



**Urban Development Authority**  
Ministry of Megapolis & Western Development



# City of **COLOMBO** Development Plan (Compiled Edition)



- a) City of Colombo Development Plan – 1999 (Volume ii)  
Extra Ordinary Gazette no 1090/13 dated 29/07/1999
- b) City of Colombo Development Plan (Amendment)– 2008  
Extra Ordinary Gazette no 1535/4 dated 06/02/2008
- c) Re- amendment to the City of Colombo Development Plan  
(Amendment)– 2008  
Extra Ordinary Gazette no 2954/45 dated 18/01/2018



Urban Development Authority  
Ministry of Megapolis & Western Development  
March 2018



# **City of COLOMBO**

## **Development Plan**

(Compiled Edition)



Urban Development Authority  
Ministry of Megapolis & Western Development  
March 2018





ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය  
අති විශේෂ

# The Gazette of the Democratic Socialist Republic of Sri Lanka

## EXTRAORDINARY

අංක 1535/4 - 2008 පෙබරවාරි 06 වැනි බදාදා - 2008.02.06  
No. 1535/4 — WEDNESDAY, FEBRUARY 06, 2008

(Published by Authority)

### PART I : SECTION (I) — GENERAL

#### Government Notifications

##### NOTICE OF CANCELLATION OF THE GAZETTE NOTIFICATION No. 1423/7 DATED 13TH DECEMBER, 2005

I do hereby give notice to the General Public of the Democratic Socialist Republic of Sri Lanka, the cancellation of the *Gazette Notification* No. 1423/7 dated 13th December, 2005 on the subject of the Development Plan, cited as the Colombo Metropolitan Region Core Area Development Plan, Volumes I and II, approved under Section 8F of the Urban Development Authority Law No. 41 of 1978.

DINESH CHANDRA RUPASINGHE GUNAWARDENA,  
Minister of Urban Development and Sacred Area Development.

1st February, 2008.  
02-560

##### NOTICE OF APPROVAL OF THE CITY OF COLOMBO DEVELOPMENT PLAN (AMENDMENT) - 2008 PREPARED UNDER THE URBAN DEVELOPMENT AUTHORITY LAW No. 41 OF 1978

NOTICE is hereby given to the General Public of Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law No. 41 of 1978 as amended from time to time, that I, Dinesh Chandra Rupasinghe Gunawardena, Minister in-charge of the subject of Urban Development and Sacred Area Development, by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved on the 1st day of February, 2008, amendments to the City of Colombo Development Plan 1999, for the Development Area of Colombo Municipal Council.

This amended Plan hereinafter shall be cited as the City of Colombo Development Plan (Amendment) - 2008.

DINESH CHANDRA RUPASINGHE GUNAWARDENA,  
Minister of Urban Development and Sacred Area Development.

1st February, 2008.  
02-561



ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශේෂ

The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2058/29 - 2018 පෙබරවාරි මස 14 වැනි බදාදා - 2018.02.14

No. 2058/29 - WEDNESDAY, FEBRUARY 14, 2018

(Published by Authority)

**PART I : SECTION (I) — GENERAL**

**Government Notifications**

ERATTA

**RECTIFICATION OF GAZETTE EXTRAORDINARY No. 2054/45 DATED 18.01.2018**

**Re-Amendment to the City of Colombo Development Plan 2008 (Amendment) prepared under the Provisions of Urban Development Authority Law, No. 41 of 1978**

AN error in the page No. 01 of the *Gazette Extraordinary* Notification under reference No. 2054/45 dated 18.01.2018 was printed errorly in the last para of the first page of the English Version of the above mentioned *Gazette Notification* as “said”, where it has to be corrected as “side”

Eng. S. S. P. RATHNAYAKE,  
Director General,  
Urban Development Authority.

14th February 2018.



## Preliminaries

### Citation and Commencement

1. These Regulations may be cited as the Planning and Building Regulations 1999 approved under section 8F of Urban Development Authority Law and shall come into operation on the 29<sup>th</sup> day of July, 1999.

## Part I

### Submission of Plans for Approval of Land Sub-Divisions and Buildings

#### Amended by Section No. 7.1 in CCDP 2008

2. Every application under Section 8J of the Law for a development permit to engage in any development activity shall be made to the Authority in the relevant form accompanied by the fees specified in “**Schedule I (A)**”.

3. (1) Every plan submitted under section 8J of the Law shall-

(a) be signed by the owner of the site or premises;

#### Amended by Section No. 7.2 in CCDP 2008

(b) be submitted in 5 copies; **where the proposed building is more than 4 stories an electronic copy of the plans shall be submitted together with description of the surrounding of that particular building.**

#### Amended by Section No. 7.3 in CCDP 2008

(c) be prepared and signed by a **relevant** qualified person in accordance with these Regulations except a plan -

(i) to carry out minor addition or alteration to a building which does not affect any structural part thereof;

(ii) for the construction of a single or two storey building with a total floor area not more than 280 square metres, (3000 square feet) and whose walls or columns are not situated on the boundary of the property and the construction does not involve pile or raft foundation;

(d) be prepared on standard metric size sheets of the international A series;

(e) be signed by the owner of the building or premises or proposed building in respect of which the plans are submitted by applicant and bear the owners or applicant's name and address,

(f) be accompanied by a statement setting out the purpose of development of the building or premises to which the plan relates;

(g) be accompanied by a copy of the relevant approved survey plan of the premises in which the building is situated or in which the proposed building is to be situated or building works to be carried out.

(2) The Authority may require additional sets of plans or enlarged details, specifications or other information thereof or other documents relating thereto to be submitted.

(3) (i) Any land sub-division should be prepared and signed by a Licensed Surveyor and Leveller.

Amended by  
Section No. 7.4 in  
CCDP 2008

(ii) When such land exceeds 0.25 hectares in extent, a separate certificate from a Qualified Town Planner shall be submitted stating that the Survey Plan is in conformity with the town planning requirements of the City of Colombo Development Plan.

(4) The Authority may give Preliminary Planning Clearance prior to the formal approval of plans.

(5) For the purpose of this regulation the names of those who are eligible to sign the plan prepared under 3 (1) c (i) and (ii) should be registered with the Authority.

Preliminary  
Planning  
Clearance

4. An application for Preliminary Planning Clearance may be granted pending evaluation on the development concept proposed with all detailed planning and technical matters reserved for a subsequent detailed formal submission. A Preliminary Planning Clearance may be granted to the applicant without prejudice to the right of the Authority to impose any additional requirement when detailed proposal plan is submitted for approval.

(1) The applicant will be informed by a letter upon approval of the outline proposal, with or without conditions imposed. He shall then make detailed formal proposal within 12 months. During that time, the applicant will liaise with the various other relevant agencies/departments on their requirements. The provisional permission will lapse by the end of the 12 months' period.

Amended by  
Section No. 7.5 in  
CCDP 2008

(2) The applicant shall submit a detailed proposal for formal approval under Section 8 J of the Law in the prescribed forms. The proposed plans shall incorporate the technical requirements of the departments **relevant agencies** as well as other planning requirements communicated to the applicant.

(3) The Preliminary Planning Clearance shall not constitute a permit nor shall entitle the applicant or any person to commence or carry out any development activity whatsoever.

**Formal Planning  
Approval**

5. (1) Every development permit shall be in writing and shall be subject to the restrictions and conditions set out therein.

(2) Formal written permission will be released only after the final plans are in order and Development Charges paid.

(3) Only one application, either for clearance approval or formal will be considered for a particular site at any one time.

**Appeals**

6. Where an applicant is aggrieved by the decision of the Authority in respect of his Preliminary Planning Clearance application or formal application for planning approval, may be lodge an appeal in writing to the Minister within 30 days of the decision being conveyed to him.

**Plans for  
additions and  
alterations**

7. Where any building works consist of repair or alteration of an existing building or any or any addition thereto, a plan or plans of such building works submitted under the Law shall, if so required by the Authority, be accompanied by a prescribed certificate in form issued by a qualified person stating that he has examined the building and is of the opinion that the building is capable of bearing the loads and stresses which may be increased or altered in any way by reason of the repair, alteration or addition.



**Non acceptance of plans**

8. If the Authority is of the opinion that a plan, drawing or calculation submitted under the law is beyond the scope of the professional competence of a qualified person signing the same it may refuse to accept such plans, drawings or calculation or, if it accepts, the authority may return the plans drawings or calculations.

**Scales of plans**

9. All plans signed by a qualified person and submitted under the section 8J of the UDA Law, shall be drawn to the following scales and consist of

(a) a sketch plan of the surrounding area sufficient to locate the building site;

(b) site plan - 1:1000;

(c) key or location plan - 1:1000;

(d) Plan of a building - 1:100 except where the size of building is too large for the plan to be drawn on the required standard size paper, in such case, the Authority may accept a plan prepared to a scale not smaller than 1:200;

(e) A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed sub-division of lots together with their dimensions, direction, width and levels of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to.

**Particulars to be on plans, site plan & sub-division plans**

10. A plan of any building or building works submitted under the Law shall, include

(a) a site plan or sub-division plan showing -

**Amended by  
Section No. 7.7 in  
CCDP 2008**

(i) the location of the lot and site **preferably with Ground Positioning System Co-ordinates (GPS – WGS- 1984) and dimensions** of the building to be erected or the building works to be carried out (clearly coloured) including figured dimensions of the lot and of the distances between the building or place where the building works are to be carried out and the lot boundary;

Amended by  
Section No. 7.7 in  
CCDP 2008

(ii) the scale of the plan, the North-point and the **premises** numbers of adjoining lots or buildings;

(iii) the means of access to the site from a street;

(iv) all street lines, building lines, any road widening line and any adjustment of land or holding for a service road, back lane, and drainage reserve, and such other details as may be shown on the relevant development plan which has been approved by the Minister and or as may be shown in any street line plans of the Local Authority.

(v) all existing drains, water courses, sewer lines, manholes, fences, retaining walls, and slopes on the lot or adjoining lots and the nearest fire hydrant on an existing road including figured dimensions of the distances between the drains, and fire hydrant, and the building or the place where the building works are to be carried out;

(vi) the highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Reclamation & Development or any other authority where the land is subject to floods;

(vii) all existing contours or spot levels of the site and of adjoining roads and lands, with slopes steeper than  $45^{\circ}$  and exceeding one and a half metres in height being clearly indicated;

(viii) any formation of a new slope or embankment and the provision of a retaining wall or other structure to stabilize such slope or embankment if the slope or embankment is higher or steeper than that which is safe for such prevailing site conditions as may be determined by an approved soil engineer's report or as may be specified by the Authority, including an endorsement that the necessary plan or plans of the wall or structure will be subsequently submitted to the Authority for approval;

(ix) any proposed surface or subsoil drain and its point of discharge or connection to an existing drain or a watercourse;

(x) any proposed sewer line and manhole and their respective connections to an existing sewer line and manhole;

(xi) all parking arrangements for the proposed development, and

(xii) proposed landscaping.

**Floor Plan**

(b) a floor plan of each storey and flat roof of the building containing or showing-

(i) clear statement indicating the purpose for which every part of the storey is to be used, and the provision in accordance with the

(ii) requirement of the Code of fire practices of means of escape in case of fire.

(iii) the type of materials to be used for the walls, super-structure and floor slabs of the building or in the building works and the maximum permissible live load that such floor slabs are designed to carry;

(iv) dimension in figures dimensions of the building and all rooms, compartments, corridors, staircases, verandas and roof terraces and the thickness of the walls and columns thereof;

(v) dimensions in figures of the clear areas of every air-well, back-yard, court-yard and open space in and around the building and the distances from the external walls of the building to the centre line and side of every street, road reserve, and drainage reserve within the lot or adjoining thereto;

(vi) dimensions in figures of space between all walls, piers and stanchions;

(vii) the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;

(viii) all the lines of the surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of these outlet drains;

(ix) the means of escape from fire and the fire prevention measures taken in respect of the building including the provisions of fire extinguishing equipment and installations therein; and

(x) clear statement indicating every part of each storey of the building that is to be air-conditioned, mechanically ventilated or pressurized and, where such part is to be air-conditioned, whether the air-conditioning shall be by means of a centralized system or package unit and wherever possible the position or positions of the air-conditioning plant or unit shall be indicated on the floor plan;

#### Sections

(c) cross, longitudinal and other sectional drawings of the building clearly delineating the disposition of the adjoining ground and showing -

(i) the types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, beams, roof slabs, drains, and aprons, and other related parts of the building;

(ii) the existing ground level or levels and any proposed new ground level or levels if the building site is to be raised or lowered with clear statements as to how the new ground level or levels might affect the stability of all adjoining land or buildings and what steps are being taken to safeguard the same;

(iii) dimensions in figures of the distances from any existing or required retaining wall or slopes of the site, which exceeds one and a half metres in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within ten metres of the retaining wall or slope and is nearest thereto; and

(iv) dimensions in figures of the door, window or ventilation openings, the height of every storey, the ceiling height and the ground floor level or levels and footway level or levels of the building in relation to the existing ground and street level or levels thereof, and the clear distances between the lot boundary and the external walls of the building;

#### **Elevation**

(d) front, rear and side elevation of the building showing -

(i) all the external walls, external columns, parapet walls and doors, windows or ventilation openings, canopies and balconies and the roof of the building with dimensions in figures and the types of materials to be used in the construction of the external walls, external columns, parapet walls, openings canopies, balconies and roof where required by the Authority;



(ii) part elevation or elevations of every existing adjoining building showing its height, floor levels, external walls, doors, windows, roof and other external and visible features, with indications of the types of materials used in the construction thereof; in such special locations where the Authority has to give detailed guidelines; and

(iii) the levels of every adjoining footway, verandah way, street and ground of the building and the levels of all proposed counterparts of the footway, verandah way, street and ground; and

**Other details**

(e) such other details, particulars or information relating to the building or building works as the Authority may require-

**Colouring of plans  
specifications of material used in building works**

11. (1) Every plan submitted under the Law shall be drawn in black ink or produced in print and all extension to the existing building works shown on the plans shall be coloured red. Each unit should be given a different colour.
- (2) All parts of an existing building that are to be removed shall be shown in dotted lines on the plans
- (3) If so required by the Authority a plan submitted under the Law shall be accompanied by specifications of all materials proposed to be used in the building works of with the plans are submitted.

**Installation or extension or alteration of any air conditioning mechanical ventilation or fire protection system**

12. Where any air-conditioning, mechanical ventilation or fire protection system is to be installed in a building or part thereof or any such system therein is to be extended altered, layout and detailed plans of the installation or the extension of alteration as the case may be, shall, before the installation, extension or alteration is carried out, be submitted to the Authority for approval along with a certificate from qualified person, not withstanding plans of the buildings in which the system is to be installed extended or altered have been provided under regulation 7.

**Structural details  
and calculation**

13. (1) The detailed structural plans of any building works other than those indicated in Regulation 3 (1) c (i) & (ii) shall be submitted to the Authority together with a copy of the design calculation before the building works are carried out or resumed.
- (2) The detailed structural plans and design calculations shall be prepared in accordance with the provision of the Law these regulations, and any other written law relating to building construction and signed by the qualified person who prepared the detailed structural plans and design calculations, and shall show -
- (a) clearly the superimposed load for which each floor system or part thereof has been designed;
  - (b) the results of any soil test carried out, the calculations for any determination of soil bearing capacity and complete boring investigations and details of the soil;
  - (c) the type or types of foundation to be used; and
  - (d) the type of piles, method of pile driving and type of machinery to be employed in piling, if the same is required.

**Approval of plans**

- (3) A certificate from a qualified person shall be submitted.
14. (1) Where a plan of any development activity is submitted under the Law, Authority may approve the plan with or without any terms or conditions imposed within 8 weeks from the registered date of application and, in the case of a temporary building, a plan or the application for permission to erect the building may be approved by the issue of a temporary permit on such terms and conditions as the Authority thinks fit.

Amended by  
Section No. 7.8 in  
CCDP 2008

(a) Prior to issuing a permit, if the Authority feels that the proposed development activity may cause an adverse impact upon the environment, the views of the public may be obtained upon display of a notice board at the site for a period of 30 days, indicating the nature of the proposed development, its volume and period of construction. The Authority shall also reserve the

right to suspend the issue of a permit for such development until the time period mentioned above is over.

(b) Having considered such views of the public, the Authority may direct to alter development plans or impose conditions, or restrain from issuing a permit, if necessary.

(2) A temporary permit for the erection of a temporary building which is issued under paragraph (1), shall be valid for such period of time as may be specified in that permit.

(3) Where the temporary building is -

(a) a shed for entertainment purposes; or

(b) a shed for funeral, religious or other purposes; or

(c) a builder's working shed or store or any other shed used in connection with any new building works; or

(d) a hoarding or frame for the display of advertisements or sign boards or other advertising devices; or

(e) a protective hoarding, catch platform or sidewalk shed on street or footway in connection with any building works; or

(f) a scaffolding on a street; or

(g) a stall or shed in a building or other premises for trade fair fun fair or exhibition purposes, the permit shall be valid for not more than one year.

(4) On the approval of a plan of any building or building works the Authority shall notify the owner of the building or the premises in which the building works, are to be commenced, carried out or resumed and any qualified person who prepared the plan or who is to supervise the building works of such approval and of the terms or conditions, if any, on which such approval has been granted and shall return one copy of the plan to the applicant/owner.

(5) Where there is a contravention or mispresentation of facts or a failure to comply with a term or condition on which an approval or a permit is granted under this regulation, such approval or permit, as the case may be, shall be revoked.

15. Where the Authority disapproves a plan of any development activity submitted under the Law, the Authority shall notify the owner of the premises which the development activities are to be commenced, carried out or resumed and any qualified person who prepared or submitted the plan under regulation 3 or **failure to submit plan and other particulars as required by the Authority** who is to supervise the building works under paragraph (c) of regulation 16 of such disapproval with the reasons therefore and return one copy of the plan to the owner or qualified person within 4 weeks from the registered date of the application and retain the fees.

**Amended by  
Section No. 7.9 in  
CCDP 2008**

**Part II**

**Duties of persons preparing or submitting  
plans, carrying out building works and obtaining  
certificate of conformity for the occupation of  
buildings & other development activities**

Duties of qualified  
person employed  
or engaged to  
prepare the plans  
or to supervise  
building work &  
other  
development  
activities

16. A qualified person shall

(a) without misrepresentation or suppression of any particulars or information give as correctly and clearly as possible information that are require to be given on a plan which shall be signed by him and submitted under the Section 8J of the Law.

(b) ensure that all the plans and specifications, which he signs, and submits under the Law are in conformity with the provisions of these Regulations, and any regulation made under the Code of Fire Precautions for Buildings or any direction given by the Fire Chief.

