

L. A. BILL No. X OF 2023.

A BILL

further to amend the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

Mah. III 5
of 2007.

WHEREAS, it is expedient further to amend the Maharashtra Fire Prevention and Life Safety Measures Act, 2006, for the purposes hereinafter appearing; it is hereby enacted in the Seventy-fourth Year of the Republic of India as follows :—

1. (1) This Act may be called the Maharashtra Fire Prevention and Life Safety Measures (Amendment) Act, 2023.

Short title
and
commencement.

(2) It shall come into force on such date as the State Government may, by notification in the *Official Gazette*, appoint.

(1)

2. In section 2 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (hereinafter referred to as “ the principal Act ”),— Mah. III of 2007.

(1) in clause (1), for the *Explanation*, the following *Explanation* shall be substituted, namely:—

“ *Explanation*.— For the purposes of this Act, the expression “ building ” shall also include the temporary structure such as tents, *shamiyanas* and the tarpaulin shelters erected for temporary and ceremonial occasions ;”;

(2) in clause (4), for the words “ Fire Services ” the words “Fire and Emergency Services” shall be substituted; 10

(3) after clause (4), the following clause shall be inserted, namely :—

“(4A) “ Fire and Emergency Services ” means services required to be rendered by any local authority or planning authority or any other such authority notified by the State Government, in case of manmade or natural disaster or any eventuality, where the life or property is at risk;” ; 15

(4) in clause (5), for the words and figures “National Building Code of India, 2005 ” the words “National Building Code of India” shall be substituted ;

(5) for clause (6), the following clause shall be substituted, namely :— 20

“(6) “Licensed Agency” means a person or an association of persons licensed by the Director for undertaking or executing fire prevention and life safety measures or performing such other related activities required to be carried out under this Act;”;

(6) in clause (8), for the words and figures “National Building Code of India, 2005” the words “National Building Code of India” shall be substituted; 25

(7) in clause (9), for the words “ and includes an officer nominated by a local authority or a planning authority” the words “ or by a local authority or a planning authority ” shall be substituted ; 30

(8) for clause (14), the following clause shall be substituted, namely :—

“ (14) “ relevant municipal law ” means,—

(a) the Mumbai Municipal Corporation Act ;

(b) the Maharashtra Municipal Corporations Act ;

(c) the Maharashtra Municipal Councils, *Nagar Panchayats* and Industrial Townships Act, 1965 ;”.

3. In section 3 of the principal Act,—

Amendment
of section 3 of
Mah. III of
2007.

(1) in sub-section (1),—

(a) for the portion beginning with the words “Without prejudice to the provisions” and ending with the words “ provisions of this Act or the rules ”, the following shall be substituted, namely :—

“ Without prejudice to the provisions of any law for the time being in force or the rules, regulations or bye-laws made thereunder or the National Building Code of India, relating to fire prevention and life safety measures, the owner, or where the owner is not traceable, the occupier of any building as classified in *Schedule-I* or part of any such building, shall obtain necessary Provisional Fire Safety Approval or Final Fire Safety Approval or Renewal of Fire Safety Approval, as the case may be, from the Chief Fire Officer of the concerned local authority or planning authority; and where there is no Chief Fire Officer in such area or in the area outside the limits of the local authority or planning authority, from the Director. The owner or occupier shall provide fire prevention and life safety measures as recommended in the respective Fire Safety Approval, which shall not be less than the minimum requirements of fire safety installations prescribed in Part 4 of the National Building Code of India or any relevant Part thereof and as specified against such building in *Schedule-I* as applicable from time to time and shall maintain the fire prevention and life safety measures in good repair and efficient condition at all times, in accordance with the provisions of this Act and the rules made thereunder.”;

(b) after the proviso, for the *Explanation*, the following *Explanation* shall be substituted, namely :—

“*Explanation.*—For the purposes of this sub-section,—

(a) “Provisional Fire Safety Approval” means the recommendation given by the Director or Chief Fire Officer of the concerned local authority or planning authority as per the fire prevention and life safety measures as provided by or under this Act and the rules made thereunder at the time of building plan approval and before the construction thereof;

(b) “Final Fire Safety Approval” means the certificate issued by the Director or Chief Fire Officer of the concerned

local authority or planning authority after ascertaining that the fire prevention and life safety measures are in accordance with Provisional Fire Safety Approval before granting building completion certificate or occupancy certificate by the appropriate authority; 5

(c) “Renewal of Fire Safety Approval” means the renewal of a certificate issued by the Director or Chief Fire Officer of the concerned local authority or planning authority :

Provided that, renewal certificate shall be issued by the said authority, if required or mandatory as per the 10 relevant Acts, Rules, etc.”;

(2) after sub-section (1A), the following sub-sections shall be inserted, namely :—

“(1B) Notwithstanding anything contained in sub-section (1) or any other provisions of this Act or any other law for the time being 15 in force,—

(a) buildings above 30 meters in height but not exceeding 45 meters in height may be permitted in the areas of Municipal Corporation and Special Planning Authority, in case of occupancies specified as (B) in *Schedule-I*, that is to say 20 Educational Buildings, if such building fulfils the minimum requirements of fire prevention and life safety measures as recommended in the respective Fire Safety Approval and which shall not be less than the minimum requirements for fire fighting installations specified in the *Schedule-I*; 25

(b) in areas outside the limits of the Municipal Corporation and Special Planning Authority, the State Government may permit the authority empowered to sanction the construction plan on its request, to issue such certificate, in respect of buildings exceeding 30 meters in height in case of occupancies 30 specified as (B) in *Schedule-I*, that is to say Educational Buildings, if such buildings fulfils the minimum requirements of fire prevention and life safety measures as recommended in the respective Fire Safety Approval and which shall not be less than the minimum requirements for fire fighting installations 35 specified in *Schedule-I*;

(1C) Notwithstanding anything contained in sub-section (1) or any other provisions of this Act or any other law for the time being in force, building above 15 meters in height but not exceeding 24

5 meters in height, Multi-Level Car Parking (MLCP) upto 45 meters, Mechanised Automated Car Parking attached to minimum one side of the building or stand alone structure upto 100 meters, or any such other structure used for utility purpose such as storage of Diesel
 5 Generators (DG) Sets, may be permitted, in case of occupancies specified as (H) in *Schedule-I*, that is to say storage buildings, if such buildings fulfils the minimum requirements of fire prevention and life safety measures as recommended in the respective Fire Safety Approval and which shall not be less than minimum requirements of
 10 fire fighting installations specified in *Schedule-I*.”;

(3) after sub-section (3), the following sub-section shall be inserted, namely :—

“(3A) For the building as specified under section 45, the owner, or where the owner is not traceable, the occupier of a building, shall
 15 ensure that the fire fighting systems as recommended in the relevant Fire Safety Approval, is provided with automated continuous monitoring system as may be prescribed for ensuring that the fire fighting systems are in good repair and efficient working condition and these shall be certified by the Licensed Agency in the prescribed
 20 form and the manner and shall submit the same to the concerned authority in the manner as may be prescribed.”.

4. In section 9 of the principal Act,—

(1) for the words “Chief Fire Officer”, wherever they occur, the word
 “Director” shall be substituted ;

Amendment of section 9 of Mah. III of 2007.

25 (2) in sub-section (2), for the words “a court-fee stamp of five rupees” the words “such court-fee stamp as may be prescribed” shall be substituted ;

(3) in sub-section (3), for the words “one year” the words “two years” shall be substituted ;

(4) sub-section (5) shall be deleted.

30 5. In section 10 of the principal Act, in sub-section (1), in the proviso, for the words “Chief Fire Officer” the word “Director” shall be substituted.

Amendment of section 10 of Mah. III of 2007.

6. In section 11 of the principal Act,—

(1) for sub-sections (1) and (2), the following sub-sections shall be substituted, namely :—

Amendment of section 11 of Mah. III of 2007.

35 “(1) With effect from the date of commencement of the Maharashtra Fire Prevention and Life Safety Measures (Amendment) Act, 2023, and subject to the provisions of this Act, there shall be

levied a Fire and Emergency Service Fee, for the purposes of this Act on all owners or occupiers, as the case may be, of buildings as classified in *Schedule-II* (hereinafter, in this Chapter, referred to as “the said *Schedule*”), within the areas of a local authority or a planning authority (hereinafter, save as otherwise mentioned, throughout in this Act, 5 collectively referred to as “the Authority”), or other areas, to which this Act applies.

(2) The rate of such fee, in respect of each type of building situated within the area of any of the Authority and the areas to which this Act applies, shall be such as specified in *Schedule-II.*” ; 10

(2) in sub-section (3),—

(a) for the words “The Authority may” the words “The Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director may,” shall be substituted ;

(b) in the proviso,— 15

(i) for the words “the Authority may,” the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director may,” shall be substituted ;

(ii) for the words “the minimum rate specified in the said Schedule” the words “the rate specified in the said *Schedule*” 20 shall be substituted ;

(3) in sub-section (4),—

(a) after the words “the Authority” the words “or the Director” shall be inserted ;

(b) for the words “Fire Services” the words “Fire and Emergency 25 Services” shall be substituted.

Amendment
of section 12
of Mah. III of
2007.

7. In section 12 of the principal Act,—

(1) after sub-section (1), the following sub-section shall be inserted, namely :—

“(1A) The Director, on receipt of an application or *suo moto*, 30 before enhancing or reducing the enhanced rate and levying the fee at such rate, shall obtain the previous sanction of the State Government to the proposal.” ;

(2) in sub-section (2), after the words “the Authority” the words “or the Director” shall be inserted ; 35

(3) in sub-section (3), in clause (a), after the words “The Authority” the words “or the Director” shall be inserted ;

(4) in the marginal note, after the word “Authority” the words “or Director” shall be inserted.

8. In section 13 of the principal Act,—

Amendment
of section 13
of Mah. III of
2007.

5 (1) in sub-section (1), for the portion beginning with the words “ the minimum fees specified” and ending with the words “Parts of the said Schedule” the words and letters “the fees specified against each type of building in the said *Schedule*” shall be substituted ;

10 (2) in sub-section (2), for the words “The Authority may” the words “The Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director may” shall be substituted.

9. In section 14 of the principal Act,—

Amendment
of section 14
of Mah. III of
2007.

15 (1) in sub-section (1), for the words “ the Authority”, at both the places where they occur, the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director,” shall be substituted;

(2) in sub-section (2), for the words “the Authority”, wherever they occur , the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director” shall be substituted;

20 (3) in sub-section (4), for the words “the Authority”, wherever they occur, the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director,” shall be substituted;

25 (4) in sub-section (6), for the words “the Authority”, at both the places where they occur, the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director,” shall be substituted;

(5) in sub-section (7), in clause (b), for the words “the Authority” the words “the Authority, and in the areas outside the limits of the Authorities to which this Act applies, the Director,” shall be substituted.

10. In section 16 of the principal Act,—

Amendment
of section 16
of Mah. III of
2007.

30 (1) for sub-section (1), the following sub-section shall be substituted, namely :—

35 “(1) Where it appears to the State Government that the balance of the Fire Protection Fund of any Authority or Director is insufficient for meeting any expenditure required to be incurred for purchasing and maintaining fire fighting equipments and property and for maintenance thereof or for creating posts of officers, staff and servants for meeting the requirements to provide Fire and Emergency Services

or generally, for performance of fire fighting operations; or that such balance is more than the requirements for the purposes aforesaid, the State Government may, by notification in the *Official Gazette*, require the Authority or Director to enhance the rate of fee or reduce the enhanced fee, if any, at such rate as may be specified in the said notification.”;

(2) in the marginal note, after the word “Authority”, the words “or Director” shall be inserted.

Amendment of Chapter V of Mah. III of 2007. **11.** In Chapter V, for the heading “DIRECTOR OF FIRE SERVICES” the heading “DIRECTOR OF FIRE AND EMERGENCY SERVICES” shall be substituted. 10

Amendment of section 18 of Mah. III of 2007. **12.** In section 18 of the principal Act,—
 (1) in sub-section (1), for the words “Director of Fire Services” the words “Director of Fire and Emergency Services” shall be substituted;
 (2) in sub-section (2), for the words “fire services” the words “Fire and Emergency Services” shall be substituted. 15

Amendment of section 19 of Mah. III of 2007. **13.** In section 19 of the principal Act,—
 (1) the words, brackets and figure “sub-section (3) of” shall be deleted;
 (2) for the words “fire services” wherever they occur, the words “Fire and Emergency Services” shall be substituted. 20

Amendment of section 21 of Mah. III of 2007. **14.** In section 21 of the principal Act,—
 (1) in sub-section (1), for the words “fire services” the words “Fire and Emergency Services” shall be substituted;
 (2) in the marginal note, for the words “fire services” the words “Fire and Emergency Services” shall be substituted. 25

Amendment of section 22 of Mah. III of 2007. **15.** In section 22 of the principal Act,—
 (1) for the words “Fire Service”, “fire service”, “fire services” or “fire service or services”, wherever they occur, the words “Fire and Emergency Services” shall be substituted;
 (2) in the marginal note, for the words “Maharashtra Fire Services” 30 the words “Maharashtra Fire and Emergency Services” shall be substituted.

