



Government of West Bengal
Office of the Divisional Fire Officer
West Bengal Fire & Emergency Services

Jalpaiguri Fire Station, Race Course Para, P.O. & P.S. :- Jalpaiguri, Pin:- 735101

Memo No.: FSR/211862406300002433

Date : 01-07-2024

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

To :
Aparna Apartment
MOUZA- KHARIA,PLOT NO- 39(R.S.),43(L.R.),WARD NO03,HOLDING NO-429/280,HAKIMPARA,P.S.-
KOTWALI,DISTJALPAIGURI,PIN-735101

Sub: Issuance of Fire Safety Recommendation for the G+4 Proposed Residential Building under group of Residential in the name of Aparna Apartment holding premises no. 429/280, Mouza- Kharia, Plot No- 39(R.S.), 43(L.R.), ward No-3, Hakimpara, P.S- Kotwali, Dist: Jalpaiguri, Pin-735101.

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This is in reference to your AIN 211862406300002433 dated 17-Jun-2024 regarding Issuance of Fire Safety Recommendation for the G+4 Proposed Residential Building under group of Residential in the name of Aparna Apartment holding premises no. 429/280, Mouza- Kharia, Plot No- 39(R.S.), 43(L.R.), ward No-3, Hakimpara, P.S- Kotwali, Dist: Jalpaiguri, Pin-735101

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 :

Recommendation:

A) Construction Part:- 1. The whole construction of the proposed building shall be carried out as per approved plan & conforming all the relevant building rules of local authority. 2. The floor area not exceeding 750 sq. mtr. shall be suitably compartmented by separation walls up to ceiling level having at least two hrs. fire resisting capacity.3. The interior finish decoration of the building shall be made of low flame spread materials conforming I.S. Specification.4. All construction materials should be of four hrs. fire resisting type.5. Door and windows should be of at least two hrs. Resisting type 6.All opening of service



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ducts void gap, and joints should be sealed with fire check materials.

B) Open Space & Approach:- 1. The open space surround the building shall conform the relevant building rules as well as to permit the accessibility and manoeuvrability of fire appliance to turning facility. The minimum open space surrounded the building should be at least six miters and it should be free from any obstruction at all time. 2. The approach roads shall be sufficiently strong to with stand the load of fire engine weighting up to 22 M.T. 3. The width and height of the access gates into the premises shall not be less than 4.5 miters and 5 miters respectively abutting the roads.

C) Means of Escape:- 1. The Staircases of the building shall be enclosed type & construction shall be made of bricked/R.C.C type having fire resistance capacity not less than two hrs. 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 1.5 miters. Corridors of the building and the exit doors shall conforming the relevant building rules. 4. All the staircase shall be extended up to terrace of the building and shall be negotiable to each other entering into any room. 5. Fire and smoke doors at the entrance of all the staircases enclosures at each floor level shall be provided the F.C.D. Shall be at least two hour fire resisting type and fitted with self closing type open able in the direction of the escape. 6. There should be minimum two staircases from the terrace of the building and in no way the travel distance from any point of the building exceeds the limit of 30 miters. 7. Horizontal exits should be given priority. 8. Time of evacuation should be as per IS:-1644-1988 i.e. 2.5 minutes. 9. Minimum two exits shall be provided from every floor of the building. 10. Separate entrance and exit shall be provided to every room in the building.

D) Electrical installation and Distribution (IS-694:1946-1982):-

1. All electrical installation should be done in accordance with N.B. Code & Part -8 Building Service Section-2" Electrical installation" good practice(4)(10) 2. The electrical installation including transformers, switch gears, main and meter ect. 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. 3. 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 7 Co-2 type extinguisher. 4. 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 and washing machine etc. 4 mm. For geezer, air condition machine etc. 5. The indoor Transformer shall be protected with high- velocity water spray projector system.

E) 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.

F) In case of Air Condition:- IS:659-1991:-

1. 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. 2. 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. 3. Regular checking, testing cleaning the air inlets is must. 4. Escape routes like corridors lift lobbies etc. shall not be used as return air passage. 5. A.H.U shall not be used for storage of combustible articles.

G) Terrace Tank:- Mainly one Terrace Tank of capacity minimum 10000 ltr up to 15m./ above 15m. Of height 25000 liters should be installed in the building along with suitable terrace pump at the Terrace Tank Level or Terrace Tower with minimum of Pressure of 3.5 kg/cm² /450. or 900. along with Down Comer System.