(c) supervise all building works and other development activities of which the plan or plans are prepared by him or for which he is otherwise responsible under these Regulations for the purpose of ensuring that the works are carried out in accordance with such plan or plans, and any written order or direction given by the Chairman and submit his certificate of supervision to the Authority on completion of the building works and before issuing a certificate of conformity of the building in respire of which the building works are carried out.

(d) Submit to the Authority such progress reports on the building works and where applicable such certificate relating thereto as may be specified below at the appropriate times or stages of the building works -

(i) at the end of every three months beginning from the date of the submission to the Authority of a notice of intention to commence, carry out or resume the building works under sub-paragraph (c) of paragraph (1) of regulation 18;

Amended by  
Section No. 7.10 in  
CCDP 2008



(ii) when the foundation and the structural parts of the building below the ground level are completed and before any work on the structural parts of the building above ground level is carried out, a progress report accompanied by a record plan and details of all piling works which have been carried out on the building site;

(iii) when all the structural parts of the building are completed, a report on the completion including a certificate, that all the building works relating to the structural parts have been carried out under his/her supervision in accordance with the detailed structural plans and calculation submitted under regulation 13;

(iv) on completion of all the building works;

(v) when there is a termination of his service in the building works, within fourteen days of such termination, a summary report on all those building works which have been carried out under his supervision and a certificate to that effect; and

(vi) when otherwise required by the Authority and in such manner as may be required.

(e) notify the Authority in writing if the building or part thereof is occupied or used before the Authority has issued a certificate of conformity for the occupation thereof under regulation 22 or a license for the temporary occupation thereof under regulation 24.

**Change of  
qualified person**

17. (1) Where there is a change of a qualified person employed or engaged to prepare a plan of any building works or to supervise the same and such change is made after the plan has been submitted under the Section 8 J of the Law, the qualified person whose services are being terminated shall notify the Authority in writing of the termination and with effect from the date of such termination no building work shall be commenced, carried out or resumed unless another qualified person has notified the Authority in writing of this appointment as the qualified person to supervise the building works under paragraph (c) of regulation 16.

- (2) A notice of the termination of services given by a qualified person under paragraph (1) shall be accompanied by his summary report and certificate in accordance with sub-paragraph (v) of paragraph (d) of regulation 16.

**Offenses by  
qualified person**

18. (1) A qualified person who has submitted any plan or specifications under the Law or who is required to supervise any building works under these Regulations shall be guilty of an offence under these Regulations if he/she, without any reasonable cause :-

(a) misrepresents any relevant particulars or information required to be given on such plan or specifications under the Law or these Regulations suppresses there from such particulars or information;

(b) submits an incorrect progress report or certificate to the Authority under paragraph (d) regulation 16.

(c) contravenes or fails to comply with any of the provision of regulation 16 or 17.

(2) Any person who is found guilty of an offence under this regulation shall be debarred from submitting plan for any development activity to the Authority.

**Amended by  
Section No. 7.11 in  
CCDP 2008**

19. (1) Prior to the commencement or carrying out of any building works or the resumption of any building works which have been suspended for 3 months, the owner **developer, relevant qualified person** or occupier of the premises shall-

(a) ascertain that all the plans of the building works which have to be submitted under the section 8 J of the Law have been approved and that such approval has not been withdrawn or is still valid;

(b) ensure that the detailed structural plan of the building works have been submitted to the Authority in accordance with the provisions of regulation 13;

(c) give at least seven days' notice of his intention to commence, carry out or resume the building works and apply to the Authority for a permit to commence, carry out or resume such building works.

(d) have the written confirmation in the usual form issued by the qualified person or persons, employed or engaged by him to supervise the building works, that the person or persons, as the case may be, shall supervise the building works in accordance with paragraph (c) of regulation 13.

(2) A notice require to be given under this regulation shall be complete and shall not contain any incorrect particulars or information.

Amended by  
Section No. 7.12 in  
CCDP 2008

20. (1) An owner or developer or occupier of the premises in which any building works or any development activity have been commenced, carried out or resumed shall be guilty of an offence under these Regulations if he or she-

(a) contravenes or fails to comply with the provision of regulation 19;

(b) commences, continues or resumes any building www woo any development activity without the services of any qualified person who prepared the plan or plans of such development activities or, if the services of the qualified person are terminated, without the services of another qualified person appointed under paragraph (1) of regulation 17 for the purpose of supervising such development activities in accordance with the provisions of paragraph (c) of regulation 16.

Amended by  
Section No. 7.12 in  
CCDP 2008

(2) Owner or developer or occupier who is guilty of an offence under the provisions of this regulation shall be liable on conviction, to a fine prescribed under section (28) of the Law.

21. On completion of any building works in accordance with an approved plan or plans and prior to the building or part thereof in respect of which the building works have been completed being occupied or used or permitted to

Amended by  
Section No. 7.12 in  
CCDP 2008

be occupied or used, the owner or **or developer** or occupier of the building or part thereof, or the current owner or occupier, if there has been a change of ownership or tenancy, or the developer if the building is part of a housing development or any other building development, shall apply to the Authority -

(a) for a certificate of conformity for the occupation of such building or part thereof where the building is new;

(b) for a license for the temporary occupation of the building or part thereof where the certificate of conformity could not be obtained due to minor deviations from the plan or plans which need to be regularized or other requirements still need to be complied with under these Regulations.

Certificate of  
conformity for  
occupation

22. The Authority may grant a certificate of conformity for the occupation of a building or part thereof or any other development activities when

(a) every certificate and report in respect of the building or part thereof or any other development activity have been submitted to the Authority pursuant to the provisions of regulation 13;

(b) all the requirements shown on the plan or plans and all the written directions given by the Authority to the qualified person or persons, who prepared the plan or the building or part thereof or the building works under paragraph (c) of regulation 16, have been complied with and a certificates from the qualified person is forwarded to that effect; and

(c) all the fees payable under these Regulations have been paid.

Inspections by the  
authority

23. (1) The Chairman or his authorized representative may enter upon and inspect at all reasonable times a building before a certificate of conformity for the occupation thereof is issued under regulation 22 or any building works at any stage thereof for the purpose of determining whether all the provisions of the Law and these regulations have been complied with, and of calling the attention of the qualified person or persons who prepared the approved plan or plans of the development activity to any deviation from the approved plan or any other plan of the development activity submitted under

these regulations or to any non-completion of the development activity in accordance with such plan or plans or to any non-compliance with a provision of these regulations or the plan or plans or a requirement shown thereon which he may have to observe.

(2) The authorized representative of the Authority shall, before entering upon and inspecting a building or any development activity under paragraph (1) identify himself by producing and exhibiting his written authority.

**License for the temporary occupation of the building**

24. (1) Notwithstanding the fact that a certificate of conformity for the occupation of a building or part thereof is not issued because of a deviation from the approved plan or plans of the building or non-compliance with a requirement endorsed on the plan or plans by the Authority or non-completion of the building works in respect of the building, the Authority may grant or renew a license for the temporary occupation of such building or part thereof for a period not exceeding six months at a time if the deviation, non-compliance or non-completion is in his opinion neither of a serious nature nor in any way detrimental to the well-being and safety of the person or persons who may occupy the building or part thereof during such period.

(2) A license may be granted or renewed under paragraph (1) on such terms or conditions as the Authority thinks fit and shall be revoked on a breach of any of those terms or conditions.

**Contents and display of certificate of conformity for the occupation of building**

25. (1) A certificate of conformity for the occupation or a license for the temporary occupation thereof shall state the purpose for which the building has been constructed and where the building is a non-residential or multi-purpose building the certificate or license shall also indicate -

(a) the intended use or uses for which the building in its several parts has been designed and approved;

(b) the number of persons for whom means of escape in case of fire are provided in the building; and

(c) the maximum permissible live load which each floor may support



(2) In a non-residential building, copies of the certificate of conformity for the occupation or the license for the temporary occupation of the building shall be displayed on every floor or part of the building in such manner as the Authority may direct together with a copy of the direction of fire escape floor diagram showing clearly the approved fire escape route or routes from that floor or part of the building where the license is displayed.

(3) The possession of a certificate of conformity for the occupation or a license for the temporary occupation of a building or part thereof shall not exempt the owner thereof from having to comply with the requirements of relevant authorities which may be endorsed on the approved plan, plans of the building or part thereof, or written permit or may otherwise be applicable to the building or part thereof under any other written law.

(4) The Authority may recall and cancel a certificate of conformity for the occupation of a building if, in the opinion of the planning committee, the strength of the building has become less than require to carry the loads indicated on the certificate or the building no longer complies with these regulations for the purpose or use stated on the Certificate.

(5) A certificate of conformity for the occupation of a building shall not be recalled under paragraph (4) only because the building fails to comply with a written law not in force when the certificate was issued.

(6) Before a building or part thereof is used for a purpose other than as stated on the certificate of conformity for the occupation of the building or for a purpose which is likely to increase the danger of fire occurring within the building or a part thereof, the owner of the building or part thereof shall notify the Authority of such purpose or proposed use and shall comply with all written directions given by the Authority in respect of the purpose or use and carry out such building works as may be required by these regulations to make the building or part thereof suitable for the purpose or use.

(7) The exit from a building other than a private dwelling house and every door opening on to a staircase of the building and all other means of fire-escape which are provided therein in accordance with the Code of Fire Precautions for Buildings shall, except where otherwise require by the fire chief, not be locked or obstructed whilst the building or a part thereof is being used or occupied.

**Offences after  
completion of  
building work**

26. The owner or occupier of a building or part thereof or, if the building or part thereof is part of a housing development or any other building development, the developer shall if he, without any reasonable cause, contravenes or fails to comply with the provision of regulation 21 or paragraph (2) (6) or (7) of regulation 25 be guilty of an offence under the Law and shall be liable on conviction to a fine as described in section 25 of the Law.

**Unauthorized  
occupation & use  
of any building or  
any lot**

27. (1) No person shall occupy or use a building or part thereof or permit the building or part thereof to be occupied or used or construct any structure on a sub-divided lot without a Certificate of Conformity.

(2) A person who contravenes the provisions of paragraph (1) shall be guilty of an offence under Section 8 K of the Law.

**Public building  
certificate**

28. (1) An owner or occupier of a public building or part thereof having an occupant load of more than two hundred persons shall apply for and obtain, in addition to a certificate of conformity for the occupation of the building or part thereof, a public building certificate from the Authority. The owner or occupier shall not occupy or use the building or part thereof or permit the building or part thereof to be occupied or used without a public building certificate authorizing such occupation.

(2) A public building certificate shall be valid for not more than five years as may be specified therein but may be renewed on a request made by the owner or occupier. Such request shall be made 2 months prior to the expiry of such permit.

(3) An application for the issue or renewal by the Authority of a public building certificate having an occupant load of more than two hundred persons, shall be made in a prescribed form and shall be accompanied by -

- (a) i. a certificate from the Director of Buildings confirming that the building is structurally sound to hold an occupancy load of more than two hundred persons.
- ii. The fees prescribed for such issue or renewal to be paid direct to the Department of Buildings.
- (b) the fees prescribed for such issue or renewal;
- (c) three copies of the plan of every floor of the building or part thereof which is drawn to a scale not smaller than 1:200 and signed by the owner of the building or part thereof or his agent and which shows the following particulars in distinct colours:-
  - i. the intended use and occupant load of the building or part thereof
  - ii. the approved means of fire escape and the approved fire escape routes of the building or part thereof and any requirement pertaining thereto as laid down in the Code of Fire Precautions for building or by fire Chief.
  - iii. the position and type of every fire extinguishing equipment installed in the building or part thereof in accordance with the Code of Fire Protections for Buildings or Fire Chief.
  - iv. the position and size of every window and other opening in every external wall for lightning, natural ventilation, air-conditioning system and other means of ventilation, if any; and
  - v. the position of every lift, escalator, fire protection system, portable fire extinguishers and other service equipment.

(d) such certificate as the Authority may require from one or more qualified persons certifying that they have examined the building or part thereof and every system and equipment referred to in sub-paragraph (c) and the building or part thereof and the system and equipment are in good working condition and in conformity with the Act and any regulations made there under and these regulations and the Code of Fire Precautions for Buildings; and

(e) the name, qualifications and such other relevant particulars as the Authority may require of the person designated to act as a safety officer for the building or part thereof under regulations 29.

(4) In an application for the renewal of a public building certificate under paragraph (3), the floor plan referred to in sub-paragraph (c) of the paragraph need not be submitted again if no change to the particulars shown on the plan has taken place since the date of its last submission to the Authority under the sub-paragraph.

(5) Where an application for the issue or renewal of a public building certificate is made under paragraph (3), the Authority may refuse to issue or renew the public building certificate or may issue or renew the public building certificate on such terms and conditions as he thinks fit.

(6) The Authority may revoke any public building certificate that has been issued or renewed under this regulation when there is -

(a) a breach of any of the terms or conditions of the certificate;

(b) failure to comply with the provisions of regulation 29;

(c) any misrepresentation of a material fact in the application for such public building certificate or accompanying plans or documents upon the basis of which the certificate was issued; or

(d) knowledge that the fire hazards within the building or part thereof, for which the public building certificate was issued, have increased without adequate fire safety measures being taken to the satisfaction of the Fire Chief.

**Responsibility for safety**

29. The owner or occupier of a public building or part thereof which has a floor area of more than 5000m<sup>2</sup> or an occupancy load of more than one thousand persons shall designate a responsible person to act as a safety officer for the purposes of -

- (a) enforcing good housekeeping rules and fire safety precautions within the building or part thereof;
- (b) exercising supervision over the maintenance of all means of fire - escape, lifts and fire protection systems and equipment, within the building or part thereof;
- (c) detecting and removing all fire hazards and obstructions which may prevent the effective use of any means of escape in case of fire; and
- (d) organizing periodical fire drills in order to ensure that all persons employed in or using the building or part thereof are familiar with all means of escape in case of fire.

**Offences in the use of a public building**

30. The owner or occupier of a public building or part thereof, having an occupant load of more than two hundred persons, shall be guilty of an offence under Section 28 of the Law if he, without a reasonable cause, contravenes or fails to comply with any of the provisions of paragraph (1) of regulation 28 or of regulations 29.



### Part III

## Planning Regulations

Amended by  
Section No. 7.13 in  
CCDP 2008

31. (1) No person shall carry out or engage in any development activity within the declared area of Colombo City, except in accordance with the matters for which, provisions are made in the Development Plan under the Part I A and its schedule of the Urban Development Authority Law No. 41 of 1978.

(2) (a) No parcel of land or lot designated or proposed for any use other than agriculture or horticulture shall be sub-divided unless a plan relating to such sub-division has been approved by the Authority.

(b) Any person intending to sub-divide a land shall submit to the Authority an application which is in conformity with the requirements of regulation (3), (9) and (10).

(3) The Authority in approving the plans for sub-division of land may require the applicant to modify the plan as it may consider necessary. The sub-division on the site shall be carried out only after the approval of the Authority is given.

Amended by  
Section No. 7.14 in  
CCDP 2008

(4) (a) The minimum extent of land and width of lots shall be in accordance with the provisions of regulation 35 (1); and amended Part I A of City of Colombo Development Plan- (Amendment) 2008.

Amended by  
Section No. 7.15 in  
CCDP 2008

(b) The drains which are demarcated on sub-division plans should be given a lot number with words and shall clearly indicate the way of disposing storm water from the site.

(5) No lot in such sub-division shall be less than 12 meters in depth.

(6) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these regulations.

(7) No lot in a sub-division plan shall be utilized for any purpose other than the purpose for which it was approved.

(8) Every lot in a sub-division shall abut on an existing or proposed public street or a street in accordance with the provisions of paragraphs (10), (11) and (12) of this regulation.

(9) The minimum width of a carriageway reservation for the street shall be as approved by the Authority but in no case shall be less than 3.6 meters for streets up to 9.0 meters in width and 6.0 meters for streets wider than 9.0 meters.

(10) No site or lot abutting a street, less than nine meters in width, shall be used for non-residential use or construction of any building for such use except as provided under paragraph (15) of this regulation.

(11) The width of private roads, in a new sub-division of land in any land use zone, other than special Primary Residential and Primary Residential Zone should be not less than 9.0 meters.

(12) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form “A” below.

Amended by  
Section No. 7.16 &  
7.17 in CCDP  
2008

#### **Access to Residential Units through Private Roads**

##### **FORM “A1”**

<b>Minimum Width of Private Streets(meters)</b>	<b>Maximum Length of private Streets (meters)</b>	<b>Maximum No. of Lots</b>
3.0	50.0	4
4.5	100.0	8

- In addition to the above Form “A1”, the regulations stipulated in Form “C” should be adhered to, where necessary.

(13) The number of dwelling units given in Column 4 in Form “A” could be doubled, if both origination and destination of such streets mentioned in Column 1 are connected on to a public street. In such case the maximum lengths shown in Column 2 also could be doubled but the minimum width of the road shall not be less than 4.5m.

(14) A street meant to serve one or more lots for construction of any building for non-residential use may be permitted with access less than 9 meters in width and shall be in conformity with the specification set out in Form “B” below.

**FORM “B”**

**Access to Non-Residential Buildings**

<b>1</b> <b>Maximum Extent of Land Served</b> <b>(Square Metres)</b>	<b>2</b> <b>Minimum</b> <b>Width of</b> <b>Street</b> <b>(Metres)</b>	<b>3</b> <b>Maximum</b> <b>Length of</b> <b>Street</b> <b>(Metres)</b>
500 Where the street serves more than 1 lot or site but not more than 4 lots	6.0	50
2500 Where the street serves only one lot or site	6.0	150

However, if the Authority is of the opinion that undue hardship will be caused to a person in the case of residential use of a lot if the minimum access requirements for a dwelling house as stipulated in Form “A” above, are to be complied with, the minimum width or access may be reduced on the recommendations of the Mayor/Chairman of the Local Authority and in consultation with the Planning Committee subject to the following:

- (i) A minimum width of 3 meters is available for access
- (ii) This reduction will not apply in case of a new sub-division. .
- (iii) If the settlements are of Low Income character

(15) Every such street which is less than (9.0) meters in width and exceeds thirty meters in length, shall be provided with a turning circle of not less than nine (9.0) meters in diameter or any other form of space acceptable to the Authority at a suitable location along the street, so that a vehicle can be turned safely.

(16) (a) Every street which is less than (9.0) meters in width and exceeds thirty meters in length, shall be provided with a turning circle of not less than nine (9.0) meters in diameter or any other form of space acceptable to the Authority at a suitable location along the street, so that a vehicle can be turned safely.

