



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/0125186217900266

Date: 09-02-2023

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

**To:** Manokamana Builders and Developers Represented By Sri Sandeep Agarwal.  
Sarkar Para, Siliguri, Plot No.: 72, 54/55 (L.R.), 472 (R.S.), L.R. Kh. No.: 167, 152 (OLD) , 174, 155 (NEW) R.S. Kh. No.: 622, Ward No.: 41 S.M.C., P.S.: Bhaktinagar, Dist.: Jalpaiguri.

**Sub:** Revised Fire Safety Recommendation for proposed Vertically & Horizontally changed G+4 storied building of previously approved G(Parking) + 3 Storied Residential Building under group of Residential in the name of Manokamana Builders and Developers Represented By Sri Sandeep Agarwal. at the Premises no- Sarkar Para, Siliguri, Plot No.: 72, 54/55 (L.R.), 472 (R.S.), L.R. Kh. No.: 167, 152, R.S. Kh. No.: 622, Ward No.: 41 S.M.C., P.S.: Bhaktinagar, Dist.: Jalpaiguri. 734001.

This is in reference to your application no. 0125188227900024 dated 23-09-2022 regarding the Revised Fire Safety Recommendation for proposed Vertically & Horizontally changed G+4 storied building of previously approved G(Parking) + 3 Storied Residential Building under group of Residential in the name of Manokamana Builders and Developers Represented By Sri Sandeep Agarwal. at the Premises no- Sarkar Para, Siliguri, Plot No.: 72, 54/55 (L.R.), 472 (R.S.), L.R. Kh. No.: 167, 152, R.S. Kh. No.: 622, Ward No.: 41 S.M.C., P.S.: Bhaktinagar, Dist.: Jalpaiguri. 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 existing building shall be carried out as per approved plan drawings conforming the relevant building rules of local Municipality Body.
- 2.The floor area exceeds 750 m<sup>2</sup> shall be suitably compartmented by separation walls up to ceiling level having two hours fire resisting capacity.
- 3.The interior finish decoration of the building shall be made low flame spread materials conforming I.S. specifications.
- 4.Provision of ventilation at the crown of the central core-duct of the building shall be provided.
- 5.Arrangement shall have to be made for sealing all the vertical and horizontal ducts by the materials of adequate fire

resisting capacity.

#### OPEN SPACE AND APPROACH:

- 1.The open spaces surrounding the building shall conform the relevant building rules as well as permit the accessibility and maneuverability of Fire Appliances with turning facility.
- 2.The approach roads shall be sufficiently strong to withstand the load of Fire Engine weighting 45M.T.
- 3.The width and height of the access gate into the premises shall not be less than 4.5 mts. and 5.0 mts. respecting the abutting 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 openable sashes at each floor level in the external walls of the building.
- 3.The width of the staircase shall be made as marked in the plan. Corridors and the exit doors shall conform the relevant Building Rules with up to date amendment.
- 4.All the staircase shall be extended up to terrace of the building and shall be negotiated to each floor.

#### LIFT:

- 1.The walls of the lift enclosure shall be at least two hours Fire Resisting type.
- 2.Collapsible gate shall not be permitted.
- 3.One of the lift shall be designed for Fire Lift. The word "FIRE LIFT" shall conspicuously written at ground floor.

#### 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.

#### HYDRANT SYSTEM:

- 1.The building shall be provided with Wet Riser of 100 mm. internal diameter pipe line with provision of landing valves at the staircase landings/half landings at the rate of one such riser for 1000 sqm. of floor area. The system shall be so designed that shall be kept charged with water all the time under pressure and capable to discharge 2280 ltrs /min. at the ground level outlet and minimum 900 ltrs/min. at the top most outlet. In both cases the running pressure shall not be less than 3.5 kgs/sq.cm. All other requirements shall conforming I.S. specifications.
- 2.Provision for Hose Reel in conjunction with Wet Riser shall be made at each floor level and conforming the relevant I.S. Specifications.
- 3.Provision of standard Hose Reel Hose supplied from the overhead or underground reservoir through Booster Pump shall have to be made in all the floor of the building satisfy the code of I.S. specifications.
- 4.Yard Hydrant/Ring Main Hydrant with provision of adequate numbers hydrant shall be installed surrounding the building and one number of Fire Service Inlet shall be installed in the building in accordance with relevant I.S. specifications.

#### FIRE PUMP:

- 1.Provision of the Fire Pump shall have to be made to supply water at the rate-designed pressure and discharge into to the

Water based system, which shall be installed in the building. One such pump shall always be kept on stand-by preferably be of diesel driven type.

2.Provision of the Jockey Pump shall also have to be made to keep the water based system under pressurized condition at all the time. All the pumps shall be incorporated with both manual and auto starting facilities. The suction of pumps shall preferably of positive type or in case of negative suction the system shall be wet riser-cum down comer with suitable terrace pump with overhead tank.

#### 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.

4.Arrangement for alternative power supply shall have to be made to supply power with the help of a generator to operator 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.

#### DETECTION AND ALARM SYSTEM:

1.Manually operated Electrical Fire Alarm System with at least three numbers of break glass type call boxes fitted with Hooters along with Public Address System at each floor connecting with visual panel board shall be made in Control Room. The Control Room shall be located at entrance of ground floor of the building, other requirements of the system shall be made conforming I.S. specifications.

3.The suppression system shall be made with Fire Extinguishers particularly in Computer, Electrical processing and Data Room and in all rooms of irreplaceable articles.

4.Hooters will be sounded in such a manner so that an operation of a Detectors or Manual Call Point. Hooters will be sounded on the same floor and immediate alternate floor.

5.Public Address System linked between all floors and Control Room shall have to be established.

#### AIR CONDITIONING SYSTEM ( If any ):

1.The A.H.U. shall be separated for each floor with the system. Air Ducts for individual floors.

2.Arrangement shall be made for isolation at the strategic locations by incorporating auto dampers in the Air Conditioning System.

3.The system of auto shut down of A.H.U. shall be incorporated with the Auto Detection and Alarm System.

4.The Air Handling Units room shall not be used for storage of any combustible materials.

#### FIRST AID FIRE FIGHTING SYSTEM:

First Aid Fire Fighting arrangement in the style of portable Fire Extinguishers, Fire Buckets etc. in all floors and vulnerable locations of the premises shall be made in accordance with I.S. specifications.

#### 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 Fire Fighting and evacuation from the building shall be prepared and be displayed at all vulnerable places of the building.

3.Floor numbers and directional sign of escape route shall be displayed prominently.

4.The employees and security staffs shall be conversant with installed Fire Fighting Equipments of the building and to operate in the event of Fire and Testing.

5. Arrangement shall be made for regular checking, testing and proper maintenance of all the Fire Safety installation and equipments installed in the building to keep them in perfectly good working conditions at all times.

6. A crew of trained Fireman under the experienced Fire Officer shall be maintained round the clock for safety of the building.

7. Mock Fire practice and Evacuation Drill shall be performed periodically with participation of all occupants of the building.

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

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