सत्यमेव जयते

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/211862506300016492 **Date : 27-08-2025**

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

To :
Smt. Indira Prava Thakuri, Smt. Priscilla Sinha & Sri. Anup Chandra Sinha
NIVEDITA ROAD,PLOT NO-318,319,320(RS),2818(LR),WARD NO-03(SMC),P.S.-PRADHAN NAGAR,DIST-DARJEELING

Sub: Fire Safety Recommendation of Proposed construction of G+6 storied commercial cum residential building under group of Residential in the name Smt. Indira Prava Thakuri, Smt. Priscilla Sinha & Sri. Anup Chandra Sinha.. at the Premises no - NIVEDITA ROAD,PLOT NO-318,319,320(RS),2818(LR),WARD NO-03(SMC),P.S.-PRADHAN NAGAR,DIST-DARJEELING, 734003
.

This is in reference to your AIN 211862506300016492 dated 06-Aug-2025 regarding Fire Safety Recommendation of Proposed construction of G+6 storied commercial cum residential building under group of Residential in the name Smt. Indira Prava Thakuri, Smt. Priscilla Sinha & Sri. Anup Chandra Sinha.. at the Premises no - NIVEDITA ROAD,PLOT NO-318,319,320(RS),2818(LR),WARD NO-03(SMC),P.S.-PRADHAN NAGAR,DIST-DARJEELING, 734003

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 :

CONSTRUCTION

1. The whole construction of the proposed building shall be carried out as per approved plan drawing conforming relevant building rules of local administrative body.
2. The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specification.
3. Provision of ventilation at the crown of the central core-duct of the building shall be provided.

4. Arrangement shall have to be made for sealing all the vertical ducts by the materials of adequate fire resisting capacity.

OPEN SPACE & APPROACH

1. The open space 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.
2. The approach roads shall be sufficiently strong to withstand load of fire engine weighing up to 45 M.T.
3. The width and height of the access gates into the premises shall not be less than 4M and 5M respectively abutting the road.
4. The open space surrounding the building should be kept free from any obstruction.
5. All the Passage way should be kept clear for free access.

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.

1. 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.
2. 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.
3. Never use AC units on normal plug points or temporary extension boards except on covered MCB's.
4. 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.
5. Keep the doors / Windows of air-conditioned rooms close to avoid loss of conditioned air. Provide automatic door closers.
6. Use air-conditioner fan/blowers and fans at low speed.
7. In summer reduce load on air-conditioners by putting curtains/blinds/shades on windows.
8. 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.
9. 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.

STAIRCASE

1) 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.
2) 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.
3) The width of the staircase shall be made as marked in the plan. Corridors and the exit doors shall conforming the relevant building rules which upto date amendment.
4) All the staircases shall be extended upto terrace of the building and shall be negotiable to each other without entering into any room.

LIFT

1) 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
2) Lift Motor Room shall be located preferably on top of the shaft and separated from the shaft by the floor of the room.
3) Landing doors in all lift enclosures shall have a fire resistant of not less than 1 hour.

4) All Lift Car door shall have a fire resistance rating of half an hour.
5) 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.
6) Grounding Switch(es), at ground floor level shall be provided on all the lists to enable the fire service to ground the lifts..
7) Collapsible gates shall not be permitted foe lifts and shall have solid lift doors with fire resistance of at least 1h.
8) A sign shall be posted and maintained on every floor at or near the lift indicating that in case of fire, occupants shall use the stairs unless instructed otherwise. The sign shall also contain a plan for each floor showing the locations of the stairways.
9) 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.

FIRE FIGHTING WATER:

Underground water reservoir having water capacity of 50000 ltrs. exclusively for fire fighting 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.

WET RISER SYSTEM IS:3844

150 mm dia ring main & 100 mm dia riser with single out let landing valve shall have to be provided.

ELECTRICAL INSTALLATION AND DISTRIBUTION:

1. 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.
2. The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting materials.
3. The electrical installation shall be adequately protected with CO2/D.C.P. Fire Extinguishers conforming I.S. specification.
4. Transformer to be protected by High Velocity Water Spray Projection System as per relevant I.S. specification.
5. 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.

