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Government Of West Bengal
Office Of The Divisional Fire Officer,Darjeeling
West Bengal Fire & Emergency Services
Station Feeder Road, P.O & P.S Siliguri,
District: Darjeeling, Pin - 734005

Memo no.:FSR/0125186230500276 Date: 04-08-2023

From:
Divisional Fire Officer,Darjeeling
West Bengal Fire & Emergency Services

To: GOLDEN ERA VENTURES Represented By One Its Partner Mr. Ajay Kumar Chirania
MOUZA- SILIGURI, PARGANA- BAIKUNTHAPUR, J.L. NO- 02, SHEET NO- 03 (R.S.), KHATIAN NO- 1265 (R.S.), 9798 (L.R.), PLOT NO- 3366 (R.S.), 9915, 9916 (L.R.), WARD NO- 25 (S.M.C.), MILLAN PALLY, P.O. AND P.S.- SILIGURI, DIST- DARJEELING

Sub: Issuance of Fire Safety Recommendation for the G+5 Storied Residential Building under group Residential in name of GOLDEN ERA VENTURES Represented By One Its Partner Mr. Ajay Kumar Chirania having Mouza- Siliguri, J.L. No- 02, Sheet No- 03 (R.S.), Kh No- 1265 (R.S.), 9798 (L.R.), Plot No- 3366 (R.S.), 9915, 9916 (L.R.), Ward No- 25 (S.M.C.), Millan Pally, P.O. AND P.S.- Siliguri, Dist- Darjeeling.

This is in reference to your application no. 0125186230500276 dated 31-07-2023 regarding the Issuance of Fire Safety Recommendation for the G+5 Storied Residential Building under group Residential in name of GOLDEN ERA VENTURES Represented By One Its Partner Mr. Ajay Kumar Chirania having Mouza- Siliguri, J.L. No- 02, Sheet No- 03 (R.S.), Kh No- 1265 (R.S.), 9798 (L.R.), Plot No- 3366 (R.S.), 9915, 9916 (L.R.), Ward No- 25 (S.M.C.), Millan Pally, P.O. AND P.S.- Siliguri, Dist- Darjeeling.

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 is issuing Fire Safety Recommendation in favor of the aforesaid building subject to the compliance of the following fire safety measure.

Recommendation:

A) Construction Part:-i) The whole construction of the proposed building shall be carried out as per approved plan & conforming all the relevant building rules of local authority.

ii) The floor area exceeds 750 sq.miter shall be suitably compartmented by separation walls up to ceiling level having at least two hrs. fire resisting capacity.

iii) The interior finish decoration of the building shall be made of low flame spread materials conforming I.S Specification.

iv) All construction materials should be of four hrs. Fire resisting type.

v) Door and windows should be of at least 2 hrs. fire resisting type.

vi) all opening of vertical and horizontal service ducts, void gap and joints should be sealed with Fire resting materials.

B) Ventilation:

i) Sufficient ventilation will be provided at every place of the building.it should be designed as auto opeaning system in case of emergency.

ii) Ventilation in the staaircasea at each landing and at the top shall be provided at the rate of minimum .05 sq. miters per vent opeaning.The pressurizing mechanism shall operate automatically with thefire alarm.

B) Open Space & approach:-i) The open space surrounding the building shall conform 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 six miters 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 20 M.T.

iii) The width and height of the access gates into the premises shall not be less than 4.5 miters & 5 miters respectively abutting the roads.

C) Means of escape: -

i) The staircases of the building shall have permanent vent at the top and open able sashes at each floor level in the external wall of the building and the treads,flights and risers of the staircases shall made as per W.B.Municipal (Buildig) Rules,2007. Corridors of the building and the exit doors should be confram the relevant building rules.

ii) The Staircases of the building shall be enclosed type & construction shall be made of bricked/RCC type having fire resistance capacity not less than 4 hrs.

iii) 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.

iv) The width of the staircase shall be 2 miters. Corridors of the building and the exit doors shall conforming the relevant building rules.

v) All the staircase shall be extended up to terrace of the building and shall be negotiable to each other entering into any room.

vi) Fire & 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 & fitted with self closing type open able in the direction of the escape.

vii) 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 .

viii) Horizontal exits should be given priority.

ix)Time of evacuation should be as per IS:-1644-1988 i.e.2.5 minutes.

x) Minimum two exits shall be provided from every floor of the building.

x) Separate entrance and exit shall be provided to every room in the building.

xi) The staircases corridors & all the means of escape and it should be free from any obstruction.