(b) If the road is 9m. in width and if it is a dead end road, a turning circle of a diameter of 15 m. should be provided in all zones except in special Primary Residential Zone and Primary Residential Zones.

(17) Any parcel of land at the corner of two streets shall be rounded off with the tangent length from the point of intersection to the curve, being half the road width, across the direction of the tangent.

(18) No lot in a sub-division shall be put to use or built upon unless the streets are demarcated, opened out to their full width and developed with infrastructure to the satisfaction of the Authority.

(19) Every application for a Certificate of Conformity under Section 8K of the Law shall be submitted to the Authority with a certificate from a Licensed Survey and a Chartered Town Planner that the sub-division of land has been carried out as per the approved plans and permit.

(20) (1) Where the parcel of land or site to be sub-divided exceed 1.0 hectare an area of not less than ten percent of the land or site excluding streets shall be reserved for community recreation and open space uses in appropriate locations except in the following instancing: -

(a) In commercial and industrial land sub-divisions, if the minimum land parcel of the sub-division is not less than 2000 sq.m. and all the road widths are not less than 9 meters, the land may be sub-divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub-division of any of the parcels the developer should either -

- i. reserves the 10 percent of the land so sub-divided; or
- ii. deposit the market value of 10 percent of that land so sub-divided at the Authority

(b) In residential land sub-divisions, if the minimum land parcel of the sub-division is not less than 1,000 sq.m. and the development is limited to two housing unit per lot the land may be sub-divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub-division or construction of more than two housing units per lot, the developer should deposit the market value of 10 percent of the land so sub-divided or developed at the relevant Local Authority.

(c) When the land to be sub-divided is located within a radius of 0.5 kilometres from a public open space such as a lake, public playground, etc., which is more than 4000 sq.m. in extent and if the Authority directs the developer, the developer should deposit at the Authority the market value of the land, for the open space requirement, instead of providing the open space physically within the site.

(d) When the open space requirement of a sub-division is not more than 500 sq.m. in extent or if the Authority directs the developer to do so, with the approval of the Chairman of the Urban Development Authority, the developer should deposit at the Authority the market value of the area of land of the open space required for the sub-division instead of providing the open space physically.

(e) In unauthorized land sub-divisions where the reason for not approving is the non-provision of 10 percent open space, the individual land parcels may be permitted for development or further sub-division, subject to depositing at the Authority 10 percent of the market value of the land parcel, or reserving 10 percent of the land parcel so developer or sub-divided.

- (2) (a) Such reserved space shall be vested with the b Authority free of all charges.

(b) Market value of the land should be determined by the Qualified Valuer or Government Valuer.

Splaying of street corners

32. The Authority may require the corner of any buildings including boundary walls or fences to be erected at the corner of two streets to be rounded off or splayed, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being half the road width across the direction of the tangent.

Amended by  
Section No. 7.18 in  
CCDP 2008

33. (1) (i) Street Lines sanctioned by the Local Authority under a resolution adopted by the Council at a general meeting will be considered as those street lines applicable within the administrative limits of the Local Authority;

(ii) Also shall comply with the requirement in Schedule I as building lines applicable for roads, prepared under the Provisions of the UDA Law. However, the Number of floors of building and the corresponding road width given in Form C of the City of Colombo Development Plan 1999 is applicable.

(2) (i) When there is a necessity to determine any new street lines or building lines or open up new streets or roads in areas where there are no sanctioned street lines or building lines, a detailed planning study shall be carried out before any action is taken to propose new street lines or building lines or opening up of new roads or streets.

(ii) Such proposals should be tabled and obtain approval at the Planning Committee and a General Meeting of a Local Authority.

(3) No building shall extend beyond the building line, provided that balconies, sunshades or eaves not exceeding 1.0 meter in width may be permitted between the building line, and the street line, and a face or boundary wall not exceeding two metres in height may be permitted on the street line.

(4) Any street line approved or sanctioned by the local authority shall not be varied without the prior approval of the Authority.

(5) The Authority may take into consideration the full width of the street line as the physical width of the road where the access road to the development site is demarcated with an approved street line, if the owner donates the land within the street line by deed to the Local Authority or the Road Development Authority as the case may be, but without any expense being incurred by either of the authorities.

**Parking and  
Traffic Control**

34. Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall comply with the requirements in Schedule III on parking requirements.

**Amended by  
Section No. 7.19 in  
CCDP 2008**

35. (1) The Minimum land extent, width between building Lines, minimum width of private roads and maximum permissible floor area ratios are given in Form C1 and building categories, number of floors, minimum site frontage, maximum plot coverage and open spaces around the building are given in Form C2.

(2) Every lot or site which abuts on to the end of dead end street may have a frontage less than the width in Form “C” above, but have a frontage which is not less than 3.0 metres wide perpendicular to the line of the street.

**Amended by  
Section No. 7.20 in  
CCDP 2008**

(3) The Authority may relax the requirements of the specified site extent and width, in the case of an existing lot provided, that the building satisfies all other requirements.

(4) The maximum height of a building on an existing lot which is six metres or less in width and or has less than one hundred and fifty square metres in extent shall not exceed seven and half metres in height or two floor unless the Authority direct otherwise.

**Amended by  
Section No. 7.21 in  
CCDP 2008**

(5) In case of a building with one or more basements, it shall require setting back such basement floors minimum of one meter away from all boundaries of the land and if the number of floors above the ground level exceeds 4 floors, there shall be a lift and stand by generator

**Development  
Guide Plan (DGP)**

36. (1) The Authority is responsible for the preparation and issue of Development Guide Plan (DGP), which is statements, objectives and vision for a particular area identified in the development plan of the Local Authority area.

(2) It will cover planning and design policies and guideline on land use, transport, environmental, improvement, pedestrian and open space system, building height, intensity of development, conservation of historic areas, advertisement control and tree preservation etc.

(3) Until such time the DGP is prepared, the Authority may, in the interest of harmonizing the development activities with the surrounding development, direct the owner and qualified person, to make such modifications as it deems necessary to keep to the requirements of this regulation.

(4) As each DGP is completed it will be gazetted as the plan for local areas. When all D.G.P.s are completed the whole of the Local Authority Area will be covered by the new development plan. This development plan will provide a clear guide to landowners on what their land could be used for. It also identifies where special and detailed control are applicable.

(5) Each DGP should identify the architecturally, environmentally, aesthetically and archeologically valuable areas and buildings and it should be listed so that no demolitions, changes, alterations or additions should be done without the prior approval of the Authority.

**Clearance from  
electric lines**

37. All buildings shall be separated from any overhead electric supply lines by a distance of at least 1.5 metres in case of low tension lines and not less than 4.5 metres in case of high tension lines. However, clearance from the Electricity Board or the Authority responsible for the supply and distribution of electricity should be obtained in case of a proposed building in proximity to high tension lines.



**Specifications for Development  
Form C1**

<b>Row No</b>	<b>Minimum Land Extent (sq.m.)</b>	<b>Minimum width between building lines of a public Street/Road (meters)</b>	<b>Minimum width of private Street/Road (meter)</b>	<b>Maximum permissible FAR</b>
1	150 less than 250	-	3.0	1:1.5
2	150 less than 250	-	4.5	1:1.75
3	150 less than 250	-	6.0	1:2.0
4	150 less than 250	-	9.0	1:2.5
5	150 less than 250	12.2	12.2	1:3.0
6	250 less than 400	12.2	6.0	1:3.5
7	400 less than 500	12.2	9.0	1:4.5
8	500 less than 700	12.2	9.0	1:5.0
9	500 less than 700	15.0	12.2	1:5.5
10	700 less than 900	15.0	12.2	1:6.0
11	900 less than 1000	15.0	12.2	1:7.0
12	900 less than 1000	22	12.2	1:7.5
13	1000 less than 1500	22	12.2	1:8.0
14	1500 less than 2000	22	12.2	1:9.0
15	1500 less than 2000	24	12.2	1:9.5
16	2000 less than 2500	24	12.2	1:10.0
17	2500 less than 3000	24	12.2	1:12.0
18	3000 and above	24	12.2	Unlimited

**Revised Form C2**

Building Category	Maximum number of floors including ground floor	Minimum site frontage (m)	Maximum Plot Coverage (%)	Open Space around the Building			
				Minimum Rear space (m)	Minimum one side space (m)	Both sides space(m)	
						Each Side	Or One Side
Low Rise	Ground floor	6.0	65	2.3	-		
	2	6.0	65	2.3	-		
	3	6.0	65	3.0	-		
	4	6.0	65	3.0	-		
Intermediate Rise	5	8.0	65	3.0	3.0 GF only		
	6	10.0	65	4.0	3.0 GF only		
	7	14.0	65	4.0	3.0		
	8	16.0	65	4.0	3.0		
Middle Rise	9	22.0	65	4.0	3.0		
	10	26.0	65	4.0	-	3.0 or	4.0
	11	30.0	65	4.0	-	3.0 or	4.0
	12	30.0	65	4.0	-	3.0 or	4.0
High Rise	13	35.0	50	4.0	-	4.0 or	6.0
	14	35.0	50	4.0	-	4.0 or	6.0
	15-20	40.0	50	4.0	-	6.0 or	9.0
	21 & above	40.0	50	4.0	-	6.0 or	9.0

Amended by Gazette no. 2054/45

## Part IV Planning Regulations

### Space around Buildings

Amended by  
Section No. 7.22 in  
CCDP 2008

38. (1) In every building to be erected on a lot wherever an open yard or space is provided for in and around the building, the position and the dimension of it shall be in accordance with the plans approved by the Authority under these regulations and provisions of regulation 35 and Form “**C<sub>1</sub> and revised C<sub>2</sub>**”.

(2) In the case of building where an open space is intended to be provided on the site for purpose of access, maintenance of the building in separating it from adjoining properties, such open space shall in no case be less than 1.0 m in width.

Boundary  
Clearance

39. (1) The boundary clearance required to be provided in building shall be as stipulated in Form “C” of Regulation 35 and as required by the Code of Fire Precaution for Buildings.

Overhangs and  
other sun-shading  
devices for  
building

(2) Notwithstanding the provisions of regulation 40 the overhangs, canopies, wings or other sun-shading devices of a building shall be permitted to project up to 1.0m beyond the building line, provided that the roofing materials used are of the non-combustible type.

Car space

40. (1) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further from any street on which the building is situated; provided that where the building is situated on more than one street the rear of the building, unless the Authority, authorities or directs, shall be deemed to be the face which is furthestmost from the widest portion of such street.

Irregular shape

(2) In sites of irregular shapes where it is impracticable to provide an open space to the entire width of the rear, the Authority may direct that the open space of the rear shall be left as it deems appropriate, having regard to the circumstances of the case.

**Width of footway  
required to be  
provided**

41. (1) Any uncovered footway or (arcade) verandah-way require to be provided and constructed shall be-

- (a) located within the building lot;
- (b) continuous along the entire portion of the building lot abutting the street or as otherwise directed by the Authority.

**Access from a  
street**

42. Every building to be erected on a lot which does not abut a public street shall have access from a private street and the means, nature and width of the access shall be in accordance with a sub-division plan and private streets approved by the Authority. The owner of such building lot shall have legal right over such street.

**Splayed corners**

43. Where a building is erected at the junction of two streets and in the case where the degree of splay or rounding off is not shown on the Development Plan or any statutory document the corner of such building shall be splayed or rounded off as provided in Section 32, to a height of not less than 6.0m above the street level.

**Projection beyond  
street road-  
widening line etc**

44. No part of any building shall project beyond -

- (a) the front face of such building over a street; or
- (b) a street, line or acquisition line, as the case may be, as shown on the relevant documents or plan approved by the Authority.

**Offences**

45. Whenever an open space, footway or access has been provided in connection with any building in pursuance of the provisions of these Regulations or any other Law or any regulations made there under, it shall be an offence under these regulations -

- (a) to make or maintain, or permit to be made or maintained, any alteration in the open space, footway or access;
- (b) to construct or maintain, or permit to be constructed or maintained, a roof over any portion thereof so as to diminish the area of the open space, footway or access;
- (c) to cause or permit to be caused, any obstruction whatsoever to the open space, footway or access.

## Space inside Buildings

**Minimum width  
of buildings**

46. Every new row house, shop building or other building shall have a minimum width of 6.0m measured between the centres of party or external walls or party and external walls at ground level, except that the minimum width for a new building to be erected on a corner site may be 4.80m.

**Number of Storey  
(Amended by  
Section No. 7.23 in  
CCDP 2008)**

47. The height of any building and the number of storeys that it may comprise shall be in strict accordance with the provisions of Regulation 35, Form "C" and the Development Plan of the relevant Local Authority.

**Minimum area of  
rooms in  
residential  
buildings**

48. The area of any habitable room in a residential building shall be not less than 8.0 square meters with a minimum width of 2.50m clear between walls except -

- (a) a kitchen which shall have a minimum area of 5.0 square meters with a minimum width of 2.0m clear between walls;
- (b) a store or utility room which shall have an area of not more than more than 2.5 square meters.
- (c) any room specified in regulation 49.

**Minimum  
dimension of  
lavatories, water  
closets and  
bathrooms**

49. In all buildings the sizes of lavatories, water closets and bathrooms shall be -

- (a) in the case of a water-closet or lavatory with pedestal type closet fittings, not less than 1.70m by 0.8m;
- (b) in the case of a water-closet or lavatory with fittings other than pedestal type closet fittings, not less than 1.3m by 0.8m
- (c) in the case of a bathroom, not less than 1.5 square metres with a width of not less than 0.8m; and
- (d) in the case of a bathroom with closet fittings, not less than 2 square metres with a length of not less than 1.7m and a width of not less than 0.8m.

**Height of rooms  
in residential  
buildings**

50. (1) The height of rooms in residential buildings shall be -
- (a) for living rooms and bedrooms not less than 2.8m;
  - (b) for kitchens not less than 2.8m; and
  - (c) for bathrooms, lavatories, water-closets, porches, balconies, terraces and garages not less than 2.2m.

**Shops**

- (2) The height of ground floor rooms in a shop shall be not less than 3.0m and the height of upper floor rooms shall be not less than 2.8m.

**Schools**

- (3) The height of classrooms in a school shall be not less than 3.5m.

**Hospitals**

- (4) The height of rooms used for the accommodation of patients in a hospital shall be not less than 3.5m factories.

**Factories**

- (5) The height of rooms in a factory in which any person works shall be not less than 3.0m.

**Resort buildings**

- (6) (a) The height of rooms in a place of public resort shall be not less than 3.0m. Where a balcony is provided in a place of public resort the height between the level of the topmost tier of the balcony and the ceiling over such topmost tier, and the height between the floor immediately under the balcony and the underside of the balcony, shall be not less than 3.0m in each case.

(b) In a place of public resort the provisions of paragraph (7) shall apply to water-closets, lavatories, cloak rooms, kitchens, corridors and rooms to which the public do not have access.

**Other buildings**

- (7) In a building other than any of those specified in a paragraphs (1) to (6) the height of the rooms on the ground floor shall be not less than 3.0m and on upper floors not less than 2.8m except that any part of a ground floor or upper floor may be not less than-

(a) 2.6m if such part is left open and used as a covered garden;  
or

(b) 2.40m if used for car parking purposes.

**Basement**

(8) In a basement storey the height of any part thereof or of any room not otherwise specified in paragraphs (1) to (7) shall not be less than -

- (a) 2.8m if used as shops, offices, business premises, plant rooms or the like;
- (b) 2.60m if used for storage purposes; or
- (c) 2.4m if used for car parking purposes.

**Clear height of car parking areas**

(9) Notwithstanding the provisions of paragraph (7) and (8), in those parts of a building used or intended to be used principally for car-parking purposes, the minimum clear height at any part, including the underside of ceiling beams, ducts, sprinkler heads, service pipes, lightings, fixture and the like, shall be not less than 2.2m.

**Minimum height and width of covered footways**  
 (Amended by Section No. 7.24 in CCDP 2008)

51. (1) The height of any covered footway constructed pursuant to regulation 50 shall not less than 3.0m below which height only the following items any project if the underside of such items be not less than 2.5m from the footway paving: -

- (a) beams;
- (b) stairways and landings;
- (c) screens; and
- (d) signboards and advertisements.

**Amended by Section No. 7.25 in CCDP 2008**

(2) The clear width of any stairway or covered Footway shall be as follows:

- a) Residential development having maximum of two units shall have a clear minimum width of 1.0 meter.
- b) All other developments except condominium developments shall have a clear minimum width of 1.2 meters.
- c) In Condominium Developments, width of an entrance passage in any housing unit shall be not less than 1.5 meters.

## Light and Ventilation

### Provision of lighting and ventilation

52. Every building shall be provided with -
- (a) natural lighting by means of glazed windows, skylights, fanlights, doors or other approved natural light-transmitting media;
  - (b) natural ventilation by means of windows, skylights, fanlights, doors, louvers or ventilation openings.

### Location of sources of natural light and ventilation

53. (1) In a building the windows and openings through which natural light and ventilation can be obtained shall be so located that-
- (a) they face and open upon-
    - i. the sky;
    - ii. A public road or a street with right of way or public space dedicated for public use.
    - iii. a courtyard or open space located within the building lot and complying with the relevant provision, of regulation 38 or 39 as the case may be; or
    - iv. an air well complying with the requirements of regulation 58; and
  - (b) in the case of a building other than that specified in subparagraph (c), part of the room served by such sources shall be more than 10m away horizontally from such sources; and
  - (c) in the case of godowns and factories, workshops and ware houses no part of the room served by such sources shall be more than -
    - i. 12m away horizontally from a source if that source is a window, ventilation opening or other natural ventilation device located in an external wall of the room; or



ii. 9m away vertically from a source, if that source is a ventilation opening or other natural ventilation device in the roof of the room.

**Sources of natural light and ventilation may open upon a balcony, verandah or porch**

(2) Sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, verandah or porch if -

(a) such balcony, verandah or porch faces upon a street or service road or upon a courtyard or open space which is located upon the building lot and complies with the relevant requirements of regulations 38 and 45;

(b) the maximum depth of the room served by such sources does not exceed 10m measured from the outer face of the enclosure www woo the balcony, verandah or porch; and

(c) the front of the balcony, verandah or porch has an opening to external air, the area of which shall be at least 75 per cent of the floor area of such balcony, verandah or porch.

**Sources of natural light and ventilation**

54. Every room in any building shall be provided with natural light and ventilation by means of one or more sources having an aggregate area of not less than-

**Rooms for residential purposes**

(a) 15 per cent of the floor space of the room of which at least 70 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for residential purposes [excluding such room as referred to in paragraph (c)].

