

Government of West Bengal
Office of the Director General
West Bengal Fire & Emergency Services
13-D, Mirza Galib Street, Kolkata-700 016

Memo No. : WBFES/3013/17 /24Pgs(S)-RB/1277/14(1277/14) Date : 04/05/17

From : Divisional Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

To : The Constituted Attorney
Of Kishan Mirania Agarwal & Others
207, A.J.C. Bose Road
Kolkata- 700017



Sub: Revised Fire Safety Recommendation for a revised proposal of **G+XII** storied Residential Building [BLOCK-1] and of **B+G+XII** storied Residential Building [BLOCK-2 & BLOCK-3] at Holding No. 266, Garagacha, Ward No.- 01 under Rajpur-Sonarpur Municipality. Mouza- Garagacha, J.L. No.- 45 comprised in R.S. Dag Nos. 79,80,81,85,86 corresponding to L.R. Dag No.- 86,87,88,92,93 under L.R. Khatian Nos.443,463,458,428,426,412,416,414,413,406,452,456,457,469,166,415,467,465,466,455, 204/1,468,451,436,438,417,427,462,410,409,435,461,418,437,419,429, P.S.- Sonarpur. Dist.- South 24 Parganas.

Ref: This office memo nos. WBFES/5613/14/24Pgs(S)RB/1277 /14(1277/14) dated- 20.11.2014 and WBFES/7394/15/ 24Pgs(S)RB/1277 /14(1277/14) dated- 28.09.2015

This is in reference to your letter dated on 17.03.2017 regarding revise Fire Safety measure for above mentioned proposed G+XII & B+G+XII storied Residential Building at Holding No. 266, Garagacha, Ward No.- 01 under Rajpur-Sonarpur Municipality, Mouza- Garagacha, P.S.- Sonarpur, Dist.- South 24 Parganas.

The plan drawing 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 revise Fire Safety Recommendation in favour of the aforesaid Housing Complex subject to the compliance of the same.

Encls:

1. Revised Fire Safety Recommendation
2. One set of Plan Drawing


Divisional Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

REVISED RECOMMENDATIONS

(for revised proposal of G+XII storied and of B+G+XII storied Residential Building at 266, Garagacha, Ward No.- 01, Rajpur-Sonarpur Municipality, P.S -
Sonarpur, Dist.- South 24 Parganas)

A. CONSTRUCTION:

1. The whole construction of the proposed building shall be carried out as per approved plan drawings conforming the relevant building rules with upto date amendment of Local Municipal Rules and shall remain same as per approved plan of this Department.
2. Any deviation with regard to the construction shall be verified by the concerned building sanctioning agency.
3. Materials for rapid flame spread categories including untreated wood fiber board etc. shall be not use. The doors and windows preferably shall be made of metal.
4. The interior finish decoration of the building shall be made with the materials with low flame spread and low smoke/non-toxic gas generating categories conforming I.S. Specification.
5. Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.
6. Service ducts and shafts should be enclosed by a wall of 2 hours and doors of one hour fire rating. All such ducts shall be properly sealed and Fire stopped at all floor levels.
7. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
8. Fire rating test certificate of all interior finish decoration should be submitted to this office before taking occupancy.

B. OPEN SPACE AND APPROACH:

1. The abutting road shall permit the accessibility and maneuverability of fire appliances.
2. The open space surrounding the building shall be kept clear open to sky and shall conform the relevant building rules as well as permit the easy accessibility and maneuverability of the Fire Appliances with turning facility.
3. The approach road surrounding the building (drive way) and open car parking area shall be sufficiently strong to withstand the load of Fire Engine weighting up to 45 M.T.
4. The width and height of the entry gates to the premises shall not be less than 4.5m and 5m (as marked in the plan drawing) respecting the abutting road.
5. Drive way of 6.0m wide is required only for accessing all refuge areas by Fire Service High Rise Ladder, remaining drive way shall be 5.0m (as shown in the plan drawing) and all drive ways shall be free of any type of obstruction. No parking will be allowed on the Drive-Way.
6. Necessary open space on the Ground level (drive way) shall be so arranged that in case of any emergency Fire Service High Rise Ladder shall be easily placed near all Refuge areas of each blocks of each tower (in this case required space required 9.0m X 15.0m on the ground level for each Fire Refuge Area, as shown/marked in the plan drawing).

