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PUBLIC WORKS DEPARTMENT

From

Er. S. Rajkumar, M.E.,
Superintending Engineer, PWD,
Planning and Designs Circle,
Chepauk, Chennai-5.

To

The Commissioner of Police
Greater Chennai Police,
Vepery, Chennai-7.

Letter No. P&D / AEE-IV / 1272M / 2025 /455 M, dated 12.11.2025

Sir,

Sub: Cinema – Proposed construction of a Multiplex containing 9 Permanent AC Theatres viz. Screen-1, Screen-2, Screen-3, Screen-4, Screen-5, Screen-6, Screen-7, Screen-8 and Screen-9 at S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115 – Sending recommendations for the approval of plans by the Commissioner of Police, Greater Chennai Police, Vepery, Chennai-7 – Requested – Regarding.

Ref:
1. Commissioner of Police, Greater Chennai Police, Chennai-7, Proc. RC No. E2 (1) / 332 / 66779 / 2019, dated: 02.08.2024.
2. Commissioner of Police, Greater Chennai Police, Chennai-7, letter RC No. E2 (1) / 332 / 66779 / 2019, dated: 28.07.2025
3. Licensee letter No: Nil, dated 25.09.2025.
4. Engineer-in-Chief & Chief Engineer (General), PWD, Chepauk, Chennai Letter No. HDO(A) / 025647 /2025 dated 05.11.2025

* * * * *

1.0. The Commissioner of Police, Greater Chennai Police, Chennai-7 in their reference 2nd cited, forwarded the plans for the proposed construction of a Multiplex with nine Permanent AC Theatres viz. Screen-1, Screen-2, Screen-3, Screen-4, Screen-5, Screen-6, Screen-7, Screen-8 and Screen-9 at S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115 with a request to scrutinise the plans in respect of the proposed nine Theatres by Thiru. Sanjay Jayapal, No. 78/132, Dr. Radhakrishnan Salai, Mylapore, Chennai-4 and send a detailed

report on the various aspects / requirements as provided under TNC (R) Rules, 1957 & send the recommendations thereon for the approval by the licensing authority.

2.0. Centage Charges: The licensee has paid a sum of Rs.90,000/- in the shape of a E-Challan bearing No.20250922032882, dated 22.09.2025 drawn in favour of the Executive Engineer, PWD, TABRS, Chennai payable to PWD, as centage charges for recommending the plans in respect of the proposed construction of a Multiplex with nine Permanent AC Theatres for the approval by the Commissioner of Police, Greater Chennai Police, Chennai-7, as may be prescribed in G.O.(Ms).No.181, Public Works (G2) Department, dated 16.05.2003.

3.0. No Objection Certificate: The Commissioner of Police, Greater Chennai Police, Chennai-7 issued No Objection Certificate in their proceedings 1st cited for the construction of a Multiplex Complex containing nine Permanent AC Screens in the site mentioned above. There is no special condition stipulated in the NOC. The NOC issued is valid for a period of 5 years from the date of issue (i.e. upto 01.08.2029).

4.0. As the plans originally received in the Commissioner of Police, Greater Chennai Police, Chennai-7's reference 2nd cited, was not fulfilled all the provisions as may be required under TNC (R) Rules, 1957, the licensee was requested to recast the plans with all the required provisions. Accordingly, the licensee revised the plans and re-submitted in 5 sets along with the following copy of references to this office for taking further action in his letter 3rd cited.

1. Planning Permission approved by Member Secretary, CMDA, Egmore, Chennai-8 Letter No. B1/22297/2018, , dated: 16.12.2019, Permit no 13038
2. Building Permission approved by Town Planning Section, Works Department, Corporation of Chennai Vide Building Permission No. CEBA / WDCN15 / 00417 / 2020 dated 21.12.2020.
3. Planning Permission NOC issued by Director, Tamil Nadu Fire & Rescue Services Department vide PP.NOC. No. 36 / 2019 dated: 29.03.2019.

4. Structural Engineer undertaking

5. CMDA approved plan – 2 sets.

6. Structural Design Calculations and Detailing adopted on the construction.

5.0. On receipt of the revised plans, the above references, Engineer Undertaking, centage charges, etc., from the licensee as stated above, the proposal for the construction of Multiplex with nine Theatres have been taken up for scrutiny in this office and verified the provisions included in the plan for the above nine Theatre portions with reference to the various provisions required under TNC (R) Rules, 1957 and the details thereon are furnished below.

