



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/0125186220500017

Date: 17-02-2022

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

To: 1) Tirumala Realcon Pvt. Ltd. and 2) Tirupati Assets Pvt. Ltd. both represented by its Director Sri Saurav Garg. Baniakhari, near Nischintpur Tea Estate, P.O. and P.S.: Matigara, Plot No.: R.S. 83,92,93,94, L.R.: 309,320,321,322, Kh. No.: R.S. 288,287,290,286,289, L.R. 1519,527,528, under Patharghata G.P., Dist.: Darjeeling.

Sub: Fire Safety recommendation for the Proposed construction of G+2 storied Residential building under group Residential in the name is - 1) Tirumala Realcon Pvt. Ltd and 2) Tirupati Assets Pvt . Ltd. both represented by its Director Sri Saurav Garg at the premises Baniakhari, near Nischintpur Tea Estate, PO and PS- Matigara, Mouza-Baniakhari , J. L. No- 55, Plot NO- RS-83, 92,93,94, LR- 309, 320, 321, 322, Khatian No- RS- 288, 287, 290, 286, 289, LR- 1519, 527, 528 , Dist- Darjeeling, Pin- 734010 .

This is in reference to your application no. 0125186220500017 dated 20-01-2022 regarding the Fire Safety recommendation for the Proposed construction of G+2 storied Residential building under group Residential in the name is - 1) Tirumala Realcon Pvt. Ltd and 2) Tirupati Assets Pvt . Ltd. both represented by its Director Sri Saurav Garg at the premises Baniakhari, near Nischintpur Tea Estate, PO and PS- Matigara, Mouza-Baniakhari , J. L. No- 55, Plot NO- RS-83, 92,93,94, LR- 309, 320, 321, 322, Khatian No- RS- 288, 287, 290, 286, 289, LR- 1519, 527, 528 , Dist- Darjeeling, Pin- 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 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 500 Sq. meter 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 service ducts, void, gap, and joints should be sealed with fire check materials.

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 be enclosed type & construction shall be made of bricked/RCC type having fire resistance capacity not less than 4 hrs.

ii) 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.

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

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

v) 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 .

vi) Horizontal exits should be given priority.

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

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

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

D) Fire Fighting Water :-The building should be provided with 50000 ltrs. Capacity of underground stored water with replenishing arrangement @ 1000 ltrs. Water per minutes preferable from 2 different sources. The height of the reservoir should not be exceed 30 cm from the ground level. Fire water reservoir shall have overflow and connect with domestic reservoir as well as to avoid stagnancy of water. The water shall be kept full at all times. The location of the underground water reservoir should be such so that Fire Service Vehicle may get access to the site of the reservoir with a view to draw the water from the said reservoir.

E) Small Gears:- IS903-1993 , Hose Box, 15 mtr. length permaline delivery hose, gunmetal short branch diameter @ 1 set each at or near the all pillar hydrants, landing valves on floors should be installed.

F) Terrace Tank : One terrace tank of capacity minimum 10000 liters should be installed in the building along with suitable terrace pump and wet riser cum down comer system.

G) Hose Reel Hose : 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 diameter of the said hose reel shall be 19mm to 32 mm and the discharge capacity not less than 22.5 LPM. While the length of hose reel not more than 36.5 meters. The distance of such installation should be in such a way that no part of the floor is more than 6 meters distance from a hose nozzle when fully extended.

H) Internal Hydrant System : IS- 3884 : 1989. Wet riser of 100mm dia each should be provided at each stair case with provision of landing and half landing valves @ one such riser for each 1000 sq meter of floor area or as per the vulnerability of the area. This system shall be designed in such a manner that it should be kept charged with water at all times and capable of discharge 2250 liters of water per minute at the ground level & 900 liters per minutes at the top most out let of the building. In both the cases, the running pressure at the ground level shall be 3.5 kg / sq cm & 2.5 kg /sq cm at the top most landing valves should be ensured.

I) Pump 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) All the pumps shall be so designed as to supply water at the designed pressure and discharge into the water system which shall be installed in the building.

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

J) First Aid Fire Fighting System :- IS 2190-1992. Sufficient No's of portable fire extinguishers of ABC type, water type and sand and water bucket should be provided at different places of the building area and it should be with in the reach of all concern as per the I.S.O Code of practice.

K) Alarm System : 2189-1999:

Manually operated electrical fire alarm system shall have to be provided covering the entire premises.

L) 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 .

M) 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.

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. A fire crew should be available at the building at all times.

iv) Arrangement shall be made for regular checking, testing and proper maintenance of all fighting equipment 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 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 and checking of whole fire fighting installation, electrical installation should be maintained and shall be liable to produce the same to the authorized officers of this department on demand.

vii) Good house keeping should be maintained.

The fire Safety recommendations are issued subject to the free from any court case or legal re-encumbrances. Fire Safety Certificate in favour of the occupancy shall be issued on being satisfied with the test and safety performance of safety aspects of the installation of the building .

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