

Copy of G.O. No.184 P.H., dated 20.1.48, Education and Public Health Department.

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Subs: Building rules - applicability to partition walls and subdivisions of buildings - orders passed.

Reads: From the Commissioner and Special Officer, Madura Municipality, No. P3/1458/47 dated 28.5.1947.

From the Director of Town Planning, Roc.No.2105/47 dated 1.8.47 and Roc.No.2105/47 dated 15.10.47.

Memorandum No. 86257/47-1-F2 dated 1.12.1947.

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ORDER:

The Director of Town Planning is informed that the construction of a partition wall, of whatever height, intended for "the conversion into more than one dwelling-house of a building originally constructed as one dwelling house" will be 'reconstruction' of a building within the meaning of the definition in section 3(24)(c) of the Madras District Municipalities Act 1920 and will therefore require permission under section 197 et seq of the Act. On the question whether the existing Building Rules issued in G.O.No.2179 Public Health dated 15th July, 1942 will apply to such a reconstruction, the Director is informed that, as far as rule 9 is concerned, it applies only to new constructions and certain types of conversions, of, or additions to, buildings, and not to the above type of reconstruction, viz., the construction of the partition wall. If the partition wall has the effect of diminishing the open space from something above 1/3 to something less than 1/3, it may be taken to be an addition made to an existing building, to which the rule will apply. If not, the rule will not apply. The other rules, however, for example rules, 3,4,7 and 10 will apply to the reconstruction.

2. With reference to paragraph 1 of Memorandum No.86257/47-1-F2 P.H., dated 1st December, 1947, the Director of Town Planning is informed that the Government do not consider it necessary to take any further action in the matter.

/BY ORDER OF HIS EXCELLENCY THE GOVERNOR/

C.O. Coorey,
Joint Secretary to Government.

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