

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – Andhra Pradesh Rules for Construction and Regulation of Multiplex Complexes, 2007 – Notification –Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M1) DEPARTMENT

G.O.Ms No. 486

Dated:07/07/2007

The following Notification shall be published in the Extraordinary Issue of the Andhra Pradesh Gazette Dated 09-07-2007.

NOTIFICATION

In exercise of powers vested in Section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 , Section 585 of the HMC Act, 1975, Section 44 (2) (v) of the AP Town Planning Act, 1920, Section 326 (1) of the AP Municipalities Act, 1965 and Section 125 of the Andhra Pradesh Panchayati Raj Act, 1994, the Government of Andhra Pradesh hereby issue the following Rules :

1. These Rules may be called “The Andhra Pradesh Rules for Construction and Regulation of Multiplex Complexes, 2007”
2. (i) These Rules shall be applicable to the whole of the State of Andhra Pradesh.

(ii) These Rules shall come into force from the date of publication in the Andhra Pradesh Gazette. All existing rules, regulations, bylaws, orders that are in conflict or inconsistent with these Rules shall stand modified to the extent of the provisions of these rules.

(iii) Provisions of the Andhra Pradesh Cinemas (Regulation) Act, 1955 will need to be strictly adhered to. It is, however, clarified that the rules of the Andhra Pradesh Cinema (Regulation) Rules 1970 will apply to the multiplex buildings as a whole and not the individual cinema halls within it. The provisions of the said Andhra Pradesh Cinema (Regulation) Rules 1970 are deemed to be relaxed to allow activities mentioned in the definition of Multiplex as given below.

3. Definitions:

- a) **“Multiplex complex”** shall mean an integrated entertainment and shopping center/complex or a shopping mall and having at least three (3) cinema halls/screens. Apart from Cinema Halls, the entertainment area may have restaurants, cafeteria, fast food outlets, video games parlors, pubs, bowling alleys, health spa/ centers, convention centers, hotels and other recreational activities. However, habitable areas like hotels, service apartments shall not be allowed in the same block where the Multiplexes are set up and shall be allowed only as a separate block. Such a Complex may be spread over the site or be in one or more blocks which may be high-rise buildings or normal buildings.
- b) **‘Building Approving Authority’** means in UDA areas the Commissioner of Municipal Corporation in municipal Corporation area or the Vice-Chairman of the Urban Development Authority in areas outside the limits of Municipal Corporation as the case may be. In case of areas falling in non UDA areas, Building Approval Authority will be respective local body. However they shall obtain prior Technical Approval from the Director of Town & Country Planning
- c) **“Licencing Authority:** means the licencing authority under the AP Cinema (Regulation) Act, 1955 and rules made there under for issuing licences for cinema theatres in the Multiplex Complex
- d) Words, expressions and definitions not defined herein shall have the same meaning as given in the National Building Code of India, 2005.

4. Redevelopment of existing cinema halls into Multiplex Complex:

Conversion of existing cinema halls' to multiplex complexes will be allowed if they comply with the requirements given hereunder.

5. Site Requirements for Multiplex Complexes:

- i) The minimum size of plot for a Multiplex shall be 3000 sq m
- ii) The minimum abutting road width for a multiplex shall be 18 m existing. The abutting road has to be black-topped with minimum 2 –lane carriageway. Service roads are required for sites abutting 30 m and above roads and approach shall be allowed only through service road. The width of the service road shall be minimum 7m with minimum 2-lane black topped carriageway and shall be undertaken by the owners of such buildings to the extent of the width of their site.

6. Location Criteria :

A) The locational criteria of a Multiplex Complex shall be the same as given in the Andhra Pradesh Cinemas(Regulation) act, 1955 and Clause 3.2 of Part 4 of National Building Code. and in addition to this, shall comply with Clause 3.2 of Part 4 of National Building Code (wherever applicable).

The location shall be further subject to:

- i) the requirement of furnishing traffic impact study and based on the traffic impact study a traffic management plan for such Complex will be required to be undertaken through a qualified consultant.
- ii) NOC from the Police Department (Traffic) and Director-General of Fire Services will be a pre-requisite for considering the building permission by the Building approving authority.
- iii) Multiplex Complexes shall not be allowed in Congested areas and settlement areas/ Abadi /Gram khantam areas, in areas restricted for High-rise buildings and abutting major road junctions.

