

COMMON AREAS, AMENITIES AND FACILITIES

A. BUILDING/BLOCK COMMON AREAS, AMENITIES AND FACILITIES :

1. Areas:

- (a) Covered paths and passages, lobbies, staircases, landings of the Block and open paths and passages appurtenant or attributable to the Block.
- (b) Stair head room, caretaker room and electric meter room of the Block.
- (c) Lift machine room, chute and lift well of the Block.
- (d) Common installations on the Common Roof.
- (e) Common staff toilet in the ground floor.

2. Water and Plumbing:

- (a) Overhead water tank, water pipes and sewerage pipes of the Block (save those inside any Flat).
- (b) Drains, sewerage pits and pipes within the Block (save those inside any Flat) or attributable thereto.

3. Electrical and Miscellaneous Installations:

- (a) Electrical Installations including wiring and accessories (save those inside any Flat) for receiving electricity from Electricity Supply Agency or Generator(s) / Standby Power Source to all the Flats in the Block and Common Portions within or attributable to the Block.
- (b) Lift and lift machinery of the Block.
- (c) Fire fighting equipment and accessories, if any, in the Block as directed by the Director of West Bengal Fire Services.

4. **Others:**

Other areas and installations and/or equipment as are provided in the Block for common use and enjoyment.

B. **COMMON AREAS, AMINIETIES AND FACILITIES OF THE PROJECT:**

1. **Areas:**

- (a) Open and/or covered paths and passages inside the Project.
- (b) Boundary wall around the periphery of the Project and decorative gates for ingress and egress to and from the Project.
- (c) Visitors' car park.

2. **Water and Plumbing:**

- (a) Centralized water supply system for supply of water in common to all Blocks in the Said Project.
- (b) Main sewer, drainage and sewerage pits and evacuation pipes for all the Blocks in the Project.
- (c) Pumps and motors for water system for all Blocks and Common Portions of the Project.

3. **Electrical and Miscellaneous Installations:**

- (a) Wiring and accessories for lighting of Common Portions of the Said Project.
- (b) Generator(s) / Standby Power Source and accessories for provision of standby power to the Common Portions of the Said Project.
- (c) CCTV
- (d) Common firefighting equipment for the Said Project, as directed by the Director of West Bengal Fire Services.

4. Recreational Amenities:

- (a) Space for Community Hall
- (b) Gymnasium
- © Swimming Pool
- (d) Indoor Games Room
- (e) Yoga Room
- (f) Outdoor Play Area
- (g) Multipurpose Games Court
- (h) Adda zone

5. Others:

Other Common Portions and installations and/or equipment as are provided or may be provided in future in the Said Project for common use and enjoyment of all Flat owners.

GOVERNMENT OF WEST BENGAL
OFFICE OF THE DIRECTOR GENERAL
WEST BENGAL FIRE & EMERGENCY SERVICES
13-D, Mirza Ghalib Street, Kolkata – 700 016.

Memo. No. : WBFES / 4402 / 17 / Hooghly-RB/ 521/17 (521/17)

Date: 21-08-17

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

To : The Authorised Signatory
Constituted Attorney of
Happy Kutir Private Limited,
5, Gorky Terrace, 2nd Floor,
Kolkata – 700 017.




Sub : Fire Safety Recommendation for Proposed Construction of 8 Nos. Block G+IV Storied Under Group Residential Housing Complex at the Dag No.- 1868, 1871, 1873, 1875, 1876, 1877, 1879, 1880, 1883, 1884, L.R. Khatian No.-12054, Holding No.-135, C.S. Mukherjee Street, Ward No.-04, Mouza-Konnagar, J.L. No.-07, District-Hooghly, P.S.-Uttarpara Under Konnagar Municipality.

This is in reference to your Letter No. Nil, Dated. 10.04.2017, Regarding Fire Safety Measure for Proposed Construction of 8 Nos. Block G+IV Storied Under Group Residential Housing Complex at the Dag No.- 1868, 1871, 1873, 1875, 1876, 1877, 1879, 1880, 1883, 1884, L.R. Khatian No.-12054, Holding No.-135, C.S. Mukherjee Street, Ward No.-04, Mouza-Konnagar, J.L. No.-07, District-Hooghly, P.S.-Uttarpara Under Konnagar Municipality.

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 **Fire Safety Recommendation** in favour of the aforesaid building subject to the compliance of the following fire safety measure. However, necessary sanction and approval for such construction and occupancy must be obtained from competent authorities.

Enclose:

1. One set of plan.
2. Recommendation.


20/8/17
Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services

RECOMMENDATION

A. 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 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 L.S. specifications.
4. Arrangements shall have to made for sealing all the vertical ducts by the materials of adequate Fire resisting capacity.

B. OPEN SPACE & APPROCH:

1. The open space surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire appliance with turning facility.
2. The approach roads shall be sufficiently strong to withstand the load of Fire Engine Weighting up to 45 M.T.
3. The width and height of the access gates into the premises shall not less than 4.5 - 5 M respecting abutting the road.

C. STAIRCASE :

1. The 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.
2. The Staircase of the building shall have permanent vents at the top and openable sashes at the each floor level in the external wall of the building.
3. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules with up-to-date amendments.
4. The staircase shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.

D. LIFT:

1. The walls of the lift enclosure shall be at least two hours Fire Resisting type.
2. Collapsible gate shall not be permitted.
3. One of the lifts shall be designed for Fire Lift. The word "FIRE LIFT" shall be conspicuously written at ground floor.



E. FIRE FIGHTING WATER:

Overhead water reservoir of 10,000 Lts. (in each block) capacity exclusively for Fire Fighting purpose with replenishing arrangements @ 1000 lts./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.

F. HYDRANT SYSTEM (IN EACH BLOCK)

1. The building shall be provided with down comer along with hose reel hose connected to terrace tank through the terrace pump at 900 LPM capacity and provided one 100 mm internal diameter Pipe Line 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 shall not be less than 3.5 Kgs/Sq. cm. in each block. One stand by pump of equal capacity shall be installed in each block. All other requirements shall conforming I.S. 3844-1989.

2. Ring Main Hydrant with provision of two numbers Hydrant i.e. one number Hydrant shall be installed surrounding the building in accordance with relevant I.S specification.
3. Provision of standard Hose Reel Hose supplied from the overhead reservoir through Booster Pump shall have to be made in all the floor of the building satisfy the code of I.S. 3844-1989.
4. Proper Replenishing Arrangement shall have to be made to keep the O.H.W.R. full at all time.

G. ELECTRICAL INSTALLATION & DISTRIBUTION:

1. 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.
2. The vertical and horizontal electrical sealed at each floor level by fire resisting material.
3. The electrical installation shall be adequately protected with CO₂/D.C.P. Extinguisher.
4. Alternate Power Supply:

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

H. DETECTION AND ALARM SYSTEM :

1. Manually operated Electrical Fire Alarm system with at least two numbers of break glass type call boxes fitted with Hooters along with public address system, at each floor connecting with 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.
2. Hooters 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.

I. 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.

J. GENERAL RECOMMENDATIONS:

1. Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.
2. Floor numbers and directional sign of escape route shall be displayed prominently.
3. 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.
4. 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.
5. Each year 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 & 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 will be treated as cancelled.



(Signature)
20/12/12
Divisional Fire Officer
Fire Prevention Wing
West Bengal Fire & Emergency Services