6.0. General arrangements of the Proposal: It is reported by the licensee that the above building was already constructed and completed structurally based on the plans approved by the CMDA and Corporation of Chennai in the reference mentioned in Para 4.0 of this report and applied for approval of nine theatre portion plans by the Commissioner of Police in accordance with the TNC (R) Rules, 1957 after getting No Objection Certificate from the Commissioner of Police, Chennai-7.

The Nine Theatres are proposed at first floor leaving ground floor for parking and booking counters, office etc.,

7.0. Approach Road: This Commercial Building is located along East coast road on the front side.

8.0. Storm Water, Sewage and Sullage Water Disposal: The storm water is proposed to be dispersed naturally towards storm water drains at the surface level. The sewage and sullage water is proposed to be treated with sewage treatment plant.

9.0 Side Open Space: The open space proposed by the licensee around this multiplex Building are in accordance with the plans approved by the CMDA and Corporation of Chennai and other Authorities and the open space provided are of more

than 6.10m on all the 4 sides, which is also in accordance with the requirements as per Rule No. 53 (i) of TNC (R) Rules, 1957.

10.0. Car Parking space: The total capacity of the proposed nine Cinema Theatres works out to 2115 seats. Considering the locality of the proposed theatres, the car parking required at 1 car per every 25 persons, works out to 85 cars as per National Building Code Norms. Whereas, the multiplex Building is proposed with exclusive parking space for 199 nos for car parking & 200nos for two wheelers as approved by the CMDA and Corporation of Chennai. The licensee may be requested to earmark parking space exclusively for the cinema audience as per the above norms.

11.0. Staircase: There are four staircases available out of which three staircases are proposed from stilt floor to projector level, connecting lobby level, exit corridor level & one staircase from ground floor to open terrace.

In addition to the above, the five passenger lifts are also proposed to be used by the audiences visiting the Theatres. The width, rise, tread width, height of handrail, No. of flights in a row, No. of steps in each flight, etc., proposed by the licensee are also in accordance with Rule No.61 and its Sub-Rules of TNC (R) Rules, 1957.

12.0. The details regarding the various other provisions required under TNC (R) Rules, 1957 and proposed by the licensee for the above 9 Theatres are furnished in the table given below:

Sl. No	Rule No.	Description	Reqd	Screen-1	Screen-2	Screen-3	Screen-4	Screen-5	Screen-6	Screen-7	Screen-8	Screen-9
1	50	Lowest floor level (m)	0.50m	+ 4.50	+ 6.15	+ 6.15	+ 6.00	+ 6.00	+ 6.00	+ 6.00	+ 5.80	+ 6.45
2	57.1	Ceiling height (m)	3.75m	6.40	6.40	6.25	6.25	6.25	6.25	6.25	5.90	5.90
3	62	Sitting space	20 nos/ 10 m2									
a		First Class (sqm)		284.63	196.31	125.24	175.21	175.21	137.26	137.26	90.98	59.09
		Eligible seats (Nos.)		569	392	250	350	350	274	274	181	118
		Proposed seats (Nos.)		416	283	157	222	222	178	178	134	85
b	83(1) (a)	Second Class (sqm)		32.76	22.20	14.40	25.20	25.20	15.75	15.75	12.69	12.32
		Eligible seats (Nos.)		65	44	28	50	50	31	31	25	24
		Proposed seats (Nos.)	10% for lower class	48	32	20	28	28	23	23	20	18
c		Total area (sqm)		317.39	218.51	139.64	200.41	200.41	153.01	153.01	103.67	71.41
		Eligible seats (Nos.)		634	437	279	400	400	306	306	207	142
		Proposed seats (Nos.)		464	315	177	250	250	201	201	154	103
4	62.3	Exit width required for sitting space (m)	1.50m 45 sqm.	10.57	7.28	4.65	6.68	6.68	5.10	5.10	3.42	2.38
		Required for the seats Proposed (m)		7.73	5.25	2.95	4.17	4.17	3.35	3.35	2.57	1.72
		Proposed (m)		10.00	8.00	6.00	6.00	6.00	6.00	8.00	4.00	4.00
5	63.2	Front row distance(m)		7.81	6.65	6.40	6.80	6.80	6.80	6.80	4.20	4.60
6a	63.2	Screen size (m)		17.00 x 7.15	15.00 x 6.30	12.70 x 5.30	14.00 x 5.90	14.00 x 5.90	14.00 x 5.90	14.00 x 5.90	7.50 x 3.15	7.50 x 3.15

