



Government of West Bengal
Office of the Divisional Fire Officer
West Bengal Fire & Emergency Services
Station Feeder Road, P.O & P.S Siliguri, District: Darjeeling, Pin - 734005

Memo No.: FSR/211862406300002701

Date : 12-07-2024

From :
Divisional Fire Officer
Darjeeling Division (Member Convenor)
West Bengal Fire & Emergency Services

To :
M/s S A Developers And M/s R K Developers Represented By One Of Its Partners Sri Ajay Kumar Agarwal And Smt. Neelam Agarwal
SHIKARPUR, PLOT NO. 158/565, 167/566, PS- RAJGANJ, DIST JALPAIGURI, WEST BENGAL under sikarpur gram panchayet.

Sub: Fire Safety Recommendation for the proposed construction of G +1 storied Residential Building (40 Nos), G +3 storied Hotel (01 No), G +2 storied Club House (01 No) and Ground Floor Banquet Hall (01 No) storied Building in the name of "M/S SA DEVELOPERS & M/S RK DEVELOPERS" of Mr. Ajay Kumar Agarwal & Mrs. Neelam Agarwal under group of Assembly Building at premises no.: -Plot No. 158/565, 167/566, 166, 167, 168 (RS); 941,942, 943, 944, 945 (LR), Khatian No. 569, 570, 574, 2023 (RS); 637, 638 (LR), J.L. No. 07, Mouza – Shikarpur, P.S. – Rajganj, Dist. - Jalpaiguri for Fire & Life safety measures..

This is in reference to your AIN 211862406300002701 dated 26-Jun-2024 regarding Fire Safety Recommendation for the proposed construction of G +1 storied Residential Building (40 Nos), G +3 storied Hotel (01 No), G +2 storied Club House (01 No) and Ground Floor Banquet Hall (01 No) storied Building in the name of "M/S SA DEVELOPERS & M/S RK DEVELOPERS" of Mr. Ajay Kumar Agarwal & Mrs. Neelam Agarwal under group of Assembly Building at premises no.: - Plot No. 158/565, 167/566, 166, 167, 168 (RS); 941,942, 943, 944, 945 (LR), Khatian No. 569, 570, 574, 2023 (RS); 637, 638 (LR), J.L. No. 07, Mouza – Shikarpur, P.S. – Rajganj, Dist. - Jalpaiguri for Fire & Life safety measures.

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 favor of the aforesaid building for compliance of the following fire safety measure.

Recommendation :

A) Construction Part: -

01. The whole construction of the proposed building shall be carried out as per approved plan drawing conforming relevant building rules of local administrative (Municipality/ panchayat) body.



02. The interior finish decoration of the buildings shall be made of low flame spread materials conforming I.S. specification.
03. Provision of ventilation at the crown of the central core-duct of the building shall be provided.
04. Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.
- B) Open Space & Approach: -
01. The open spaces surrounding the buildings shall conform the relevant building rules as well as permit the accessibility and manoeuvrability of fire appliances with turning facility having minimum 6.5 M width in each side.
02. The approach roads shall be sufficiently strong to withstand load of fire engine weighing up to 45 M.T.
03. The width and height of the access gates into the premises shall not be less than 4M and 5M respectively abutting the road.
04. Drive way should be free from any type of obstruction. No parking will be allowed on the drive way.
05. All the Passage way should be kept clear for free access.
- C) Staircase: -
01. 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.
02. The staircase of the buildings shall have permanent vents at the top and openable shutters at each floor level in the external wall of the building.
03. The width of the staircases shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules which upto date amendment.
04. All the staircases shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.
- D) Lift: -
01. Walls of all lift enclosures shall have a fire rating of two hours; lifts shafts have a vent area not less than 0.2 M²
02. Lift Motor Room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
03. Landing doors in all lift enclosures shall have a fire resistant of not less than half hour.
04. All Lift Car door shall have a fire resistance rating of half an hour.
05. Exit from the lift lobby, if located in the core of the building, shall be through a self-closing smoke stop door of half an hour fire resistance.
06. Grounding Switch(es), at ground floor level shall be provided on all the lifts to enable the fire service to ground the lifts.
07. Fire Lift marked in the plan with the following specification – to enable fire services personnel to reach the upper floors with the minimum delay, and shall be available for the exclusive use of the firemen in an emergency.
08. The lift shall have a floor area of not less than 1.4 m². It shall have landing capacity of not less than 545 Kg (8 persons lift) with automatic closing doors of minimum 0.8 mm width.
09. In case of failure of normal electric supply, it shall automatically trip over to alternate supply. This changeover of supply could be done through manually operated changeover switch. Alternatively, the lift shall be so wired that in case of power failure, it comes down at the ground level and comes to stand still with door open.
- E) Kitchen Protection: -
01. Kitchen using open flames or fat fryers should be compartmented from rest of the floor areas with fire separation wall of minimum 60 minutes' fire resistance capacity.
02. Fire Doors should be implemented with 60 minutes' fire resistance capacity with automatic self-closing device.
03. The kitchen should be adequately ventilated.
04. The entire kitchen areas should be protected with automatic water sprinklers extended from the existing water base system in the building. However, no sprinklers should be provided within 3 m of cooking equipment and kitchen hood. Temperature rating of sprinklers should be 30°C above the anticipated maximum temperature within the kitchen. Sprinklers installed inside exhaust ducts should be of temperature rating of 141°C.
05. Kitchen hoods and areas of cooking equipment should be protected with Ansul R-102 nozzles.
06. The entire kitchen areas should be installed with automatic thermal detectors of approved rating. The installed thermal detectors should be connected to the existing fire detection alarm panel of the building.