Amendment of section 24 of Mah. III of 2007. **16.** In section 24 of the principal Act, for the words “fire service” the words “Fire and Emergency Services” shall be substituted.

17. In section 27 of the principal Act,—

Amendment
of section 27
of Mah. III of
2007.

(1) in sub-section (1),—

(a) for the words “of fire” the words “of fire or any emergency situation” shall be substituted;

5 (b) in clause (a), for the words “for extinguishing the fire or for saving life or property” the words “for extinguishing the fire or responding to any emergency situation for saving life or property” shall be substituted;

10 (c) in clause (b), after the words “fire is burning” the words “or any emergency situation has arisen” shall be inserted;

(d) in clause (c), after the words “extinguishing fire” the words “or dealing with any emergency situation” shall be inserted;

(e) in clause (e), after the words “fire-fighting” the words “or handling of any emergency situation” shall be inserted;

15 (f) in clause (f), for the words “extinguishing the fire or the protection of life or property” the words “extinguishing the fire or dealing with any emergency situation for the protection of life or property” shall be substituted ;

20 (2) for sub-section (2), the following sub-section shall be substituted, namely :—

“ (2) Any damage done to any premises or property, on the occasion of fire or any emergency situation, by members of the Fire and Emergency Services in the due discharge of their duties shall be deemed to be damage by fire or any emergency situation within the meaning of any policy of insurance against fire or insurance for any emergency situation.”;

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(3) after sub-section (2), the following *Explanation* shall be added, namely :—

“*Explanation.*— For the purpose of this section, the expression “emergency situation” means any manmade or natural disaster or any eventuality where the life or property is at risk.” ;

30

(4) in the marginal note, after the word “ fire ” the words “ or any emergency situation ” shall be added.

18. In section 29 of the principal Act,—

Amendment
of section 29
of Mah. III of
2007.

35 (1) after the words “fire-fighting purposes” the words “or dealing with any emergency situation” shall be inserted;

(2) for the word “fires” the words “fires or any emergency situation” shall be substituted.

Amendment
of section 32
of Mah. III of
2007.

- 19.** In section 32 of the principal Act, in sub-section (1),—
- (1) before clause (a), the following clause shall be inserted, namely :—
- “(1-a) Fire Safety Approval issued under sub-section (1) of section 3, or”;
- (2) after clause (b), the following clause shall be inserted, namely :— 5
- “(bb) order under sub-section (3) or (4) of section 9, or”;
- (3) after clause (c), the following clause shall be inserted, namely :—
- “(d) order under sub-section (5) or (6) of section 45A;”.

Amendment
of section 33
of Mah. III of
2007.

- 20.** In section 33 of the principal Act, in clause (a),—
- (1) for sub-clause (i), the following sub-clause shall be substituted, 10
namely :—
- “(i) under clause (1-a), (a), (b), (bb) or (d) of sub-section (1) of section 32 is brought within thirty days from the date of issue of Fire Safety Approval or from the date of service of notice or the date on which the refusal is communicated to the appellant or from the date 15
of issue of order ;”;
- (2) in the proviso, for the words “fifteen days” the words “thirty days” shall be substituted.

Amendment
of section 45
of Mah. III of
2007.

- 21.** In section 45 of the principal Act, in sub-section (1), the heading “Building with height more than 30 meters and used for,—” shall be numbered 20
as clause (a) and after clause (a), as so numbered, the following clause shall be added, namely :—
- “(b) Building used as,—
- (1) residential building with height more than 70 meters;
- (2) large oil and natural gas installation such as refineries, LPG 25
bottling plant and other similar facilities;
- (3) industrial building with moderate hazardous activities in nature having built up area 30,000 square meters or more and industrial building with high hazardous activities in nature having built up area of 10,000 square meters or more.”. 30

Insertion of
section 45A in
Mah. III of
2007.

- 22.** After section 45 of the principal Act, the following section shall be inserted, namely :—

Fire and Life
Safety Audit
of certain
buildings.

- “**45A.** (1) (a) Fire and Life Safety Audit shall be carried out by the owner, or where the owner is not traceable, the occupier of a building, for all the occupancies mentioned in sub-section (1) of section 45 by licensed 35

Mah.
of 2023.

Fire and Life Safety Auditor and such Fire and Life Safety Audit shall be carried out within a period of one year from the date of commencement of Maharashtra Fire Prevention and Life Safety Measures (Amendment) Act, 2023 and thereafter, once in every two years.

5 (b) The owner or occupier, as the case may be, shall furnish to the Director or Chief Fire Officer or the nominated officer, a certificate in the prescribed form issued by a licensed Fire and Life Safety Auditor regarding the evaluation of the fire prevention and life safety measures in his such building or part thereof, as required by or under the provisions
10 of this Act or rules made thereunder.

Explanation.—For the purposes of the Act, the expression “Fire and Life Safety Audit” means the evaluation of fire prevention and life safety measures required as per prevalent Acts or rules or National Building Code of India in force.

15 (2) The Director may grant any person or association of persons as he thinks fit, a licence to act as a Fire and Life Safety Auditor for the purposes of this Act possessing such qualifications and experience as may be prescribed.

20 (3) The duties and responsibilities of such auditor shall be such as may be prescribed.

(4) Any person intending to have or renew such licence shall apply to the Director in the prescribed form and in the prescribed manner. Such application shall bear such court-fee stamp as may be prescribed and shall be accompanied by the prescribed fee.

25 (5) On receipt of such application, the Director may, after holding such inquiry as he deems fit, either grant the licence in the prescribed form for a period of two years or renew the same for a like period or, for reasons to be recorded in writing, by order refuse to grant or renew the licence.

30 (6) Where the Director has reason to believe that any person to whom a licence has been granted has contravened any provisions of this Act or of the rules made thereunder or failed to comply with the conditions of the licence or is unfit by reason of incompetency, misconduct or any other grave reason, the Director may, after giving reasonable opportunity
35 to show cause, for reasons to be recorded in writing, by order suspend or cancel the licence.

(7) No person other than a licensed Fire and Life Safety Auditor shall carry out the work of fire audit or perform such other related activities required to be carried out in any place or building or part thereof.

(8) No Fire and Life Safety Auditor or any other person claiming to be such Fire and Life Safety Auditor shall give a certificate under sub-section (1) regarding the evaluation of the fire prevention and life safety measures are in good and efficient condition, without there being actual such fire prevention and life safety measures.”. 5

Insertion of section 48A in Mah. III of 2007.

23. After section 48 of the principal Act, the following section shall be inserted, namely :—

Power to amend *Schedule-I*.

“**48A.** (1) Where the State Government is satisfied that it is necessary or expedient to do so, for the purposes of implementation of any Part of the National Building Code of India relating to protection of life and property, it may, by notification in the *Official Gazette*, amend *Schedule-I* and thereupon, the said *Schedule* shall be deemed to have been amended accordingly. 10

(2) Every notification issued under sub-section (1) shall be laid before each House of State Legislature.”. 15

Substitution of *Schedule-I* and *Schedule-II* of Mah. III of 2007.

24. For *Schedule-I* and *Schedule-II* appended to the principal Act, the following *Schedules* shall be substituted, namely :—

**“ SCHEDULE I
(See section 3 (1))
Minimum Requirement for Fire Fighting Installation**

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (Note 9)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
RESIDENTIAL BUILDINGS (A)															
(a)	Lodging and Rooming Houses (A-1) and One or two Family Private Dwellings (A-2) (see Note 3(d))														
(1)	Less than 15 m in height	R	NR	NR	NR	R (Note 4)	NR	NR	NR	5 000 (Note 5)	NR	NR	NR		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(2)	15 m and above but not exceeding 35 m in height	R	R	NR	R	NR	R (Note 4)	R	NR	NR	25 000	NR	900		
(3)	Above 35 m but not exceeding 45 m in height	R	R	R	NR	NR	R (Note 4, Note 15(a))	R	R	75 000	5 000	(Note 10)	NR		
(b)	Dormitories (A-3) Apartment Houses (A-4) (Notes 8 and 22)														
(1)	Less than 15 m in height	R	R	NR	NR	NR	R (Note 4)	NR	NR	NR	5 000 (5 000) (Note 6)	NR	450 (450) (Note 6)		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
	(i) Floor area not exceeding 500 m ² on any of the floor	R	R	NR	NR	NR	R (Note 4)	R	NR	NR	5 000 (5000) (Note 6)	NR	450 (450) (Note 6)		
	(ii) Floor area exceeding 500 m ² but not more than 1 000 m ² on any of the floor	R	R	NR	R	NR	R (Note 4)	R	R	NR	20 000 (5000) (Notes 6 and 7)	NR	450 (450) (Note 6)		
	(iii) Floor area exceeding 1 000 m ² on any of the floor	R	R	R	NR	R	R (Notes 15 (a) and 15(b))	R	R	100000	10 000 (Note 4)	(Note 10)	NR		
(2)	15 m and above but not exceeding 30 m	R	R	R	NR	R	R (Notes 15 (a) and 15(b))	R	R	150 000	20 000	(Note 10)	NR		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (Note 9)	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(3)	Above 30 m in height	R	R	R	NR	R	R (Notes 15 (a) and 15(b))	R	R	200 000	20 000	(Notes 11 and 13)	NR		
(d)	Hotels (A-6)	R	R	R	NR	R	R (Notes 15 (a) and 15(b))	R	R	250 000	20 000	(Notes 12 and 13)	NR		
EDUCATIONAL BUILDINGS (B) (see Note 3(d) and 3(f))															
(1)	Less than 15 m in height	R	R	NR	R	NR	R (Note 4)	NR	NR	NR	10 000 (5 000) (Notes 6 and 7)	NR	450 (450) (Note 6)		
(2)	15 m and above but not exceeding 24 m in height	R	R	NR	R	NR	R (Note 4)	R	NR	NR	25 000	NR	900		
(3)	Above 24 m but not exceeding 30 m in height	R	R	R	NR	NR	R (Note 4)	R	NR	50 000	(5 000) (Note 6)	(Note 14)	NR		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(1)	Less than 15 m in height with plot area up to 1 000 m ²														
	(i) Up to ground plus one storey, with no beds	R	R	NR	NR	NR	R (Note 4)	R	NR	NR	2500 (2500) (Note 6)	NR	(450) (Note 6)		
	(ii) Up to ground plus one storey with beds	R	R	NR	NR	NR	R (Note 4)	R	NR	NR	5 000 (5 000) (Note 6)	NR	450 (450) (Note 6)		
	(iii) Ground plus two or more storeys, with no beds	R	R	NR	R	NR	R (Note 4)	R	R	NR	10 000 (5 000) (Note 6)	NR	900 (450) (Note 6)		
	(iv) Ground plus two or more storeys, with beds	R	R	R	NR	NR	R (Notes 15(a) and 15(b))	R	R	50,000	10 000	(Note 10)	NR		

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
(2)	Less than 15 m in height with plot area more than 1 000 m ²	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	1 00 000	10 000	(Note 10)	NR
(3)	15 m and above but not exceeding 30 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	150 000	20 000	(Note 10)	NR
(4)	Above 30 m and not exceeding 45 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000	20 000	(Note 11)	NR
(5)	Above 45 m in height (see note 3 (e))	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000+5000 per 5m above 45m	20 000-5000 per 5m above 45m	(Notes 12 and 13)	NR

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(b)	Custodial (C-2), and Penal and Mental (C-3) (see note 3b)														
(1)	Less than 10 m in height														
	(i) Up to 300 persons	R	R	NR	NR	NR	R (Note 4)	R	NR	NR	10 000 (5 000) (Note 6)	NR	450 (450) (Note 6)		
	(ii) More than 300 persons	R	R	NR	R	NR	R (Note 4)	R	NR	NR	15 000 (5 000) (Note 6)	NR	900 (450) (Note 6)		
(2)	10 m and above but not exceeding 15 m in height	R	R	R	NR	R	R (Note 4)	R	R	100 000	5 000 (5 000) (Note 6)	(Note 10)	NR		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(3)	15 m and above but not exceeding 24 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	150 000	10 000	(Note 10)	NR		
(4)	24 m and above but not exceeding 30 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000	20 000	(Note 11)	NR		
ASSEMBLY BUILDINGS (D) ((Notes 3b, 8 and 22)															
(a)	Buildings (D-1 TO D-5)														
(1)	Less than 10 m in height														
	(i) Up to 300 persons	R	R	NR	R	NR	R (Note 4)	R	NR	NR	20 000 (5 000) (Note 6)	NR	450 (450) (Note 6)		