If such room is in a low-rise building there should be an-unobstructed passage of not less than 2.3m between such opening and the boundary of the lot opposite to such opening.

**Rooms for business purposes, etc.**

(b) 15 per cent of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used for business purposes or in connection with a shop, a place of public resort, a factory or any other usage not mentioned in this regulation;

**Stores, garages,  
etc. in residential  
buildings**

(c) 10% of the floor space of the room of which 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used as a store, pantry, utility room, garage or the like in a residential building.

**Water closets,  
toilets and  
bathrooms**

(d) 10% of the floor space of the room or  $0.2\text{m}^2$  (whichever is greater) of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is a water-closet, latrine, urinal, bathroom, toilet or laundry room;

**Schools**

(e) 20% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge in school;

**Hospitals**

(f) 20% of the floor space of the room of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is used for the accommodation of patients in a hospital convalescence home, nursing home or the like.

**Staircase,  
corridors and  
lobby**

(g) 10% of the floor area per floor in the case of an enclosed staircase, corridor or lobby of which 50 per cent shall have openings so as to allow a free uninterrupted passage of air except as required under the provisions of the Code of Fire Precautions for Buildings.

**Parking**

(h) 10% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air.

**Factories,  
warehouses and  
godowns**

(i) 10% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used as a godown or any other storage area.

**Terrace houses**

55. In addition to the requirements of paragraph (a) of regulation 57 there shall also be provided in the case of terrace houses of a depth greater than 12m permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square metres.

**Adjoining rooms**

56. For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the area of the common wall is open and unobstructed.

Natural light and ventilation for basement rooms modified

Amended by  
Section No. 7.26 in  
CCDP 2008  
And Gazette no.  
2054/45

57. When any room is located in a basement and is to be naturally lighted and ventilated, such room shall have at least one third of the height of its external walls and all its required sources of natural light and ventilating above the outside ground level.

58. (1) **Specifications of Air-wells/Side space / Rear space for Natural Light & Ventilation Form “D”**

No of floors	Minimum width	Minimum Area only for court yards & air wells
1-2	2.3 m.	06 sq.m.
3-4	3.0 m.	12 sq.m.
5-7	4.0 m.	20 sq.m.
8-9	6.0 m.	36 sq.m.
10 & above	6.0 m.	*

\*Minimum area shall be increased by 1 sq.m. for every additional storey.

(2) No internal air-well or courtyard require for the purpose of natural lighting and ventilation shall be roofed over. However, if the shortest side of the Air Well is less than 5.0m, overhangs, canopies, wings, sun shading devices, eaves or balconies should not exceed 0.5m.

Amended by  
Section No. 7.27 in  
CCDP 2008

(3) The floor of an internal courtyard shall either be paved to fall to a gully or turfed and maintained as an internal garden and adequately drained to the satisfaction of the Authority.

### Other

Provision of facilities for disabled person

59. The application for the approval to construct a public building, such as a Hospital, Theatre, Grand Stand, Assembly Hall, Departmental Stores or any other building that will be utilized by disabled persons, shall endeavour to take measures so that the entrance/exits; corridors, stairs, elevator equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the provisions of Schedule II in order to give effect to section 23 (2) of the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996.

**Provisions for  
approval of  
“Prescribed  
Projects” under  
the  
Environmental  
Act.**

**Fire safety**

60. The applications for the approval under the provisions of Part IV C of the National Environmental Act. No. 47 of 1990 as amended by Act No. 56 of 1993, should be adhered to when preparing “prescribed projects” under the above mentioned Environmental Act.

61. (1) Every building shall confirm to fire safety requirements applicable to the area or type of building or as may be specified by the Authority with a view to providing a greater measure of safety to the inhabitants of such buildings.

(2) All Intermediate Rise, Middle Rise, High Rise buildings and public buildings of more than 300 sq.m. in floor area, factories and ware houses, shall conform to fire safety requirements as may be recommended by the Chief Officer of the Fire Brigade.

## **Part V**

### **Mechanical Ventilation and Air - Conditioning**

**Natural light and ventilation requirements may be waived or modified**

62. (1) Where air-conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building, the provisions of these Regulations relating to natural light and ventilation and height of rooms may be waived or modified at the discretion of the Authority if-

**Mechanical ventilation for a residential room**

- (a) such installation is in accordance with the relevant provisions of these regulations, having regard to the particular type of occupancy of the building or part thereof; and
- (b) the owner of the building has given an undertaking to the Authority affirming that he will comply fully with the relevant provision of these regulations when the air-conditioning unit, mechanical ventilation system or artificial lighting is no longer in use.

- (2) In a room used for residential purposes where fresh air is obtained by mechanical means supplying a minimum of 3 air change per hour, the openings of the natural ventilation sources may be reduced to half of that specified in paragraph (a) to (c) of regulation 54, as the case may be, but shall not in any case be less than 0.5 sq.m.

**Other rooms requiring to be mechanically ventilated**

63. Except as specified in paragraph (2) of regulation 62, mechanical ventilation shall -

- (a) be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these regulations are not met;
- (b) in other cases, be provided in accordance with the other provisions of these regulations or as may be required by the Authority.

**Plans for air-conditioning or other ventilation system**

64. Plans for the installation, extension or alteration of an air-conditioning, mechanical ventilation or other ventilation system shall be prepared by a qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these Regulations.

## Part VI Sanitation

### Water supply and sewerage

65. (1) Every building shall be provided with a protected water supply system connected to an existing public water supply system.
- (2) Where it is not possible to provide connection to the public water supply system, a system connected to a private service shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority has reason to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.
- (4) (a) No well used for the supply of drinking water shall be located less than 15.0 metres from a cesspit or a soakage pit of a septic tank.
- (b) A well used for the supply of drinking water should not be located within 10.0 m from a cesspit or a soakage pit of a septic tank, unless a recommendation is obtained from a qualified Geologist and the Medical Officer of Health of the relevant area, in the absence of pipe borne water.
- (c) In areas where there no pipe borne water supply systems are installed, the minimum lot size should be 20 perches in extent.
- (d) The bottom level of a soakage pit, a cesspit or a septic tank should not be lower than the water table of such area.

### Sanitary convenience

66. (1) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of water closets, urinals, wash basins and other sanitary conveniences.

Provided that the number of water closets, urinals, wash basins and other sanitary conveniences to be provided in any building shall be as specified in Schedule IV.

(2) All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority may, in any particular case, require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.

(3) (a) Where a public sewerage system does not exist, or where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through a septic tank; and

(b) Waste water shall be suitably disposed of through a soakage pit.

**Drainage**

67. Every building shall be provided with adequate drainage facilities to drain off and convey rain water from the roof to a street drain or other approved outlet without causing dampness or damage to the walls or foundation of the buildings or those of adjacent building.

**Waste disposal**

68. Waste generated within any premises shall be collected and disposed of in a manner which the Authority considers essentials so as to safeguard the health of the inhabitants therein.

**Electrical and plumbing work**

69. All electrical and plumbing work in any building or premises shall be carried out by a qualified person as the case may be, and these works shall conform to such standards and specifications as the Authority may require with a view to ensuring maximum safeguard and sanitary conditions within any such building or premises.

**Definition**

70. In these Regulations, unless the context otherwise requires -

“apartment” means a unit as defined in the apartment ownership Law No. 11 of 1973.

“accepted codes of practice” means codes, standards or manual acceptable to the Urban Development Authority.

“access” means any street used as means of access to building or other premises where the public have a right of way or not;

“air conditioning” means the process of treating air so as to control

simultaneously its temperature, humidity, purity, distribution and movement to meet the requirement of the air-conditioning space

“air change” means the rate of air entering or leaving a space by natural or mechanical means in terms of the number of volume of the space;

“air well” means any space within or outside the building for the purpose of obtaining natural light and ventilation. Outside the building is the space within that lot of land, enclosed by one or more faces of such building or one or more boundaries of such lot.

“amendment Plan” means a plan showing any deviation from or amendments of or addition to an approved plan of a building, or any land subdivision for the occupation of which a certificate of conformity has not been issued.

“approved” means approved by the Urban Development Authority or the relevant Local Authority, under the authority delegated by UDA.

“approved on a temporary permit” means approved for such limited period as may be specified by the UDA or any Local Authority in the permit issued in granting such approval;

“approved plan” means a plan of a building or any building works or any land subdivision approved by the UDA or the Local Authority in accordance with the Law and the Regulations;

“authority” means the Urban Development Authority and include an Authority or officer authorized by the Chairman with the approval of the Board of Management generally or specially to exercise the powers, functions and duties conferred by these Regulations;

“balcony” means any stage, platform, oriel window or other similar structure projecting outwards from the wall of a building beyond the outer face of an external wall of the building and supported by bracket or cantilevered;



Amended by  
Section No. 7.28  
(a) in CCDP 2008

“basement” means a storey which is completely or 2/3 below the ground level and such basements shall be a minimum of 1.0 m. away from all buildings.

“boundary wall” means any wall, enclosure or screen built on or along a boundary line of a parcel of land for the purpose of separating such land from another adjoining parcel of land;

“bind wall” means a wall in any construction work having no openings.

“building” includes a house outhouse, stable latrine, shed, godown or any structure made out of masonry bricks, mud, timber, metal or any other material.

“building envelop” means the elements of a building which enclose air-conditioned spaces through which thermal energy may be transferred from the exterior;

Amended by  
Section No. 7.28  
(b) in CCDP 2008

“building line” means building line defined in Schedule V and up to which a building will be permitted to extend.

“building residential” means a building exclusively consisting of one dwelling unit or a number of dwelling units.

“business premises” means a building or part thereof designed, adapted or used for the carrying on of a business or profession, sale or exchange of goods with a profit making motive, private, hospitals and nursing homes and private educational institutes etc.

“chairman” means the Chairman of Urban Development Authority.

“chartered architect” means a person whose name appears on a Register of Chartered Architects kept by Sri Lanka Institute of Architects.

“code of Fire Precautions for Buildings” means the Code of Fire Precautions for Buildings that will be published by the Publication No. ICTAD/DEV/14 or any other fire regulation by the Fire Department of Colombo.

“column in relation to structure-steel or reinforced concrete” means a part of a construction which by its resistance to compression in the direction of its length and to bending actions induced by such compression, supports and transmits a load;

“competent authority” has the same meaning as in the Planning Authority.

“concrete” shall have the same meaning as in the Code Practice accepted by the Institute of Engineers Sri Lanka;

“construct” means build, erect and place in position and include reconstruct, rebuild, re-erect and replace in position;

“cross wall” means an internal wall dividing a party wall or an external wall into distinct lengths;

“dead load” or “dead loading” means the weight of all walls, floors, roofs, partitions and other like permanent structures;

“detached building” means a building or part thereof which is used or is intended, adapted, or designed to be used for living purposes and is a self-contained unit;

“development activity” has the same meaning as in the Law.

“dwelling house or “dwelling unit” means a building or part of a building consisting of a room or group of rooms forming a self-contained unit with independent living, cooking and sanitary facilities.

“duct” means a passageway for conveying air;

“duct covering” means the outside covering of a duct.

“duct lining” means the inside lining of a duct fan casing or duct plenum inclusion of materials such as adhesive, insulation, coating and film;

Amended by  
Section No. 7.28  
(c) in CCDP 2008

“existing lot” means a lot recognized by the Local Authority as a Lot, with an assessment number, which is in existence before the coming into operation of **the provisions in the City of Colombo Development Plan- 1999.**

“external wall” means an outer wall or vertical enclosure of a building not being a party wall even though it may adjoin a wall of another building;

“factory” means a building or part thereof designed, adapted, or used for -

- (a) the making of any article, commodity or product or part thereof or;
- (b) the altering, repairing, ornamenting, finishing, cleaning, washing or the breaking up or demolition of any article, commodity or product or part thereof; or
- (c) the adapting for sale or assembly of any article, commodity or product or part thereof;

“flat” means a separate dwelling used or constructed or adapted to be used wholly or principally for human habitation for a single family, where the kitchen, lavatory, bathroom or water-closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more such dwelling joined vertically;

“flexible joints” means connections between ducts and equipment normally provided to prevent vibration and to allow for thermal movement;

“flexible connection” means connection at the extremity of ventilation ductwork connecting terminal units, extract units and grills;

“flood level” means such flood level as may be specified for an area by the Department of Irrigation or Sri Lanka Land Reclamation & Development Corporation for the purposes of these regulations.

“floor” include a horizontal platform forming the surface of a storey and any joist board, timber, stone, concrete, steel or other substance connected with or forming part of such platform;

“floor area” means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such common wall and shall include all roof projections and balconies exceeding 1.0m in width and all areas having a roof and capable of being enclose.

“floor area gross” means the total of the floor area of every floor in a building;

“footing” means the construction by which the weight of a building is transferred to the foundation or piles of the building.

“floor area ratio” means the gross floor area of all buildings on a lot divided by the area of such lot.

“foot way” include a footway or verandah way at the side of any street;

“foundation” means that part of a construction immediately below the footing of a building, which is in direct contact with and through which the weight of the building is transmitted to the ground;

“fresh air” means “normal outdoor” not unduly affected by odours, smoke, effluent, dust, fumes discharge from mechanical plant and the like;

“garage” means include a building or part thereof, used for housing or parking of motor vehicle.

“godown” means a building or part thereof designed, adapted or used for the storage but not for the sale of goods in connection with the carrying on of any trade or business.

“ground storey” means that storey of a building to which there is an entrance from the outside on or above the level of the natural ground at the front of the building;

“height” in relation to -

(a) a room, means the vertical distance measured between the finished floor level and the underside of the ceiling;

(b) any storey, means the vertical distance measured between the upper surface of the floor immediately above it;

(c) a wall, means the vertical distance measured from the base of the wall to its highest part or, in the case of a gable, to half the height of the gable;

“habitable room” means any room not less than 8.0m<sup>2</sup> in area but does not include any bathrobe, water-closet, open verandah, terrace or garage;

“hospital” means a building or part thereof designed, adapted or used for the care of treatment of the sick, infirm, aged, convalescent or pregnant;

“hotel” means a building specially designed and constructed or substantially adapted to be used to accommodate persons for the purpose of gain or profit, with or without arrangements for communal feeding.

“housing accommodation” include a building or tenement wholly or principally constructed, adapted, for human habitation or for human habitation and as business premises;

“housing complex” means a group of dwelling units on a site which is permanently in “common enjoyment” and may include a block of flats;

“industrial building” include factories, workshops and warehouses;

“law” means the Urban Development Authority Law of No. 41 of 1978;

“licensed surveyor & leveller” means a person who is authorized by the Surveyor General of Sri Lanka to practice.

“load bearing wall” a wall which supports any load in addition to its own weight;

“local authority” has the same meaning as in Law;

“local qualified person” means whose qualifications are recognized by a Professional Institute of Sri Lanka.

“lot” in relation to land means the entirety of any land which has been demarcated by boundary marks or enclose within boundary walls or fences where such land belong to one single person or to a set of co-owners and approved as a lot by the Local Authority;

“maintained” means maintained in an efficient state, in proper working order and in good repair.

“masonry” means brick, stone, hollow or solid concrete block, granite or other similar building material or a combination of the same put together and set in mortar;

“mechanical ventilation” means the process of supplying or removing air to or from a building or part thereof by mechanical means or devices;

“natural ventilation” means the supply of outside air to a building or removal of inside air from a building by means of windows and other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“occupant load” of a building or part thereof means the total number of persons that may occupy such building or part thereof at any one time;

“owner” means whose name is registered in the assessment registry of the Local Authority.

“office” means a building or part thereof used for office purposes or for the purposes of administration, clerical work, book keeping, accounting, drawing, editorial work or banking;

“panel wall” means a non-load bearing wall in frame construction built between column or piers and wholly supported at each storey;

“parapet” means that a short wall constructed on a balcony or verandah;

“partition” means a temporary or easily removable vertical structure made of panel work covered with metal, wood or plastic sheets or other similar material used for the sub-division of spaces within a building;

“partition wall” means an internal wall used for the purpose of subdividing a storey of a building into sections and which supports no load other than its own weight;

“party wall” means a wall forming part of a building and used or constructed to be used along any part of its height or length for the separation of adjoining buildings, lands or part of the building that belong to different owners or are intended to be occupied by different persons;

“person with disability” means any person who, as a result of any deficiency in his physical or mental capabilities, whether congenital or not, is unable by himself to ensure for himself, wholly or partly, the necessities of life;

“place of public worship” means a building or a defined or enclosed place used or constructed or adapted to be used either ordinarily or occasionally as a church, chapel, mosque, temple or other place where public worship is or religious ceremonies are performed.

“planning committee” means the committee appointed under 8 B of the Law.

Amended by  
Section No. 7.28  
(d) in CCDP 2008

“private street/road” means a street/road approved by the Local Authority or UDA for limited ownership and right of way.

“professional engineer” means a person whose name appears on the register kept in the Institute of Engineers of Sri Lanka as a chartered engineer;

“public building” means a building or part thereof used or constructed or adapted to be used as a shop, office, hospital or place of public resort, not being a church, chapel, mosque, temple or their place where public worship is or religious ceremonies are performed;

“public street” means any street over which the public have a right of way and has become vested in any Authority under any Law or by operation of any Law and include the drain or footway attached thereto;

“qualified person” means any person who has obtained his professional qualification in Sri Lanka as -

- (a) Chartered or Registered Architect
- (b) Town Planner
- (c) A professional engineer in the discipline that is appropriate for the works of which a plan is submitted under the Law;
- (d) Licensed Surveyor & Leveller
- (e) Valuer
- (f) Any other person whose qualifications are recognized in the construction industry by the Government of Sri Lanka.

“reinforced concrete” shall have the same meaning as in the Code of Practice C.P. 110

“repair” is the making good of a defective part of a building not amounting to a reconstruction thereof.



“residential building” means a building or part thereof designed, adapted or used for human habitation such as a detached, semi-detached or terrace house or a residential flat, and include any outbuilding and other covered structure which are intended for enjoyment of the occupiers of the building or part thereof or are otherwise appurtenant to a residential building as such;

“restaurant” means a building or part thereof to, which the public has access and used for the carrying on of any business where the primary purpose is the sale of foodstuffs for consumption in the building or part thereof;

“retaining wall” means a wall used to resist the lateral displacement of any material;

“room” means a portion of a building enclosed by walls or partitions.

“sanitary facilities” include toilets, wash-basins, bathrooms, sinks and facilities for washing clothes which connect, directly or otherwise with a private sewage treatment plant or with a public sewerage system.

