



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

Memo no.:FSR/0125186221100130

Date: 22-04-2022

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

**To: PRABHA APARTMENTS LLP AND OTHERS**  
18 RABINDRA SARANI, PODDAR COURT, GATE NO. 4, 7TH FLOOR, ROOM NO. 703/704, KOLKATA -700001.

**Sub: Fire Safety Recommendation for proposed construction of 2nos. Tower G+XI storied under group of Residential building at R.S and L.R Dag No.4518/4638 and 4518/4637, R.S Khatian No.1946, L.R Khatian No.10697, 10698, 10699, and 10700 in Mouza-Hatiara, J.L.No. 14, P.S-Rajarhat, (Now-New Town), Dist-North 24 Parganas, and Comprised in Holding No. 23, Ward No-30 (N-21), under Bidhanagar Municipal corporation, Kolkata-700157.**

This is in reference to your application no. 0125186221100130 dated 23-02-2022 regarding the Fire Safety Recommendation for proposed construction of 2nos. Tower G+XI storied under group of Residential building at R.S and L.R Dag No.4518/4638 and 4518/4637, R.S Khatian No.1946, L.R Khatian No.10697, 10698, 10699, and 10700 in Mouza-Hatiara, J.L.No. 14, P.S-Rajarhat, (Now-New Town), Dist-North 24 Parganas, and Comprised in Holding No. 23, Ward No-30 (N-21), under Bidhanagar Municipal corporation, Kolkata-700157.

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:**

**A. CONSTRUCTION:**

1. The whole construction of the existing building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
2. If the floor area remains exceed 750 m<sup>2</sup> shall be suitable compartmented by separation walls / water curtain up to ceiling level having at least Two hours Fire resisting capacity.
3. The interior finish decoration of the building shall be made of low flame spread materials conforming to I.S. specifications.
4. Provision of ventilation at the crown of the central core-duct of the building shall be provided.

**B. OPEN SPACE & APPROACH:**

1. The approach road shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
2. The width and height of the access gates into the premises shall not be less than 5.0mtr. X 5.0mtr. respecting abutting

the road.

**C. STAIRCASE:**

1. The staircases 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 2 hours.
2. 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.
3. The width of the staircases shall be made as marked/shown in the plan. Corridors and the exit doors shall conforming the relevant building rules with up to date amendment.
4. FCD (Fire Check Door) shall be provided as shown in the plan.

**D. Lift:**

1. The walls of the lift enclosure shall be at least two hours Fire resisting type
2. Collapsible gate shall not be permitted.
3. One of the lift shall be designed for fire lift, the word FIRE LIFT shall conspicuously write at ground floor.

**D. FIRE FIGHTING WATER:**

Underground water having capacity of 1,00,000ltrs. Capacity for Fire fighting and Over Head Water reservoir capacity for Fire fighting 20,000ltr.with replenishing arrangements @1000lts/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.

**E. HYDRANT SYSTEM:**

1. The building shall be provided with wet riser of 100MM.Dia. pipe each with provision of landing valve at the stair cases landing/ half landings in each Tower. The system shall be so designed that shall be kept charge with water all the time under pressure and capable to discharge 2850lts/mint. at the ground floor level and minimum 900ltr. /mint at the top most and furthest out let. In both cases the running pressure shall not be less than 3.5kgs/sq.cm. All other requirements shall be confirming 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. Specifications.
3. Ring Main 150mm. Dia. Pipe line with provision of adequate numbers Yard Hydrant points with at least two numbers Fire service inlet shall be installed surrounding the building in accordance with relevant I.S. specifications.

**F. FIRE PUMP:**

1. Provision of the Main Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge into to the Water based system, which shall be installed in the building.
2. Provision of the Jockey Pump shall also have to be made to keep the water based system under pressurized condition at all the time.
5. One such pump shall always be kept on stand-by same capacity preferably of diesel driven type.

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.

**F. SPRINKLER INSTALLATION:**

The automatic sprinkler installation shall be provided in covered Car parking's area, Showrooms, Association Room, GYM, Indoor games room, Lounge of the building as per I.S. 9972.Provision for testing of sprinkler head should be provided.

**G. 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 specifications 1946 - 1982.

2. The vertical ducts shall be sealed at alternative floor level.
3. The electrical installation shall be adequately protected with CO2 / D.C.P Fire Extinguishers.
4. All electrical Sub-station shall be on the Ground Floor level and structurally to be separated from the main enclosure with the provision of entry from outside open air.

**H. 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 unit's room shall not be used for storage of any combustible materials.

**I. ALTERNATIVE POWER SUPPLY:**

Arrangements shall have to 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.

**J. DETECTION AND ALARM SYSTEM :**

1. Manually operated Electrical Fire Alarm system with adequate numbers of break glass type call boxes fitted with Hooters along with public address system, connecting with 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 to I.S 2189-1988.
2. Hooters will be sounded in such a manner so that an operation of a Detector or a Manual Call Point Hooter shall be sounded entire occupancy.
3. Auto smoke detection system shall have to be provided in Showrooms, Association Room, GYM, Indoor games room, Lounge of the building.

**K. PUBLIC ADDRESS SYSTEM:**

Public address & CCTV system link entire occupancy and control room shall have to be established.

**L. 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. 2190-92.

**M. GENERAL RECOMMENDATIONS:**

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 and directional sign of escape route shall be displayed prominently.
3. The employees and the security staff shall be conversant with installed Fire Fighting equipment's of the building and to operate in the event of Fire and Testing.
4. 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.
5. To eliminate risk of Fire Hazards, Good House Keeping both for insides and outside of the building shall be strictly maintained.

On compliance of all the above Fire and Life Safety Recommendation, the Director General, West Bengal Fire and Emergency Services shall be approached for necessary inspection and testing of the installation, Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installations of the building.

N.B.: Any deviation and changes in nature of use of the building in respect of approved plan drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

Signature valid

Digitally signed by ABHIJIT  
PANDEY ✓  
Date: 2022.04.22 12:02:37 IST

Director  
West Bengal Fire & Emergency Services

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