



Government Of West Bengal
Office Of The Divisional Fire Officer, Alipurduar
West Bengal Fire & Emergency Services
Bauxarfidder Road, Alipurduar, Pin:- 736121

Memo no.:FSR/0125186238000109

Date: 02-09-2023

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

To: ASHUTOSH APARTMENT Proprietor of Sri. Pranab Kumar De
MOUZA- CHECHAKHATA, J.L. NO- 57, L.R. PLOT NO- 477, L.R. KHATIAN NO- 1631, P.O.- BHOLARDABRI, P.S.
AND DIST- ALIPURDUAR, PIN- 736123

Sub: Fire Safety Recommendation of G+4 type Residential Flat Building under construction and plan approved by the Local authority.

This is in reference to your application no. 0125186238000109 dated 26-08-2023 regarding the Fire Safety Recommendation of G+4 type Residential Flat Building under construction and plan approved by the Local authority.

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) No addition or alteration of the present building will be allowed without concurrence of this department.
- B) Building occupancy and floor area or height shall not be allowed to change without approval of his department. The building plan already passed /approved by the local authority as found in observation. So recommendation for means of escape and other safety measures are here by recommended for necessary compliance.
- One another staircase needs to be provided as the tenements in each floor exceed the limit three.
- 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) Time of evacuation should be as per I:S 1644-1988 i.e. 2.5 minutes.
- iii) The width of the staircases shall be 1.25 meters. Corridors of the building and the exit doors shall conforming the relevant building rules.
- iv) All the staircases shall be extended up to terrace of the building and shall be negotiable to each other without entering into any room.

v)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

D)In case of Lift:

i) the walls of the lifts enclosures shall be at least two hour fire resisting type and collapsible gate shall not be permitted. The lifts materials should be 4 hrs fire resisting type, the door of the lifts should be 1 hr fire resisting type, the landing door should be ½ hr fire resisting type & Area of the lift car should be minimum 1.4 sq.meters.

ii) The load bearing capacity of the lifts should be minimum 8 person each or more.

iii) 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.

iv) A sign shall be posted and maintained on every floor at or near the lifts indicating that incase 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.

E) Electrical Installation: 1946:1982:-((I:S-694)

i) All electrical installation should be done in accordance with National Electrical code & part –viii “Building Service” section -2 “Electrical installation” good practice.[4(10)].

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

iii) Electrical installation shall be tested by the licensed Electricians.

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, , illumination of stairs, corridors, means of escape etc. in case of normal power failure.

G) Terrace Tank:-One Terrace Tank of capacity Minimum 5000 liter should be installed in the building along with suitable terrace pump & wet riser cum down comer system.

H) Fire Fighting Water: -The building should be provided with 20000 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 exceeding 30 cm from the ground level. Fire water reservoir shall have overflow and connected with the domestic water reservoir as well as to avoid stagnancy of water. The water reservoir shall be kept full at all times.

ii) The location of the underground reservoir should be such so that the Fire Service vehicle may get access to the site of the reservoir with a view to draw the waters from said reservoir.

I)Internal Hydrant System:-IS:3844:1989:-Pressurized wet risers of dia 100 mm should be provided at each staircases with a provision of landing valves at each landing and half landing position of the building as per the above IS code of practice.

J) Hose Reel System:-IS 884-1985, the Hose reel hose system should be provided at each floor of the building. The internal dia of the said hose reel shall be 19 mm to 32 mm and the discharge capacity not less than 22.5 LPM. While the length of the hose reel not more than 36.50 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.

K) Pumps for firefighting Installation.IS-12469-1988. i)The pump 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.

ii) 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.

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

v) Provision of Jockey pump shall also be made to keep the water based system under pressurized condition at all times

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

L) Small gears:-I:S 903-1993:- Hose box, 15 miters permoline delivery hose/CRL & Gun metal short branch half inch dia @ one set each at or near all the pillar hydrant, landing valve on all floors of the building should be installed.

M) Manual Fire Alarm System, -IS 2189-1988.

i) Sufficient Nos. of manually operated electrical Fire alarm system of break glass type call boxes, with hooters etc, to be provided at different places of the building

N) Sprinkler system: - Vulnerable part and parking area to be protected by automatic sprinkler system.

O) First aid fire fighting system:-IS 2190-1992/IS-15683. Sufficient Nos. of Portable fire extinguishers of ABC type, Water type and Sand and water bucket should be provided at different places of the building and it should be within the reach of all concern as stated in the IS Code i.e. one no.@ 1000 esq.meters floor area or as per the vulnerability.

P) Lighting Protection of the Building: - This protection for buildings shall be provided as given in Part-VIII building services, section-2 electrical installation.

Q) in case of Gas Bank-I:S 6044-2000:

In case of any cooking gas bank, the same should be installed conforming S/L 4.1.5 & 4.1.6 of the aforesaid I:S code & Fire Service license to be obtained u/s 12 of W.B.Fire & Emergency Services Act. & W.B.F.E.S. (license) Rules 2004 for such Gas bank.

R) General recommendations:

.i)A resister for the recording of mock fire drill , evacuation drill ,testing and checking of whole fire fighting installation ,electrical installation should be maintained & shall be liable to produce the same to the authorized Officer of this department on demand.

ii) Fire notice/Fire order etc. should be provided and shall be displayed at all places of the building as per clause 5.5 of N.B C.

iii) All the occupants and other peoples 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 time it should be written in the Register.

v) Good housekeeping should be maintained.

vi) Mock fire drill and evacuation drill should be done periodically with participation of all occupants.

The Fire Service recommendations are issued subject to the free from any Court Case or legal re-encumbrances.

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