

**GOVERNMENT OF INDIA
MINISTRY OF HOUSING AND URBAN AFFAIRS
LOK SABHA
UNSTARRED QUESTION NO. 3143
ANSWERED ON AUGUST 06, 2026**

AMENDMENT IN MODEL BUILDING BYE-LAWS

NO. 3143 SHRI M K RAGHAVAN:

Will the Minister of HOUSING AND URBAN AFFAIRS be pleased to state:

- (a) whether the Government proposes to introduce a comprehensive National Urban Fire Safety and Building Code Compliance framework following recent tragic commercial fire incidents, making the use of advanced fire-retardant building materials mandatory in high-density public zones and if so, the details thereof; and**
- (b) whether the Government intends to amend the Model Building Bye-Laws to mandate the integration of Internet of Things (IoT)-based wireless fire detection systems and Building Management Systems (BMS) in all high-occupancy commercial complexes and if so, the details thereof including the proposed timeline fixed for this roll out?**

**ANSWER
THE MINISTER OF STATE IN THE
MINISTRY OF HOUSING AND URBAN AFFAIRS
(SHRI TOKHAN SAHU)**

- (a): Fire prevention and fire safety fall within the domain of State Governments. As per Article 243W read with entry 7 of the Twelfth Schedule of the Constitution of India, 'Fire Services' is a function of Municipalities. Accordingly, enforcement of fire safety norms and compliance monitoring are undertaken by State Governments/Urban Local Bodies in accordance with the relevant Act/Statutes.**

The Government of India, through the Directorate General Fire Service, Civil Defence & Home Guards, Ministry of Home Affairs, plays an advisory role by issuing technical advisories, model guidelines and promoting best practices for strengthening fire prevention and fire safety across the country.

The National Building Construction Standard- 2026 (NBCS) of India, published by the Bureau of Indian Standards (BIS), lays down comprehensive technical provisions relating to fire and life safety, including fire resistance of building elements, use of appropriate

construction materials, compartmentation, means of escape and installation of fire protection systems. The NBCS is a model standard and is adopted by States/Local Bodies through their respective building bye-laws and as per their requirement and policy decisions.

- (b): Ministry of Housing and Urban Affairs has formulated ‘Model Building Bye-Laws (MBBL) 2016’, which is advisory in nature. The MBBL aims to facilitate the adoption of modern building regulations by the States & UTs. States/UTs typically modify the model framework to align with local geographical, seismic, and demographic realities and notify them. The implementation of the provisions of building byelaws depends upon the state/local authorities as per their own Act/Bye-laws/Regulations.**