Pumps for fire fighting Installation (IS 12469:1988):-

i) The standard code of practice recommended that all water based fixed fire fighting 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.

ii) 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.

iii) One electric and one diesel pump of capacity 1620 LPM and One electric pump of capacity 180 LPM should be installed. An independent identical pump for the purpose of sprinkler installation shall be made available

iv) 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.

v) 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.

vi) All the pumps shall be incorporated with both manual and auto starting facilities .

DETECTION ALARM SYSTEM

Auto detection system for gr floor & 1st floor shall be installed. Manually operated alarm system to be installed in residential floors,which shall be made Conforming I.S. 2189-1988.

AUTOMATIC SPRINKLER SYSTEM

The automatic sprinkler system shall have to be installed in accordance with ordinary hazard group I. Sprinkler system will be serving the ground floor & 1st floor. Alarm Gong to be incorporated along with the

sprinkler system.
Yard Hydrants
Yard Hydrant / Landing Valve IS 13039:2014 shall have to be installed as per requirement.
HOSE REEL SYSTEM (IS 884:1985):-

i) 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.

ii) 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 miters distance from a hose nozzle when fully extended.

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.
FIRST AID FIRE FIGHTING SYSTEM
First Aid Fire Fighting arrangement (Extinguisher) 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.
GENERAL RECOMMENDATIONS:

1. 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.
2. Floor number and direction sign of escape shall be displayed prominently as per clause 4.11 Annex D of N.B. Code.
3. 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.
4. Arrangement 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.
5. Mock fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
6. 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.

N.B. : Any deviation and changes 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 will be treated as cancelled.

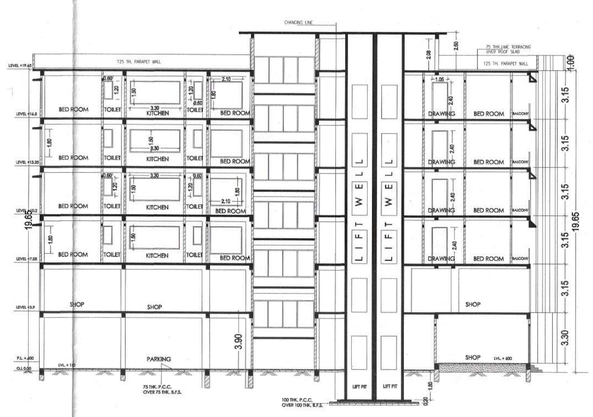
Signature Not Verified
Digitally Signed.
Name: DEWAN LEPCHA
Date: 27-Aug-2025 12:48:35
Reason: D-Sign
Location: E-Dist 2.0