- iv) Multiplex Complexes shall not be allowed in purely residential areas/localities.
 - v) where zoning regulations of a statutory Plan/Scheme are in force, multiplex complex site location shall be governed as per such zoning regulations.
- B)** Multiplexes may be permitted in a zone or scheme declared as tourism zone/area along with other recreational facilities.
- C)** Government may by Notification, declare certain roads in any UDA/local area where Multiplex Complexes shall not be allowed.

7. Building Requirements:

- 7.1 The building bulk, coverage and height shall be governed by the minimum around setbacks to be left, the organised open spaces to be left and the height restrictions imposed by the Airport authority (if applicable) / Defence authorities (if applicable) and Fire Services Department and the Area-level Impact fee on built up area required to be paid, as applicable.
- 7.2 Every application to construct or reconstruct a Multiplex Complex shall be made in the prescribed form and accompanied by detailed plans and floor plans of all floors drawn by a registered architect, along with complete set of structural drawings and detailed specifications duly certified by a qualified structural engineer. Necessary prior No Objection Certificate shall be submitted from the Airport Authority (if applicable), and Directorate of Fire Services along with the application. The fire safety requirements shall be duly certified by a fire engineer.

7.3 The minimum around setbacks for a multiplex Complex shall be as follows:

a) **TABLE**

Height of the Building (in m.)	Minimum front open space (in m.)	Minimum open space on remaining sides (in m.)
(1)	(2)	(3)
Up to 15	12	6
Above 15 & Up to 21 mt.		7
Above 21 mt. & upto 24 mt		8
Above 24 m & up to 27 m		9
Above 27 m & upto 30 m		10
Above 30 m & up to 35 m		11
Above 35 m & upto 40 m		12
Above 40 m & up to 45 m	13	13
Above 45 m & upto 50 m	14	14
Above 50 m	15	16

- i) Provided the maximum height of the block/portion wherein the Multiplex screens are set up shall not exceed 30 metres;
- ii) Provided in case of sites located in Gram Panchayat areas and outside UDA areas, the maximum height of all blocks permissible shall be 30 metres;
- iii) Provided that in case of two or more blocks in the same site, the space between the two blocks shall be as given in Column (3) of the above Table.

- iv) Provided that for heights of blocks above 30 m and up to 45 m, the minimum abutting road width shall be 24 m while for blocks of height above 45 m, the minimum abutting road width shall be 30 m.

b) No relaxation in the above-mentioned open Spaces or transfer of setbacks shall be allowed.

7.4 Construction requirements:

- i) The building requirements, building services, specifications and standards specified in the National Building Code, 2005 shall be complied with.
- ii) Construction of such buildings shall be undertaken by owners by engaging registered architect, licenced builder, fire engineer and licenced structural engineer. The designs and building plans shall be countersigned by the owner, licenced builder, registered architect, licenced engineer , qualified & licenced structural Engineer and a fire engineer who shall be responsible for the supervision, structural safety, fire safety and compliance of the specifications for such buildings.
- ii) Buildings shall be designed for earth quake resistance and resistance for other natural hazards. The Completion Certificate obtained from the registered architect shall mention that the norms have been followed in the design and construction of buildings for making the buildings earthquake resistant, compliance with structural safety and fire safety requirements as per the relevant provisions of National Building Code & A.P Fire Services Act.
- iv) The exit and fire safety requirements, shall be in accordance with Part IV of National Building Code of India. The fire safety measures shall be undertaken by engaging the services of a fire protection engineer. The following minimum Fire Fighting Installations are to be provided as per Table 23, Part – 4 of National Building Code of India, 2005:

Sl. No.	Fire Fighting Installations:
1.	Fire Extinguishers as per IS 2190.
2.	Hose reel
3.	Wet riser
4.	Yard hydrant
5.	Automatic sprinkler system in entire Building.
6.	Automatic detection and alarm system in entire Building (except Cellars).
7.	Manually operated electrical alarm system in entire Building (except Cellars)
8.	Under ground static water tank of 2,00,000 Liters capacity.
9.	Terrace tank of 20,000 Liters capacity.
10.	Two Electrical Main pumps of 2850 LPM capacity.
11.	Diesel pump (Standby of 2850 LPM capacity).
12.	Electric Jockey pump of 180 LPM capacity

- v) The work of other building services like sanitation, plumbing, lifts, electrical installations, and other utility services shall as per National Building Code standards and shall be executed under the planning, design and supervision of qualified and competent technical personnel.
- vi) The means of escape shall be provided as per the Clause 4 (Exit Requirements), Part 4 of National Building Code of India.