Sl. No	Rule No.	Description	Reqd	Screen-1	Screen-2	Screen-3	Screen-4	Screen-5	Screen-6	Screen-7	Screen-8	Screen-9
6b	63.2	Picture size (m)		12.25 x 5.15	10.85 x 4.55	9.35 x 3.90	10.45 x 4.40	10.45 x 4.40	10.45 x 4.40	10.45 x 4.40	5.95 x 2.50	6.65 x 2.80
7	63.2	Observer eye level (m)		+ 5.70	+ 7.55	+ 7.25	+ 7.40	+ 7.40	+ 7.40	+ 7.40	+ 6.90	+ 7.55
8	63.2	Top of picture level(m)		+ 11.15	+ 12.20	+ 11.70	+ 12.15	+ 12.15	+ 12.15	+ 12.15	+ 9.80	+ 10.75
9	63.2	Vision through angle	$< 35^{o}$	34.09^{o}	34.96^{o}	34.81^{o}	34.93^{o}	34.93^{o}	34.93^{o}	34.93^{o}	34.62^{o}	34.82^{o}
10	63.3	Remote angle	$> 25^{o}$	26.47^{o}	25.17^{o}	28.53^{o}	25.02^{o}	25.02^{o}	27.61^{o}	27.61^{o}	28.42^{o}	30.46^{o}
11		Gangway (m)	1.25m	1.50	1.50	1.25	1.25	1.25	1.25	1.25	1.40	1.25
12		Passage (m)	1.00m	1.00	1.00	1.00	1.00	1.20	1.00	1.00	1.00	1.00
13	63.1	No. of seats from gangway										
a		Maximum	< 10	10	8	6	10	10	8	8	8	9
b		Minimum		4	2	2	3	2	2	2	2	2
14	56.1 (A)	False ceiling	Fire resistant	Acoustic Board with Fire Retardant Fabric								
15		Wall Paneling	Fire resistant	Wood Wool Board covered with Fire Retardant Fabric								
16	66	Cabin size		Common projection hall @ 13.80m level								
17		Rewinding room		Not proposed. Only Digital Projection								
18		Exhaust fan		Not proposed. Since air-conditioning with 100% power back-up.								
19		Ventilation area		Air-conditioned								
20	52.2	Queue length		Computerized Box office with counters proposed with adjustable queue managers								

The No. of seats proposed for Second Class (Lower Class) is more than 10% of the total capacity in each of the nine Cinema Theatres. All other provisions subject to the remarks under Sl.No.17, 18 and 19 to the above table for reasons mentioned therein.

13.0. Gangway and Passage: The licensee has proposed passages at the locations not exceeding 10 rows of seating rows at a stretch and the gangways are proposed at the locations not exceeding 10 seats on its either sides. The width of gangway proposed is 1.25m (minimum) and the width of passage proposed is 1.00m (minimum) in all the nine Theatres and they are proposed to be connected with exit doors. Hence, the provision of passage and gangways and their locations are in accordance with Rule 62 (1) and 63 (i) of TNC (R) Rules, 1957.

14.0. Sanitary Fittings: Considering the ladies to gents ratio as 50:50, for the combined capacity of 2115 seats in total, the following are the sanitary arrangements proposed commonly to all the nine Cinema Theatres and also for the staff as detailed below.

Sl. No.	Fitment	Gents [1058]			Ladies [1057]			Staff					
								Gents (16-35)			Ladies (13-25)		
		Reqd	Proposed	Short fall	Reqd	Proposed	Short fall	Reqd	Proposed	Short fall	Reqd	Proposed	Short fall
1	Water Closet	7	14	-	13	13	-	2	2	-	2	2	-
2	Urinals	22	43	-	-	-	-	2	2	-	-	-	-
3	WHB	6	6	-	6	6	-	2	2	-	2	2	-

Besides, each four toilet for gents and ladies differently abled persons also proposed separately. Two Wash Hand Basins to be proposed in Stilt floor for theatre purpose. All the above provisions are in accordance with the requirements under Rule No 55 (ii) of TNC (R) Rule, 1957.