“school” means a building or part thereof designed, adapted or used for the dissemination of knowledge;

“services garage” include a building or part thereof, used for the repairing, painting, washing of motor vehicle;

“sewage” means any liquid waste and include water-borne sullage and trade effluent;

“sewerage system” means any sewer, drain line, cess-pit, septic tank, treatment plant, or any appurtenance thereof;

“shop or shopping centre” means a building or part thereof to which the public has access and used for the carrying on of a trade or business where the primary purpose is the sale of goods and include a

building used for the purposes of a hairdresser, ticket agency, pawnbroker, dispensary or receiving office for goods to be washed, cleaned or repaired or any other similar trade or business;

“standard form” means such standard type of form as may be determined by the Urban Development Authority;

“storey” means the space between the upper surface of every floor and the surface of the floor next above it, or if there is no such floor then the underside of the tie or collar beam of the roof or other covering or if there is neither a tie nor a collar beam then the level of half the vertical height of the underside of the rafters or other support of the roof;

“street” include any road, footway or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and include all channels, drains, ditches, sidewalks and reservation at the side thereof;

“street line” means a line or lines defined on one or both sides of any street, existing to show its future width or to show the width of a future street as sanctioned by the Local Authority or as defined by the Urban Development Authority.

“structural part of a building” include the roof, column or main post, beam, foundation, wall suspended floor, or staircase of a building but not include a door, window or internal partition thereof;

“superimposed load or superimposed loading” means all loading other than dead loading;

“temporary building” means a building which is permitted by the Authority to remain for a specified period at the expiration of which the building shall be demolished.

“terrace house” means a residential building designed as single dwelling unit and forming part of a row or terrace of not less than three such residential buildings;

“Town Planner” means a person whose name appears on the register kept in the Institute of Town Planners of Sri Lanka.

“warehouse” include a building or a part of building mainly used for storing merchandise or articles for trade.

“valuer” means a corporate member of Institute of Valuers which is incorporated under the Institute of Valuers of Sri Lanka Law No. 33 of 1975.

“verandah - way” means a covered foot-way at the side of a street.

**SCHEDULE II**  
**SAFETY STANDARDS FOR BUILDING ACCESSIBLE AND USEABLE FOR**  
**DISABLED - (Regulation 59)**

<b>S T A N D A R D S</b>	
<b>Entrance / Exit</b>	<ul style="list-style-type: none"> <li>• One entrance/exist in a building should be wide enough for wheelchairs to pass to through</li> <li>• Its width shall be 80 centimeter or more.</li> <li>• In principle, guide blocks etc. shall be installed from the entrance / exist to the reception etc.</li> </ul> <p>At least one entrance/exit to each room shall be constructed so that wheelchair users can pass through it, and its width shall be 80 cm or more.</p>
<b>Corridors etc.</b>	<ul style="list-style-type: none"> <li>• Corridors etc. shall have a width of 120 cm or more so that a wheelchair user can pass through them, and spaces where a wheelchair user can turn his wheelchair around shall be provided at fixed intervals in every passageway.</li> <li>• Where there is a level difference, an equipment to eliminate the difference or slopeway shall be installed.</li> </ul>
<b>Stairs</b>	<ul style="list-style-type: none"> <li>• Handrails shall be installed.</li> <li>• Warning blocks shall be installed at the top of stairs.</li> </ul>
<b>Slope ways</b>	<ul style="list-style-type: none"> <li>• Handrails shall be <i>installed</i></li> <li>• Their width shall be 120 cm or more and their incline shall be 1/12 or less.</li> <li>• In a case where the height exceeds 75 cm, landings with a length of 150 cm or more shall be provided at intervals of at least 75 cm.</li> <li>• Warning blocks shall be installed at the top of slope ways</li> </ul>
<b>Elevatory Equipment</b>	<ul style="list-style-type: none"> <li>• Building with aggregated floor areas of 2000 sq.m. or more and two storeys or more shall, in principle, be provided with elevators that meet the following specifications.</li> <li>• entrance/exit shall have a width of 80 cm or more, the floor area of their cages shall be 1.83 sq.m. ore more, they shall have a</li> </ul>

	depth of 135 cm or more, the minimum dimensions of the elevator lobbies shall be a square with sides of 150 cm and the specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.
<b>Lavatories</b>	<ul style="list-style-type: none"> <li>• Where lavatories are provided in a building, at least one toilet shall for wheelchair users shall be provided in the said building.</li> <li>• Each floor in the buildings shall be provided with a urinal.</li> </ul>
<b>Parking Area</b>	<ul style="list-style-type: none"> <li>• When a parking area is provided, one or more parking spaces for wheelchair users (minimum width: 35 cm) shall be provided.</li> <li>• The said space shall be located close to the entrance/exit of the parking area.</li> </ul>
<b>Passageways on the Building Site</b>	<ul style="list-style-type: none"> <li>• A passageway leading to one entrance/exit in the building shall be such that it can be used by wheelchair users, and provision shall be made for the guidance of visually impaired persons.</li> <li>• Its width shall be 120 cm or more and where there is a level difference, a slope way etc. shall be provided</li> <li>• Guide blocks etc. shall be installed for the use of visually impaired persons.</li> </ul>

### SCHEDULE III

#### Parking and Traffic Control (Regulation 34)

##### Traffic Impact Assessment

- (1) (a) The Authority shall appoint a **Traffic Planning Committee** for every specified development to study, evaluate and to recommended for approval the Parking and Traffic Control Arrangements for any development referred by the Planning Committee.
- (b) The developer or the promoter should provide a full and detailed assessment of how the trip and from the development might affect the highway network the trips and/or public transport facility.
- (c) The Traffic Impact Assessment (TIA) should be an impartial description of the impact and should outline both positive and negative aspect of the proposed development. The TIA should not be a promotional exercise undertaken on behalf of the scheme promoter.
  - i. The TIA “process” consists of three main components,
    - the determination of the need for a TIA
    - the scope of the TIA
    - the preparation of the TIA
  - ii. The need for a TIA is a responsibility of the Planning Committee.  
 The scope of the TIA is determined by the Traffic Planning Committee  
 The TIA should be prepared and produced where one or the other of the following thresholds are exceeded:
    - the traffic ‘to and fro’ the development exceeded 10% of the two-way traffic flow on the main high-way/road
    - traffic to and fro the development exceeds 5% of the two-way traffic flow on the adjoining road/link, where traffic congestion exists or will exist within the assessment period or (i) other sensitive locations
    - there will be some developments that will be so significant in size that TIAs should be undertaken as a matter of course. As example, proposal exceeding the following parameters may attract sufficient additional traffic to warrant a TIA:

- residential development in excess of 20 units in the concentrated development zone and mixed commercial zone
  - residential development in excess of 50 units in the outside of the above zones.
  - commercial floor area in excess of 10000 sq.ft.
  - warehousing floor area in excess of 20000 sq.ft.
  - retail shop floor area in excess of 5000 sq.ft.
  - 100 trips in/out combined in peak hours
  - 50 onsite parking space
  - any development having entry or exit direct onto a road which is
    - a National Highway or
    - within 15 metres of a bus halt or bus stand or
    - within 25 metres of a pedestrian crossing
- (2) (i) The Traffic Committee shall comprise not less than 3 members who shall be experts in the fields of
- a. Traffic Engineering; (qualified person); or  
Transport Planning; (qualified person); or
  - b. Urban/Town Planning (qualified person);
  - c. A Senior Police Officer (of rank not less than Assistant Superintendent of Police)
  - d. The Chief Engineer of the Local Authority and
  - e. The Chief Planning Officer of the Local Authority.
- (ii) The developer should submit together with the planning application a completed **statement on Parking and Traffic Control Arrangements** as given in Schedule III of Annexure I.

Amended by Section No. 7.29 in CCDP 2008

- (3) (i) Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide a minimum number of parking spaces, within each site, specified in Schedule III of Annexure IIA.

(ii) The parking requirements for residential development shall be provided within its site itself. No service charges shall be accepted in lieu of parking for any such development in any Zones. In case of non-residential development, service charges in lieu of parking shall be accepted for not more than 25% of such parking requirements and the balance 75% shall be provided within site itself.

(iii) In every development where the total parking requirement exceeds 10 stalls, there shall be 1/3 of such parking requirement of pedal/motorcycles, provided in such development. Such calculation may be considered to the nearest whole number.

(iv) The minimum dimensions of parking stalls for each type of vehicle shall be as follows:

<b>Vehicle Type</b>	<b>Stall Width for angled parking or parallel parking (m)</b>	<b>Stall Length for angled parking(m)</b>	<b>Stall Length for parallel parking (m)</b>
Standard (Car Equivalent)	2.4	4.8	5.5
Cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.0
Commercial (Multi Axle)	3.6	18.0	20.0

(v) The minimum width of aisles shall conform to the requirements as given below:

<b>Parking Angle Degrees</b>	<b>One way Traffic one sided bays(meters)</b>	<b>One way Traffic Two sided bays (meters)</b>	<b>Two way Traffic (meters)</b>
00 deg. Parallel	3.6	3.6	6.0
30 deg. Angle	3.6	4.2	6.0
45 deg. Angle	4.2	4.8	6.2
60 deg. Angle	4.8	4.8	6.4
90 deg. Angle	6.0	6.0	7.2



- (vi) The width of access to parking areas shall not be less than 3 metres clear of all footways and other obstructions if entry and exit are separately provided and 5.5 metres if entry and exit are provided together and free of a centre median divider. For commercial vehicle parking areas, the widths shall be 4.5 metres and 6.5 metres respectively.
- (vii) In buildings where it is required to provide more than two parking spaces, all vehicle maneuvers of parking and reversing shall be located wholly inside the site. No reversing shall be allowed from or onto the street.
- (viii) In the case where the parking requirement is two stalls or less, angle parking with direct access from the street shall be allowed, provided that -
  - a. the angle of parking is 45 degrees or less; and
  - b. there are no bus halts, bus shelters or bus bays, within 15 meters from any part of such opening for parking and
  - c. there are no pedestrian crossings within 25 metres from any part of such opening for parking and
  - d. there are no intersection with any other paved road within 25 metres from any part of such an opening for parking; and
  - e. that physical restrictions will be placed to the satisfaction of the Authority preventing any more than two vehicles from parking in such space provided and
  - f. there is no requirement for commercial vehicle parking and
  - g. the street not a National Highway.
- (ix) Where a sidewalk continues across the openings for entry or exit to any, parking area, the Authority shall specify any alterations to be make at the developers cost, to the curbs or any part of such a sidewalk to maintain mobility of pedestrians, with special consideration to handicapped persons. The Authority may also specify the developer to paint and maintain a pedestrian crossing across such opening.
- (x) A minimum inner and outer turning radius shall be provided from entry and exit to street as specified in the following table.

	<b>Passenger Car</b>	<b>Two Axle Commercial Vehicles</b>	<b>Multi Axle Commercial Vehicles</b>
Inner turning radius (Metres)	7.3	12.8	13.8
Outer turning radius (Metres)	4.7	8.7	6.9

- (xi) In such an instance, where it may be satisfactorily proven to the Authority that the minimum turning radius as given above cannot be provided for the development, than a margin lane of width not less than 3 metres and located within the site shall be provided for any such entry and/or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Authority.
- (xii) The maximum gradient of ramps shall not be steeper than 1:8 for ramps of 12 metres or less. In the case of longer ramps, the gradient shall not be less than 1:10.
- (xiii) The width of ramps shall not be less than 3.5 metres clear of all footways and other obstructions if entry and exit are separately provided and 6 metres if entry and exit are provided together and free of a centre median divider.
- (xiv) A minimum clearance height of 2.1 metres shall be kept on ramps and in multi-storey parking areas.
- (xv) Security Clearing and Parking Control Activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6 meters from the edge of the street to such barrier. For each 25 parking stalls or part thereof, the aggregate clear distance shall increase by 6 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvi) Vehicle weighing areas shall not be located within a minimum clear distance of 20 metres from the edge of the street. For each 15 commercial parking stalls or part thereof, the aggregate clear distance shall increase by 15 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvii) In the case of slopping floors for parking areas, the gradient of such shall not exceed 1:20.

- (xviii) When the road frontage width is less than areas, the gradient of such shall not exceed 1:20.
  - (xix) No entry to parking area for commercial vehicles or exit from such area shall be allowed where the clear width of the street to which such openings have been made are 4.5 metres for a one-way street and 6.5 meters for a two-way street.
4.
    - (i) Where it is necessary to provide for more than 50 parking stalls in any development, such development shall not be permitted within any part of a circle of 50 metres diameter from the point of intersection of the centre lines of any two roads, each of which has an average traffic flow of 10,000 vehicles per day.
    - (ii) Only one entrance and exit point for sites with a road frontage width less than 12.0 metres is to be permitted; provided that the Authority may consider permitting not more than two entrance and exit points for sites if the road frontage width exceeds 12.0 metres.
    - (iii) Where the parking requirement within the site is more than 100 parking stalls for a residential development, and 50 parking stalls for non-residential development a traffic merging lane, or a traffic holding bay as may be necessary in circumstances, suitable designed so as to have the least impact on the free flow of traffic on the access road.
  5. Where it is necessary to provide for more than 60 parking stalls for non-residential use or 120 stalls for residential use, or a pro-rated combination in a mixed development, the Authority shall on the findings of a traffic impact study, require the developer to meet the cost of specific traffic control improvements as recommended in such a report, provided that the need for such is established by the increased traffic activity due to the proposed development.
  6. The Authority may request the Police to enter upon and inspect at reasonable times, any building, where there is sufficient grounds to believe in any deviation from the approved parking and traffic control requirements for the permitted development.
  7. The Authority shall levy a service charge of Rs. 5,000/- per month of each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges shall be effected from the date of issue of the certification of conformity or a date of subsequent inspection in which the charge of activity conformity has been established and documented. It shall be continued until the space which has

been used for other activities is converted to a vehicle parking stalls as approved in the development permit.

8. “Mirrored glass” or any other reflecting material shall not be used facing a public street, for the ground, first and second floors of any building.
9. The Authority may also specify maximum parking spaces for developments in any given area or street where such streets and areas have been declared by the Authority as a **Vehicle Restricted Area**.
10. (i) The Authority may also determine and levy an annual service charge for each and any parking stall utilized within an existing development on the declaration of such street or area where the development is, as a Vehicle Restricted Area.
- (ii) Notwithstanding any other regulations, the Authority may on the written recommendation of the Traffic Planning Committee, give **notice of rectification** to the owners of a developed property in which -
  - a. repairs or refurbishing to vehicles are carried out on any National Highway or part thereof without providing within its premises, all the parking stalls required for such work or where such spaces provided for are not being utilized for that purpose, or
  - b. where any other trade or business is carried on, which in the opinion of the Traffic Planning Committee causes seriously adverse impacts on traffic flow.
11. The owners of such buildings may within a period of six months, submit a Traffic Impact Study and take steps to mitigate such negative impacts to the satisfaction of the Traffic Planning Committee. In the event of the failure to do so by the owner, the Authority shall take steps to revoke at any time, the permit for that building.
12. “In issuing development permits the physical width of the road or the proposed street line, whichever is less shall be considered as the road width available for the development”. The authority may take into consideration the full width of the street line as the physical width of the road where the access road to the development site is demarcated with an approved street line, if the owner donates the land within the street line by deed to the Local Authority or the Road Development Authority as the case may but without any expense being incurred by either of the authorities.

Amended by Section No. 7.30 in CCDP 2008 and Gazette no. 2054/45

**Additional parking floors**

First Para in subsection 7.30 is hereby amended by the substitution of following

Category	No. of additional parking floor
Low Rise	1
Intermediate Rise	2
Middle Rise	3
High Rise	4

- i. This provision shall not apply for developments in the Special Primary Residential Zone except for developments indicated in 4.1(e)
- ii. Additional parking floors are not considered for the permissible F.A.R, Total no. of floors and other regulatory requirements
- iii. Additional parking bays in excess of regulatory requirement of parking bays can be rent out obtaining special approval special permit from CMC (converting additional parking bays into another activity is not allowed)
- iv. Additional floors for multi-storeyed car parking building is allowed

Category	No. of mezzanine floors
Low Rise	1
Intermediate Rise	2
Middle Rise	3
High Rise	4

- i. The area of the mezzanine floor is counted for the total floor area and it is not considered as a floor of the building
- ii. Floor area of the Mezzanine floor should not be exceeded 50% of its based floor
- iii. Minimum clear height not less 2.5m at every point of the mezzanine floor below or above
- iv. There should not be connectivity from the mezzanine floor to any other upper floor if any
- v. 50% of the area should be in accordance with minimum habitable space
- vi. Fire safety precautions and regulations to be introduced constructing railing to prevent any damage for people or goods.

### **ANNEXURE I of SCHEDULE III**

- A. A plan should be submitted showing all roads and intersections thereof, up to a distance of 100 metres from each entry or exit proposed for the development. The plan should also indicate the following features using the given legend.
1. Pedestrian Crossing (PC)
  2. Bus Halts (BH), Bus Shelters (BS) and Bus Bays (BB)
  3. Driveways and other private roads (DR)
  4. Sidewalks (SW)
  5. Guard rails for Sidewalks (GR)
  6. Road Signs, Signals and Road Marking
  7. Width of Roads (in metres)
  8. Centre Median (if any) (CM)
  9. No parking areas (with times) (NP)
  10. Intersection (type)
  11. Trees
  12. Hierarchy of roads
  13. Close by public spaces by name
  14. Lamp post and road
  15. Manholes
- B. A site plan to a scale of 1:100 showing the following;
1. All entrances and exits (marked with arrows)
  2. Parking stall arrangement by designated vehicle type and numbered with the prefix (S-Standard; C-Two Axle Commercial Vehicles; T-Multi Axle Truck-Trailers)
  3. On-site traffic circulation indicated with arrows
  4. Dimensions of parking stalls
  5. Width of Aisles
  6. Security Barriers
  7. Parking ticket issue and payment method; and locations
  8. Area of security checking and parking ticket
  9. Areas designated for passenger pick up/drop off only
  10. Width, length and gradient of ramped sections
  11. Clear and unobstructed entry distance (without barriers, ramps) from edge of street
  12. Inner and outer radius of entry and exit locations to street (in metres)

- C. For multi-storey building parking, a side elevation of the scale of 1:100 should be submitted, showing
1. Length and gradient of each ramp
  2. Minimum clearances height of each ramp
- D. Calculations for determining the number of parking spaces required for type and extent of proposed development.

