



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

Memo no.:FSR/0125186220500186

Date: 28-11-2022

**From:**  
Deputy Director  
North Zone, HQ Wing,  
West Bengal Fire & Emergency Services

**To: PRIME DEVELOPERS**  
BURDWAN ROAD, SILIGURI

**Sub: Revised Fire Safety Recommendation for proposed LG+UG+3 storied Commercial cum residential Building under group of residential which previously approved as a G+4 storied commercial cum residential building under group of residential building in the name of PRIME DEVLOPER PARTNER SRI RUPESH KUMAR AGARWAL at the Premises no :- MOUZA-SILIGURI,JL NO- 90,KH NO-2135,2133,2132,2128,2131 RS,KH NO-8711, PLOT NO-2785,2786,2780,2787 PLOT NO-6605,5787,Ward no- 07, P.S-SILIGURI DIST-DARJEELING, 734001.**

This is in reference to your application no. 0125188220500011 dated 21-10-2022 regarding the Revised Fire Safety Recommendation for proposed LG+UG+3 storied Commercial cum residential Building under group of residential which previously approved as a G+4 storied commercial cum residential building under group of residential building in the name of PRIME DEVLOPER PARTNER SRI RUPESH KUMAR AGARWAL at the Premises no :- MOUZA-SILIGURI,JL NO-90,KH NO-2135,2133,2132,2128,2131 RS,KH NO-8711, PLOT NO-2785,2786,2780,2787 PLOT NO-6605,5787,Ward no-07, P.S-SILIGURI DIST-DARJEELING, 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 following fire safety measure.

**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 (Municipal/ panchayat) 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 maneuverability 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 4M 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 up to date amendment.
- 4)All the staircases shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.
- 5)Staircase and corridor lighting shall also be connected to alternative supply. The alternative source of supply may be provided by battery, continuously trickle charged from the electric mains.
- 6)Fire and smoke doors at the entrances of all the staircase enclosures 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 openable 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 M<sup>2</sup>
- 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)The number of lifts in one row for a lift bank shall not exceed 4 and the total number of lifts in the bank (of two rows) shall not exceed 8.A wall of 2h Fire rating shall separate individual shafts in a bank.
- 9)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.
- 10)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.

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

It shall conform to the following:-

- i) Escape routes like staircases, common corridors, lift lobbies etc. shall not be used as return air passages.
- ii) Regular check up of all split type window machine to prevent dust, foreign materials in the air inlet should be maintained to prevent spontaneous combustion.

iii) In case of central A.C. system, the same shall be incorporated with automatic dampers with fusible link with a View to shut down the system automatically in case of any fire in AC system.

iv) Regular checking, testing, cleaning the Air inlet is must.

v) Arrangements shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning system.

#### .FIRE FIGHTING WATER

Underground water reservoir having water capacity of 50000 ltrs. and overhead water reservoir having capacity of 10000 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.

W et Riser System IS:3844

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

#### 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.

#### AUTOMATIC SPRINKLER SYSTEM IS :15105

The automatic sprinkler system shall have to be installed for the commercial area. Alarm Gong to be incorporated along with the sprinkler system.

#### 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 engine pump of capacity 1620 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) All the pumps shall be incorporated with both manual and auto starting facilities .

vii) 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.

## DETECTION ALARM SYSTEM

Automatic detection & fire alarm system to be installed for the commercial part ,which shall be made Conforming I.S. 2189-1988.

## Yard Hydrants

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

## 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.

## FIRST AID FIRE FIGHTING SYSTEM

First Aid Fire Fighting arrangement 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.

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 cancel.

Deputy Director  
West Bengal Fire & Emergency Services

Memo No.:FSR/0125186220500186