

No. B-20011/2/2026-HM(F&ES)
GOVERNMENT OF MIZORAM
HOME DEPARTMENT

Aizawl, the 20th August, 2026.

NOTIFICATION

In exercise of the powers conferred by section 38 of the Mizoram Fire and Emergency Services Act, 2013, the Government of Mizoram is pleased to make the following rules to amend the Mizoram Fire & Emergency Services (Superintendence & Control of the Fire Force & Fire Safety & Prevention) Rules, 2019, namely: -

1. Short title and commencement. -

(1) These rules may be called the Mizoram Fire & Emergency Services (Superintendence & Control of the Fire Force & Fire Safety & Prevention) (Amendment) Rules, 2026.

(2) They shall come into force from the date of their publication in the Official Gazette.

2. Amendment of rule 2.-

1) In rule 2 of the principal rules, for clause (10), the following clause shall be substituted, namely: -

"2(10) 'Occupancy' means the principal classification of a building based on its use and shall include the following categories: -

- i. **Residential Buildings:** Buildings used for normal residential purposes, including one or two family dwellings, apartments, lodging or rooming houses.
- ii. **Educational Buildings:** Buildings used for school, college, or other educational purposes involving assembly for training instruction.
- iii. **Institutional Buildings:** Buildings used for medical or other treatment or care of persons suffering from physical or mental illness, disease or infirmity, including hospitals, nursing homes and custodial institutions.
- iv. **Assembly Buildings:** Buildings where groups of people where not less than fifty people congregate for amusement, recreation, social, religious, or similar purposes, such as cinemas, auditoriums, places of worship, restaurants and community halls.
- v. **Business Buildings:** Buildings used for transaction of business, keeping of accounts and records, including offices, banks and professional establishments.
- vi. **Mercantile Buildings:** Buildings used as shops, stores or markets for display and sale of merchandise.

- vii. **Industrial Buildings:** Buildings in which products or materials are fabricated, assembled or processed.
- viii. **Storage Buildings:** Buildings used primarily for storage or sheltering of goods, wares or merchandise.
- ix. **Hazardous Buildings:** Buildings used for storage, handling or processing of highly combustible, flammable, explosive or toxic materials.

Explanation: For the purpose of these rules, the height of a building shall be measured as follows: -

- (i) In the case of flat roofs or hip type roofs, the vertical distance from the ground floor to the highest terrace level;
- (ii) In case of pitched roofs, the vertical distance from the ground floor up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof;
- (iii) In case of multi-storeyed buildings constructed on a slope having multiple ground floor levels, the vertical distance between any ground floor level and the corresponding highest point of the building directly above it;
- (iv) Architectural features serving no other function except that of decoration shall be excluded for the purpose of taking heights. The height of the building shall be taken up to the terrace level for the purpose of fire safety requirements.

2) For clause (11), the following clause shall be substituted, namely: -

"(11) 'Fire Prevention and Life Safety Measures' means such measures as are necessary in accordance with the requirements laid down in these rules for the prevention, control and fighting of fire for ensuring the safety of life and property in case of fire."

3. Amendment of Rule 57.-

For rule 57 of the principal rules, the following rule shall be substituted, namely: -

"57. Issuance of Fire No Objection Certificate or Fire Safety Certificate for High-Rise Buildings, Public buildings, and Other Important Installations.

(1) Fire No Objection Certificate or Fire Safety Certificate for high-rise buildings (twentyfour metres and above), Public buildings, and other buildings or installations of significant fire risk mentioned in Column (2) of Table provided in Third Schedule in this rule shall be issued by the Director, Fire & Emergency Services.

(2) The Fire No Objection Certificate shall be issued in accordance with the fire safety requirements, systems and measures specified in the Third Schedule, Fourth Schedule and Fifth Schedule annexed to these rules, and such other provisions as may be prescribed by the Government from time to time.

(3) The Director, Fire & Emergency Services shall be the competent authority for issuance of Fire No Objection Certificate throughout the State.