***Note: A basement used for parking and for the location of the air conditioning plant or other service machinery may be permitted in addition to the floor area ratio permissible.***

***If a permanent parking space is provided under these regulations as specified in Schedule III at the level of any floor in a building, such parking place shall be excluded from the calculation of the floor area ratio.***

## Parking Requirements Annexure I (A) of Schedule III

Amended by Section No. 7.32in CCDP 2008

(1) Type of Usage	(2) Type of Vehicle		
	Standard	Two Axle Commercial (Lorry/Bus)	Multi Axle Commercial(Truck Semi)
<b>1. Residential</b>			
(i) Flats, dwelling unite and terrace houses less than 75 sq.m. in gross floor area.	1 for 2 units	-	-
(ii) Flat, dwelling units with Gross Floor Area 75-200 sq.m.	1 for 1 unit	-	-
(iii) Flats, dwelling units with Gross Floor Area more than 200 sq.m.	3 for 2 units	-	-
<b>2. Commercial</b>			
(i) Retail Shops/Grocery	1 for 50 sq.m.	-	-
(ii) Departmental shops, Shopping Complex	1 for 50 sq.m	1 for 500 sq.m.	-
(iii) Banks with Customer Services	1 for 50 sq.m	-	-
(iv) Hardware	1 for 50 sq.m	-1 for 50 sq.m.	-
(v) Offices	1 for 50 sq.m	-	-
(vi) Cinema. Theatres, Auditorium and similar uses	1 for 20 seats	1 for 500 sq.m.	-
(vii) Factories and Industrial establishments	1 for 200 sq.m	1 for 200 sq.m	1 for 500 sq.m
(viii) Warehouses	1 for 500 sq.m	1 for 200 sq.m.	1 for 500 sq.m.
(ix) Other Commercial Buildings	1 for 100 sq.m.	1 for 500 sq.m.	-
<b>3. Health</b>			
(i) Nursing Homes and Private Hospitals	1 for 2 beds		-



(ii) Medical Laboratories and OPD areas	1 for 20 sq.m	1 for 500 sq.m.	-
(iii) Consulting Rooms (min. size of rooms to be 8 sq.m.)	6 for 1 consultation room		-
4. Education			
(i) Private School, International school, Nursery schools.	1 for 20 students	-	-
(ii) Tutories and other Educational Institute	1 for 200 sq.m.	-	-
5. Recreational & Amusement			
Recreational & Amusement developments	As may be decided by the Authority for each such use, but not less than 1 for 100 sq.m.	-	-
6. Other			
	As may be decided by the Authority for each such use, but not less than 1 for 100 sq.m.	As may be decided by the Authority for each such use, but not less than 1 for 500 sq.m.	-

### Parking requirement for Hotels, Guest Houses, Lodges, Restaurant & Banquet Halls

Amended by Gazette no. 2054/45

Type of use	Type of Vehicles (Standard Minimum Parking Spaces)			
	Car Parking space	Motor Bikes/ bicycles	Two Axle Commercial (Buss/ Lorry)	
			Bus	Lorry
1. City Hotel	1 for 300 m <sup>2</sup>	-	2 bus bays	1 lorry bay close to service area
2. Star Class Hotels	1 for 5 rooms & 1 for 2 suites	1 for 4 bed	2 bus bays	2 lorry bay close to service area
a. Banquet Hall	1 for 5 seats		-	-
b. Conference Hall	1 for 5 seats		-	-
c. Staff Quarters	-		-	-
i. Executive staff	1 for 2 rooms		-	-
ii. Other Staff	-		-	-
3. Guest Houses & Lodges	1 for 5 rooms	-	-	-
4. Restaurants	1 for 10 seats	1 for 5 seats	-	-
5. Banquet Halls	1 for 10 seats	-	-	-

## Minimum Processing Fees, Fees for Covering approval & Service Charges

### SCHEDULE I (A)

Nature Development Activity engaged in	Fees		
1. Land Sub Division approval	Processing fees to be decided by the Planning Committee of the Authority		
2. Erection of Buildings	Processing fees to be decided by the Planning Committee of the Authority		
3. Covering approval for Development	Stage of Construction	Charges per square Metre of Ground Floor (Rs)	Charges per square metre of each upper Floor (Rs)
	i. Only foundation work Completed (plinth level)	400	-
	ii. Construction up to Roof level (excluding Roof)	800	800
	iii. Construction Including roof	1200	1200
	iv. Complete Construction	2000	2000
	v. Erection of parapet Wall	Rs . 200 per linear meter	
4. Certificate of Conformity	Processing fees to be decided by the Planning Committee of the Authority		
5. Preliminary Planning Clearance for any Development Activity	Floor Area (Sq.m.)	Processing Fees (Rs.)	
	Less than 300	500/-	
	301- 500	1000/-	
	501-700	2000/-	
	701-900	3000/-	
	901-1000	4000/-	
	1001 & above	5000/-	
	Rs.500/- for every additional floor area of 100 sq.m.		
6. Preliminary Planning Clearance for Special Development Projects	(a) Communication Towers - Rs.5000/- (b) Any other special Development		

7. Parking of Vehicle	<p>Service Charges for each car parking space not provided within the premises but required under the UDA regulations.</p> <table> <tr> <th>Type of Vehicle</th><th>Amount</th></tr> <tr> <td>Standard Vehicles (Cars)</td><td>500,000/-</td></tr> <tr> <td>Two axle Commercial (Lorries)</td><td>1,000,000/-</td></tr> <tr> <td>Multi axle commercial</td><td>2,500,000/-</td></tr> </table>	Type of Vehicle	Amount	Standard Vehicles (Cars)	500,000/-	Two axle Commercial (Lorries)	1,000,000/-	Multi axle commercial	2,500,000/-
Type of Vehicle	Amount								
Standard Vehicles (Cars)	500,000/-								
Two axle Commercial (Lorries)	1,000,000/-								
Multi axle commercial	2,500,000/-								
8. Communication Towers	<p>Service Charges for the unauthorized execution</p> <p>Rs. 300.00 per cubic metre of the tower. (Calculation of the volume of the tower shall be based on the area of the base of the tower multiplied by half the height of the tower).</p>								
9. Change of Use of Residential Units into other uses	<p>Service Charges</p> <p>(i) Rs. 2000 per sq. metre to convert a residential unit to any other Use, if the property is located in a Special Primary Residential Zone.</p> <p>(ii) Rs. 800 per sq. metre to convert a residential unit to any other Use , if the property is located in any other zone.</p>								
10. Additional Floor area in excess of prescribed Floor Area Ratio (FAR) or additional floors constructed, which cannot be legalized by covering approval.	<p>(i) In the event of unauthorized constructions, a service charge may Be levied at the rate of 30% of the construction cost per sq. Metre.</p> <p>(iii) Such moneys shall be remitted to a special fund in the Urban Development Authority.</p>								

**SCHEDULE IV**  
**STANDARD PROVISION OF SANITARY FACILITIES**

(Regulation 65)

	<b>Water Closet</b>	<b>Urinal</b>	<b>Wash Basin</b>
1. Cinema, Theatres and Auditorium	One for every 100 seats up to 400 seats and one for every additional 250 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 25 seats or part thereof.	One for every 25 seats or part thereof.
2. Restaurant	One for every 50 seats upto 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 50 seats or part thereof.	One for every 50 seats or part thereof.
3. Offices and Shops	One for every 200 sq.m. of floor area. Separate facilities for men and women to be suitably provided subject to a minimum of one each for men and women.	One for every 200 sq.m. of floor area or part thereof.	One for every 200 sq.m. of floor area or part thereof.

## City of Colombo Development Plan (Amendment) – 2008

<b>Preliminaries</b>	<b>1.0</b>	City of Colombo Development Plan (Amendment) - 2008 is a Plan to amend the City of Colombo Development Plan 1999 approved on 15 <sup>th</sup> March, 1999 by the Minister of Housing & Urban Development by virtue of the powers vested in him under Section 8F of the Urban Development Authority (UDA) Law No. 41 of 1978.
<b>Title and commencement</b>	<b>2.0</b>	This plan may be cited as the City of Colombo Development Plan (Amendment) – 2008, prepared under Section 8H and approved under Section 8F of the Urban Development Authority (UDA) Law No.41 of 1978, with a view to promoting and regulating the integrated planning and physical development in the Colombo Development Area, declared under Gazette Notification No.4/1 dated 30 <sup>th</sup> September 1978, containing provisions in respect of the matters in the schedule to the Law, and shall come into operation on 6 <sup>th</sup> February 2008.
<b>Part 1A Zoning Regulation</b>	<b>3.0</b>	Part II Volume I of the City of Colombo Development Plan - 1999 is hereby repealed and the following new part is substituted in Volume II as Part I A.
<b>Zones</b>	<b>4.0</b>	Land use zoning in the City of Colombo are as follows: <ol style="list-style-type: none"> <li>i. Special Primary Residential Zone</li> <li>ii. Primary Residential Zone</li> <li>iii. Special Mixed Residential Zone</li> <li>iv. Sea Front Zone</li> <li>v. Mixed Development Zone</li> <li>vi. Port Related Activity Zone</li> <li>vii. Commercial Zone</li> <li>viii. Concentrated Development Zone</li> <li>ix. Public Open Spaces</li> </ol>

Map No. 01 depicts the Proposed Zoning – 2020, and the permissible uses for each zone are given below:

- Permissible uses in Special Primary Residential Zone**
- 4.1(a)**
- i. Dwelling Houses/Units, Apartment Buildings
  - ii. Hotels - each having not more than 10 bed rooms within a site extent exceeding 1000 sq.m.
  - iii. Restaurant, Banks – each within a site extent exceeding 1000 sq.m.
  - iv. Professional offices – each having a net floor area not exceeding 500 sq.m. and each within sites of extent exceeding 500 sq.m.
  - v. Educational Institutions – Pre-School and Primary Schools each within sites of extent exceeding 1000sq.m. and 0.5 ha. Respectively.
  - vi. Customer Care Services – Barber shops, Beauty salons and allied activities, each have a net floor area not exceeding 100 sq.m.
  - vii. Retail shops – each having a net floor area not exceeding 50 sq.m.
  - viii. Places of Religious Worship – each within sites of extent, exceeding 500 sq.m.
  - ix. Socio Cultural and other Institutions – each within sites of extent, exceeding 500 sq.m.
  - x. Petrol Filling Stations
  - xi. Vehicle Parks
  - xii. Outdoor Recreational Spaces
- 4.1(b)**
- i. Minimum Plot Size – 500 sq.m.
  - ii. Maximum number of floors – five Storeys, provided the access road is not less than 9.0m. in width.
  - iii. Specifications of site extents and number of floors for existing lots (sub divided and approved prior to August 1999) are as follows: -
    - Plot size – 150 - 299 sq.m .- three storey - (G+2)
    - Plot size – 300 - 499 sq.m. - four storey - (G+3)
- 4.1(c)** Maximum Plot Coverage - 65%
- 4.1(d)** Other Specifications: -
- Subdivision of a lot having an extent of 500 sq.m. or more, may be permitted for the construction of a Terrace house subject to the following conditions: -
- i. The building shall be divided among the owners by

common internal walls based on the ownership of the land.

- ii. Each sub-divided lot among the owners should not be less than 150 sq.m.
- iii. The building in extent appearance to remain as a single entity.
- iv. A building plan depicting proposed development with three dimensional views shall be submitted to the Authority to obtain planning clearance prior to submitting plans for approval to the Local Authority.
- v. Adherence to all other regulations of the Authority.

**4.1(e)**

- i. If the site extent is 2500 sq.m. or more the maximum plot coverage shall be 50% of such lot & the specifications for development given in from C1 & C2 may be applicable for such development.
- ii.
  - a) A preliminary planning clearance shall be obtained from the Authority prior to any such development activity is carried out.
  - b) A survey plan shall accompany the preliminary planning clearance applications marking all the large trees with an indication of species within the site, in order to preserve as many trees as possible.
  - c) A subcommittee of the Planning Committee, consisting of a Qualified Town Planner, Chartered Architect, Landscape Architect and a Civil Engineer to be appointed to recommend such application to the Planning Committee of the Local Authority.

**4.1(f)**

**Service charges in lieu of the Vehicle Parking**

Service charges shall not be accepted in lieu of vehicle parking for any of the permissible uses or for any change of use of residential buildings.

**4.1(g)**

**Masonry Boundary Walls**

Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry boundary wall.

**Permissible uses  
in Primary  
Residential Zone**

- 4.2(a)**
- i. Dwelling House/Units, Apartment Buildings
  - ii. Banks, Professional Offices – each of net floor area not exceeding 200 sq.m. each within sites of extent exceeding 500 sq.m.
  - iii. Retail shops not exceeding a floor area of 100 sq.m.
  - iv. Customer Care Service – Barber shops, Barber shops, Beauty Salons, health & fitness centers and allied activities; each having a net floor area not exceeding 200 sq.m. each within sites of extent exceeding 500 sq.m.
  - v. Places of Religious Worship – each within a site extent exceeding 500 sq.m.
  - vi. Educational Institution – Preschool and Primary Schools, each within sites of extent exceeding 500sq.m. and 0.5 ha, respectively.
  - vii. Socio Cultural Institutions
  - viii. Public Outdoor Recreational Spaces
  - ix. Vehicle Parks
  - x. Petrol Filling Stations

**4.2(b)** Minimum Plot Size - As per From C1 & C2

**4.2(c)** Maximum Plot coverage - As per From C1 & C2

**4.2(d)** Maximum Floor Area Ratio (FAR) - As per From C1 & C2

**4.2(e)** Service Charges In lieu of Vehicle Parking

Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings within this Zone.

**4.2(f)** Masonry Boundary Walls

Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry boundary wall.

**Permissible uses  
in Special Mixed  
Residential Zone**

- 4.3(a)**
- i. Dwelling House/Units, Apartment Buildings
  - ii. Restaurant in a site extent exceeding 1000 sq.m.
  - iii. Offices and Institutions – each in a site extent, exceeding 500 sq.m.



- 4.3(b)** Minimum Plot Size - As per From C1 & C2
- 4.3(c)** Maximum Plot Coverage - As per From C1 & C2
- 4.3(d)** Maximum Floor Area Ratio (FAR) - As per From C1 & C2
- 4.3(e)** Service Charges In lieu of Vehicle Parking  
Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings.
- 4.3(f)** Masonry Boundary Walls  
Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry boundary wall.
- Permissible uses in Sea Front zone**
- 4.4(a)**
- i. Dwelling House/Units, Apartment Buildings
  - ii. Bank and Offices
  - iii. Hotels and Restaurant
  - iv. Open Air Trading Spaces
  - v. Customer Care Services – Barber Salons and allied activities
  - vi. Indoor Amusement and Entertainment Establishments
  - vii. Places of Public Worship – each within sites of extent exceeding 500 sq.m.
  - viii. Socio – Cultural Institutions
  - ix. Public Outdoor Recreational Spaces
  - x. Educational Institution – Preschool and Primary Schools, each within sites of extents exceeding 500sq.m. and 0.5 ha respectively.
  - xi. Vehicle Parks
  - xii. Petrol Filling Stations
- 4.4(b)** Minimum Plot Size - 500 sq.m.(for new sub divisions)  
existing lots may follow From C1 & C2

- 4.4(c)** Maximum Plot Coverage for  
lots of 500 sq.m. or more - 50% of the lot
- 4.4(d)** Maximum Floor Area Ratio (FAR) - As per From C1 & C2
- 4.4(e)** Service Charges In lieu of Vehicle Parking  
Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings within this Zone.
- 4.4(f)** Masonry Boundary Walls  
Heights of Masonry Boundary Walls facing access roads are permitted to a height of 1.0 m from the ground level. Fences or hedges are permitted, above the masonry boundary wall.

**Permissible uses  
in Mixed  
Development  
Zone**

- 4.5(a)**
- i. Diplomatic Embassies (Chanceries)
  - ii. Banks, Commercial Offices, Professional Offices and Retail Shops
  - iii. Hotels and Restaurants
  - iv. Dwelling House/Units, Apartment Buildings
  - v. Health Institutions
  - vi. Educational Institutions
  - vii. Open Air Trading Areas
  - viii. Customer Care Services – Barber Shops, Beauty Salons and allied activities.
  - ix. Indoor Amusement and Entertainment Establishments
  - x. Places of Public Worship – each within sites of extent exceeding 500 sq.m.
  - xi. Socio – Cultural Institutions
  - xii. Service Industries – Bakeries, Laundries, Printing Presses, Computer Repair and allied activities subject to regulatory requirements of Central Environmental Authority, where necessary.
  - xiii. Public Outdoor Recreational Spaces
  - xiv. Vehicle Parks
  - xv. Petrol Filling Stations
- 4.5(b)** Specification for Educational Institutions

- i. Preschools minimum site extent – 1000 sq.m.
- ii. Primary schools minimum site extent – 0.5 ha
- iii. Secondary schools minimum site extent – 1.5 ha & above
- iv. Service charges in lieu of required regulatory car parking will not be accepted
- v. The minimum width of the street shall be 12 m

**4.5(c)** Minimum Plot coverage - As per From C1 & C2

**4.5(d)** Maximum Plot Coverage - As per From C1 & C2

**4.5(e)** Maximum Floor Area Ratio (FAR) - As per From C1 & C2

**4.5(f)** Masonry Boundary Walls

Heights of Masonry Boundary Walls along roads running perpendicular to Galle Road shall not be more than 1.0 m from the ground Level. Fences or hedges are permitted, above the masonry boundary wall.

