

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

Memo No : IND/WB/FES/20182019/22773

DATE: 28/12/2018

From :

The Director

Fire Prevention Wing,

West Bengal Fire & Emergency Services.

To :

Dr Dhanpat Ram Agarwal

Mouza - Kalikapur, J.L. No. - 95 under Kalikapur 1 Gram Panchayat

Baruipur F.S., Sonapur,

South 24 Parganas - 743613 .

Sub :Fire Safety Recommendation for proposed construction of a residential complex (Affordable Housing Complex) comprising of 23 nos. G+IV storied, termed as Block –1 to 23 (including 1BK, 1BHK/ 1 BK Combo Block, 2 BHK Block and Club House Block), under group Residential Building, at the premises – Mouza – Kalikapur, J.L. No. 95, L.R. Khatian No. 1767, R.S. Dag No. 1221, 1602, 1603, 1604, 1605, 1622, 1623, 1624, 1625, under Kalikapur 1 No. Gram Panchayat, Dist. - 24 Parganas (South), P.S. - Sonarpur.

This is in reference to your Application No. IND/WB/FES/20182019/22773,dated 28/12/2018, regarding the Fire Safety Measure for proposed construction of a residential complex (Affordable Housing Complex) comprising of 23 nos. G+IV storied, termed as Block –1 to 23 (including 1BK, 1BHK/ 1 BK Combo Block, 2 BHK Block and Club House Block), under group Residential Building, at the premises – Mouza – Kalikapur, J.L. No. 95, L.R. Khatian No. 1767, R.S. Dag No. 1221, 1602, 1603, 1604, 1605, 1622, 1623, 1624, 1625, under Kalikapur 1 No. Gram Panchayat, Dist. - 24 Parganas (South), P.S. - Sonarpur. .

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 favour of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

1. Construction:

1.The whole construction of the proposed Residential Complex shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipal Body / competent authority.

2.Entire Occupancy in each floor level shall be suitably compartmented as specified in N. B. C. –Part – IV, 2016.

3.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.

4.Provision of ventilation for each building shall be provided as specified in N. B. C. –Part – IV, 2016 and relevant IS specification.

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 level.

2. 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 Appliances, as shown, shall be sufficiently strong to withstand the load of Fire Engine weighing up to 20 M.T.

3.The width and height of the access gate into the premises shall not be less than 5.0 M & 5.5 M respecting the abutting road (as shown / marked in plan drawing).

3. STAIRCASE:

1.The Fire staircase of the Club House building shall be enclosed type. Entire construction shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 2 hours.

2.The staircases of the other Residential Building shall be made of bricks / R.C.C. type having Fire resisting capacity not less than 2 hours.

3.The staircase of each building shall have permanent vents at the top and openable sashes

at each floor level in the external wall of the building.

4.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.

5.All the staircase shall be extended up to terrace of the building and shall be negotiable to each floor without entering into any occupied area.

6.Fire and smoke doors at the entrances of all the Staircase enclosures as marked in the plan at each floor level shall be provided for the Club House Building. The F.C.D. shall be of at least 02 (Two) hour Fire resisting wire glass window fitted with self-closing type openable in the direction of escape.

4. Multipurpose Hall & All Assembly Areas:

The doors/aisles/seating arrangement/corridors /Screen /Signage / Fire & Life Safety arrangements and Fire Protection measures shall be made as per provision of N. B. C. - Part-IV, 2016, relevant IS specification as well as the Indian Cinematography Act with up to date amendment.

5. Lift:

1.The walls of the lift enclosure of the building shall be at least two hours FIRE resisting type respectively marked in the plan with the vent at top of area not less than 0.2 m².

2.Lifts of the each Building shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously be written at ground floor.

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.All other requirements shall conform the relevant IS specification including the communication facility in the lift cars shall be connected with the fire control room of the Residential Complex.

6. LPG Gas Bank:

The Fire & Life Safety arrangements and Fire Protection measures shall be made as per provision of N. B. C. - Part-IV, 2016 and relevant IS specification.