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	(ii) More than 300 persons	R	R	NR	R	NR	R (Note 4)	R	NR	NR	25 000 (5 000) (Note 6)	NR	900
(2)	Above 10 m but not exceeding 15 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	100 000	5 000 (5 000) (Note 6)	(Note 10)	NR
(3)	Above 15 m but not exceeding 24 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	150 000	10 000	(Note 10)	NR
(4)	Above 24 m but not exceeding 30 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000	20 000	(Note 11)	NR
(b)	Buildings D-6	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000	20 000	(Note 12)	NR

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
(c)	Buildings D-7	Ref: D-7 of Table 7 of Part 4 of National Building Code of India													
BUSINESS BUILDINGS (E) (Notes 8 and 22)															
(1)	Less than 10 m in height	R	R	NR	R	NR	R (Note 4)	R	NR	NR	10 000 (5 000) (Note 6)	NR	450 (450) (Note 6)		
(2)	Above 10 m but not exceeding 15 m in height	R	R	R	NR	NR	R (Note 4)	R	R	50 000	5 000 (5 000) (Note 6)	(see Note 14)	NR		
(3)	Above 15 m and up to 24 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	100 000	10 000	(Note 10)	NR		
(4)	Above 24 m and up to 30 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	150 000	20 000	(Note 11)	NR		
(5)	Above 30 m in height	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	R	200 000	20 000	(Notes 12 and 13)	NR		
MERCANTILE BUILDINGS (F) (Notes 3(b), 8 and 22)															

Sr. No.	Type of Building Occupancy	Type of Installation									Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
(a)	F-1 and F-2													
(1)	Less than 15 m in height													
	(i) Ground plus one storey, with total of all floor area not exceeding 500 m ²	R	R	NR	NR	NR	R (Note 4)	NR	NR	NR	5 000 (5 000) (Note 6)	NR	450	
	(ii) Ground plus one storey and total of all floor area exceeding 500 m ²	R	R	NR	R	NR	R (Note 4)	R	NR	NR	20 000 (5 000) (Note 6)	NR	900	
	(iii) More than ground plus one storey	R	R	NR	R	NR	R (Note 4)	R	NR	NR	25 000 (5 000) (Note 6)	NR	900	

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	(i) Aggregate floor area of the largest building within the plot upto 500M ²	R	NR	NR	NR	NR	NR	NR	NR	10000		NR	NR
	(ii) Aggregate floor area of the largest building exceeding 500M ² but within 2000M ²	R	R	NR	NR	R	NR	NR	NR	25000		(Note 17)	NR

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Corner	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	(iii) Aggregate floor area of the largest building within the plot exceeding 2000M ² but within 5000M ²	R	R	R	NR	R	NR	R	NR	50000		(Note 17)	NR
	(iv) Aggregate floor area of the largest building within the plot exceeds 5000M ²	R	R										
(b)	Moderate Hazard (G-2) (Notes 3(c), 16(a) and 16(b))												

(Notes 18, 19, 21(a) and 21 (b))

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Under-ground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	(i) Aggregate floor area of the largest building within the plot upto 1000M ²	R	R	NR	NR	R	NR	NR	NR	50000		(Note 14)	NR
	(ii) Aggregate floor area of the largest building within the plot exceeding 1000M ² but within 2000M ²	R	R	R	NR	R	NR	R	NR	75000		(Note 14)	NR

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)		
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)		
	(iii) Aggregate floor area of the largest building within the plot exceeding 2000M ²	R	R												
(c)	High Hazard (G-3) (Notes 3(a) and 16(c))	R	R												
(Notes 18, 19, 21a and 21b)															
(Notes 18, 19, 21a and 21b)															
STORAGE BUILDINGS (H) (see note 3c, 3d, 3g and 3h)															
(1)	Below 15 meter in height and covered area less than 1000 m ²	R	R	R	NR	NR	R (Note 4)	NR	NR	50000	NR	(Note 14)	NR		

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps (11)	Terrace Tank (12)	Fire Pump Near Underground Static Water Storage Tank (13)	Pump at the Terrace Tank Level (14)
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
(2)	Below 15 meter in height and covered area more than 1000 m ²												
	I. Ground floor only	R	R										
	II. Ground plus one floor	R	R										
	II. More than ground plus one floor	R	R										
(3)	Above 15 m in height but not exceeding 24 m (see note 3(c) and 3(e))	R	R										

(Notes 18, 19, 21(a) and 21(b))

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in l)		Pump Capacity (in l/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electronic Fire Alarm Systems (Note 1)	Automatic Detection and Alarm System (Note 2)	Underground Static Water Storage Tank Capacity for one set of pumps	Terrace Tank	Fire Pump Near Underground Static Water Storage Tank	Pump at the Terrace Tank Level
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
(4)	Multi-Level Car Parking (MLCP) (see Note 3(d))	R	R	R	NR	R	R (Notes 15(a) and 15(b))	R	NR	150 000	NR	(Note 11)	NR
(5)	Mechanized Parking (automated) (see note 3(h))	R	R	NR	NR	R	R (see note 7)	NR	R	50000	NR	(Note 14)	NR
HAZARDOUS BUILDINGS (J) (Note 3a)													
(1)	Up to 15 m in height	R	R										(Notes 18, 19, 20, 21(a) and 21(b))

R – Required NR – Not Required

Notes	Requirements
1.	Manually Operated Electronic Fire Alarm System (MOEFA) System shall also include talk-back system and public address system in all buildings 15m and above in height, except for A-3 and A-4 occupancies where these shall be provided for buildings for height 24m and above. These shall also be provided in car parking areas more than 300 m ² and in multi-level car parking irrespective of their areas
2.	Automatic detection and alarm system is not required to be provided in car parking area. Such detection system shall however be required in other areas of car

	parking such as electrical rooms, cabins and other storage areas.
3(a).	Buildings above 15 m in height are not to be permitted for occupancy Group J.
3(b).	Buildings above 30 m in height not to be permitted for Group C-2 and C-3, Group D and Group F occupancies.
3(c).	Building above 24 m in height not to be permitted for Group G (unless required for process purpose) and for Group H.
3(d).	Buildings above 45 m in height are not to be permitted for occupancies Group A-1 and A-2, Group B and Group H-4 (MLCP).
3(e).	Building above 45m in height may be permitted for Group C-1 occupancies, provided it complies or, is in consonance with the parameters laid down from time to time, by the National Fire Protection Association (U.S.A.) in respect of such occupancy.
3(f).	Only the building meant for educational purpose for higher secondary education and above and like shall be permitted above 30 m subject to availability of local firefighting facilities.
3(g).	Storage building may be permitted above 15 m and not exceeding 24 m subject to availability of local firefighting facilities.
3(h).	Automated Mechanized car parking or any such other structure used for utilities purpose such as storage of DG sets, not to be permitted above 100 meter or the maximum height permissible, whichever is less, as specified under building by-laws; subject to availability of local fire fighting facilities. If these structure are attached to the building, then said wall shall be dead wall with two hours fire resistant.
4.	Required to be installed in basement, if area thereof exceeds 200 m ² .
5.	Required to be provided if basement area exceeds 200 m ² .
6.	Additional value given in parenthesis shall be added if basement area exceeds 200 m ² .
7.	Required to be provided for buildings with more than two storeys (Ground + one).
8.	In case, the complex consists of building(s) with occupancies having different classifications, fire protection systems shall be governed by the most restrictive provisions of the National Building code of India among those applicable for individual occupancies.
9.	Overhead tank of specified capacity (along with Terrace pump if applicable) as indicated under respective items in the table shall be provided for each building/tower. Whether the building(s)/tower(s) are situated attached or detached. Further the Tanks shall be connected to sprinkler systems, down comers and hose reels either directly or through terrace pumps as applicable in the table.
10.	One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets on same underground water tank. In this case, one set consisting of one electrically driven pump, one diesel driven standby pump (having a capacity of 2280 LPM) and one electrical driven Jockey pump (having a capacity of 180 LPM) shall be provided).
11.	One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets on same underground water tank. In this case, one set consisting of two electrically driven pumps (one each for Hydrant and sprinkler systems), having a capacity of 2280 LPM. One diesel driven common standby pump (having a capacity of 2280 LPM) and two electrically driven Jockey pump (having a capacity of 180 LPM, one each for Hydrant and sprinkler systems)

	shall be provided.
12.	One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets on same underground water tank. In this case, one set consisting of two electrically driven pumps (one each for Hydrant and sprinkler systems), having a capacity of 2850 LPM. One diesel driven common standby pump (having a capacity of 2850 LPM) and two electrically driven Jockey pump (having a capacity of 180 LPM, one each for Hydrant and sprinkler systems) shall be provided.
13.	Lower levels in high rise buildings 60 m or above in height are likely to experience high pressure and therefore, it is necessary to consider multi-stage, multi-outlet pumps (creating pressure zones) or installation of pumps at one or more levels or variable frequency drive pumps or any other equivalent arrangement.
14.	One set of pumps shall be provided for each 100 hydrants or part thereof, with a maximum of two sets on same underground water tank. In this case, one set consisting of one electrically driven pump, one diesel driven standby pump (having a capacity of 1620 LPM) and one electrical driven Jockey pump (having a capacity of 180 LPM) shall be provided).
15(a).	Sprinklers shall be fed water from both underground static water storage tank and terrace tank when both are prescribed in the Table.
15(b).	Entire building(s) i.e. Common areas as well as Livable areas within shall be protected as per relevant Indian standards for automatic sprinkler system.
16(a).	Those industries which were defined or licensed as "Artisans workshops, Village and Cottage Industries, Tiny sector industries" by the Government of India shall need to provide only Extinguishers and Fire Buckets, their quantity and distribution shall comply with relevant Indian standards.
16(b).	Multiple Industrial occupancies in Industrial building (all in one building) shall be protected according to the requirements for "Moderate" hazard industries. No high hazard occupancies shall be allowed in such buildings.
16(c).	In case of high hazard industries like Petrochemical industries, Refineries and the like, in addition to compliance of requirements of above Table, compliance to statutory requirements like Oil Industries Safety Directorate and the like are mandatory.
17.	Entire occupancy shall be protected by one electric driven main pump of at least 900 LPM discharge capacity, one standby pump of similar capacity (with reliable back-up supply) and one jockey pump of capacity of at least 180 LPM.
18.	Entire occupancy shall be protected by hydrant, sprinkler, water spray, water mist, Gas based System, foam, fire alarm systems etc. as applicable in accordance with relevant Indian Standard Codes in all respects that include design and installation of pumps, pipelines etc.. See note 19 and 21 below.
19.	Certain occupancies may also be protected by Automatic water mist systems with appropriate (pressure) applications if such systems are evaluated/certified by recognised National/International agencies for such occupancies. Installation and design of such systems, besides complying with various provisions of Indian Standard – 15519, shall be as per manufacturers specifications, complying with test conditions and the same shall have acceptance of the authorities concerned. Extrapolation of test results shall not be allowed to provide protection to larger areas unless specifically permitted by the reputed testing agencies.
20.	Pump capacity for hydrant system shall be based on the covered area of the buildings i.e for area upto 500M2 pumping should be @ 2.0 LPM/M2, for areas greater than 500M2 but upto 1000M2, pumping should be @ 2.5 LPM/M2. Areas more than 1000M2 are not acceptable unless there are fire separations equivalent to two hours. Entire hydrant and sprinkler systems shall be designed as per the relevant IS standards. See Notes 18, 19 and 21(a) and 21(b).
21(a).	For all occupancies under classifications A to J, pumping capacities and water requirements shall need to be provided wherever indicated in respective columns and Notes in the above Table. However, where pumping capacities and whatever requirements are not indicated in the respective columns, reference shall be

	made to the concerned Indian Standard (IS) Codes of practices for Hydrant/Sprinkler/Water spray etc. for details. In either case, Design and installation of systems like hydrant, sprinkler, spray systems etc. shall strictly be carried out as per provisions in respective Code of practices like IS-13039, IS-15105, IS-15325 etc.
21(b).	Where application of water as extinguishing medium is not appropriate due to the presence of water reactive materials or other valid acceptable reasons, a suitable alternative extinguishing system and method shall be provided in consultation with the appropriate authorities. Protection methods suggested shall be in compliance with relevant Indian Standards in all respects. Other types of systems for fire alarms, Gas based Systems. etc. shall also be designed and installed as per relevant Indian standards in all respects.
22.	As per the requirement of local authority dry riser may be used in hilly areas, industrial areas or as required.

SCHEDULE II

(See section 11)

Fire and Emergency Service Fee Structure

1. The Fire and Emergency Service Fee shall be levied as indicated in TABLE given below as per square meter of the built up area for the various categories of the building in accordance to percentage of the Annual Statements of Rates (ASR) as published under the provisions of the Maharashtra Stamp (Determination of True Market Value of Property) Rules, 1995 made under the Maharashtra Stamp Act (LX of 1958).