**Permissible uses  
in Port Related  
Activity Zone**

**4.6(a)**

- i. Port Related Activities – Warehouse, Container Yard, Value Addition (non-polluting) Industries, Power Supply Establishment and allied activities
- ii. Banks and Offices
- iii. Departmental Stores, Wholesale shops, Supermarkets and Retail shops.
- iv. Customer Care Services – Baber Shops, Beauty Salons and allied activities.
- v. Service Industries – Bakeries, Laundries, Automobile Repair, Printing Presses, Vehicle Service Stations and allied Activities, subject to regulatory requests of Central Environmental Authority, where necessary.
- vi. Hotels and Restaurants
- vii. Dwelling House/Units, Apartment Buildings
- viii. Health Institutions
- ix. Educational Institutions
- x. Indoor Amusement and Entertainment Establishments
- xi. Places of Public Worship – each within sites of extent exceeding 500 sq.m.
- xii. Socio – Cultural Institutions
- xiii. Public Outdoor Recreational Spaces
- xiv. Car Parks
- xv. Petrol Filling Stations

- 4.6(b)** Specification for Educational Institutions
- i. Preschools minimum site extent – 1000 sq.m.
  - ii. Primary schools minimum site extent – 0.5 ha
  - iii. Secondary schools minimum site extent – 1.5 ha
  - iv. Service charges in lieu of required regulatory Vehicle parking will not be accepted
  - v. The minimum width of the access street shall be 12 m
- 4.6(c)** Specification for Port Related Activities
- i. The Minimum lot size shall be 600 sq.m. for the uses specified under item 4.6 (a)(i) of port Related Activities
  - ii. 3.0 m buffer Zone to be reserved around the site in order to mitigate pollution
  - iii. The minimum width of the street shall be 12m for activities specified under item 4.6 (a)(i) of port Related Activities.
  - iv. Any such activity shall not hinder traffic movement and create traffic problems.
- 4.6(d)** Minimum Plot size - As per From C1 & C2 except for port Related Activities.
- 4.6(e)** Maximum Plot Coverage - As per From C1 & C2
- 4.6(f)** Maximum Floor Area Ratio (FAR) - As per From C1 & C2

**Permissible uses  
in Commercial  
Zone**

- 4.7(a)**
- i. Diplomatic Embassies (Chanceries)
  - ii. Banks and Offices, Departmental Stores, Wholesale Shops, Supermarket and Retail Shops.
  - iii. Customer Care Services – Barber Shops, Beauty Salons and allied activities.
  - iv. Service Activities – Bakeries, Laundries, Automobile Repair, Printing Presses, Vehicle Service Stations and allied Activities, subject to regulatory requirements of Central Environmental Authority, where necessary.
  - v. Hotels and Restaurants
  - vi. Dwelling House/Units, Apartment Buildings
  - vii. Health Institutions
  - viii. Educational Institutions

- ix. Warehouses each up to 1000 sq.m.
- x. Non-polluting light industries subject to regulatory requirement of Central Environmental Authority
- xi. Open Air Trading
- xii. Indoor Amusement and Entertainment Establishments
- xiii. Places of Public Worship – each within sites of extent exceeding 500 sq.m.
- xiv. Places of public Assembly
- xv. Socio – Cultural Institutions
- xvi. Public Outdoor Recreational Space
- xvii. Vehicle Parking
- xviii. Petrol Filling Stations

**4.7(b)** Specification for Educational Institutions

- i. Preschools minimum site extent – 1000 sq.m.
- ii. Primary schools minimum site extent – 0.5 ha
- iii. Secondary schools minimum site extent – 1.5 ha
- iv. Service charges in lieu of required regulatory Vehicle parking will not be accepted
- v. The minimum width of the street shall be 12 m

**4.7(c)** Minimum Plot Size - As per From C1 & C2

**4.7(d)** Maximum Plot Coverage - As per From C1 & C2

**4.7(e)** Maximum Floor Area Ratio (FAR) – As per From C1 & C2

**Permissible uses  
in Concentrated  
Development  
Zone**

**4.8(a)**

- i. Diplomatic Embassies (Chanceries)
- ii. Banks and Offices and Retail Shops
- iii. Hotels and Restaurants
- iv. Dwelling House/Units, Apartment Buildings
- v. Health Institutions
- vi. Educational Institutions
- vii. Open Air Trading Areas
- viii. Customer Care Services – Barber Shops, Beauty Salons and allied activities
- ix. Indoor Amusement and Entertainment Establishments
- x. Places of Public Worship – each within sites extent of not less than 500 sq.m.
- xi. Socio – Cultural Institutions
- xii. Service Industries – Bakeries, Laundries, Printing

- Presses, Computer Repair and allied Activities, subject to regulatory requirements of Central Environmental Authority, where necessary.
- xiii. Outdoor Recreational Spaces
  - xiv. Vehicle Parking

**4.8(b)** Specification for Educational Institutions

- i. Preschools minimum site extent – 1000 sq.m.
- ii. Primary schools minimum site extent – 0.5 ha
- iii. Secondary schools minimum site extent – 1.5 ha & above
- iv. Service charges in lieu of required regulatory Car parking will not be accepted
- v. The minimum width of the street shall be 12 m

**4.8(c)** Minimum Plot Size - As per From C1 & C2

**4.8(d)** Maximum Plot Coverage - As per From C1 & C2

**4.8(e)** Maximum Floor Area Ratio (FAR) - As per item (i) & item (ii) bellow :-

(i)

Minimum Land Extent (sq.m.)	Minimum width between building lines of a public Street/Road (m)	Maximum permissible FAR
1500 less than 2000	22	10.0
1500 less than 2000	24	11.0
2000 and Above	24	Unlimited

(ii) All other sites – As per From C1 & C2

**Permissible  
uses in Open  
Spaces**

**4.9(a)** In the Open Spaces Zone, the following uses may be permitted.

- i. Parks and Playground
- ii. Fair and Exhibition Ground
- iii. Recreation Club, Gymnasiums, Swimming Pools

**4.9(b)** The total floor area of building that may be permitted in this Zone shall not exceed 2% of the total open Space.

**Demarcation of Zoning boundaries 5.0**

Zoning boundaries are depicted in the Zoning Plan- 2020 (Map 01)

The Mixed Development Zone along the Western side of the Galle Road, the Commercial Zone along the Southern side of the Ward Place and Special Mixed Residential Zone along both sides of Havelock Road extent up to the end of the front lots having a frontage from each of those roads.

**Amended by Gazette no 2054/45**

The Mixed Development Zone along the Eastern side of Layards Road extent up to the end of the front lots (1st Lot) having frontage from Layards Road

**Special Areas 6.0**

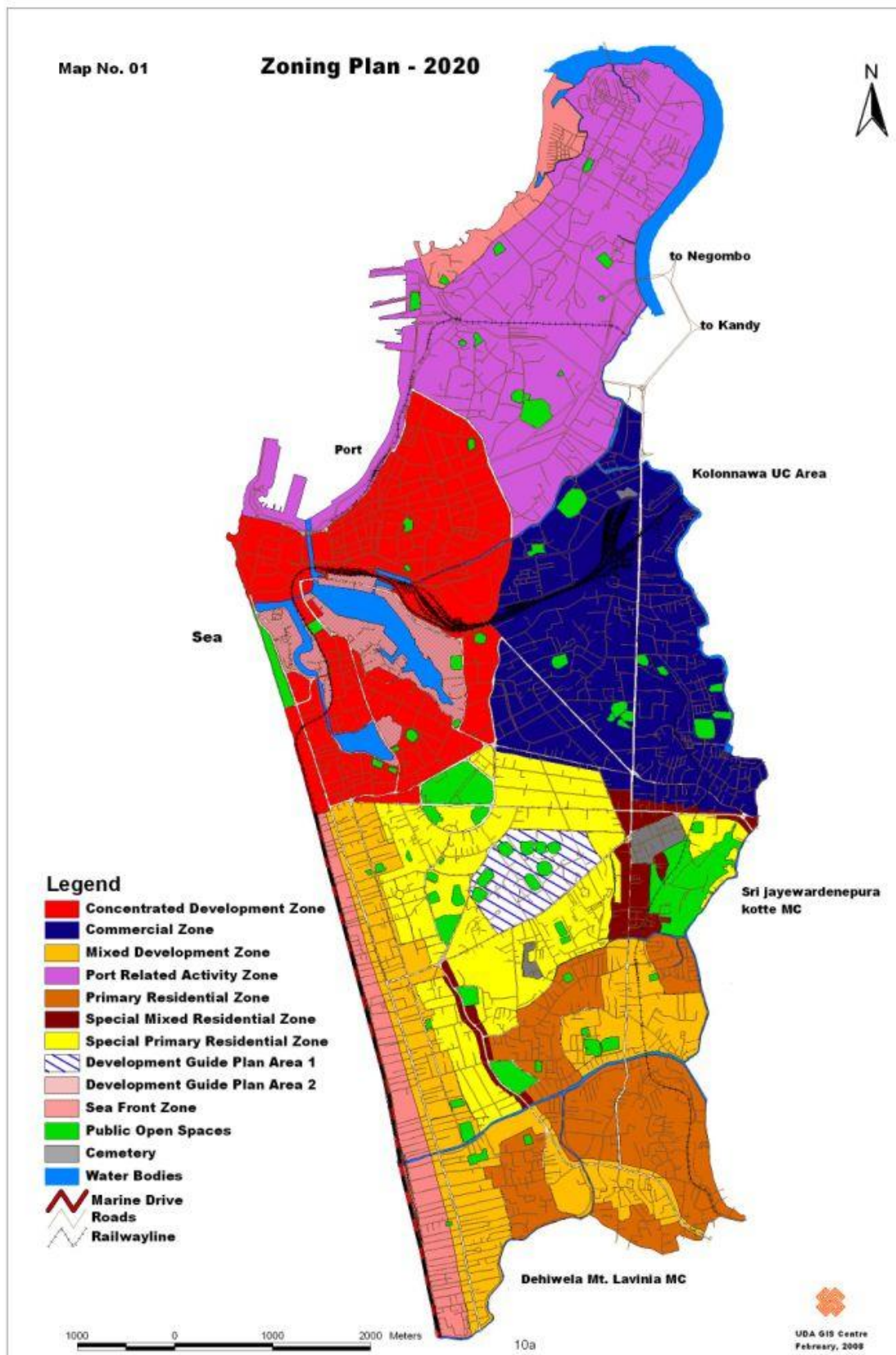
The Authority where appropriate may define any area comprised in the Development Plan as a Special Project Area, Redevelopment Area, Under-Served Settlement Area, Slum and shanty Area, Cultural Area, Scenic Area, Conservation Area or other areas for special treatment.

In such areas the Authority may restrict or prohibit the use of the Site or construction of any particular type of building, relax these building and Planning regulations impose new regulations or formulate separate regulations in accordance with Urban Development Authority Law No. 41 of 1978 to attain the purpose for which the area has been defined.





## Zoning Plan – 2020 (Map)



<b>Development Guide Plan (DGP)</b>	<b>8.0</b>	In Part III-Volume 1 of the Colombo City Development Plan – 1999, following sub sections are inserted immediately after the Development Guide Plan (specimen)-Colombo Fort.
	<b>8.1</b>	Development Guide Plan (DGP) area 1 – Development of Independence Square and surroundings. Map No. 02 depicts the proposed Zoning and the permissible uses for each Zone given below:

**Specification for Development of Independence Square and Surroundings**

No	Zone	Minimum site extent (sq.m.)	Maximum No. of Floors	Plot Coverage		Rear Space of the building (meters)	Space on Other sides (meters)
				Residential	Non-Residential		
01	Zone I Conservation Zone	-	-	-	-	-	-
02	Zone II Leisure & Recreational Zone	2000	G+2	-	10%	3.0	3.0
03	Zone III  (1) Facing Gregory's Road	1000	G+3	50%	50%	3.0	3.0
	(2) Rest of the area Zone III		G+2	-	50%	3.0	3.0
04	Zone IV Cultural & Amusement Zone	1000	G+2	-	50%	3.0	3.0



<b>Permissible uses Zone I - Conservation zone</b>	<b>8.1 (a)</b>	No further constructions are allowed in order to preserve the existing character of the area unless the Authority decided otherwise and allow essential structures required purely to ensure proper functioning of the existing developments.
<b>Permissible uses Zone II - Leisure &amp; Recreational Zone</b>	<b>8.1 (b)</b>	<ul style="list-style-type: none"> <li>i. Restaurants</li> <li>ii. Fair &amp; Exhibition Grounds</li> <li>iii. Recreational Clubs</li> <li>iv. Gymnasium &amp; Swimming Pools</li> <li>v. Recreational related Commercial activities</li> <li>vi. Public car parks and toilets</li> <li>vii. Parks – (National/Regional &amp; Community levels)</li> <li>viii. Sports Complexes</li> <li>ix. Indoor Stadiums</li> <li>x. Camp Sites</li> <li>xi. Chalets</li> <li>xii. Theme Parks</li> <li>xiii. Public Promenades</li> </ul>
<b>Permissible uses Zone III - Institutional Zone</b>	<b>8.1 (c)</b>	<ul style="list-style-type: none"> <li>i. Community Centers</li> <li>ii. Art Galleries</li> <li>iii. Libraries</li> <li>iv. Museums</li> <li>v. Professional Institute</li> <li>vi. Religious/ Meditation Center</li> <li>vii. Public Car Parks and Toilets</li> </ul>
<b>Permissible uses Zone IV - Cultural &amp;</b>	<b>8.1 (d)</b>	<ul style="list-style-type: none"> <li>i. Television Film Studios</li> <li>ii. Performing Art Centers</li> </ul>

<b>Amusement Zone</b>		<ul style="list-style-type: none"> <li>iii. Libraries</li> <li>iv. Museums</li> <li>v. Exhibition Centers</li> <li>vi. Concert Hall</li> <li>vii. Public Car parks and Toilets</li> <li>viii. Civil Centers</li> </ul>
	<b>8.2</b>	Development Guide Plan (DGP) Area 11-Beira Lake & Surroundings – Obtain A Planning Clearance From The Urban Development Authority Prior To Submitting Building Plans To The Colombo Municipal Council.
<b>Building Lines</b>	<b>9.0</b>	The Names of Streets with The Existing Width and Approved Building Line Are Given in Annexure 1 & 2 of Schedule 5.
	<b>9.1 (a)</b>	<ul style="list-style-type: none"> <li>I. The proposed building line is taken from the Centre line of existing roads for roads already widened and not having an existing street line as specified in Schedule V annexure 1.</li> <li>II. The proposed building line is taken from the Centre line of the existing street line for roads having a street line, but not widened as specified in schedule V annexure 11.</li> <li>III. If the building line is not specified in schedule V, the width of the existing street line or the existing road may be considered for development.</li> </ul>
	<b>9.1 (b)</b>	<p>Development of Land within Building Lines</p> <ul style="list-style-type: none"> <li>I. In case where the area within the building line of a lot is 80% or more of such lot, a maximum of two storied (G+1) building may be permitted within such lot, until the land is acquiring such land, compensation may be paid for both the building and the land.</li> </ul>

		<p>II. When an area of 20% or more of a lot is within the building line, the Planning Committee may relax any of the requirements given in Form C1 &amp; C2 having regard to the circumstances of each case for issuing planning clearances.</p>
	<b>9.1 (c)</b>	<p>Landscaping</p> <p>The area between street line and building line shall be landscaped and at least there shall be one shady tree planted within such space. Certificate of Conformity shall be considered, only when the above requirement is also fulfilled.</p>

**Building Lines from Centre Line of the Existing Road - Schedule V**

Nos.	Postal Zone No.	Road Name	Classification for Street Line	Existing Street Line Width (m.)	Approved building line Width(m.)
1	11	A.G Hinni Appuhami Mawatha	Other Roads	No	12.20
2	3	Abdul Caffoor Mawatha	Feeder Roads	No	12.00
3	12	Abdul Hameed Street	Feeder Roads	No	15.00
4	12	Abdul Jabar Mawatha	Feeder Roads	No	15.00
5	10	Abhayasinharama Road	Other Roads	No	12.00
6	2	Ahamath Lane	Other Roads	No	12.20
7	9	Albion Lane	Other Roads	No	12.20
8	3	Alfred House Avenue	Other Roads	No	15.00
9	3	Alfred House Garden	Other Roads	No	15.00
10	3	Alfred House Road	Other Roads	No	15.00
11	3	Aloe Avenue	Other Roads	No	15.00
12	5	Amarasekara Mawatha	Feeder Roads	No	15.00
13	10	Ananda Mawatha	Feeder Roads	No	15.00
14	5	Anderson Road	Other Roads	No	12.20
15	13	Arther de Silva Mawatha	Feeder Roads	No	22.00
16	2	Bahjathul Asrar Lane (Kew Ln)	Other Roads	No	12.20
17	4	Bambalapitiya Station Road	Feeder Roads	No	15.00
18	7	Barnes Place	Other Roads	No	15.00
19	2	Barracks lane	Other Roads	No	12.20
20	4/7/8	Bauddhaloka Mawatha (Galle Rd To Baseline Rd)	Bus Route (Three Dual)	No	32.00
21	12	Belmont Street	Other Roads	No	15.00
22	13	Bloemendal Road	Feeder Roads	No	12.20
23	13	Bonjean Road	Feeder Roads	No	15.00
24	8	Borella Cross Road	Feeder Roads	No	22.00
25	3	Boyd Place	Other Roads	No	12.00
26	2	Braybrooke Palce	Other Roads	No	12.20
27	2	Braybrooke Street	Feeder Roads	No	22.00
28	7	Cambridge Street	Bus Route (Three Dual)	No	22.00
29	6	Canal Lane	Other Roads	No	12.20
30	8	Chandraleka Mawatha	Other Roads	No	12.20
31	2	Church Street	Bus Route (Three Dual)	No	22.00
32	5	Claessen Place	Other Roads	No	12.20
33	3	Col.T.G.Jayawardana Mawatha	Other Roads	No	12.20
34	13	College Street	Feeder Roads	No	22.00
35	8	Cotta Lane	Other Roads	No	12.20
36	12	Court Street	Other Roads	No	15.00
37	3	Cumarathunga Munidasa Mawatha	Bus Route (Three Dual)	No	32.00
38	10	Deans Road (Maradana Rd To Symonds Rd Junction)	Feeder Roads	No	22.00
39	10	D.R.Wijewardena Mawatha	Bus Route (Three Dual)	No	24.00
40	8	D.S.Senanayake Mawatha	Bus Route (Three Dual)	No	32.00
41	12	Dam Street (Saunders Place To Hultsdorf Street)	Feeder Roads	No	22.00
42	2	Dawson Street	Feeder Roads	No	22.00
43	15	De La Salle Street	Feeder Roads	No	15.00
44	10	De Seram Place	Feeder Roads	No	15.00
45	10	Dematagoda Passage	Other Roads	No	12.20
46	9	Dematagoda Place	Other Roads	No	12.20
47	9	Dematagoda Road ( Siri Dhamma Mw To Danister De Silva Mawataha)	Bus Route (Two Dual)	No	22.00

