DEPARTMENT OF LOCAL GOVERNMENT
(CHIEF TOWN PLANNER)
1-B, SECTOR 27-A, CHANDIGARH

To

The Chief Administrator, PUDA,
PUDA Bhawan, Sector-62,
S.A.S, Nagar.

Memo.No.CTP-(LG)-PO(R) –2004/1842
Dated, Chandigarh, the/ 17th August, 2004.

Subject:- Policy for setting up Multiplexes in the State.

Reference: D.O. Letter No. PUDA/2938 dated 7/07/04

With reference to the above subject it is informed that the Building Byelaws for setting up of Multiplexes in the municipal areas in the state of Punjab have been finalized by the local Govt. Department and circulated to all the Municipal Corpns./Councils./Nagar Panchayats for adoption. A copy of the same is enclosed herewith for information and further necessary action.

Chief Town Planner (L.G.)

THE PUNJAB MUNICIPAL CORPORATIONS/COUNCILS BUILDING BYELAWS (FIRST AMENDMENT) BYELAWS –2004

Chapter-I

1. Title and commencement
   i) These building byelaws may be called the Municipal Corporation (Erection and Re-erection of building) (First amendment) byelaws, 2004.
   ii) These shall come into force at once.
   iii) These building byelaws shall apply to the entire area of Municipal Corporations/Councils or to such other areas, as the State Government may extend by notification in the official gazette.

Chapter-II

2. DEFINITIONS:
   The existing section 2(VII) (d) of the Punjab Municipal corporations/ Councils Building Byelaws, 1997, shall now be replaced with the following definition:-

   (a) Categories of buildings

   Shall means a building in one of the following categories
   i) Residential building
   ii) Commercial building
   iii) Industrial or ware house building
   iv) Public building/Institutional building
   v) Mixed landuse building
   vi) Nursing homes/hospital building
   vii) Marriage palace building
   viii) Multiplexes building

The existing section 2(XX) shall be replaced with the following definitions:-

"Commercial building"

Shall mean a building other than industrial building used or constructed or adopted to be used wholly or partially for shops, private offices, banks, hotels, restaurants, beauty parlors, boutiques, video parlors, cinemas and Auditorium or any other such building used for similar purpose engaged in trade and commerce, but shall not include Nursing home/ Hospital, Marriage palaces and Multiplexes, which have been specifically defined in chapter-VII,VIII and IX of these byelaws.

Chapter-IV

4.7 PROVISIONS FOR BASEMENT IN BUILDINGS

The existing sub clause ii) shall be replaced with
"The roof level of the basement shall not be less than 3'-6" form the adjoining average ground level for adequate light and ventilation."

After existing chapter No.VI the following chapters no. VII,VIII and IX shall be incorporated

CHAPTER-VII (MARRIAGE PALACE)

7. Marriage Palaces:

1. a) Definition:- A building used for holding social functions such as marriage and other such related activities.
   b) Applicability:- These byelaws shall be applicable in all the Municipal areas including any provision made in any scheme here in after.
2. The Marriage palace building shall be in accordance with the schedule III & the relevant provisions contained in chapter II, III, IV, V, VI & X as far as they are not inconsistent with the provisions made in chapter VII.
3. PROVISION OF BASEMENT: Basement may be used for Banquet Hall etc. if it is air-conditioned. It shall have minimum either two staircases for entry and exit or two approach ramps or one staircase and one ramp with additional staircases as per norms of fire safety and number of users. The twin basement may be allowed, if all other conditions regarding structural stability, fire safety, light and ventilation are fulfilled and the lower basement shall be used exclusively for parking.
4. The premises shall be kept neat & clean and all sanitary components shall provide adequate ventilation, suitable drainage, separate toilets for ladies and gents shall be provided/ maintained to the entire satisfaction of Municipal Corporation/ Municipal Council and Nagar Panchayat.
5. Minimum permissible noise level as prescribed by Punjab Pollution Control Board shall be ensured.
6. No marriage palace shall be allowed directly abutting on the National, State High ways and Major District roads except having access through a service road or where there is possibility of providing a service road so as to ensure safe and free flow of traffic.
7. Marriage palaces should be at least 500 yds. away from schools/ colleges/ religious places/hospitals.
8. The use and occupancy of the building/ structure approved as marriage palace shall be subject to issue of licence for the purpose under the relevant provisions of the PMC. Act, 1976 and Punjab Municipal Act, 1911 and shall continue to function till the norms/ conditions are fulfilled. However, in case, subsequently some hardship is felt in view of changed circumstances in the form of increased traffic volume on a particular road/ parking problems or other environmental considerations for the adjoining residential areas/ general public, the use of the building/ structure as marriage palace may be

