The Andhra Pradesh Omnibus (Speed of Doing Business) Act, 2026

Act No. 24 of 2026

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THE ANDHRA PRADESH GAZETTE

PART IV-B EXTRAORDINARY

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No. 24] AMARAVATI, TUESDAY, 8th SEPTEMBER, 2026.

ANDHRA PRADESH ACTS, ORDINANCES AND REGULATIONS Etc.,

The following Act of the Andhra Pradesh Legislature received the assent of the Governor on the 7th September, 2026 and the said assent is hereby first published on the 7th September, 2026 in the Andhra Pradesh Gazette for general information :

ACT No. 24 of 2026

AN ACT TO AMEND CERTAIN ENACTMENTS TO ENHANCE SPEED OF DOING BUSINESS IN THE STATE OF ANDHRA PRADESH AND FOR MATTERS CONNECTED THEREWITH OR INCIDENTAL THERETO.

Be it enacted by the Legislature of the State of Andhra Pradesh in the Seventy-seventh year of the Republic of India as follows:

1. (1) This Act may be called the Andhra Pradesh Omnibus (Speed of Doing Business) Act, 2026. Short Title.

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

2. The enactments mentioned in Column (4) of the Schedule are hereby amended to the extent and in the manner mentioned in Column (5) of thereof. Amendment of certain enactments.

SCHEDULE

Sl. No.	Act Year	Act No.	Short Title	Amendments
(1)	(2)	(3)	(4)	(5)
1	1999	15	The Andhra Pradesh Fire Service Act,1999.	(i) In section 2,- (a) for the clause (b-2), the following shall be substituted, namely,- "(b-2): "Bye-laws" means the fire safety regulations, norms, codes or guidelines relating to fire prevention, fire protection and life safety measures as prescribed in Andhra Pradesh Building Rules, Oil Industry Safety Directorate (OISD), The Petroleum Act,1934, the Explosives Act, 1884, the Factories Act,1948, and the rules made there under and International Standards relating to fire prevention, or any relevant guidelines by the Government as amended time to time." (b) for the clause (d-1), the following shall be substituted, namely,- "(d-1):"Fire Prevention and Life Safety Measures" means the measures, as may be prescribed by the Government from time to time, for the prevention, containment, control and extinguishment of fire and for ensuring the safety of life and protection of property in the event of fire or any other emergency, in such manner as may be prescribed under this Act." (c) the existing clause (j) shall be omitted. (d) after clause (q), the following shall be added, namely,- "(r):"Third-Party Fire Audit Agency" means an agency, including a firm, company, institution or other entity, empaneled by the Government, from time to time, for carrying out audits of the fire prevention, fire protection and life safety measures provided or

				installed in any building or premises in accordance with the provisions of this Act and the rules made there under from time to time." (ii) In section 13,- (A) for sub section (1),(2),(3) and(4), the following shall be substituted, namely,- (1) Issue of Provisional Fire No Objection Certificate:— Any person or entity proposing to construct a building of such category or class as may be specified under the Andhra Pradesh Building Rules, as amended from time to time, shall, before submitting the building plans to the competent authority for approval under any law for the time being in force, apply to such member of Service as may be authorized by the Government in this behalf for the grant of a Provisional Fire No Objection Certificate, in such form and manner and on payment of such fee as may be prescribed. (a) All High Rise Buildings. (b) Educational, Hospital, Assembly, Hotel, Business, Commercial buildings, Mixed Use, Storage and Hazardous buildings of height 15 meters and above (OR) floor area exceeds 500 square meters on any one or more floors. (c)Industrial Building of total area exceeds 2000 square meters. (d) Buildings of all occupancies with two basements or more (OR) any basement Built-up area exceeds 1000 square meters.

				(e) Special requests made by the Owner/Occupier/Govt. agencies of the Occupancies other than the above serial No.(a) to (d). (2) The member of service duly authorized by Government in this behalf, shall within Fifteen(15) days of receipt of such application, scrutinize about prescribed Fire Prevention and Life Safety measures as defined in this Act under bye-laws, shall issue a Provisional Fire No Objection Certificate with such conditions as may be considered necessary without conferring any property rights what so ever and if any shortfall, return the same for reasons to be recorded in writing. (3) Issue of Fire Safety Certificate:- Upon completion of the construction of the building and installation of the fire prevention and life safety measures in accordance with the Provisional Fire No Objection Certificate issued under sub-section (2), the builder or occupier shall apply, in such form and manner and on payment of such fee as may be prescribed, to such member of Service as may be authorized by the Government in this behalf for the grant of a Fire Safety Certificate. The authorized member of Service shall, after scrutiny and inspection, and if satisfied that the provisions of this Act and the rules made thereunder have been complied with, issue the Fire Safety Certificate within Twenty-one (21) days from the date of receipt of the application. (4)Renewal of Fire Safety Certificate:- The Fire Safety Certificate issued under sub-