H) Hose Reel Hose:- 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 hose shall be 19mm. 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 mit. The distance of such installation should be in such a way that no part of the floor is more than 6 m. Distance from a hose nozzle when fully extended.



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sprinkler installation: sprinkler installation to be provided in all floor areas including parking area of building as per IS 9972 and alarm to be incorporated along with the sprinkler system as per norms is applicable.

J) Detection & Alarm System: IS 2189-1988. 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 place of the building shall be installed and connecting with audio visual panel board shall be made in control room as per IS Code of practice. The control room shall be located in the entrance of the ground floor of the building.

K) First aid fire fighting system:- IS 2190-1992: Sufficient nos. of portable fire extinguisher of D.C.P type, Water type C.O.2 type, and sand and water bucket should be provided at different place of the building area and it should be reach of all concern as per the I.S. code of practice.

L) General Recommendation:1. 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. cod. 2.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).3.All the staff and others shall be conversant with the installed fire fighting equipment of the building so that they can operate the same in case of exigency. 4. Arrangement shall be made for regular checking, testing and proper maintenance of all fire fighting equipment and keep them in good working condition at all times. 5. 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.6. 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. 7. Good housekeeping should be maintained. 8. Bilk storage of flammable materials such as chloroform, ethyl, alcohol, spirit etc. will be governed by relevant rules and safe practices. 9. 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 Service 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 officer this Fire Safety Recommendation will be treated as cancelled.

Memo No.: FSR/211862406300002433



Signature valid

Digitally Signed.
Name: DEWAN LENCHU
Date: 01-Jun-2024 10:33:02
Reason: D-Sign
Location: E-Dist 2.0

Divisional Fire Officer

West Bengal Fire & Emergency Services

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The plan is presently approved subject to the changes marked and on compliance of fire safety recommendations as well as the building rules of the local authority.

