



ODISHA FIRE SERVICE
FIRE SAFETY RECOMMENDATION
FORM-II
[Under Rule-12 (5)]

RECOMMENDATION No:	RECOMM1306170012022000428	APPLICATION No:	FSR1306170012021000575
Date of Issue:	20-10-2025	Date of Receipt of Application:	25-09-2025

1.	Name & Address of the proposed Building/Premises:	GANGADHAR NAGAR BARGARH
2.	Name and Address of the Applicant(s):	(i). KAILASH PRASAD AGRAWAL
3.	Proposed Occupancy (Type of Building):	(i). COMMERCIAL & RESIDENTIAL
4.	Area with Plot Number and Khata Number:	Plot Area- Ac- 37.25 Dec, Plot No- 2901/24428, 2902, Khata No- 2414/15954
5.	Date of Inspection:	08-10-2025

6. Recommendation:

The Fire Safety Recommendation for the following building(s) is/are as follows: -

A.	Structural and construction site requirements:	
i.	Details of the building(s) like height, no. of floors, area on each floor, built up area, etc	<p>Basement= 590.97 Sqm., Usage = Parking Ground Floor= 490.21 Sqm, Usage = Shops, Godown, Room & Toilets. 1 st Floor= 528.67 Sqm, Usage= Shops, Godown & Toilets 2 nd floor= 462.35 Sqm, Usage = Shops, Bedrooms, Living-cum-dinning, Kitchens, Utility & Toilets 3 rd & 4th floor:- 460.07 Sqm each = Bedrooms, Living-cum-dinning rooms, Kitchens, Utility & Toilets.</p> <p>The height of the proposed building will be 15.01 mtrs. from ground level to terrace of the building & 14.47 mtrs from Basement slab level to Terrace of the Building.</p>
ii.	Parking	<p>Provision of parking area 590.97 sqm have been proposed in the plan. Provision of parking shall be made in accordance to Rule-31 of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standard Rules, 2017. The off-street parking space to be provided shall be in addition to minimum open space (set-backs) as required under Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standard Rules, 2017</p>
iii.	Access To The Building	<p>The width of abutting road not shown in the plan. No entrance gate has been proposed in the building plan. If the main entrance gate is built over width of the gate 05 mtrs and the height of the same shall not be less than 05 mtrs. if, arch type. The provision of access to the building satisfy the requirement as per Rule-25 & 56 of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. The main gate shall fold back against the compound wall of the premises. Provisions for access to the building to be satisfy the requirement as per Rule-25 & 56 of Odisha Special Planning Authority and Regional Improvement Trust Common planning and Building Standards Rules, 2017.</p>
iv.	Open spaces (In Mtrs.)	<p>As per the plan, provision of the following setbacks have been proposed: - Front –7.41 mtrs to 7.75 mtrs, Rear – 6.32 mtrs to 6.42 mtrs, Left – 6.09 mtrs to 6.52 mtrs, Right – 6.22 mtrs to 6.40 mtrs.</p> <p>The provision of open space satisfy Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. The open space set apart for providing access within the premises shall not be used as parking space or spaces for other amenities required for the building. The covering slabs of underground water tank, soak pit, recharge tank, septic tank etc. proposed to be positioned in the compulsory open space must have appropriate load bearing capacity</p>
v.	Exits (Type, Number, Dimension & Ramp Arrangement)	<p>As per plan 03 nos. staircase have been proposed in the plan. 02 nos. staircases continue from Basement to terrace floor & 01 no staircase from ground to 2nd floor without measurement. Travel distance not mention in the plan, travel distance shall not exceed 30 mtrs for commercial and 20 mtrs for Residential building as per Part-VII, clause-57(4) of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017.</p> <p>Provision to be made for staircase in the building, the minimum requirement of staircase width shall not be less than 1.5 mtrs for commercial & 1.25 mtrs for residential building. The minimum width of the treads without nosing shall be 300 mm for commercial & 250 mm for residential building. The treads shall be constructed and maintained in a manner to prevent slipping. The maximum height of the riser shall be 150 mm for commercial & 190 mm for residential building as per Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. Exit doorways shall not be less than 01 Mtrs. in width and height not less than 02.1 Mtrs. Provision to be made for corridor, the minimum requirement as per Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. As per plan, two numbers staircases are proposed to be constructed in external wall in internal side & one number in external wall in internal side. The internal staircase not with external wall shall be pressurized. The staircases are required to be pressurized or provision of natural ventilation be made at each floor landing. The natural ventilation requirement of the staircases shall be achieved through opening at each landing of an area 0.5 m2 in the external wall. The exits (staircases) shall be connectivity in each floor. Mechanism for pressurizing the staircase shall operate automatically with the fire alarm. Access to all the staircases be gained through</p>