(4) The Fire No Objection Certificate shall be issued provisionally for a period not exceeding two years which may be renewed for another two years on receipt of proper application indicating the reason for its renewal.

(5) Final No Objection Certificate shall be issued only after installation of the fire fighting arrangements indicated in the provisional No Objection Certificate. Final No Objection Certificate so issued shall be valid indefinitely subject to self-certification or third party certification for renewals as notified by Government from time to time.

(6) The rate of collection of fees on issue of No Objection Certificate or Fire Safety Certificate by Fire & Emergency Services may be notified by the state government from time to time.

The levy of fees is to be credited into Government account under the following head of accounts: -

0070 - OAS

60 - Other Services

109 - Fire Protection & Control

01 - Fire & Emergency Services

00 -

00 -

(7) In areas where access to fire appliances is restricted due to terrain, road width or other local constraints, alternative or additional fire protection measures, as may be specified by the Director, shall be provided.

(8) Notwithstanding anything contained in these Rules, the Director may, for reasons to be recorded in writing, having regard to occupancy, height, fire load, site conditions and accessibility—

(a) require additional fire safety measures; or

b) permit relaxation of any requirement subject to compensatory measures ensuring an equivalent level of safety.

4. Insertion of new rule. -

After rule 57 of the principal rules, the following new rules shall be inserted, namely: -

"57(A). Common Firefighting Infrastructure for the purpose of issue of Fire No Objection Certification or Fire Safety Certificate for industrial park or estate, Industrial complex, etc.

"Notwithstanding anything contained in these rules, in respect of any Industrial Estate, Industrial Park, Special Economic Zone (SEZ), IT Park or other notified industrial complex having an approved Common Fire Protection System consisting of shared fire water storage tanks, pumping arrangements, hydrant or sprinkler network, fire alarm system, fire access roads and other allied fire safety infrastructure designed for the entire complex, a Common Fire No Objection Certificate may be issued in the name of the developer, management authority or estate authority for the whole complex, and no separate Fire No Objection Certificate shall ordinarily be required for individual buildings or units situated therein:

Provided that—

(a) The individual buildings or units conform to the approved fire safety layout and master plan of the complex;

(b) No hazardous occupancy, process or storage beyond the approved category and capacity is introduced without prior approval of the Director;

(c) The common fire protection system is maintained in good and functional condition at all times by the developer or management authority;

(d) The common fire protection system is designed taking into consideration the cumulative fire load and occupancy of the entire complex; and

(e) The Director may, for reasons to be recorded in writing, require any individual building or unit involving special or high fire risk to obtain separate Fire No Objection Certificate."

57(B). General Technical Requirements for Fire Protection Systems

(1) Fire Hydrants

(a) Internal hydrants or landing valves shall be so arranged that every part of the floor area is within thirty metres hose reach from a hydrant point.

- (b) External hydrants, if required, shall be spaced about fortyfive metres apart around buildings and along fire access roads.

(2) Portable Fire Extinguishers

- (a) Portable fire extinguishers shall be installed in accordance with IS 2190.

- (b) Portable fire extinguishers shall be mounted in visible and easily accessible locations near exits, corridors, staircases and fire-prone areas.

- (c) As a general requirement, at least one portable fire extinguisher shall be provided for every two hundred square metres of floor area in ordinary occupancies.

(3) Automatic Sprinkler Systems

- (a) Automatic sprinkler systems shall be installed accordance with IS 15105 and National Fire Protection Association concepts.

- (b) The maximum area coverage and approximate spacing for sprinkler heads shall ordinarily be as follows: —

Sl. No.	Hazard Classification	Maximum Area Covered per Sprinkler	Approximate Spacing
(i)	Light Hazard	12 square metres	3 to 4 metres
(ii)	Ordinary Hazard	9 to 12 square metres	3 to 3.7 metres
(iii)	High Hazard	6 to 9 square metres	2.5 to 3 metres

- (c) The distance between sprinkler heads shall ordinarily not exceed 4.6 metres.

