



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

Memo no.:FSR/0125186231100624

Date: 17-07-2023

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

To: SHREE RSH PROJECTS PVT.LTD
FMC FORTUNA, OFFICE NO. A-10 5TH FLOOR, 234/34 AJC Bose Road,Kolkata-700020

Sub: Fire Safety Recommendation for Proposed B+G+XXVII (B+G+27) storied under group Residential Building with 2 (Two) Tower termed as Tower 1 and Tower 2 having common Basement, Ground and 1st floor, at the premises no. 07-0718 WITHIN ACTION AREA II G OF NEWTOWN,KOLKATA IN MOUZA-PATHARGHATA,J.L-36,UNDER PLOT NOS. AA-II G/3650,3651,3652,3653,3654 AND 3656,P.S-TECHNOCITY,DIST-NORTH 24 PARGANAS.

This is in reference to your application no. 0125186231100624 dated 15-06-2023 regarding the Fire Safety Recommendation for Proposed B+G+XXVII (B+G+27) storied under group Residential Building with 2 (Two) Tower termed as Tower 1 and Tower 2 having common Basement, Ground and 1st floor, at the premises no. 07-0718 WITHIN ACTION AREA II G OF NEWTOWN,KOLKATA IN MOUZA-PATHARGHATA,J.L-36,UNDER PLOT NOS. AA-II G/3650,3651,3652,3653,3654 AND 3656,P.S-TECHNOCITY,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 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 Residential Building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body / competent authority.
- 2.The floor area exceeds 750 m2 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 of all the vertical & horizontal ducts by the materials of adequate Fire resisting capacity at each floor.

B.OPEN SPACE & APPROACH:

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

2.The approach roads, internal road / driveway and dedicated clear open space for Fire Service Aerial Ladder of areas 9 M X 15 M as shown shall be sufficiently strong to withstand the load of Fire Engine weighing up to 45 M.T.

3.The width and height of the access gate into the premises shall not be less than 5M & 5.5 M respecting the abutting road.

C.STAIRCASE:

1.All principal staircases from ground to top floor shall be pressurized as marked in the plan. A positive pressure of 25-30 pa. shall be maintained inside the staircases.

2.The staircases of the building shall be enclosed type, entire construction shall be made of brick / R.C.C. type having Fire resisting capacity not less than 4 hours respectively marked in the plan.

3.The staircases of the building shall have permanent vents at the top equal to 5% of the cross sectional area of the staircase enclosures and open able sashes at each floor level equal to 15% of the said cross section are shall have to be provided in the external wall of the building.

4.All the staircase of the building shall be negotiable to each other in each floor without entering into any room and shall be extended up to respective terrace. The roof of the stair wall shall be 1M above the surrounding roof area.

5.The width of the staircases and corridor and travel distance of different categories of occupancies shall have to conform the relevant building rules.

6.Fire and Smoke check doors at each the entrances of all the Staircase enclosures marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour Fire resisting wire glass window fitted with self closing type open able in the direction of escape.

7.Considering the staircases are only means of evacuation, emergency lighting arrangement directional, exit, sign etc. shall be made conforming the relevant I.S. Code in this regards.

D.EXIT:

1.No exit door from any occupancy of any floor in a distance is not more than the distance as specified in N. B. C. –Part – 4, 2016.

2.Exits shall be so arranged that at least two separate exits are available in every floor area. Exits shall be as remote from each other as practicable and so arranged that there are no pockets or dead end occurred in which occupants may be trapped.

3. Every exit door way shall open into an enclosed stairway or a horizontal exit of a corridor.

E. LIFT:

1. The walls of the lift enclosure of the buildings shall be at least two hours FIRE resisting type and all the lift shafts shall be pressurized as per existing norms and provision of NBC Part 4, 2016.
2. The lift of the buildings shall be designed at high speed "FIRE LIFT" and shall be conspicuously indicated / marked.
3. The Electric power shall be from separate supply mains in the building and cables run with in the lift shafts, light and fans in the lift cars shall be operated from 24 volts, supply on emergency in case of failure of normal power supply lift shall automatically trip over alternate power supply.
4. Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system designed to permit 30 Air changes per hour in case of Fire and shall be of such design as to operate on actuation of Sprinkler or Fire Alarm. In case of failure of normal electric supply, it shall automatically trip to alternate supply.
5. Exit doors of the lift lobby shall be through a self-closing smoke stop door of 1 hour fire resistance for buildings.
6. The speed of the fire lifts in the building shall be such that it can reach the top from the ground floor within 1 minute in visual indications of floor numbers shall incorporated in the lift cars.
7. All other requirements shall conform the I.S. specification including the communication facility in the lift cars connecting to the Fire Control Room of the building.
8. A positive pressure of 25 to 30 Pa. shall be maintained inside the lift wall and lobby.
9. The Lift Lobbies and staircase of basements shall be enclosed type and pressurized as per existing norms and relevant I.S. specification. The Lifts runs towards basements shall be pressurized. A positive pressure of 25 to 30 Pa. shall be maintained inside the lift wall and lobby.
10. All lift shaft and lift lobby and all staircases shall have to be pressurised, as per provision of NBC Part 4, 2016.

