

To
The Authority
WB RERA
Kolkata, West Bengal

Subject: Clarification regarding Fire Department NOC Requirement

Respected Sir,

This is for your kind information that, as per the provisions of the *West Bengal Fire Services (Amendment) Bill, 2022*, a No Objection Certificate (NOC) from the Fire Department is not required for residential buildings up to a height of 15.5 meters within the KMC area.

In support of this, we are enclosing a copy of the official Gazette notification along with a relevant newspaper publication for your reference.

We hope this clarifies the matter.

Thanking you,

Yours faithfully,

KALPANA HEADHIGHS


Authorised Signatory

The

Kolkata Gazette
सत्यमेव जयते
Extraordinary
Published by Authority

JYAISTHA 31]

TUESDAY, JUNE 21, 2022

[SAKA 1944

PART IV—Bills introduced in the West Bengal Legislative Assembly; Reports of Select Committees presented or to be presented to that Assembly; and Bills published before introduction in that Assembly.

GOVERNMENT OF WEST BENGAL

LAW DEPARTMENT

Legislative

NOTIFICATION

No. 614-L.—21st June, 2022.—The Governor having been pleased to order, under rule 66 of the Rules

of Procedure and Conduct of Business in the West Bengal Legislative Assembly, the publication of the following Bill, together with the Statement of Objects and Reasons which accompanies it, in the *Kolkata Gazette*, the Bill and the Statement of Objects and Reasons are accordingly hereby published for general information:—

Bill No. 19 of 2022

THE WEST BENGAL FIRE SERVICES (AMENDMENT) BILL, 2022.

**A
BILL**

to amend the West Bengal Fire Services Act, 1950.

WHEREAS it is expedient to amend the West Bengal Fire Services Act, 1950, for the purpose and in the manner hereinafter appearing;

West Ben. Act
XVIII of 1950.

It is hereby enacted in the Seventy-third Year of the Republic of India, by the Legislature of West Bengal, as follows:—

Short title and
commencement.

1. (1) This Act may be called the West Bengal Fire Services (Amendment) Act, 2022.

*The West Bengal Fire Services (Amendment) Bill, 2022.**(Clause 2.)*

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

Amendment of
clause (ha) of
section 2 of West
Ben. Act XVIII of
1950.

2. In clause (ha) of section 2 of the West Bengal Fire Services Act, 1950, for the words “‘high rise building” means a building the height of which is fourteen and a half metres or more’, the words “‘high rise building” means a building the height of which shall be fifteen and a half metres or more in respect of the local area under the jurisdiction of Kolkata Municipal Corporation and shall be above fourteen and a half metres in respect of the local area under any other local authority in the rest of the State of West Bengal’ shall be substituted.

STATEMENT OF OBJECTS AND REASONS.

It has been felt necessary and expedient to make amendment in the West Bengal Fire Services Act, 1950 (West Ben. Act XVIII of 1950), with a view to bring parity with the Kolkata Municipal Corporation (Building) Rules, 2009, the minimum height of a building required for being treated as a high rise building is raised from fourteen and a half metres or more to fifteen and a half metres or more in respect of the local area under the jurisdiction of Kolkata Municipal Corporation while keeping the height of the building as above fourteen and a half metres in the rest of the State of West Bengal.

2. The Bill has been framed with the above object in view.

3. There is no financial implication involved in giving effect to the provision of the Bill.

KOLKATA:

The 21st June, 2022.

