KA / BG - GPO / 2515 / WPP-47 / 2009 - 2011

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ಪತ್ರಿಕೆ

ಭಾಗ – IV-A	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಜುಲೈ ೭, ೨೦೧೧ (ಆಷಾಢ ೧೬, ಶಕ ವರ್ಷ ೧೯೩೩)	ನಂ. ೬೩೮

HOME SECRETARIAT

NOTIFICATION

No. HD 33 SFB 2011, BANGALORE, DATED: 7-7-2011

Whereas Section 13 of the Karnataka Fire Services Act, 1964 provides that the State Government may by notification in the Official Gazette, require owners or occupiers of premises in any area or any class of premises used for purposes which in its opinion are likely to cause a risk of fire, to take such precautions as may be specified in the notification.

Whereas the Hon'ble High Court of Karnataka in its interim order dated: 06-06-2011 in W.P. No. 38073/2010 has directed the State Government to issue an appropriate notification as is contemplated under Section 13 of the Karnataka Fire Services Act, 1964.

Whereas the Director General, Fire and Emergency Services and Commissioner, BBMP have submitted joint action plan to the State Government, in pursuance of the orders of the Hon'ble High Court.

Whereas the Government of Karnataka has examined the joint action plan submitted by the Director General, Fire and Emergency Services and Commissioner BBMP.

Now, therefore, in exercise of the powers conferred under Section 13 of the Karnataka Fire Services Act, 1964 the Government of Karnataka hereby frames preventive measures for Buildings of 15 mtrs & above in height in respect of High rise buildings, and other important public places to save life and property of the general public.

High Rise Building

1) Bruhat Bangalore Mahanagara Palike or Local Municipal Authority shall not grant Building Plans/Licenses without obtaining No Objection Certificate from Fire and Emergency Services.

2) In High rise buildings, wherein fire safety measures are required to be provided under the building bye laws/ Zonal regulations, national Building Code as well as under other prov on which are applicable, the builders, developers, organizers, contractors, architects and engineers, society, association of persons etc constructing buildings shall provide fire safety measures as per provisions and without such measures, the BBMP shall not grant occupancy certificate.

3) So far as the existing but occupied buildings and buildings under construction are concerned, the BBMP or Local Municipal Authority shall not grant occupancy certificate unless and until sufficient fire protection system is installed, before the building is made operational and is certified by the Fire Officer not below the rank of District Fire Officer & nominated by the Director General, Fire & Emergency Services.

4) The Fire Safety certificate issued by the Fire and Emergency Services Department should be produced to the BBMP and Local Municipal authority for renewal of the permission issued once in two years. That the fire officer not below the rank of District Fire Officer as authorized by the Director General, Fire and Emergency Services along with a representatives of the tenants or occupants association or any of the tenants of the building, in case of a commercial building and a representative of the residents association or a resident of any residential building, shall carry out biennial checking to ascertain, whether fire safety measures provided in the High rise buildings are as per applicable law, rules, regulations and Bye-laws. For this purpose, it shall be the duty of every tenants, association/residents association, if any or otherwise the builder/owner/developer to ensure that a representative is nominated for periodical fire inspections. Such representative shall be notified Seven days in advance of the fire inspection. In case such representative is unable to remain present for inspection, any other tenant/resident of the building shall be nominated as the representative for the purpose of inspecting. Upon completion of inspection, the Inspecting Officer shall prepare a detailed report in the proforma prescribed by Fire and Emergency Services Department indicating the fire safety compliances and lapses. The Inspecting Officer shall obtain an acknowledgement after handing over the report to the concerned.

5) The owner/Association of all High rise buildings shall get their building inspected by the agencies empanelled by the Fire and Emergency Services Department to ensure that the fire equipment installed are in good and workable condition. An affidavit about the working conditions of system along with inspection report shall be submitted to the Fire and Emergency Services Department and BBMP or Local Municipal Authority once in every two years.

6) The Inspecting Officer not below the rank of District Fire Officer nominated by the Director General of Police & Director General, Fire & Emergency Services shall also carry out surprise checking at least once in two years, to ascertain whether fire safety measures provided in the High rise buildings are as per applicable law, rules, regulations and bye laws of local authority.

7) During such inspection, the Officer In-charge shall satisfy himself that there are no deviations/alterations affecting the fire safety measures. The failure to comply with the Fire Safety Measures prescribed by the concerned authorities, the occupier/developer/ owner/builder be provided reasonable notice, which shall not be more than three months in any case, to ensure compliance. The occupier/developer/owner/builder shall rectify the lapses as pointed out in the notice and intimate the Officer in-charge regarding compliance within the period prescribed. Upon intimation from the occupier/developer/owner/builder of compliance the Officer in charge along with the residents/tenants representative shall once again inspect the building to ascertain whether such lapses have been rectified or not.

