

(iii) refuse such permission until a private street or other means of access to such building fixed and determined under section 220 has been properly constructed and approved by the Commissioner;

(iv) refuse such permission unless the site of the building, or adjacent sites, as the case may be, are properly cleansed by the removal of all surplus building materials, debris, earth, rubbish and the tools used for building purposes.

Building not to be converted to other purposes without permission of Commissioner.

10. No person shall, without the written permission of the Commissioner or otherwise than in conformity with the terms of such permission—

(a) use or permit to be used for human habitation any part of a building not originally constructed or authorised to be used for that purpose;

(b) convert into, or use, or permit to be used, as a chawl or building intended to form a range of separate rooms for lodgers, a building not originally designed or authorised to be so used;

(c) use or permit to be used any building or part of a building originally constructed or authorised to be used for human habitation as a godown, warehouse, workshop, factory, stable, motor-garage, shop, stall, market or bazaar;

(d) make any alteration or cause any alteration to be made in an existing building originally constructed or authorised to be used for human habitation for the purposes of using it or causing it to be used as a godown, warehouse, workshop, workplace, factory, stable, motor-garage, shop, stall, market or bazaar;

(e) use or permit to be used as a godown, warehouse, work-shop, work-place, factory, stable, motor-garage, shop, stall, market or bazaar any building or part of a building not originally constructed or authorised to be used for any such purpose respectively.

Explanation.- “Chawl” shall mean a building consisting of two or more tenements having common sanitary and other amenities. If any question arises whether any building is a chawl, the decision of the Commissioner shall be final.

Alteration in buildings causing infringement of any rule or by-law not to be carried out.

11. No person shall make any alteration whatsoever in an existing building if the result of such alteration is that the requirements of this Act or of the rules or by-laws are contravened, notwithstanding that such alteration in itself does not require the permission or sanction of any authority under this Act.

Roofs and external walls of buildings not to be of inflammable materials.

12. (1) No external wall and no covering of a roof built or renewed since the appointed day shall, except with the written permission of the Commissioner, consist of wood, cloth, canvas, grass, leaves, mats or any other inflammable material.

(2) If any external wall or covering of a roof is or has been, before the appointed day constructed of any such material, the Commissioner may by written notice, require the owner or occupier of the building to which such wall or roof appertains to remove such wall or covering.

(3) Where permission is given under sub-rule (1) or where any wall or roof is not required to be removed under sub-rule (2) the Commissioner may by order in writing require such precautions to be taken as he may specify against danger from fire.

Staircases, etc. to be lighted at night.

13. Where any staircase, passage or private court of or in a building divided into two or more separate tenements or the spaces near or leading to latrines or urinals or washing places therein are without any means of lighting at night time and of extinguishing such light or if the Commissioner is of opinion that the existing means of lighting a staircase, passage or private court of or in any such building or the spaces near or leading to latrines or urinals or washing places therein available for the persons occupying or employed in such building or the means of extinguishing any such light are insufficient the Commissioner ¹[may, at the request of the occupants of such building or of his own motion, by written notice, require the owner] of such building—

1. These words were substituted for the words “may, by written notice, require the owner” by Guj. 1 of 1979, s. 23 (2) (i).