



Government Of West Bengal
Office Of The Divisional Fire Officer, Jalpaiguri
West Bengal Fire & Emergency Services
Jalpaiguri Fire Station, Race Course Para,
P.O. & P.S. :- Jalpaiguri, Pin:- 735101

Memo no.:FSR/0125186237800190

Date: 20-07-2023

From:
Divisional Fire Officer, Jalpaiguri
West Bengal Fire & Emergency Services

To: JANKIRAM HIRISE PRIVATE LIMITED Represented By Directors Sri. Anup Gopikishan Saraogi & Smt. Shilpa Agarwal
MOUZA- DABGRAM, PARGANA- BAIKUNTHAPUR, J.L. NO- 2, KHATIAN NO- R.S. 98/2, L.R. 295, PLOT NO- R.S. 549, L.R. 73, SHEET NO- R.S. 8, L.R. 43, WARD NO- 41 (S.M.C.), SHASTRI NAGAR, SILIGURI, P.O.- SEVOKE ROAD, P.S.- BHAKTINAGAR, DIST- JALPAIGURI

Sub: Fire Safety Recommendation for the proposed Construction of G+3 Storied Residential cum partially commercial Building Under Group Residential as per NBC , at the premises No: Mouza - Dabgram , Pargana - Baikunthapur, J.L. no - 2, Khatian no- R.S. 98/1, L.R. 295, Plot no - - R.S. 549, L.R. 73, Sheet no - - R.S. 8, L.R. 43, Ward no -- 41 (S.M.C.), Shastri Nagar, Siliguri, P.O.- Sevoke Road , P.S.- Bhaktinagar Didt- Jalpaiguri.

This is in reference to your application no. 0125186237800190 dated 07-07-2023 regarding the Fire Safety Recommendation for the proposed Construction of G+3 Storied Residential cum partially commercial Building Under Group Residential as per NBC , at the premises No: Mouza - Dabgram , Pargana - Baikunthapur, J.L. no - 2, Khatian no- R.S. 98/1, L.R. 295, Plot no - - R.S. 549, L.R. 73, Sheet no - - R.S. 8, L.R. 43, Ward no -- 41 (S.M.C.), Shastri Nagar, Siliguri, P.O.- Sevoke Road , P.S.- Bhaktinagar Didt- Jalpaiguri.

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

Recommendation:

(A)Construction Part:- (i) The whole construction of the proposed building shall be carried out as per approved plan & conforming all the relevant building rules of local authority (ii) The floor area exceeds 500 sq. meter shall be suitably compartmented by separation walls up to ceiling level having at least two hrs. fire resisting capacity. (iii) The interior finish decoration of the building shall be made of low flame spread materials conforming I.S Specification. (iv) All opening of service ducts, void, gap, and joints should be sealed with fire check materials

(B)Open Space & approach:-(i) The open space surrounding the building shall conform the relevant building rules as well as to permit the accessibility and maneuverability of fire appliance to turning facility. The minimum open space surrounded the building should be at least four meters and it should be free from any obstruction at all times. (ii) The approach roads

shall be sufficiently strong to withstand the load of fire engine weighting up to 22.5 M.T. (iii) The width and height of the access gates into the premises shall not be less than 4.5 meters & 5 meters respectively.

(C) Means of escape: -(i) The Staircases of the building shall be enclosed type & construction shall be made of bricked/RCC type having fire resistance capacity not less than 2 hrs. (ii) The staircase of the building shall have permanent vents at the top and open able sashes at each floor level in the external wall of the building. (iii) Preferably the width of the staircase shall be 1.5 meters. Corridors of the building and the exit doors shall conforming the relevant building rules. (iv) All the staircase shall be extended up to terrace of the building and shall be negotiable to each other entering into any room. (v) Horizontal exits should be given priority. (vi) Time of evacuation should be as per IS:-1644-1988 i.e. 2.5 minutes. (vii) Separate entrance and exit shall be provided to every room in the building.

(D) Lift : (i) The walls of the enclosures shall be at least two hrs. fire resisting type and collapsible gate shall not be permitted. Lift materials shall be 4 hrs. fire resisting type. (ii) The door of the lift should be 1 hr fire resisting type. (iii) The landing door should be 30 minute fire resisting type. (iv) The area of the lift shall be minimum 1.4 sq.mte and the load bearing capacity should be minimum 554 kg.

(E) Sprinkler installation: The automatic sprinkler installation shall be provided where is applicable as per I.S 9972 and alarm to be incorporated along with the sprinkler system.