Approved by
Jointing in C.O. 1
By: General Fire & Emergency Services

H/O-GOUR KRISHNA MUKHERJEE

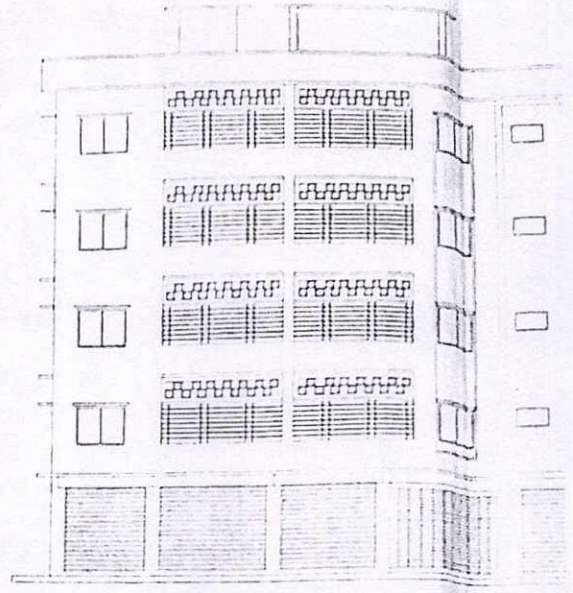


2450 WIDE ROAD

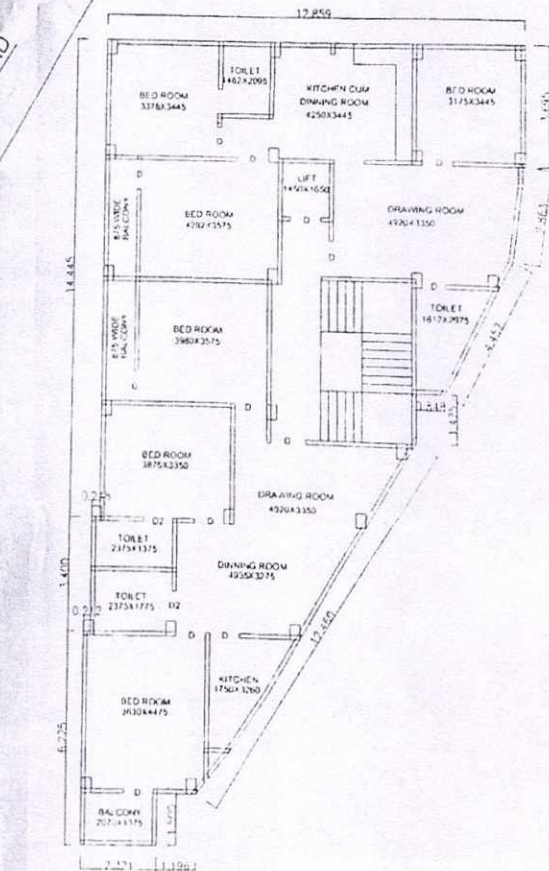
2135 WIDE ROAD

7100 WIDE ROAD

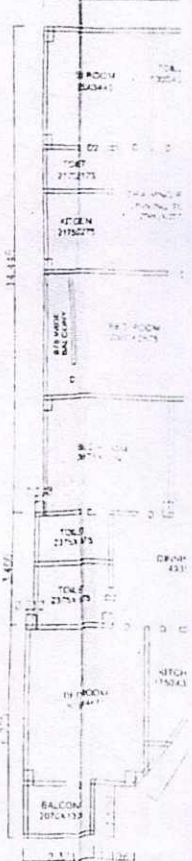
SITE PLAN
SCALE 1 : 100
GROUND FLOOR PLAN
SCALE 1 : 100



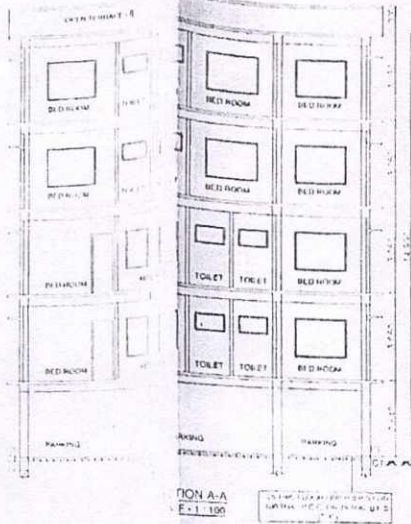
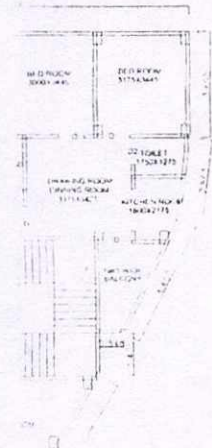
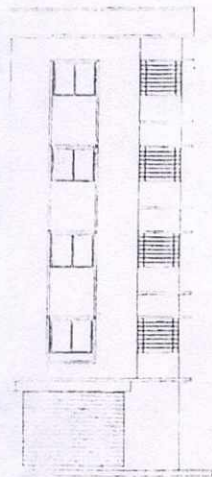
FRONT ELEVATION
SCALE - 1 : 100



1ST. & 2ND. FLOOR PLAN
SCALE - 1 : 100



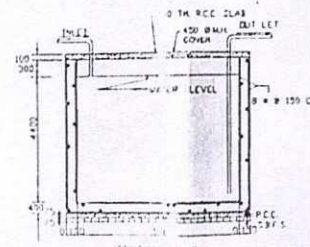
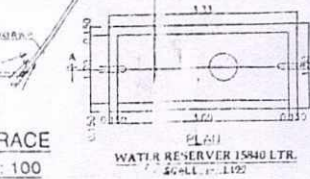
3RD. & 4TH. FLOOR P
SCALE - 1 : 100



SECTION A-A
SCALE: 1:100

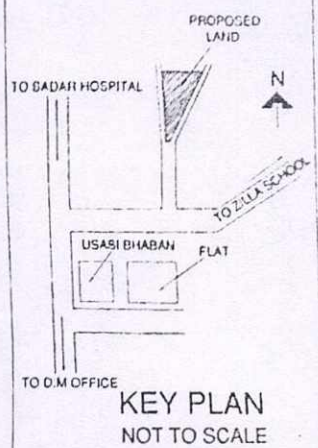
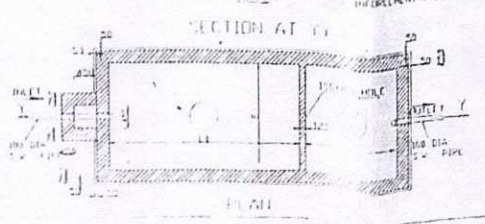
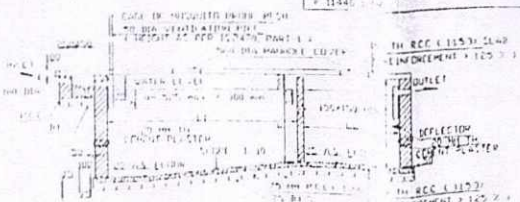
TREE COVER CALCULATION	
PERMISSIBLE	
$33.489 \times 2.45 \times 6000 = 2.457\%$	
PROPOSED 13.20%	

