



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

Memo no.: 0125186230200861

Date: 25-01-2024

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

To: Ithemba Developments Ltd
Mauza- Chandannagar, J.L No- 01, L.R Dag No- 786, L.R Khatian No- 3231,3232,3233,3234,3235,3236, Sheet No- 11, Chandannagar Station Road, Ward No- 10, Under Chandannagar Municipal Corporation, P.O- Chandannagar, P.S- Chandannagar, Dist- Hooghly, Pin- 712136

Sub: Demand Notice under Section 11E of WBFES Act 1950 as amended for issue of Fire Safety Recommendation for proposed construction of G+IV Storied (Commercial), G+XII Storied (Residential) & G+II Storied (Residential Villa) under group of Residential Building in the name & style " Ithemba Developments Ltd." at Mouza & P.S. - Chandannagar, J.L. No.- 1, C.S. & R.S.Dag No.- 462, R.S.Khatian No.- 289, L.R. Dag No.- 786, L.R. Khatian No- 3235,3236,3231,3232, 3233,3234 Sheet No.- 11 At Chandannagar Station Road, Ward No.- 10, Holding No.- 545(Old) Under Chandannagar Municipal Corporation, Dist. – Hooghly, Pin- 712136.

With reference to the above memo number towards the application submitted by you in respect to the above proposal, this is to inform you that, the Fire Safety Recommendation in respect of the above building along with the approved plan will be issued subject to the payment of fee amounting to Rs. 32760 (Indian Rupees Thirty Two Thousand Seven Hundred Sixty).

You are hereby requested to remit the above amount within 15 (Fifteen) days from the date of issuance of this demand notice.

1. Abutting Road Width (in meters): 18
2. Total Floor Area (in Sq. meters): 7531.1
3. Additional Floor Area (in Sq. meters): 0
4. Height of the Building (in meters): 39.65
5. Type of Principal Occupancy: Residential
6. Demand Amount (in INR): 32760

Mode of Payment:

You are requested to deposit the above demand fees under the Head of Account 0070-60-109-001-14(0070– Other

Administrative Service, 60-109-Fire Protection of Control, 001 – Fees Under the West Bengal Fire Services Act, 14 – Service Fees) by online mode only available through the Make Payment Option after logging into the WB e-District Portal using your login user id and password used for submission of the above application within 15 (Fifteen) days from the date of issue of this demand notice positively.

Signature valid

Digitally Signed
Name: ABHJIT BANERJEE
Date: 25-Jan-2020 11:23:36
Reason: Approved
Location: West Bengal

DIRECTOR
West Bengal Fire & Emergency Services



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

Memo no.:FSR/0125186230200861

Date: 29-01-2024

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

**To: Ithemba Developments Ltd
Mauza- Chandannagar, J.L No- 01, L.R Dag No- 786, L.R Khatian No- 3231,3232,3233,3234,3235,3236, Sheet No- 11,
Chandannagar Station Road, Ward No- 10, Under Chandannagar Municipal Corporation, P.O- Chandannagar, P.S-
Chandannagar, Dist- Hooghly, Pin- 712136**

Sub: Fire Safety Recommendation for proposed construction of G+IV Storied (Commercial), G+XII Storied (Residential) & G+II Storied (Residential Villa) under group of Residential Building in the name & style " Ithemba Developments Ltd." at Mouza & P.S. - Chandannagar, J.L. No.- 1, C.S. & R.S.Dag No.- 462, R.S.Khatian No.- 289, L.R. Dag No.- 786, L.R. Khatian No-3235,3236,3231,3232, 3233,3234 Sheet No.- 11 At Chandannagar Station Road, Ward No.- 10, Holding No.- 545(Old) Under Chandannagar Municipal Corporation, Dist. – Hooghly, Pin- 712136.

This is in reference to your application no. 0125186230200861 dated 13-12-2023 regarding the Fire Safety Recommendation for proposed construction of G+IV Storied (Commercial), G+XII Storied (Residential) & G+II Storied (Residential Villa) under group of Residential Building in the name & style " Ithemba Developments Ltd." at Mouza & P.S. - Chandannagar, J.L. No.- 1, C.S. & R.S.Dag No.- 462, R.S.Khatian No.- 289, L.R. Dag No.- 786, L.R. Khatian No-3235,3236,3231,3232, 3233,3234 Sheet No.- 11 At Chandannagar Station Road, Ward No.- 10, Holding No.- 545(Old) Under Chandannagar Municipal Corporation, Dist. – Hooghly, Pin- 712136.

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 proposed building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipality Body.
- 2.The floor area exceeds 750 m² shall be suitably compartmented by separation walls up to ceiling level having two hours fire resisting capacity.
- 3.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.

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 and horizontal ducts by the materials of adequate fire resisting capacity.

B. OPEN SPACE AND APPROACH:

1. The open spaces surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire Appliances with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting 45M.T.
3. The width and height of the access gate into the premises shall not be less than 4.5 mts. and 5.0 mts. respecting the abutting road.
4. Drive way should be free from any type of obstruction. No parking will be allowed on the drive way.
5. All the Passage way should be kept clear for free access.

C. 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 walls of the building.
3. The width of the staircase shall be made as shown in the plan. Corridors and the exit doors shall conform the relevant Building Rules with up to date amendment.
4. Staircase to be enclosed with FCD as shown in the plan drawing.

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 written at ground floor.
4. FCD shall be provided as per plan drawing

E. FIRE FIGHTING WATER:

Underground water reservoir having water capacity of 3,00,000.Ltrs. and Over Head water reservoir having water capacity of 70,000.Ltrs (as shown in the submitted plan drawing) exclusively for fire fighting purpose with replenishing arrangements @ 1000 Ltrs./min. preferably from two different sources of water supply shall be provided. The water reservoirs 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.