				section(3) shall be renewed periodically upon an application made in such form and manner and on payment of such fee as may be prescribed, after inspection of the premises by such Member of Service as may be authorized by the Government or by a Third-Party Fire Audit Agency, in such manner as may be prescribed. (a) The Government may, by notification, empanel Third-Party Fire Audit Agencies for conducting Fire Audits under this Act. Such agencies shall conduct Fire Audits of the premises for which they are authorized and submit the Fire Audit Report to the Member of the Service authorized by the Government for renewal of the Fire Safety Certificate. (b) No person or entity shall act as a Third-Party Fire Audit Agency under this Act unless it is empaneled by the Government in the prescribed manner. (c) The Government may make rules to prescribe the qualifications, eligibility, procedure for empanelment, duties and responsibilities, code of conduct, supervision, and the conditions for renewal, suspension, or cancellation of empanelment of Third-Party Fire Audit Agencies." (B) after sub-section (7), the following shall be added, namely,- "(8) The Common Fire Prevention and Life Safety Measures as prescribed shall be made applicable to both Industrial Clusters and Individual Industries outside such clusters."

				(iii) in section 19, for sub-section (1), the following shall be substituted, namely,- "(1) Without prejudice to the provisions of this Act, the rules or bye-laws made thereunder, or any other law for the time being in force, the owner or occupier, either individually or jointly responsible for a building or part thereof classified under the regulations, shall provide and maintain the prescribed fire prevention and life safety measures therein. Provided that the owner or the occupier, as the case may be, shall, (a) Provide minimum fire-fighting and life safety installations as provided in the Bye-Laws as defined in section 2 (b-2). (b) Maintain the fire prevention and life safety measures in operational condition at all times, in accordance with the Bye-Laws as defined in section 2 (b-2).
2.	2002	17	The Andhra Pradesh Industrial Single Window Clearance Act, 2002.	(i) In section 2, after clause (1), the following clauses shall be inserted, namely, - (a) "(1A) "Central Inspection System" or "CIS" means the system notified by the Government for conduct of inspections under this Act; (1B) "Common Application Form" or "CAF" means the combined application form prescribed under Section 12, submitted on the Single Desk Portal for all clearances;". (b) after clause (6), the following shall be inserted, namely, -

				"(6A) "Investment Facilitation Agency" or "IFA" means the optional third-party agency engaged to assist applicants in filing the Common Application Form on the Single Desk Portal.". (c) after clause (9), the following clauses shall be inserted, namely, - "(9A) "Single Desk Bureau" or "Bureau" means the Nodal Agency appointed under Section 8, designated as the Single Nodal Agency for all approvals in the State, being the single point authority for all approvals, NOCs, licenses, registrations and renewals required for establishing and operating an industry in the State, functioning through a State Committee and District Committees, and reporting to the State Board; (9B) "Single Desk Portal" or "Portal" means the on line portal notified by the Government through which applications for clearances shall be submitted, processed and granted.". (ii) for section 3, the following shall be substituted, namely, - **"3. Constitution, powers and functions of District Committee:** (1) The District Committee of the Single Desk Bureau for each district shall be the District Industrial & Export Promotion Committee, as constituted from time to time, consisting of the District Collector as Chairman, the

				General Manager of District Industries Centre as the Member Convenor, and the following members, namely,- (a) Zonal Manager, APIIC; (b) Environmental Engineer, APPCB ; (c) Deputy Chief Inspector of Factories; (d) Planning Officer, UDA; (e) District Disaster Response & Fire Officer; (f) Deputy Commissioner/ Assistant Commissioner of Labour; (g) District Panchayat Officer; (h) Superintendent Engineer (Operations); (i) Joint Commissioner/Deputy Commissioner, Commercial Taxes; (j) District Registrar, Registration & Stamps; (k) Superintendent, Excise; (l) District Forest Officer; (m) Deputy Electrical Inspector, office of CEIG; (n) Superintendent Engineer, Water Resources; (o) Deputy Director, Ground Water; (p) Inspector of Boilers; (q) Assistant Director, Drugs; (r) Regional Deputy Director, Ayush; (s) Assistant Controller, Legal Metrology; (t) Assistant Director, Mines &Geology;

				(u) Commissioner of ULB Concerned; (v) District Revenue Officer with such co-opted members, including heads of sector specific departments, as and when required. (2) In addition to the existing powers and functions of the District Industrial & Export Promotion Committee, the District Committee shall exercise the following powers and functions, namely: (a) to grant all district level approvals routed through the Single Desk Portal within the prescribed Service Level Agreement, and to coordinate with district departments for speedy resolution; (b) to act as the first point of escalation in respect of complaints made by investors, and to refer matters of importance or a recurring nature to the State Committee; (c) to periodically review approvals granted through the Single Desk Portal at the district level against the applicable Service Level Agreements; to issue such corrective directions as may be necessary pursuant to such review; to publish on a quarterly basis, performance against the relevant Service Level Agreements on the district dashboard; and to undertake periodic consultations with investors;

