



**Government Of West Bengal**  
**Office Of The Director General**  
**West Bengal Fire & Emergency Services**  
**13D, Mirza Ghalib Street, Kolkata - 16**

Memo no.:FSR/0125186239100207

Date: 15-08-2023

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

**To: ANAND REAL DEV PVT LTD, REPRESENT BY SRI ANAND AGARWAL.**  
**G.T. ROAD FATEPUR ASANSOL, R.S. AND L.R.PLOT.NO.408, 409,410,410/636, L.R.KH.NO.897, MOUZA-FATEPUR,**  
**J.L.NO-07, WARD NO-57, BOROUGH-07, P.S.-ASANSOL SOUTH, DIST-PASCHIM BARDHAMAN, UNDER -A.M.C.**

**Sub: Recommendation for proposed B+G+4 storied Residential cum Mercantile building over RS & LR Plot No. 408,409,410, 410/636, LR Kh. No. 897 under Mouza-Fatepur, JL No. 07, Ward No. 57, Borough-VII, PS -Asansol (S), Dist.-Paschim Bardhaman.**

This is in reference to your application no. 0125186239100207 dated 29-05-2023 regarding the Recommendation for proposed B+G+4 storied Residential cum Mercantile building over RS & LR Plot No. 408,409,410, 410/636, LR Kh. No. 897 under Mouza-Fatepur, JL No. 07, Ward No. 57, Borough-VII, PS -Asansol (S), Dist.-Paschim Bardhaman.

**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 favor of the aforesaid building subject to the compliance of the following fire safety measure.**

**Recommendation:**  
RECOMMENDATION

**A.CONSTRUCTION:**

- 1.Materials for rapid flame, toxic smoke / fumes spread materials / categories including untreated wood fiber board etc. shall not be used.
- 2.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 /Kolkata Municipal Corporation.
- 3.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.
- 4.The interior finish decoration of the building shall be made with low flame spread materials conforming I.S. specifications.
- 5.Provision of ventilation at the crown of the central core-duct of the building shall be provided.

6. Arrangements shall have to be made for sealing all the vertical and horizontal ducts by the materials of adequate Fire resisting capacity & the doors of service ducts / shafts of 2 hr. fire rating.

7. Shopping mall / Office areas should be mechanically exhausted of smoke in such a manner so that the exhaust system should be auto start with the actuation of detector and also to be auto shut off with the actuation of Sprinkler System & the mechanically smoke venting system shall be Firesafe as per N.B.C. Part – IV Fire Protection.

#### B. OPEN SPACE & APPROACH:

1. The open space surrounding the building shall be kept clear open to sky and shall conform the relevant building rules as well as permit the easy accessibility and manoeuvrability of Fire appliances with turning facility.

2. The approach roads & internal drive ways 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.

#### 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 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. All principal staircases from ground to top floor and all the staircases from lower basement to ground floor and upper basement to ground floor shall be pressurized as marked in the plan. A

positive pressure of 50 pa. shall be maintained inside the staircases. Pressurization system shall operate automatically / manually on actuation of fire alarm system & sprinkler system.

6. 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 lift shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously written at ground floor.

3. One of the lift car of the building shall be large enough to accommodate standard Ambulance Stretcher and Medical Attendants. (not applicable)

4. Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire shall be of such design as to operate on actuation of Sprinkler or Fire Alarm.

5. Exit from the lift body if located in the core of the building, shall be through a self-closing smoke stop door of 1 hour fire resistance.

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

7. Alternate source of power supply shall be provided for all lifts through manually operated change over switch.
8. Lift shall not normally communicate with the basement. If however, lifts are in communication, the lift lobby of the basement shall be pressurized as in (g) & (h) of Annex- C of N.B.C. Part - IV.
9. The Speed of the fire lift shall be such that it can reach the top floor from ground level within One minute.

#### E. BASEMENT:

1. The Basement shall be adequately ventilated with aggregate cross sectional area of not less than 2.5% of the area spread evenly round the perimeter of the basement shall be provided in the form of grills.
2. Mechanical extractor for smoke venting arrangements shall be provided to the entire basement conforming to the I.S. Specification. The system shall be of such design as to operate on actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.
3. The exit from the basement shall be from open Air and from any points the travel distance shall not exceed 18.5 M to reach any exit.
4. The entire basement shall be protected with Auto Sprinkler System / Hose Reel Hose conforming to I.S. 3844-1989.
5. The staircase of basement shall be of enclosed type having Fire resistance of not less than 4 hrs. and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any Fire in the basement shall not obstruct any exit having the ground & upper floor of the building.
6. In multi-storey basement, intake ducts may serve all basement level, but each basement and basement compartment shall have separated smoke out let duct or ducts. (not applicable)
7. Mechanical extractors shall have an alternative source of supply.
8. Mechanical extractor shall have an internal locking arrangement so that extracting shall continue to operate and supply fans shall stop automatically with the actuation of Fire Detectors.
9. Mechanical extractors shall be designed to permit 30 Air changes per hour in case of Fire or distress call.
10. If cut-outs are provided from basement, all side cut-outs openings in the basement shall be protected by sprinklers at close spacing as per N.B.C. Part- IV.

#### F. FIRE FIGHTING WATER:

1. Underground Water Reservoir exclusively for Fire Fighting operation minimum 50000 lts. Along with Overhead Reservoir of 20,000 lts. capacity to be kept full at all time.
2. The Fire water reservoir shall have overflow arrangement with the domestic reservoir to avert stagnancy of water.
3. Provision of necessary manhole shall be made on the top of the reservoir as per specification.
4. Provision of replenishment at the rate of at least 500 lts./min. from two separate source of water supplies shall be made.
5. The deep tube wells for the replenishment of the reservoir shall be incorporated with the auto starting facility with the actuation of auto detection and suppression arrangement of the premises and shall also be connected with dual power supply units.
6. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency.