TABLE

10

Sr. No.	Height of the Building in meters	Percentage of the Annual Statement of Rates (ASR)			
		Residential	Institutional	Commercial	Industrial
1	Building upto 45 m	0.25%	0.50%	0.75%	0.75%
2	Building above 45m	0.50%	0.75%	1.00%	1.00%

2. The categorization of the occupancies in paragraph 1 above shall be as categorized in Part 4 of the National Building Code of India, regarding Fire and Life Safety, which are as follows :—

(a) **“Residential Building”** means Residential Occupancies as mentioned in Group A of Part 4 of the said Code except Sub-Groups A-5 and A-6 thereof, *viz.* Lodging, Boarding, Dormitories, Apartment, Multi-level car parking and Mechanized Automated Car Parking.

(b) **“Institutional Building”** means Educational Occupancies as mentioned in Group B of Part 4 of the said Code and Institutional Occupancies in Group C of Part 4 of the said Code, *viz.* School, College, University, Hospital, Nursing Home, etc.

(c) **“Commercial Building”** means Occupancies as mentioned in Sub-Groups A-5 and A-6 of Part 4 of the said Code and Assembly Occupancies in Group D of Part 4 of the said Code, Business Occupancies in Group E of Part 4 of the said Code and Mercantile Occupancies in Group F of Part 4 of the said Code, *viz.* Hotels, Eateries, Malls, Multiplex, Theatres, Shops, etc.

(d) **“Industrial Building”** means Industrial Occupancies as mentioned in Group G of Part 4 of the said Code, Storage Occupancies in Group H of Part 4 of the said Code (excluding Multi-level car parking) and Hazardous Occupancies in Group J of Part 4 of the said Code.

Notes :—The fee for the above classification of the building shall be calculated as under :—

1. The fee after computing the necessary percentage of the ASR shall be multiplied by the built up area of the building under consideration for necessary
5 approval.

2. For the purposes of assessment of fee, the built-up area shall be gross built-up area, which includes area of basement, easements, stilts, podium, stair-cases, lifts, lobbies, passages, balconies, cantilever portions, service floors, refuge areas, etc., as shown in the building plan certified by the Architect and submitted
10 to the Authority alongwith the application for permission for construction of a building. The built-up area to be calculated for this purpose will have no relation with the floor space index or the built-up area calculated in any other manner.

3. The fees to be calculated shall be taken from lowest level to the
15 last livable floors and not slab-wise while determining height of the building as indicated in TABLE.

4. For the purposes of assessment of fee, the Annual Statement of Rates published under the provisions of the Bombay Stamp (Determination of True Market Value of Property) Rules, 1995 are the building construction rates issued
20 by the Department of Registration and Stamps, Government of Maharashtra.

5. No fee shall be levied for the building identified as Sub-Groups A-2 and A-4 below 15 meters occupancies as per Part 4 of the National Building Code of India, Part 4 and for all those buildings identified in section 15 of the Act.”.

STATEMENT OF OBJECTS AND REASONS.

The Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Mah. III of 2007) has enacted with a view to make more effective provisions for the fire prevention and life safety measures in various types of buildings in different areas in the State of Maharashtra, for imposition of fire service fee and constitution of Fire Protection Fund.

2. The Government of India, Ministry of Consumer Affairs, Food and Public Distribution, Bureau of Indian Standards has revised the National Building Code of India in the year 2016. Part 4 of the said Code provides the guidelines for the fire prevention, protection and life safety. Thereafter, the Government of India has also circulated the Model Fire Bill to all the States and requested every State to adopt suitable provisions of the said Bill.

In view of this, to provide fire prevention and life safety measures to various types of buildings, the Government considers it expedient to make suitable amendments in the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

3. The salient features of the proposed amendments to the said Act, are as follows :—

(i) *Amendment of section 3.*—This section is amended to provide for Fire Safety Approvals to various types of occupancies to regulate fire safety requirements in certain types of educational buildings, storage buildings, Multi-Level Car Parking (MLCP) structures, Automated Mechanized Car Parking structures upto certain heights and structures used for utility purpose such as storage of Diesel Generators (DG) sets.

(ii) *Amendment of sections 32 and 33.*—These sections are amended to increase the period of appeal from fifteen days to thirty days.

(iii) *Amendment of section 45.*—This section is amended to provide for appointment of fire officer and fire supervisor for residential buildings with height more than 70 meters, large oil and natural gas installation such as refineries, LPG bottling plants, etc. and also industrial buildings with moderate hazardous activities and high hazardous activities.

(iv) *Insertion of section 45A.*—This section provides for Fire and Life Safety Audit and appointment of Fire and Life Safety Auditor to carry out audit of buildings.

(v) *Substitution of Schedule I and Schedule II.*—These *Schedules* are substituted with a view to provide minimum fire fighting requirements as per the revised National Building Code of India.

(vi) To increase the scope of responsibilities of the existing fire services to cover all manmade and natural calamities “the Fire Services” are renamed as “the Fire and Emergency Services”, in view of the directions of the Ministry of Home Affairs by amending relevant sections, suitably.

4. The Bill seeks to achieve the above objectives.

Mumbai,

Dated the 6th March, 2023.

EKNATH SHINDE,

Chief Minister.

MEMORANDUM REGARDING DELEGATED LEGISLATION

The Bill involves the following proposals for delegation of legislative power, namely :—

Clause 1(2).—Under this clause, power is taken to the State Government to bring the Act into force, on such date as the State Government may, by notification in the *Official Gazette*, appoint.

Clause 2(3).—Under this clause, which seeks to insert clause (4A) in section 2 of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 (Mah. III of 2007), power is taken to the State Government, to notify the authority to render Fire and Emergency Services.

Clause 3(3).—Under this clause, which seeks to insert sub-section (3A) in section 3 of the Act, power is taken to the State Government to prescribe by rules, the automated continuous monitoring system, the form and manner of certificate to be certified by the Licensed Agency and manner of submission of certificate to the concerned authority.

Clause 4(2).—Under this clause, which seeks to amend sub-section (2) of section 9 of the Act, power is taken to the State Government to prescribe by rules, the court-fee stamp bear with the application.

Clause 22.—Under this clause, which seeks to insert section 45A in the Act,—

(a) in sub-section (2), power is taken to the State Government to prescribe by rules, the qualifications and experience of the Fire and Life Safety Auditor ;

(b) in sub-section (3), power is taken to the State Government to prescribe by rules, the duties and responsibilities of the Fire and Life Safety Auditor ;

(c) in sub-section (4), power is taken to the State Government to prescribe by rules, the form and manner of application and fee accompanied with the application and the court-fee stamp bear with the application for licence to act as Fire and Life Safety Auditor ;

(d) in sub-section (5), power is taken to the State Government to prescribe by rules, the form of license.

Clause 23.—Under this clause, which seeks to insert section 48A in the Act, power is taken to the State Government to amend *Schedule I*, by notification in the *Official Gazette*.

2. The above-mentioned proposals for delegation of legislative power are of normal character.

*ANNEXURE TO L.A. BILL No. X OF 2023 - THE MAHARASHTRA
FIRE PREVENTION AND LIFE SAFETY MEASURES
(AMENDMENT) BILL, 2023.*

*(Extracts from the Maharashtra Fire Prevention and Life
Safety Measures Act, 2006)*

(Mah. III of 2007)

1. * * * *

2. In this Act, unless the context otherwise requires,—

Definitions.

(1) the expression “building” shall have the same meaning assigned to it in the relevant municipal law or any law for the time being in force in the area in which this Act is in force; and includes places or premises comprising land or building, or part of a land or building, whether authorized or otherwise, outhouses, if any, appertaining to such building or part thereof and petrol, diesel or gas lines, installations or pumps.

Explanation.—For the purposes of this Act the definition of “building” herein shall extend and apply only to such building in respect of which fee is assessable and leviable as specified in the Schedule-II ;

(2) and (3) * * * *

(4) “Director” means the person appointed by the State Government to be the Director, Maharashtra Fire Services, Group-A, under section 18 ;

(5) the expression “fire prevention and life safety measures” means such measures as are necessary in accordance with the building bye-laws or as required by or under the provisions of any law or the National Building Code of India, 2005, for the time being in force, for the prevention, control and fighting of fire and for ensuring the safety of life and property in case of fire;

(6) “Licensed Agency” means a person or an association of persons licensed by the Director or within the area under his jurisdiction, the Chief Fire Officer or the nominated officer, for undertaking or executing fire prevention and life safety measures or performing such other related activities required to be carried out under this Act within the area of the local authority or a planning authority;

(7) * * * *

(8) “National Building Code of India, 2005” means the book containing Fire Prevention and Life Safety Measures to be implemented in the buildings, places, premises, workshops, warehouses and industries, published by the Bureau of Indian Standards, from time to time, with or without amendments;

(9) “nominated officer” means an officer possessing the prescribed qualifications and nominated by the Director or the Chief Fire Officer and includes an officer nominated by a local authority or a planning authority for the purposes of this Act:

Provided that, for the areas not covered by any Municipal Corporation or Municipal Council, the Director shall nominate an officer to be “a nominated officer”, and different such officers, may be nominated for different areas;

- (10) to (13) * * * *
- (14) “relevant municipal law” means,—
- (a) the Mumbai Municipal Corporation Act;
- (b) the Bombay Provincial Municipal Corporations Act, 1949;
- (c) the City of Nagpur Corporation Act, 1948;
- (d) the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965;
- (15) and (16) * * * *

Owners or occupier's liability to provide for fire prevention and life safety measures.

3. (1) Without prejudice to the provisions of any law or the rules, regulations or bye-laws made thereunder or the National Building Code of India, 2005, relating to fire prevention and life safety measures and in operation in the State for the time being in force, the owner or where the owner is not traceable, the occupier, of a building as classified in the Schedule-I or part of any such building shall provide fire prevention and life safety measures in such building or part thereof, minimum fire fighting installations as specified against such building in the said Schedule; and the owner or, as the case may be, the occupier shall maintain the fire prevention and life safety measure in good repair and efficient condition at all times, in accordance with the provisions of this Act or the rules.

(1A) Notwithstanding anything contained in sub-section (1) or any other provision of this Act or any other law for the time being in force, building above 30 meters in height but not exceeding 45 meters in height may be permitted, in case of occupancies specified as (C-1) in Schedule-I, that is to say, Hospitals, Sanatoria and Nursing Homes, if such building fulfills the minimum requirement of fire fighting installations specified in Schedule-I.

Provided that, in the case of such building or part thereof the construction of which has been completed immediately before the date of commencement of this Act, the occupier, and subject to the provisions of sub-section (2), in the case of such building or part thereof which is under construction on such date, the owner, shall undertake and carry out such additional fire prevention and life safety measures, as are specified in the notice served on him under section 6.

Explanation.—The classification of buildings as mentioned in the Schedule-I under this section and that in Schedule-II under section 11, conforms to the classification of buildings made under the provisions of the National Building Code of India, 2005. (a) in sub-section (1), in the Explanation, after the words and figure “the National Building Code of India, 2005” the words and brackets “or, as the case may be, the parameters laid down, from time to time, by the National Fire Protection Association Institution (U.S.A.)”

- (2) to (3) * * * *
- 4. to 8.** * * * *

Power of grant licence to act as Licensed Agency.

9. (1) The Chief Fire Officer may grant any person or association of persons as he thinks fit, a licence to act as a Licensed Agency for the purposes of this Act.

(2) Any person intending to have or renew such licence shall apply to the Chief Fire Officer in the prescribed form and in the prescribed manner. Such application shall bear a Court-fee stamp of five rupees and shall be accompanied by the prescribed fee.

(3) On receipt of such application, the Chief Fire Officer may, after holding such inquiry as he deems fit, either grant the licence in the prescribed form for a period of one year or renew the same for a like period or, for reasons to be recorded in writing, by order refuse to grant or renew the licence.

(4) Where the Chief Fire Officer, has reason to believe that any person to whom a license has been granted has contravened any provisions of this Act or of the rules or failed to comply with the conditions of the license or is unfit by reason of incompetency, misconduct or any other grave reasons, the Chief Fire Officer may, after giving to the person a reasonable opportunity to show cause, for reasons to be recorded in writing, by order suspended or cancel the license.

(5) The Director and the nominated officer may also exercise the powers under this section, within their respective jurisdiction.

10. (1) No person other than a Licensed Agency shall carry out the work of providing fire prevention and life safety measures or performing such other related activities required to be carried out in any place or building or part thereof :

Licensed Agency to carry out work of providing fire prevention and life safety measures.

Provided that, if the Chief Fire Officer is satisfied that, for any reason, to be recorded in writing, the owner or occupier is not able to carry out the fire prevention and fire safety measures in any such place or building or part thereof through a Licensed Agency, he may authorise any person or persons he thinks fit to carry out such work, and any work carried out by such authorized person or persons shall be deemed to be carried out by a Licensed Agency.

