

26 RELAXATION

26.1

In the case of plot owned by : i) Competent Authority. ii) Government. iii) Housing Board. and iv) any corporate body constituted under a statute. the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up-area on any floor. common plot. COP. marginal open space. provisions of high rise buildings. F. S. I. and parking shall be made. unless specifically provided in these Regulations.

26.2

Notwithstanding anything contained in foregoing Regulations of the Development Plan in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations. the Competent Authority after considering the merits of each individual case may relax or waive. for reasons to be recorded in writing and regulation of the Development Plan.

Provided that this relaxation shall not be made in any regulations for high rise building.

26.3

In the case of existing building units in respect of which the layout and sub-division may have been approved by a competent Authority or building units affected by road widening and by the Development Plan proposals made in the Development Plan. if the Competent Authority is of the opinion that such building units have become incapable of reasonable development unless all or any of the requirements of Regulations Nos. 11 & 12 are suitably relaxed or waived the Competent Authority may for reasons to be recorded in writing. relax the requirement of the above mentioned regulations.

Provided that no relaxation shall be made in any of the regulations for high rise buildings. Irrespective of provisions made in sub clause 26.1 26.2 & 26.3 in case of development for religious building. e.g. temple. church. Mosque. Agiari etc. up to 0.6 or less F.S.I. only. Competent Authority may waive special provisions for high rise building with reasons to be recorded. Provided that no relaxation or waiver in any of the regulations concern in margin. parking. open space. common plot and maximum built-up area shall be made.