		<p>automatic closing fire check doors of 02 hrs. rating at all the floors. Provisions to be made of fire check doors/pressurization for staircase in each floor. External exit door of staircase enclosure at ground level shall open directly to the open spaces or can be reached without passing through any door other than a door provided to drought lobby. The exit sign with arrow indicating the way to the escape route shall be provided at all conspicuous places and shall be illuminated by electric light connected to corridor circuits. The floor indication board shall be placed on the wall immediately, facing the flight of stairs and nearest to the landing. In addition to above all other provisions for exits/doorways/stairways/corridor shall be made as per Clause 4.2 to 4.6.2 of NBCI2016 and Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017.</p>
vi.	Firefighting Shaft	<p>Fire fighting shaft shall be provided in the building. The protected area of the fire fighting shaft shall have 120 minutes fire resistance rating and comprising of protected lobby, staircase and fireman's lift. It shall have connectivity directly to exit discharge or through exit passageway with 120 minutes fire resistance walls at the level of exit discharge to exit discharge. The respective floors shall be approachable from it. It shall have provision of 120 minutes fire doors. Besides, it shall have provision of fire man talk back, wet riser & landing valve in its lobby. Staircase and fire lift lobby of fire fighting shaft shall be smoke controlled. The fire fighting shaft (Fire Tower) shall be made as per Clause- 2.24 and Annexure-E, Part-IV, NBCI-2016 and Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017.</p>
vii.	Lifts	<p>As per plan provision of 01 lift has been proposed in the plan which continue from basement to top floor. Provision of lift in the building to be satisfy the minimum requirement as per Regulation-36 of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. Grounding switch at ground floor level shall be provided to enable the fire service to ground the lift. Lift car door shall have a fire resistance rating of 01 Hr. Walls of lift enclosures shall have a fire rating of 02 (two) hrs. Lift shafts shall have vent at the top of area not less than 0.2 Sqm. Telephone/talk back communication facilities may be provided in lift cars for communication system and lifts shall be connected to the fire control room of the building. As lift communicating from Basement, lift lobbies shall be segregated and pressurized through fire check doors of two hours rating as per Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017 and Table-6 of NBCI-2016. Photo luminescent safety signs shall be posted and maintain on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. In addition to above, other provisions of lift shall comply to the requirements as specified in 'Building Services, Section 5 Installation of Lifts, Escalators and Moving Walks, SubSection 5 (A) Lifts of Part-8 of National Building Code of India, 2016 and Regulation36 & Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017.</p>
viii.	Building Services	
	Electrical Service	<p>A stand-by electric generator shall be installed to supply power to staircase and corridor lighting circuits, fire lifts, the stand-by fire pumps, pressurization fans and blowers, smoke extraction and damper system in case of failure of normal electric supply. The staircase and corridor lighting shall be on separate service and shall be independently connected so as it could be operated by one switch installation on the ground floor, easily accessible to firefighting staff at any time irrespective of the position of the individuate control of the light points, if any. Staircase and corridor lighting shall also be connected to alternate supply from parallel hightension supply or to the supply from the stand-by generator. All wires and other accessories used for emergency light shall have fire retardant property. The electric distribution cables or wiring shall be laid in separate duct which shall be sealed at every floor with non-combustible materials having the same fire resistance as that of the duct. Low and medium voltage wiring running in shaft and in false ceiling shall run in separate conduits. Water mains, telephone cables, intercom cables, gas pipes or any other service line shall not be laid in the duct for electric cables. Transformer if housed at ground floor level shall be cut-off from the other portion of premises by Fire Resisting Walls of 4 hours rating & minimum safety distance as specified in Part-IV, National Building Code of India-2016 & Electricity Rules. Electrical Installations in the building shall comply to the provisions given in Clause 3.4.6 to 3.4.7.4 of part-4 NBCI-2016 and Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. Provision for lightning protection shall be made in</p>

