

24 APPLICABILITY OF REGULATIONS

24.1

These Regulations except Regulation No. 25 apply to all new constructions to be carried out and shall also apply to any additions or alterations that may be made in any existing constructions and also in case of change of use in existing building. The Regulation No. 25 shall apply to existing buildings.

24.2

A person shall be deemed to do or omit or fail to do any act or thing who does or omits or fails to do such act or thing either in the capacity of an owner, agent of an owner, contractor, agent of a contractor, builder, agent of a builder, structural-designer, architect or engineer, Clerk of Works or person-in-charge of any building operation.

24.3 Addition or extension to a building

No addition or extension to a building shall be allowed unless the addition or extension is such as would be permissible if the whole building were reconstructed from the plinth with the open spaces required under the Regulations applicable to the site of the building at the time of the proposed addition or extension and no addition or extension to a building shall be allowed which would diminish the extent of air space below the minimum which is required by the Regulations applicable to the site of the building at the time of the proposed addition or extension.

Safe guard against Reduction of open spaces :

No construction work on a building shall be allowed if such work operates to reduce an open space of any other adjoining building belonging to the same owner to an extent less than what is prescribed by any of the Regulation in force at the time of the proposed work or to further reduce such open space if it is already less than is prescribed.

24.4 Open space to be open to Sky :

Every open space, whether exterior or interior or a set-back provided in pursuance of any Regulation, or under an agreement lodged with the Authority shall be paved and be always kept free from any erection thereon and open to the sky, except 23 cms. cornice or 30 cms. eave or grill with opening not less than 8 X 8 cms. and no weather shade or other protection shall overhang or project over the said open space or over a side set-back so as to reduce the width to less than the minimum provided under these Regulations. No open drain except for rain-water shall be free structure in any open space required by these Regulations.