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INFORMATION

**ఆంధ్రప్రదేశ్ రాజపత్రము**  
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**ANDHRA PRADESH ACTS, ORDINANCES AND  
REGULATIONS Etc.,**

The following is the authoritative text in English Language of the Ordinance promulgated by the Governor on the 28<sup>th</sup> November, 2025 is being published under Article 348(3) of the Constitution of India for general information:-

**ANDHRA PRADESH ORDINANCE No. 9 OF 2025.**

Promulgated by the Governor in the Seventy-sixth year of the Republic of India.

**AN ORDINANCE FURTHER TO AMEND THE ANDHRA PRADESH FIRE SERVICE ACT, 1999.**

Whereas, the existing Andhra Pradesh Fire Service Act, 1999 has been in force for over 26 years. Over this period, significant changes have taken place in the roles, responsibilities, and legitimate duties of fire service officials, both operationally and administratively. Furthermore, due to rapid urbanisation and the adoption of modern technologies, an amendment to the Act has become essential;

And whereas, currently, the Act does not provide a provision for the issuance of fire safety certificates. As per the MODEL BILL TO PROVIDE FOR MAINTENANCE OF A FIRE & EMERGENCY SERVICE-2019 FOR THE STATE” of Ministry of Home Affairs, Govt. of India fire safety certificates

are issued across the country in place of No Objection Certificates (NOC) or licenses. To bring uniformity and alignment with national standards, the term “fire safety certificate” is now proposed to replace the existing terminology i.e., No Objection Certificates (NOC) or licenses;

And whereas, the existing Act was based on the MODEL BILL TO PROVIDE FOR MAINTENANCE OF A FIRE & EMERGENCY SERVICE-1958 FOR THE STATE” of MHA, Govt. of India, issued by the Government of India. However, the Government of India has since issued a revised MODEL BILL TO PROVIDE FOR MAINTENANCE OF A FIRE & EMERGENCY SERVICE-2019 FOR THE STATE” of Ministry of Home Affairs, Government of India, which recommends that states adopt legislation in line with the new model, adjusted to their specific needs and circumstances. The Government of India has been actively following up with States regarding the status of adoption, with the aim of promoting reforms and providing assistance to States for implementation;

And whereas, the Andhra Pradesh continues to be recognized as one of India’s top-performing States in Ease of Doing Business (EoDB). Currently, a new initiative Speed of Doing Business (SoDB) is being promoted as part of ongoing reforms. To align with this, the proposed amendment to the Act seeks to streamline processes, ensure timely service delivery, and reduce ambiguity through user-friendly provisions;

And whereas, the penalties prescribed under the existing Act are outdated and nominal, remaining unchanged for over 25 years. Such leniency may lead to non-compliance and undermine public safety. Considering inflation and rising costs, there is a need to enhance penalties in line with the MODEL BILL TO PROVIDE FOR MAINTENANCE OF A FIRE & EMERGENCY SERVICE-2019 FOR THE STATE” of MHA, Govt. of India to act as a deterrent and ensure stricter compliance;

And whereas, the definition of high-rise buildings varies between the National Building Code (NBC) and local laws, leading to confusion between departments. To eliminate this inconsistency, the definition provided in the local municipal law will be adopted. Additionally, with rising land costs, urban development is moving from horizontal to vertical structures. As such, there is a need to redefine high-rise buildings and update associated safety mechanisms to meet the demands of rapid urbanization and industrialization;

And whereas, with the construction of high-rise and super high-rise buildings in the capital city of Amaravati, modern and advanced firefighting technologies must be implemented to ensure structural safety. The current Act focuses on conventional firefighting methods, and an upgrade is necessary to accommodate evolving technologies. Furthermore, the National Building Code (NBC) 2005 has been revised to National Building Code (NBC) 2016, and National Building Code (NBC) 2025 is currently under development to address contemporary challenges in fire prevention and firefighting. Since building and fire safety standards evolve approximately every ten years, it is necessary to update the Act after 26 years to adopt these advanced measures;

And whereas, to ensure safety at all times and protect lives and property, the appointment of a Fire Safety Supervisor is proposed, in accordance with the Model Fire Force Bill. This role will ensure both maintenance and quality control of fire safety installations, thereby reducing potential losses of life and property;

In view of the above, it is essential to amend the Andhra Pradesh Fire Service Act, 1999 to address the current conditions and evolving requirements of the State.

And whereas, the Legislature of the State is not now in session and the Governor of Andhra Pradesh is satisfied that the circumstances exist which render it necessary for him to take immediate action;

Now, therefore, in exercise of powers conferred by clause (1) of Article 213 of the Constitution of India, the Governor of Andhra Pradesh is pleased to promulgate the following Ordinance:-

1. (1) This Ordinance may be called the Andhra Pradesh Fire Service (Amendment) Ordinance, 2025. Short title and commencement.
  - (2) It shall come into force at once.
2. In the Andhra Pradesh Fire Service Act, 1999 (herein after referred to as the Principal Act), in section 2,- Amendment of section 2.  
Act No. 15 of 1999.
  - (i) for clause (a), the following shall be substituted, namely,-

“(a) “Building” shall have the same meaning assigned to it in “the Andhra Pradesh Building Rules, 2017” as amended from time to time.”.