	the proposed building as per Section-1 Lightning & Natural Ventilation of Part-VIII, NBCI-2016 & I.S 2309/1989 (Reaffirmed 2010)
Air Conditioning	<p>Escape routes like staircases, common corridors, lift lobbies shall not be used as return air passage. Air ducts serving main floor areas, corridors, shall not pass through the staircase enclosure. The air-handling units shall be separated for each floor and air ducts for every floor shall be separated and in no way inter-connected with the ducting of any other floor. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment. Such duct shall also be provided with fire dampers at all fire walls and floors unless such ducts are required to perform for fire safety operation. Metallic ducts shall be used even for the return air instead of space above the false ceiling. The materials used for insulating the duct system (inside or outside) shall be of non-combustible material.</p> <p>The Air Conditioning shall also be coupled with fire detection and alarm system. Air Conditioning system in the building shall comply to the provisions given in Clause 3.4.8 to 3.4.8.4.2 of part-4 NBCI-2016 and Annexure- II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules,2017.</p>
Gas supply	<p>Openings in walls or floors which are necessary to be provided to allow passages of all building services like cables, electrical wirings, telephone cables, plumbing pipes, etc. shall be protected by enclosure in the form of ducts / shafts and such shaft and inspection doors fitted thereto shall have fire resistance rating not less than as specified in Clause 3.4.5.4 of NBCI-2016 and Annexure-II of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standard Rules, 2017.</p>
Others	<p>Construction:- The minimum fire resistance rating of structural and non-structural members shall be as given in Table-1 and Annexure-C of Part-IV, NBCI-2016. The false ceiling, including all fixtures used for its suspension shall be of non-combustible material and shall provide adequate fire resistant to the ceiling in order to prevent spread of fire across ceiling. The structural safety design and construction of the building shall be done as per Clause-3.3 & 3.4, Table-25 & 26 of Part-IV, NBCI-2016 and Regulation-63 of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. For construction of habitable rooms, kitchen, bathrooms, loft, mezzanine floor, store room & garage shall be constructed in accordance to Clause-12 of Part-III, NBCI-2016. Refuse chutes, if any provided in the building shall have opening of at least 01 Mtr. above roof level for venting purpose and they shall not be located within the staircase enclosure wall of non-combustible material with fire resistance of not less than 120 min. Refuge chutes shall be made as per Clause 3.4.5.5 of Part -IV, NBCI-2016. Provision for lightning protection shall be made in the building as per NBCI-2016 and incorporate to relevant BIS Specification. Routing down of conductors (Insulated or UnInsulated) of lightning protection shall not be made through electrical or other service shafts. Beside a high voltage electric line is passing over the plot. The safety distance to be made as per Electricity Rules and other relevant Rules.</p> <p>Basement :- As shown in the plan there are provision of one ramp of width 3.35 mtrs connectivity from basement to ground level. Provision of ramp does not satisfy the requirement as per Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. The provision of ramp to be satisfied as per Rule- 31 (7) of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017. The basement shall be used for designated purpose only. The access to the basement shall be separate from the main and alternative staircase providing access & exit from higher floors. The ramp providing access to basement to be used for parking shall have a gradient not steeper than 1:10. The staircases which are continuous shall be of enclosed type serving as a fire separation from the basement floor and higher floors. The ramp providing access to basement shall be constructed leaving required open space for driveway around the building. The door openings from higher floors to basement shall need to be protected with fire doors with 02 hrs. fire rating. Each basement shall be separately ventilated. Vents with cross-sectional area (aggregate) not less than 2.5 percent of the floor area spread evenly round the perimeter of the basement shall be provided in the form of grills or breakable stall board. Lights or pavement lights or by way of shafts. Alternatively, a system of mechanical ventilation shall be provided so as to permit 12 air changes per hour in case of fire or distress call. Provision of basement and ramp shall be made in accordance to Regulation-31, 35 & Annexure-II of Odisha Special Planning</p>

		Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017 and Clause-4.2.19 & 4.4.2.4.3.5 of Part-IV, NBCI-2016.
ix.	Fire Command Centre	There shall be a Fire Command Centre on entrance floor of the building having direct access. The Fire Command Centre shall have the main fire alarm panel with communication system (suitable public-address system). All controls and monitoring of fire alarm systems, pressurization systems, smoke management systems shall happen from this room. Fire Command Centre shall have provisions in accordance with Clause 3.4.12 of Part-IV, NBCI-2016 & Odisha Development Authorities (Planning & Building Standards) Rules, 2020.
x.	Other requirements	Public Address system shall be provided in the building. The escape routes should be well ventilated and provided with safety lighting and free from obstructions. Exits shall be clearly visible and the routes to reach the exit shall be clearly marked and sign posted to guide the population of the floor concerned. Signs shall be illuminated and wired to an independent electrical circuit on an alternative source of supply & the colour of exit signs shall be green. Exit signs shall be provided such that no point in an exit access is more than 30 Mtr. from visible exit directional sign. All landings of floor shall have floor indicating boards prominently indicating floor number. Photo luminescent markings shall be pasted at internal hydrant boxes as per Rule 38 & Annexure-II 10.1 (m) of Odisha Special Planning Authority and Regional Improvement Trust Common Planning and Building Standards Rules, 2017.
B.	Fixed Fire Fighting Installations :	
i.	Fire Extinguisher	The recommendations for provision of first-aid firefighting equipment's will be suggested after completion of the construction of the building before occupation. However, two 09 Ltr. water expelling extinguisher or ABC 05 Kg./06 Kg. fire extinguisher, for every 200 M ² of floor area or part thereof with minimum of four extinguishers per compartment/floor of the building. The extinguisher should be so located as to be available within 15 Mtr. radius in accordance to IS:2190/2010 specification.
ii.	First- Aid Hose Reel	The distribution of first-aid hose reel installation in the proposed premises shall be so situated as not to be farther than 30 mtrs. From any point in the area covered and first-aid hose reels shall not be more than 50 mtrs. Apart in horizontal installation of the First-Aid hose reel shall be in accordance to BIS 884:1985 & BIS 3844:1989
iii.	Wet Riser	Required to be provided 100 mm wet risers adequately, so that available within 30 Mtrs. from any point at each floor level. Horizontal distance between any two adjacent wet riser shall not be exceed 50 Mtr. Wet riser system shall be provide in accordance to relevant BIS specification.
iv.	Yard Hydrant	Required number of yard hydrant shall be provided. The yard hydrant installations should have provision of landing valve at every 30 mtrs. Installation of yard hydrant shall be in accordance to BIS specification. (IS/ISO 13039:2014).
v.	Automatic Sprinkler System	Automatic water sprinkler system with sprinkler heads shall be provided in all floors including basement both above and below the false ceiling (where void space exceeds 800 mm) of buildings at suitable intervals and height in accordance to relevant BIS specification. (IS/ISO 15105:2002 and 9972:2002)
vi.	Manually Operated Electronic Fire Alarm System	Manually operated electronic fire alarm systems at visible places in all floors including basement of the building shall be provided manually operated electric fire alarm system shall also include talk-back and Public Address System. (IS/ISO 7240-11:2011)
vii.	Automatic Detection Alarm System	Automatic Detection & Alarm system shall required to be provided in all floors including basement both below and above the false ceiling (If void space exceeds 800 mm) inside the electrical shafts & lift machine rooms etc. Electrical rooms, cabins & in other area, other than car parking shall have also provision of fire detection system. Installation of automatic fire detection and alarm system shall be in accordance to IS:2189/2008.