- (d) The distance of sprinkler heads from walls shall ordinarily not exceed 2.3 metres.

- (e) The minimum spacing between sprinkler heads shall ordinarily be 1.8 metres.

- (4) The Director, Fire & Emergency Services may, having regard to occupancy, fire load, site conditions, building configuration and relevant Indian Standards, modify or prescribe additional technical requirements for fire protection systems."

Explanation: For the purpose of this sub-rule, Light hazard, Ordinary hazard, and High hazard shall have the same meaning as per provision of IS 15105."

5. Amendment of the First Schedule. -

"In the First Schedule to the principal rules, in the heading appearing below the words 'First Schedule', for the words and figures '(see rule 28, sub rule 5)', the words and figures '(see rule 29, sub rule 5)' shall be substituted."

6. Insertion of Third Schedule, Fourth Schedule and Fifth Schedule. -

After the second schedule of the principal rules, third schedule, fourth schedule and fifth schedule shall be inserted.

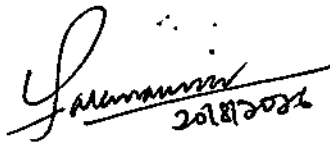
Sd/- RAMDINLIANI

Secretary to the Govt. of Mizoram
Home Department.

Memo No. B-20011/2/2026-HM(F&ES): Aizawl, the 20th August, 2026.

Copy to:

1. Commissioner & Secretary to Governor of Mizoram
2. Commissioner & Secretary to Chief Minister, Mizoram
3. PS to Home Minister, Mizoram
4. Sr. PPS to Chief Secretary, Government of Mizoram
5. PPS to Secretary, Home Department
6. PS to Secretary, UD&PA Department
7. PS to Municipal Commissioner, AMC, Aizawl.
8. All Administrative Head of Department.
9. Director, Fire & Emergency Services
10. Controller, Printing & Stationary with 5 (five) copies for publication in the Mizoram Gazette
11. Guard File.



(C. LALFAKMAWIA)

OSD-cum-Under Secretary to the Govt. of Mizoram
Home Department

THIRD SCHEDULE

(See rule 57)

Minimum Requirements for Fire Fighting Installations

Sl. No	Type of Building Occupancy	Type of Installation								Water Supply		Pump Capacity (litre/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electronic Fire Alarm System	Automatic Detection and Alarm System	Under-ground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
RESIDENTIAL BUILDINGS													
a)	Lodging and Rooming Houses												
1)	Less than 15m in height												
	i) Up to 15 rooms	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
	ii) More than 15 and up to 30 rooms	R	R	NR	NR	NR	NR	NR	NR	NR	2000	NR	275
	iii) More than 30 rooms	R	R	NR	NR	NR	R	R	NR	NR	5000	NR	450
b)	Dormitories And Apartment Houses												
1)	Less than 15m in height	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
2)	15m and above but not exceeding 35m in height	R	R	NR	NR	NR	NR	R	NR	NR	5000	NR	450
3)	Above 35m	R	R	R	NR	NR	R	R	NR	20,000	5000	NR	R

Sl. No	Type of Building Occupancy	Type of Installation								Water Supply		Pump Capacity (litre/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electronic Fire Alarm System	Automatic Detection and Alarm System	Under-ground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
c)	Hotels												
1)	Less than 15m in height	R	R	NR	NR	NR	NR	R	NR	NR	5000	NR	450
2)	15m and above	R	R	NR	R	NR	NR	R	R	NR	10000	NR	900
EDUCATIONAL BUILDING													
1)	Less than 10m in height	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
2)	15m and above	R	R	NR	NR	NR	NR	NR	NR	NR	5000	NR	450
INSTITUTIONAL BUILDINGS													
a)	Hospitals, Sanatoria, Nursing Homes, Custodial, Penal & Mental												
1)	Less than 10m in height	R	NR	NR	NR	NR	NR	R	NR	NR	NR	NR	NR
2)	15m and above but not exceeding 24m in height	R	R	R	NR	NR	R	R	R	20000	10000	NR	900
ASSEMBLY BUILDINGS													
a)	Building		NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
BUSINESS BUILDINGS													
1)	Less than 10m in height	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
2)	Above 10m	R	R	NR	NR	NR	NR	NR	NR	NR	3000	NR	450
MERCANTILE BUILDINGS													
1	If total floor area exceed 30m ² but less than 300m ²	R	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
2	300m ² above	R	R	NR	NR	NR	NR	NR	NR	NR	5000	NR	450