(2) * * * *

11. (1) With effect from such date as the State Government may, by notification in the *Official Gazette*, appoint in this behalf and subject to the provisions of this Act, there shall be levied a Fire Service fee at the rates specified by or under the provisions of this Chapter, for the purposes of this Act on all owners of various types of buildings specified in the Schedule-II (hereinafter in this Chapter, referred to as “the said Schedule”), within the areas of a local authority or a planning authority (hereinafter, save as otherwise mentioned, throughout in this Act, collectively referred to as “the Authority”), to which this Act applies and different such dates may be appointed for different types of buildings and different areas of different Authorities.

Imposition of fees; and enhancement or reduction thereof.

(2) The rate of such fee in respect of each type of building situated within the area of any of the Authorities and classified in column 2 of each of the Part-I, Part-II or, as the case may be, Part-III of the said Schedule shall, in the first instance, be at the rate specified in each of the sub-column (1), but subject to the minimum fee specified in each of the sub-column (2), of columns 3, 4, 5, 6 and 7 of Part-I or of columns 3, 4, 5 and 6 of Part-II, or, as the case may be, of columns 3 and 4 of Part-III, as aforesaid.

(3) The Authority may, subject to the other provisions of this Chapter, enhance, from time to time, the rate of fee, including the annual fee and levy the fee at such enhanced rate :

Provided that, the Authority may, subject to the other provisions of this Chapter, reduce, from time to time, such enhanced rate and levy fee at such reduced rate, so, however, that in no case the rate shall be reduced below the minimum rate specified in the said Schedule.

(4) In determining the rate of fee to be enhanced or reduced under sub-section (3), the Authority shall take into consideration the balance available in the Fire Protection Fund constituted under section 25 and the estimated income and expenditure (including any capital expenditure) of the Fire Services and ensure that the expenditure incurred or to be incurred has reasonable correlation with the carrying out of the purposes of this Act.

(5) * * * *

Authority to follow preliminary procedure before enhancing or reducing enhanced fee.

12. (1) * * * *

(2) The State Government may, by an order published in the *Official Gazette*, accord sanction to the said proposal of the Authority and specify in such order the date on or after which the proposal shall be brought into force.

(3) (a) The Authority shall display on the notice board of its office the said order, and shall also publish a notice in a local newspaper informing the inhabitants of the area within its jurisdiction of the subject matter of the order so displayed;

(b) When the rates at which the fee is leviable are enhanced or reduced under sub-section (3) of section 11, it shall not be necessary to give any separate notice thereof to the owners or occupiers of the buildings affected thereby.

Imposition of annual fee and enhancement and reduction thereof.

13. (1) There shall also be levied annually a further fee at the rate of one per cent. of the minimum fees specified in the respective columns of the Parts-I, II or, as the case may be, Part-III of the said Schedule against each type of building classified in column 2 of the said Parts of the said Schedule for providing the amount to defray the expenses for the purposes mentioned in sub-section (3) of section 25 and also for regular check and inspection and other incidental expenses so as to require and cause the owner or occupier thereof to keep the necessary installations in fit condition.

(2) The Authority may, subject to the other provisions of this Chapter, enhance or reduce, from time to time, the rate of annual fee and levy such enhanced or reduced fee.

(3) * * * *

Assessment and collection of fees.

14. (1) Any person who, after the commencement of this Act, intends to construct a building for which permission of the Authority is required, whether he has applied for such permission or not, or who has commenced construction of a building, shall apply to the Authority within such time and in such manner as may be prescribed, for the assessment of fees payable in respect thereof.

(2) The Authority shall, on such application being made or if no such application is made, by a person constructing a building, then after serving a notice in writing on the person liable to such payment and after calling for a report in this behalf from the concerned officer of the Authority and after taking into consideration the report aforesaid, determine whether or not and if so, what fee is leviable in respect of that construction and after giving the person concerned an opportunity to be heard, shall then assess the amount of fee payable by such person and give to such person a notice in writing of such assessment :

Provided that,—

(a) where permission has not been granted for constructing a building, the Authority may postpone the assessment of the fee;

(b) where the application relates to the construction of a building, the Authority may refuse to assess the amount of fee payable by such

person concerned unless it is satisfied that the applicant has an interest in the land or building sufficient to enable him to carry out the construction or that the applicant is able to acquire such interest and that the applicant shall carry out the construction within such period as the Authority may determine.

(3) * * * *

(4) The annual fee leviable under this Act shall be payable by the owner or occupier, in the case of the existing such building, from the date appointed under sub-section (1) of section 11 and in the case of such building the construction of which is completed after such date, from the date of occupancy certificate granted in respect of such building by the Authority and in advance in half yearly installment or in the same manner in which property taxes are payable under the relevant Municipal law or as the case may be, any other law for the time being in force, within the area of jurisdiction of the Authority :

Provided that, the liability of the occupier to pay the fee under this sub-section shall be only to the extent of the fee payable in respect of built-up area under his occupation including his share in the area comprising common facilities in such building or part thereof.

Explanation.—For the purposes of assessment of fee under this Act, the built-up area shall be gross built-up area, which includes area of easements, stilts, stair-cases, lifts, lobbies, passages, balconies, cantilever portions and refuge areas as shown in the building plan certified by the Architect and submitted to the Authority alongwith the application for permission for construction of a building. The built-up area to be calculated for this purpose will have no relation with the floor space index or the built-up area calculated in any other manner.

(5) * * * *

(6) The Authority shall, in regard to the area lying within its jurisdiction, collect all fees due under this Act in respect of construction of any building in that area.

Explanation.—For the removal of doubt, it is clarified that where the area of jurisdiction of any two or more Authorities overlaps, the Authority which is empowered by or under the provisions of the law under which it functions, to grant permission for construction of a building shall be the Authority for the purposes of this section.

(7) (a) The fee, together with interest, if any, payable in respect of any building shall, subject to the provisions of sub-section (8), be the first charge on such building and the land appurtenant thereto, subject to the prior payment of land revenue, if any, due to the Government thereon.

(b) The fee payable in respect of any building by any person shall, together with interest due upto the date of realization, be recoverable from the owner or as the case may be, occupier or his successor in interest in such building, in the same manner in which property taxes are payable under the relevant Municipal law or as the case may be, any other law for the time being in force within the area of jurisdiction of the Authority :

Provided that, the liability of the occupier to pay the fee shall be only to the extent of the fee payable in respect of the built-up area under his occupation including his share in the area comprising common facilities in such building or part thereof.

(8) * * * *

15. * * * *

Power of State
Government to
require
Authority to
enhance or
reduce
enhanced fee.

16. (1) Where it appears to the State Government that the balance of the Fire Protection Fund of any Authority is insufficient for meeting any expenditure required to be incurred for purchasing and maintaining fire fighting equipment and property and for maintenance thereof or for creating posts of officers, staff and servants for meeting the requirements to provide fire services or generally, for performance of fire fighting operations or that such balance is more than the requirements for the purposes aforesaid, the State Government may, by notification in the *Official Gazette*, require the Authority to enhance the rate of fee or reduce the enhanced fee, if any, at such rate as may be specified in the said notification, so, however, that any reduction in rate shall not affect the minimum rates as specified in the relevant sub-columns in the said Schedule.

(2) * * * *

17. * * * *

CHAPTER V

DIRECTOR OF FIRE SERVICES

18. (1) The State Government shall appoint a person to be the Director of Fire Services and such other officers and staff as may be necessary from time to time to assist the Director while exercising his powers or discharging his duties or functions under this Act or the rules made thereunder. Appointment of Director, other officers and staff to assist Director.

(2) The jurisdiction of the Director so appointed shall extend to the entire State in matters relating to fire services.

(3) * * * *

19. Without prejudice to the provisions of sub-section (3) of section 18, the Director shall, — Powers and duties or functions of Director.

(i) function as Head of Department in the office of the Director;

(ii) keep liaison with the Central Government and State Government offices for the development of fire services;

(iii) frame the policies in relation to the development of fire services in the State and on approval by the State Government, take steps to implement the same;

(iv) exercise supervision and control, over all Authorities in matters of fire prevention and fire safety measures; and subject to the approval of the State Government, issue such directions to any Authority in respect of fire services maintained or required to be maintained by them;

(v) represent the State Government on National and International forums with a view to updating the standard of fire services in the State of Maharashtra;

(vi) prepare and submit plans and proposals to the State Government with regard to the periodical review of fire equipment, fire property and fire manpower for effective implementation of fire services by the Authorities;

(vii) take or cause to be taken such effective steps and measures in cases of major fires, house collapse and other emergencies or calamities;

(viii) investigate or cause to be investigated the cause of fire and advise the Authorities for implementing fire precautionary measures;

(ix) advise the State Government to set up additional Fire Training Center or Centers for imparting training to the officers and staff already employed in the Fire Brigades maintained by the Authorities as also to cater to the need of the various industries, commercial and mercantile establishments in the private sector and to train their officers or staff or to provide them the trained and qualified fire service personnel;

(x) requisition fire-fighting property of any Authority or any institution or individual, which in his opinion is required for the purpose of extinguishing fire in any area; and to determine the amount of compensation payable in respect of such property by an authority in the area of which authority, such fire operation is required to be carried out;

(xi) exercise such other powers and perform such other duties and functions as may be conferred, imposed or allotted to him by or under the provisions of this Act.

20.

* * * *

Classification of Authorities and creation of posts in fire services.

21. (1) For the purpose of providing adequate number of officers and staff for meeting the needs of fire services within the jurisdiction of the local authorities and planning authorities having regard to the potential fire hazards in certain industries and large commercial and mercantile establishments and buildings and the number of fire stations required to be provided for and maintained within the respective areas of the local authorities and the planning authorities such Authorities shall be classified as under :—

(a) the Municipal Corporation of Brihan Mumbai;

(b) Municipal Corporations having minimum population above fifteen lakhs to be classified as 'A' Class Municipal Corporations;

(c) Municipal Corporations having population of five lakhs and above upto fifteen lakhs, to be classified as 'B' Class Municipal Corporations;

(d) all other Municipal Corporations not covered by clauses (a), (b) or (c) to be classified as 'C' Class Municipal Corporations; and

(e) Municipal Councils, Nagar Panchayats, Industrial Townships and planning authorities to be classified as 'D' Class Municipal Councils, Nagar Panchayats, Industrial Townships and planning authorities.

(2) to (5) * * * *

Constitution of Maharashtra Fire Services and provisions relating thereto.

22. (1) If the State Government considers it necessary or expedient for the purpose of bringing about a more efficient Fire Service of Officers of Municipal Corporations, Municipal Councils, Nagar Panchayats, Industrial Townships and planning authorities with uniform terms and conditions of service to carry out the functions and duties by or under this Act, the State Government may, notwithstanding anything contained in this Act or any other law for the time being in force, by notification in the *Official Gazette*,—

(a) constitute, in respect of all or any class or classes of Municipal Corporations, Municipal Councils, Nagar Panchayats, Industrial Townships or planning authorities as specified in sub-sections (2) and (3) of section 21, a fire service or services (to be called by such designations as may be specified in the notification) of,—

(i) Chief Fire Officers of such Authorities or any of them, and

(ii) all or any of the other officers, specified in sub-sections (2) and (3) of section 21;

(b) direct from time to time that each such fire service shall consist of such classes, cadres and posts (including grades of posts) and the initial strength of officers in each such classes or cadres shall be such, as may be specified in the notification, and

(c) further direct that the officers included in any such classes or cadres shall belong to such service of the State Government as may be specified in the notification.

(2) The State Government may make rules for regulating the mode of recruitment by holding examinations or otherwise; including provisions for the absorption of person or persons already working under any of the Authorities in fire service or services constituted under this section or

otherwise and providing for terminal benefits as compensation, pension or gratuity or the like, to persons who elect not to be absorbed or cannot be absorbed or who elect to retire and the conditions of service of persons appointed or absorbed, to such fire services and in respect of persons appointed or absorbed in such services constituted under this section, the provisions with regard to punishment of officers and servants applicable to them by virtue of the provisions made by or under any law for the time being in force and in operation within the area of jurisdiction of such Authority under which such persons are serving on the date of such appointment or absorption, shall cease to apply :

Provided that, such cessor shall not, in relation to absorbed officers, affect the previous operation of such provisions in respect of anything done or omitted to be done before such absorption:

Provided further that, the terms and conditions of service applicable immediately before the appointed day to any officer shall not be varied to his disadvantage, except with the previous approval of the State Government.

(3) Except as otherwise provided in any rules made under sub-section (2), all rules, regulations or orders as amended from time to time and for the time being in force in the State and applicable to officers in the relevant class of service of the State Government shall continue to apply to officers appointed to or absorbed in, any such service and shall be deemed to be rules, regulations or orders made under this Act, until other rules, regulations or orders, if any, are made in this behalf or subject to such modifications, as the State Government may, from time to time, by notification in the *Official Gazette*, and in any other prescribed manner make.