C. STAIRCASE:

1. The staircases 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 4 hours.
2. Mechanical Ventilation System shall be provided as shown in the plan drawing in one staircase out of two of each block.
3. The staircase shall have permanent vents at the top equal to 5% of the cross sectional area of the staircases 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. Fire check doors at the entrances 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 at least one hour Fire resisting wire glass window fitted with self closing type openable in the direction of escape.
5. 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.
6. All the staircase of the buildings 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.
7. The position of the staircases shall be made as shown in the plan. Width of the staircases, corridors and the exit doors shall conform the relevant building rules with up-to-date amendments.
8. Corridors of all buildings shall be kept un-obstructed all the time.



D. BASEMENT:

1. The Basement shall be adequately ventilated with aggregate cross sectional area of not less than 2.5% of the area spread evenly round the perimeter of the basement shall be provided in the form of grills.
2. Mechanical smoke venting arrangements shall be provided to the basement with automatic and manual start facility conforming the I.S. Specification.
3. Mechanical extractors shall have an alternative source of supply.
4. Mechanical extractor shall have an internal locking arrangement so that extinguishing shall continue to operate and supply fans shall stop automatically with the actuation of Fire Detectors.
5. Mechanical extractors shall be designed to permit 30 Air changes per hour in the case of fire or distress call.
6. Continuation of staircase from the basement to upper floor will not be allowed. Staircases shall be segregated on the ground floor level.
7. The entire basement shall be protected with Auto Sprinkler system, Hose reel system, Hydrant system and suitable type of Detector conforming to I.S. Specification 3844-1989.
8. The staircase of basement shall be of enclosed type having Fire resistance of not less than 4 hrs. and shall be situated at the periphery of the basement to be entered at ground level only from the open air and in such position that smoke from any Fire in the basement shall not obstruct any exit having in the ground floor of the building.

E. LIFT:

1. The walls of the lift enclosure of both blocks shall be at least two hours FIRE resisting type. Collapsible gate shall not be permitted.
2. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. The lift shall be so wired that in case of power failure, it comes down at the ground level landing to stand still with door open.
3. Arrangement shall be provided for extraction of smoke from the lift shaft by incorporation smoke venting system 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.
4. 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.
5. At least one no. lift of each block shall be designed as high speed "Fire Lift" and conspicuously indicated. The speed of the fire lift in the buildings 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.
6. Arrangement shall be provided for extraction of smoke in all the lift shaft by incorporation smoke venting system 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.

F. REFUGE AREA:

1. The measurement of each Fire Refuge Areas shall be 15.0 Sq.M. or according to the requirement of occupancy load/floor areas (at the rate 0.3sq.m./person) whichever is higher.
2. Refuge areas are to be provided as shown in the plan and shall be provided on the external wall with cantilever projection or other suitable means as shown in the drawings.
3. The refuge areas shall be of Fire resisting construction and protected with self closing F.C.D. at the entrance from the landing/half landing of staircase.
4. The position of refuge area shall be in such manner so that it shall be negotiable by the Fire Service Ladder from the Ground of each block.

G. ELECTRICAL INSTALLATION & DISTRIBUTION:

1. The electrical installation including transformers (if any, shall be of dry and explosion proof), 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 vertical supply ducts shall be sealed at each floor level.

3. (for revised proposal of G+XII storied and of B+G+XII storied Residential Building at 266, Garagacha, Ward No - 01, Rajpur-Sonarpur Municipality, P.S.- Sonarpur, Dist.- South 24 Parganas)
4. The electrical installation shall be adequately protected with CO2 / D.C.P.
 5. Electrical distribution system of the all buildings shall be made in the form of concealed wiring or in heavy gauge M.S. conduit continuously bonded to the earth. Cables shall be I.S. marked and preferably be of F.R.L.S. categories. M.C.B. shall be installed in electrical circuit to avoid electrical fire hazards.
 6. All electrical installation viz. transformer, Switch Gear L.T, H.T rooms shall be protected with both auto detection and suppression system as per suitability.
 7. Adequate ventilation of Electrical Room of all buildings shall be made.
 8. Alternative Power Supply : Arrangement 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 & Fire alarm System, Lifts, Mechanical smoke venting system etc. and also illumination staircase, corridors etc. and other assembly places of the building incase of normal power failure.
 9. Lightning Arrestor arrangement to be provided at highest altitude of all buildings.