15.0. Roof: The roof of cinema building is proposed with RCC slab with RCC columns and beams.

16.0. Gates and Compound Wall: The premises is proposed with proper compound wall in brick work in cement mortar and grills totaling to about 1.80 metre to 2.0 metre height from the road level. As per the CMDA approved plans, there are 2 gates of 6.00m wide proposed for entry and exit purposes. As far as the cinema theatres are concerned, there shall be four gates of 5.0 metre wide each, one gate of 5.0 metre wide for entry purpose, one gate of 5.0 metre wide for exit purpose and the additional 2 gates of 5.0 metre wide for emergency purposes as per Rule 52 (7) of TNC (R) Rules, 1957. **Hence the licensee is requested to propose the 4 nos of 5m wide gates for entry, exit and emergency purposes to satisfy the above rules of TNC(R) Rules, 1957.**

17.0. Structural Design Calculation: It has been reported by the licensee that the above multiplex Building have been already constructed and completed structurally based on the Planning Permission accorded by the CMDA and building permission accorded by Greater Chennai Corporation, Chennai. Hence, an undertaking has been obtained from their Structural Engineer Er. S.Sangeeta., M.E., MIE, CMDA Registration No. SE/GR-I/19/04/084, "Mount View", 3rd floor, No.64, Mount road, Guindy, Chennai-32 to the effect that "the structural design calculations for the construction of a Multiplex containing 9 Permanent AC Theatres viz. Screen-1, Screen-2, Screen-3, Screen-4, Screen-5, Screen-6, Screen-7, Screen-8 and Screen-9 at S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115 have been prepared based on the architectural drawings and codes of practice for (i) loading standards as per latest BIS:875, (ii) seismic forces as per latest BIS: 1893, (iii) RCC structural design as per latest BIS:456 and (iv) structural steel design as per BIS:800 by her and adopted for construction and she will be fully responsible for the correctness of the design and detailing adopted in the construction". Hence, it will be informed to the Licensing Authority that the Licensee and the Structural Consultant are fully responsible for the correctness of the details adopted in the structural design calculations and also in the construction of this multiplex Building.

18.0. Conditions:

1. The recommendation for the approval of plans by this office shall cover only the portion wherein the Nine Cinema Theatres are proposed. The locations of the staircases, lifts, escalators, etc., as allowed by the CMDA have been allowed as it is. Hence, the floor plans for the Nine Cinema Theatres with cross section and longitudinal section of Nine Theatres alone have been scrutinized in this office with reference to the provisions under the TNC (R) Rules, 1957.

2. This recommendation shall not cover the requirements of building permission, planning permissions such as side open space, vertical height of building, FSI, plot coverage, OSR, fire fighting provisions, parking spaces etc., and the same shall be dealt with by the respective departments as may be directed by the Licensing Authority.

3. The licensee shall comply with all the conditions as may be specified by the other Authorities viz. Director, Fire & Rescue Services Chennai-8, CMDA, Corporation of Chennai, Chief Electrical Inspector to Government, Deputy Commissioner, Traffic, etc.
4. The licensee should not deviate from the plans now recommended from this office. If the applicant intended to make any change or modifications in respect of the Theatres over this, he should obtain specific approval from the Licensing Authority for the same
5. The license should also obtain and produce the completion certificate issued by the respective authority for applying to PWD for inspection at the time of issue of SSC and verification of completion plan after the completion of the above work by this department.
6. The licensee is requested to propose four numbers of each 5.00m wide gate for entry, exit and emergency purposes as to satisfy the rules of TNC(R) Rules, 1957.

19.0. Recommendations: Based on the above and subject to the observations in Para 9.0., 10.0., 12.0., 13.0., 16.0., 17.0 and 18.0. of this report and also subject to the general guidelines given in Annexure-I of this report, the proposal for the proposed construction of a Multiplex building containing 9 Permanent AC Theatres viz. Screen-1, Screen-2, Screen-3, Screen-4, Screen-5, Screen-6, Screen-7, Screen-8 and Screen-9 at S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6,

165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115 is hereby recommended to the Commissioner of Police, Greater Chennai Police, Vepery, Chennai-7 for approval duly following the prior approval of Engineer-in-Chief & Chief Engineer(General), PWD, Chepauk, Chennai in their letter 4th cited

20.0. One set of completion plans as approved by the Commissioner of Police, Greater Chennai Police, Vepery, Chennai-7 may be sent to this office for record.