7. Fire Fighting Water:

1.Underground water reservoirs having total water capacity of not less than 1,50,000 ltr., As shown, and shall have to be inter connected at Bottom Level by suitable means to facilitate free flow of water.

- 2.The water reservoirs shall have overflow arrangement with the domestic water reservoirs as well as to avoid stagnancy of water.
- 3.Provision of necessary manhole shall be made on the top of these reservoirs as per specification.
- 4.Provision of replenishment at the rate of at least 2000 lts./min. from two separate sources of water supply shall be made.
- 5.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.
- 6.Provision of placing Fire Appliances near the underground water reservoir to be made to draw water in case of emergency.

8. Water Layout System:

1Each Blocks (Block 1 - 22 dedicated Pump Room, as shown in plan drawing) shall be provided with separate Wet Risers system of 100 mm. internal diameter Pipe Line with provision of landing valves at the Staircase landings / half landings. The system shall be so designed that shall be kept charged with Water all the time under pressure and capable to discharge 1620 lts/min. at the ground floor level outlet and minimum 900 lts/min. at the top most and farthest outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.

2Block - 23 dedicated Pump Room, as shown in plan drawing, shall be provided with separate Wet Risers system of 100 mm. internal diameter Pipe Line with provision of landing valves at the Staircase landings / half landings. The system shall be so designed that shall be kept charged with Water all the time under pressure and capable to discharge 2280 lts/min. at the ground floor level outlet and minimum 900 lts/min. at the top most and farthest outlet. In both cases the running pressure shall not be less than 3.5Kgs/Sq.cm. All other requirements shall conforming I.S. 3844 – 1989.

3Provision for Hose Reel units on swiveling drum in conjunction with Wet Riser shall be made near each lading valves.

4Yard Hydrant / Ring Main Hydrant with provision of adequate numbers of Hydrant outlet shall be installed surrounding the Residential Complex in accordance with relevant I.S. specifications.

5Provision of suitable Fire Service Inlet shall be made as per relevant I.S specification.

9. Sprinkler Installation:

The automatic Sprinkler installation shall be provided at all floor areas of entire Block -23 building and Community Hall of Block - 1, as per provision of NBC Part – IV, 2016 and relevant I.S. 9972 & alarm gong to be incorporated along with the sprinkler system.

10. Fire Pump:

Provision of the Fire Pumps 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 of diesel driven type shall always be kept on stand-by.

Provision of separate Jockey 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 arrangement with overhead tank.

Arrangements of pumps shall be made as per provision of N. B. C. Part –IV, 2016.

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

11. Electrical Installation & Distribution:

1The electrical installation including 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.

2The vertical & horizontal ducts shall be sealed at all floor level by approved fire resisting materials.

3The electrical installation shall be adequately protected with automatic fire detection and suppression system as per provision of N. B. C. Part– IV, 2016 and relevant I. S. specification.

4Alternative 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 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.

12. Detection, Alarm and Suppression 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 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.

2.Auto fire detection system with the help of heat / smoke detector (as per suitability) shall be installed in all places of below and preferably above false ceiling of ll floor areas of entire Block -23 building and Community Hall of Block - 1. The system shall also be made in 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.

3.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.

4.Public Address System:

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

13. 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.

14. First Aid Fire Fighting System:

First Aid firefighting 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.

15. General Recommendations:

1Fire License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles (if any).

2Necessary sanction and approval for such construction and occupancy of this project must be obtained from competent authorities.

3Using of naked flame shall not be permitted within any Assembly areas.

4Fire Notice for Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.

5Floor numbers and directional sign of escape route shall be displayed prominently.

6The occupants and security staff shall be conversant with installed Fire Fighting equipment's of the building and to operate in the event of Fire and Testing.

7Arrangement 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.

8A crew of trained Fireman under an experienced officer shall be maintained round the clock for safety of the building.

9Mock Fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.

10Each 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 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 in the construction and 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