07. First aid fire-fighting equipment of approved class should be installed as per provisions of IS: 2190-2010.
08. Cleaning of kitchen exhaust ducts should be done periodically to ensure that carbon soot does not accumulate in the duct to avoid chances of outbreak of fire.
09. Installed detectors and sprinklers should be checked periodically to ensure that the sensors detecting equipment are not coated with grease and other suspended particular matter and thus their sensing capabilities are desensitized.
10. Grease strips should be available for efficient and regular cleaning of concrete or paved floors of kitchen and also drainage areas.
11. The hood or portion of the primary collection means designed for collection of cooking vapours and residues shall be constructed and supported by steel of not less than 18 SWG thickness.
12. The exhaust should terminate outside the building with a fan or duct with a minimum horizontal clearance of 3 m from the outlet.
13. Haphazard storage of items should be strictly prohibited. Storage should be made in noncombustible metal racks with proper aisle width, without encroachment of egress routes of the kitchen.
14. All other safety measures should be in compliance to the existing provisions of Clause 6 Annex G of National Building Code of India, 2016, Part 4.
- F) Gas Bank: - Installed gas detector and sufficient no of Co2 extinguisher and maintain minimum 3mtr distance from building wall.
- G) Fire Fighting Water: - Underground water reservoir having water capacity of 50000ltrs. and overhead water reservoir having capacity of 10000 ltrs. exclusively for firefighting purpose with replenishing arrangements @ 1000 ltrs/min. preferably from two different sources of water supply shall be provided. The water reservoirs 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.
- H) Wet Riser System IS:3844: - 100 mm dia riser with single out let landing valve shall have to be provided.
- I) Automatic Sprinkler System (IS:15105 2021): - The automatic sprinkler system shall have to be installed in the shop area. Alarm Gong to be incorporated along with the sprinkler system.
- J) Electrical Installation and Distribution: -
01. The electrical installation including Transformers, Switch Gear, 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.
02. The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials.
03. The electrical installations shall be adequately protected with ABC Modular / Co2 / D.C.P. Fire Extinguishers conforming I.S. specification.
04. Transformer to be protected by High Velocity Water Spray Projection System as per relevant I.S. specification.
05. Arrangement for alternative power supply shall have to be made to supply power with the help of a generator to operate at least the Fire Pump, Deep Tube-Well Pump, Fire Alarm System etc. and also for illuminating the Staircase, Corridors, Lobbies etc. and other places of assembly of the building in case of normal power failure.
- K) Pumps for firefighting Installation (IS 12469:1988): -
01. The standard code of practice recommended that all water based fixed firefighting installations should be fed by two separate automatic pumps, one of which should act as stand by. Each pump should be designed to deliver water at required pressure and discharge, taking into account the height and volume of the building.
02. The Fire pumps should be provided near the underground static water storage tank with minimum pressure of 3.5 kg. / sq. cm. at terrace level or farthest point.
03. One electric and one diesel pump of capacity 2280 LPM and One electric pump of capacity 180 LPM should be install.
04. The pumps should be installed and arranged in such manner so that it will start automatically due to fall in pressure as prefixed in the installation by installing a Jockey pump. Provision of Jockey pump shall also be made to keep the water-based system under pressurized condition at all times.
05. 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 buildings.