discontinued after cancellation of the licence or by not renewing the licence for the next year.

9. In case the terms and conditions of licence are not fulfilled including lifting/proper disposal of garbage, fire safety or if any alteration in the building is made without approval, the licence shall liable to be cancelled by the authorities as per rules.
10. Additional provision for fire safety:-
    a) The cooking space shall be segregated from the main building as per schedule-III
    b) Minimum four emergency battery illuminated exit points with additional one door for every 100 persons.
    c) Line of travel to any exit point shall not be more than 15 meter from any point of the building.
    d) The minimum width of doors shall not be less than 1.5 meter and shall open outward.
    e) Own source of water supply along with water reservoir proportionate to the capacity and size of the hall to the satisfaction of the fire officer.
    f) Fixed fire-fighting equipments throughout the building i.e. automatic water sprinklers, fire detectors, fire alarm system, wet risers, fire hydrants etc. to the satisfaction of the fire officer.
    g) The door, windows, false ceiling, decoration material and fixtures shall be made of fire resistant material.
    h) Miniature electric circuit breakers for each component of the building.

11. Completion/occupancy certificate shall be issued only after submission of worthiness certificate for fire safety arrangement and electric installations from the fire officer and officer competent for certifying electric installations
12. The provisions contained in "The persons with Disability Equal Opportunities protection of Rights& Full participation Act,1996", so far as this relates to Planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this Act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.

CHAPTER-VIII (NURSING HOME / HOSPITAL)

8. Nursing Homes/Hospitals:

1. a) Definitions: Nursing home/ hospital: A building where indoor patients are admitted and various types of clinical or surgical procedures are carried out
   b) Applicability:- These byelaws shall be applicable in all the Municipal areas including on the sites to be reserved for Nursing home/hospital in the Schemes framed here in after.
2. The Nursing home/hospital building shall be in accordance with the schedule-IV & the relevant provisions contained in chapter II,III,IV,V,VI&X as far as they are not inconsistent with the provisions made in chapter-VIII.
3. Provision of Basement: The double basement may be allowed, if all other conditions for structural stability, fire safety light and ventilation are fulfilled and one of the basements shall be used exclusively for parking.
4. PROVISION OF LIFTS AND RAMPS: Every building having more than fifteen meters height shall be provided with a minimum of one lift and total number of such lifts shall be calculated on the basis of one lift for every 900 square meter floor area having more than 15 Meters height.
   i) The size of lift shall not be less than 5'x 8'.
   ii) Ramp: The width of the ramp for movement of patients and public shall not be less than 4'6' and gradient shall not be less than 1:8.
5. Water storage tank: Every such building shall have a water storage capacity of 200 liters per bed with an additional storage of 100 liters per bed where laundry facility is provided.

6. Alternate Power supply facility: Every such building shall have a provision for an alternate power supply and proper area will be earmarked for installation of a silent generator or any other mode at such a place that it will not cause any inconvenience to the patients, public in general and the neighborhood.
7. The provisions contained in "The persons with Disability Equal opportunities protection of Rights & Full participation Act, 1996", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.
8. Adequate arrangements for disposal of hospital waste have to be made as per the Bio Medical Waste (Management and Handling) Rules, 1998 as amended from time to time along with the instructions/guidelines issued by the Pb. Pollution Control Board from time to time.