F. REFUGE AREA:

1. The Refuge areas shall be provided on the external wall as cantilever projection for Residential buildings, as shown in plan drawings at the level of 24.575 M, 39.825 M, 55.075 M and 70.325 M in each Tower and area not less than 16.71 sq m each, having access through stair half landing.
2. The refuge areas shall be of Fire resisting construction and protected with self-closing F.C.D. at the entrance from the staircase landings / half landings.
3. The position of refuge Areas shall be such that they are negotiable by the Fire service Aerial Ladder from the ground floor.

G. BASEMENT:

1. The Basement shall be adequately ventilated.
2. Automatic Mechanical smoke venting arrangements shall be provided to the basement conforming the relevant I.S. Specification and provision of NBC Part 4, 2016.
3. Mechanical extractor shall have an alternate source of supply.
4. Mechanical extractor shall have an internal locking arrangement so that extracting shall continue to operate and supply fans shall stop automatically with the actuation of Fire Detectors / suitable detection system.

5.The exit from the basement shall be from open Air and from any points of safety, the travel distance shall not exceed 15.5 M to reach any exit.

6.The entire basement shall be protected with Automatic Sprinkler System with Hydrants and Hose Reel Hose conforming relevant I.S. specification.

7.The staircases of basement shall be of enclosed type and pressurized as per existing norms and relevant I.S. specification having Fire resistance of not less than 4 hrs. to be entered at ground level only from the open air and in such positions that smoke from any Fire in the basement shall not obstruct any exit having the ground floor of the building.

H.FIRE FIGHTING WATER:

- 1.Underground water reservoirs having total water capacity of not less than 2,00,000 L shall be provided.
- 2.Overhead reservoir of not less than 10,000 ltrs. Capacity as shown / marked in the plan drawings exclusively for Firefighting purpose shall be kept full at all time.
- 3.The water reservoirs shall have overflow arrangement with the domestic water reservoirs as well as to avoid stagnancy of water.
- 4.Provision of necessary manhole shall be made on the top of this reservoirs as per specification.
- 5.Provision of replenishment at the rate of at least 2000 lts./min. from two separate sources of water supply shall be made.
- 6.The deep tube wells for the replenishment of the reservoirs shall be incorporated with auto starting facility with actuation of auto detection and suppression arrangement of the premises and shall also be connected with dual power supply units.
- 7.Provision of placing Fire Appliances near the underground water reservoir to be made to draw water in case of emergency.

I. WATER LAYOUT SYSTEM:

1.The buildings shall be provided with separate Wet Riser for sprinkler & hydrant of 150 mm. internal diameter Pipe Line each 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 lts/min. at the ground floor level outlet and minimum 900 lts/min. at the top most and furthest outlet. In both cases the running pressure shall not be less than 3.5 Kgs/Sq.cm. All other requirements shall be conforming I.S. 3844 – 1989.

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

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

4.Provision of suitable Fire Service Inlet shall be made as per relevant I.S specification.

J.FIRE PUMP:

1.Provision of separate multi stage and multi-outlet fire pumps for hydrant system and sprinkler system having discharge capacity of 2850 LPM 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 respective pump room for Residential Towers.

2. Another multi stage and multi-outlet fire pump having discharge capacity of 2850 LPM shall always be kept on stand-by of diesel driven type.

3. Provision of separate Jockey Pumps shall also have to be made to keep the Water based suppression systems i.e. hydrant and sprinkler system separately 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.

4. The Number and type of fire pumps shall be as per provision of N. B. C. Part – 4, 2016.

K.SPRINKLER INSTALLATION:

The automatic Sprinkler installation shall be provided in all floor area including Basement and inside the tenement, as per provision of N. B. C. Part – 4, 2016 and relevant I.S. 9972 and alarm gong to be incorporated along with the sprinkler system.

L.MULTI LAYER AUTOMATED MECHANIZED CAR PARKING SYSTEM:

Structural design:- The M.L.C.P. shall be constructed of structural steel construction.

Vertical Deck Separation:- For M.L.C.P. having Multi Car Parking level, vertical Fire separation between the upper and lower decks by using a non- perforated and non-combustible materials (Structural Steel Plate) shall be provided. 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.

Fire Engine Access way:- Access way shall be provided for the Fire Engine to gain access to the car park entrance and exit.

Fire Hydrant:- Fire hydrants are to be provided in accordance with the provision of NBC Part IV, 2016 and relevant I.S. specification.

Natural Ventilation:- Each car parking deck shall be provided with at least 50% external ventilation openings of the perimeter wall areas and uniformly distributed.

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.

Operating System:- Both Mechanical and Manual type operating system for MLCP shall have to be provided.