Sl. No	Type of Building Occupancy	Type of Installation								Water Supply		Pump Capacity (litre/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electronic Fire Alarm System	Automatic Detection and Alarm System	Under-ground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
INDUSTRIAL BUILDINGS													
a)	Low Hazard												
	i) Covered area up to 100m ²	R	NR	NR	NR	NR	R	NR	NR	NR	5000	NR	450
	ii) Covered area more than 100m ² and up to 500m ²	R	R	NR	R	NR	R	NR	NR	NR	20000	NR	450
	iii) Covered area more than 500m ² (for building height up to 15m)	R	R	NR	R	NR	R	R	NR	NR	20000	NR	450
	iv) Covered area more than 500m ² (for building height above 15m)	R	R	R	NR	R	R	R	R	75000	5000	R	NR
b)	Moderate Hazard												
	i) Covered area up to 100m ²	R	R	NR	NR	NR	R	NR	NR	NR	10000	NR	450
	ii) Covered area more than 100m ² and up to 500m ²	R	R	R	NR	NR	R	NR	NR	NR	20000	NR	900
	iii) Covered area more than 500m ² and up to 1000m ² (for height up to 15m)	R	R	NR	R	NR	R	R	R	NR	50000	NR	900
	iv) Covered area more than 500m ² and up to 1000m ² (for height above 15m)	R	R	R	NR	R	R	R	R	100000	10000	R	NR
	v) Covered area more than 1000m ²	R	R	R	NR	R	R	R	R	150000	20000	R	NR

Sl. No	Type of Building Occupancy	Type of Installation								Water Supply		Pump Capacity (litre/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electronic Fire Alarm System	Automatic Detection and Alarm System	Under-ground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
c)	High Hazard												
	i) Covered area up to 50m ²	R	R	NR	NR	NR	R	NR	NR	NR	10000	NR	900
	ii) Covered area more than 50m ² and up to 150m ²	R	R	NR	NR	NR	R	R	R	NR	25000	NR	900
	iii) Covered area more than 150m ² and up to 300m ²	R	R	R	NR	NR	R	R	R	5000	10000	R	NR
	iv) Covered area more than 300m ² and up to 500m ²	R	R	R	NR	R	R	R	R	100000	20000	R	NR
	v) Covered area more than 500m ²	R	R	R	NR	R	R	R	R	150000	20000	R	NR
STORAGE BUILDINGS													
1)	Below 15m in height and covered area less than 250m ²	R	R	NR	NR	NR	R	NR	NR	NR	25000	NR	900
2)	Below 15m in height and covered area more than 250m ²												
	i) Ground floor only	R	R	R	NR	R	R	R	R	50000	10000	R	450
	ii) Ground plus one floor	R	R	R	NR	R	R	R	R	75000	10000	R	450
	iii) More than ground plus one floor	R	R	R	NR	R	R	R	R	100000	10000	R	450
3)	Multi-level car parking (MLCP)	R	R	R	NR	R	R	R	NR	150000	10000	R	900