Divisional Fire Officer

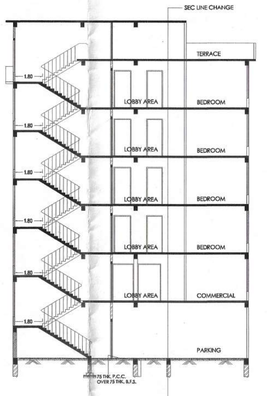
West Bengal Fire & Emergency Services

FRONT ELEVATION
SCALE :- 1:100

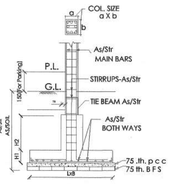
NORTH SIDE ELEVATION
SCALE :- 1:100



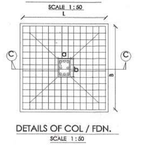
SECTION TH. Y-Y'
SCALE :- 1:100



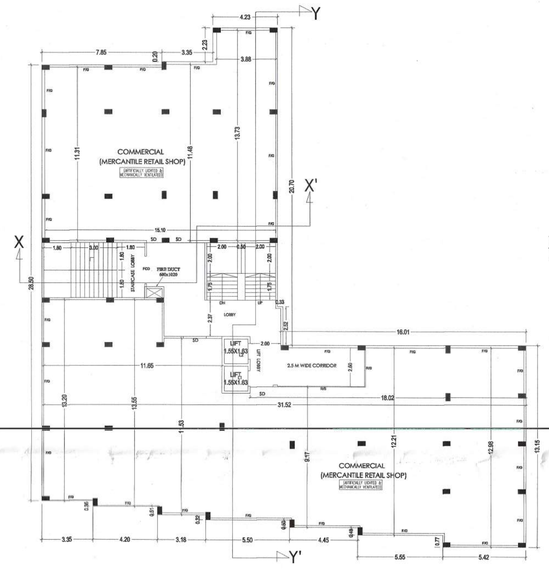
SECTION TH. X-X'
SCALE :- 1:100



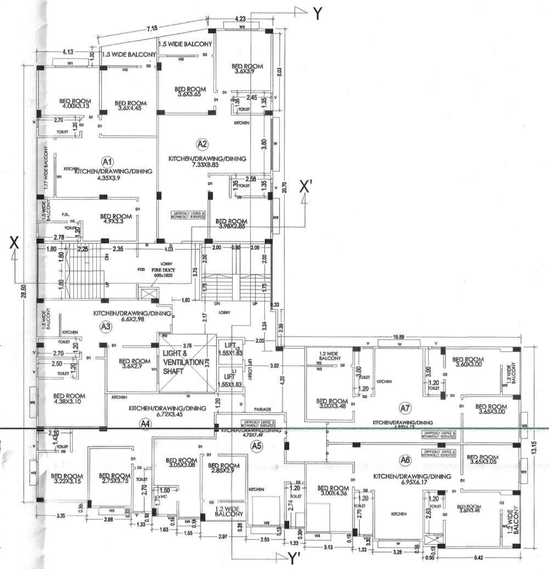
SECTION ON C-C
SCALE 1:50



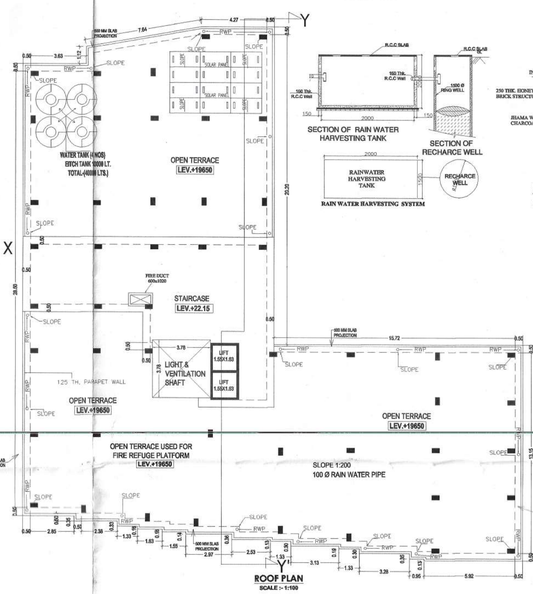
DETAILS OF COL / FDN.
SCALE 1:50



FIRST FLOOR PLAN
FLOOR01



SECOND, THIRD, FOURTH, FIFTH, TYPICAL FLOOR PLAN
SCALE 1:100
FLOOR02,FLOOR03,FLOOR04,FLOOR05=TYPICAL

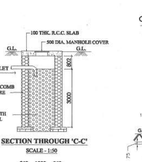


ROOF PLAN
SCALE :- 1:100

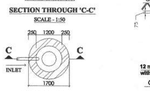
SECTION OF RAIN WATER HARVESTING TANK

SECTION OF RECHARGE WELL

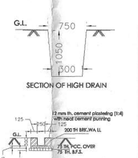
RAIN WATER HARVESTING SYSTEM



SECTION THROUGH 'C-C'
SCALE :- 1:50

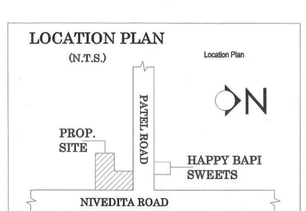


PLAN SOAK PIT

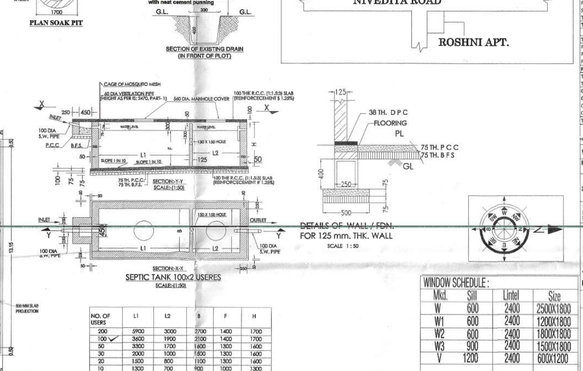


SECTION OF HIGH DRAIN

SECTION OF EXISTING DRAIN (IN FRONT OF PLOT)

