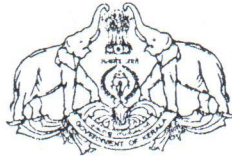


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Government of Kerala
2015



Regn. No. KERBIL/2012/45073
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കേരള ഗസറ്റ്
KERALA GAZETTE

അസാധാരണ
EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്
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GOVERNMENT OF KERALA
Local Self Government (RD) Department
NOTIFICATION

G. O. (P) No. 343/2015/LSGD.
Dated, Thiruvananthapuram, 18th November, 2015
2nd Vrischikam, 1191.

S. R. O. No. 769/2015.—In exercise of the powers conferred by section 235A, 235B and 235F of the Kerala Panchayat Raj Act, 1994 (Act 13 of 1994) read with Section 254 thereof, the Government of Kerala hereby make the following Rules further to amend the Kerala Panchayat Building Rules, 2011 issued under G. O. (Ms.) No. 41/2011/LSGD dated 14th February, 2011 and published as S. R. O. No. 127/2011 in the Kerala Gazette Extraordinary No. 351 dated 14th February, 2011, namely:—

RULES

1. *Short title and commencement.*—(1) These Rules may be called the Kerala Panchayat Building (Amendment) Rules, 2015.

(2) They shall come into force at once.

2. *Amendment to the Rules.*—In the Kerala Panchayat Building Rules, 2011,—

(1) in rule 3C, after item (b), the following shall be inserted namely:—

“(c) by co-operative societies which were set up and functioning with the Government share and financial assistance and which come under Group B Educational and/or Group C Medical/Hospital occupancies as provided in rule 34 of the Kerala Panchayat Building Rules, 2011 exclusively for a public purpose”.

(2) after rule 49, the following rule and tables shall be inserted namely:—

“49A Exit width.—(1) The unit of exit width used to measure the capacity of any exit shall be 50 centimetres, a clear width of 25 centimetres shall be counted as an additional half unit and clear width less than 25 centimetres shall not be counted for exit width.

(2) Occupants per unit exit width shall be as in Table 4C.

TABLE 4C

Occupants per unit exit width

<i>Sl. No.</i>	<i>Group of Occupancy</i>	<i>No. of Occupants per unit exit width of stairway</i>	<i>Doors</i>
(1)	(2)	(3)	(4)
1	Group A1 Residential	25	75
2	Group A2 Lodging Houses	50	75
3	Group B Educational	25	75
4	Group C Medical/Hospital	25	75

(1)	(2)	(3)	(4)
5	Group D Assembly	60	90
6	Group E Office/Business	50	75
7	Group F Mercantile/Commercial	50	75
8	Group G1 Low and Medium Hazard Industrial	50	75
9	Group G2 High Hazard Industrial	50	75
10	Group H Storage	50	75
11	Group I Hazardous	25	40

(3) For determining the exit required, the number of persons in any floor area or the occupant load shall be based on the actual number of occupants, but in no case less than that specified in Table 4D.

TABLE 4D
Occupant—Load

Sl. No.	Group of Occupancy	Occupant load (Gross area in sq.metres per person)
(1)	(2)	(3)
1	Group A1 Residential	12.5
2	Group A2 Lodging Houses	4.0
3	Group B Educational	4.0
4	Group C Medical/Hospital	15.0
5	Group D Assembly	1.5
6	Group E Office/Business	1.5
7	Group F Mercantile (Commercial)	3 to 6
8	Group G1 Low and Medium Hazard Industrial	10.0
9	Group G2 High Hazard Industrial	10.0
10	Group H Storage	30.0
11	Group I Hazardous	10.0

(4) Exits shall be either horizontal or vertical type.

(5) An exit may be a doorway, corridor or passage way (s) to an internal staircase or an external staircase (upstairs, downstairs or both) or a ramp, which has access to the street or to the roof of a building:

Provided that lifts and escalators shall not be considered as exits."

(3) In rule 57 after sub-rule (11), the following sub-rule shall be inserted, namely:—

“(11a) In the case of alteration to existing authorized cinema hall(s)/theatre(s) into multiple screens without increasing the total seating capacity, and if such internal alteration includes only structures relating to fixing of cinema screen(s) and interior partitioning, the Secretary shall permit such internal changes of the building, subject to the following conditions:—

- (i) the available coverage, total built-up area on all floors, total seating capacity and height of existing building shall not be exceeded:
- (ii) the available off-street parking spaces and yards or open spaces or setbacks of existing authorised building shall not be reduced:
- (iii) a certificate of approval from Commandant General, Fire and Rescue Services Department or an officer authorized by him in this behalf shall be obtained and produced before the Secretary for issuing permit: and
- (iv) provisions contained in rule 115 and 116 of these Rules shall apply irrespective of whether the building is a high rise building or not:

Provided that works as specified in item (i) to (x) of rule 10, for which permit is not necessary, may also be carried out along with such alteration:

Provided further that the provisions of this sub-rule are applicable to only those existing authorized cinema hall/buildings which are to be used exclusively for showing films”.

By order of Governor,
JAMES VARGHESE, I.A.S.,
Principal Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

It has come to the notice of the Government about the practice of dividing existing cinema theatres into multiple screens to meet the changed scenario. However, in most of such cases, there is no increase in seating capacity. However, since many of these theatres were constructed earlier, it is found difficult for them to meet the present building rules in force, especially set backs and yards, coverage and parking.

The Government consider that if the available coverage area, total built-up area on all floors, total seating capacity and height of existing building are not exceeded and if the available yards/open spaces/setbacks and off-street parking spaces are not reduced, internal changes of such theatres into multiple screens can be allowed. However, structural and fire safety of such buildings and constructions also has to be looked into. Also, in order to avoid the misuse of such provision, such a provision can be made applicable to only for buildings, which is exclusively used for the use of cinema halls even after such changes.

The Government have also felt it necessary to include the constructions by co-operative societies for certain uses under the purview of rule 3C and to introduce provision for exit width in the Kerala Panchayat Building Rules, 2011.

Considering these aspects, the Government have decided to make suitable amendments to the said Rules.

The notification is intended to achieve the above object.