ROOF TERRACE
SCALE: 1:100



NO.	QTY	UNIT	QTY	UNIT	QTY	UNIT	QTY	UNIT
1	1.00	M	1.00	M	1.00	M	1.00	M
2	1.00	M	1.00	M	1.00	M	1.00	M
3	1.00	M	1.00	M	1.00	M	1.00	M
4	1.00	M	1.00	M	1.00	M	1.00	M
5	1.00	M	1.00	M	1.00	M	1.00	M
6	1.00	M	1.00	M	1.00	M	1.00	M
7	1.00	M	1.00	M	1.00	M	1.00	M
8	1.00	M	1.00	M	1.00	M	1.00	M
9	1.00	M	1.00	M	1.00	M	1.00	M
10	1.00	M	1.00	M	1.00	M	1.00	M

DETAILS OF SEPTIC TANK



KEY PLAN
NOT TO SCALE

Noted by
Chandru P.J.

Signature of Owner
Ex. Dulal Dutta (Civil Engineer)
Licence Engineer Under
Jalpaiguri Municipality of SJDA
Licence No. LBS/B33

AREA STATEMENT:-

1. AREA OF LAND - 429.65 SQ.M. (AS PER DEED)
2. AREA OF LAND - 429.65 SQ.M. (AS PER MEASUREMENT)
3. GROUND COVERAGE - 51.95% SQ.M.
4. PROPOSED GROUND FLOOR AREA - 218.65 SQ.M.
5. PROPOSED FIRST FLOOR COVERED AREA - 218.65 SQ.M.
6. PROPOSED 2ND FLOOR COVERED AREA - 218.65 SQ.M.
7. PROPOSED 3RD FLOOR COVERED AREA - 218.65 SQ.M.
8. PROPOSED 4TH FLOOR COVERED AREA - 218.65 SQ.M.
9. TOTAL PROPOSED COVERED AREA - 1093.75 SQ.M.
10. F.A.R. - 2.50
11. HEIGHT OF THE BUILDING - 14.550 M.

PARTICULARS:-

1. ALL WORKS HAVE TO BE DONE IN ACCORDANCE WITH THE LOCAL ACTS.
2. ALL RCC WORKS HAVE TO BE DONE IN ACCORDANCE WITH THE LOCAL ACTS.
3. GRADE OF STEEL IS AS PER IS 466.
4. BEARING CAPACITY OF SOIL IS 12 TON/SQ.M. ASSUMED.
5. ALL RCC WORKS SHALL BE DONE AS PER IS CODE.

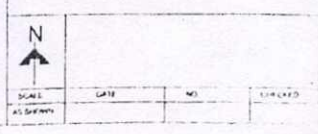
NOTES:-

1. ALL DIMENSIONS ARE IN M.M. UNLESS OTHERWISE SPECIFIED.
2. ALL CUTTER WALLS 125 MM THK. WITH 125 MM OTHER PARTS 125 MM THK.
3. ALL PARTITIONS WALL 125 MM THK. WITH 125 MM OTHER PARTS 125 MM THK.

PROPOSED P-4 STORED RESIDENTIAL BUILDING PLAN OF
1. SMT CHANDRANI PAL W/O SRI CAUTAM PAL AND
2. SRI NITAN ROY S/O LATE GOPIKA RAMANI ROY AT HAKIBARA
P.S. - KOTWALI, P.O. & DIST. - JALPAIGURI PIN- 725101.

PLAN, ELEVATION, SECTION & SITE PLAN

MOUZA- KHARIA
SHEET NO- 19 (R.S) & (L.R)
PLOT NO- 39 (R.S) 43 (L.R)
KHATIAN NO- 16877 (R.S) 910, 911 (L.R)
J.L. NO- 07
WARD NO- 03
HOLDING NO- 429/280
P.S. - KOTWALI
DIST. - JALPAIGURI



LAYOUT PLAN
SCALE: 1:200