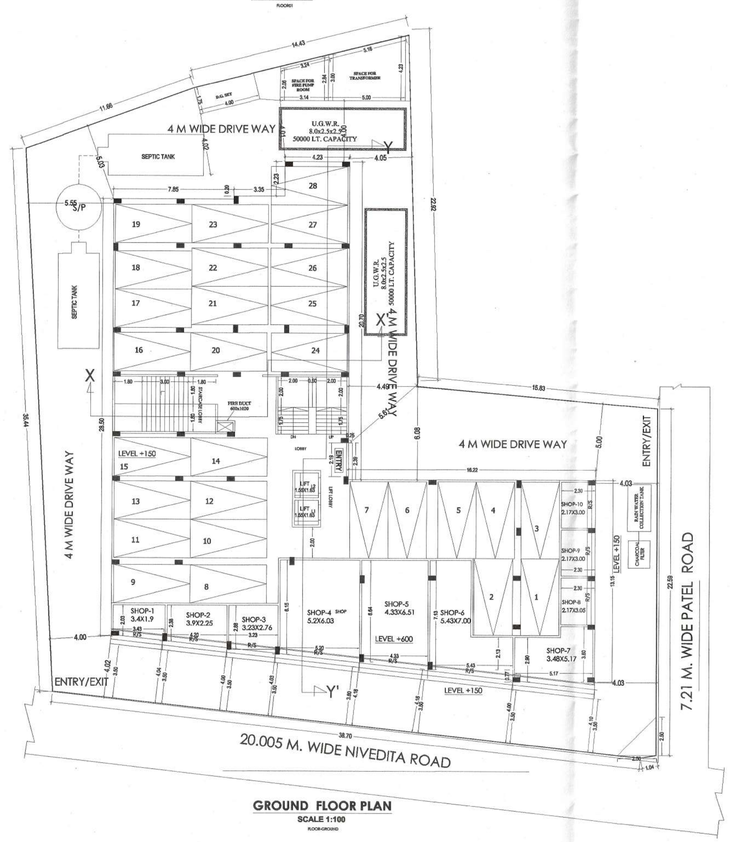


LOCATION PLAN
(N.T.S.)

