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GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIVISIONAL FIRE OFFICER, BURDWAN DIVISION,
WEST BENGAL FIRE & EMERGENCY SERVICES
BURDWAN FIRE STN. BLDG. BURDWAN.



Memo No. FES/Bdn/ 979 /2017

Dated: 12/05 /2017

From: The Divisional Fire Officer
Burdwan Division
West Bengal Fire & Emergency Services

To : The Partner,
PADMA REAL ESTATE,
Dakshinkhanda, P.S.Andal,
Dist. Burdwan (West).

Sub : Issue of Fire Safety recommendations for the proposed G+5 storied residential apartment building in favour of PADMA REAL ESTATE at Dakshinkhanda, P.S.Andal, Dist. Burdwan (W), over L.R.Plot No. 6019, 6020, 6042, 6044, L.R.Kh.No. 3993, J.L.No. 36, ELA Plot No. B-93, Mouza: Dakshinkhanda, Dist. Burdwan (W)

Ref: Your application Dated 28/4/2017.

This is to reference to your letter dated 28/4/2017 regarding Issue of Fire Safety recommendations for the proposed G+5 storied residential apartment building in favour of PADMA REAL ESTATE at Dakshinkhanda, P.S.Andal, Dist. Burdwan (W), over L.R.Plot No. 6019, 6020, 6042, 6044, L.R.Kh.No. 3993, J.L.No. 36, ELA Plot No. B-93, Mouza: Dakshinkhanda, Dist. Burdwan (W).

The plan drawing submitted by you was scrutinized and marked as found necessary from Fire Safety point of view i.e Fire prevention and Fire safety Rules 1996 with upto date amendment and the relevant portions of Part IV of the N.B.C., I.S. Specification and relevant building Rules of Local Bodies subject to inspection report of the Inspecting Authority of this department. In returning one set of Plan with recommendation, this office is issuing Fire Safety recommendation in favor of the aforesaid concern subject to the compliance of the following Fire Safety Measure. After complying of Fire safety recommendation (Enclosed herewith) N.O.C./Fire safety certificate will be issued in due course.

Enclosed: Recommendation

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DIVISIONAL FIRE OFFICER
BURDWAN DIVISION
WEST BENGAL FIRE & EMG. SERVICES

RECOMMENDATIONS

1. CONSTRUCTION :-

- 1) The whole construction of the building shall be carried out as per approved plan drawings conforming the relevant building Rules of Panchayat/Municipal Corporation as well as N.B.C. of India (up to date amendment).
- 2) All materials of construction shall be load bearing elements, stairways and corridors shall be non combustible.
- 3) The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specification.
- 4) Provision of ventilation at the crown of the central core-duct of the building shall be provided.
5. Arrangement shall have to be made for sealing all the vertical 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 with stand the load of Fire Engine weighting upto 20 M.T.
- 3) The width and height of the access gates into the premises shall not be less than 4.5 m and 5 M respectively abutting the road.

C. STAIR CASE :-

- 1) One another stair case shall be provided for any emergency.
- 2) The Stair case 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.
- 3) The Stair case of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
- 4) The width of the Stair cases shall be made as marked in the Plan Corridors and the exit doors shall conforming the relevant building rules and well as rules of the cinematograph Act with upto date amendments.
- 5) All the Stair cases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any room.
- 6) Fire and Smoke doors at the entrances of all the Stair case 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: (IF ANY):-

- 1) The walls of the lift enclosure shall be at least two hr Fire Resisting type collapsible gate shall not be permitted.

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D. FIRE FIGHTING WATER :

1. Underground water Reservoir having water capacity at 50,000 Lts. Capacity And overhead Reservoir 20,000 ltrs. exclusively for Fire Fighting purpose with replenishing arrangement @ 1000 lts/min. Preferably from Two different sources of water supply shall be provided.

E. HYDRANT SYSTEM :-

- 1) Provision for hose reel in conjunction with Wet riser-cum-down comer of 100 mm dia having landing valve at each floor connected to overhead reservoir through Booster pump of 1200 LPM shall be made conforming the relevant I.S. specification.
- 2) Yard Hydrant/Ring Main Hydrant with provision of two numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specification.
- 3) Proper Replenishing Arrangement shall have to be made to kleep the O.H.W.R. full at all time.

F. SPRINKLER INSTALLATION :

1. The automatic sprinkler installation shall be provided Basement in all floor areas of the building as per I.S. 1972. Alarm gang to be incorporated along with the sprinkler system.
2. Fire pump, Jockey pump for the total sprinkler Installation shall be made to keep water based system under pressurized condition at all the time 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.

G. FIRE PUMP :

1. Provision of Fire Pump shall have to be made to supply water at the rate designed pressure and discharge into the Mater based system which shall be installed in the building. One such pump shall always be kept on stand-by preferably be of diesel driven type.
2. A separate Fire Pump shall preferably be made for the total Sprinkler installation or the building. 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.
3. The suction of Pumps shall preferably of positive type or in case of negative suction the system shall be Wet Riser-cum-Down Commer with suitable terrace Pump fitted with overhead tank.

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H. ELECTRICAL INSTALLATION & DISTRIBUTION :-

1. The electrical installation including transformers, Switch Gears, Min & 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 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. Alternate Power Supply :-
Arrangement shall have to be made to supply power with the help or 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 Stair case, corridors etc. and other places of assembly of the building in case of normal power failure.

K. DETECTION, ALARM AND SUPPRESSION SYSTEM:-

- 1) Manually operated Electrical Fire Alarm system with at least Four 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) Hooters 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.
- 3) Public Address System: Public address system linked between all floors and Control Room shall have to be established.
- 4) Auto Fire Alarm system with an along addressable, smoke heat detector as per suitability shall be installed at each floor.
- 5) .All other installations shall satisfy the code of I.S. Specifications 2189 and the code of practice as laid down in the N.B.C. Part-IV (2005).

L. 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.
- 5) All other systems in this regard shall be provided as land down N.B.C. of India 2005 (Pat V of section).

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M. 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.

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 the 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) Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
- 7) Every year a certificate is to be obtained from this deptt. certifying about the satisfactory services, performance of all the Life and Fire Safety arrangements and installation of the building.
- 8) In case of any land dispute /building dispute /Litigation between landlord and tenants /court case etc if arises any time this department has no liabilities and responsibilities in this matter.
- 9) 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.
- 10) After completion of entire construction of the proposed building and Fire safety installations, a letter of information must be communicated to the office for further inspection to issue the Fire safety certificate.
- 11) This Fire safety Recommendations valid for one year from the date of issue and Prior information is required for further extension the period.




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