M.ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including Dry type transformers, Switch Gears, L. T., H. T. Rooms, panel rooms , 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 automatic fire detection and suppression system as per provision of N. B. C. Part– 4, 2016 and relevant I. S. specification.

3. High Velocity Water Projector system shall have to be provided for protection of oil cooled type Transformer, if any.

4. The vertical & horizontal ducts shall be sealed at all floor level by approved fire resisting materials.

5. Alternative Power Supply :

a. 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 Detection and Alarm System, signage etc. and also for illuminating the Staircase, corridors etc. and other places of assembly of the building in case of normal power failure.

N. INTELLIGENCE ANALOGUE SYSTEM:

1. Auto Fire Alarm System with analogue addressable smoke / heat detectors as per suitability shall be installed in all floor area of the building.

2. Addressable analogue manual call boxes incorporating with sounders shall be installed in all floors area of the building in such a manner that maximum travel distance shall not be more than 22.5 m in order to reach any of the call point.

3. Micro Processor based fire alarm panel shall be installed and all shall also be connected with main panel at the Fire Control Room of the premises having direct dialing facility to the local fire service unit.

4. Both way public address & talk back systems linked between all floors and Control Room. Shall have to be established.

5. All the installations shall also be satisfy the I.S. specifications 2189 (as amended) and the code of practice as laid down in the N.B.C. Part-4, 2016.

6. C. C. Camera & Public Address System :-

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

Fire Control Room:

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

Preparation of Emergency Evacuation:

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

O. 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.

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 materials.

5. Escape route like staircase, common corridors, lift lobby etc. shall not be used as return air passage.

6. Wherever the ducts pass through Fire wall of floors, the opening a rounding the ducts shall be sealed with Fire resisting materials such as asbestos rope vermiculite concrete etc.

7. The metallic ducts shall be used even for the return air instead of space above the false ceiling.

8. The materials 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.

9. Area more than 750 sq. m. on individual floor shall be segregated by a Fire wall and automatic fire damper for isolation shall be provided.

10. Air duct services main floor area, corridors etc. shall not pass through the staircase enclosures.

11. The air handling units shall be separation for each floor, and air ducts for every floor shall be separated and in no way interconnected with the ducting of any other floor.

12. If the air handling units serve more than 1 floor, the recommendation given above shall be complied with in addition to the conditions given below:-

a. Proper arrangements by way of automatic Fire dampers working on fuse able link for isolating all ducting at every floor from the main riser shall be made.

b. When the automatic Fire alarm operates the respective air handling units of the air conditioning system shall automatically switched off.

13. The vertical shaft for treated fresh air shall be of masonry construction.

14. The air filters for air handling units shall be of non-combustible materials.

15. Inspection panel shall be provided in the main trucking to facility the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.

P. Fire Kiosk:

1. One Fire Kiosk for the proposed building as mentioned there in containing the following fire fighting and rescue equipments:

2.4 nos. 4.5 kg. CO2 extinguisher.

3.4 nos. 4.5 kg. ABC type extinguisher.

4.2 nos. ceiling hook.

5.4 nos. Fire Bucket.

6.1 no. Lock Cutter.

7.2 nos. 14 lb. Hammer.

8.2 nos. Crowbar.

9.1 no. Insulated Axe.

10.2 nos. Stretcher.

11.2 nos. Smoke Hood.

12.2 nos. Torch Light.

Details of all floors in all block plans along with details of Fire Fighting equipment and installations shall be maintained in fire kiosk

Q. FIRST AID FIRE FIGHTING SYSTEM:

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.

R.GENERAL RECOMMENDATIONS:

- 1.Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles (if any).
- 2.Necessary sanction and approval for such construction and occupancy of this project must be obtained from competent authorities.
- 3.Disposable type B. A. Musk to be kept always for emergency fire situation.
- 4.Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
- 5.Lightning arrestor shall have to be installed as per existing norms and relevant IS specification.
- 6.Floor numbers and directional sign of escape route shall be displayed prominently.
- 7.Fire and Smoke check doors at the entrances of all the electrical room, main and meter room, service room at each floor level shall be provided.
- 8.The occupancy and security staff shall be conversant with installed Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
- 9.Arrangement 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.
- 10.The Department of Fire & Emergency Services, Government of West Bengal, shall not take any responsibility in respect of any legal dispute if pending or arises about the title of land / property.
- 11.This Fire Safety Recommendation cannot be treated in any case of regularizations of any unauthorized construction.
- 12.The management of the organization / building, as the case may be, shall maintain the fire prevention and safety measures in good repair and in efficient condition at all the times, which are installed in the building for use at the time of fire or other emergencies.
- 13.A crew of trained Fireman under an experienced officer shall be maintained round the clock for safety of the building.
- 14.Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
- 15.Accordingly, 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.

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 shall be treated as cancelled.

Director
West Bengal Fire & Emergency Services

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