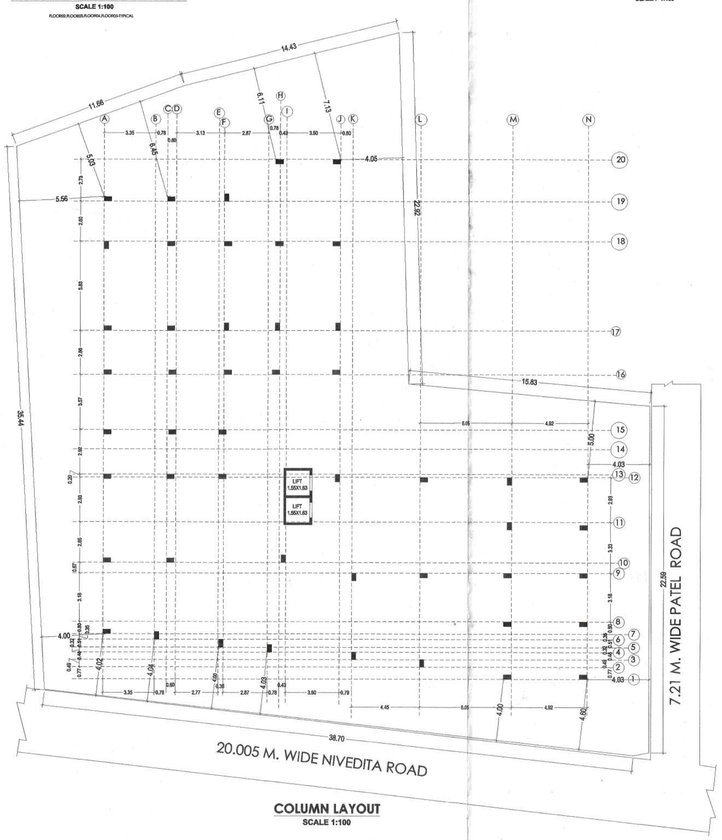


SECTION OF SEPTIC TANK 100x2 USERPES

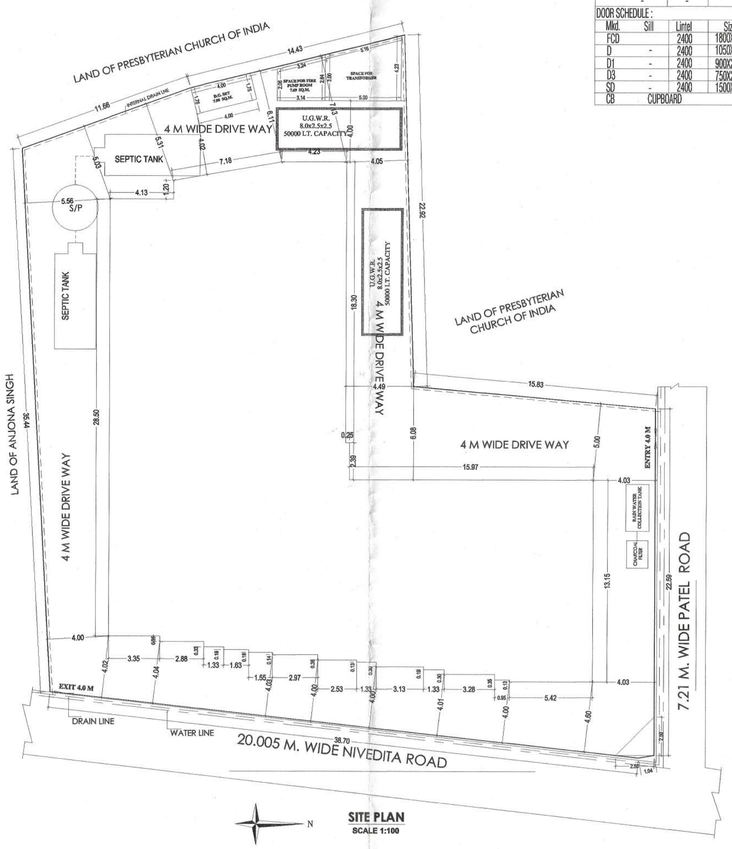
DETAILS OF WALL / FDN. FOR 125 mm. THK. WALL
SCALE :- 1:50



GROUND FLOOR PLAN
SCALE 1:100
FLOOR-GROUND



COLUMN LAYOUT
SCALE 1:100



SITE PLAN
SCALE 1:100

NO. OF USERS	L1	L2	B	F	H
250	3900	3000	3700	1400	1700
100	3600	1900	3100	1400	1700
50	3300	1700	1600	1300	1600
30	2000	1000	1800	1300	1600
20	1300	800	1100	1300	1600
10	1300	700	900	1000	1300

WINDOW SCHEDULE :			
Mkd.	Sill	Lintel	Size
W	600	2400	2500X1800
W1	600	2400	1200X1800
W2	600	2400	1800X1800
W3	900	2400	1500X1800
V	1200	2400	600X1200
-		-	
-		-	

DOOR SCHEDULE :			
Mkd.	Sill	Lintel	Size
FDD		2400	1800X2400
D	-	2400	1050X2400
D1	-	2400	900X2400
D3	-	2400	750X2400
SD	-	2400	1500X2100
CB	CUPBOARD		

OFFICE USE

The plan is presently approved to the changes as marked and on compliance of Recommendation F S C will be issued

Divisional Fire Officer
Darjeeling Division &
Member-Convenor T.E.C (N.B)
WBF&ES

BUILDING PLAN

PROJECT

PROP.GROUND (PARKING) + 5 STORIED RESI. CUM COMM. (MERCANTILE RETAIL SHOP) BUILDING.

PLOT LOCATION :-

1. SMT INDIRA PRAVA THAKURI
2. SMT PRISCILLA SINHA
3. SRI ANUP CHANDRA SINHA

AT NIVEDITA ROAD, PRADHAN NAGAR, P.S. PRADHAN
NAGAR, DIST- DARJEELING, WARD NO.- 03 (S.M.C.)

PLOT LOCATION :-

PADHAN NAGAR NIVEDITA ROAD PIN-734003, DARJEELING .

LAND SCHEDULE :-

MOUZA.	:- SILIGURI [R.S.],
SILIGURI UTTAR PASCHIM [L.R.]	
J.L. NO.	:- 110 (88 [R.S.], 89 [L.R.]
SHEET NO.	:- 2
PLOT NO	:- 318, 319, 320(R.S.), 2818(L.R.)
KHATIAN NO	:- 421(R.S.), 4058, 4059, 4660 (L.R.)
P.S.	:- PRADHAN NAGAR
DIST.	:- DARJEELING
WARD NO.	:- 03 (S.M.C.)

