



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/0125186207901125

Date : 25-11-2024

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

To :
M/S. Suraj Buildcon Pvt. Ltd. & Kamakhya Infrearealty Pvt. Ltd. Represented by Suresh Kumar Agarwal.
3rd Mile, Sevoke Road, Salugara, Plot No.: R.S.: 100, 99/312 L.R. 497,505,506,508, Kh. No.: R.S.33/1, L.R.696,697,
JL. No.: 2, Sheet No.: R.S.5, L.R.2, Siliguri, Ward No.: 42(SMC), Dist.: Jalpaiguri.

Sub : Revised Fire Safety Recommendation for Proposed construction of LG+UG+5 storied Mercantile cum Institutional Building (where nursing home area greater than mercantile area) which Previously approved LG+UG+5 storied Mercantile cum Institutional Building where mercantile area greater than nursing home area, under group of Mixed occupancy in the name of M/S. Suraj Buildcon Pvt. Ltd. Represented by Suresh Kumar Agarwal.at the Premises no- Plot No. R.S.: 99/312, L.R- 506, 508, 500, Khatian No - R.S.33/1, L.R.696,697, 693,JL. No- 2, Sheet No.: R.S-5, L.R-2, Mouza- Dabgram, Pargana- Baikunthapur, 3rd Mile, Sevoke Road, Salugara, Siliguri, Ward No.: 42(SMC),P.S- Bhaktinagar, Dist.: Jalpaiguri. 734001

This is in reference to your AIN 211882406300001012 dated 04-Nov-2024 regarding the Revised Fire Safety Recommendation for Proposed construction of LG+UG+5 storied Mercantile cum Institutional Building (where nursing home area greater than mercantile area) which Previously approved LG+UG+5 storied Mercantile cum Institutional Building where mercantile area greater than nursing home area, under group of Mixed occupancy in the name of M/S. Suraj Buildcon Pvt. Ltd. Represented by Suresh Kumar Agarwal.at the Premises no- Plot No. R.S.: 99/312, L.R- 506, 508, 500, Khatian No - R.S.33/1, L.R.696,697, 693,JL. No- 2, Sheet No.: R.S-5, L.R-2, Mouza- Dabgram, Pargana- Baikunthapur, 3rd Mile, Sevoke Road, Salugara, Siliguri, Ward No.: 42(SMC),P.S- Bhaktinagar, Dist.: Jalpaiguri. 734001

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 Revised Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the



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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 5M and 5M respectively abutting the road.
4. Drive way should be free from any type of obstruction. No parking will be allowed on the drive way.
5. All the Passage way should be kept clear for free access.

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.
- 5) Fire and smoke doors at the entrances of all the staircase enclosure as marked in the plan at each floor level shall be provided. The F.C.D. shall be of at least one hour fire resisting wire glass window fitted with self-closing type open able in the direction of escape.
- 6) 2no stair & lift pressurised in nursing home area, & 1no stair & lift pressurised in mercantile area.

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 lifts to enable the fire service to ground the lifts..
- 7) Collapsible gates shall not be permitted for 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.
CENTRALLY AIR CONDITIONING SYSTEM: (Where applicable)

1. The A.H.U shall be separated for each floor with the system Air Ducts for individual floors.
2. Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in Air Conditioning system.
3. The system of auto shut down of A.H.U shall be incorporated with the auto detection and alarm systems.
4. Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passage.
5. Wherever the ducts pass through Fire Wall of the floors, the opening ground the ducts shall be sealed with Fire resisting materials as such as asbestos rope vermiculite concrete etc.
6. As far as possible metallic ducts shall be used even for the return air instead of space above the false ceiling.
7. The material used for insulating the ducts system (inside or outside) shall be of non combustible materials glass wool shall not be wrapped or secured by any materials of combustible nature.
8. Area more than 750m² on individual floor shall be segregated by a Fire wall and automatic Fire Dampers for isolation shall be provided.
9. Air ducts serving main floor area, corridors etc. shall not pass through the staircase enclosure.
10. The Air handling units shall be separated for each floor and air ducts for every floor shall be separate and in no way interconnected with the ducting of any other floor.
11. If the air handling units serve more than one floor, the recommendation given above shall be complied with in addition to the conditions given below:-
 - a) Proper arrangements by way of automatic Fire Dampers working on fusible links for insulating all ducting at every floor from the main riser shall be made.
 - b) When the automatic fire alarm operates the respective air handling units of the air conditioning system shall automatically be switched off.
12. The vertical shaft for treated fresh air shall be of masonry construction.
13. The Air filters for air handling units shall be of non combustible materials.
14. The air handling unit room shall not be used for storage of any combustible materials.
15. Inspection panel shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of Fire dampers.
16. No combustible materials shall be kept nearer than 15cm to any duct unless such duct is properly enclosed and protected with non combustible materials (glass wool or spun wool with neoprene facing enclosed and wrapped with Aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.

