

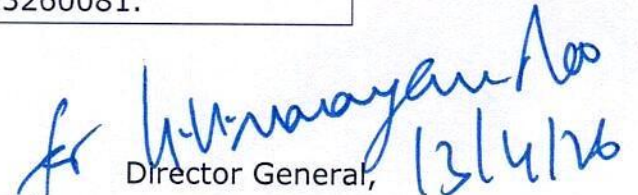
PRESS NOTE

The Government of Telangana has prepared **draft amendments to the Fire Services Act, 1999** with a view to strengthening fire prevention & life safety measures, streamline Fire NOC procedures, strengthen regulation & enforcement mechanisms and ensure greater accountability to enhance public safety in line with current requirements, emerging risks, and advancements in fire safety technologies.

As part of a transparent and participatory approach, the draft amendments are hereby placed in the **public domain** for seeking views / suggestions from stakeholders and the general public. The draft amendments along with the explanatory note are made available in public domain <https://www.fire.telangana.gov.in> and also in Telangana State Portal i.e. <https://www.telangana.gov.in>.

The inputs shall be submitted Section-wise with Proposed Suggestions and Reasons, if any, on or before **13.05.2026 by 5:00 P.M.** either through **email:** act-amend-fire@telangana.gov.in with the subject line "Amendment feedback" or in Physical mode title captioned "Suggestions on Amendment to Fire Services Act 1999" on the cover page to the following postal address:

The Director General,
Telangana Fire, Disaster Response,
Emergency and Civil Defence,
Sy. No. 115/16(P), 115/17,
Beside IRDAI Complex, Nanakramguda,
Gachibowli, Financial District, Hyderabad
Pin 500032, Phone No: 040-23442944, 23442955
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for 
Director General,
Telangana Fire, Disaster Response,
Emergency and Civil Defence,
Hyderabad.

PROPOSAL FOR AMENDMENT OF EXISTING FIRE SERVICE ACT, 1999.

(Only amendments proposed)

The Government vide the G.O. Rt. No. 176, Home (Services-IV) Dept., Dt: 04-03-2025 has issued orders for constitution of Committee with the Officers to study the existing Fire & Life Safety Rules and regulation in the metropolitan cities in India for amendment of existing fire Service Act, 1999 and requested the Director General, Telangana Fire, Disaster Response, Emergency and Civil Defence, Hyderabad to take further action in the matter.

Accordingly the Director General, Telangana Fire, Disaster Response, Emergency and Civil Defence, Hyderabad has convened review meetings with the committee members on 21-03-2025 and 07-04-2025 at O/o Director General, Telangana Fire, Disaster Response, Emergency and Civil Defence, Hyderabad. The members studied the existing Fire Service Act, 1999 and also existing Fire & Life Safety Rules and regulation in the metropolitan cities in India.

After making detailed discussions and deliberations on various sections of the existing Fire Service Act, 1999 the committee members recommend the following amendments to the existing Fire Service Act, 1999.

A BILL TO FURTHER TO AMEND THE TELANGANA FIRE SERVICE ACT, 1999.	
Be it enacted by the Legislature of the State of Telangana in the Seventy-sixth year of the Republic of India, as follows: -	
Short title, extent and commencement.	1. (1) This Act may be called the Telangana Fire Service (Amendment) Act, 2026. (2) It extends to the whole of the State of Telangana. (3) It shall come into force on such date as the Government, may, by notification in the Telangana Gazette, appoint.
Amendment of section 2. Act No.15 of 1999. Central Act No.53 of 2005.	2. In the Telangana Fire Service Act, 1999 (herein after referred to as the principal Act), in section 2, (1) after clause (b), the following clauses shall be inserted, namely, - (ba) "Chartered Electrical Safety Engineer" (CESE) means a person authorized by the government as referred to in Regulation 5A of Central Electricity Authority (Measures relating to Safety and Electric Supply) Amendment Regulations, 2018.

after clause (c), the following clauses shall be inserted, namely,-

“(ca) “Disaster” means disaster as defined in the Disaster Management Act, 2005 as amended from time to time;

(cb) “Emergency” means any serious situation or occurrence, including disasters that happens unexpectedly and demands immediate action of Fire, Disaster Response, Emergency and Civil Defense of the State Government or Local Authority;”;

(2) after clause (d), the following clause shall be inserted, namely,-

“(da) “Fire Safety manager” means the person appointed under Section 19A of this Act by the owner or occupier of certain premises and buildings as specified in this behalf to ensure fire prevention and fire safety measures installed in such premises and buildings;”

(h) High-Rise Building” means any building having a height of **15 metres** or more above from the ground level.”

