



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/0125186227900403

Date: 10-02-2023

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

**To:** JAI BALAJI DEVELOPERS Represented By Its Partners Sri Navin Agarwal & Sri. Sujit Kumar Agarwal  
MOUZA- DABGRAM, PLOT NO- 53, 55, 56 (R.S.), 56, 57, 58 (L.R.), KHATIAN NO- 682 (R.S.), 153 (L.R.), J.L. NO- 02,  
JYOTI NAGAR, WARD NO- 41 (S.M.C.), SILIGURI, P.S.- BHAKTINAGAR, DIST- JALPAIGURI

**Sub:** Fire Safety Recommendation for the Proposed Partly Basement + Seven Storied and Partly Ground (Parking)  
+ Seven Storied Residential Cum Commercial Building under group Residential in name of JAI BALAJI  
DEVELOPERS Represented By Its Partners Sri Navin Agarwal & Sri. Sujit Kumar Agarwal having Mouza- Dabgram,  
Plot No- 53, 55, 56 (R.S.), 56, 57, 58 (L.R.), Kh No- 682 (R.S.), 153 (L.R.), J.L. NO- 02, Jyoti Nagar, Ward No- 41  
(S.M.C.), Siliguri, P.S.- Bhaktinagar, DIST- Jalpaiguri

This is in reference to your application no. 0125186227900403 dated 05-12-2022 regarding the Fire Safety Recommendation for the Proposed Partly Basement + Seven Storied and Partly Ground (Parking) + Seven Storied Residential Cum Commercial Building under group Residential in name of JAI BALAJI DEVELOPERS Represented By Its Partners Sri Navin Agarwal & Sri. Sujit Kumar Agarwal having Mouza- Dabgram, Plot No- 53, 55, 56 (R.S.), 56, 57, 58 (L.R.), Kh No- 682 (R.S.), 153 (L.R.), J.L. NO- 02, Jyoti Nagar, Ward No- 41 (S.M.C.), Siliguri, P.S.- Bhaktinagar, DIST- Jalpaiguri

**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:**

- 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 (Bidhannagar / Kolkata Municipal Corporation).
- 2.The floor area exceeds 3000 m2 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.

**B) 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.

**C) 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.
5. 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.

**D) 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.
4. Lift and Lift Lobby shall be communicated to the basement and shall have to be pressurized as per guide line of N.B.C. part-IV, Annexure 'C'.

**E) REFUGE AREA:**

1. Refuge area is not less than 15 sqm. and shall be provided on the external wall with cantilever projection or other suitable means at suitable level of the building as shown in the drawings.
2. The refuge areas shall be of Fire Resisting construction and protected with self-closing F.C.D. at the entrance from the corridors at staircase lobbies.
3. The position of refuge areas shall be such so that they are negotiable by the Fire Service Ladder from the ground level.

**F) SEATING ARRANGEMENTS AND GANGWAYS:**

All seats in balconies and galleries shall be securely fastened to the floor except that in nailed in enclosures, boxes with level floors.

**G) FIRE FIGHTING WATER:**

Underground water reservoir having water capacity of 1,00,000.ltrs. and overhead water reservoir having capacity of 20,000 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.

#### H)HYDRANT SYSTEM:

- 1.The building shall be provided with Wet Riser of 150 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. specification.

#### J)SPRINKLER INSTALLATION:

The automatic sprinkler installation shall be provided in all commercial floor areas of the building as per I.S. specifications. Alarm Gong to be incorporated along with the sprinkler system.

#### K)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.A Separate Fire Pump shall preferably be made for the total Sprinkler Installation of the building. 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.

#### L)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.

#### M)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.
- 2.Auto Fire Detection System with the help of Heat and Smoke Detectors shall be installed in all places of below and preferably above false ceiling of the building. The system shall also be made in place of rooms where valuable articles have been kept. The other requirements of the system shall be made in accordance with 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.

#### N) KITCHEN PROTECTION:

- 1.Kitchen using open flames or fat fryers should be compartmented from rest of the floor areas with fire separation wall of minimum 60 minutes fire resistance capacity.
- 2.Fire Doors should be implemented with 60 minutes fire resistance capacity with automatic self closing device.
- 3.The kitchen should be adequately ventilated.
- 4.The entire kitchen areas should be protected with automatic water sprinklers extended from the existing water base system in the building. However, no sprinklers should be provided within 3 m of cooking equipment and kitchen hood. Temperature rating of sprinklers should be 30°C above the anticipated maximum temperature within the kitchen. Sprinklers installed inside exhaust ducts should be of temperature rating of 141°C.
- 5.Kitchen hoods and areas of cooking equipment should be protected with Ansul R-102 nozzles.
- 6.The entire kitchen areas should be installed with automatic thermal detectors of approved rating. The installed thermal detectors should be connected to the existing fire detection alarm panel of the building.
- 7.First aid fire-fighting equipment of approved class should be installed as per provisions of IS: 2190-2010.
- 8.Cleaning of kitchen exhaust ducts should be done periodically to ensure that carbon soot does not accumulate in the duct to avoid chances of outbreak of fire.

#### O) TRANSFORMER PROTECTION:

- 1.Transformer to be protected H.V. Water projector system / Modular (DCP) base should be filled up by stone , the flow of oil.
- 2.Entry of unauthorized person should be restricted inside the transformer area.
- 3.Dykes to be provided to contained the oil of the transformer in case of leakage.
- 4.It is strongly recommended that any oil – insulated outdoor type transformer containing 2250 ltrs. or more oil is to be separated from nearby structure by two hours rated fire wall or by specific spatial separation in accordance with NFPA-850 recommendations.
- 5.Wherever a firewall is installed between transformer it should be extended at least 300 mm above the top the transformer shall and oil tank at least 600 mm. beyond the width of the transformer and cooling radiator.
- 6.Dry type transformer is strongly preferred for use inside factory. In case however an oil insulated transformer is installed indoors, then it is oil content exceeds 450 ltrs. than it should be separated from nearby areas by a fire barrier of three hours fire resistance rating. In resistance of the fire barrier reduced to one hour.

#### P) 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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