(ii) after clause (b), the following shall be inserted, namely,-

“(b-1) “Building Fire Safety Supervisor” means the person appointed under section 21-A of Chapter III by the owner or occupier of certain premises and buildings as specified in this behalf to ensure fire prevention and fire safety measures installed in such premises and buildings;

(b-2): “Bye laws” means Fire Safety Regulations or Norms or Guidelines made under National Building Code of India, the Andhra Pradesh Building Rules, 2017, Oil Industry Safety Directorate Guidelines, the Petroleum Act, 1934 and Rules, the Explosive Act, 1884 and Rules and International Standards relating to fire prevention, or any relevant guidelines issued by the State Government or local Authority as amended from time to time.”.

Central Act No. 30 of 1934.

Central Act No. 4 of 1884.

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

“(c-1): “Director of Fire Services” means an officer appointed to assist the Director General in technical, administrative and other departmental matters relating to the functioning and implementation of fire services.”.

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

“(d-1) “Fire Prevention and Life Safety Measures” means such measures as are necessary in accordance with the National Building Code of India for the containment, control, and extinguishing of fire and for ensuring the safety of life and property in case of fire and as may be prescribed in the Rules made in this behalf.”.

(v) for clause (h), the following shall be substituted, namely,-

“(h) “High-rise building” means a building as defined in the Andhra Pradesh Building Rules, 2017 as amended from time to time subject to the compliance of Fire Prevention and Life Safety Measures.”.

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

“(o-1) “Qualified agency” means a person or an association of persons having technical specialization in the field of Fire/Civil/ Mechanical Engineering/Technology, Industrial Safety, Disaster Management or Chemical Science from a recognized university and having sufficient domain knowledge and accomplishments in the field of Fire Safety.”.

3. In the Principal Act, after the section 3, the following shall be added, Insertion of new section 3-A.  
namely,-

“3-A. In order to assist in any disaster, other than resulting due to fire, all Fire Services shall be considered as Emergency Services.

Provided that, in case where the emergency service is not related only to fire, the decisions and directions of the authority in charge of the Member of Service shall prevail.”.

4. In the Principal Act, after section 5, the following shall be added, Insertion of new section 5-A.  
namely,-

“5-A. Powers, Duties and Functions of the Director General of State Disaster Response and Fire Services : -

(a) The Director General of State Disaster Response and Fire Services Department shall be subject to the superintendence and control of the State Government, direct and regulate all matters of Fire safety and Fire Prevention, Disaster Response, Firefighting & Rescue equipment, Machinery and appliances, training, observation of persons, events of mutual relations, distribution of duties, study of laws, orders and modes of proceedings and all matters of executive detail or the fulfillment of duties and maintenance of discipline of members of service and employees of the Andhra Pradesh State Disaster Response and Fire Services Department under him.

(b) Without prejudice to the provisions of clause (a) the Director General of State Disaster Response and Fire Services Department shall function as Head of the Department and shall,-

- (i) frame the policies in relation to the development of State Disaster Response and Fire Services and Fire Preventive and Life Safety Measures and, on approval by the State Government, take steps to implement the same.
- (ii) prepare and submit plans and proposals to the State Government with regard to the periodical review of fire and rescue equipment, fire property and fire and rescue manpower for effective functioning of Fire Services.

Substitution of section 13.

- 5.** In the Principal Act, for section 13, the following shall be substituted, namely,-

**“13. (1) Issue of Provisional Fire No Objection Certificate:-**

Any person or entity proposing to construct a building mentioned below (as classified in National Building Code of India) shall apply for a Provisional Fire No Objection Certificate along with such fee as may be prescribed:

- (a) All High rise Buildings as defined under clause (h) of section 2;
  - (b) All Educational, Institutional, Assembly, Industrial & Hazardous buildings;
  - (c) Special buildings of Business, Mercantile, Storage, Residential other than Apartment Buildings and Mixed occupancies having floor built up area more than 500 m<sup>2</sup> on any one or more floors;
  - (d) Buildings, having area more than 300 m<sup>2</sup> of incidental assembly occupancy on any floor;
  - (e) Buildings of all occupancies with two basements or more, or with one basement of area more than 500 m<sup>2</sup>;
  - (f) Special requests made by the Owner/ Occupier/Govt. agencies of the Occupancies other than the above clauses (a) to (e).
- (2) The Director General or any member of the service duly authorized by Government in this behalf, shall within **Twenty**

**One (21) days** of receipt of such application, scrutiny by the members of service about prescribed Fire Prevention and Life Safety measures as stipulated in the National Building Code of India, as amended from time to time or relevant National/ International Code of Practices, and ensuring heights & setbacks as per A.P. Building Rules as amended from time to time shall issue a Provisional Fire No Objection Certificate with such conditions as may be considered necessary and if any shortfall, return the same for reasons to be recorded in writing.