Encl.:
1. Plan-3 sets
2. Annexure- I

12/11/25

Superintending Engineer, PWD.,
Planning and Designs Circle,
Chepauk, Chennai-5

Copy submitted to the Engineer-in-Chief & Chief Engineer(General), PWD, Chepauk, Chennai for kind information.
Encl :
1. Plan-1 set (countersigned)
2. Annexure- I

Copy to the licensee, Sanjay Jaypal, S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115
Encl : Annexure-I.

ANNEXURE–I

Name of work: Proposed construction of a Multiplex containing 9 Permanent AC Theatres viz. Screen-1, Screen-2, Screen-3, Screen-4, Screen-5, Screen-6, Screen-7, Screen-8 and Screen-9 at S.F No. 165/176A1, 165/176A2, 165/176A3, 165/176A4, 165/176A5, 165/176A6, 165/176A7 & 165/176A8 (As per Patta) of Injampakkam Village, East Coast Road, Vettuvankanni, Chennai-600115

* * * * *

1. TNC (R) Rules, 1957 shall be strictly followed during the construction.
2. The construction of the theatre shall be carried out as per the plans and designs approved by the Licensing Authority. Any modification required in the plan during construction shall be got approved by the licensing authority.
3. The designs calculation submitted to this office at the time of plan approval are only for the typical item of the proposed theatre. The design for the balance items shall be got prepared by a competent Engineers based on relevant IS codes and on the same lines of the design produced to this office during construction of the theatre. The design details so prepared during the construction shall be maintained as a permanent record and the same shall be produced for the verification of the Superintending Engineer, PWD., Planning & Designs Circle, Chennai at the time of applying for the issue of Structural Stability Certificate for the above theatres / complex
4. A qualified Engineer shall be employed for supervising the construction of the theatre/complex.
5. The arrangement of reinforcement for all RCC works shall conform to SP 34 of Bureau of Indian Standards.
6. The construction of all civil and RCC work shall be informed in writing to the Executive Engineer, PWD, North Presidency Division, Chennai-5 for verification of such works during execution. The record in this connection shall be maintained and produced for verification of Superintending Engineer, PWD, Planning and Designs Circle, Chennai-5 at the time of issue of Structural Stability Certificate.
7. Photographs of the important works while in progress shall be taken and maintained.
8. The finished site level of formation level inside the theatre premises shall be adequately fixed at a higher level than the adjoining road level so as to effectively dispose off the storm water of the theatre campus.
9. If the soil of low bearing capacity is met with during foundation excavation the footing design for the theatre shall be correspondingly modified. The load carrying capacity of the soil shall be got confirmed by carrying out necessary load test on the soil.

10. All grade beams shall be so provided that the top of the beam is located at 30cm below the ground level.

11. The tie beams shall normally be spaced at 3.0m vertical intervals.

12. Proper effective drainage arrangements are to be provided for storm water and waste water disposal.

13. All walls enclosing the auditorium shall be of minimum 23cm thick.

14. No wood shall be used for making the door or for wall paneling work/false ceiling work in the public area such as the auditorium, corridors, staircases, lounge, toilets, queue lines and any other important locations such as cabin room, rewinding room etc. Only non inflammable materials shall be used for these purposes.

15. The false ceiling in addition to the normal supporting arrangement shall be provided with additional supporting arrangement so as to prevent the total and/ or early collapse in the event of fire. The material to be used for false ceiling shall be of fire resistant, confirming to the relevant BIS Code.

16. A separate sump of adequate capacity shall be constructed for storing the water for firefighting operations.

17. Adequate number of rainwater downfall pipes may be provided for disposing of rain water falls from the roof. The roof drainage @ 1 No. of 10cm dia pipe for every 39.25 sqm. of roof area or equivalent, shall be provided.

18. The show timings of the individual theatres in the campus shall be staggered suitably so as to facilitate the easy movement of audience and vehicles from theatre during every show.

12/11/25

Superintending Engineer, PWD,
Planning & Designs Circle,
Chepauk, Chennai-5

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