LAND AREA AS PER DEED	- 1375.93 sqm.
LAND AREA AS PER KHATIAN	- 1375.93 sqm.
LAND AREA AS PER SITE	- 1361.80 sqm.

AREA STATEMENT			
LAND AREA (AS PER DEED)		=	1375.93 SQ.M.
LAND AREA (AS PER KHATIAN)		=	1375.93 SQ.M.
LAND AREA (AS PER SITE)		=	1361.8 SQ.M.
PERMISSIBLE GROUND COVERAGE	(50.00 %)	=	680.90 SQ.M.
PROPOSED GROUND COVERAGE	(49.87 %)	=	679.18 SQ.M.
FLOOR NAME			TOTAL FLOOR
GROUND FLOOR AREA		=	662.28 SQ.M.
FIRST FLOOR AREA		=	679.18 SQ.M.
SECOND FLOOR AREA		=	679.18 SQ.M.
THIRD FLOOR AREA		=	679.18 SQ.M.
FOURTH FLOOR AREA		=	679.18 SQ.M.
FIFTH FLOOR AREA		=	679.18 SQ.M.
TOTAL FLOOR AREA		=	4056.18 SQ.M.
TOTAL RESIDENTIAL AREA		=	3541.63 SQ.M.
TOTAL COMMERCIAL AREA AT-GROUND FLOO	19.2 %	=	785.18 SQ.M.
EXEMPTION AREA			
PUMP ROOM AREA AT (GROUND FLOOR)		=	7.7 SQ.M.
PARKING AREA AT (GROUND FLOOR)		=	466.87 SQ.M.
STAIR CASE & LIFT AREA (FL-1,FL-2,FL-3,FL-4)	8 X	45 SQ.M =	270.00 SQ.M.
TOTAL STAIRCASE & LIFT AREA		=	270.00 SQ.M.
TOTAL EXEMPTED AREA		=	736.570 SQ.M.
TOTAL FLOOR AREA AFTER (EXEMPTION) F.A.R.		=	3321.810 SQ.M.
PERMISSIBLE F.A.R.		=	2.50
PROPOSED F.A.R.		=	2.44
PERMISSIBLE HEIGHT OF THE BUILDING		=	20.0 M.
PROPOSED HEIGHT OF THE BUILDING		=	19.650 M.
TOTAL REQUIRED CAR PARKING (COMMERCIAL : 785.18 SQ.M.	/ 100	=	7.8 NOS.
TOTAL REQUIRED CAR PARKING(RESIDENTIAL:3541.63 SQ.M.	/ 120	=	29.5 NOS.
CAR PARKING REQUIRED (COMMERCIAL+RESIDENTIAL)		=	37 NOS.
CAR PARKING PROVIDED		=	38 NOS.
OCCUPANCY OF LAND		=	RESIDENTIAL
OCCUPANCY/USE OF BUILDING		=	NON-GOVT
TOTAL NO. OF TENEMANT			38 NOS.

Note: All measurement values are in Metres and those values in Square Metres

WASTE WATER DISCHARGE CALCULATION :-

NO.OF FLAT	NO. OF PERSON PER FLAT	TOTAL NO. OF PERSON	TOTAL WASTE WATER DISCHARGE
38 NOS FLAT	5 NOS	190 NOS.	DAILY WATER USED =135 Lbs. / USERS X 190 = DISCHARGE = 135 X 168 = 22680 LITS.

THIS IS TO CERTIFY THAT THE WASTE WATER RECYCLING SYSTEM IS NOT REQUIRE FOR THIS RESIDENTIAL CUM COMMERCIAL AS TOTAL WASTE WATER DISCHARGE IS LESS THEN 45000 LITS./DAY.

OCCUPANCY FOR COMMERCIAL @ GROUND = 783.19 SQM / 10 SQM = 78.31 =78 PERSONS
WASTE WATER DISCHARGE FOR COMMERCIAL = 78 X 45 LTS = 3510 LTS

TOTAL WASTE WATER DISCHARGE = (22680 + 3510) LTS. = 26190 LTS.