(3) after clause (J), the following clause shall be inserted, namely,-

(ja) Negligence means breach of duty caused by omissions to do something as per the provisions of this act or commission of something which should not be done as per the provisions of this act, likely endangering human life or causing damage.

(3) after clause (o), the following clause shall be inserted, namely,-

“(oa) “Qualified agency” means a person or an association of persons having technical specialization in the field of Fire/ Civil/ Mechanical Engineering Technology, Industrial Safety, Disaster Management or Chemical Science from a recognized university or other specializations specified by the Government in Rules and having sufficient domain knowledge and accomplishments in the field of Fire Service;”;

	<p>(4) after clause (p), the following clause shall be inserted, namely,-</p> <p>“(pa) "Special Investigating Officer" means an officer not below the rank of Inspector of Police as notified by the Government under this Act, who will conduct investigation as per provisions of the Bharatiya Nyaya Suraksha Sanhita, 2023;”;</p> <p>(5) after clause (q), the following clause shall be added, namely,-</p> <p>“(r) "Unsafe building" means</p> <p>(i) buildings not having adequate safe means of egress for the safe evacuation of the inmates in times of fire;</p> <p>(ii) buildings not having fire prevention, life safety and fire protection measures as prescribed by the National Building Code of India for the relevant occupancy;</p> <p>(iii) buildings where the fire prevention, firefighting and life safety measures installed are not maintained in working condition.</p> <p>(iv) the condition of the any place or building or part thereof is unsafe and dangerous to the Life or Property.</p>

Amendment of section 3.	3. In the principal Act, for section 3, the following shall be substituted, namely,-
	<p>3. "Maintenance of Fire Service :</p> <p>(1) There shall be one Fire, Disaster Response , Emergency and Civil Defence Services for the whole State of Telangana established and maintained, by the State Government:</p> <p>Provided that this provision shall not apply to the private Fire and Emergency Service maintained for providing fire protection coverage to a specific building or industry by the owner or occupier thereof;</p> <p>(2) For easy understanding and representation, this service shall be called the Telangana Fire Services Department (TGFD) ;</p> <p>(3) In order to assist any disaster, other than resulting due to fire, all Fire Services shall be considered as Disaster Response and Emergency Services;</p> <p>Provided that, in case where the emergency service is not related only to fire, the decisions and directions of the authority in charge of the Emergency Service shall prevail.</p>
Amendment of section 10.	<p>4. In the principal Act, in section 10, for sub-section (2), the following shall be substituted, namely,-</p> <p>"(2) On the occasion of Disaster, the member of Service who is in charge shall take such measures as may appear necessary for responding and tackling the disaster or for the protection of life or property.</p> <p>(3) Any damage done to any premises or property, on the occasion of fire or Disaster, by members of the service in the due discharge of their duties shall be deemed to be damage by fire or disaster within the meaning of any policy of insurance against fire or Disaster."</p>