SUJIT BOSE,

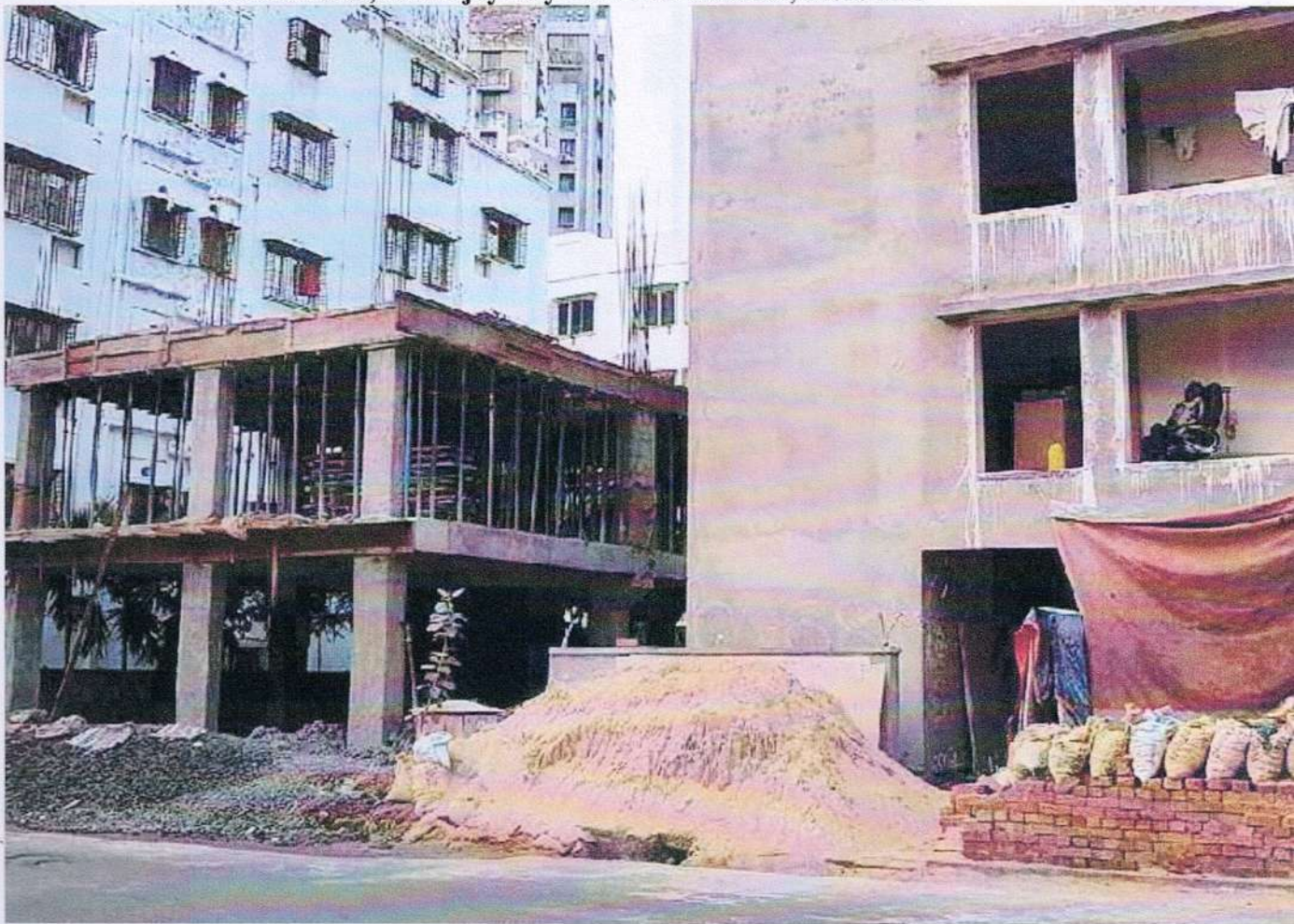
Member-in-charge.

By order of the Governor,

PARTHA SARATHI SEN,
*Pr. Secy. to the Govt. of West Bengal,
Law Department.*

Fire no-objection certificate relief for buildings till 15.5 metres

Assembly passes amendment to West Bengal Fire Services Act
Kinsuk Basu, Subhajoy Roy Published 25.06.22, 06:16 AM



Officials in the fire and emergency services department said an amendment to the West Bengal Fire Services Act in 1996 had made it mandatory for all buildings above 14.5 metres to have an NOC from the department. File picture

Buildings up to 15.5m in height in the Kolkata Municipal Corporation (KMC) area will no more require a no-objection certificate, or NOC, from the fire department, according to an amendment passed by the Assembly on Friday.

