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**GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DIRECTOR GENERAL  
WEST BENGAL FIRE & EMERGENCY SERVICES  
13-D Mirza Ghalib Street, Kolkata- 700 016**

Memo No : IND/WB/FES/20182019/13611

DATE: 04/06/2018

**From :**

**The Director**

**Fire Prevention Wing,**

**West Bengal Fire & Emergency Services.**

**To :**

**BCN Promoters and Developers Pvt Ltd and Five Others**

**RS Dag No. 251(P), 252(P), RS Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 of Mouza**

**Kochpukur, JL No. 2, P.S. Kolkata Leather Complex, Dist. South 24 Paraganas,**

**Assessment No. 3587, Under Bamanghata Gram Panchayet. Bhangar-2**

**Baruipur F.S., Kolkata Leather Complex,**

**South 24 Parganas - 700156 .**

**Sub :Fire Safety Recommendation for proposed construction of G + XIV storied comprising of 02 nos. of blocks (Block 1 and 2) under group Residential building at the premises no.- RS Dag No. 251(P), 252(P), RS Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 of Mouza Kochpukur, JL No. 2, P.S. Kolkata Leather Complex, Dist. South 24 Paraganas, Assessment No. 3587, Under Bamanghata Gram Panchayet. Bhangar-2.**

This is in reference to your Application No. IND/WB/FES/20182019/13611, dated 04/06/2018, regarding the Fire Safety Measure for proposed construction of G + XIV storied comprising of 02 nos. of blocks (Block 1 and 2) under group Residential building at the premises no.- RS Dag No. 251(P), 252(P), RS Khatian No. 1119, 1120, 1122, 1123, 1124, 1125 of Mouza Kochpukur, JL No. 2, P.S. Kolkata Leather Complex, Dist. South 24 Paraganas, Assessment No. 3587, Under Bamanghata Gram Panchayet. Bhangar-2.

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 favour of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

#### 1. CONSTRUCTION:

- 1.The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body.
- 2.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- 3.Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.
- 4.Roof is used as a refuge area in case of an emergency and it should be clear open for all time. No permanent or temporary structure will be allowed on the roof.

#### 2. OPEN SPACE & APPROACH:

- 1.The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.
- 2.The width and height of the access gates into the premises shall not be less than 4.5 – 5 M respecting abutting the road.

#### 3. STAIRCASE:

- 1.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 hours.
- 2.The staircase of the building shall have permanent vents at the top and openable sashes at each floor level in the external wall of the building.
- 3.The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules and well as rules.
- 4.The staircase shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.

#### 4. REFUGE AREA:

- 1.The Refuge area shall have to be provided as per plan drawing.

2.The refuge area shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance from the corridor or the staircase lobbies.

3.The position of refuge Areas shall be such that they are negotiable by the Fire service Ladder from the ground floor.

#### 5. FIRE FIGHTING WATER:

Underground water reservoir having water capacity at 100000 ltrs. and overhead water reservoir of 24552 ltrs for Block-1 and 25715 ltr. For Block-2 exclusively for Firefighting purpose with replenishing arrangements @ 1000 ltrs./min. Preferably from two different sources of water supply shall be provided. The 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.

6.

#### HYDRANT SYSTEM:

1The building shall be provided with Wet Riser at 150mm. 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 2850 ltrs/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.

2Provision for Hose Reel units on swiveling drum in conjunction with Wet Riser shall be made near each landing valves.

3Yard Hydrant / Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the building in accordance with relevant I.S. specifications.

4Proper Replenishing Arrangement shall have to be made to keep the O.H.W.R. full at all time.

7.

#### FIRE PUMP:

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 shall always be kept on stand-by be of diesel driven type.

Separate Fire Pump shall have to be provided for sprinkler installation of entire 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. 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.

#### 8. Sprinkler:

Auto sprinkler system shall have to be provided in all floor area of the building through 150mm dia pipe line separately as per IS specification.

#### 9. 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.

#### 10. 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 sounded on the same floor and immediate alternate floor.

3.Smoke detector shall have to be installed in Play Room, Gym and all other amenities area of the building as per I.S. Specification. Smoke detector shall also have to be provided inside the electrical ducts.

#### 11. C. C. Camera & Public Address System :-

I.Public address system linked between all floors and Fire Control Room shall have to be established.

#### II.Fire Control Room:

A well designed Fire Control Room with C.C.T.V. and Fire Control Panel and monitoring 24X7.

#### III.Preparation of Emergency Evacuation:

There is need to have a clear policy for emergency evacuation plan.

#### 12. 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.

#### 13. GENERAL RECOMMENDATIONS:

1Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.

2Floor numbers and directional sign of escape route shall be displayed prominently.

3The employees and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.

4Arrangement 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.

5A crew of trained Firemen shall be maintained round the clock for safety of the building.

6 Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.

7 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.

14. 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 favour of the occupancy shall be issued on being satisfied with the tests and performances of safety aspects of installation of the building.

15. 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 Recommendation will be treated as cancelled.

**Director**  
**West Bengal Fire & Emergency Services**

Signature Not Verified  
Digitally signed by ABHIJIT  
PANDEY  
Date: 2018.06.04 13:33:54 IST