



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/211862506300017358

Date : 22-10-2025

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

To :
Sri Ghannath Behar Rice Mills Llp
Ramkrishna para, Matigara-ii gp, dist. - darjeeling

Sub: Fire Safety Recommendation of proposed 11 no blocks GROUND + 2 (TWO) STORIED RESIDENTIAL BUILDING (91 NOS) AND GROUND + 2 (TWO) STORIED CLUB HOUSE (1 NO) under group of Residential in the name of Sri Ghannath Behar Rice Mills Llp REPRESENTED BY ONE OF IT'S PARTNER SRI. KAILASH KUMAR MIRTUKA at the Premises no- MOUZA. :- MATHAPARI, J. L. NO. :- 079, L.R. PLOT NO. :- 310,311,312,313,,R.S. PLOT NO. :- 43,51,44, KHATIAN NO. :- 46/2(L.R.),11/3(R.S.) P.S. :- MATIGARA, Ramkrishna para, Matigara-ii gp,DIST.- DARJEELING. 734010

This is in reference to your AIN 211862506300017358 dated 04-Sep-2025 regarding Fire Safety Recommendation of proposed 11 no blocks GROUND + 2 (TWO) STORIED RESIDENTIAL BUILDING (91 NOS) AND GROUND + 2 (TWO) STORIED CLUB HOUSE (1 NO) under group of Residential in the name of Sri Ghannath Behar Rice Mills Llp REPRESENTED BY ONE OF IT'S PARTNER SRI. KAILASH KUMAR MIRTUKA at the Premises no- MOUZA. :- MATHAPARI, J. L. NO. :- 079, L.R. PLOT NO. :- 310,311,312,313,,R.S. PLOT NO. :- 43,51,44, KHATIAN NO. :- 46/2(L.R.),11/3(R.S.) P.S. :- MATIGARA, Ramkrishna para, Matigara-ii gp,DIST.- DARJEELING. 734010

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 Part:

i) The whole construction of the proposed building shall be carried out as per approved plan drawings and conforming all the relevant building rules of local authority.



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- ii) No addition / alteration of the building shall be allowed without the concurrence of this department except the construction works of the means of escape.
- iii) The interior finish decoration of the building shall be made of low flame spread materials conforming I.S. specification.
- iv) No hazardous articles/Inflammable articles shall be allowed in the building other than official goods.
- v) All floors area not exceeding 750sq. meter and shall be suitably compartmented by separation walls up to ceiling level having at least two hours Fire resisting capacity. Where this is not possible the spacing of sprinklers shall be suitably reduced.
- vi) All opening of vertical and horizontal service ducts, void gap, and joints should be sealed with Fire resting materials.

Open Space & approach:-

- i) The open space surrounding the building shall be conforming 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 4.5miters 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 45 Metric Ton.
- iii) The width and height of the access gates into the premises shall not be less than 4 miters and 5 miters respectively abutting the roads.
- iv) The open space surrounding the building should be kept free from any obstruction.
- v) 10mtr internal driveway shall be maintained one side of premises

AIR-CONDITIONING SYSTEM:- (SPLIT TYPE) (IS 659:1991):-

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.
- 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.

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.

Electrical Installation (IS 694:1946-1982):-

i) All electrical installation should be done in accordance with National Electrical Code & Part -VIII "Building Service" Section -2 "Electrical installation" good practice.[4(10)].

ii) The electrical installation including transformers, switch gears, main and miter 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 1.8. specification.

iii) The vertical and horizontal electrical ducts shall be sealed at each floor level by fire resisting material and the electrical installation shall be adequately protected with ABC & CO2 type extinguisher.

iv) All cable should be of FRLS type & all wiring should be done by the 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.

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, illumination of stairs, corridors, means of escape etc. in case of normal power failure.

FIRE FIGHTING WATER:

1. Underground water reservoir having water capacity of 100000 ltrs. capacity exclusively for Fire Fighting purpose with replenishing arrangements @1000 lts/min. preferably from two different sources of water shall be provided. The water reservoirs shall have overflow arrangement with the domestic water reservoir as well as to prevent stagnancy of water. The water reservoirs shall be kept full at all time.

2. Arrangement is to be taken so that fire appliances can reach nearest to the Existing pond to draw water in case of emergency with replenishing arrangement at the rate of 1000 Lts ./min. Preferably from Two different sources of water supply shall be provided.

3. The existing pond shall be kept full at all time.

Small gears (IS -903:1993):-

Hose box, 15 meters permoline delivery hose & gun metal short branch half inch dia. @ one set each at or near the entire pillar hydrant, landing valve on all floors of the building should be installed.

Pumps for firefighting Installation (IS 12469:1988):-



i) 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.

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.

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 , the suction of the pump shall preferably of positive type or in case of negative suction the system shall be wet riser-cum-down comers with suitable terrace pump fitted with over head tank.

Ring main SYSTEM IS:3844

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

Yard Hydrants

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

First aid firefighting system (IS 2190:1992):-

Sufficient Nos. of Portable fire extinguishers of ABC type, CO2 / FM 200 type and Sand and water bucket should be provided at different places of the buildings and it should be within the reach of all concern as stated in the IS Code i.e. one no. @ 1000 sq. meters floor area or as per the vulnerability of the area.

Lighting Protection of the Building:-

This protection for buildings shall be provided as given in Part-VIII Building Services, Section-2 Electrical installation.

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.



Divisional Fire Officer

West Bengal Fire & Emergency Services