



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

Memo  
no.: WBFES/6194/16/Kol/RB/313/16(313/16)

Date: 25-12-2021

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

To: EXULT PROPERTIES PRIVATE LIMITED  
50 JAWAHARLAL NEHRU ROAD, 11TH FLOOR, KOLKATA 700071

Sub: Revised Fire Safety Recommendation for proposed construction of 03 (Three) storied under group Residential Building comprising 14 no Blocks i.e. Block -A to Block - N along with 01 no 03 (Three) storied Club Building at the premises no. 94, Diamond Harbour Road, P.O.: IIM Joka, P.S.: Thakurpukur, Kolkata - 700104.

This is in reference to your application no. 0125182218700219 dated 04-10-2021 regarding the Revised Fire Safety Recommendation for proposed construction of 03 (Three) storied under group Residential Building comprising 14 no Blocks i.e. Block -A to Block - N along with 01 no 03 (Three) storied Club Building at the premises no. 94, Diamond Harbour Road, P.O.: IIM Joka, P.S.: Thakurpukur, Kolkata - 700104.

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 office is issuing **Revised Fire Safety Recommendation** in favor of the aforesaid building subject to the compliance of the following fire safety measure.

**Recommendation**

This Revised Fire Safety Recommendation is issued against the earlier Fire Safety Recommendation which was issued vide memo no. WBFES/6194/16/Kol/RB/313/16(313/16) dated 21/09/2016.

**CONSTRUCTION**

1. The whole construction and lay out of proposed building shall remain same as per approved plan and shall never be altered with prior approval of this Department and strictly follow local Panchayet / Municipal Rules.
2. The floor area exceeds 750 Sq M shall be suitably compartmented by separation walls up to ceiling level having at least two hours fire resisting capacity.
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.

**OPEN SPACE & APPROACH:**

1. The open space surrounding the buildings shall conform the relevant buildings rules as well as permit the accessibility

and maneuverability of Fire appliance with turning facility.

2.The approach roads & internal driveway shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.

3.The width and height of the access gates into the premises shall not be less than 5.0 Mts. and 6.0Mts respectively.

4.Drive way surrounding the building as approved should be free from any type of obstruction. No parking will be allowed on that drive way.

#### STAIRCASE:

1.The staircase of the buildings 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 buildings shall have open able sashes at each floor level on the external wall of the buildings.

3.The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant buildings rules width up to date amendment.

4.All the staircases shall be extended up to the terrace of the buildings and shall be negotiable to each other without entering into any room.

#### FIRE FIGHTING WATER:

Underground water reservoir having water capacity of 100000 Ltrs exclusively for firefighting purpose with replenishing arrangements @ 1000lts./min. preferably from two different sources of water supply shall be provided. The fire 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.

#### HYDRANT SYSTEM:

1.The buildings shall be provided with Wet Riser with provision of Hose reel Hose at the staircase landing/half landings at the rate of one such riser for 1000 Sq. M. of floor area. The system shall be so designed that be kept charged with water all the time under pressure and capable to discharge 2000 LPM at the ground floor level outlet and minimum 900 LPM at the top most outlet. In both cases the running pressure shall not be less than 3.5 Kg./Sq.cm. All other requirements shall conform I.S. 3844-1989.

2.Provision for Hose Reel Hose in conjunction with Wet Riser shall be made at each floor level of all buildings conforming the relevant I.S. specification.

3.Yard Hydrant & Ring Main Hydrant of 150 mm internal diameter pipe line with provision of adequate numbers Hydrant along with Fire Service inlet shall be installed surrounding the buildings in accordance with relevant I.S. specification.

#### FIRE PUMP:

1.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 buildings. One such pump shall always be kept on Stand-by preferably of diesel driven type.

2.Provision of Jockey Pump for Hydrant system 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. To avoid high pressure in lower levels of wet riser in the building multi stage, multi -outlets pumps (Creating pressure zones) or variable frequency drive pumps or any other suitable arrangement to be provided as per N.B.C. Part – IV 2016.