H. FIRE FIGHTING WATER:

1. One Underground Water Reservoir having water capacity of 125000 Lts. (shown/marked in the plan) exclusively for fire fighting purpose. The replenishment arrangements @ 1000 Lts./hr. preferably from two different sources of water supply shall be provided for Fire Water Reservoir prevention.
2. One Over Head Water Reservoir (exclusively for Fire Fighting purpose) of capacity as shown/marked in the plan drawing in each block. Suitable replenishment arrangement shall be provided for all O.H.W.R. (Fire).
3. The Fire Water Reservoirs shall have overflow arrangement with the domestic Water Reservoir as well as to avoid stagnancy of water. The fire fighting water reservoir shall be kept full at all time.
4. Provision of placing Fire Appliances on the underground water reservoir to be made to draw water in case of emergency. Provision of necessary manhole shall be made on the top of the reservoir as per specification.
5. Provision of Fire Service inlet (by installing three way collecting head conjunction with water based system) shall be installed at suitable place.

I. FIRE PUMP :

1. Discharge should not be less than 2850Lts/min and pressure at the top and furthest most hydrant shall not less than 3.5Kgs/Sq.cm.
2. A standby Pump of equal capacity shall be provided on alternative source of supply preferably be of diesel driven type.
3. Provision of jockey pump shall also have to be installed to keep up the water based system under pressurized condition at all the time. The running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conform I.S. specification 3844-1989.
4. All the pumps shall be incorporated with both manual and auto starting facility and with alternate power supply. The suction of Fire Pumps shall preferably of positive type.

J. WATER LAYOUT SYSTEM :

A) Ringmain Hydrant System:-

- i) 200 mm diameter Ring Main water layout arrangement covering the entire premises of the project with provision of pillar type yard hydrants with door hose boxes, containing 2 lengths of 63mm delivery hose and short branch pipe shall be provided at all the strategic location and surrounding the building conforming I.S. 3844-1989 (upto date amendment).
- ii) The system shall be so designed that shall always be kept charged with water under pressure and capable to discharge 2850 Ltrs./min. at the pressure 3.5kg/sq.cm. at any point.

B) Wet Riser & Hose Reel System:-

- i) The building shall be provided with Wet Riser with landing valve in each floor at the staircases landings/half landings as per suitability at the rate of one such unit of Wet Riser and landing valve in each tower.
- ii) Hose Reel Unit:- Provision of hose reel units on swiveling drum in conjunction with wet riser near

each landing valves shall be made at each floor level of the building.
iii) All other requirements of the water base Fire Protection System shall be made as per I.S. Specification 3844-1989 (with upto date amendment).

C) Automatic Sprinkler Installation:-

- i) Basement, all assembly floors, covered car parking, stair & lift lobbies of the buildings shall be suitable protected by automatic Sprinkler installation conforming the grade as per I.S. Specification 9972.
- ii) Alarm gang to be incorporated alongwith the sprinkler system.
- iii) Sprinkler Annotation Panel shall be installed and incorporated with the system.
- iv) All other requirements of the water based fire protection system shall be made as per I.S. specification 3844-1989.

K. AUTO DETECTION AND ALARM SYATEM:

1. Auto Fire Alarm System with analogue addressable smoke/heat detectors as per suitable I.S. specification shall be installed in Electrical Rooms, Pump Rooms, Lobbies, Corridors and in all assembly floor areas.
2. Both way Public address system linked between all floors and Control Room shall have to be incorporated.
3. Manually operated Electrical fire alarm system with at least two numbers of break glass type call boxes fitted with hooters 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 the ground floor. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point, Hooter will be sounded on all floors. All other requirements of the system shall be made conforming I.S. 2189 as amended and the code of practice as laid down in N.B.C. Part-IV.

L. 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 combustibile 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 surrounding 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- combustibile materials glass wool shall not be wrapped or secured by any materials of combustibile nature.
9. Air duct services main floor area, corridors etc. shall not pass through the staircase enclosures.
10. When the automatic Fire alarm operates the respective air handling units of the air conditioning system shall automatically switched off.
11. The air filters for air handling units shall be of non combustibile materials.
12. Inspection panel shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
13. No combustibile materials shall be fixed nearer than 15cm to any duct unless such duct properly enclosed and protected with non combustibile materials (glass wool or Spun wool with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2m thick and which would not readily conduct heat.

M. FIRST AID FIRE FIGHTING SYSTEM:

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

N. GENERAL RECOMMENDATION:

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