06. An independent identical pump for the purpose of sprinkler installation shall be made available. All such arrangement shall be done as per above code of practice.
07. All the pumps shall be incorporated with both manual and auto starting facilities.
- L) Detection & Alarm System, Suppression System & Public address system (IS- 2189:1988): - Automatic fire detection system the help of smoke & heat detector shall be installed at shop area.
- M) Lighting Protection of the Building: - This protection for buildings shall be provided as given in Part-VIII Building Services, Section-2 Electrical installation.
- N) Yard Hydrants: - Yard Hydrant/Landing Valve IS 13039:2014 shall have to be installed as per requirement.
- O) Hose Reel System (IS 884:1985): -
01. Provision for Hose Reel in conjunction with wet riser shall be made at each floor of the building level from the underground reservoir through main pump conforming the relevant I.S. specification.
02. The Hose reel hose system should be provided at each floor of the buildings. 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 36.50 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.
- P) Air-Conditioning System (SPLIT TYPE): - Peak summer is in full swing. During this period, chances of fire incidents become more imminent due to heavy current drawn by AC units. The following precautions must be scrupulously followed so as to avoid possibility of fire incident due to Window / Split type AC unit.
01. Joints must be avoided in AC wires. It is generally found that there are multiple joints in AC wires which is the single most common cause of Electric Fire due to heat generated in it which spreads quickly to inflammable materials like curtains, paper files etc.
02. It must be ensured that all AC units are comprehensively serviced before operation and filter is cleaned regularly through authorized service agency which increases cooling as well as results in less electric consumption.
03. Never use AC units on normal plug points or temporary extension boards except on covered MCB's.
04. Switch off air-conditioners, lights, fans, exhaust fans, heat convectors, fax machines, computer monitors, printers / scanners / UPS, inverters, photocopiers, TVs and other office equipments when they are not in use. Switch on only those lights fans, air-conditioners or other equipments which are required for functioning office. Do not leave air-conditioners, heat convectors, lights, fans and other electrical equipments and gadgets in 'ON' position when not required.
05. Keep the doors / Windows of air-conditioned rooms close to avoid loss of conditioned air. Provide automatic door closers.
06. Use air-conditioner fan/blowers and fans at low speed.
07. In summer reduce load on air-conditioners by putting curtains/blinds/shades on windows.
08. Window type air-conditioners/split type AC's being highly energy intensive equipments; they should be serviced at least thrice in a year as per the recommendations of manufacturers, the servicing included cleaning of air filters, cleaning of condensers/cooling coil, service and oiling of fan motors, checking of fasteners, checking of electrical spares, checking of current/voltage and checking of room temperature and grill temperature.
09. Replace old air-conditioners which have out-lived their useful life i.e. 7 years as per Competent authorised agency maintenance manual 2012 and have become unserviceable with star rated Energy Efficient air conditioners.
- Q) Alternate Power Supply: - Arrangement shall have to be made to supply of power with the help of generator to operate at least fire pump, illumination of staircase, corridors etc. and other places of assembly area in case of normal power failure.
- R) 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.
- S) General Recommendations: -
01. Fire notice for firefighting and evacuation from the building shall be prepared and be displayed at all vulnerable place of the building as per clause 4.11 Annex D of N.B. Code.
02. Floor number and direction sign of escape shall be displayed prominently as per clause 4.11 Annex D of N.B. Code.
03. The employees and security staff shall be conversant with installed firefighting equipment of the building on to operate in the event of fire and testing as per clause 4.11 Annex D of N.B. Code.



04. Arrangements shall be made for regular checking, testing and proper maintenance of all the fire safety installation and equipment installed in the building to keep them in perfectly good working conditions at all times.
05. Mock fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
06. Considering the gravity of growing hazard in the township, a crew of trained firemen under one experienced officer shall be maintained round the clock along with water tender (Type-B) conforming I.S. 948: 1983.
- On compliance of all the above Life and Fire Safety Recommendation, the Director General, West Bengal Fire & Emergency Services shall be approved for necessary inspection and testing of all 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.
- Note Book: - Any deviation and change in the nature of use of the building in respect of the approved plan and drawing, without obtaining prior permission from this office, this Fire Safety Recommendation will be treated as cancelled.

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