

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/ 12415/17 /Kol/RB/358/12(358/12)

Date : 04.12.17

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

To : Mr. Arvind Neotia
Authorised Signatory
Trimurti Grihanirman Pvt. Ltd. (The Orbit)
1, Garstin Place
Kolkata- 700001



Sub: Revise Fire Safety Recommendation for revise proposal [under K.M.C. Rule 26 (2a) & (2b)] for presently constructed B+G+XI storied residential building comprising of 3 adjoining towers at premises no. 2/1, Hossain Shah Road, Ward No.- 78, Borough No.- IX, Kolkata- 700023.

Ref: Fire Safety Recommendation issued previously from this office vide memo no. WBFES/DG/FP/869/12/Kol/RB/358/12 dated- 17.04.2012 and WBFES/5098/13/Kol/RB/358/12(358/12) dated- 20.09.2013.

This is in reference to your letter dated 30.08.2017 regarding revise proposal [under K.M.C. Rule 26 (2a) & (2b)] for presently constructed B+G+XI storied residential building comprising of 3 adjoining towers at premises no. 2/1, Hossain Shah Road, Ward No.- 78, Borough No.- IX, Kolkata-700023.

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 drawing you are requested to comply all recommendations as issued from this office earlier vide memo under reference as cited above.

Encls:

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


Divisional Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

REVISED RECOMMENDATIONS

[for revise proposal [under K.M.C. Rule 26 (2a) & (2b)] for presently constructed B+G+XI storied residential building comprising of 3 adjoining towers at premises no. 2/1, Hossain Shah Road, Ward No.- 78, Borough No.- IX, Kolkata- 700023]

A. CONSTRUCTION:

1. The whole construction of the building shall be as per approved plan drawings conforming the relevant building rules of local Municipal Body (Kolkata Municipal Corporation) 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 authority.
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.

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 (6m.) should be free of any type of obstruction. No parking will be allowed on the Drive-Way.
6. Necessary open spaces 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 each Refuge area (in this case drive-way required near Refuge area minimum 7.0m X 15.0m).

C. BASEMENT:

1. Mechanical smoke venting arrangements shall be provided to the basement with auto and manual start facility conforming the I.S. Specification.
2. Mechanical extractors shall have an alternative source of supply.
3. 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 sprinklers.
4. 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.
5. Lift lobby of basement shall be pressurized type.

D. STAIRCASE:

1. The staircases 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.
2. 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.
3. Fire Check Doors at the entrances of all the staircase enclosures and basement lift lobbies as shown/marked in the plan 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.
4. 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.

5. 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.
6. Corridors of all buildings shall be kept un-obstructed all the time.

E. LIFT :

1. The walls of the lift enclosure of all buildings 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. 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.
4. At least one no. lift of each tower 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.
5. Lift lobbies in the basement shall be pressurized.

F. REFUGE AREA:

1. Refuge areas shall be provided as shown/marked in the plan on the 7th floor level.
2. Measurement of Fire Refuge area shall be according to submitted plan drawing and to be provided on the external wall with cantilever projection or other suitable means as shown in the drawings. Access to Fire Refuge Area from both staircases or common lobby shall be provided through FCD.
3. 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 the building.

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. The electrical installation shall be adequately protected with CO₂ / D.C.P. agency.
4. 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.
5. 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.
6. Adequate ventilation of Electrical Room of all blocks shall be made.
7. 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 illuminating the staircase, corridors etc. and other assembly places of the building incase of normal power failure.
8. Lightning Arrestor arrangement to be provided at highest altitude of the building.

H. FIRE FIGHTING WATER:

1. Two numbers Underground Water Reservoir having water capacity 80000 Lts. and & 70000 Lts. (shown/marked in the plan) exclusively for fire fighting purpose. The replenishment

arrangements @ 1000 Lts./min. preferably from two different sources of water supply shall be provided for Fire Water Reservoir.

2. Domestic Over Head Water Reservoirs of each tower shall preferably be connected with Wet Riser system through N.R.V and Butterfly Valve.
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 for draw water (by Fire Engine in case of emergency if required) shall be made by providing manhole on the driveway.
5. Provision of Fire Service inlet shall be installed at suitable place.

I. WATER LAYOUT SYSTEM :

A) Ringmain Hydrant System:-

- i) 150 mm diameter Ring Main water layout arrangement covering the entire premises of the project with provision of yard hydrants with door hose boxes, containing 1 length 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 2400 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 having diameter 150mm with provision of hydrant outlet in each floor at the staircase landing/half landing as per suitability 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) All over basement and assembly occupancies of ground & first floor of the building 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.

J. FIRE PUMP :

1. Discharge should not be less than 2400Lts/min and pressure at the top and furthest hydrant not less than 3.5Kgs/Sq.cm.
2. A Sprinkler Pump of equal capacity shall preferably be provided.
3. A standby Pump of equal capacity shall be provided on alternative source of supply preferably be of diesel driven type.
4. 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.
5. All the pumps shall be incorporated with both manual and auto starting facility and with alternate power supply.
6. Fire Pump room shall be provided in the basement as marked in the plan drawing.

K. AUTO DETECTION AND ALARM SYATEM:

1. Auto Fire Alarm System with analogue addressable smoke/heat detectors as per suitability shall be installed in basement, assembly occupancy area and stair-lift lobbies of all floor areas of the building.
2. Both way Public address system linked between all floors and Control Room shall have to be incorporated. The Control Room shall be located at the entrance of the ground floor.
3. Addressable analogue Manual Call Box incorporating with Hooter shall be installed in all the

floor of each tower. Hooter will be sounded in such a manner so that an operation of a Detector or Manual Call Point, Hooter will sounded on all floors.

4. 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 there any centralized air conditioning system)

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 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-combustible materials glass wool shall not be wrapped or secured by any materials of combustible 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 combustible 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 combustible materials shall be fixed nearer than 15cm to any duct unless such duct properly enclosed and protected with non combustible 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, Fire Buckets etc. in all floors and venerable 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 combustible articles.
2. Floor numbers and directional sign of escape route shall be displayed prominently.
3. Provision of illuminating exit shall be made at all floor levels of building conforming the I.S. Specification.
4. Red Light warning shall be provided at the top of the building.
5. The residents, employees and security staff shall be conversant with installed First aid Fire Fighting equipments of the building and to operate in the event of Fire and Testing.
6. 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.
7. A crew of trained Fireman shall be maintained round the clock for safety of the housing complex.
8. Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.

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9. Haphazard indoor or outdoor storage shall be avoided. All staircases and corridors shall be kept free from any type of obstructions.
10. Telephone numbers of all Emergency Services and Departments shall be hanged at conspicuous places of all floors and inside Office/Reception Counter.
11. Drill: Must be acquainted with evacuation passage of escape route by practicing as a drill with all occupants as a drill every month as a special duty and records of which must be kept in their custody.
12. 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.
13. This Fire Safety Recommendation cannot be treated in any case for regularizations of any unauthorized construction.

On compliance of all the above Fire & Life Safety Recommendations, the Director General, West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installations, 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.


Divisional Officer

Fire Prevention Wing

West Bengal Fire & Emergency Services