So long, buildings above 14.5m in height required a mandatory clearance from the fire and emergency services department.

ADVERTISEMENT

Before 2009, the KMC used to ask for NOCs from the fire department if a building was taller than 14.5m. But the new building rules of the KMC, which were introduced in 2009, changed the height and made the fire department's NOC mandatory for buildings taller than 15.5m.

Also Read

Safety audit reveals fire hazards in 568 trade establishments in Kolkata



But similar changes were not made to the fire department's rules, as a result of which the owners of all buildings up to 15.5m continued queuing up for the NOC.

Advertisement

“A proposal on relaxing the limit by one metre had come to the fire department from the KMC some time back. A technical committee was set up to examine the proposal before introducing an amendment in the form of a bill,” Sujit Bose, minister for fire and emergency services, told **The Telegraph**.

“Since the Assembly passed the bill today, those planning to construct buildings up to 15.5 metre in height needn’t come to the department for any clearance. They can just go ahead with the construction.”

Officials in the fire and emergency services department said an amendment to the West Bengal Fire Services Act in 1996 had made it mandatory for all buildings above 14.5 metres to have an NOC from the department.

“Since the rules of the fire department and that of the KMC were not in sync, those planning to build a house up to 15 metres would have to queue up for an NOC even with a sanctioned building plan,” said an official in the KMC’s building department.

A KMC official said the limit was increased by one metre as builders complained that the height of each floor became very short if a five-storey building had to be built within 14.5 metres to avoid approaching the fire department for the NOC.

A five-storey building 14.5m high will have floors 9.5ft in height, while a five-storey building 15.5m high will have floors 10.17ft in height.

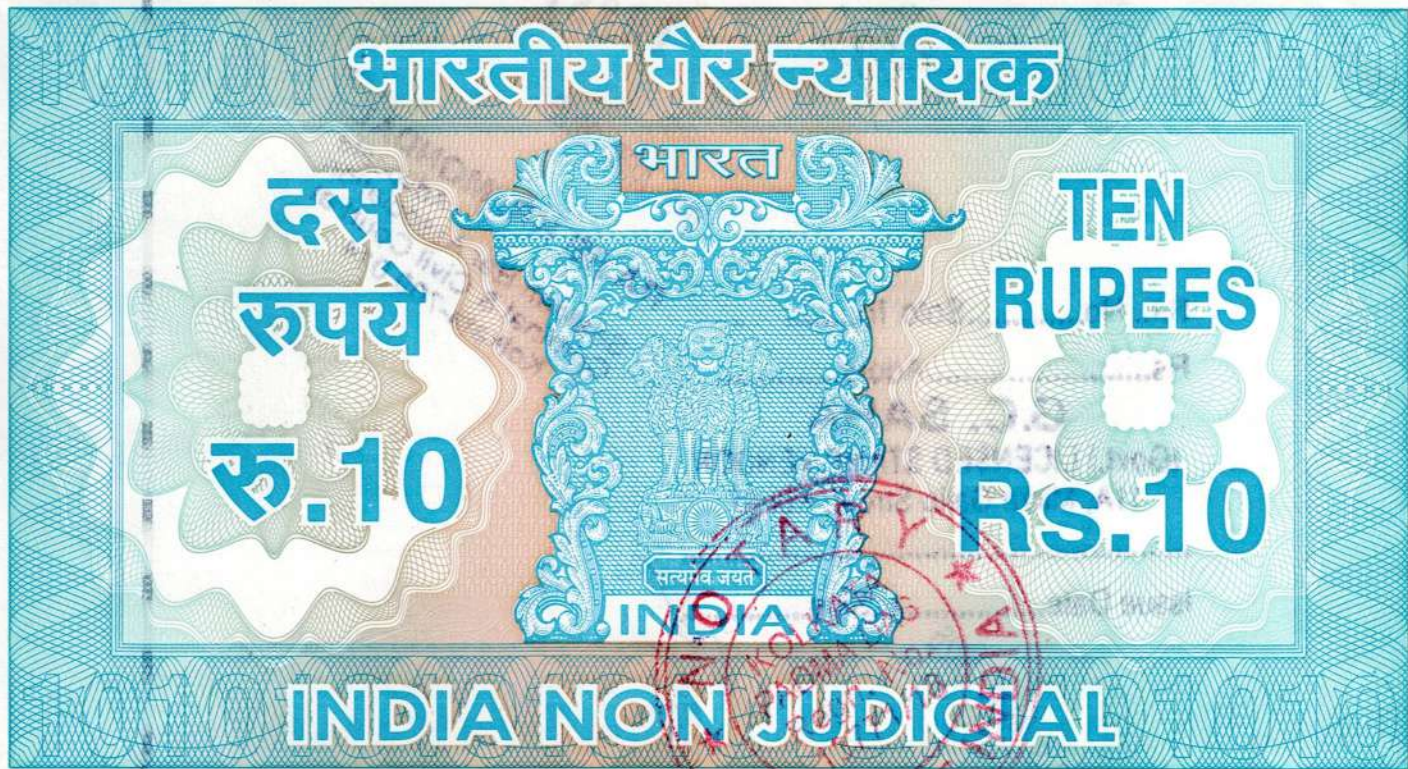
Builders said the move would be of great help to those planning to construct a five-storey building in a spacious manner. The ceiling height for the apartments in such buildings can be extended now, giving the feel of a bigger apartment on each floor, they said.

