

HARYANA GOVERNMENT
URBAN DEVELOPMENT DEPARTMENT

Notification

The 16th September, 2005

No. 8/133/05-6C-I.—The Governor of Haryana is pleased to notify and publish for information of general public, the policy parameters for conversion of traditional Cinemas into Multiplexes and permitting new multiplexes within the municipalities in the State of Haryana.

Policy Parameters

1. Multiplex may be permitted only on a road having minimum width of 40ft. and predominantly Commercial Street.
2. Multiplex should be permitted only on plot having minimum area of 3/4th acre (3630 Sq. Yards).
3. The conversion Charges/External Development Charges at commercial rate notified by the Government for each town/municipal area as applicable, should be charged both from the existing cinemas to be converted into multiplexes and new multiplexes to be permitted.
4. Scrutiny fee @ Rs. 10/-per sq. meter and other fee and charges leviable under the Haryana Municipal Act, 1973 and Building Bye Laws, 1982 are proposed to be charged in case of conversion of existing cinemas into multiplex and new multiplexes to be permitted.
5. The height of the building shall not exceed 21 meters.
6. The ground coverage should not exceed 50% of the site area and it shall be restricted within the buildable zone. Maximum permissible FAR (excluding Basement) shall be 150 percent.
7. The percent of commercial component in multiplex shall not exceed 50% of the FAR. The commercial component of the multiplex hall may be allowed to be used for convention centre, shopping centre, restaurant and similar other uses for entertainment.
8. Three level basement under the buildable zone may be permitted provided that the basement outside the building is flush with the ground. The basement shall be used only for the purposes of parking, air conditioning plant, lift room, storage of such other uses required for running and maintenance of the building. The basement hall shall not be used in any way whatsoever for human habitation, standby generator and electric transformer.
9. Parking shall not be permitted at any place other than as provided in the zoning plan and approved in the sanctioned drawing.
10. The erection of building shall be governed and regulated by the stipulation of approved zoning plan and by the clauses and conditions contained therein as well by the provisions of the Haryana Municipal Act, 1973 and the Haryana Municipal Building Bye-laws 1982 or the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the Rules 1965 framed thereunder as the case may be.
11. The erection of the building shall be further governed by B.I.S. National Building Code. The Punjab Cinema Regulations Act, 1952 and the Rules made thereunder.
12. Cinema building shall also conform to the following norms beside the zoning clauses and the Haryana Municipal Building Bye-laws, 1982 or the Punjab Scheduled Roads and Controlled Areas Restrictions of Unregulated Development Act, 1963 and the Rules, 1965 framed thereunder as the case may be.

(A) Foyer Minimum 5 Sq. ft. (1/2 Sq. Mtr.) per seat.

(B) Toilet facilities

Gents

Urinals	@ one per 50 seats
W.C.	@ one per 100 seats upto 400 seats
	@ one per 250 seats above 400 seats
Washbasin	@ one per 200 seats

Ladies

W.C.	@ one per 50 seats
Washbasin	@ One per 200 seats

(c) Covered parking area not less than 50% of permissible F.A.R. shall be provided.

13. In addition to the details and drawing required to be submitted under the Haryana Municipal Act, 1973 and the Haryana Municipal Building Bye-laws, 1982 or the Punjab Controlled Areas and Restrictions of Unregulated Development Act, 1963 and the Rules, 1965 framed thereunder and Punjab Cinema Regulations Act, 1952 and Rules as the case may be, the owner shall have to submit any other details relating to the building as may be asked for by the Director or any other officer authorized by him in this behalf.
14. The applicant shall have to construct a minimum of two Theatres. Total number of seats of all the theatres shall not be less than 450 with minimum distance of 8.0 Meters between seats and movie display screen.
15. Plinth Level Certificate for the building shall be obtained from the Executive Officer of concerned municipality, or any other officer authorized by the Director.
16. The auditoriums including foyers shall be Air-conditioned.
17. No advertisement shall be allowed in space other than those indicated in approved plan.
18. No rainwater, soil, ventilating or any other pipe shall be permitted on the external facade of the building on any side.
19. The Auditoriums shall be provided with perfect acoustic treatment, which shall be carried out under the direct supervision of a duly qualified person.
20. The building plan containing fire safety provisions shall also be got approved from Fire Officer of the Directorate and maintenance, operation of fire safety measured will be the sole responsibility of the owner.
21. Owner is required to furnish a certificate from structural engineer registered with membership of the Institution of Engineers India or from Indian Institute of Technology, National Institute of Technology that the design and construction of the building and the foundation is safe from earthquake intensity specified for this zone.
22. No portion of the building shall be occupied or used for any other commercial purpose or storage other than the uses of building as mentioned in the zoning Plan.
23. Provisions for the physically handicapped should be made in the building as per latest I.S. Code 4963-1968, 1988.
24. Provisions for roof top rainwater harvesting as notified by Urban Development Department *vide* No. 3/2/2002 R-I, dated 13th December, 2002 shall be mandatory.
25. The construction of multiplex should be completed in all respects within a period of three years from the date of sanction of building plans and in accordance with the terms and conditions of the sanction letter.
26. The owner shall enter into an Agreement with the Director for fulfilling the conditions contained in the permission finally granted.

N. BALA BASKAR,

Financial Commissioner and Principal Secretary to
Government Haryana, Urban Development Department