(F) Detection & Alarm System:- Sufficient Nos. of manually operated electrical fire alarm system of break glass type call boxes and fitted with alarm like hooters with public address system, talk back system at different places of the building shall be installed and connecting with audio visual panel board shall be made as per the IS Code of practice. Other requirements of the system shall be made Conforming I.S. 2189-1988.

(G) Electrical installation & Distribution (IS-694:1946-1982) :- (i) All electrical installation should be done in accordance with N.B. Code & Part-VIII " Building Service" Section-2 "Electrical installation" good practice.[4(10)]. (ii) The electrical installation including transformers, switch gears, main and meter 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. (iii) The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials and the electrical installation shall be adequately protected with ABC & CO-2 type extinguisher. (iv) All cable should be of FRLS type & all wiring should be done by copper wire along with appropriate gauge such as 1.2 mm. for light, fan ,bulbs etc, 2.5 mm for television, freeze & washing machine etc. 4 mm for geezer, air condition machine etc. (v) The indoor Transformer shall be protected with high-velocity water spray projector system.

(H) Lighting protection of the building:- This protection for the building shall be provided as given Part:-VIII of building services, Section -2 of Electrical installation.

(I) Alternate power supply :- Arrangement shall 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, Fire Lift ,illuminating the passages, basement , escape routes etc. in case of normal power failure.

(J) In case of Air Condition:- IS: 659-1991:- (i) Regular check up of all split type window A/C machine to prevent dust, foreign materials in the air inlet should be maintained to prevent spontaneous combustion. (ii) Regular checking, testing, cleanings the air inlets is must.

(K) Terrace Tank:- One Terrace Tank of capacity Minimum 10000 liters (5000 ltrs + 5000 ltrs) should be installed in the building along with suitable terrace pump with minimum pressure of 3.5 kg/cm² capable of discharge 450 L.P.M incorporate with Down comer system with floor wise landing out let each building separately should be ensured..

(L)External Hydrant System:-IS-13039-1991:- The whole area of your building is to be protected by adequate no. of pillar type hydrants system i.e. @ one pillar hydrant per 1000 sq. meters of enter area in the premises or as per the vulnerability of the place.

(M)Small gears:-IS:903-1993:- Hose box, 15 miter length per Moline delivery hose, gunmetal short branch of half inch dia @ one set each at or near all the pillar hydrants, landing valves on floors should be installed.

(N)Hose Reel System:-IS 884-1985,.- The building should be equipped with Hose reel hose system at each floor as per the IS Code of practice. The internal dia of the said hose reel shall be 19 mm to 32 mm and the discharge capacity not less then 22.5 LPM. While the length of the hose reel not more then 36.5 meters. The distance of such installation should be in such a way that no part of the floor is more than 6 meters distance from a hose nozzle when fully extended.

(O)First aid fire fighting system:-IS 2190-1992.:- Sufficient Nos. of Portable fire extinguishers of DCP, CO-2 and water type with Sand and water bucket should be provided at different places of the building area and it should be within the reach of all concern as per the I.S Code of practice.

(P)General recommendations:- (i) Fire notice for fire fighting and evacuation from the building should be provided and shall be displayed at all places of the building as per clause 5.5 of N.B Code. (ii) Floor No. and Directional Sign of escape route should be displayed prominently as per clause 5.5 of the N.B Code.(Auto glow type). (iii) All the staffs and others shall be conversant with the installed fire fighting equipments of the building so that they can operate the same in case of exigency. (iv) Arrangement shall be made for regular checking, testing and proper maintenance of all fire fighting equipments and keep them in good working condition at all times. (v) Mock fire drill and evacuation drill should be done periodically with participation of all employees and others and in this regard in each year a Certificate is to be obtained from this end as laid down in the norms (vi) A register for the recording of Mock fire drill, Evacuation drill, Testing & Checking of whole Fire fighting installation, (vii) Good housekeeping should be maintained. (viii) close circuit T.V shall have to be provided for the entire floor area of the building.