Sl. No	Type of Building Occupancy	Type of Installation								Water Supply		Pump Capacity (litre/min)	
		Fire Extinguisher	First Aid Hose Reel	Wet Riser	Down Comer	Yard Hydrant	Automatic Sprinkler System	Manually operated Electronic Fire Alarm System	Automatic Detection and Alarm System	Under-ground Static Water Storage Tank Combined Capacity for Wet Riser, Yard Hydrant and Sprinklers per Set of Pumps	Terrace Tank over Respective Tower Terrace	Pump Near Underground Static Water Storage Tank (Fire Pump) with Minimum Pressure of 3.5 kg/cm ² at Remotest Location	At the Terrace Tank Level with Minimum Pressure of 3.5 kg/cm ²
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
HAZARDOUS BUILDINGS													
1)	Up to 15m in height												
	Single Storey Building	R	R	R	NR	R	R	R	R	Minimum 240 min firefighting requirements	NR	R	NR
	More than one floor building but not exceeding 15m	R	R	R	R	R	R	R	R	Minimum 240 min firefighting requirements	50000	R	900

R - Required
NR - Not Required

Note:

- For congregations of more than 300 persons (exempting place of worship) First aid hose reel should be installed, Manually Operated Electronic Fire Alarm System, 2000 litres water tank to be provided.

FOURTH SCHEDULE

(See rule 57)

Life Safety and Means of Egress

1. Occupant load shall be determined as follows:-
 - (i) Group A: Residential – 12.5 square metres per person;
 - (ii) Group B: Educational – 4 square metres per person;
 - (iii) Group C: Institutional:-
 - (a) Indoor patients area – 15 square metres per person;
 - (b) Outdoor patients area – 10 square metres per person;
 - (iv) Group D: Assembly:-
 - (a) Concentrated use without fixed seating – 1.5 square metres per person;
 - (b) Less concentrated use without fixed seating – 1.40 square metres per person;
 - (c) Fixed seating – as may be determined by the competent authority;
 - (d) Dining areas and restaurants with seating and table – 1.80 square metres per person;
 - (v) Group F: Mercantile:-
 - (a) Street floor and sales basement – 3 square metres per person;
 - (b) Upper sales floor – 6 square metres per person;
 - (c) Storage/warehouse, receiving and the like – 20 square metres per person;
 - (vi) Group E: Business – 10 square metres per person;
 - (vii) Group G: Industrial – 10 square metres per person;
 - (viii) Group H: Storage – 30 square metres per person;
 - (ix) Group J: Hazardous – 10 square metres per person.
2. Every building above 10 metres in height shall have not less than two exits.
3. Minimum width of exits shall be:-
 - (a) Staircase – 1.5 metres for high-rise buildings;
 - (b) Corridors – 1.2 metres.
4. Maximum travel distance shall be:-
 - (a) Without sprinkler – 30 metres;
 - (b) With sprinkler – 45 metres.

5. Staircases shall be enclosed and constructed with fire-resistant materials in buildings above 15 metres.
6. Exit doors shall open in the direction of escape and shall not be obstructed.
7. Refuge areas shall be provided in buildings exceeding 24 metres in height.
8. Fire lifts shall be provided in buildings exceeding 15 metres and shall be connected to standby power.
9. Adequate smoke management systems, including ventilation and extraction systems, shall be provided in basements.
10. Buildings shall be suitably compartmentalized to restrict spread of fire.
11. Special provisions shall apply to hospitals, assembly buildings and industrial occupancies as may be prescribed by the Government from time to time.

FIFTH SCHEDULE
(See rule 57)

Maintenance and Fire Safety Management

1. The owner or occupier shall be responsible for maintenance of fire safety systems.
2. All fire protection systems shall be periodically inspected, tested and maintained in working condition.
3. A maintenance logbook shall be maintained and produced on demand.
4. Fire safety plans shall be prepared and displayed.
5. Fire drills shall be conducted periodically as follows:-
 - (a) High-risk buildings - once every six months;
 - (b) Other buildings - once every year.
6. Designated fire safety personnel shall be appointed for specified buildings.
7. Exit routes shall be kept free from obstruction at all times.
8. Fire authorities may inspect buildings at any reasonable time.
9. Non-compliance may result in suspension or cancellation of Fire NOC.
10. Records of maintenance, drills and inspections shall be maintained.
11. Periodic fire safety audit shall be conducted for high-rise and critical buildings.
12. The Director, Fire & Emergency Services, Mizoram may issue additional directions for ensuring fire safety.