<p>Amendment of section 13.</p>	<p>5. In the principal Act, for section 13, the following shall be substituted, namely-</p> <p>13. Issue of no objection certificate.</p> <p>(1) Any person proposing to construct a building of the following categories, as defined in National Building Code (NBC) of India as amended from time to time;</p> <p>(a) All high-rise buildings.</p> <p>(b) Special buildings, those are:</p> <p>(i) Hotel, business, mercantile, industrial, storage and mixed occupancies, where any of these buildings have floor area more than 300 m² on any of the floors;</p> <p>(ii) All Educational Buildings;</p> <p>(iii) All Institutional buildings;</p> <p>(iv) All Assembly buildings;</p> <p>(v) Buildings, having area more than 300 m² of incidental assembly occupancy on any floor;</p> <p>(vi) Buildings of non-residential occupancies with two basements or more, or with one basement of area more than 300 m² unless otherwise mentioned specifically in the provisions.</p> <p>(vii) Residential Buildings viz., Lodging and rooming houses (A-1) and Dormitories (A-3) with floor area more than 300 m² on any of the floor based on occupancy in National Building Code of India as amended from time to time.</p> <p>(viii) All Hazardous Buildings as per National Building Code.</p> <p>(ix) Temporary Structures erected for other than family functions/ Marriages.</p> <p>shall apply to the Director General or any member of the service duly authorized by him in this behalf, as prescribed for a provisional no objection certificate along with such fee as may be prescribed, before submission of such building plans to the authority or officer competent to approve the same under the relevant law, for the time being in force.</p> <p>(2) (a) The owner or the occupier of every building as given in sub-section (1) shall provide fire prevention, fire protection and life safety measures as prescribed in the National Building Code of India amended from time to time or standards prescribed by the Government.</p>
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<p>Act II of 1956. Act No.1 of 1975. Act No.8 of 2008. Act No.VII of 1920. Act No.12 of 2020. Act No.11 of 2019.</p>	<p>(b) All electrical installations in the buildings shall be provided as per prescribed norms, codes and standards prescribed by the Government from time to time.</p> <p>(3) The Director General or any member of the service duly authorized by him in this behalf, shall within sixty days of receipt of such application or on inspection being satisfied about the provision of Fire Prevention, Fire Protection and Life Safety measures as stipulated in the National Building Code of India, as amended from time to time, or standards as prescribed by the Government and for ensuring heights and setbacks as per the Greater Hyderabad Municipal Corporation Act, 1955, the Telangana Urban Areas (Development) Act, 1975, the Hyderabad Metropolitan Development Authority Act, 2008, the Telangana Town Planning Act, 1920, the "TELANGANA STATE BUILDING PERMISSION APPROVAL AND SELF CERTIFICATION SYSTEM (TS-bPASS) ACT, 2020, the Telangana Municipalities Act, 2019 and rules made there under as amended from time to time, shall issue a No Objection Certificate with such conditions as may be considered necessary and if not so satisfied, reject the same for reasons to be recorded in writing.</p> <p>(4) The owner or the occupier of every building as given in sub-section (1) of this section, upon completion of the construction and before occupation of the building, shall obtain Occupancy No Objection Certificate as prescribed from the Director General or any other officer duly authorized by him along with such fee as prescribed.</p> <p>(5) The owner or occupier of a building covered under Section13 (1) shall furnish along with application for Occupancy No Objection Certificate under Section 13(4), a form, as may be prescribed, which is certified by a qualified agency stating that</p> <p>(a) The work related to fire prevention, fire protection and life safety measures has been carried out as per standards.</p> <p>Provided that no person other than the qualified agency shall carry out the work of providing fire prevention and life safety measures or performing such other related</p>
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activities required to be carried out in any place or building or part thereof.

Provided further that the details of the qualified agencies who are empaneled as per rules shall be displayed online.

(b) All the work related to electrical installations in buildings is installed under supervision of electrical supervisor or contractor as defined in Telangana State Electrical License Regulations, 2018 or an agency prescribed by the Government to ensure that prescribed norms are complied along with Certification for the same as prescribed.

(6) The authority or Officer competent to approve the building plans before construction and to approve the occupancy after construction as the case may be, under the relevant law for the time being in force, shall not accord such approval except on production of a No Objection Certificate issued under this section wherever required.

(7) Those buildings which are covered under sub-section (1) and without Occupancy No Objection Certificate from the Fire, Disaster Response, Emergency and Civil Defence Service as on the date of enactment of this amendment, shall apply for Occupancy No Objection Certificate within one year duly providing fire Safety measures , as prescribed.

(8) For other buildings which are not covered under sub-section (1), if required by the owner, occupier or applicant as the case may be, may apply for a No Objection Certificate to the Director General, along with such fee as prescribed.

(9) The owner or Occupier after obtaining the Occupancy No Objection Certificate shall maintain the fire prevention, fire protection and life safety measures in efficient operational condition at all times, in the manner and specifications specified in the National Building Code of India amended from time to time.