FIRE DAMPERS:

- I) There shall be located in conditioned are ducts and return ducts / passages at the following points:
 - a) At the Fire Separation wall.
 - b) Where ducts / passages enter the central vertical shaft.
 - c) Where the ducts pass through floors
 - d) At the inlet of supply air duct the return air duct of compartment on every floor.
- II) The dampers shall operate automatically and shall simultaneously switch off the air handling fans. Manual operation facilities shall also be provided.
- III) Automatic Fire Dampers shall be so arranged so as to close by gravity in the direction of air movement and to remain tightly closed on operation of a fusible link / smoke detector.

REFUGE AREA:

1. Refuge area is not less than 15 sqm. and shall be provided on the external wall with cantilever projection or other suitable means at above 19.95 mtr. levels of the building as shown in the drawings.
2. The refuge areas shall be of Fire Resisting construction and protected with self-closing F.C.D. at the entrance from the corridors at staircase lobbies.
3. The position of refuge areas shall be such so that they are negotiable by the Fire Service Ladder from the ground level.

FIRE FIGHTING WATER

Underground water reservoir having water capacity of 245812 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 bend & 100 mm dia riser with single out let landing valve shall have to be provided.

AUTOMATIC SPRINKLER SYSTEM (IS:15105 2021)

The automatic sprinkler system shall have to be installed in the entire building . Alarm Gong to be incorporated along with the sprinkler system.

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 2850 LPM and One electric pump of capacity 180 LPM should be install.
- 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) 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.
- vii) All the pumps shall be incorporated with both manual and auto starting facilities .

DETECTION ALARM SYSTEM Conforming I.S. 2189-1988.

1. Auto Fire Detection System with the help of Heat and Smoke Detectors shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in place of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with I.S. specifications.
2. Hooters will be sounded in such a manner so that an operation of a Detectors or Manual Call Point. Hooters will be sounded on the same floor and immediate alternate floor.
3. Public Address System linked between all floors and Control Room shall have to be established.

. Yard Hydrants

Yard Hydrant / Landing Valve IS 13039:2014 shall have to be installed as per requirement.

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 miters. 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.



KITCHEN PROTECTION:

1. 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.
2. Fire Doors should be implemented with 60 minutes fire resistance capacity with automatic self closing device.
3. The kitchen should be adequately ventilated.
4. 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.
5. Kitchen hoods and areas of cooking equipment should be protected with Ansul R-102 nozzles.
6. 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.
7. First aid fire-fighting equipment of approved class should be installed as per provisions of IS: 2190-2010.
8. 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.
9. 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 strip 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 non combustible 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.

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 License shall have to be obtained for proposed storing and processing with L.P.G. and other highly combustible articles.
 2. 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.
 3. Floor number and direction sign of escape shall be displayed prominently as per clause 4.11 Annex D of N.B. Code.
 4. 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.
 5. 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.
 6. Mock fire practice and evacuation drill shall be performed periodically with participation of all occupants of building.
 7. 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.



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

Memo No.: FSR/0125186207901125



Signature valid

Digitally Signed.
Name: DEBAN KUMAR CHA
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Divisional Fire Officer

West Bengal Fire and Emergency Services

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