



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

Memo No.: FSR/211862506300015618

Date : 20-08-2025

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

To :
Nikhil Ghosh
HOLDING-797, S.N.GHOSH AVENUE, MOUZA-ELACHI, JL NO-70, WARD-26, PS-SONARPUR, RAJPUR SONARPUR
MUNICIPALITY 24 PGS(S)-700103

Sub: Issuance fire safety Recommendation for proposed 2 Nos G+IV storied (i.e- Block no.1 & 3) and 1 No. G+VII (i.e-Block-2) storied Residential Building at Holding No.797, S.N. Ghosh Avenue, Mouza – Elachi, J.L.No.-70, Ward No.-26, L.R. Khatian-2978,2716,2715,2871,3442, R.S. Khatian -42,142,807-811,31,915, L.R. Dag - 77,74,76,93,R.S. Dag- 81,78,80,97,96. P.S.- Sonarpur, Rajpur Sonarpur Municipality , Harinavi. Dist.-24 Pgs(S)..

This is in reference to your AIN 211862506300015618 dated 04-Jul-2025 regarding Issuance fire safety Recommendation for proposed 2 Nos G+IV storied (i.e- Block no.1 & 3) and 1 No. G+VII (i.e-Block-2) storied Residential Building at Holding No.797, S.N. Ghosh Avenue, Mouza – Elachi, J.L.No.-70, Ward No.-26, L.R. Khatian-2978,2716,2715,2871,3442, R.S. Khatian -42,142,807-811,31,915, L.R. Dag -77,74,76,93,R.S. Dag- 81,78,80,97,96. P.S.- Sonarpur, Rajpur Sonarpur Municipality , Harinavi. Dist.-24 Pgs(S).

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 :

CONSTRUCTION :

1. Materials for rapid flame spread categories including untreated wood fiber board etc shall not be used. The doors and windows preferably shall be made of metal.
2. The floor area exceeds 750 Sq. M shall be suitably compartmented by separation walls up to ceiling level having at least two hours fire resisting capacity and sprinkler system should be provided as per NBC Part IV.
3. The interior finish decoration of the buildings shall be made low flame spread materials conforming I.S.



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specifications.

4. Arrangements shall have to be made for sealing all the vertical and horizontal ducts, shafts by the materials of adequate Fire resisting capacity.
5. Fire rating test certificate of all interior finish decoration should be submitted to this office before taking occupancy
6. Service ducts and shafts should be enclosed by a wall of 02 hours and doors of one hour fire rating. All such ducts shall be properly sealed and fire stopped at all floor level.

OPEN SPACE & APPROACH:

1. The open space surrounding the buildings shall conform the relevant buildings rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
2. The approach roads & internal driveway 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 5.0 Mts. and 6.0Mts respectively.
4. Drive way surrounding the building as approved should be free from any type of obstruction. No parking will be allowed on that drive way.

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 2 hours.
2. The staircase of the buildings shall have open able sashes at each floor level on the external wall of the buildings.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant buildings rules with up to date amendment.
4. All the staircases shall be extended up to the terrace of the buildings and shall be negotiable to each other without entering into any room.
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. All F.C.D. along with its fittings shall be of at least two hour Fire resisting wire glass window fitted with self-closing type open able in the direction of escape.
6. The firefighting shaft shall necessarily have connectivity directly to exit discharge or through exit passageway (having 120 min fire resistance walls with F.C.D.) to exit discharge.
7. Staircase lobby of a firefighting shaft shall be smoke controlled as marked in the plan.
8. Considering the staircases are only means of evacuation, emergency lighting lighting arrangements, directional exit signet shall be made conforming the relevant I.S. Code in this regards.
9. Escape Rescue-System (ERS) to be introduced for emergency evacuation from each floors & lobbies other than alternate staircase.

LIFT:

1. The walls of the lift enclosure shall be at least two hours Fire resisting type. Collapsible gate shall not be permitted.
2. Lift shall be designed as Fire Lift. The word "FIRE LIFT" shall conspicuously written in fluorescent paint on the lift landing doors at each floor level.
3. Alternate source of power supply shall be provided for all lifts through manually operated change over switch.
4. In case of failure normal electric supply it shall automatically trip over to alternative power supply
5. The Speed of the fire lift shall be such that it can reach the top floor from ground level within one minute.
6. Lift communication system shall be provided in the lift and this system shall be connected to fire control room of the buildings.

FIRE FIGHTING WATER:

- 1) Capacity of Under Ground Water Reservoir for Fire is 50000 Ltrs, capacity of Over Head Water Reservoir



for Fire in 10000 Ltrs .

- 2) 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.
- 3) Provision of necessary manhole shall be made on top of the reservoir as per specification.
- 4) Provision of replenishment at the rate of at least 1000 Ltr. /Min. preferably from two different sources of water supply shall be provided.
- 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 Under Ground Water Reservoir to be made to draw water in case of emergency.

WET RISER & HOSE REEL SYSTEM:

- 1) The buildings shall be provided with Wet Riser(100mm) and Hose Reel Hose unit with provision of twin out lets in each floor level at the staircase landing/half landings.
- 2) All the Riser should be connected with the terrace tank with adequate diameter of pipe.
- 3) Hose Reel Unit: Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level of all buildings conforming the relevant I.S. specification.
- 4) All other requirements of the water based Fire Protection System shall be made as per I.S. Specification 3844 – 1989 (up to date amendment).

FIRE PUMP:

1. The building shall be provided with Wet Riser at 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 1800 lts/min. at the ground floor level outlet and minimum 900lts/min. at the top most outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.
2. 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 building. One such pump same capacity of main fire pump shall always be kept on stand-by preferably be of diesel driven type.
3. Provision of Jockey Pump shall also have to be made to keep the Water based system 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 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.
4. Yard Hydrant / Ring Main Hydrant with provision of two numbers Hydrant With one number Fire Service Inlet shall be installed the building in accordance with relevant I.S. specification.
5. Delivery hose in hose box, short branch kept at all half landing.

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 vertical & horizontal ducts shall be sealed at all floor level by fire resisting materials.
- 3 The electrical installation shall be adequately protected with CO2/D.C.P. Fire Extinguishers.
- 4 Alternative Power Supply :

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, etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

Detection and Alarm 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, 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. 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.

First Aid Fire Fighting System:

First Aid firefighting 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:

- 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 equipment's 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 equipment's installed in the building to keep them in perfectly good working conditions at all times.
- 6 A trained Fireman 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 building.
- 8 Each year a certificate is to be obtained from the Director General, West Bengal Fire & Emergency Services certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the building.

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, 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 of the nature of use of the building in respect of the approved plan drawing without obtaining prior permission from this office, this fire and life safety recommendation will be treated as cancelled.



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Director

West Bengal Fire & Emergency Services

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