gate shall not be permitted
4. One of the lift shall be treated as fire lift as per I.S Specification.

E. REFUGE AREA:

1. Refuge area is not less than 15 sqm. and shall be provided on the external wall with cantilever projection or other suitable means at above 22.35 mtr. levels of the building as shown in the drawings.
2. The refuge areas shall be of Fire Resisting construction and protected with self-closing F.C.D. at the entrance from the corridors at staircase lobbies.
3. The position of refuge areas shall be such so that they are negotiable by the Fire Service Ladder from the ground level.



F. FIRE FIGHTING WATER :

Underground water reservoir having water capacity at 150000 Ltrs. and overhead reservoir of 20,000Ltrs. Capacity (As shown in plan) exclusively for Fire Fighting purpose with replenishing arrangement @ 1000 Ltrs./Min. preferably from two different sources of water supply shall be provided. The Fire 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.

G. HYDRANT SYSTEM :

1. The building shall be provided with Wet Riser of 150 mm internal diameter pipe line with provision of landing valves at the staircase landing/half landings at the rate of one such riser for 1000 Sq.Mt. of floor area. The system shall be so designed that be kept charged with Water all the time under pressure and capable to discharge 2850Ltrs./Min. at the ground floor level outlet and minimum 900 Ltrs./Min. at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kgs./Sq.cm. All other requirements shall conform I.S. 3844-1989.
2. Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level conforming the relevant I.S. specification.
3. 150 mm internal Diameter Yard Hydrant/Ring Main Hydrant with provision of two number Hydrant Points with one number Fire Service inlet shall be installed surrounding the building in accordance with relevant I.S. 13039:1991 specification.
4. Proper replenishing arrangement shall have to be made to keep the water reservoir full at all time.

H. SPRINKLER INSTALLATION :

The automatic Sprinkler installation shall be provided in Ground floor areas of the building as per I.S. 15105 :2002. Alarm gang to be incorporated along with the sprinkler system.

I. MULTI LAYER AUTOMATED MECHANIZED CAR PARKING SYSTEM:

- 1 Structural design:- The MLCP shall be constructed of structural steel construction.
- 2 Vertical Deck Separation:- For MLCP 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. This is to minimize direct impingement of flame to the car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck. 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 are to be provided in accordance with Cl 4.4 .
- 5 Natural Ventilation:- Each Car Parking deck shall be provided with at least 50% external ventilation opening of the perimeter wall areas and uniformly distributed.



7 Fire Pump:- Separate Jockey and Sprinkler pump of suitable capacity shall have to be installed for the MLCP areas.

8 Operating System:- Both Mechanical and Manual type operating system shall have to be provided.

J. FIRE PUMP :

A Fire pump house consisting of a jockey pump of 180 LPM 70 Mtr head, a Main Fire pump of 2850 LPM at 70 M head, a Diesel engine stand by Fire pump of same capacity and a separate Fire Pump for the total sprinkler installation shall be provided.

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 buildings. One such pump shall always be kept on Stand-by preferably be of diesel driven type.

A separate Fire Pump shall preferably be made for the total sprinkler installation of the building. Provision of Jockey Pump shall also have to be made to keep The Water based system under pressurizes 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 provision of Priming tank shall be provided. the system shall be Wet Riser-cum-Down Comer with suitable terrace pump with overhead tank.

K. 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 buildings as laid down in the I.S. specification 1646-2015.

2. The vertical and Horizontal ducts shall be supply sealed with Fire resisting materials at all floor level.

3. The electrical installation shall be adequately protected with CO2/D.C.P. Fire Extinguishers. or Medium Velocity Projector System.

4. Alternative Power Supply :

Arrangements shall have to be made to supply power with 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 buildings incase of normal power failure.

L. DETECTION, ALARM AND SUPPRESSION SYSTEM :

Automatic Fire Detection and Alarm system with smoke detectors, MCP, Hooters, and Addressable FDA panel as per IS 2189:2008 shall be installed.

1. Manually operated Electrical Fire Alarm System with 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 buildings, other requirements of the system shall be made conforming I.S. 2189-1988.

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

3. Public Address System :

Public Address System linked between all floors and Control Room shall have to be



M. 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.

N. FIRST AID FIRE FIGHTING SYSTEM :

First Aid Fire fighting arrangement in the style of placing suitable type of portable Fire Extinguishers, Fire Buckets etc. in all floors and Strategic locations of the premises shall be made in accordance with I.S. 2190-2010.

O. GENERAL RECOMMENDATIONS :

1. Fire License shall have to be obtained for proposed storing or processing of any hazardous articles.
2. Fire Notice for Fire Fighting and evacuation from the buildings shall be prepared and be displayed at all vulnerable places of the buildings.
3. Floor numbers and directional sign of escape route shall be displayed prominently.
4. Alcohol resistance foam to be provided as per I.S. specification.
5. The employees and security staff shall be conversant with installed Fire Fighting equipment's of the buildings and to operate in the event of Fire and Testing.
6. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipment's installed in the buildings to keep them in perfectly good working conditions at all times.
7. A crew of trained Fireman under an experienced officer shall be maintained round the clock for safety of the building.
8. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of the buildings.

A certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performances of all Fire Safety arrangements and installation of the buildings.

On compliance of all the above Fire Safety recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation; Final 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.



Director

West Bengal Fire & Emergency Services