- (3) Issue of Fire Safety Certificate: After completion of construction and ensuing of Fire safety installations in compliance with the Provisional Fire No Objection Certificate issued under the provisions of sub-section(1), the builder/occupier shall apply for Fire Safety Certificate along with such fee as may be prescribed from the Director General or any member of the service duly authorized by Government on this behalf, shall within **Thirty (30) days** of receipt of such application, scrutiny, inspection by the member of service and issue Fire Safety Certificate.
- (4) Issue of Renewal of Fire Safety Certificate: - The Fire Safety Certificate issued under sub-section (3) shall be renewed periodically as notified by the government along with such fee as may be prescribed from time to time.
- (5) The authority or officer competent to approve the building permission before construction and building occupancy certificate after construction under the relevant law for the time being in force, shall not accord such approval except on production of a Provisional Fire No Objection Certificate issued under sub-section (2) and Fire Safety Certificate issued under sub-section (3) respectively wherever required.
- (6) The Government may by notification, prescribe appropriate Fire Prevention and Life Safety measures for the buildings or part thereof, the construction of which was completed on or before the date on which this Act comes into force or which was under construction on such date.

(7) Any person violating the conditions of Provisional Fire No Objection Certificate and Fire Safety Certificate shall be liable to be proceeded against under the provisions of this Act.

Omission of sections 16, 17 & 18.

6. In the Principal Act, sections 16, 17 and 18, shall be omitted.

Substitution of section 19.

7. In the Principal Act, for section 19, the following shall be substituted, namely,-

“19.(1) Without prejudice to the provisions of National Building Codes of India, Building Bye-laws, any other law or Bye-Law, the owner or the occupier, who are either individually or jointly responsible, of a building as classified by regulations or part thereof, shall provide fire prevention and life safety measures therein:

Provided that the owner or the occupier, as the case may be, shall,-

- (i) provide minimum fire-fighting and life safety installations as provided in section 2 (b2).
- (ii) maintain the fire prevention and life safety measures in operational condition at all times, in accordance with section 2 (b2).

(2) Notwithstanding anything contained in any law for the time being in force, no authority empowered to issue the building occupancy certificate, shall issue the same, unless it is satisfied that the owner or the occupier, either individually or jointly, has complied with the provision as given in sub-section (1).

(3) No person other than the Qualified agencies, as specified in the rule made under this Act, shall carry out the work of providing fire prevention and life safety measures or performing such other related fire protection activities required to be carried out in any place or building or part thereof. In case the certificate submitted by a qualified agency is found to be false / incorrect, the Director General of State Disaster Response and Fire Services or the officer authorized by him, shall take action to cancel their Certificate and initiate criminal prosecution against the concerned as per law in force.

8. In the Principal Act, after section 21, the following section shall be added, namely,-
- Insertion of new section 21-A.
- “21-A. Appointment & Functions of Building Fire Safety Supervisor:**
- To ensure effective fire prevention and life safety measures for buildings or premises and maintenance of Fire Prevention and Life safety measures in the buildings or premises as may be specified by an order by the Government in this behalf, every owner and occupier or occupiers individually or jointly shall appoint a Building Fire Safety Supervisor, having such qualifications as may be prescribed by the Government from time to time.”.
9. In the Principal Act, for section 26, the following shall be substituted, namely,-
- Amendment of section 26.
- “26. Penalty for violation of duty etc.,:** Notwithstanding any action which may be taken under the provisions of this Act, any member of service who -
- (1) is found to be guilty of any violation of duty or willful breach of any provision of this Act or any rule or order made there under; or
  - (2) is found to be guilty of cowardice; or
  - (3) withdraws or abstains from the duties of his office without permission or without having given previous notice for fifteen days or more; or
  - (4) being absent on leave fails without reasonable cause to report himself for duty on expiration of such leave; or
  - (5) accepts any other employment or office or engages himself in business in contravention of the provision of the Andhra Pradesh Civil Services (Conduct) Rules, 1964 shall be punishable with imprisonment which may extend to three (3) months or with fine which may extend to an amount not exceeding three (3) months pay of such member, or with both.”.
10. In the Principal Act, in section 27, for the words “five hundred” the words “ten thousand” shall be substituted.
- Amendment of section 27.

- Amendment of section 28. **11.** In the Principal Act, in section 28, for the words “five hundred” the words “ten thousand” shall be substituted.
- Amendment of section 29. **12.** In the Principal Act, in section 29, for the words “five hundred” the words “ten thousand” shall be substituted.
- Amendment of section 31. **13.** In the Principal Act, in section 31, in the proviso, for the words “one hundred rupees per day” the words “one thousand rupees per day” shall be substituted.
- Insertion of new section 37-A. **14.** In the Principal Act, after section 37, the following shall be inserted, namely,-  
  
“37-A: Declaration of State Disaster Response and Fire Services as Technical Service:  
  
Without prejudice to the provisions of any other law on the subject for the time being in force, the State Government may, by notification in the Official Gazette, declare the State Disaster Response and Fire Services as Technical Services.”.
- 15.** In the Principal Act, wherever the words “license/licence” occurs, the words “Fire Safety Certificate” shall be substituted.

**S. ABDUL NAZEER,**  
Governor of Andhra Pradesh.

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