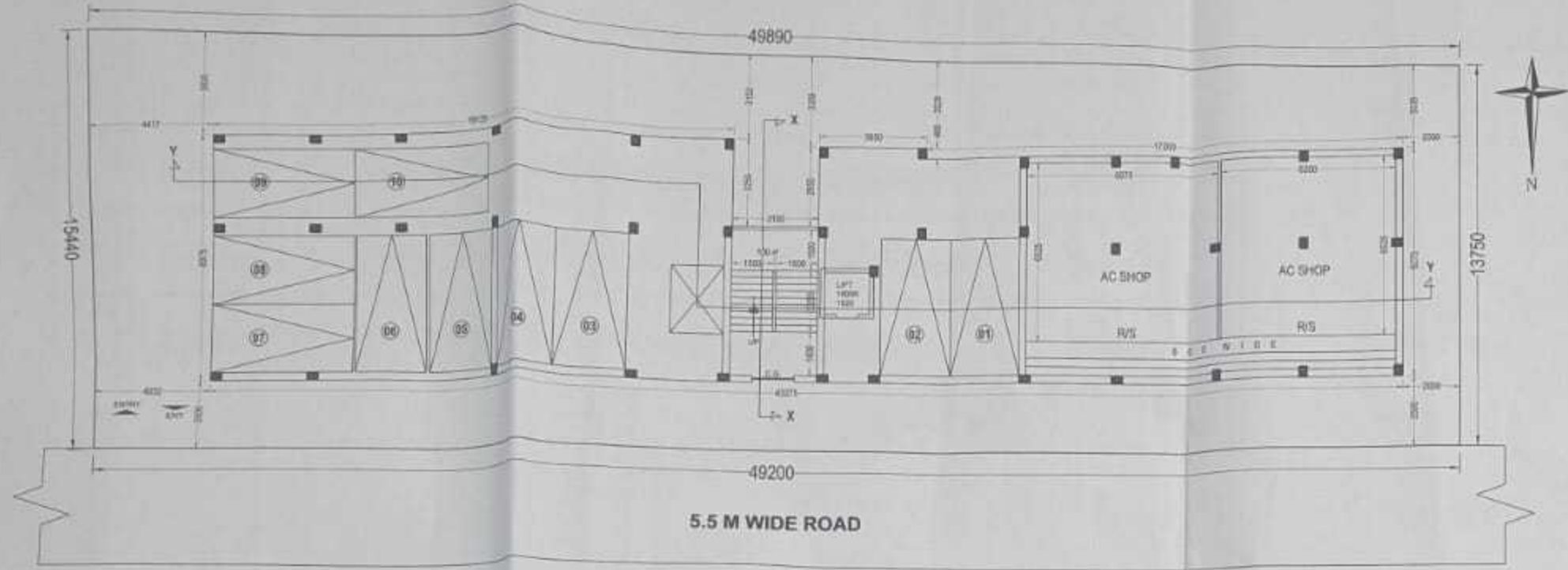
On compliance of all the above Fire Safety Recommendation, the higher authority , West Bengal Fire & Emergency Services shall be approached for necessary inspection and testing of the installation before occupancy of the building; Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the tests and performances of safety of installation of the building.

N.B:-

(1)Any deviation and changes the nature of use of the buildings in respect of the approved plan drawings, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

(2) Before receiving the approved plan drawing from the authority of this department , two sets of fresh plan drawing separately has to be submitted to F.P Section Jalpaiguri after signing by the applicant/owner and LBS/Architect.

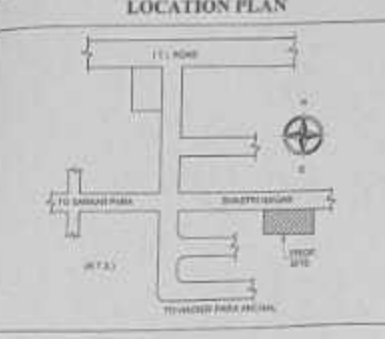
Divisional Fire Officer, Jalpaiguri
West Bengal Fire & Emergency Services



GROUND(PARKING) FLOOR PLAN
SCALE - 1:100

SPECIFICATION

01. SOLING: 75 THICK WITH FIRST CLASS BRICK
02. R.C.C.: 1:1.5:3 CEMENT CONCRETE
03. P.C.C.: 1:3:6 CEMENT CONCRETE WITH ADHESIVE OF DAMPROOF (TERMINAL)
04. D.P.C.: 40 THICK
05. STEEL: HARRIS 2 FLOORING
06. FLOORING: HARRIS 2 FLOORING
07. GROUND FLOOR AREA WITHOUT STAIRS: 2000 SQ.M
08. TOTAL FLOOR AREA: 2000 SQ.M
09. BRICK WALL: 200 THICK AND 150 THICK WITH SAND CHARGE MORTAR
10. PLASTERING: 20MM & 12MM THICK WITH SAND CHARGE MORTAR
11. DOORS: 1200 X 2000 PANEL DOOR WITH GLASS
12. WINDOWS: 1200 X 1500 ALUMINIUM WINDOW WITH GLASS
13. PAINTING: PLATE PAINT IN INTERIOR WITH A FINISH OF SYNTHETIC EDGAGE PAINTING IN EXTERIOR OPERATIVE CEMENT BASED PAINTING IN EXTERIOR WALLS
14. ALL DIMENSIONS ARE IN MM UNLESS OTHERWISE STATED
15. S.C.P.C. NO. - 112/2018A DATED 15.04.2017