- a) Capacities of Exits shall be calculated as per Clause 4.4, Part 4 of NBC, 2005.
- b) Arrangement of Exits shall be as per Clause 4.5, Part 4 of NBC, 2005.
- c) Number of Exits shall be provided as per Clause 4.6, Part 4 of National Building Code, 2005
- d) Doorways shall be provided as per Clause 4.7, Part 4 of National Building Code, 2005.
- e) Corridors and Passageways shall be provided as per Clause 4.8, Part 4 of National Building Code, 2005.
- f) Internal Staircases shall be provided as per Clause 4.9, Part 4 of National Building Code, 2005.
- g) Pressurization of Staircases shall be provided as per Clause 4.10, Part 4 of National Building Code, 2005.
- h) External Staircases shall be provided as per Clause 4.11, Part 4 of National Building Code, 2005.
- i) Horizontal Exits may be provided as per Clause 4.12, Part 4 of National Building Code, 2005.
- j) Fire Tower shall be provided as per Clause 4.13, Part 4 of National Building Code, 2005.
- k) Ramps shall be provided as per Clause 4.14, Part 4 of National Building Code, 2005.
- l) Fire Lift shall be provided as per Clause 4.15, Part 4 of National Building Code, 2005.
- m) Emergency and Escape Lighting shall be provided as per Clause 4.16, Part 4 of National Building Code, 2005.

n) Illumination of Means of Exit shall be provided as per Clause 4.17, Part 4 of National Building Code, 2005.

o) Fire Detection and Warning shall be provided as per Clause 4.18, Part 4 of National Building Code, 2005.

vii) "SMOKE MANAGEMENT: The following measures are to be provided to prevent the spread of smoke easily to the other floors, which may affect the life safety of the occupants particularly, the Cinema viewers:

A) For Types 1 to 3 construction as given Clause 3.3 in the National Building Code (Part-IV), a doorway or opening in a separating wall on any floor shall be limited to 5.6m² in area with a maximum height/width of 2.75 m. Every wall opening shall be protected with fire-resisting doors having the fire rating of not less than 2 h in accordance with accepted standard [4(7)]. All openings in the floors shall be protected by vertical enclosures extending above and below such openings, the walls of such enclosures having a fire resistance of not less than 2 h and all openings therein being protected with a fire resisting assembly as specified in clause 3.4.8 & 3.4.9 of Part-4 of NBC.

B) Openings in walls or floors which are necessary to be provided to allow passages of all building services like cables, electrical wirings, telephone cables, plumbing pipes, etc, shall be protected by enclosure in the form of ducts/shafts having a fire resistance not less than 2 h . The inspection door for electrical shafts/ducts shall not be less than 2 h and for other services shafts/ducts, the same shall have fire resistance not less than 1 h. Medium and low voltage wiring running in shafts/ducts, shall either be armoured type or run through metal conduits. Further, the space between the conduits pipes and the walls/slabs shall be filled in by a filter material having fire resistance rating of not less than 1 h as per clause 3.4.8.3 of Part-4 of National Building Code

C) Openings in separating walls and floors-Attention shall be paid to all such factors as will limit fire spread to these opening and maintain fire rating of the structural member. Every wall opening shall be protected with Fire resisting doors having fire rating of not less than two hours. All openings in the floors shall be protected by vertical enclosures extending above and below such openings, the wall of such enclosures having a fire resistance of not less than two hours

and all openings therein being protected with a fire resisting assemble as per Clause 3.4.8, Part 4 of National Building Code of India, 2005.

- D) Every vertical opening between the floors shall be suitably enclosed or protected, as necessary to provide the following:
- (i) Reasonable safety to the occupants while using the means of egress by preventing spread of fire, smoke, or fumes through vertical openings from floor to floor to allow occupants to complete their use of the means of egress. Further it shall be ensured to provide a clear height of 2100 MM in the passage/escape path of the occupants.
 - (ii) Limitation of damage to the building and its contents (Clause 3.4.8.4) Part – 4 of National Building Code of India, 2005.
- E) Where openings are permitted, they shall not exceed three-fourths the area of the wall in the case of an external wall and they shall be protected with fire resisting assemblies or enclosures having fire resistance equal to that of the wall or floor in which these are situated. Such assemblies and enclosures shall also be capable of preventing the spread of smoke or fumes through the openings so as to facilitate the safe evacuation from the building in case of fire.
- F) (i) Air conditioning and ventilating systems shall be so installed and maintained as to minimize the danger of spread of fire, smoke or fumes from one floor to other or from outside to any occupied building or structure (Clause 3.4.11.1) Part 4 of National Building Code of India 2005.
- (ii) Air-conditioning and ventilating systems circulating air to more than one floor or fire area shall be provided with dampers designed to close automatically in case of fire and thereby preventing spread of fire or smoke and shall be in accordance with the accepted standard [4(10)]. Such a system shall also be provided with automatic controls to stop fans in case of fire, unless arranged to remove smoke from a fire, in which case these shall be designed to remain in operation.