viii.	Underground Static Water Storage Tank	Underground static water storage tank not shown in the plan. However, Static underground storage tank of capacity 1, 00,000 Ltr. should be provided with provision of suitable replenishment of water for the premises. The tank shall entirely be accessible to fire appliances of the local Fire Service. Provision of suitable manhole shall be made available for inspection, repair and insertion of suction hose etc. The covering slab shall be able to withstand the vehicular load of 45 tons. Static Underground tank shall be construction in accordance to Clause-5.1.2.1 of Part-IV, NBCI-2016 and relevant BIS specification.
ix.	Terrace Tank	One terrace tank of 10,000 Ltr. capacity shall be provided at the top floor of the building for firefighting purpose. It should be ensured that the water in the tank is not utilized for any other purposes other than firefighting and in no case there should be shortfall of recommended quantity of water in the tank. The terrace tank shall be connected to riser.
x.	Pump Near Underground Static Water Storage Tank	Fire pump house not shown in the plan. However, pump house should preferably be installed at ground level with positive suction. It shall be situated so as to be directly accessible from the surrounding ground level. 01 Electric pump & 01 Diesel pump (Stand by) of capacity 2280 LPM each & 01 Electric pump of capacity 180 LPM shall be provided. The pumps are to be automatic in action. Installation of pumps shall be made in accordance to Clause-5.1.2.2 of Part-IV, NBCI-2016 and & relevant IS : 15301/2003 specification.
C.	Opinion :	<p>The applicant shall provide any additional fire requirements in future if the recommendation is issued by this department. After completion of the construction work including installation of fixed firefighting measures as suggested, the applicant shall be required to apply for Fire Safety Certificate as per Rule 13 (1) of the Odisha Fire Prevention and Fire Safety Rules, 2017 read with the Odisha Fire Prevention & Fire Safety (Amendment) Rules, 2019, along with following documents:-</p> <p>i. The applicant shall produce a certificate to be issued by the person concerned to the effect that all the provisions of Bye-Laws/Regulations of Odisha Special Planning Authority and Regional Improvement Trust Common Planning & Building Standard Rules, 2017 and Recommendations issued from this office have been incorporated in the building.</p> <p>ii. The applicant shall produce a certificate of the Competent Authority concerned to the effect that electrical installations have been done as recommended and as per provisions given in Part-8 "Building Services, Section-2 Electrical and allied installations" of NBCI-2016 and Section-7 of National Electrical Code, 2011.</p> <p>iii. The applicant shall produce a certificate of the agency concerned to the effect that installation of firefighting measures has been done as recommended and as per provisions given in Part-4 of National Building Code of India-2016 and relevant BIS specifications.</p>

Signature Not Verified

Signed by : SHR
DEBENDRA KUMAR
SWAIN

Date : 20-01-2022 12:21:34

Range Fire Officer, Northern
Range, Sambalpur

NOTE

- (i) It is a digitally signed electronically generated certificate and therefore needs no ink-signed signature.
(ii) This Certificate is issued as per section 4, 5, & 6 of Information Technology Act 2000 and its subsequent amendments in 2008.
(iii) For any Query or Verification , Agency /Department / Office may visit <http://agnishamaseva.odisha.gov.in>

(iv) Tampering of this Certificate will attract penal action.