PROJECT TITLE

PROPOSED GROUND(PARKING)+3 STD. RESIDENTIAL CUM COMMERCIAL BUILDING OF JANKIRAM HRISE PRIVATE LIMITED, REPRESENTED BY DIRECTOR 1. SRI ANUP GOPIKISHAN SARAOGI S/O. LATE GOPIKISHAN GAJANAND SARAOGI 2. SMT SHILPA AGARWAL W/O BINOD KUMAR AGARWAL AT SHASTRI NAGAR, SILIGURI, P.S. - BHAKTINAGAR, P.O. - SEVOKE ROAD, DIST. - JALPAIGURI, WARD NO. 41 (S.M.C.)

AREA STATEMENT	SCHEDULE OF LAND
LAND AREA (AS PER DEED)	73.24 SQ.M
LAND AREA (AS PER SITE)	52.27 SQ.M
PERM. GROUND COVERAGE	31.54 SQ.M. OR 30.00 %
PROP. GROUND COVERAGE	36.11 SQ.M. OR 44.86 %
AREA LEFT AN OPEN SPACE	16.16 SQ.M
GROUND FLOOR AREA	36.11 SQ.M
COMMERCIAL AREA	14.19 SQ.M
1ST FLOOR AREA	36.11 SQ.M
2ND FLOOR AREA	36.11 SQ.M
3RD FLOOR AREA	36.11 SQ.M
TOTAL FLOOR AREA	144.44 SQ.M
PERM. F.A.R.	175
PROP. F.A.R.	143
NO. OF TENEMENTS	6 NOS.
STAIR & LIFT AREA OR FLOOR	2.33 SQ.M
STAIR & LIFT AREA	3.54 SQ.M
CAR PARKING REQUIRED	1 NOS.
CAR PARKING PROVIDED	3 NOS.
PERMISSIBLE HEIGHT OF THE BUILDING	12.800 M
PROPOSED HEIGHT OF THE BUILDING	12.800 M
USE OF THE BUILDING	RESIDENTIAL CUM COMMERCIAL (MERCANTILE RETAIL)

SCHEDULE OF OPENINGS

Symbol	Dimensions
D	1050 X 2100
D1	900 X 2100
D2	750 X 2100
W	1800 X 1350
W1	1500 X 1350
W2	1000 X 1200
V	500 X 750
C/G	1200 X 2100

CERTIFICATE OF BUILDING PLAN

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. 31 B-549, J.R.T. Ward No. 41, under the jurisdiction of S.M.C. Municipality / Notified Area Authority / Industrial Township Authority have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules, 2007. This also to certify that all relevant 'No Objection' Certificates from the respective Authorities such as, Fire and Emergency Services Department, Adress Authority, Pollution Control Board, Transportation Department etc. as applicable in this regard, are also attached with the application for seeking approval of the plan to construct/reconstruct/addition to / alteration of the building on the said plot.

(Signature)
 Ar. Neelanjana Biswas
 Licentiate No. 4499
 Reg. No. CA/2025/122268
 Add. : Pradhan Nagar, Siliguri
 Mob. : 9910224887
 email: neelanjana.122@gmail.com

Signature of Licentiate Building Surveyor or Architect
(Name, Address and Empoanment No. / Registration No.)

CERTIFICATE OF STRUCTURAL STABILITY

I / do hereby certify that the foundation and superstructure of the building proposed for construction on plot R.S. 549, J.R.T. Ward No. 41, under the jurisdiction of S.M.C. Municipality / Notified Area Authority / Industrial Township Authority have been personally inspected and so designed by me/ us in accordance with foundation and super structure safe in all respect including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to all stipulation of all relevant IS Code of practice and National Building code.

(FOR SOIL ONLY)

