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**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/211862506300015054

Date : 21-07-2025

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

**To :
Berlia Developers
South Deshbandhu Para, P.O - Bhaktinagar, P.S -NJP, Ward No - 33 (S.M.C), Dist - Jalpaiguri, 734004**

Sub: Issuance Fire Safety Recommendation for a proposed G+3 storied Residential building under user group Residential at the premises Mouza-Dabgram, Pargana- Baikunthapur, J.L. -No-2, Sheet No. 14 (RS), 152 (LR), Khatian No. 395 (RS),701 (LR), Plot No. 75 (P)78/611 (RS)163 (LR), Ward No. 33 (SMC) PS- NJP, Dist- Jalpaiguri PIN--734004 ..

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This is in reference to your AIN 211862506300015054 dated 16-Jun-2025 regarding Issuance Fire Safety Recommendation for a proposed G+3 storied Residential building under user group Residential at the premises Mouza-Dabgram, Pargana- Baikunthapur, J.L. -No-2, Sheet No. 14 (RS), 152 (LR), Khatian No. 395 (RS),701 (LR), Plot No. 75 (P)78/611 (RS)163 (LR), Ward No. 33 (SMC) PS- NJP, Dist- Jalpaiguri PIN--734004 .

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:-

- 1) No further construction works of the building will be allowed to be done without the concurrence of this department.
- 2) The necessary repairing works of the building to be done on priority basis considering the safety point of view.
- 3) The building repairing works to be done by taking all precautionary measure



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4) There should be two Staircase from the terrace of ground floor of the building and the travel distance should be within 22.5 mts

B) OPEN SPACE & APPROACH

- 1) The open space available in the building will be kept free of obstruction at all time.
- 2) The escape routes of the building should be kept free from any obstruction.
- 3) The entrance route of the building should not be obstructed by any way.

C) Ventilation:-

1) Sufficient Ventilation should be kept in the processing area, storing area and other areas of the building.

D) Site drainage:-

1) Drains to be clear of the building. Drain capacity to be sufficient to cope with the water used for fire fighting, as well as for normal process work.

E) Adjacent fire risk :-

1) This risk to be avoided by keeping open space in between the buildings.

F) Means of escape:-

1) Separate entrance and exits should be provided in every room of the building.

G) Gas Bank:- 6044-2000:- In case of any cooking gas bank, the same should be installed conforming S/L41.5 & 4.1.6 of the aforesaid IS code of practice and should be obtained the fire license u/s 12 of fire service Act. After getting final NOC of the building.

H) Electrical Installation I.S1646-1982 & NBC part-iv :-

- 1) All electrical wiring to be replaced as per the National Electrical Code & Part- vii 'Building Service' section 2 'Electrical installation' good practice[4(10)].
- 2) All electrical cable should be FRLS type & all wiring should be done by the copper wire along with appropriate gauge such as 1.2sq.mm for light, fan, bulbs etc. 2.5sq.mm for freeze, tv & 4sq.mm for geyser, washing machine etc.
- 3) Electrical installation shall be tested for periodically by the licensed electrician where as 85% fire originates from electrical source of energy.

I) FIRE FIGHTING WATER:-

1) The building shall have to be equipped with minimum 30,000 lts of underground stored water & having replenishing arrangement @ 1000 lts./min preferably from two different sources. The height of the reservoir should not be exceeding 30cm from the ground level fire water reservoir shall have overflow and connected with the other reservoir to avoid stagnancy of water. The water reservoir shall be kept full at all time.

2) The location of the reservoir should be such so that fire service vehicles may get access to the site of the reservoir with a view to draw the water from the said reservoir.

J) DETECTION & ALARM SYSTEM, suppression system and public address system: IS:2189:1988:-

1) Manually operated electrical fire alarm system of break glass type call boxes with hooters, public address system and talk back system should be installed in different vulnerable points of the building and the storage area.

K) Pumps for firefighting Water I:S 12469:1988:-

- 1) Fire pump should be installed and arranged in such a manner so that it will start automatically due to fall in pressure as prefixed in the installation by installing a jockey pump.
- 2) 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 building.
- 3) One such pump shall always be kept on standby preferably be of diesel driven type.
- 4) Provision of jockey pump shall also be made available to keep the water based system under



pressurized condition at all times.

5) All the pumps shall be incorporated with normal and auto starting facilities, the suction of the pump shall preferably positive type or in case of negative suction the system shall be wet riser-cum-down-comer-with suitable terrace pump fitted with over head tank.