F. HYDRANT SYSTEM :

1. The building shall be provided with separate wet Riser of each building of 150mm. Internal diameter pipe Line with single outlet 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 2280Lts./min. at the ground floor level outlet and minimum 900 Lts./min. at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kgs/cm². All other requirements shall conform I.S. 3844 – 1989.
2. Provision of Hose Reel in conjunction with wet Riser shall be made at each floor level conforming the relevant I.S. specification.
3. Ring Main Hydrant with provision of adequate numbers Hydrant shall be installed surrounding the project in accordance with relevant I.S. specification.
4. Fire service inlets shall have to be install front entrance of the premises.

G. SPRINKLER INSTALLATION:

The automatic sprinkler installation shall be provided in car parking area, commercial area as per I.S. 9972. Alarm Gong to be incorporated along with the sprinkler system.

H. FIRE PUMP:

1. One no. Jokey pump (electric) capacity 180 LPM,
2. One no. Main pump capacity 2280 LPM.,
3. One no. Diesel driven Stand by pump of capacity 2280 LPM. And
4. One no. separate sprinkler pump of capacity 2280LPM. shall be installed and arranged in such a manner so that it will start automatically due to fall in pressure.

All the pump designed so as to supply water 900 LPM at a pressure of 3.5kg/cm² at the furthest point. Only diesel driven arrangement for stand by fire pump shall be ensured.

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. All other requirements shall conforming I.S. 12469-1988.

I. MULTI-LAYER AUTOMATED MECHANIZED CAR PARKING SYSTEM:

1. Structural design: - The M.L.C.P. shall be constructed of structural steel construction.
2. Vertical Deck Separation: - For M.L.C.P. having Multi Car Parking level, vertical Fire separation between the upper and lower decks by using non-perforated and non-combustible materials (Structural Steel Plate) shall be provided. This is to minimize direct impingement of flame to the Car in the upper deck and also to prevent dripping of any possible leaking fuel to the lower deck. Proper drainage system shall have to be provided for accidental leaking of oil from the car and sand bed shall be provided at the ground level.
3. Fire Engine Access way: - Access way shall be provided for the Fire Engine to gain access to the car park entrance and exit.
4. Fire Hydrant: - Fire hydrants are to be provided in accordance with Cl. 4.4
5. Natural Ventilation: - Each car parking deck shall be provided with at least 50% external ventilation openings of the perimeter wall areas and uniformly distributed.
6. Sprinkler & Detection System: - Open Modular Type Sprinkler along with detectors shall be provided in all M.L.C.P. areas as per relevant I.S. Specification. Cross zone wise sprinkler system shall have to be implemented.
7. Operating System: - Both Mechanical and Manual type operating system shall have to be provided.

J. ELECTRICAL INSTALLATION AND DISTRIBUTION:

1. The electrical installation including Transformers, Switch Gear, 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.
2. The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials.
3. The electrical installation shall be adequately protected with CO₂/D.C.P. Fire Extinguishers conforming I.S. specification.
4. All electrical installation viz. Transformer, Switch Gear, LT/HT rooms shall be protected with both auto detection and suppression systems as per suitability.
5. For every 230V wiring above false ceiling 660 grade insulated cable shall be used Transformer Switch Gear H.T., L.T. and others electrical rooms shall be at the ground floor level the other electric rooms shall be at least 4 hrs. fire resisting capacity adequate ventilation arrangement shall have to be made in all the rooms, Dry and explosion proof type

Transformer shall be installed.

K. ALTERNATIVE POWER SUPPLY:

Arrangement for alternative power supply shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Deep Tube-Well Pump, Fire Alarm System etc. and also for illuminating the Staircase, Corridors, Lobbies etc. and other places of assembly of the building in case of normal power failure.

L. AUTO DETECTION AND ALARM SYSTEM:

- 1.Auto Fire Detection System with the help of Heat and Smoke Detectors shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in place of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with I.S. specification.
- 2.The suppression system shall be made with Fire Extinguishers particularly in Computer, Electrical processing and Data Room and in all rooms of irreplaceable articles.
- 3.Public Address System linked between all floors and Control Room shall have to be established.
- 4.All the installation shall also satisfy the I.S. Specification 2189 as amended and the code of practice as laid down in N.B.C.Part – IV.

M. 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. Dampers shall operate automatically switch off the air handling fans. Manual operation facility shall also be provided.
- 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 Units room shall not be used for storage of any combustible First Aid Fire Fighting arrangement in the style 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.
- 5.Escape routes like staircase, corridor, lift lobbies, etc. shall not be used as return air passage.
- 6.The ducting shall be constructed of substantial gauge metal in accordance with good practice.
- 7.Where the ducts pass through fire wall or floors, opening round of the ducts shall be sealed with materials having fire resistance rating of the compartment. All other should be followed the NBC part –IV with up to date amendment.

N. SMALL GEARS: IS : 903 -1993:-

Hose box , 15 M length Permolin delivery hose, Gun Metal short branch of half inch dia. One set at each half landing hydrant should be installed.

O. FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire Fighting arrangement in the style 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.

P. 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 staffs 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 crew of trained Fire man 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 the building.
8. 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 installation of the building.

On compliance of all the above Life and Fire Safety Recommendation, the Director General, West Bengal Fire & Emergency Services shall be approved for necessary inspection and testing of all 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.

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.

Signature valid

Digitally Signed,
Name: ABHJIT BANERJEE
Date: 25-Jan-2023 11:03:03
Reason: Approved
Location: West Bengal

DIRECTOR
West Bengal Fire & Emergency Services