#### G. WATER LAYOUT SYSTEM :

##### a. Ring Main Hydrant System :

1. 100 mm dia Ring Main water layout arrangement along with adequate nos. 3 way Fire Service inlet covering the entire

premises of the project with provision of pillar type yard hydrants with door hose boxes, containing 2 lengths of 63mm delivery hose and short branch pipe shall be provided at all the strategic location surrounding the building alongwith adequate nos. Fire Service inlet to be installed conforming I. S. 3844 – 1989 (upto date amendment).

2.The system shall be so designed that shall always be kept charged with water under pressure and capable to discharge min. 1620 lts. / min. at the pressure 3.5kg / sq.cm. at any point.

**b.Wet Riser & Hose Reels System :**

1.The building shall be provided with Wet Riser and Hose Reel unit provision of outlets in each floor at the staircases landings / half landings as per suitable at the rate of one such Wet Riser and Hose Reel per 1000sq.m. of floor area.

2.The Wet Riser installation shall be made in reference to the height of the building in stage wise distributions.

1st Stage lowers Basement to 6th floor 100 mm dia Twin Hydrant outlet.

2nd Stage 6th floor to Top floor 150mm. dia Twin Hydrant opt let. ( not applicable )

3.Hose Reel Unit: - Provision of hose reel units on swiveling drum in conjunction with wet riser near each landing valves shall be made at each floor level of the building.

4.All other requirements of the water base Fire Protection System shall be made as per I. S. Specification 3844 – 1944 (with upto date amendment).

**H.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 1620 ltrs./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 to 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.Yard Hydrant/Ring Main Hydrant with provision of adequate numbers Hydrant along with adequate no.3 way Fire Service inlet shall be installed surrounding the building in accordance with relevant I.S. specification.

**I.SPRINKLER INSTALLATION :**

1.The automatic Sprinkler installation shall be provided in basement area and Ground floor of the building as per I.S. 9972. Alarm gang to be incorporated along with the sprinkler system.

**J.FIRE PUMP :**

1.Provision of the Fire Pump of 1620 LPM along with Jockey Pump of 180 LPM 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. One such pump equal capacity shall always be kept on Stand-by preferably be of diesel driven type.

2.Separate Fire Pump shall 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 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 building as laid down in the I.S.

specification 1946-1982.

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

3.The electrical installation shall be adequately protected with CO2/D.C.P. 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 building in case of normal power failure.

#### L.INTELLIGENCE ANALOGUE SYSTEM :

1.Auto Fire Alarm System with analogue addressable smoke / heat detectors as per suitability shall be installed in all floor area of the buildings including the spaces above false ceiling.

2.Addressable analogue manual call boxes incorporating with sounders shall be installed in all the floor area of the buildings in such a manner that maximum travel distance shall not be more than 22.5m in order to reach any of the call point.

3.Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises.

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

5.All the installation shall also satisfy the I.S. Specification 2189 as amended and the code of practice as laid down in N.B.C. part- IV.

#### M.DETECTION, ALARM AND SUPPRESSION SYSTEM :

1.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.

2.Auto fire detection system with the help of Heat and smoke detector shall be installed in all places of below and preferably above false ceiling of the building up to commercial floors. 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.The suppression system shall be made with Fire Extinguishers and total flooding system with CO2 /F.M.-200 particularly in computer and Electrical processing and data room and in a room of irreplaceable articles.

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

5.Public Address System :

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

#### N.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 Air Handling Units room shall not be used for storage of any combustible materials.

4. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning System.
5. The system of auto shut down of AHU shall be incorporated with the auto detection and alarm system.
6. Escape route like staircase, common corridors, lift lobby etc. shall not be used as return air passage.
7. Whenever the ducts pass through Fire wall of floors, the opening surrounding the ducts shall be sealed with Fire resisting materials such as asbestos rope vermiculite concrete etc.
8. The metallic ducts shall be used even for the return air instead of space above the false ceiling.
9. The materials used for insulating the duct system (inside or outside) shall be of non – combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.
10. Area more than 750 sq. m. on individual floor shall be segregated by a Fire wall and automatic fire damper for isolation shall be provided.
11. Air duct services main floor area, corridors etc. shall not pass through the staircase enclosures.
12. The air handling units shall be separation for each floor, and air ducts for every floor shall be separated and in no way interconnected with the ducting of any other floor.
13. If the air handling units serve more than 1 floor, the recommendation given above shall be complied with in addition to the conditions given below:-
  - a. Proper arrangements by way of automatic Fire dampers working on fuseable link for isolating all ducting at every floor from the main riser shall be made.
  - b. When the automatic Fire alarm operators the respective air handling units of the air conditioning system shall automatically switched off.
14. The vertical shaft for treated fresh air shall be of masonry construction.
15. The air filters for air handling units shall be of non combustible materials.
16. The air handling units room shall not be storage of any combustible materials.
17. Inspection panel shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
18. No combustible materials shall be fixed nearer than 15cm to any duct unless such duct properly enclosed and protected with non combustible materials (glass wool or Spun wool with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2m thick. And which would not readily conduct heat.

#### O. 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 vulnerable locations of the premises shall be made in accordance with I.S. 2190-1992.

#### P. 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 the building.
8. Close circuit T.V. shall have to be provided for the entire floor area including the basement area of the building.
9. Disposable type B. A. musks to be kept always at all floor levels for emergency fire situation.

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