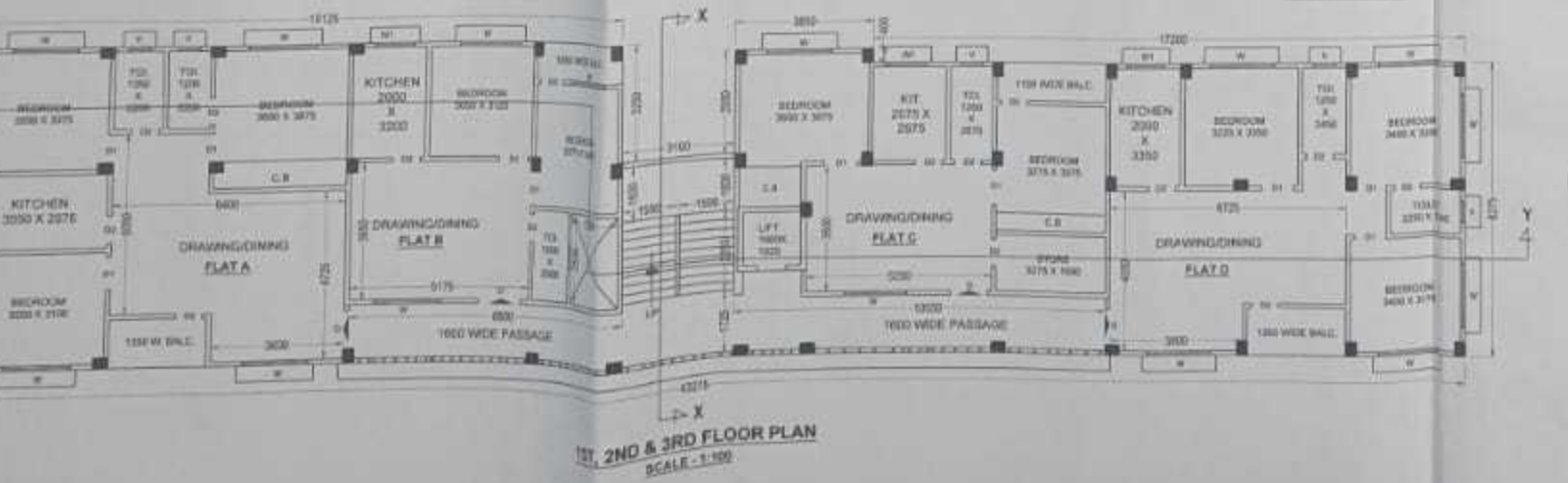
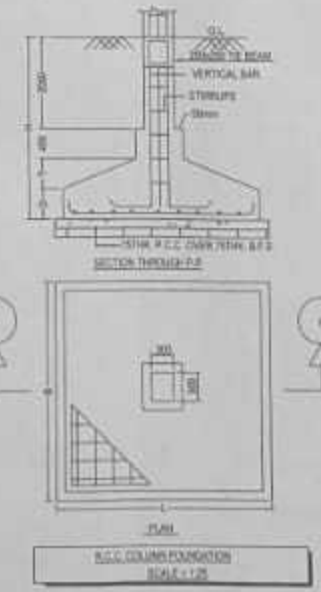
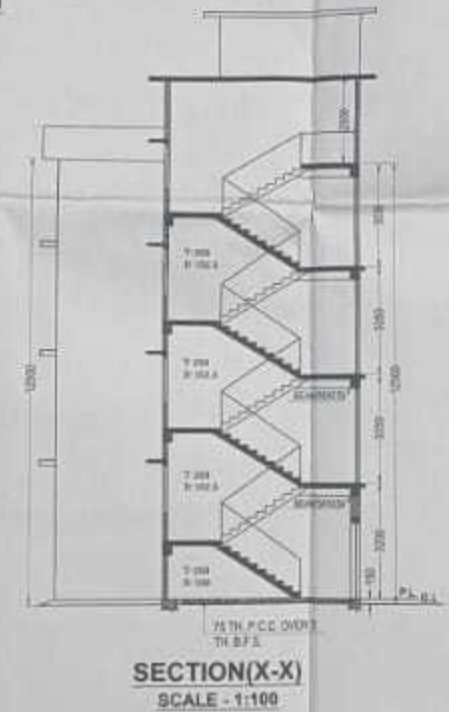
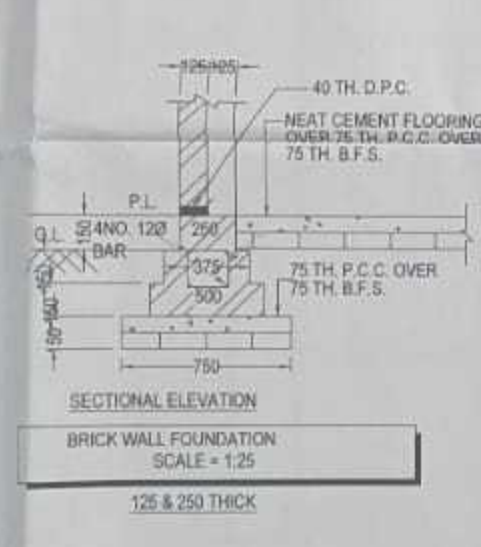
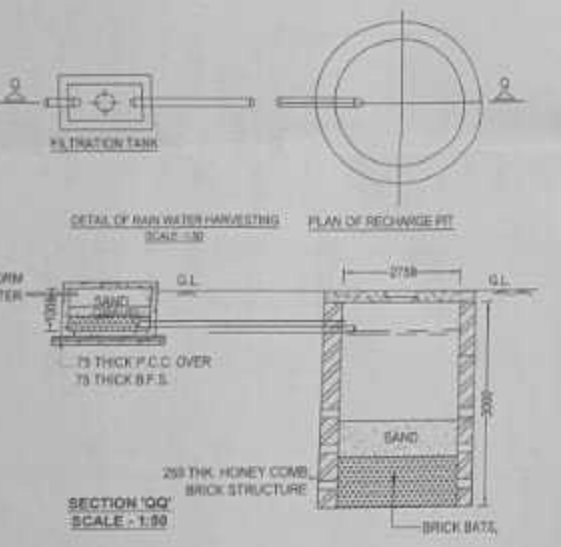
(Signature)
 Sayantop Basak
 Structural Engineer, Class I
 38, Rakes Empoanment Number-08
 38, Rakes Multipurpose Road, Siliguri
 Ph. No. 79330 20122
 www.sayantopbasak.com
 Signature of Structural Engineer
(Name, Address and empoanment No.)