(4) Notwithstanding anything contained in sub-section (5) of section 21, the power of making appointments of officers to any such fire service under this section including promotions, transfers and all matters relating to any conditions of service shall vest in the State Government or the Director when duly authorized by the State Government for that purpose.

(5) The officers included in any fire service constituted under this section shall be the servants of the State Government but they shall draw their salaries and allowances directly from the Municipal fund or the fund of the planning authority.

(6) There shall be paid every year out of the Municipal or planning authority fund to the State Government such cost as the State Government may determine on account of pension, leave and allowances, other than those drawn from the Municipal fund or the fund of the planning authority under sub-section (5), of the officers belonging to any of the fire services constituted under this section and all the expenses incurred by the State Government for administering the fire service or services constituted under this section. If any such Municipal or planning authority fails to pay such cost and expenses (or the salaries and allowances of such officers) within the period prescribed in this behalf, then the provisions of sub-section (3) of section 20 shall apply to the payment of such cost and expenses (or the salaries and allowances of such officers) as they apply in relation to the payment of the expense and remuneration not paid under that section.

23.

*

*

*

*

24. Save as otherwise provided by or under this Act, every person holding office either as a Chief Fire Officer or Fire Officer or Staff or

Continuation
of existing Fire
Officer and
staff.

employee or servant (by whatever designation called) on an existing Fire Brigade or fire service of any Authority on the date immediately before the commencement of this Act shall continue to hold office on the same terms and conditions as were applicable to him immediately before such date and shall exercise such powers and perform such duties as before and in addition to those as are conferred on them by or under this Act.

25. and 26. * * * *

Powers of
Director or
Fire Officer on
occasion of
fire.

27. (1) On the occasion of fire in any area, the Director or the Chief Fire Officer or any other Fire Officer who is in-charge of fire fighting operations on the spot may,—

(a) remove, or order any other fire officer or fire personnel to remove, any person who by his presence, interferes with or impedes the operations for extinguishing the fire or for saving life or property;

(b) close any street or passage in or near which fire is burning;

(c) break into or through or pull down, any premises, for the passage of hose or appliances or cause them to be broken into or through or pulled down, doing as little damage as possible for the purpose of extinguishing fire:

Provided that, the owner or occupier, as the case may be, of any such premises shall be granted reasonable compensation to the extent of the damage so caused in such manner as may be prescribed;

(d) * * * *

(e) exercise, in the absence of aid from the police, the same powers for dispersing an assembly of persons likely to obstruct the fire-fighting operations as if he were an officer-in-charge of a police station and as if such an assembly were an unlawful assembly and be entitled to the same immunities and protection as such officer, in respect of the exercise of such powers;

(f) generally, take such measures as may appear necessary for extinguishing the fire or for the protection of life or property.

(2) Any damage done to any premises or property, on the occasion of fire, by members of the service in the due discharge of their duties shall be deemed to be damage by fire within the meaning of any policy of insurance against fire.

28. * * * *

Power of
Director or
Chief Fire
Officer or Fire
Officer to
enter into
agreements
for assistance.

29. Notwithstanding anything contained in section 26, the Director or the Chief Fire Officer of any Authority or any other Fire Officer authorized by the Authority, may enter into agreements with any person who employs and maintains personnel or equipment or both for fire-fighting purposes, to secure, on such terms as may be prescribed, the provisions by that person of assistance for the purpose of dealing with fires occurring in any area in which this Act is in force.

30. to 32. * * * *

Procedure for
filing appeal.

33. No appeal under section 32 shall be entertained unless,—

(a) the appeal—

(i) under clause (a) or (b) of sub-section (1) of section 32 is brought within fifteen days from the date of service of notice or the date on which the refusal is communicated to the appellant;

(ii) under clause (c) of sub-section (1) of section 32 is brought within forty-five days after the receipt of notice of the assessment:

Provided that, the Officer so designated may admit an appeal preferred after the expiration of the fifteen days or as the case may be, forty-five days as aforesaid if, such officer is satisfied that the appellant had sufficient cause for not preferring the appeal within the said period ,

(b)	*	*	*	*
34. to 50.	*	*	*	*

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in litres)		Pump Capacity (in litres)	
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Corner	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Pump near Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	At the Tank level with Minimum Pressure of 0.3 N/mm ²	
(1)	Less than 15 m in height	R	R	NR	NR	NR	NR	R (see Note 2)	NR	NR	5000 (10000) (see Note 4)	NR	450		
(2)	15m and above but not exceeding 35m in height	R	R	NR	NR	R	NR	R (see Note 2)	R (see Note 7)	NR	25000	NR	900		
(3)	above 35m but not exceeding 45m in height	R	R	NR	NR	NR	NR	R (see Note 8)	R (see Note 7)	R	50000 (see Note 4)	900	NR		
(4)	above 45m in height	R	R	NR	NR	R	NR	R (see Note 8)	R	R	5000 (10000) (see Note 4)	1200	NR		
(c) Hotels (A-5)															
(1)	Less than 15m in height														
	(i) Covered area not exceeding 300 m ² on each floor	R	R	NR	R	R	NR	R (see Note 2)	NR	NR	5000 (10000) (see Note 4)	NR	450 (900) (see Note 4)		
	(ii) Covered area exceeding 1000m ² on each floor	R	R	NR	R (see Note 9)	NR	R	R (see Note 10 and Note 11)	R	R (see Note 11)	100000	1800	NR		
(2)	15m and above but not exceeding 30m	R	R	NR	R	NR	R	R (see Note 10)	R	R	20000	2250	NR		
(3)	Above 30m in height	R	R	NR	R	NR	R	R (see Note 10)	R	R	20000	2850	NR		

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in litres)		Pump Capacity (in litres)	
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	Pump near Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	At the Tank level with Minimum Pressure of 0.3 N/mm ²
(d)	Hotels (Starred) (A-6)	R	R	NR	R	NR	R	R (see Note 10)	R	R	NR	200000	20000	2850	NR
	Educational Buildings (B) (see Note 12)														
(1)	Less than 15m in height														
	(i) Ground plus one storey	R	NR	NR	NR	NR	NR	R (see Note 2)	NR	NR	NR	NR	5000 (see Note 3)	NR	450
	(ii) Ground plus two storeys	R	R	NR	NR	NR	NR	R (see Note 2)	NR	NR	NR	NR	10000 (15000) (see Note 4)	NR	450 (900) (see Note 4)
(2)	15m and above but not exceeding 30m in height	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	NR	25000	NR	900
	Institutional Buildings (C) (see Note 12)														
(a)	Hospitals, Sanatoria and Nursing Homes (C-1)														
(1)	Less than 15m in height														
	(i) Up to ground plus one storey with plot area less than 1000m ² with no beds.	R	R	NR	NR	NR	NR	R (see Note 2)	R	NR	NR	NR	2500 (5000) (see Note 4)	NR	NR
	(ii) Up to ground plus one storey with plot area greater than 1000m ² with	R	R	NR	NR	R	NR	R (see Note 2)	R	NR	NR	NR	5000 (10000) (see Note 4)	NR	450 (900) (see Note 4)

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in litres)		Pump Capacity (in litres)				
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	At the Tank level with Minimum Pressure of 0.3 N/mm ²				
	beds																	
	(iii) Above two storeys, with no beds	R	R	NR	R	R	R	R	R	R	R	NR	5000 (10000) (see Note 4)	NR	450			
	(iv) Above two storeys, with beds	R	R	NR	R	R	R	R	R	R	R	50000	5000 (10000) (see Note 4)	1620	NR			
(2)	15m and above but not exceeding 24m in height	R	R	NR	R	R	R	R	R	R	R	75000	10000	1800	NR			
(3)	Above 24m and not exceeding 30m in height	R	R	NR	R	NR	R	R	R	R	R	75000	10000	1800	NR			
(4)	Above 30m and not exceeding 45 m in height	R	R	NR	R	R	R	R	R	R	R	1,50,000	30,000	2,400	NR			
(5)	Above 45 m in height	R	R	NR	R	R	R	R	R	R	R	1,50,000+5,000 per 5m above 45m	30,000+5,000 per 5m above 45m	2,400+1,000 per 5m above 45m	NR			
(b)	Custodial (C-2), and Penal and mental (C-3)																	
(1)	Less than 10m in height																	
	(i) Up to 300 persons	R	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	10000 (15000) (see Note 4)	NR	450(900) (see Note 4)			
	(ii) More than 300 persons	R	R	NR	NR	R	R	R	R	R	R	NR	15000 (20000) (see Note 4)	NR	450(900) (see Note 4)			

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in litres)		Pump Capacity (in litres)	
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Pump near Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	At the Tank level with Minimum Pressure of 0.3 N/mm ²	
(1)	Less than 10m in height	R	R	R	NR	NR	NR	R (see Note 2)	R	NR	25000	5000 (10000) (see Note 4)	900	450(900) (see Note 4)	
(2)	Above 10m but not exceeding 15m in height	R	R	NR	NR	R	R (see Note 2)	R	R	NR	75000	5000 (10000) (see Note 4)	1620	NR	
(3)	Above 15m and up to 24m in height	R	R	NR	R	NR	R	R	R	R	100000	10000	1800	NR	
(4)	Above 24m in height	R	R	NR	R	NR	R	R	R	R	150000	10000	2250	NR	
	Mercantile Buildings (P)														
(a)	F-1 and F-2 (see Note 12)														
(1)	Less than 15m in height														
	(i) Ground plus one storey, with total covered area not exceeding 500m ²	R	R	NR	NR	NR	NR	R (see Note 2)	R	NR	25000	5000 (10000) (see Note 4)	450(900) (see Note 4)	NR	
	(ii) Ground plus one storey and covered area exceeding 500m ²	R	R	NR	NR	NR	R (see Note 2)	R	R	NR	50000	25000	900	NR	
	(iii) More than ground plus one storey	R	R	NR	NR	R	R (see Note 2)	R	R	R	50000	10000	900	NR	
(2)	Above 15m but not exceeding 24m in height	R	R	NR	NR	R	R	R	R	R	100000	10000	1800	NR	
(3)	Above 24m but not	R	R	NR	R	NR	R	R	R	R	150000	10000	2250	NR	

Sr. No.	Type of Building Occupancy	Type of Installation										Water Supply (in litres)		Pump Capacity (in litres)			
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Pump near Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level	At the Tank level with Minimum Pressure of 0.3 N/mm ²			
	exceeding 30m in height																
(b)	Underground shopping complex (F-3) (see note 13)	R	R	NR	NR	R	R	R	R	R	R	150000	10000	2250		NR	
	Industrial Buildings (G) (see Note 14)																
(a)	Low Hazard (G-1) (see Note 15)																
1	Up to 18m in height																
	(i) Covered area up to 50m ²	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
	(ii) Covered area above 50m ² and up to 100m ²	R	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	5000	NR	NR	450	
	(iii) Covered area above 50m ² and up to 100m ²	R	R	NR	NR	R	NR	NR	NR	NR	NR	NR	7500	NR	NR	450	
	(iv) Covered area above 200m ² and up to 100m ²	R	R	NR	NR	R	NR	R	R	R (see Note 2)	NR	NR	10000	NR	NR	450	
	(v) Covered area above 100m ² and up to 250m ²	R	R	NR	R	NR	R	NR	R	R	R	20000 (30000) (see Note 4)	50000	NR	NR	450(900) (see Note 4)	
(b)	Moderate Hazard (G-2) (see Note 14)																
	Up to 18m in height																
	(i) Covered area up to	R	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	5000	NR	NR	450	

Sr. No.	Type of Building Occupancy	Type of Installation								Water Supply (in litres)		Pump Capacity (in litres)	
		Fire Extinguisher	Hose Reel	Dry Riser	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually Operated Electric Fire Alarm System	Automatic Detection & Alarm System	Under-ground Static Water Storage Tank	Terrace Tank	Pump near Under-ground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 0.3 N/mm ² at Terrace Level
		R	R	R	R	R	R	R	R	150000	15000	1800	NR
	(i) Single Storey Building	R	R	NR	NR	NR	R	NR	R	150000	15000	1800	NR
	(ii) Ground plus one floor	R	R	NR	NR	NR	R	NR	R	225000	20000	2250	NR
	Above ground plus one floor	R	R	NR	R	NR	R	NR	R	100000	10000	1800	NR
	Hazardous Buildings (J) (see Note 17)												
	Up to 15m in height												
	(i) Single Storey Building	R	R	NR	NR	NR	R	R	R	Minimum 4 in fire fighting requirement	NR	(see Note 18)	NR
	(ii) More than one floor building but not exceeding 15m	R	R	NR	R	R	R	R	R		50000	(see Note 18)	900

R = Required
NR = Not Required

Notes. -

1. Building above 15m in height not to be permitted for occupancies A-1 and A-2.
2. Required to be installed in basement if area of basement exceeds 200 m².
3. Required to be provided if basement area exceeds 200 m².
4. Value given in parenthesis shall apply if basement area exceeds 200 m².
5. Required to be provided for buildings with more than two storeys.
6. Building above 60m in height not to be permitted for occupancies A-3 and A-4.
7. Required to be provided for buildings with height above 24m.
8. To be installed in basement. If basement provided is used for car parking and area thereof exceeds 750 m² then the sprinklers shall be fed water from both underground static water storage tank and terrace tank.
9. Required to be provided for buildings with more than one storey.
10. To be installed in entire building.
11. Automatic detection and alarm system is required to be provided if building is not sprinkled.
12. Buildings above 30m in height not to be permitted for Group B, Group C-2, Group C-3, Group D and Group F occupancies.
- 12A. Building above 30m in height but not exceeding 45m in height may be permitted for Group C-1 occupancies, Provided it complies or, is in consonance with the parameters laid down, from time to time, by the national fire Protection Association Institution (U.S.A) in respect of such occupancies.
- 12B. Building above 45m in height may be permitted for Group C-1 occupancies, in the manner provided by sub-section (2A) of section 3, provided it complies or, is in consonance with the parameters laid down, from time to time, by the National Fire Protection Association Institution (U.S.A.) in respect of such occupancies.
13. All underground shopping areas should be fully air conditioned.
14. The requirements given in this table Group G Industrial Buildings are for small scale industry units. For other industries the requirements will have to be worked out on the basis of relevant Indian Standards and also in consultation with the local fire authorities.
15. Buildings above 18m in height not to be permitted for G-land G-2 occupancies.
16. Buildings above 15m in height not to be permitted for G-3 occupancies.
17. Buildings above 15m in height not to be permitted for Group H and Group 3 occupancies.
18. Pump capacity shall be based on the covered area of the building and shall be as specified in this table for G-3 occupancy.

