



Government Of West Bengal  
Office Of The Divisional Fire Officer, Purba Bardhaman  
West Bengal Fire & Emergency Services  
Bhangakhuti, Purba Burdwan, P.O.:- Rajbati, Pin :- 713104

Memo no.:FSR/0125186210300097

Date: 25-04-2021

**From:**

Divisional Fire Officer, Purba Bardhaman  
West Bengal Fire & Emergency Services

**To:** Burdwan Real Estate Private Limited

Purba Bardhaman, Under Belkas gram panchayet, Mouza-Goda, JL No-41, RS Plot-600,604,1062, LR Plot-861,866,1169, RS Kh No-9508,3764, LR. Kh No-10557.

**Sub:** Fire Safety recommendation for the Proposed construction of B+G+6 storied building, under group Residential cum Commercial occupancy, in favour of "Burdwan Real Estate Private Limited" at the Premises/Holding no. Nil, Mouza - Goda, RS Plot no. 600, 604, 1062, L.R Plot no. 861, 866, 1169, R.S Kh. no. 9508, 3764, LR. Kh. no. 10557, J.L no. 41, under Belkas Gram Panchayet, P.S Burdwan, Dist. Purba Bardhaman, Pin - 713104.

This is in reference to your application no. 0125186210300097 dated 23-04-2021 regarding the Fire Safety recommendation for the Proposed construction of B+G+6 storied building, under group Residential cum Commercial occupancy, in favour of "Burdwan Real Estate Private Limited" at the Premises/Holding no. Nil, Mouza - Goda, RS Plot no. 600, 604, 1062, L.R Plot no. 861, 866, 1169, R.S Kh. no. 9508, 3764, LR. Kh. no. 10557, J.L no. 41, under Belkas Gram Panchayet, P.S Burdwan, Dist. Purba Bardhaman, Pin - 713104.

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:**

**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 floor area exceeds 750m<sup>2</sup> 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. specifications.
- 4.Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- 5.Arrangements shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

**Open Space & Approach:**

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The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of Fire appliance with turning facility.

7. The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting up to 20 M.T.

8. The width and height of the access gates into the premises shall not be less than 4.5 – 5 M respecting abutting the road.

Staircase:

9. Provision for another 2 nos. stair case, one at the extreme west side accessible from each floor & corridor and another at the extreme south side accessible from each floor & corridor each building and as remote from each other as practicable shall be made and they shall be so arranged that they are accessible in at least two different directions from every point in any open area, or from any door, in this case, or may shift both the stair case as shown in the plan as per previous direction.

10. The staircase of the building shall be enclosed type. Entire construction shall be made of bricks / RCC type having Fire Resisting Capacity not less than 4 hours.

11. 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.

12. The width of the Staircase shall be made as shown in the plan. Corridors and the exit doors shall conforming the relevant building rules and well as rules of the cinematograph act. with up to date amendments.

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

14. Fire & Smoke doors at the entrance of all the staircase enclosures as shown/ marked in the plan at each floor level shall be provided. The F.C.D. shall be of the least one two hours Fire resisting Wire Glass Window fitted with self closing type operable in the direction of escape.

15. 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 of the cinematograph Act. With up-to-date amendments.

Basement:

16. Both the Basement shall be adequately ventilated.

17. Additional staircase from the open air as shown in the drawing shall be constructed beside the ramps conforming relevant I.S. Specification.

18. Both The basement shall be protected with Auto Sprinklers system/ hose reel system etc.

19. Mechanical extractor for Smoke Venting system from lower/upper basement levels shall also be provided. The system shall be of such design as to operate on actuation of heat/smoke sensitive detector or sprinkling. It shall also have an arrangement to start it manually.

20. Mechanical extractors shall have an alternative source of supply.

21. Basement shall not be used other than car parking.

Lift

22. Collapsible gate shall not be permitted.

23. One of the lifts shall be designed for Fire Lift. The word "Fire Lift" shall conspicuously be written at ground floor.

24. In case of failure of normal electric supply, it shall automatically trip of alternate supply and also shall have manually operated change over facility. Alternatively, the lift shall be so wired that in case of power failure, it comes down at ground level stands still with door open.

25. All other requirements shall confirm the I.S. specification including the communication facility in the lift cars connecting with the Fire Control Room of the building.

Fire Fighting Water:

26. Underground water reservoir having water capacity at 75,000 ltrs. and overhead reservoir of 25,000 ltrs. capacity (each building) exclusively for Fire fighting 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.

Water Layout System:

27. The building shall be provided with wet riser with 150mm. internal diameter Pipe Line with provision of Hose Reel Hose at the Staircase landings / half landings. The system shall be so designed that shall be kept charged with Water all the time under pressure All other requirements shall conforming I.S. 3844 – 1989.

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

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

30. Two fire service inlet near the entry or exit of the premises facing to the abutting road/roads shall have to be provided.

31. All the assembly area along with annicilliary part thereof , parking area , Mercantile area floors shall have to be provided with Auto-sprinklers and Auto Detection system

Fire Pump:

32. 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.

33. Provision of Jockey Pump/Stand by 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.

34. The Discharge Capacity of Jockey shall have to be 180LPM considering other IS specification.

35. The Discharge Capacity of Main shall have to be 2850 LPM considering other IS specification.

36. The Discharge Capacity of Stand by shall have to be 2850 LPM considering other IS specification.

37. The Discharge Capacity of Diesel driven fire pump shall have to be 2850LPM considering other IS specification.

38. Electrical Installation & Distribution:

39. 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.

40. The vertical ducts shall be supply sealed at alternative floor level.

41. The major electrical installation shall be adequately protected with CO2/D.C.P. or Medium Velocity / Projector System.

Alternative Power Supply:

42. 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 the building in case of normal power failure.

Detection & Alarm System:

43. 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, talk back 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.

44. Auto fire detection system with the help of flame and smoke detector shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in the entire building places of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with I.S. 2189-1988.

45. 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.

Public Address System-

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

Air Conditioning System (If any):



The A.H.U. shall be separated for each floor with the system Air Ducts for individual floors.

48. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

49. The system of auto shut down of A.H.U. shall be incorporated with the auto detection and alarm system.

50. The air handling units room shall not be used for storage of any combustible materials.

First Aid Fire Fighting System:

51. 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 – 1992.

General Recommendations:

52. Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.

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

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

55. 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.

56. 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.

57. A crew of trained Fireman under the experienced Officer shall be maintained round the clock for safety of the building.

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

59. This shall be tested as provisional N.O.C. 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, 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.

60. 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 valid

Signed by: NITIN CHOPRA, Director  
Reason: Approved  
Location: West Bengal  
Date: 25-Apr-2024 10:16:12

Divisional Fire Officer, Purba Bardhaman  
West Bengal Fire & Emergency Services

Kan Real Estate Pvt. Ltd.

Koczar Rahaman  
Director