



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

Memo no.:FSR/0125186201103989

Date: 17-02-2023

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

**To: RESIDENTIAL PROJECT (PH 1)LIG AND MIG XI STORIED & (PH 2) MIG XII STORIED OF WEST BENGAL HOUSING BOARD  
RESIDENTIAL PROJECT OF WEST BENGAL HOUSING BOARD AT J.L. NO. 22, MOUZA SULANGARI, DIST. NORTH 24 PGS. KOLKATA**

**Sub: Revised Fire Safety Recommendation (RFSR) for proposed Addition of Two Nos. (G+XI) storied MIG residential Blocks (Tower- II & III) along with F.S.R. approved and sanctioned One no. (G+X) Storied L.I.G. & M.I.G. Residential Block (Tower- I) "UTSANG" at premises no.- L.R. Dag nos. 293(P), 294(P), 295, 301(P), 302, 303, 304, 305, 306(P), 307, 308(P), 309, 310(P), 313(P) at Mouza.- Sulangari, J.L. no.- 22, P.S.- New Town, under Jyangra, Hatiara- II G.P. under Rajarhat Panchayat Samiti, Dist.- North 24 Parganas.**

This is in reference to your application no. 0125188221100124 dated 05-12-2022 regarding the Revised Fire Safety Recommendation (RFSR) for proposed Addition of Two Nos. (G+XI) storied MIG residential Blocks (Tower- II & III) along with F.S.R. approved and sanctioned One no. (G+X) Storied L.I.G. & M.I.G. Residential Block (Tower- I) "UTSANG" at premises no.- L.R. Dag nos. 293(P), 294(P), 295, 301(P), 302, 303, 304, 305, 306(P), 307, 308(P), 309, 310(P), 313(P) at Mouza.- Sulangari, J.L. no.- 22, P.S.- New Town, under Jyangra, Hatiara- II G.P. under Rajarhat Panchayat Samiti, Dist.- North 24 Parganas.

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:**

Please strictly comply with the earlier issued Fire safety Recommendation Vide Memo No. FSR/0125186201103989 dated.- 12/06/2021., Shall remain same and the same shall be applicable for Proposed Blocks i.e. Two Nos. (G+XI) storied MIG residential Blocks (Tower- II & III) for strictly compliance with addition to the following:-

Additional Recommendation: -

- 1.Sprinkler system: Sprinkler system & other its related accessories shall have to be provided & Sprinklers shall have to be provided in all assembly occupancy areas of the building.
- 2.Detection System: Addressable Detection System shall have to be provided in all assembly occupancy areas of the

building.

3.MCP & Hooter should be provided in all assembly occupancy areas of the building.

#### 4.STAIRCASE & LIFT :

- Pressurized Staircase from Ground to top Floor level shall be pressurized as marked or approved in the plan drawing. A positive pressure of 25-30 Pa shall be maintained in the Staircase. Pressurization shall be maintained round the Clock.
- All 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.
- The staircase of the building shall have permanent vents at the top equal to 5% of the Cross Sectional Area of the Staircase enclosure and openable sashes at each floor level equal to 15% of the said cross sectional area shall have to be provided in the external wall of the building and open able sashes will be in the external wall of the building
- The width of the staircases shall be made as marked/approved in the plan. Corridors and the exit Doors shall conforming the relevant Building Rules
- The entire staircase shall be extended up to terrace of the building and shall be negotiable to each floor level without entering into any room. The roof of the Stair wall shall be Min. 1 M above the surrounding roof Area.
- Fire and Smoke doors at the entrances of all the Staircase enclosures as marked/approved in the plan at each floor level shall be provided. The F.C.D. shall be of at least one 02 hours Fire resisting wire glass window fitted with self closing type open able in the direction of escape.
- Considering the staircase are only means of evacuation, Emergency Lighting Arrangement, Directional & Exit signage Etc. shall be made conforming the relevant I.S. Code in this regard
- Exit from Lift Lobby shall if located in the core of the building shall be through Self-Closing FCD of two hours Fire Resisting.
- The speed of the fire lift car in the building shall be such that it can reach the top from the ground within one Minute and visual indication of floor numbers shall be incorporated in the lift Car.
- All other requirements shall conform the I.S. Specification including the communication facility in the lift cars connecting to the Fire Control Rooms of the Building.
- The walls of the lift enclosure shall be at least two hours Fire resisting type. Collapsible gate shall not be permitted.

#### 5.Refuge Area :

- Refuge Area shall not be less than 15 Sq M on the external wall with cantilever projection at the designated height as per NBC Part-IV 2016
- The refuge area shall be of Fire Resisting Construction and protected with Self Closing FCD at the entrance from the Staircase shaft.
- The projected refuge area shall be surrounded by 1 M high wall and opening to the refuge area from utility or any utility shall not be allowed.
- There shall be marked an area 9\*15 below each refuge platform.
- stair at refuge area not allowed.
- No opening/window shall be allowed on refuge area.

#### 6.AIR CONDITIONING SYSTEM: (If any )

- The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.
- The system of auto shut down of A.H.U. shall be incorporated with auto detection and alarm system.
- The air handling Units room shall not be used for storage of any combustible materials.
- The A.H.U. shall be separated for each floor with the system .Air ducts for individual floors.
- Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the air conditioning

system.

- The system of Auto shut down of A.H.U. shall be incorporate with the auto detection and alarm system.
  - Escape route like staircase, common corridors lift lobby etc. shall not be used as return air passage.
  - The A.H.U. room shall not be used for storage of any combustible materials.
  - Arrangements shall be made for isolation at the strategic location by incorporating auto dampers in the Air Conditioning System.
  - Wherever the ducts pass through Fire Wall of Floors, the opening around the ducts shall be sealed with fire resisting materials such as asbestos etc.
  - The metallic ducts shall be used even for the return air instead of space above the false ceiling.
  - The material used for insulating the duct system (inside or outside) shall be of non-combustible materials .Glass wool shall not be wrapped or secured by any materials of combustible nature . If the air handling unit serve more than one floor, the recommendation given above shall be complied with in addition as below:---
- 1.proper arrangement by way of automatic fire dampers working on fusible link for isolating all ducts at every floor from main riser shall be made.
  2. The vertical shafts for treated fresh air shall be of masonry construction.
  3. The air filter for A.H.U. shall be of non-combustible materials.
  - 4.The A.H.U. room shall not be used for storing any combustible material.
  5. Inspection panel shall be provided in the main trunk to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

#### 7.Q. FIRE DAMPER:--

Fire dampers shall be located in conditional air ducts and return air ducts/passage at the following points:--

1. there ducts/passage enter the central vertical shaft.
2. where the ducts pass through floors.
3. at the inlet of supply air duct and the return air duct of each compartment in every floor.
- 4.The damper shall operate automatically and shall simultaneously switch off the air
- 5.Handling fans. Manual operation facilities shall also be provided.
6. Automatic Fire Dampers Shall be so arranged so as to close by gravity in the direction of air movement and to remain rightly closed open operation of a fusible link.

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.

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