				(d) to identify opportunities for deregulation at the district level and to bring to the notice of the State Committee the regulatory burden prevailing at the ground level, for review at the State level; (e) such other powers and functions as may be prescribed. Provided that anything contained in any other law, rule or order for the time being in force which is contrary to the provisions of this Act shall not prevail, and the provisions of this Act shall prevail to the extent of such inconsistency. (3) The procedure for the conduct of business and meetings of the District Committee shall be as may be prescribed.". (iii) for section 4, the following shall be substituted, namely, - **"4. Constitution, powers and functions of State Committee:** (1) The Government may, by notification, constitute a State Committee of the Single Desk Bureau, which shall consist of the Commissioner of Industries / Director of Industries as Chairman, the Additional Director of Industries, office of Director of Industries, as the Member Convenor, and the following members, namely: (a) Member Secretary, Andhra Pradesh Pollution Control Board; (b) Director of Factories;

				(c) Director, Directorate of Town and Country Planning; (d) Director General, Disaster Response & Fire Services; (e) Commissioner, Labour; (f) Vice Chairman &Managing Director, APIIC CMDs of APTRANSCO/ APCPDCL/ APEPDCL / APSPDCL; (g) Chief Commissioner of Commercial Taxes; (h) Inspector General, Registration & Stamps; (i) Commissioner, Excise; (j) Principal Chief Conservator of Forests; (k) Chief Electrical Inspector to Government (CEIG); (l) Engineer in Chief, Water Resources Department; (m) Director, Ground Water; (n) Director of Boilers; (o) Director General, Drug Control Administration; (p) Commissioner, Ayush; (q) Controller, Legal Metrology; (r) Commissioner, Panchayatraj; (s) Director, Mines & Geology; (t) Commissioner & Director, Municipal Administration Secretary to CCLA with such co-opted members, including heads of sector specific departments, as and when required. (2) The State Committee shall exercise the following powers and perform the following functions, namely,- (a) to grant approvals for strategic projects and in cases of breach of the Service

				Level Agreement, with binding decisions, including the power to overturn department level or district level decisions; (b) to receive escalations from District Committees, and to coordinate with departments for resolution; (c) to exercise oversight over all Single Desk Portal approvals and Service Level Agreement compliance, to manage the performance of the Investment Facilitation Agency, the Single Desk Portal operator and the Central Inspection System, and to issue corrective directions to departments and to such agencies; (d) to review district level Service Level Agreement performance, to conduct regular investor consultations, to publish quarterly Service Level Agreement performance on the Portal, and to table an annual performance report in the Legislative Assembly; (e) to undertake ongoing deregulation and business process re-engineering, to review the regulatory burden of all new industry facing legislation, and to present reform proposals to the State Investment Promotion Board where required;

				(f) such other powers and functions as may be prescribed. (3) The procedure for the conduct of business and meetings of the State Committee shall be as may be prescribed." **(iv)** in Section 7, in sub-section (2), for clause (i), the following shall be substituted, namely,- "(i) to review and monitor the disposal of applications by the District Committees and the State Committee, and to review the performance of the Single Desk Bureau on a quarterly basis.". **(v)** for section 8, the following shall be substituted, namely,- **"8. Appoint of Single Desk Bureau** (1) The State Government may, by notification, appoint a Single Desk Bureau, which shall be the Single Nodal Agency for all business approvals in the State, headed by an officer not below the rank of Commissioner of Industries/Director of Industries, with such supervisory and secretarial staff as may be required; (2) The Bureau shall be a permanent body and shall function through a two-tier structure comprising the State Committee constituted under Section 4 and the District Committees constituted under Section 3, and shall report to the State Board constituted under Section 7; (3) The State Government may, by notification, constitute a Single Desk Bureau for any specified

				industrial cluster, area or sector, with such composition, powers and functions as may be prescribed.". **(vi)** for section 9, the following shall be substituted, namely,- **"9. Powers and functions of the Single Desk Bureau:** (1) All approvals, no-objection certificates, licenses, registrations and renewals required for establishing and operating an industrial undertaking shall be applied for, processed and granted only through the Single Desk Portal on the basis of the Common Application Form, and no competent authority shall receive or process any such application outside the Portal; (2)The Bureau shall grant approvals within the Service Level Agreements prescribed under Section 14, and shall exercise binding escalation authority over the competent authorities, including the power to overturn a decision of a competent authority in accordance with the procedure as may be prescribed; (3) The Bureau shall exercise oversight over the competent authorities, including review of compliance with the Service Level Agreements, escalation to the State Board, review and reduction of regulatory burden, and shall ensure random and joint inspections through the Central Inspection System;