8) If occupier/ developer/ owner/ builder has failed to intimate that the lapses have been rectified during the period prescribed by the Fire Officer or, if upon such intimation and re-inspection, the Fire Officer concludes that the lapses have not been attended, the Fire Officer shall immediately intimate BESCOM, GESCOM, HESCOM, CHESCOM and other electric supply companies etc, to disconnect electricity connection and also seal the building to prevent fire hazards and save lives and property of general public. The Fire Officer shall also intimate the failure to rectify the lapses to BBMP and other Municipal authority. Upon such intimation, the BBMP and other Municipal authorities shall suspend the occupancy certificate for the High rise building.

9) After such disconnection of power and electricity and sealing of the building, the occupier/ developer/ owner/ builder shall only be allowed ingress/egress to ensure compliance with fire safety requirements. Once all the lapses are attended and repaired, the occupier/ developer/ owner/ builder shall intimate the concerned Fire Officer. The Fire Officer, if satisfied upon re-inspection that necessary compliances have been achieved, shall allow the building open for ingress and egress. Electricity shall be restored by competent Authorities only after specific intimation by the concerned Fire Officer in that regard. The occupancy certificate shall also have to be obtained afresh from the BBMP or other Local Municipal authorities by producing the certificate of compliance issued by the Fire Officer.

10) Whenever safety violations or infringements after grant of NOC by the Fire and Emergency Services Department are noticed adequate steps should be taken by Fire & Emergency Services Department to launch criminal prosecution under the provisions of the Fire Services Act, 1964 and also other applicable law by lodging a First Information Report with Jurisdictional Police Station against the occupier/ developer/ owner/ builder, as the case may be.

11) The Fire and Emergency Services Department shall ensure that each and every High rise building in the city of Bangalore and other places of the State is inspected within a period of nine months from the date of issue of this notification for ascertaining compliance with fire safety laws, rules, regulations, Bye-laws etc.

12) Fire safety measures be installed in all Government High rise buildings within one year from the date of this Notification or Order.

13) High rise buildings which are, in violation of fire safety laws/Unauthorized construction shall not be entitled to benefits of the Akrama-Sakrama or any such schemes. The builder/ developer/owner to eliminate fire hazards, should ensure good house keeping, both inside and outside the building.

14) The High Rise building constructed without prior "No Objection Certificate" and "Commencement Certificate" will also be inspected under this provision and cleared only if all the statutory regulations are complied as per local Building Bye-laws and National Building Code. In these cases the builder/occupier has to pay a penalty of four times the Government fee in force at the time of inspection.

By Order and in the name of the Governor of Karnataka,

B.Rajamma
Under Secretary to Government
Home Department
(Police Auxiliary Services)

ಸಂ. ನಗ್ರಾಯೋ:ಜಂನಿ(ಬೆಂವಿ):ಸುತೋಲ್ಲೆ:2011

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ
ನಿರ್ದೇಶಕರ ಕಛೇರಿ,
ಬಹುಮಹಡಿ ಕಟ್ಟಡ, 4ನೇ ಹಂತ,
ಡಾಃ ಅಂಬೇಡ್ಕರ್ ವೀಧಿ, ಬೆಂಗಳೂರು.
ದಿನಾಂಕಃ -4 AUG 2011

ಯಥಾ ಪ್ರತಿಯನ್ನು ಮಾಹಿತಿಗಾಗಿ ಹಾಗೂ ಅಗತ್ಯ ಕ್ರಮಕ್ಕಾಗಿ ಕಳುಹಿಸಿದೆ.

1. ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಹೆಚ್ಚುವರಿ ನಿರ್ದೇಶಕರು, ವಲಯ ಕಛೇರಿ ಧಾರವಾಡ.
2. ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಜಂಟಿ ನಿರ್ದೇಶಕರು, ವಿಭಾಗೀಯ ಕಛೇರಿ, ಬೆಂಗಳೂರು, ಮೈಸೂರು ಮತ್ತು ಗುಲ್ಬರ್ಗಾ.
3. ಎಲ್ಲಾ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಸಹಾಯಕ ನಿರ್ದೇಶಕರ ಕಛೇರಿಗಳಿಗೆ.
4. ಸದಸ್ಯ ಕಾರ್ಯದರ್ಶಿಗಳು, ... ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ,
5. ಆಯುಕ್ತರು/ ಮುಖ್ಯಾಧಿಕಾರಿಗಳು, ... ನಗರ ಸಭೆ / ಪುರಸಭೆ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ.
6. ಕೇಂದ್ರ ಕಛೇರಿಯ ಎಲ್ಲಾ ಅಧಿಕಾರಿಗಳಿಗೆ ಮತ್ತು ತಾಂತ್ರಿಕ ಸಿಬ್ಬಂದಿಗಳಿಗೆ.
7. ಹೆಚ್ಚುವರಿ ಪ್ರತಿಗಳು.

ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ 25.7.20
ನಿರ್ದೇಶಕರ ಪರವಾಗಿ

C5:ck:Circulars

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿತ) (100 ಪ್ರತಿಗಳು)