(10) The owner/Occupier shall undertake periodic fire safety audit by qualified agency with such frequency as may be prescribed and the same shall be uploaded along with self-certification on online portal.

(11) The owner or occupier shall also ensure periodic audit of safety of electrical installations by electrical supervisor or "Chartered Electrical Safety Engineer" (CESE) or an agency prescribed by the Government who upon satisfaction shall issue a certificate of compliance and the same shall be uploaded on online portal.

(12) All the Occupancy No Objection Certificates issued shall be renewed periodically at such duration and with such fee as prescribed.

(13) If the owner or occupier, as the case may be, fails to comply with the directions issued by the Director General or Fire Officer duly authorized by him, The "No Objection Certificate", issued under section 13 of this Act, shall be cancelled after giving owner or occupier an opportunity of hearing to show-cause and the building will be declared as "Unsafe."

(14) The owner or occupier of the building or premises, whose No Objection Certificate has been cancelled, shall not be entitled to occupy the building or premises on the ground of non-compliance of fire prevention and life safety measures under section 13.

(15) Any person who does not obtain Occupancy No Objection Certificate but occupy the building, or violate the conditions of a no objection certificate shall be liable to be prosecuted under the provisions of this Act.

(16) All unsafe buildings shall be considered to constitute danger to public safety and action to be initiated under the provisions of this Act.

<p>Insertion of new words in section 19</p>	<p>In the principal Act, in section 19, the following words shall be inserted after building by-laws namely, or National Building Code of India as prescribed or.</p> <p>(3) Self certification as prescribed shall be sufficient proof of provision of fire and life safety systems for the buildings not covered under Section 13 (1) of this Act.</p>
<p>Insertion of section 19A.</p>	<p>6. In the principal Act, after section 19, the following section shall be inserted, namely,-</p> <p>19A: Appointment & Functions of Fire Safety Manager :</p> <p>(1) To ensure effective fire prevention and life safety measures of a factory or buildings or premises as may be specified by an order by the Director General in this behalf, every owner and occupier or occupiers individually or jointly, as the case may be, shall appoint a Fire Safety Manager, having such qualifications as may be prescribed.</p> <p>(2) Every Fire Safety Manager appointed under sub-section (1) has to send the compliance report to the Officer authorized by the Director General Fire, Disaster Response and Emergency and Civil Defence.</p> <p>(3) In case of a vacancy of the Fire Safety Manager appointed, either on resignation or otherwise, the owner and occupier or occupiers individually or jointly, as the case may be, shall be required to immediately appoint another Fire Safety Manager.</p> <p>(4) In case of the non-appointment of the Fire Safety Manager, the authorized Officer may take such steps as he deems necessary, which includes report to the Labor Commissioner for the closure of the factory and in other cases to the relevant authority for necessary action under relevant law.</p> <p>(5) The Fire Safety Manager shall undergo training at the Telangana Fire, Disaster Response Emergency and Civil Defence Training Institute as may be specified by the Director General, in this behalf:</p> <p>Provided that a person who has already undergone such training at the National Fire Service College, Nagpur or at any other equivalent institution recognized by the Government of India or the State Government, shall not be required to undergo such a training.</p>