				(4) The Bureau shall manage and oversee the performance of the Investment Facilitation Agency /Third Party Agency, the Single Desk Portal operator and the Central Inspection System; (5) The Bureau shall undertake continuous deregulation and business process re-engineering, and shall review the regulatory burden of all new industries.". **(vii)** after section 9, the following sections shall be inserted, namely,- **"9A. Investment Facilitation Agency:** The Government may, by notification, engage one or more agencies as the Investment Facilitation Agency to assist applicants, on an optional basis, in filing the Common Application Form on the Single Desk Portal. **9B. Central Inspection System:** The Government may, by notification, establish a Central Inspection System for the conduct of inspections of industrial undertakings, in manner as may be prescribed."
3.	2018	6	The Andhra Pradesh Public Services Delivery Guarantee Act, 2017	**(i)** in section 2, after clause (a), the following clauses shall be inserted, namely, - "**(aa)** Appellate Authority" means an officer appointed by the Government to hear appeals against the orders passed by the designated officer related to the delivery of services;

				(ab) Competent Authority" means Officer/ Officers designated by Public Authority for providing Public Services within stipulated time limit.". **(ii)** for section 10, the following shall be substituted, namely,- "10. Appeal by the aggrieved person: (1) Notwithstanding anything contained in any other law for the time being in force, where an application is rejected by the Designated Officer under sub-section (4) of section 8, or where the notified public service is not provided within the stipulated time, an appeal shall be deemed to have been filed automatically through the Single Desk Portal, the website of the relevant Competent Authority or such other portal as may be notified by the State Government, as applicable, before the Appellate Authority, as prescribed, without any action required on the part of the applicant, and such appeal shall be treated as validly filed within time for all purposes under this Act; (2) The Appellate Authority shall dispose of the appeal under sub-section (1) within twenty-one (21) days from the date the appeal is deemed to have been filed, and may pass orders for delivery of service or payment of compensation as provided under section 9; (3) The manner and processing of such appeal shall be as may be prescribed.".

GOTTAPU PRATIBHA DEVI,
Secretary to Government,
Legal and Legislative Affairs & Justice,
Law Department.

STATEMENT OF OBJECTS AND REASONS

The Government of Andhra Pradesh is committed to fostering a trust-based regulatory framework, improving the ease of living for citizens, and enhancing the speed of doing business in the State by implementing the deregulation and compliance reduction reforms recommended by the Government of India. The proposed legislation is intended to simplify regulatory processes, reduce compliance burden, and create a transparent, efficient, and business-friendly governance framework.

In respect of the Andhra Pradesh Fire Service Act, 1999, it is proposed to redefine the provisions relating to bye-laws and fire prevention and life safety measures, omit the references to the National Building Code and empanelment of third-party fire audit agencies for the renewal of fire safety certificates thereby enhancing efficiency, transparency, accountability, and timely delivery of services.

In respect of industrial approvals, under the existing framework , the Single Desk Bureau constituted under the Andhra Pradesh Industrial Single Window Clearance Act, 2002 functions largely as a facilitative body and lacks structured institutional mechanism for effective monitoring and escalation. It is, therefore, considered necessary to strengthen the statutory framework by restructuring the Single Desk Bureau as the State's Single Nodal Agency for all business approvals, supported by a two-tier institutional mechanism comprising State and District Committees with clearly defined powers, functions and binding escalation authority, together with a Common Application Form, a Single Desk Portal, a Central Inspection System, and an optional Investment Facilitation Agency.

In respect of public service delivery, under the existing framework, an applicant aggrieved by rejection of an application or by non-delivery of a notified public service within the stipulated time is required to file an appeal manually. This places an unnecessary procedural burden on the applicant and frequently results in the appellate remedy not being invoked in a timely manner, if at all. It is, therefore, considered necessary to amend the Andhra Pradesh Public Services Delivery Guarantee Act, 2017 to provide for an

auto-appeal mechanism, whereby an appeal shall be deemed to have been automatically filed before the Appellate Authority through the Single Desk Portal without requiring any action on the part of the applicant, and to prescribe a time-bound period for disposal of such appeals.

Accordingly, it has been decided to enact the Andhra Pradesh Omnibus (Speed of Doing Business) Act, 2026 by amending the following Acts, namely:—

1. The Andhra Pradesh Fire Service Act, 1999;
2. The Andhra Pradesh Industrial Single Window Clearance Act, 2002; and
3. The Andhra Pradesh Public Services Delivery Guarantee Act, 2017.

GOTTAPU PRATIBHA DEVI,
Secretary to Government,
Legal and Legislative Affairs & Justice,
Law Department.

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