GENERAL NOTES :-

1. ALL DIMENSIONS ARE IN MM. UNLESS OTHERWISE MENTIONED.
2. ALL EXTERNAL WALLS ARE 125TH & INTERNAL WALLS ARE 125 THK.
3. ALL CHAJJAS ARE 150 THK. & 450 MM / 500 MM. PROJECTED.
4. DEPTH OF UNDERGROUND WATER RESERVOIR SHOULD NOT EXCEED THE DEPTH OF FOUNDATION.
5. GRADE OF CONCRETE & GRADE OF STEEL TO BE USE AS PER STRUCTURAL ENGINEER'S SPECIFICATION.
6. R.C.C. FRAMED STRUCTURE.
7. ANY DISCREPANCY IN SCALE, THE WRITTEN DIMENSION SHALL GOVERN.
8. FOR SPECIFICATION OF MATERIALS & WORKMANSHIP N.B.C. TO BE FOLLOWED.
9. OPEN TERRACE WITH LIME TERRACING OF RATIO 2:2:7.
10. DAMP PROOF COURSE TO BE PROVIDED WITH P.C.C. (1:2:4).

CERTIFICATE OF BUILDING PLAN :-

I DO HEREBY DECLARE THAT THE BUILDING PROPOSED FOR CONSTRUCTION SHALL BE SUPERVISED BY THE B.A. / L.B.S. SIGNING THE BUILDING PLAN APPLICATION OR IN HIS ABSENCE BY ANY OTHER B.A. / L.B.S. OF THE APPROPRIATE CATEGORY AND AS APPROVED BY THE AUTHORITY.

1. Indira Prava Thakuri
2. Priscilla Sinha
3. Anup chandra Sinha

SIGNATURE OF OWNER

CERTIFICATE OF BUILDING PLAN :-

I/WE DO HEREBY CERTIFY THAT PLANS, ELEVATIONS AND SECTION AND OTHER STRUCTURAL DETAILS OF THE PROPOSED BUILDING ON PLOT NO. -318,319,320(R.S), 2818 (L.R) , WARD NO.-03 (SMC) UNDER THE JURISDICTION OF S.M.C. / NOTIFIED AREA AUTHORITY / INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PREPARED IN CONFORMITY WITH ALL RELEVANT PROVIONS 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, AIRPORT AUTHORITY, POLLUTION CONTROL BOARD, TELECOMMUNICATION DEPARTMENT ETC. AS APPLICABLE IN THIS REGARD, ARE ALSO ENCLOSED WITH THE APPLICATION FOR SEEKING APPROVAL OF THE PLAN TO CONSTRUCT / RECONSTRUCT / ADDITION TO / ALTERATION OF THE BUILDING ON THE SAID PLOT.

RUPAK KUMAR, B.ARCH (NITA)
Architect
COA Regd. No. CA/2021/122378
37, East Netaji Pally, Siliguri
Ph: 8210443447, E-mail : rupam88@yahoo.

SIGNATURE OF ARCHITECT/LBS.

CERTIFICATE OF STRUCTURAL STABILITY :-

I/WE HEREBY CERTIFY THAT THE FOUNDATION AND SUPERSTRUCTURE OF THE BUILDING PROPOSED FOR CONSTRUCTION ON PLOT NO. -318,319,320(R.S), 2818 (L.R) , WARD NO.-03 (SMC) UNDER THE JURISDICTION OF S.M.C. / NOTIFIED AREA AUTHORITY / INDUSTRIAL TOWNSHIP AUTHORITY HAVE BEEN PERSONALLY INSPECTED AND SO DESIGNED BY ME/US WILL MAKE SUCH FOUNDATION AND SUPER STRUCTURE SAFE IN ALL RESPECT INCLUDING CONSIDERATION OF BEARING CAPACITY AND SETTLEMENT OF SOIL AND OTHER CONDITIONS, IF ANY CONFORMING TO ALL STIPULATIONS OF ALL RELEVANT IS CODE OF PRACTICE AND NATIONAL BUILDING CODE

ES ANUP BAGCHI
B. Tech (NIT Kurukshetra), M. Tech (Structures)
Structural Engineer, Class-I
S.M.C. Empanelment No. 1/07
Bidhan Road, Siliguri. Mob. No. 9832375155
consultavijit@hotmail.com

SIGNATURE OF STRUCTURAL ENGG.