DECLARATION OF OWNER:-

I do hereby declare that the building proposed for reconstruction shall be supervised by the L.B.A.L.S.S. signing the Building Plan Application or in his/her absence by any other I.S.S. of the appropriate category and as approved by the authority.

(Signature)
 Jankiram Hrise Pvt Ltd
 Director

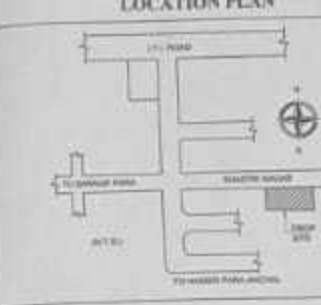
(Signature)
 Jankiram Hrise Pvt Ltd
 Director



1ST, 2ND & 3RD FLOOR PLAN
SCALE - 1:100

SPECIFICATION

1. 1:3 CEMENT CONCRETE
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99. 1:3 CEMENT CONCRETE
100. 1:3 CEMENT CONCRETE



PROJECT TITLE

PROPOSED GROUND PARKING + 3 STD. RESIDENTIAL CUM COMMERCIAL BUILDING OF JANKIRAN HIRSA PRIVATE LIMITED, REPRESENTED BY DIRECTOR 1. SRI ANUP GOPIKISHAN SARAOGI S/O. LATE GOPIKISHAN GAJANAND SARAOGI & SRI SHILPA AGARWAL W/O BINOD KUMAR AGARWAL AT SHASTRI NAGAR, SILIGURI, P.S. - BHAKTINAGAR, P.O. - SEVOKE ROAD, DIST. - JALPAIGURI, WARD NO. 41 (S.M.C.)

AREA STATEMENT

LAND AREA (AS PER DEED)	70.24 SQ.M.
LAND AREA (AS PER SITE)	70.27 SQ.M.
PERM. GROUND COVERAGE	36.14 SQ.M. OR 51.43 %
PROP. GROUND COVERAGE	36.11 SQ.M. OR 51.39 %
AREA LEFT AS OPEN SPACE	34.16 SQ.M.
GROUND FLOOR AREA	36.11 SQ.M.
COMMERCIAL AREA	36.11 SQ.M.
1ST FLOOR AREA	36.11 SQ.M.
2ND FLOOR AREA	36.11 SQ.M.
3RD FLOOR AREA	36.11 SQ.M.
TOTAL FLOOR AREA	108.33 SQ.M.
PERM. F.A.R.	178
PROP. F.A.R.	140
NO. OF TENEMENTS	10 NOS.
STAIR & LIFT AREA OR FLOOR	0.86 SQ.M.
STAIR & LIFT AREA	0.86 SQ.M.
CAR PARKING REQUIRED	1 NOS.
CAR PARKING PROVIDED	1 NOS.
PERMISSIBLE HEIGHT OF THE BUILDING	12.500 M.
PROPOSED HEIGHT OF THE BUILDING	12.500 M.
USE OF THE BUILDING	RESIDENTIAL CUM COMMERCIAL (MERCHANTS RETAIL)

SCHEDULE OF LAND

MOCKA	= DANGRAM
PARGANA	= RAJENDRANAGAR
Z.L.	= 2
SECTION NO.	= S.S. - 001, L.S. - 006
PLOT NO.	= S.S. - 648, L.S. - 79
SHEET NO.	= S.S. - S.L.R. - 48
POLICE STATION	= BHAKTINAGAR
DISTRICT	= JALPAIGURI
WARD NO.	= 41 (S.M.C.)