CHAPTER-IX (MULTIPLEXES)

9. Multiplexes:

1. a) Definition: - Multiplex shall mean an integrated entertainment and shopping complex/center. It shall necessarily have cinema halls and may have Theaters, Auditorium, Retail shops, Commercial show rooms, Restaurants and Food plazas, Health club and Fitness center, clubs, call centers, corporate, offices, Convention Hall, Bank, Cyber Café, Video Games, Parlors, Pubs, Bowling Allies and Recreational activities and all the areas/ building except cinema halls shall fall in the commercial category.
   b) Applicability: These byelaws shall be applicable in all the Municipal areas including on the sites to be reserved for Multiplex building in the schemes framed here in after.
2. The Multiplex building shall be in accordance with the schedule-V & the relevant provisions contained in chapter II,III,IV,V,VI&X as far as they are not inconsistent with the provisions made in chapter-IX.
3. PROVISION OF BASEMENT: The construction of double level basement shall be compulsory for parking and the entire area of the basement shall be used for parking purposes only except the area used for Air-conditioning plant and lift room which in no case shall exceed 10% of the area. Basement shall be permitted only under the built up area at the ground level.
4. The provisions contained in "The persons with Disability Equal Opportunities protection of Rights & Full participation Act 1996", so far as this relates to planning, designing and construction of public buildings, guidelines and space standards for Barrier Free Environment for Disabled & Elderly persons proposed under this Act by CPWD, Ministry of Urban Affairs & Employment India-1998 or as revised from time to time shall also be complied with.

The existing chapter no. VII (Miscellaneous) shall now be listed as chapter No. X.

SCHEDULE

The following schedule shall be added after schedule No.11 of the Punjab Municipal Corporation/council Building Byelaws, 1997.

Schedule-III (MARRIAGE PALACE)

Sr. No	Min. plot size	Minimum width of the road in front	Site cove rage	F.A.R	Height	Provision of parking	Minimum set back
1.	2 Acres and above	80'-0" in case of Municipal Corporations/ Class 1 towns and 60'-0" In case of Class II and other Municipal Towns.	30%	1:0.60	38'6"	i)10% of the open area on ground floor shall be used for landscaping and remaining for parking as per norms. ii)Parking area is to be provided @ 1.00 ECS for every 26.5 Sq.yds of built up/covered area on all floors. iii)1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open parking, 32.5 sq.yds for parking under stilts and 38.5 Sq.yds for parking in the basement. iv) In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per	Front set back- 30% of the site . Side/rear set backs minimum 20'-0" all around the main building excluding kitchen and other ancillary buildings.

						norms mentioned at (ii) and (iii) above.	

SCHEDULE-IV (NURSING HOME / HOSPITAL)

Sr. No	Min. plot size	Minimum width of the road in front	Height	Site coverage	F.A.R	Provision of parking	Minimum front set back
1.	1000sq. yds. And above	60'-0"	As per schedule-I of the building byelaws 1997	40%	1:1:25	i)Parking area is to be provided @ 1.00 ECS for every 80 Sq.yds of built up/covered area on all floors. ii)1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open parking 32.5 sq.yds for parking under stilts and 38.5 Sq.yds for parking in the basement. iii) In case, required parking area works out to be less than the area available at all levels then the covered area should be scaled down to the level of available parking as per norms mentioned at (i) and (ii) above.	25 % of the site.

Minimum size of plot	Ground coverage	F.A.R	Height	% share of use	Min No. of cinemas	Min No. of seats	Parking	Mini. set back
1 Acre (4840 sq.yds)	40%	1:1:50	-59'-6" in case of Plot abutting on road width 80'-0" to 100'-0" – 70'-6" in case of plot abutting on road width on road with 100;-0" above.	Floor area under cinema shall not be less than 50% of the total permissible FAR.	three	Minimum 1000 for all the cinemas.	i)10% of the open area on ground floor shall be used for landscaping and remaining for parking as per norms. ii)Parking area for commercial is to be provided @ 1 ECS for every 80Sq.yds of built up/covered area on all floors and for cinemas/ theaters. 2 ECS for every 80 Sq.yds of built up covered area on all floors. iii)1 ECS (equivalent car space) shall be equivalent to 26.5 Sq.yds for open, parking 32.5 sq.yds for parking under stilts and 38.5 Sq.yds for parking in the basement. iv) In case, required parking area works .	Front 25% of the site. On sides and rear: 20'-0"