4.One set of pumps shall be provided for each 100 hydrants or part there off with a maximum of two sets alternatively it can be met by providing additional diesel pump of the same capacity and doubling the fire water tank capacity as per N.B.C. Part – IV 2016.

#### 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 electrical installation shall be adequately protected with CO2/D.C.P. Extinguisher or modular.

3. 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, Fire Lift etc and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

#### FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire fighting arrangement in the style of placing suitable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable of locations of the premises shall be made in accordance with I.S. 2190-1992.

#### LPG BANK:

1.L.P.Gas bank shall be on the ground level of the said building (except multi storied buildings, flats housing society) which to be constructed at least 3mtr. distance between an installation and any building, public place, roadways, and other surroundings. The installation shall be protected from excessive weathering by sun, rain etc. and from tampering by unauthorized person. A lean-to roof with expanded metal on angle iron framework on the sides is considered suitable for this purpose.

For multi-storied buildings, flats housing society the reticulated installation of any capacity shall be provided at a safe place specially earmarked for this purpose. The installation shall not be provided by the side of road where there is continuous movement of vehicles or is approachable to residents specially children. The installation should be secured and should be provided in a covered shed open from all sides for ventilation. The area shall be demarcated by 1.5 m high chain link fencing having one gate. There should be minimum 3 m clear space all around the fencing and the space between the fencing and the edge of the shed should be minimum 2 m all around.

2.Adequate ventilation at ground level (i.e. 100 mm above of gas bank, open to atmosphere and below ceiling level at least 500 mm long & 300 mm height having minimum 25 percent of wall area) to the outside air shall be provided.

3.Cylinders shall be located on a concrete or brick floor, raised minimum 100 mm from ground level in case of outdoor installations.

4.FLP fittings, approved by statutory authorities shall be provided for electrical use.

5.The controlling device of L.P.G. shall have to be placed at a far away (at least 3mtr.) from gas bank.

6.The doors of the LPG bank room to be made with non -inflammable materials which shall open outwards & shall have louvers/wire mesh to ensure visibility & ventilation.

7.L.P.Gas detector/ sensor to be installed at the kitchen & gas bank area.

8.No electrical heater, kerosene stove, opens Chula etc. shall be allowed in the kitchen where L.P.G. are in use.

9.Cylinders shall not be stored along with any combustible materials.

10.Medium velocity water spray system which can be operated by quick opening valve placed away from the said area.

11.Two buckets filled with sand & two with water shall also be installed nearby.

12.Two nos. dry powder type fire extinguisher as per I.S. 2171 of 10 K.G. capacity for LPG installations up to 200 Kg. /

Three nos. dry powder type fire extinguisher of 10 K.G. capacity for LPG installations more than 200 Kg. up to 320 Kg. /

Four nos. dry powder type fire extinguisher of 10 K.G. capacity for LPG installations more than 320 Kg. up to 1000 Kg shall be provided and shall be located near such installations (at least 3mtr. away).

13. Gas meters to be placed in a suitably constructed metal cupboard located in a well ventilated space.
14. Red Luminous letterings of minimum height of 40mm as "DANGER / HIGHLY INFLAMABLE GAS / NO SMOKING/ NO NAKED LIGHTS" on white background shall be written outside at prominent place.
15. Cylinder manifolds, Pressure regulators, Piping, valves & other requirements to be as per I.S. 6044(Part 1): 2013.
16. The colour of LPG lines shall be as per I.S. 2379.

**GENERAL RECOMMENDATION:**

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 in all vulnerable places of the building.
  3. Directional sign of escape route shall be displayed prominently.
  4. The 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.
  5. Arrangement shall be made for regular checking, testing and 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. This shall be treated as provisional N.O.C. on compliance of all 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, Final N.O.C. 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 provisional N.O.C. will be treated as cancelled.

Signature Not Verified  
Digitally signed by ABHJIT  
PANDEY  
Date: 2021.12.25 12:07:06 IST

Director  
West Bengal Fire & Emergency Services