<p>Insertion of sections 22A, 22B and 22C.</p>	<p>In the principal Act, after section 22, the following words shall be inserted :</p> <p>22 A "Power to declare the building as Unsafe ."</p> <p>The Director General of Fire Services or any member of the service duly authorized by him in this behalf, on receipt of a report from the authorized officer on satisfying that a building qualifies any of the conditions mentioned under sub-section (r) of section 2 shall without prejudice to any other action taken against him, under the provisions of this Act by order, declare the building as unsafe.</p> <p>22 B Power to Seal Buildings or Premises.</p> <p>(a)Where, on receipt of a report from the authorized Fire Officer or Suo-moto, it appears to the Director General that the condition of any building or premises is dangerous to life or property, he shall, without prejudice to any action taken under this Act, by order, require the person in possession or occupation of such building or premises to remove themselves from such building or premises forthwith.</p> <p>(b) If an order made by the Director General under sub-section 22 B(a) is not complied with, the Director General or any member of service duly authorized by him in this behalf may direct any police officer having jurisdiction in the area to remove such persons from the building or premises and such officer shall comply with such directions.</p> <p>(c) After removal of the persons under sub-section 22 B(a) or sub-section 22 B (b), as the case may be, the Director General or any member of service duly authorized by him in this behalf shall seal the building or premises.</p> <p>(d)No person shall remove such seal except under an order made by the Director General.</p>
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	<p>22 C Power to declare the building fit for occupation.</p> <p>Notwithstanding anything contained in any municipal or local laws with regard to the action taken against an unsafe building, the Director General may upon the application submitted by the owner/occupier of a building shall, -</p> <p>(a) Permit him to undertake the installation/ rectifications of defects of fire prevention, life safety and fire protection systems in the building sealed under section 22 B(c);</p> <p>(b) Review the fire prevention, life safety and fire protection systems as per the National Building Code (NBC) of India amended from time to time and other applicable building bye laws and authorize to remove the seals upon compliance of fire prevention, life safety and fire protection systems as per the code.”</p>
<p>Amendment of section 25.</p>	<p>8. In the principal Act, in section 25,</p> <p>(1) for sub-section (1), the following shall be substituted, namely,-</p> <p>25. Imposition and collection of fee: (1) With effect from such date as the State Government may by notification in the Official Gazette appoint in this behalf, there shall be levied a fee for the purposes of this Act on all owners of “buildings covered under section 13,” within the jurisdiction of the Director-General or the nominated authority to which this Act applies.</p> <p>(2) The rate of such fee shall be as may be prescribed.</p> <p>(3) The fee as herein before provided shall be payable by the owners of buildings covered under section 13 with the applications submitted to the Director-General for approval of the building plans under the building bye-laws:</p> <p>Provided that, in case of every such building the construction of which has been completed or commenced before the coming into force of this Act, and not obtained occupancy No-Objection Certificate, such fee shall be payable within one month from the receipt of notice of demand, in respect thereof by the owner and if the owner is not the occupier, by the occupier for the time being of the premises in respect of which such fee is due.</p>

	<p>25(A)-Constitution of Fund:</p> <p>(1) There shall be constituted a fund to be known as "Fire Prevention and Life Safety Fund" under the supervision and control of Home Minister.</p> <p>(2) The proceeds of fees and penalties recovered under this Act, shall be credited to this fund as prescribed.</p> <p>(3) The fund shall be utilized for procurement of firefighting equipment, infrastructure, Training and Capacity building with the concurrence of Committee constituted by the Government which includes, Director General, Fire, Disaster response, Emergency and Civil Defence, Hyderabad, Secretary MA&UD Dept., Secretary Home Dept., and Others as may be determined by the Government.</p> <p>(4) The fund shall be maintained and audited in accordance with the procedure prescribed.</p>
Amendment of section 27.	<p>9. In the principal Act, in section 27, for the words "five hundred rupees" the words "fifty thousand rupees" shall be substituted.</p>
Insertion of sections 27A and 27B.	<p>10. In the principal Act, after section 27, the following section shall be inserted, namely, -</p> <p>27A "Penalty in case of Non-appointment of Fire Safety Manager.</p> <p>(1) If any owner or occupier or an association of such owners and occupiers of a building or premises fails to appoint Fire Safety Manager under section 19 A, within thirty days of the receipt of a notice given in this behalf by the Director General or the Fire Officer, as the case may be, each one of them shall be deemed to be in default jointly and severally.</p> <p>(2) When the person liable for appointment of such Fire Safety Manager fails to appoint, he shall be punishable with imprisonment for a term which may extend to three months or with a fine not less than Rupees fifty thousand and shall be recovered from him by way of penalty for each month of default or part thereof.</p> <p>(3) The amount due as penalty under sub-section (2) shall be recovered as an arrears of land revenue.</p>

