

GOVERNMENT OF ANDHRA PRADESH
MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I) DEPARTMENT

Memo.No.2186211/I1/2023

Dated:20.11.2025

Sub: MA&UD Dept - DT&CP, A.P. Mangalagiri -Sought for clarification with regard to number of Mini Theaters/Mini Digital Screens to be permitted in accordance with G.O.Ms.No.122, Dt: 08.11.2016 & G.O.Ms.No.57, dt: 08-03-2019, of Home (General.A), Department - Clarification - Reg.

Ref: 1.From the DT&CP,AP, Lr.Roc.No.19024(31)/81/2022- ATRRGN-DOTCP(E-2163719), Dt:07/08/2023.

2. Govt.Memo.No.2186211/I1/2023, Dated:28.08.2025.

The attention of the Director of Town & Country Planning, AP is invited to the references cited and wherein, it has been requested the Government to issue clarification with regard to number of Mini Theaters/Mini Digital Screens to be permitted in accordance with G.O.Ms.No.122, Home (General. A) Department Dt: 08.11.2016 & G.O.Ms.No.57. dt: 08-03-2019, Home (General.A), Department.

2. It is informed that vide Govt. Memo No.633435/H2/2017, dt:27-06-2017, Government have issued clarification as follows with respect to G.O.Ms.No.122, Home (General. A) Department, DT: 08.11.2016:-

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- i. For Setting up of Mini Theatres/Mini Digital Theatres in Urban Local bodies, the parking norms to be followed as per G.O.Ms.No.119, MA& UD(H), Department, Dt: 28-03-2017.
 - ii. In case of Municipal Towns other than Corporations, if the height of the proposed complex is up to 10.0 mts and Commercial built up space is limited to ground floor, all-round set back of Minimum 3.0 mts as specified in G.O.Ms.No.122, Home (General, A) Department Dt: 08.11.2016
 - iii. All the proposals are subject to NOC from Fire Service Department.

3. It is further informed that as per Rule 97(1) of the Andhra Pradesh Building Rules, 2017 issued vide G.O.MS.No.119, Dated: 28-03-2017, "Multiplex Complex" means an integrated entertainment and shopping center/complex of a shopping mall and having at least three (3) cinema halls/screens.

4. It is further informed that the Government vide G.O.Ms.No.57, dt: 08-03-2019, Home (General A) Department have accorded permission for setting up Mini Theaters and Mini Theaters through single Window clearance in Municipal Corporations limits also in accordance with the orders issued vide G.O.Ms.No: 122, Home (General. A) Department dt: 08.11.2016.

5. Government, have examined the clarification sought by the Direct of Town & Country Planning in consultation with Home (General-A) Department and hereby clarified that, irrespective of the seating capacity in a theater (whether it is Mini Theater/Mini Digital Theater or cinema hall), if the number of screens in a complex

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are three (3) or more than three, that complex/structure will be treated as Multiplex Complex and AP Building rules G.O.Ms.No.119 MA&UD, Dt:28.07.2017 and subsequent amendments are applicable in such cases. If the maximum seating capacity of 199 seats over a floor space of at least 4000 sq.ft., and the number of screens are less than three the rules applicable in such cases are as per the G.O.Ms.No.122, Dt: 08.11.2016 & G.O.Ms.No.57, dt: 08-03-2019 of Home (General.A), Department, subject to NOC from Fire Service Department

6. The Director of Town & Country Planning, AP is therefore requested to issue necessary instructions, accordingly to the all VCs of UDAs and all MCs of ULBs in the State.

S SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Director of Town & Country Planning, AP.

Copy to:

All VCs of UDAs in the State.

All MCs of ULBs in the State.

The Home (General A) Department.

The PS to Principal Secretary to Government, MA&UD Department.

SF/SCs.

// FORWARDED :: BY ORDER //

B. Suresh Kumar
SECTION OFFICER