



Government Of West Bengal  
Office Of The Deputy Director  
West Bengal Fire & Emergency Services  
Station Feeder Road, P.O & P.S Siliguri,  
District: Darjeeling, Pin - 734005

Memo no.:FSR/0125186220500120

Date: 02-06-2022

**From:**  
**Deputy Director**  
**North Zone, HQ Wing,**  
**West Bengal Fire & Emergency Services**

**To: SMT. PURNIMA DEVI AGARWAL**  
**MOUZA- PANCHANOI, PARGANA- PATHARGHATA, J.L. NO- 27, KHATIAN NO- 6,2/3 RS, 712 LR, PLOT NO- 406, 421, 434, 430 R.S., 359 , 430, L.R., BHANUBHAKT CHAWK, SALBARI, SILIGURI, P.S.- PRADHAN NAGAR, DIST- DARJEELING**

**Sub: Fire Safety Recommendation for the proposed Construction of G+3 Storied Residential Cum Commercial Building Under Group Residential as per NBC , at the premises No: Mouza- Panchanoi, Pargana – Patharghata, J.L No- 27, Sheet No- 02, Khatian No- 6, 2/3 RS,712 L.R , Plot No- 406, 421, 434, 430, (R.S), & 359, 430 (L.R), Bhanubhakt Chawk, Salbari, Siliguri , P.S- Pradhan Nagar, Dist- Darjeeling.**

This is in reference to your application no. 0125186220500120 dated 13-05-2022 regarding the Fire Safety Recommendation for the proposed Construction of G+3 Storied Residential Cum Commercial Building Under Group Residential as per NBC , at the premises No: Mouza- Panchanoi, Pargana – Patharghata, J.L No- 27, Sheet No- 02, Khatian No- 6, 2/3 RS,712 L.R , Plot No- 406, 421, 434, 430, (R.S), & 359, 430 (L.R), Bhanubhakt Chawk, Salbari, Siliguri , P.S- Pradhan Nagar, Dist- Darjeeling.

**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 construction materials should be of four hrs. Fire resisting type. (v) Door and windows should be of at least 2 hrs. fire resisting type (vi) 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 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) 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) Fire & Smoke doors at the entrance of all the staircases enclosures preferably at each floor level shall be provided. (vi) Horizontal exits should be given priority. (vii) Time of evacuation should be as per IS:-1644-1988 i.e. 2.5 minutes. (viii) 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.mtr and the load bearing capacity should be minimum 554 kg.

(E) Sprinkler installation: The automatic sprinkler installation shall be provided in Vulnerable areas including car parking area in building, as per I.S 9972 and alarm to be incorporated along with the sprinkler system.

(F) 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.

(G) 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.

(H) 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) In case of central A/C system, the same shall be incorporated with automatic damper with fusible link with a view to shut down the system automatically. (iii) Regular checking, testing, cleanings the air inlets is must. (iv) Escape routes like corridors, lift lobbies etc. shall not be used as return air passage. (v) AHU shall not be used for storage of combustible articles.

(I) Fire Fighting Water:- The building should be provided with 50000 liters capacity of underground stored water with replenishing arrangement @ 1000 liters of water per minutes preferably from two different sources. The height of the reservoir should not be exceed 30 cm from the ground level. Fire water reservoir shall have overflow and connected with

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, Electrical installation should be maintained and shall be liable to produce the same to the authorized Officer of this department on demand. (vii) Good housekeeping should be maintained. (viii) Bulk storage of flammable materials such as chloroform, ethyl, alcohol, spirit etc. will be governed by relevant rules and safe practices. (ix) 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.

Signature valid  
Digitally signed by ABHIJIT  
PANDEY  
Date: 2022.06.02 15:27:25 IST

Deputy Director  
West Bengal Fire & Emergency Services

(S) 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 the 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. (iii) All the staffs and others

(R) 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.

(Q) First aid fire fighting system: -IS 2190-1992:- Suffcient 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) Detection & Alarm System: - Suffcient Nos. of manually operated electrical fire alarm system of break glass type call boxes and fitted with alarm like hoisters with public address system, talk back system at different places of the building shall be installed and connected with audio visual panel board shall be made in control room as per the I.S Code of practice. Other requirements of the system shall be made Conforming I.S. 2189-1988.

(O) Hose Reel System: -IS 884-1985:- The building should be equipped with Hose reel system at each floor as per the I.S Code of practice. The internal dia of the said hose reel shall be 19 mm to 32 mm and the discharge capacity not less than 22.5 LPM. While the length of the hose reel not more than 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.

(N) Small gears: -IS:903-1993:- Hose box, 15 meter 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.

(M) 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 area or as per the vulnerability of the place.

(L) Internal Hydrant System: - IS-3844:1989. - Minimum one pressurized risers of 100 mm dia each should be provided at each staircase with provision of landing and half landing valves @ one such riser for each 1000 sq. meter of floor area or as per the vulnerability of the area. This system shall be designed in such a manner that it should be kept charged with water at all times and capable of discharging 2280 liters of water per minute at the ground level & 900 liters per minutes at the top most outlets of the building. In both the cases, the running pressure at the ground level shall be 3.5 kg/sq.cm & 2.5 kg/sq.cm at the top most landing valves should be ensured.

(K) Pumps for fire fighting installation: -IS-12469-1988:- (i) The pump should be installed and arranged in such a manner so that it will start automatically due to fall in pressure as reflexed in the installation by installing a jockey pump. (ii) All the pumps shall be so designed as to supply water at the designed pressure and discharge into the water based system which shall be installed in the building. (iii) One such pump shall always be kept on stand-by preferably be of diesel driven type. All such arrangement shall be made as per the code of practice.

(J) 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 & Wet Riser cum Down comer system.

domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all times. The location of the U/G water reservoir should be such so that Fire Service Vehicles may get access to the site of the reservoir with a view to draw the water from the said reservoir.