Schedule-II
(See Section 3(1) Explanation and section 11(1))
Part-I

Fire Service Fee Structure for Municipal Corporations

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7					
1	2	3		4		5		6		7	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	Residential Buildings (A)										
(a)	Lodging or Rooming Houses (A-1) Less than 15m in height										
	(i) Up to 15 rooms	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) More than 15 and up to 30 rooms	7.00	35000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
	(iii) More than 30 rooms	10.00	50000.00	8.00	35000.00	7.00	30000.00	6.00	20000.00	5.00	25000.00
(b)	Apartment Houses (A-4)										
(1)	From 15m to 24m in height	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
(2)	24 m and above but not Exceeding 35m in height	7.00	40000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
(3)	Above 35 m but not exceeding 45m in height	10.00	60000.00	8.00	50000.00	7.00	35000.00	Construction Not Allowed		Not Allowed	
(4)	Above 45m in height	15.00	1,00,000.00	12.00	75000.00	10.00	50000.00	Not Allowed		Not Allowed	
(c)	Hotels (A-5)										
(1)	Less than 15m in height										
	(i) Covered area not exceeding 300 m2 on each floor	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) Covered area exceeding 300 m2 but not more 1000 m2 on each floor	7.00	35,0000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
	(iii) Covered area exceeding 1000 m2 on each floor	10.00	50000.00	8.00	40000.00	7.00	35000.00	6.00	30000.00	5.00	25000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
(2)	15m and above but not exceeding 30m	15.00	12.00	750000.00	10.00	500000.00	8.00	400000.00	7.00	350000.00	
(3)	Above 30m in height	20.00	15.00	1,00,000.00	12.00	750000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed	
(d)	Hotels (Starred) (A-6)										
(1)	Less than 15m in height										
	(i) 3 Starred Hotels	15.00	14.00	900000.00	12.00	750000.00	10.00	500000.00	8.00	400000.00	
	(ii) 5 Starred Hotels	20.00	18.00	1,25,000.00	15.00	1,00,000.00	12.00	750000.00	10.00	500000.00	
	(iii) 7 Starred Deluxe Hotels	25.00	22.00	1,40,000.00	20.00	1,50,000.00	15.00	1,00,000.00	12.00	750000.00	
(2)	15 m & above but not exceeding 30m in height	30.00	28.00	2,50,000.00	25.00	2,00,000.00	20.00	1,50,000.00	15.00	1,00,000.00	
(3)	Above 30 mtrs. in height	50.00	35.00	3,00,000.00	30.00	2,50,000.00	20.00	1,50,000.00	15.00	1,00,000.00	

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	Educational Buildings (B)										
(1)	Less than 15m in height										
	(i) Ground plus one storey	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) Ground plus two storey	7.00	35000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
(2)	15m and above but not exceeding 30m in height	10.00	50000.00	8.00	40000.00	7.00	35000.00	6.00	30000.00	5.00	25000.00
	Institutional Buildings (C)										
(a)	Hospitals, Sanatoria and Nursing Homes (C-1)										
(1)	Less than 15 m in height										
	(i) Up to ground plus one storey with plot area less than 1000 m ² , with no beds	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4		5		6		7	
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(ii) Up to ground plus one storey with plot area greater than 1000 m ² , with beds.	7.00	35000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
	(iii) Above two storey, with no beds	8.00	40000.00	7.00	35000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00
	(iv) Above two storey, with beds.	9.00	45000.00	8.00	40,000.00	7.00	35000.00	6.00	30000.00	5.00	25000.00
(2)	15m and above but not exceeding 24m in height	10.00	75,000.00	9.00	45000.00	8.00	40000.00	7.00	35000.00	6.00	30000.00
(3)	Above 24m and not exceeding 30m in height	15.00	1,00,000.00	12.00	60000.00	10.00	50000.00	Not Allowed		Not Allowed	
(4)	Above 30m and not exceeding 45m in height	20.00	1,50,000	15.00	1,00,000	12.00	75,000	6.00	30,000	5.00	15,000

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt
(1)	Less than 10m in height										
	(i) Up to 300 persons	5.00	4.00	3.00	20000.00	2.00	15000.00	1.00	10000.00		
	(ii) More than 300 persons	6.00	6.00	5.00	25000.00	4.00	20000.00	3.00	15000.00		
(2)	Above 10m but not exceeding 15m in height.	8.00	7.00	6.00	30000.00	5.00	25000.00	4.00	20000.00		
(3)	Above 15m and about but not exceeding 24m in height.	10.00	9.00	7.00	35000.00	6.00	30000.00	5.00	25000.00		
(4)	Above 24m but not exceeding 30 m in height.	15.00	12.00	10.00	50000.00	10.00	50000.00	Not Allowed	Not allowed		
	Business Buildings (E)										
(1)	Less than 10m in height	5.00	4.00	3.00	25000.00	2.00	20000.00	1.00	15000.00		
(2)	Above 10m but not exceeding 15m in height.	7.00	6.00	5.00	35000.00	4.00	30000.00	3.00	25000.00		

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt
(3)	Above 15m and up to 24 m in height.	10.00	8.00	7.00	5.00	4.00	50000.00	5.00	35000.00	4.00	30000.00
(4)	Above 24m in height	15.00	10.00	10.00	10.00	10.00	75000.00	Not Allowed	Nat allowed		
	Mercantile Buildings (F)										
(1)	F-1 and F-2										
(1)	Less than 15m in height										
	(i) Ground plus one storey with total covered area not exceeding 500m ²	5.00	4.00	3.00	2.00	1.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) Ground plus one storey and covered area exceeding 500m ² .	7.00	6.00	5.00	4.00	3.00	25000.00	4.00	20000.00	3.00	15000.00
	(iii) more than ground plus one storey	8.00	8.00	7.00	5.00	4.00	35000.00	5.00	25000.00	4.00	20000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
1	2	3		4		5		6		7	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
(2)	Above 15m but not exceeding 24m in height.	10.00	1,00,000.00	9.00	75000.00	8.00	50000.00	7.00	35000.00	5.00	25000.00
(3)	Above 24m but not exceeding 30m in height.	15.00	1,50,000.00	12.00	1,00,000.00	10.00	75000.00	Not Allowed		Not allowed	
(b)	Underground shopping complex (F-3)										
	Industrial Buildings (G)										
(a)	Low Hazard (G-1)										
(1)	Up to 18m in height										
	(i) Covered area up to 50 m ²	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) Covered area above 50m ² and up to 100m ²	7.00	40000.00	6.00	30000.00	5.00	25000.00	4.00	20000.00	3.00	15000.00
	(iii) Covered area above 100 m ² and up to 200 m ²	10.00	75000.00	8.00	50000.00	7.00	35000.00	5.00	25000.00	4.00	20000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(iv) Covered area above 200 m ² up to 400 m ³	15.00	1,00,000.00	12.00	75000.00	10.00	50000.00	7.00	35000.00	5.00	25000.00
	(v) Covered area above 400 m ²	20.00	1,50,000.00	15.00	1,25,000.00	15.00	1,00,000.00	10.00	50000.00	7.00	35000.00
(b)	Moderate Hazard (G-2)										
(1)	Up to 18m in height										
	(i) Covered area up to 100 m ²	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(ii) Covered area above 100m ² and up to 250m ²	7.00	75000.00	6.00	50000.00	5.00	35000.00	4.00	25000.00	3.00	20000.00
	(iii) Covered area above 250 m ² and up to 500 m ²	10.00	1,00,000.00	8.00	75000.00	7.00	50000.00	5.00	35000.00	4.00	25000.00
	(iv) Covered area above 500 m ²	15.00	1,50,000.00	12.00	1,25,000.00	10.00	1,00,000.00	7.00	50000.00	5.00	35000.00
(c)	High Hazard (6-3) see										

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4		5		6		7	
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	Note (2)										
(1)	(A) Up to 15m in height										
	(i) Covered area up to 50 m ²	5.00	35000.00	4.00	30000.00	3.00	25000.00	2.00	20000.00	1.00	15000.00
	(ii) Covered area above 50m ² and up to 150m ²	7.00	40000.00	6.00	35000.00	5.00	30000.00	4.00	25000.00	3.00	20000.00
	(iii) Covered area above 150m ² and up to 300m ²	10.00	60000.00	8.00	50000.00	7.00	40000.00	5.00	35000.00	4.00	30000.00
	(iv) Covered area above 300m ² up to 500 m ³	15.00	100000.00	12.00	75000.00	10.00	50000.00	7.00	40000.00	5.00	350000.00
	(v) Covered area above 500m ²	20.00	200000.00	15.00	150000.00	15.00	100000.00	10.00	75000.00	7.00	50000.00
	(B) Cross Country Pipelines carrying hazardous Gases and Petroleum products.	20.00	200000.00	15.00	150000.00	15.00	100000.00	10.00	75000.00	7.00	50000.00

Sr. No.	Type of Building Occupancy	Municipal Corporation where population exceeds 50 lakhs		Municipal Corporation where population exceeds 25 lakhs but does not exceed 50 lakhs		Municipal Corporation where population exceeds 10 lakhs but does not exceed 25 lakhs		Municipal Corporation where population exceeds 5 lakhs but does not exceed 10 lakhs		Municipal Corporation where population exceeds 3 lakhs but does not exceed 5 lakhs	
		3	4	5	6	7	8	9	10	11	12
1	2	3		4		5		6		7	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	Storage Buildings (H)										
(1)	Up to 15m in height										
	(i) Single Storey Building	10.00	30000.00	8.00	25000.00	7.00	20000.00	5.00	15000.00	3.00	10000.00
	(ii) Ground Plus one floor	15.00	40000.00	12.00	30000.00	10.00	25000.00	7.00	20000.00	5.00	15000.00
(2)	Above ground plus one floor	20.00	50000.00	18.00	40000.00	15.00	35000.00	10.00	25000.00	7.00	20000.00
	Hazardous Buildings (J)										
(1)	Up to 15m in height										
	(i) Single Storey Building	15.00	35000.00	12.00	30000.00	10.00	25000.00	7.00	20000.00	5.00	15000.00
	(ii) More than one floor building but not exceeding 15m	20.00	50000.00	18.00	40000.00	15.00	35000.00	10.00	25000.00	7.00	20000.00

