



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

Memo no.:FSR/0125186221200104

Date: 02-05-2022

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

**To:** TEENLOK PLAZA LLP  
1447/1, MADHURDAHA ROAD, KOLKATA-700107

**Sub:** Fire Safety Recommendation for proposed construction of 2 nos. G+XI storied and 3nos. G+XI storied upon a common Basement under group of Residential building at Part of R.S Dag No. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding L.R. Dag No-1438, 1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 Recorded vide L.R khatian No-2783, 2781, 2785, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 3518, 3520,3521,3522, 3523, 3524, 3525,3526,3527, 3528, and 3529,3530,3531, 3532, 3533, 3544, 3535, 3536, 3537, 3538, and 3539 Comprised in Mouza-Elachi, J.L. No-70, P.S-Sonarpur, District-South 24 Parganas, now being Holding No-316 on Dr. B.C Roy Road, Jagadal, Kolkata-700151 in Ward No-26 of Rajpur Sonarpur Municipality West Bengal.

This is in reference to your application no. 0125186221200104 dated 22-03-2022 regarding the Fire Safety Recommendation for proposed construction of 2 nos. G+XI storied and 3nos. G+XI storied upon a common Basement under group of Residential building at Part of R.S Dag No. 1425, 1455, 1456, 1457, 1458, 1459, 1461, 1462, 1494, 1495, 1496 and 1497 corresponding L.R. Dag No-1438, 1469, 1470, 1471, 1472, 1473, 1475, 1476, 1509, 1510, 1511, and 1512 Recorded vide L.R khatian No-2783, 2781, 2785, 2804, 2780, 2812, 2802, 2811, 2775, 2776, 3518, 3520,3521,3522, 3523, 3524, 3525,3526,3527, 3528, and 3529,3530,3531, 3532, 3533, 3544, 3535, 3536, 3537, 3538, and 3539 Comprised in Mouza-Elachi, J.L. No-70, P.S-Sonarpur, District-South 24 Parganas, now being Holding No-316 on Dr. B.C Roy Road, Jagadal, Kolkata-700151 in Ward No-26 of Rajpur Sonarpur Municipality West Bengal.

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 1,50,000ltrs. Capacity for Fire fighting and Over Head Water reservoir capacity for Fire fighting 10,000ltr. In each block with replenishing arrangements @1000ltrs/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 150MM.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 2850ltrs/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 basement area, Massage room, Spa, Steam, Gymnasium, Community hall, Indoor Games room, Toddler room, Yoga and Recreation Room, Showrooms, 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.

#### 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, Massage room, Spa, Steam, Gymnasium, community hall, Indoor Games room, Toddler room, Yoga and Recreation Room, 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.

Director  
West Bengal Fire & Emergency Services

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