“To avoid seeking an NOC from the fire department, the ceiling height of a five-storey building would be usually kept within three metres,” said Rabin Roy, a senior partner of a construction firm in Kolkata.

“With this clearance, the owner will have the freedom to play around with the height. This will make a lot of difference.”

With builders complaining of the legal tangles and the formalities to be completed, the civic authorities forwarded a proposal to the urban development department seeking a change to the act of the fire services department for granting the NOC.

The proposal was forwarded to the fire services department and an amendment bill was introduced. It was unanimously passed by the Assembly on Friday.



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AFFIDAVIT

I, Raja Roychowdhury, son of Late Anil Roychowdhury, residing at Flat No A-6, 2 Ananda Chatterjee Lane P.O. Baghbazar, P.S. – Shyampukur, Kolkata 700004, do hereby solemnly affirm and declare as follows:

1. That I am the Developer of the proposed project namely "SIGNATURE FLORA", situated at Premises No. 531, Rabindra Sarani, Ward No. 08, Borough-I, P.S. Shyampukur, P.O. Baghbazar, District – Kolkata – 700003, under the jurisdiction of, and I am competent and authorized to swear this affidavit.
2. That the proposed project "SIGNATURE FLORA" is a G+IV storied residential building having a height of 15.50 meters as per the sanctioned building plan approved by.
3. That as per the provisions of the, a No Objection Certificate (NOC) from the Fire Department is not required for residential buildings up to a height of 15.5 meters. (as per the provisions of the *West Bengal Fire Services (Amendment) Bill, 2022*.)
4. That since the height of the said residential building is 15.50 meters, there is no requirement for obtaining a Fire NOC from the concerned Fire Department authority for the said project.
5. That the statements made hereinabove are true to my knowledge and belief and nothing material has been concealed therefrom.

Verified at Kolkata on this 20th day of May, 2026.

KALPANA HEADHIGHS

Deponent

Partner

Attested by me

Himadri Chakraborty
Advocate
CJM Court, Calcutta
Enrolment No. WB/134-A/1991

PADMA DAS
NOTARY
Regn. No. 13771/18
C.M.M's Court
Kolkata-700003

SOLEMNLY AFFIRMED AND DECLARED
BEFORE ME ON IDENTIFICATION

PADMA DAS
NOTARY

21 MAY 2026