Part - II

File Service Fee Structure for Municipal Councils

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		3	4	5	6	5	6	5	6
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	Residential Buildings (A)								
(a)	Lodging or Rooming Houses (A-1)								
	Less than 15m in height								
	(i) Up to 15 rooms	1.00	80000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) More than 15 and up to 30 rooms	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
	(iii) More than 30 rooms	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
(b)	Apartment Houses (A-4)								
(1)	From 15m to 24m in height	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		2	3	4	5	6	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(C-3)								
(1)	Less than 10m in height								
	(i) Up to 300 persons	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) More than 300 persons	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
(2)	10m and above but not exceeding 15m in height.	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
(3)	15m and above but not exceeding 24m in height.	5.00	30000.00	4.00	25000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed
(4)	24m and above but not exceeding 30m in height.	6.00	35000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Assembly Buildings (D) (D-1 to 0-5)								
(1)	Less than 10m in height								
	(i) Up to 300 persons	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) More than 300 persons	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
(2)	Above 10m but not exceeding 15m in height.	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		2	3	4	5	6	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt
(3)	Above 15m and about but not exceeding 24m in height.	5.00	30000.00	4.00	25000.00	Not Allowed	Not Allowed		
(4)	Above 24m but not exceeding 30 m in height.	6.00	35000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed		
	Business Buildings (E)								
(1)	Less than 10m in height	1.00	10000.00	0.75	8000.00	0.50	6000.00	0.25	5000.00
(2)	Above 10m but not exceeding 15m in height.	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
(3)	Above 15m and up to 24 m in height.	4.00	30000.00	3.00	20000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed
(4)	Above 24m in height	5.00	40000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
	Mercantile Buildings (F)								
(a)	F-1 and F-2								
(1)	Less than 15m in height								
	(i) Ground plus one storey with total covered area not exceeding 500m ²	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) Ground plus one storey and covered	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4		5		6	
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	area exceeding 500m2.								
	(iii) more than ground plus one storey	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
(2)	Above 15m but not exceeding 24m in height.	5.00	30000.00	4.00	25000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed
(3)	Above 24m but not exceeding 30m in height.	6.00	35000.00	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed
(b)	Underground shopping complex (F-3)								
	Industrial Buildings (G)								
(a)	Low Hazard (G-1)								
(1)	Up to 18m in height	1.00	8000.00	0.75	7000.000	0.50	6000.00	0.25	5000.00
	(i) Covered area up to 50 m2	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
	(ii) Covered area above 50m2 and up to 100m2	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(iii) Covered area above 100 m2 and up to 200 m2	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00
	(iv) Covered area above 200 m2 up to	6.00	35000.00	5.00	30000.00	4.00	25000.00	3.00	20000.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		3	4	5	6	5	6	5	6
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
	400 m ³	(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(v) Covered area above 400 m ²								
(b)	Moderate Hazard (G-2)								
(1)	Up to 18m in height								
	(i) Covered area up to 100 m ²	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) Covered area above 100m ² and up to 250m ²	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
	(iii) Covered area above 250 m ² and up to 500 m ²	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	(iv) Covered area above 500 m ²	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00
(c)	High Hazard (6-3) see Note (2)								
(1)	(A) Up to 15m in height								
	(i) Covered area up to 50 m ²	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) Covered area above 50m ² and up to 150m ²	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4		5		6	
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(iii) Covered area above 150m2 and up to 300m2	4.00	25000.00	3.00	2000.00	2.00	15000.00	1.00	10000.00
	(iv) Covered area above 300m2 up to 500 m3	5.00	30000.00	4.00	25000.00	3.00	20000.00	2.00	15000.00
	(v) Covered area above 500m2	6.00	35000.00	5.00	30000.00	4.00	25000.00	3.00	20000.00
	(B) Cross Country Pipelines carrying hazardous Gases and Petroleum products.	6.00 per mtr	35000.00	5.00 per mtr	30000.00	4.00 per mtr	25000.00	3.00 per mtr	20000.00
	Storage Buildings (H)								
(1)	Up to 15m in height								
	(i) Single Storey Building	1.00	8000.00	0.75	7000.00	0.50	6000.00	0.25	5000.00
	(ii) Ground Plus one floor	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	7500.00
(2)	Above ground plus one floor	4.00	25000.00	3.00	20000.00	2.00	15000.00	1.00	10000.00
	Hazardous Buildings (J)								
(1)	Up to 15m in height								
	(i) Single Storey Building	2.00	8000.00	1.00	7000.00	0.75	6000.00	0.50	5000.00

Sr. No.	Type of Building Occupancy	Municipal Councils where Population exceeds 2 lakhs but does not exceed 3 lakhs		Municipal Councils where population exceeds 1 lakh but does not exceed 2 lakhs		Municipal Councils where population exceeds 0.40 lakh but does not exceed 1 lakh		Municipal Councils where population exceeds 0.25 lakh but does not exceed 0.40 lakh	
1	2	3		4		5		6	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)	(1)	(2)	(1)	(2)
	(ii) More than one floor building but not exceeding 15m	3.00	20000.00	2.00	15000.00	1.00	10000.00	0.75	75000.00

Part-III
Fire Service Fee Structure for Special Planning Authorities and Other Areas Beyond Special Planning Authorities and Municipal Limits

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4	
		(1)	(2)	(1)	(2)
	Residential Buildings (A)				
(a)	Lodging or Rooming Houses (A-1)				
	Less than 15m in height				
	(i) Up to 15 rooms	5.00	30000.00	4.00	25000.00
	(ii) More than 15 and up to 30 rooms	7.00	35000.00	6.00	30000.00
	(iii) More than 30 rooms	10.00	50000.00	8.00	35000.00
(b)	Apartment Houses (A-4)				
(1)	From 15m to 24m in height	5.00	30000.00	4.00	25000.00
(2)	24 m and above but not Exceeding 35m in height	7.00	40000.00	6.00	30000.00
(3)	Above 35 m but not exceeding 45m in height	10.00	60000.00	8.00	50000.00
(4)	Above 45m in height	15.00	100000.00	12.00	75000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(c) Hotels (A-5)					
(1)	Less than 15m in height				
	(i) Covered area not exceeding 300 m ² on each floor	5.00	30000.00	4.00	25000.00
	(ii) Covered area exceeding 300 m ² but not more 1000 m ² on each floor	7.00	35000.00	6.00	30000.00
	(iii) Covered area exceeding 1000 m ² on each floor	10.00	50000.00	8.00	40000.00
(2)	15m and above but not exceeding 30m	15.00	100000.00	12.00	75000.00
(3)	Above 30m in height	20.00	150000.00	15.00	100000.00
(d) Hotels (Starred) (A-6)					
(1)	Less than 15m in height				
	(i) 3 Starred Hotels	15.00	100000.00	14.00	90000.00
	(ii) 5 Starred Hotels	20.00	150000.00	18.00	125000.00
	(iii) 7 Starred Deluxe Hotels	25.00	200000.00	22.00	140000.00
(2)	15 m & above but not exceeding 30m in height	30.00	300000.00	28.00	250000.00
(3)	Above 30 mtrs. in height	50.00	400000.00	35.00	300000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
	Educational Buildings (B)				
(1)	Less than 15m in height				
	(i) Ground plus one storey	5.00	30000.00	4.00	25000.00
	(ii) Ground plus two storey	7.00	35000.00	6.00	30000.00
(2)	15m and above but not exceeding 30m in height	10.00	50000.00	8.00	40000.00
	Institutional Buildings (C)				
(a)	Hospitals, Sanatoria and Nursing Homes (C-1)				
(1)	Less than 15 m in height				
	(i) Up to ground plus one storey with plot area less than 1000 m ² , with no beds	5.00	30000.00	4.00	25000.00
	(ii) Up to ground plus one storey with plot area greater than 1000 m ² , with beds.	7.00	35000.00	6.00	30000.00
	(iii) Above two storey, with no beds	8.00	40000.00	7.00	35000.00
	(iv) Above two storey, with beds.	9.00	45000.00	8.00	40000.00
(2)	15m and above but not exceeding 24m in height	10.00	75000.00	9.00	45000.00
(3)	Above 24m and not exceeding 30m in height	15.00	100000.00	12.00	60000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		3	4	3	4
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(4)	Above 30m and not exceeding 45m in height	17.00	1,50,000	14.00	80,000
(5)	Above 45m in height	20.00	2,00,000	16.00	1,00,000
	(b) Custodial (C-2) and Penal and Pental (C-3)				
(1)	Less than 10m in height	5.00	30000.00	4.00	25000.00
	(i) Up to 300 persons	6.00	35000.00	5.00	30000.00
	(ii) More than 300 persons	8.00	40000.00	7.00	35000.00
(2)	10m and above but not exceeding 15m in height.	9.00	50000.00	9.00	45000.00
(3)	15m and above but not exceeding 24m in height.	10.00	100000.00	12.00	60000.00
(4)	24m and above but not exceeding 30m in height.				
	Assembly Buildings (D) (D-1 to 0-5)				
(1)	Less than 10m in height				
	(i) Up to 300 persons	5.00	30000.00	4.00	25000.00
	(ii) More than 300 persons	6.00	35000.00	6.00	30000.00
(2)	Above 10m but not exceeding 15m in height.	8.00	40000.00	7.00	35000.00
(3)	Above 15m and about but not exceeding 24m in height.	10.00	50000.00	9.00	50000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		3	4	3	4
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(4)	Above 24m but not exceeding 30 m in height.	15.00	100000.00	12.00	75000.00
	Business Buildings (E)				
(1)	Less than 10m in height	5.00	35000.00	4.00	30000.00
(2)	Above 10m but not exceeding 15m in height.	7.00	50000.00	6.00	40000.00
(3)	Above 15m and up to 24 m in height.	10.00	100000.00	8.00	75000.00
(4)	Above 24m in height	15.00	150000.00	10.00	100000.00
	Mercantile Buildings (F)				
(a)	F-1 and F-2				
(1)	Less than 15m in height				
	(i) Ground plus one storey with total covered area not exceeding 500m ²	5.00	30000.00	4.00	25000.00
	(ii) Ground plus one storey and covered area exceeding 500m ² .	7.00	35000.00	6.00	30000.00
	(iii) more than ground plus one storey	8.00	50000.00	8.00	50000.00
(2)	Above 15m but not exceeding 24m in height.	10.00	100000.00	9.00	75000.00
(3)	Above 24m but not exceeding 30m in height.	15.00	150000.00	12.00	100000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
1	2	3		4	
		Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(b)	Underground shopping complex (F-3)				
	Industrial Buildings (G)				
(a)	Low Hazard (G-1)				
(1)	Up to 18m in height				
	(i) Covered area up to 50 m2	5.00	30000.00	4.00	25000.00
	(ii) Covered area above 50m2 and up to 100m2	7.00	40000.00	6.00	30000.00
	(iii) Covered area above 100 m2 and up to 200 m2	10.00	75000.00	8.00	50000.00
	(iv) Covered area above 200 m2 up to 400 m3	15.00	100000.00	12.00	75000.00
	(v) Covered area above 400 m2	20.00	150000.00	15.00	125000.00
(b)	Moderate Hazard (G-2)				
(1)	Up to 18m in height				
	(i) Covered area up to 100 m2	5.00	30000.00	4.00	25000.00
	(ii) Covered area above 100m2 and up to 250m2	7.00	75000.00	6.00	50000.00
	(iii) Covered area above 250 m2 and up to 500 m2	10.00	100000.00	8.00	75000.00
	(iv) Covered area above 500 m2	15.00	150000.00	12.00	125000.00

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		3	4	3	4
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(c)	High Hazard (6-3) see Note (2)				
(1)	(A) Up to 15m in height				
	(i) Covered area up to 50 m ²	5.00	35000.00	4.00	30000.00
	(ii) Covered area above 50m ² and up to 150m ²	7.00	40000.00	6.00	35000.00
	(iii) Covered area above 150m ² and up to 300m ²	10.00	60000.00	8.00	50000.00
	(iv) Covered area above 300m ² up to 500 m ³	15.00	100000.00	12.00	75000.00
	(v) Covered area above 500m ²	20.00	200000.00	15.00	150000.00
	(B) Cross Country Pipelines carrying hazardous Gases and Petroleum products.	20.00 mtr	200000.00	15.00 mtr	150000.00
	Storage Buildings (H)				
(1)	Up to 15m in height				
	(i) Single Storey Building	10.00	30000.00	8.00	25000.00
	(ii) Ground Plus one floor	15.00	40000.00	12.00	3000.00
(2)	Above ground plus one floor	20.00	50000.00	18.00	4000.00
	Hazardous Buildings (J)				

Sr. No.	Type of Building Occupancy	Special Planning Authorities		Other Areas Beyond Special Planning Authority and Municipal Limits	
		3	4	3	4
1	2	Fee in Rs. per sq mt	Subject to Minimum of Rs.	Fee in Rs. per sq mt	Subject to Minimum of Rs.
		(1)	(2)	(1)	(2)
(1)	Up to 15m in height				
	(i) Single Storey Building	15.00	35000.00	12.00	30000.00
	(ii) More than one floor building but not exceeding 15m	20.00	50000.00	18.00	40000.00

Note :- In this Schedule (1) wherever the expression "Not Allowed" is mentioned, it indicates that the construction of such type of building is not permitted in the respective areas.

(2) "High Hazard" building shall include Petrol Pump Gas Stations and other hazardous installations.

(3) The expression "per Sq.mt." shall have relation to the square meters of the built-up area.

**MAHARASHTRA LEGISLATURE
SECRETARIAT**

[L. A. BILL No. X OF 2023.]

**[A Bill further to amend the Maharashtra
Fire Prevention and Life Safety
Measures Act, 2006.]**

**[SHRI EKNATH SHINDE,
Chief Minister.]**

**RAJENDRA BHAGWAT,
Principal Secretary,
Maharashtra Legislative Assembly.**