SCHEDULE OF OPENINGS

D	1000 X 2100
D1	900 X 2100
D2	750 X 2100
W	900 X 1200
W1	1000 X 1200
W2	1000 X 1200
V	800 X 1200
C.G	1200 X 2100

FLAT DETAILS

FLAT A = 91.54 SQ.M. FLAT B = 80.66 SQ.M.
 FLAT C = 68.54 SQ.M. FLAT D = 86.88 SQ.M.
 GREEN AREA REQUIRED = 3.80 % OR 26.69 SQ.M.
 GREEN AREA PROVIDED = 4.15 % OR 29.16 SQ.M.

CERTIFICATE OF BUILDING PLAN

I / We do hereby certify that plans, elevations and sections and other structural details of the proposed building on Plot No. S.S. 648, L.S. 79 Ward No. 41, under the jurisdiction of S.M.C. Municipality / Notified Area Authority / Industrial Township Authority have been prepared in conformity with all relevant provisions under the West Bengal Municipal (Building) Rules, 2007. This also certifies that all relevant No-objection Certificates from the respective Authorities such as, Fire and Emergency Services Department, Airport Authority, Pollution Control Board, Telecommunication Department etc. in applicable in this regard, are also enclosed with the application for seeking approval of the plan to construct the building in / alteration of the building on the said plot.

(Signature)
 Ar. Neelanjana Biswas
 Structural Engineer
 REG. NO. - CA/2007/13208
 46/1, Shastri Nagar, Siliguri
 735001
 www.neelanjana.com

Signature of Licensed Building Surveyor or Architect
 (Name, Address and Registration No. / Registration No.)

CERTIFICATE OF STRUCTURAL STABILITY

I / do hereby certify that the foundation and superstructure of the building proposed for construction on plot S.S. 648, L.S. 79 Ward No. 41, under the jurisdiction of S.M.C. Municipality / Notified Area Authority / Industrial Township Authority have been personally inspected and so designed by me. It will make such foundation and superstructure safe to all extent including the consideration of bearing capacity and settlement of soil and other conditions, if any, conforming to all regulations of all relevant IS Code of practice and National Building Code.

(FOR SOIL ONLY)
(Signature)
 S. K. Ghosh
 Geotechnical Engineer
 REG. NO. - GE/2007/13208
 46/1, Shastri Nagar, Siliguri
 735001
 www.geotechnical.com

Signature of Geotechnical Engineer
 (Name, Address and Registration No.)

DECLARATION OF OWNER

I do hereby declare that the building proposed for construction shall be supervised by the L.S.A./L.S.S. signing the Building Plan Application or in his/her absence by any other L.S.A./L.S.S. of the appropriate category and as approved by the authority.

