



Government Of West Bengal
Office Of The Divisional Fire Officer, Paschim Medinipur
West Bengal Fire & Emergency Services
Sepoy Bazar, P.O.:- Medinipur, P.S.:- Kotwali, Pin:- 721101

Memo no.:FSR/0125186231500248

Date: 09-11-2023

From:
Divisional Fire Officer, Paschim Medinipur
West Bengal Fire & Emergency Services

To: ROYAL BUILDERS
R.S. PLOT NO.- 1468, 1469(P), L.R.-2355 2356, MOUZA PANCHBERIA MILIK, J.L. NO-233, P.S.-KHARAGPUR (T),
DIST-PASHCHIM MEDINIPUR WITHIN KHARAGPUR MUNICIPAL AREA.

Sub: Fire Safety Recommendation for a proposed B+ G+IV Storied residential apartment building in the name & style of ROYAL BUILDERS, under residential occupancy at the premises of R.S. PLOT NO.-1468, 1469 (P), L.R. NO.- 2355, 2356, MOUZA- PANCHBERIA MILIK, J.L. NO.- 233, P.S.- KHARAGPUR (T), DIST.- PASCHIM MEDINIPUR WITHIN KHAAGPUR MUNICIPAL AREA.

This is in reference to your application no. 0125186231500248 dated 18-08-2023 regarding the Fire Safety Recommendation for a proposed B+ G+IV Storied residential apartment building in the name & style of ROYAL BUILDERS, under residential occupancy at the premises of R.S. PLOT NO.-1468, 1469 (P), L.R. NO.- 2355, 2356, MOUZA- PANCHBERIA MILIK, J.L. NO.- 233, P.S.- KHARAGPUR (T), DIST.- PASCHIM MEDINIPUR WITHIN KHAAGPUR MUNICIPAL AREA.

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. The whole construction of 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 compartment 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. specification.
4. Provision of adequate ventilation shall be provided.
5. Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.
6. No tin shaded construction can be made over the roof top under any circumstances. The roof top is to be kept open. No C.I. shed shall be allowed over the roof top.

7. This Fire Safety Recommendation will be considered valid after obtaining all required permissions from all concerned local as well as State Authorities. Other this Fire Safety Recommendations will stand canceled or revoked.

B. OPEN SPACE & APPROACH:

1. The open spaces surrounding the building shall conform the relevant building rule. As well as permit the accessibility and maneuverability of fire appliance 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 4.5-5-meter respecting abutting road.

C. STAIRCASE & EXIT:

1. All 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 hrs.
2. All the staircase of the building shall have permanent vents at the top and op-enable sashes at each floor level in the external wall of the building.
3. The width of staircases shall be made as marked in the plan. Corridors and the exit doors shall conform the relevant building rules to up to date amendment.
4. All the staircase shall be extended up to terrace of the building and shall be negotiable to each other without entering into any occupied area.
5. 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.

D. HALL:

The doors/aisles/gangway/cross gangway/sitting arrangement/ corridors/in hall shall be made as per good practices of national building code, part IV fire protection.

E. 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. The electrical installation shall be adequate protected with CO2 / D.C.P. fire extinguishers.

F. DETECTION & ALARM SYSTEM:

1. Manually operated Electrical Fire Alarm system with adequate Numbers 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 smoke/heat 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.
3. Hooter will be sounded in such a manner so that an operation of a Detector or Manual call point Hooters will sounder 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.

G. FIRE FIGHTING WATER:

U.G.W.R. having water capacity of 30000 ltrs and Overhead Water Reservoir having water capacity of 25000 ltrs exclusively for Fire Fighting purpose with replenishing arrangements @ 500 ltrs/min. preferably from two different sources of water shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well

as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.

H. WATER LAYOUT SYSTEM:

1. The building shall be provided with Down comer along with hose reel connected to terrace tank through the terrace pump and provided 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 sqm of floor area. The system shall be so designed that shall be kept charged with water all the time under pressure and shall not be less than 3.5 kgs/ sq. cm. All other requirements shall conform I.S. 3844- 1989.
2. Proper replenishment arrangement shall have to be made to keep the O.H.W.R. full at all time.
3. Provision of adequate numbers Yard Hydrant with one number fire service inlet shall be installed surrounding the building in accordance with relevant I.S. specification.

I. FIRE PUMP:

Provision of the Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge capacity at 900 L.P.M. into the water-based system, which shall be installed in the building. One such pump shall always be kept on Stand-by mode. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type with Down comer with suitable terrace pump with overhead tank.

J. SPRINKLER INSTALATION:

The automatic Sprinkler installation shall be provided inside basement and ground floor car parking areas of the building as per I.S. 9972. Alarm gang to be incorporated along with the sprinkler system.

K. AIR CONDITION-

- 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.

L. FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire Fighting arrangement in the style of placing suitable type of portable Fire Extinguisher, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be in accordance with I.S. 2190- 1992.

M. GENERAL RECOMMENDATION:

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 directional sign of escape route shall display prominently.
 3. The occupancy and security staff shall be conversant with installed Fire Fighting equipment's of the building and to operate in the event of Fire Testing.
 4. A crew of trained fireman under an experienced officer shall be maintained round the clock for safety of the building.
 5. 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.
 6. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of the building.
- On compliance of all 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 Recommendations will be treated as canceled.

Member Convener Kharagpur TEC, Paschim
Medinipur
West Bengal Fire & Emergency Services

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