L) External Hydrant system IS:13039:1991:- The whole area of the factory building should be protected by the Pillar type hydrant with nearby hose boxes and branch pipe etc. i.e. @ one pillar type hydrant per 1000 sq.meters of floor area or as per the vulnerability of the area.

M) Terrace tank: - One terrace tank of capacity minimum 20,000 lts should be installed in the premises of the building along with suitable terrace pump & wet riser-cum-down-comer system.

N) Sprinkler Installation:- IS: 9972:2002 :- The automatic sprinkler installation should be provided in the all vulnerable points of the building as per IS code of practice.

O) Hose Reel Hose System IS: 884:1985:- This system should be installed inside the building as well as in the overall area. The internal dia of the said hose reel shall be 19 mm to 32mm and the discharge capacity not less than 22.5 lts per minutes. While the length of the hose reel not more than 36.5 meters. The distance of such installation should be in such a way so that no part of the floor is more than six meters distance from a hose nozzle when fully extended.

P) Small Gears IS903:1993:- Hose box , 15 meters permoline delivery hose & gun metal type short branch of half inch dia @ one such set each at the or near all pillar hydrant, landing valves on all area should be installed.

Q) ALTERNATE POWER SUPPLY :

1) Arrangement shall have to be made to supply of power with the help of generator to operate at least fire pump, illumination of escape routes, detection system with hooters, fire installation system etc.

R) In case of lift:-

i) The wall of the lift enclosures shall be at least two hour fire resisting type and collapsible gate shall not be permitted. The lift materials should be four hours fire resisting type, the door of the lift should be one hour fire resisting type, the landing door should be half hrs fire resisting type and the area of the lift car should be minimum 1.4 sq. mts.

ii) The load bearing capacity of the lift should be minimum 554 kg each.

iii) In case of failure of normal power supply it shall be automatically trip over the alternate power supply. This change over the power supply could be done through manually also be change over 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 the door open.

iv) A sign shall be posted and maintained on every floor at or near the lift indicating that incase of fire the occupants shall use the staircase unless instructed otherwise. The sign also contain a plan for each floor showing location of the staircase.

S) FIRST AID FIRE FIGHTING SYSTEM:- 2190:1992

1) First Aid Fire fighting arrangement in the style of placing suitable type of portable fire extinguishers, of different types, fire buckets, etc. should be installed in all vulnerable locations of the premises of the office, factory, storage area and other places in accordance with the I.S code of practice.

T) GENERAL RECOMMENDATION:-

1) The A fire crew under a fire officer/supervisor with experience at least 3 years should be available at all times in the building for checking, testing, maintenance and to conduct the fire and evacuation drills by participation of all concern for the safety purpose of the factory and storage area.

2) Employees and security staff shall be conversant with installed fire fighting equipments of the building on to operate in the event of fire and testing.

3) Arrangement shall be made for regular checking, testing and proper maintenance of all the fire safety installation and equipments installed in the factory to keep them in perfectly good working



conditions at all times.

- 4) Directional sign of escape routes should be displayed prominently (auto glow type at all the places of the factory building as well in the storage area of the project. Fire notice also to be displayed at all places as per clauses 5.5 of NBC.
- 5) Mock fire practice and evacuation drill should be performed periodically with participation of all occupants of building each year a certificate is to be obtained from the Director General, West Bengal Fire & Emergency services certifying about the satisfactory services, performing of all the life and fire safety arrangements and installation of the factory building.
- 7) Machinery part should be separated from the stored finished products by a fire resisting wall.
- 8) Good housekeeping and regular cleaning should be done regularly.
- 9) Combustible articles should be separated from the noncombustible articles.
- 10) No naked flame should be allowed in the factory.
- 11) No smoking board should be displayed inside the factory.
- 12) Earthing of the heavy machineries should be done properly.
- 13) Electrical transformer, generator etc. should be In safe distance from the combustible articles.
- 14) Personnel protective equipment such as cloth, hand gloves, shield etc, should be kept in the factory.
- 15) The fire license is to be required from this department after obtaining the final NOC of this factory.
- 16) A resister for the recording of mock drill and evacuation drill, testing and maintenance of equipments, electrical installation etc. Should be maintained and shall be liable to procedure the same the authorized officer of this department on demand.
- 17) Protection of personnel and provision of means of escape to be provided to avoid being exposed to or being trapped in fire or toxic fumes.
- 18) Elimination of all avoidable sources of ignition and confining all unavoidable sources of ignition.
- 19) Segregation of hazardous area should have flameproof fittings with spark arrestors fitted in the exhaust pipe with fire extinguishers of the appropriate type.

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Signature valid

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Divisional Fire Officer

West Bengal Fire & Emergency Services