(iii) Effective means for preventing circulation of smoke through the A C system in case of fire in air filters or from other sources drawn into the system, and shall have smoke sensitive devices for actuation in accordance with the accepted standards (Clause 3.4.11.3) Part 4 of National Building Code of India 2005.

(iv) Separate air handling units for each floor shall be provided to avoid the hazards arising from spread of fire and smoke through air conditioning ducts (Clause 3.4.11.4) Part 4 of National Building Code of India 2005.

(v) Fire Dampers shall be provided in the AC system in accordance with the accepted standards designed so as to close automatically in case of fire and thereby preventing spread of fire or smoke.

- G) Pressurization of stair cases shall be done as per Clause 4.10, Part 4 of National Building Code of India 2005.
- H) Provision of pressurized lift lobby with self-closing smoke stop doors of 2 hour Fire resistance, one in the lift lobbies of all the cellars.
- I) Smoke venting facilities for safe use of exits shall be provided as per Clause 3.4.12, Part 4 of National Building Code of India 2005.
- J) Basement ventilation shall comply to Clause C 1.6 of Annexure-C of Part 4 of National Building Code of India, 2005.

7.5 Parts of the Building requirements:

The parts of the Building requirements shall conform to National Building Code of India, 2005 with regard to:

- A. **MATERIALS:** Flame retardant material only should be made use for interior decoration and upholstery to prevent generation of toxic smoke/flames. The surface interior finishes shall comply as per Clause 3.4.15, Part 4 of National Building Code of India 2005.
- B. **COMPARTMENTATION:** (i) The Building shall be suitably compartmentalized so that Fire/Smoke remained confined to the area where Fire Incident has occurred and does not spread to the remaining part of the Building as per Clause C – 9, Annexure “C”, Part 4 of National Building Code of India, 2005.

(ii) Fire doors with 2 hour fire resistance shall be provided at appropriate place along the escape route and particularly at the entrance to the lift lobby and stair well to prevent spread of fire and smoke as per Clause 4.2.9, Part 4 of National Building Code of India 2005.

(iii) In Multiplexes, large inter floor openings may be there, in which conventional compartmentation may be difficult. In such case, special compensative measures are required as per reputed Standards. (eg. NFPA, 1992).

C. **FIRE LIFT:** Fire lifts complying to Clause C 1.5 Q of Annexure-C of Part 4 of National Building Code of India 2005 shall be provided.

D. **EMERGENCY LIGHTING:** Illumination of means of exit in stair case and corridors shall comply with Clause C.1.14 of Annexure-C, Part 4 of National Building Code of India 2005.

E. **FIRE OFFICER:** Qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on the premises as per Clause C 6, Annexure-C, Part 4 of National Building Code of India 2005.

F. **BUILDING EVACUATION SUPERVISOR:**

Appointment of Building Evacuation Supervisor as per Annexure "E", Part 4 of National Building Code of India, 2005 for conducting periodical Fire Drills and to ensure safe evacuation in case of any emergency.

7.6 Seating arrangements in theaters:

- i) The seating arrangements shall conform to the Exit facilities as per Clause 6.4.4, Part – 4 of National Building Code of India, 2005.”
- ii) Notwithstanding (i) above, the distance between the screen and the first front row of seats shall not be less than the height of the screen or the top picture height of the screen.

7.7 Parking Requirements:

- a) The parking requirements within the site shall be as follows:

Type of Building	Parking area to be provided as percentage of total built up area (inclusive of all internal aisles, driveways, stairs, etc.)	
	In Municipal Corporation Area	In other areas
Multiplex Complexes (inclusive of all activities areas)	60 %	50 %

- b) The parking spaces may be provided in:
 - i) basements or cellars or
 - ii) on stilt floor or
 - iii) in the open space over and above the minimum required setbacks (except the front setback) to be left around the building with adequate vehicular access, aisle, drives, ramps required for maneuvering of vehicles
 - iv) Multi-level Parking complex adjoining to the complex within the site may be considered provided that a minimum clear open space of 6m from the site boundary is ensured.