(Signature)
 Jankiran Hirsa Pvt Ltd
 Director

(Signature)
 Jankiran Hirsa Pvt Ltd
 Director

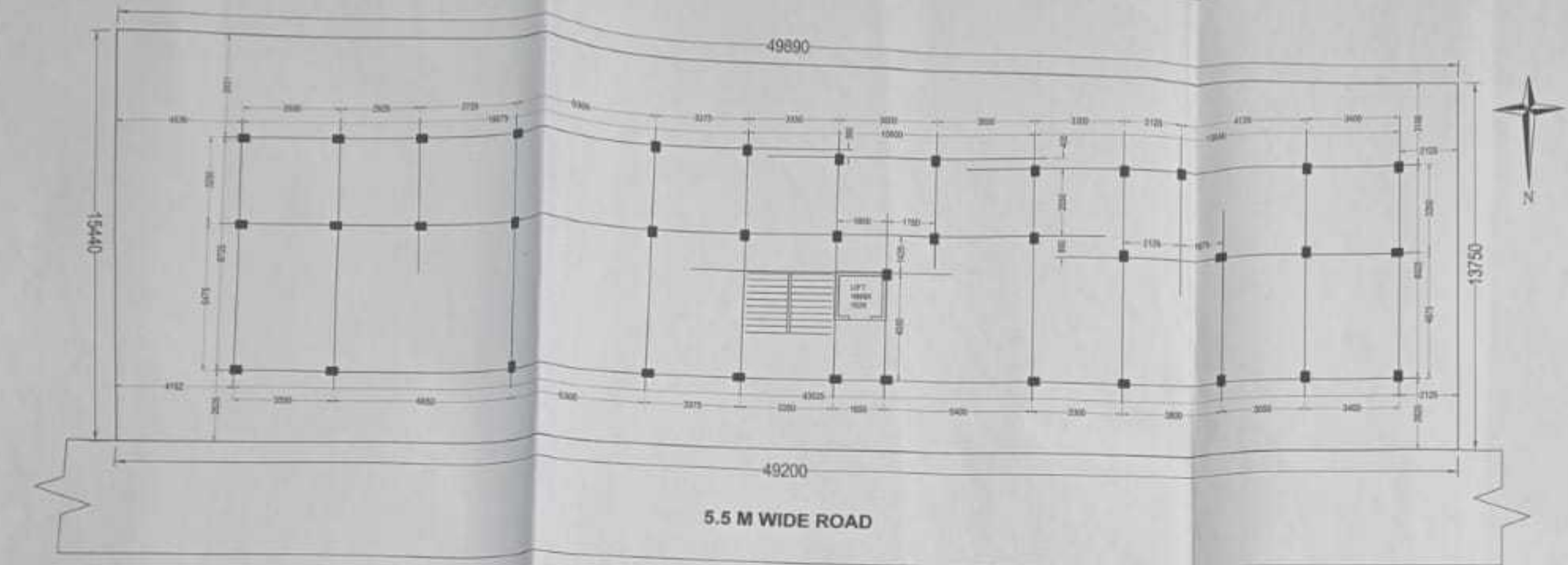
Signature

BHADRA ARCHITECTS & ENGINEERS

DATE - 09-08-23

457 BIDHAR ROAD, SILIGURI

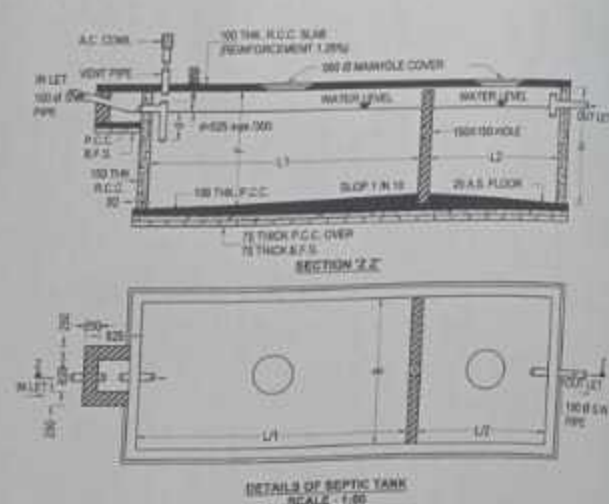
SHEET NO. - 3/3



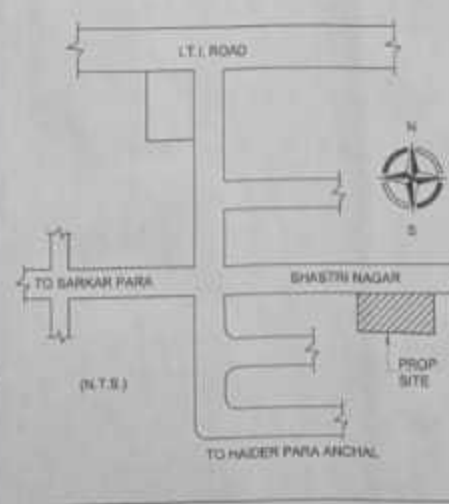
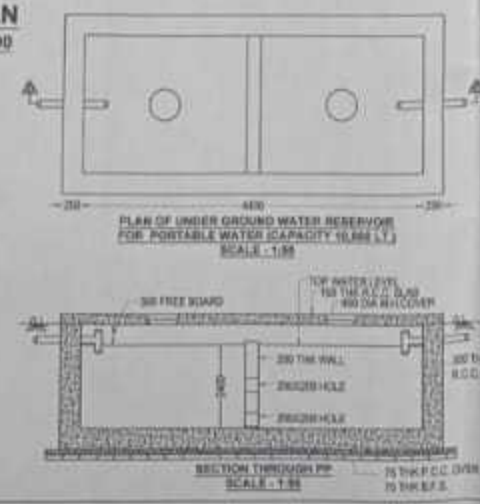
COLUMN LAYOUT PLAN
SCALE - 1:100



SITE PLAN
SCALE - 1:100



NO. OF LINES	DIMENSION OF TANK						DIMENSION OF WELL	
	L	B	H	P	F	H	L	D
100	1000	3000	2700	1400	1700	3000	1000	1000
150	1500	4500	4000	1400	1700	3000	1000	1000
200	2000	6000	5400	1400	1700	3000	1000	1000



The plan is hereby approved subject to the changes marked and in compliance of the safety recommendations as well as the building rule of the local authority.

(Signature)
 Director
 P.O. - Sevoke Road