		<p>27B Act of Negligence:</p> <p>Whoever endangers human life or personal safety of others under this act, by doing any act negligently, shall be punished with imprisonment of either description for a term which may extend to three months or with fine which may extend to fifty thousand rupees, or with both, but</p> <p>(a) where simple hurt is caused, shall be punished with imprisonment of either description for a term which may extend to six months, or with fine which may extend to fifty thousand rupees, or with both;</p> <p>(b) where grievous hurt is caused, shall be punished with imprisonment of either description for a term which may extend to three years, or with fine which may extend to one lakh rupees, or with both;</p> <p>(c) whoever causes death of any person by doing any negligent act shall be punished with imprisonment of either description for a term which may extend to five years and shall also be liable to a fine of five lakh rupees.”.</p> <p>(d) Any person, who removes such seal except under an order made by the Director General, shall be punishable with imprisonment for a term which may extend to six months, or with fine which may extend to one lakh rupees, or with both</p>
Amendment of section 28.	of	11. In the principal Act, in section 28, for the words “five hundred rupees” the words “fifty thousand rupees” shall be substituted.
Amendment of section 29.	of	12. In the principal Act, in section 29, for the words “five hundred rupees” the words “five thousand rupees” shall be substituted.
Amendment of section 30.	of	13. In the principal Act, in section 30, for the words “five thousand rupees” the words “fifty thousand rupees” shall be substituted.

Amendment of section 31.	<p>14. In the principal Act, in section 31, -</p> <p>(1) in the opening paragraph, after Section 22, Sections 22A,22B and 22C are added, for the words "Twenty-five thousand rupees" and three thousand rupees", the words "one lakh rupees" and "five thousand rupees" respectively shall be substituted.</p> <p>(2) in the proviso, for the words "one hundred rupees", the words "two thousand rupees" shall be substituted.</p>
Amendment of Section 33.	<p>15. In the principal act, in section 33 (1),shall be substituted with -(1) The Director-General or any person authorized in this behalf by general or special order may either before or after the institution of the proceedings, and for reasons to be recorded in writing, compound offences under section 26, section 27, section 27(A), section 28, section 29, section 30, section 31, of this act, made punishable by or under this Act or the rules made there under or withdraw from the proceedings after compliance of this provisions of this Act as prescribed by the Government by Notification.</p> <p>In section 33(2), after compounded, the words "or withdrawn as the case may be "is added.</p>
Amendment of section 44.	<p>16. In the principal Act, for section 44 except marginal heading, the following shall be substituted, namely, -</p> <p>(1) All offences punishable with imprisonment under this Act shall be Cognizable and Bailable.</p> <p>(2) Bharatiya Nyaya Suraksha Sanhita (BNSS), 2023 shall be followed in registration, investigation and trial of the offences under this Act.</p> <p>(3) No case shall be registered under this act by the Special Investigating Officer except upon the report submitted by a Fire Officer not below the rank of Station Fire Officer duly authorized by the Director General, Telangana Fire, Disaster Response, Emergency and Civil Defence, Hyderabad.</p> <p>(4) All the cases are tried by Judicial Magistrate of First Class Court.</p>

		(5) There shall be a designated court for the purpose of this act in all the district Head Quarters in the State."
Amendment of section 45.	of	<p>17. In the principal Act, after section 45, the following section shall be inserted, namely, -</p> <p>45(A)-Appeals:</p> <p>(1) Any person aggrieved by any notice or order of authorized officer under this Act may prefer an appeal against such notice or order to the Appellate Authority of the rank of Regional Fire Officer within thirty days from the date of the notice or order appealed against Provided that the Appellate Authority may entertain an appeal after the expiry of the said period of thirty days if it is satisfied that there was sufficient cause for not filing it within that period.</p> <p>(2) An appeal to the Appellate Authority shall be made in such form and shall be accompanied by a copy of the notice or order appealed against and by such fees as may be specified in the Rule framed under this Act.</p> <p>(3) An order of the Appellate Authority on an appeal shall be referred to the Director General who is the Second Appellate Authority.</p> <p>(4) The Government may exercise the powers to revise and review the order on the appeal passed by the Director General.</p>
Amendment of section 46.	of	18. In the principal Act, in section 46, for the word "respecting", the word "regarding" shall be substituted.


Additional Director
Telangana Fire, Disaster Response,
Emergency and Civil Defence Department