

PART VII

Special Regulations

1. Guidelines to Develop underserved settlements

1.1 Identify underserved settlement

The following component/aspects should be considered to identify an underserved settlement;

- i. Plot Size
- ii. Population Density
- iii. Housing Density
- iv. Availability of Infrastructure Facilities
- v. Land Ownership
- vi. Width of the Access Road
- vii. Building Materials Used

1.2 The develop identified under served settlement as a “special project area”.

The UDA Planning Committee approval should be obtain to develop the identify under several settlement. The following documents should be submitted to the UDA Planning Committee.

- i. Location and a detail report of the settlement.
- ii. Survey Plan
- iii. Availability of Physical and Social Infrastructure – Open Space Plan
- iv. Request to declare as a Special Project area.

1.3 Underserved settlements can be developed as “special project areas” only within the following zones ;

- i. Primary Residential Zone
- ii. Mixed Development Zone
- iii. Higher Education Zone
- iv. Fisheries Related Activity Zone
- v. Lunawa Lagoon Conservation Zone
- vi. Bolgoda River Conservation Zone

1.4 Community Development Guidelines should be prepared according to the Appendix VII and should be approved by the UDA Planning Committee. These guidelines are considered according to the nature and location of the settlement.

1.5 Project Officer should certify that all building plans are according to the Community Development Guidelines.

SCHEDULE VI

Guidelines for an existing lot which is less than 6 perches in extent

Zone	No. of Floors	Permitted Uses	Special Remarks
Primary Residential Zone	G + 1	Residential Retail Shops.	Approval should be obtained from UDA Planning Committee.
Mixed Development Zone			
• Land extent less than 4P.	G	Res. R.S	
• Land extent 4P – 6P.	G+2	Res. R.S.	
Timber related Industry Zone	G+2	Res. R.S	
Industrial Zone	G+1	Res. R.S	
Commercial Zone			
• Land extent less than 4P.	G	Commercial Office R.S.	
• Land extent 4P – 6P.	G+1	Commercial Office R.S.	
Special Conservation Zone	--	--	
Higher Educational Zone	G+1	Res. R.S	
Fisheries related Actual Zone	G+1	Res. R.S	

Note :

- Land submitted before or any land parcel affected by Development done by any Government Institute.
- Commercial Projects should be compatible with the Urban Design.

SCHEDULE VII

Proposed Community Development Guidelines for the Special Project Areas

Planning Guidelines

Shape of the Land	Rectangular
Frontage of the Land	5m (minimum)
Open Space Requirement	Front – 1m 3m service road should be provided for the maintenance.
Infrastructure Facilities	Water – Pipe born water Sewer – One common septic tank for maximum of 10 housing units. Surface Drainage should be maintain.
Height of the Building	Ground Floor + Two Floors
Access	Main Road – 3m By Road – 2m

Building Regulations

Floor Area	Minimum 50 sq.m.
Boundaries of the Land	<ul style="list-style-type: none"> • Owner should protect the meets & bounds. • Common walls can be constructed, but openings cannot be kept.
Building Plan	<ul style="list-style-type: none"> • Minimum floor areas for Bedrooms, Toilets & Kitchen as follows : Bedroom – 3m x 3m Toilet – 3m x 1.5m Kitchen – 2.5m x 2m • All the Building Plans should be inspected by the Project Officer.
Open Space	<ul style="list-style-type: none"> • No construction should be done within open space. • No projections of the building should be done within the open space. • 3m service access should be maintained at the rear side.
Waste Water	Waste water from Kitchen, Bathroom should be connected to the sewer line or should be discharge by using the surface water drains to a common pit.
Rain Water	Rain water should be drained properly.
Light & Ventilation	<ul style="list-style-type: none"> • Minimum height of a room is 3m. • All rooms should be provided with light & ventilation according to the standards.
Solid Waste Management	Solid waste should be collected to a common collecting point.
Building Materials	<ul style="list-style-type: none"> • Wall – Bricks • Floor – Cement Rendered • Roof – Asbestos/Clay Tile
Settlement Management	A Settlement Management Committee should be form for sanitation, building maintenance and social infrastructure management.