D) Lift:-i) The walls of the enclosures shall be at least two hrs. fire resisting type and collapsible gate shall not be permitted. Lift materials shall be 4 hrs.fire resisting type.

ii) The door of the lift should be 1 hr fire resisting type.

iii) The landing door should be 30 minute fire resisting type.

iv) The area of the lift shall be minimum 1.4 esq. miters and the load bearing capacity should be minimum 554 kg.

v) In case of failure of normal power supply it shall automatically trip over to alternate power supply. This change over of supply could be done through manually operated change over switch .Alternatively; the lift shall be so wired that in case of any power failure, it comes down at the ground level and comes to stand still with door open.

vi) One of the lift shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously write at ground floor.

vi) The load bearing capacity of the lifts should be minimum 554 kg each.

E) Electrical Installation: 1946:1982 & NBC part-iv:-

i)All electrical installation should be done in accordance with National Electrical Code & Part-V111 "Building Services" Section-2 "Electrical Installation" good practice [4(10)]

ii)All cable should be of FRLS type & all wiring should be done by the copper wire along with appropriate gauge such as

1.2 sq.mm for light, fen, bulb etc.2.5 sq.mm for freeze, TV,& 4 sq.mm for Geyser, washing machine etc.

iii) Electrical installation shall be tested periodically by the licensed electricians where as 85% of fire originated from electrical source of energy.

F) 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.

G) If Air Condition:-IS: 659-1991:-

i) 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.

ii)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.

iii) Regular checking, testing, cleanings the air inlets is must.

iv) Escape routes like corridors, lift lobbies etc. shall not be used as return air passage.

v) AHU shall not be used for storage of combustible articles.

vi) All A.C machine should be incorporated with 2hrs. timer in lieu of 4 hrs. duration timer.

H) Fire Fighting Water:- The building should be provided with 50000 liters capacity of underground stored water with replenishing arrangement @ 1000 liters of water per minutes preferably from two different sources. The height of the reservoir should not be exceed 30 cm from the ground level .Fire water reservoir shall have overflow and connected with domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all times. The location of the U/G water 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.

I) Small gears:-IS:903-1993:-Hose box, 15 miter length permoline delivery hose, gunmetal short branch of half inch dia @ one set each at or near all the pillar hydrants, landing valves on floors should be installed.

J) Terrace Tank:-One Terrace Tank of capacity Minimum 10000 liters should be installed in the building along with suitable terrace pump & Wet Riser cum Down comer system. Proper replenishing arrangement shall have to be made to keep the overhead water reservoir full all time.

K) 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.

L) External Hydrant System:-IS-13039-1991:-The whole area of your building is to be protected by adequate no. of pillar type hydrants system i.e. @ one pillar hydrant per 1000 sq. miters of area or as per the vulnerability of the area.

M) Pumps for fire fighting Installation.IS-12469-1988.

i) The 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.

ii) The fire pump 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) 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.

iv) One such pump shall always be kept on stand-by preferably be of diesel driven type.

v) An independent identical pump for the purpose of sprinkler installation shall be made available. All such arrangement shall be made as per the code of practice.

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

ii)Automatic fire detection system with the help of Smoke & Heat detectors shall be installed at all places of below and preferably above false ceiling of the building This system shall also be made available in places of rooms where valuables have been kept other requirements shall be made in accordance with the IS code of practice.

iii) Suppression system shall be made with full flooding system with CO2, FM-200 etc. particularly in computer room, electrical processing and data room and in a room of irreplaceable articles.

O) First aid fire fighting system:-IS 2190-1992. Sufficient Nos. of Portable fire extinguishers of DCP type, Water type and Sand and water bucket should be provided at different places of the building area and it should be within the reach of all concern as per the I.S Code of practice.

P) Lighting protection of the building:-This protection for the building shall be provided as given Part:-VIII of building services, Section -2 of Electrical installation.

Q) Gas Bank-(IS_6044:2000):- In case any cooking gas bank, the same should be installed conforming serial no4.1.5 & 4.1.6 of the aforesaid IS code of practice.

R) General recommendations: - i) 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 Code.

ii) 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)

iii) All the staffs and others shall be conversant with the installed fire fighting equipments of the building so that they can operate the same in case of exigency.

iv) Arrangement shall be made for regular checking, testing and proper maintenance of all fire fighting equipments and keep them in good working condition at all times.

v) 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.

vi) 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.

vii) Close Circuit Camera should be provided in the entire building (especially at the landing area of the staircase)

viii) Corridors, Passages should not be blocked by any kind of gate or door.If there is any gates or doors are available in such corridors or passages,which should not be under lock and key or adequate guards of other security personnel shall be continuously on duty.

ix) Good house keeping should be maintained.

Signature Not Verified
Digitally Signed.
Name: SHUVRANGSHU MAZUMDER
Date: 04-Aug-2023 15:22:45
Reason: Approved
Location: West Bengal

Divisional Fire Officer,Darjeeling
West Bengal Fire & Emergency Services