7.8 Landscaping and greenery:

- i) A minimum 2 m wide green planting strip in the periphery on all sides within the setbacks are required to be developed and maintained.

- ii) In addition to (i) above, an organized open space of at least 10 % of total site area shall be maintained and utilized as greenery over and above the mandatory around setbacks. This could be part of the interior open space or be in one or more pockets.
- iii) The landscaping and greenery shall be undertaken as per the guidelines given in the National Building Code and subject to provision of hard and motorable leveled ground to facilitate operation of Hydraulic Platform.
- iv) Trees shall be planted within the periphery of the site at the rate of 1 tree per 100 sq m of site area

8. City/Area level impact fee payable:

In addition to the building permit fees and other charges payable, City/Area level Impact fee shall be payable for heights of floors above 15 m where the height of the building or block is more than 15 m at the following rates:

Height	Rate in Rs. per sq m of Built up area		
	Metro areas (Hyderabad/Visakhapatnam/Vijayawada Municipal Corporations)	Other Municipal Corporations	Other Municipalities & Panchayat areas
Above 15m and upto 24 m	1000	800	500
Above 24 m and upto 30 m	1500	1200	800
Above 30 & upto 50 m	2000	1500	1000
Above 50 m	2500	2000	1500

- i) While calculating the Impact fee parking areas/blocks will be exempted.

- ii) The Impact fees so collected by the Building approving authority shall be maintained in a separate escrow account and utilized only for upgrading of infrastructure and services in the area concerned.
 - iii) **Fire Precaution Fund:** A fee at the rate of Rs 10 per sq m of built up area shall be payable towards Fire Precaution Fund to the Fire Services Department.
- 9) **Building Permission to be obtained before commencement of construction:**

After obtaining the provisional license and site clearance from the Licensing Authority, the owner/applicant shall obtain necessary building permission from the Building approving authority as the case may be, before commencing the construction.

10) **Occupancy Certificate to be obtained :**

The final license shall be issued by the Licensing Authority only after the owner/applicant submits a final NOC from the Fire Service department and an Occupancy Certificate in the prescribed format from the Building Approving Authority

For obtaining the Occupancy Certificate, the owner shall submit a notice of completion through the registered architect and licensed builder/developer along with prescribed documents and plans and Final NOC from the Fire Service Department to the Building Approving Authority. The Building Approving Authority on receipt of such notice of completion shall undertake inspection with regard to the following aspects:

- (a) Number of floors
- (b) External setbacks
- (c) Parking space provision
- (d) Abutting road width,

and shall communicate the approval or refusal of the occupancy Certificate within 15 days.

11) Maintenance & Management:

Such multiplex complexes shall be under the overall control and management of a single management body who shall be responsible for the public safety, maintenance and public convenience / amenities.

A copy of this notification is available on the Internet and can be accessed with the address www.aponline.gov.in

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

S.P.SINGH
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner, Printing, Stationary & Stores Purchase, Hyderabad.
(With a request to publish in the extraordinary Gazette of A.P.Dated: 07-07-2006 and furnish 1000 copies to Government, and also place 3000 copies on sale)

The Commissioner and Special Officer, Greater Hyderabad Municipal Corporation.

Commissioners of all Municipal Corporations and Municipalities in the State.

The Vice Chairman of all Urban Development Authorities in the Sate

The Commissioner and Director Municipal Administration, AP, Hyderabad.

The Director of Town & Country Planning, Hyderabad.

All Departments of Secretariat

All Heads of Departments

The Director General, Fire Services, Hyderabad.

The Chairman & Managing Director, APTRANSCO, Hyderabad.

The Managing Director, H.M.W.S.& S.B., Hyderabad.

The Managing Director, A.P.I.I.C., Hyderabad.

The Engineer-in-Chief (Public Health), Hyderabad.

The Commissioner & I.G.Registration & Stamps, Hyderabad.

The Managing Director, A.P.Housing Board, Hyderabad.

The District Collectors of all District in the State.

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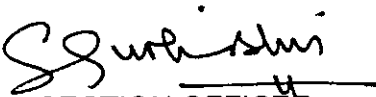
The Special Secretary to Hon`ble Chief Minister.

The P.S. to M (MA & UD).

The P.S. to Principal Secretary to Govt., MA & UD Dept.

SF/SC

//FORWARDED BY ORDER//


SECTION OFFICER