48	10	Dewanampiyatissa Mawatha	Feeder Roads	No	15.00
49	7	Dharmapala Mawatha	Bus Route (Three Dual)	No	24.00
50	11	Dias Place	Feeder Roads	No	12.20
51	4/5	Dickmans Road	Bus Route	No	15.00
52	2	Dispensary Lane	Other Roads	No	12.20
53	14	Dr.Britto Babapulle Place	Feeder Roads	No	15.00
54	7	Dr.C.W.W.Kannangara Mawatha	Bus Route (Three Dual)	No	32.00
55	8/9	Dr.Danister De Silva Mawatha	Bus Route (Three Dual)	30.48	32.00
56	15	Dr.S.D.Fernando Mawatha	Feeder Roads	No	15.00
57	5	Ebert Place	Other Roads	No	15.00
58	6	Edmonton Road ( Part Within Base Line Road Extention)	Bus Route (Three Dual)	30.48	32.00
59	5	Elibank Road	Other Roads	No	12.20
60	15	Elie Lane	Feeder Roads	No	15.00
61	5/8	Elvitigala Mawatha	Bus Route (Three Dual)	30.48	32.00
62	7	F.R.Senanayaka Mawatha	Bus Route (Three Dual)	No	24.00
63	4	Fareed Place	Other Roads	No	12.20
64	7	Flower Avenue	Other Roads	No	12.20
65	8/10	Francis Road	Other Roads	No	12.20
66	4	Frankfort Place	Other Roads	No	12.20
67	6	Fussel's Lane (Part of Without S.L.)	Other Roads	No	12.20
68	11	Gabo's Lane	Feeder Roads	No	22.00
69	3	Galle Face Center Road	Bus Route (Three Dual)	No	32.00
70	3	Galle Face Drive	Other Roads	No	12.20
71	3/4/6	Galle Road (Galle Face Hotel to City limit)	Bus Route (Three Dual)	23.17-24.38	32.00
72	13	Galpotta Street	Feeder Roads	No	15.00
73	13	George R.De Silva Mawatha	Bus Route (Three Dual)	No	32.00
74	12	Gomes Lane	Other Roads	No	12.20
75	8	Gorakagaha Path	Other Roads	No	12.20
76	9	Gospal Lane	Other Roads	No	12.20
77	8	Gothami Road	Feeder Roads	12.15	15.00
78	12	Gouse Mohideen Mawatha	Feeder Roads	No	15.00
79	5	Gower Street	Other Roads	No	15.00
80	8	Granier Road	Other Roads	No	12.20
81	7	Gregory's Avenue	Feeder Roads	No	15.00
82	7	Gregory's Road	Feeder Roads	No	22.00
83	7	Guildford Crescent	Feeder Roads	No	22.00
84	10	Hedges Court	Feeder Roads	No	15.00
85	15	Henamulla Lane	Feeder Roads	No	15.00
86	15	Hendala Ferry Road	Other Roads	No	15.00
87	10	Hikkaduwa Sri Sumangala Thero Mawatha	Feeder Roads	No	15.00
88	11	Hill Street	Other Roads	No	12.20
89	7	Horton Place	Bus Route (Two Dual)	No	24.00
90	2	Hunupitiya Cross Road	Other Roads	No	15.00
91	2	Hunupitiya Lake Road	Feeder Roads	20.11	22.00
92	2	Hunupitiya Road	Other Roads	No	15.00
93	12	Hussainiya Street	Feeder Roads	No	15.00
94	4	Indra Lane	Other Roads	No	12.20
95	10	J.D.Fernando Mawatha	Feeder Roads	No	15.00
96	14	Jethawana Road	Bus Route (Three Dual)	No	32.00
97	2	Justice Akbar Mawatha	Bus Route (Two Dual)	No	24.00
98	10	Karlshue Garden	Other Roads	No	12.20
99	10	Karlshue Place	Other Roads	No	12.20
100	4	Kensington Mawatha	Other Roads	No	12.00
101	9	Kent Road	Other Roads	No	12.20
102	5	Keppetipola Road	Feeder Roads	No	15.00
103	2	Kew Road	Other Roads	No	12.20



104	4	Kinross Avenue	Other Roads	No	12.20
105	5	Kirula Road	Bus Route (Two Dual)	15.24	22.00
106	8	Kitulwatta Lane	Other Roads	No	12.20
107	8	Kitulwatta Road	Other Roads	No	12.20
108	6	Kokila Road	Other Roads	No	12.20
109	3	Kollupitiya Station Road	Feeder Roads	No	22.00
110	8	Koswatta Road	Other Roads	No	12.20
111	13	Kotahena Street	Feeder Roads	No	15.00
112	2	Kumaran Ratnam Road	Bus Route (Three Dual)	No	24.00
113	2	Lake Crescent	Other Roads	No	15.00
114	14	Layard's Broadway	Bus Route (Three Dual)	No	24.00
115	5	Layard's Road	Other Roads	No	15.00
116	1	Layden Bastian Road	Feeder Roads	No	24.00
117	15	Lower St Andrew's Place	Feeder Roads	No	15.00
118	4	Lorensz Road	Feeder Roads	No	15.00
119	14	Lucas Road	Feeder Roads	No	15.00
120	12	M.D.Gunasena Mawatha	Other Roads	No	15.00
121	12	M.J.M.Lafeer Mawatha	Feeder Roads	No	15.00
122	14	M.Vincent Perera Mawatha	Feeder Roads	No	15.00
123	14/15	Madampitiya Road (Part Only)	Bus Route (Two Dual)	No	22.00
124	13	Maha Vidyala Mawatha	Bus Route (Three Dual)	No	32.00
125	14	Mahakumarage Road	Feeder Roads	No	22.00
126	12	Maithree Bodhiraja Mawatha	Feeder Roads	No	12.20
127	7	Maitland Crescent	Feeder Roads	No	22.00
128	7	Maitland Place	Bus Route (Two Dual)	No	22.00
129	7	Malalasekara Mawatha	Feeder Roads	No	22.00
130	7	Malalasekara Place	Feeder Roads	No	15.00
131	2	Malay Street	Bus Route (Three Dual)	No	32.00
132	10	Maradana Road	Bus Route (Three Dual)	24.38	32.00
133	3	Mayfield Road	Feeder Roads	No	15.00
134	12	Meeraniya Street	Feeder Roads	No	15.00
135	12	Mihindu Mawatha	Bus Route (Two Dual)	No	22.00
136	12	Mill Street	Other Roads	No	12.20
137	15	Modara Street (St.John's Way To Rajamalwatta Rd)	Bus Route (Two Dual)	No	22.00
138	12	Mahomed Zain Mawatha	Bus Route (Three Dual)	No	32.00
139	15	Mosque Lane	Feeder Roads	No	15.00
140	10	Mount Pleasant	Other Roads	No	12.20
141	5	Muhandiram E.D.Dabare Lane	Other Roads	No	12.20
142	3	Muhandiram's Road ( Galle Road To Uttarananda Mw-No S.L)	Other Roads	No	12.20
143	15	Muthuwella Mawatha (End Of St.Andrew Rd To St.James St-No S.L)	Bus Route (Two Dual)	No	22.00
144	2	Muttaiah Road	Feeder Roads	No	15.00
145	9	N.M.Ishak Mawatha	Feeder Roads	No	22.00
146	13	Nagalagam Street	Feeder Roads	No	15.00
147	6	Nagaswatte Road	Other Roads	No	12.20
148	2	Nawam Mawatha	Feeder Roads	No	22.00
149	11	New Chetty Street	Feeder Roads	No	15.00
150	11	New Ham Square	Other Roads	No	15.00
151	12	New Moor Street	Feeder Roads	No	15.00
152	4	Nimal Road	Other Roads	No	12.20
153	8	Norris Avenue	Other Roads	No	15.00
154	10	Norris Canal Road (From Kynsey Pi To Maradana Road)	Bus Route (Two Dual)	No	27.00
155	12	Old Moor Street	Feeder Roads	No	15.00
156	12	Oliman Street	Other Roads	No	15.00
157	10	Panchikawatta Road	Bus Route (Three Dual)	No	32.00
158	10	Parakkrama Road	Feeder Roads	No	15.00

159	5	Park Lane	Feeder Roads	No	22.00
160	12	Peer Saibo Street	Other Roads	No	12.20
161	8	Pelangastuduwa Path	Other Roads	No	12.20
162	3	Perahara Mawatha	Feeder Roads	30.48	32.00
163	13	Pickering's Road	Other Roads	No	15.00
164	10	Piyadasa Sirisena Mawatha	Feeder Roads	No	15.00
165	5	Police Park Avenue	Other Roads	No	12.20
166	5	Police Park Place	Other Roads	No	12.20
167	5	Police Park Terrace	Other Roads	No	12.20
168	12	Princes Gate	Feeder Roads	No	15.00
169	7	Prof.Stanley Wijesundara Mawatha	Bus Route (Two Dual)	No	24.00
170	3	Queen's Road	Feeder Roads	No	15.00
171	3	R.A.De Mel Mawatha	Bus Route (Two Dual)	18.28	24.00
172	7	Rajakeeya Mawatha	Other Roads	No	30.00
173	15	Rajamalwatta Road	Feeder Roads	No	22.00
174	6	Ramakrishna Terrace	Other Roads	No	12.20
175	4	Rathnam Road	Other Roads	No	15.00
176	9	Reservoir Road	Feeder Roads	No	15.00
177	3	Rheinland Place	Other Roads	No	12.20
178	2	Rifle Street	Bus Route (Three Dual)	No	24.00
179	15	Rock House Lane	Feeder Roads	No	22.00
180	8	Rodney Place	Other Roads	No	15.00
181	8	Radney Street	Other Roads	No	15.00
182	7	Rosmead Place	Feeder Roads	No	15.00
183	5	Sabha Lane	Other Roads	No	12.20
184	5	Sakvithi Lane	Other Roads	No	12.20
185	11	Sangamitta Mawatha	Feeder Roads	No	15.00
186	3	Sea Avenue	Other Roads	No	15.00
187	11	Sea Street	Feeder Roads	No	15.00
188	3	Sea View Avenue	Feeder Roads	No	15.00
189	3	Sellamuttu Avenue	Other Roads	No	15.00
190	3	Serandib Road	Other Roads	No	12.20
191	8	Shady Grove Avenue	Other Roads	No	12.20
192	11	Shoe Road	Other Roads	No	12.20
193	6	Seibel Avenue	Feeder Roads	No	15.00
194	6	Sinsapa Road	Other Roads	No	12.20
195	2	Sir Chittampalm A. Gardiner Mawatha	Bus Route (Three Dual)	No	36.00
196	7	Sir Ernest De Silva Mawatha	Feeder Roads	No	22.00
197	2	Sir Henry De Silva Mawatha	Other Roads	No	15.00
198	2	Sir James Peiris Mawatha	Bus Route (Three Dual)	20.12	32.00
199	3	Sir M.Macan Makar Mawatha	Bus Route (Three Dual)	No	24.00
200	9	Sir Mahinda Dhamma Mawatha	Other Roads	No	12.20
201	5	Skelton Gardens	Other Roads	No	15.00
202	5	Skelton Road	Other Roads	No	15.00
203	12	Smith Street	Other Roads	No	12.20
204	6	Somagiri Place	Other Roads	No	12.20
205	12	Sri Bodhiraja Pedesa	Other Roads	No	12.20
206	13	Sri Gunananda Mawatha	Feeder Roads	No	15.00
207	2	Sri Jinarathana Road	Feeder Roads	No	22.00
208	13	Sri Kathiresan Street	Other Roads	No	15.00
209	12	Sri Piyadarsanarama Mawatha	Other Roads	No	15.00
210	11	Sri Ratnajothi Saravanamuttu Mawatha	Feeder Roads	No	15.00
211	10	Sri Saddharma Mawatha	Bus Route (Three Dual)	No	32.00
212	10	Sri Sanagaraja Mawatha	Bus Route (Three Dual)	24.38	32.00
213	2	Sri Saugathodaya Mawatha	Feeder Roads	No	22.00
214	12	Sri Sumanathissa Mawatha	Bus Route (Three Dual)	No	32.00
215	3	Sri Uttarananda Mawatha		No	24.00
216	9	Sri Vajiragnana Mawatha	Feeder Roads	No	22.00
217	12	Srimath Bandaranayaka Mawatha	Feeder Roads	No	22.00

218	13	St.Lucia's Square	Other Roads	No	12.20
219	4	St.Peter's Street	Other Roads	No	12.20
220	12	St.Sebastian Hill	Bus Route	No	22.00
221	13	St.Benedict's Street	Feeder Roads	No	15.00
222	14	St.Joseph's Street	Feeder Roads	No	15.00
223	13	St.Lucias Street	Feeder Roads	No	15.00
224	7	Stanmore Crescent	Other Roads	No	12.20
225	2	Staples Street	Feeder Roads	No	22.00
226	3	Station Road	Feeder Roads	No	15.00
227	2	Stuart Street	Other Roads	No	12.20
228	13	Sumithrarama Mawatha	Other Roads	No	12.20
229	8	Tickell Road	Other Roads	No	15.00
230	8	Tumour Road	Other Roads	No	12.20
231	15	Upper St Andrews Place	Feeder Roads	No	15.00
232	5	Vajira Road	Other Roads	No	15.00
233	2	Vauxhall Lane	Other Roads	No	12.20
234	2	Vauxhall Street (Part Only)	Feeder Roads	No	15.00
235		Ven.S Mahindhahimi Mawatha	Feeder Roads	No	12.20
236	7	Vidya Mawatha	Feeder Roads	No	15.00
237	5	Vijaya Kumarathunga Mawatha (from Kirulopone bridge to Edmonton Road)	Bus Route (Three Dual)	30.48	32.00
238	10	Vipulasena Mawatha	Feeder Roads	No	15.00
239	11	Vivekananda Hill Road	Feeder Roads	No	12.20
240	6	Vivekananda Avenue	Other Roads	No	12.20
241	2	W.A.D.Ramanayaka Mawatha	Feeder Roads	No	22.00
242	13	Wasala Road	Feeder Roads	No	15.00
243	2	Wekanda Jumma Masjid Road	Feeder Roads	No	22.00
244	15	Wilson Lane	Other Roads	No	12.20
245	12	Wilson Street	Other Roads	No	12.20
246	13	Wolfendhal Lane	Other Roads	No	12.20
247	6	2 <sup>nd</sup> Chapel Lane	Other Roads	No	12.20
248	13	8 <sup>th</sup> Lane	Other Roads	No	12.20
249	13	9 <sup>th</sup> Lane	Other Roads	No	12.20
250	3	12 <sup>th</sup> Lane	Other Roads	No	12.20
251	3	13 <sup>th</sup> Lane	Other Roads	No	12.20
252	3	17 <sup>th</sup> Lane	Other Roads	No	12.20
253	3	19 <sup>th</sup> Lane	Other Roads	No	12.20
254	3	23 <sup>rd</sup> Lane	Other Roads	No	12.20
255	3	25 <sup>th</sup> Lane	Other Roads	No	12.20
256	3	33 <sup>rd</sup> Lane (Bagathale Road)	Other Roads	No	12.20
257	3	37 <sup>th</sup> Lane	Other Roads	No	12.20
258	13	11 <sup>th</sup> Lane	Other Roads	No	12.20
259	13	12 <sup>th</sup> Lane	Other Roads	No	12.20
260	13	13 <sup>th</sup> Lane	Other Roads	No	12.20
261	3	24 <sup>th</sup> Lane	Other Roads	No	12.20
262	9	1 <sup>st</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20
263	9	2 <sup>nd</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20
264	9	3 <sup>rd</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20
265	9	4 <sup>th</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20
266	9	5 <sup>th</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20
267	9	6 <sup>th</sup> Lane (Dematagoda Pl)	Other Roads	No	12.20

## Building lines from the center line of the existing street line – schedule v

Nos.	Postal Zone No.	Road Name	Classification For Street Line	Existing Street Line Width (m)	Approved Building Line Width (m)
1	11	Akbar Lane	Other Roads	12.19	15.00
2	7	Albert Crescent	Bus Route (Three Dual)	30.48	32.00
3	3	Alferd Place	Feeder Roads	12.19	15.00
4	15	Aluthmawatha Road	Bus Route (Three Dual)	18.28	32.00
5	7	Ananda Coomaraswamy Mawatha	Feeder Roads	20.11	22.00
6	10	Ananda Rajakaruna Mawatha	Bus Route (Two Dual)	22.86	24.00
7	6	Andarawatta Road	Other Roads	12.19	12.20
8	6	Anula Road	Other Roads	12.19	12.20
9	6	Ash Tip Road	Other Roads	12.19	12.20
10	8	Austin Place	Feeder Roads	12.19	15.00
11	3	Bagathale Road	Feeder Roads	12.19	15.00
12	9	Baseline Lane	Other Roads	12.19	12.20
13	11	Beach Road	Bus Route (Three Dual)	22.86	32.00
14	12	Beira Road	Other Roads	12.19	15.00
15	6	Balapokuna Road	Feeder Roads	15.24	15.24
17	8	Buddhaloka Mawatha (From Baseline Rd To N.M.Perera Mw)	Feeder Roads	12.19	15.00
18	5	Bois Place	Other Roads	6.09	12.20
19	6	Boswell Place	Other Roads	12.19	12.20
20	6	Byrde Place	Other Roads	12.19	12.20
21	1	Bristol Street	Feeder Roads	18.28	22.00
22	6	Canal Road (Part Of Rajaguru Sri Subuthi Rd)	Feeder Roads	12.19	22.00
23	6	Charlemont Road	Other Roads	12.19	15.00
24	3	Charles Drive	Other Roads	12.19	12.20
25	3	Charles Place	Other Roads	12.19	12.20
26	3	Charles Way	Other Roads	12.19	12.20
27	5	Chithra Lane	Feeder Roads	12.19	22.00
28	9	Clifton Lane	Other Roads	6.09	12.20
29	12	Dam St. (Gasworks St.To Saunders Pi)	Feeder Roads	18.28	22.00
30	6	D.M.Colombage Mawatha	Feeder Roads	12.19	15.00
31	6	Darmarama Road	Other Roads	12.19	15.00
32	4	Davidson Road	Other Roads	9.14	15.00
33	6	Daya Road	Other Roads	9.14	15.00
34	5	De Fonseka Road	Feeder Roads	12.19	15.00
35	5	De Fonseka Place	Other Roads	12.19	12.20
36	14	De Waas Lane	Other Roads	6.09	12.20
37	6	Dhammarama Road	Other Roads	12.19	15.00
38	8	Dr.N.M.Perera Mawatha	Bus Route (Three Dual)	30.48	32.00
39	5	D.S.Fonseka Road	Other Roads	12.19	12.20
40	8	Dudley Senanayaka Mawatha	Bus Route (Three Dual)	22.86	32.00
41	10	E.W.Perera Mawatha	Other Roads	15.24	12.20
42	8	Elliot Place	Feeder Roads	12.19	12.20
43	15	Elihouse Road	Other Roads	9.14	15.00
44	8	Farifield Gardens	Other Roads	12.19	12.20
45	14/15	Ferguson's Road	Feeder Roads	18.28	22.00
46	14/15	Ferguson's Road (Mattakkuliya Center Rd To Mattakkuliya Church Rd)	Bus Route (Two Dual)	18.28	22.00
47	5	Fife Road	Feeder Roads	12.19	15.00
48	10	Foster Lane	Other Roads	12.19	15.00
49	15	Faransawatta Lane	Other Roads	9.14	15.00

50	11	Gintupitiya Street	Feeder Roads	12.19	22.00
51	9	Gnanawimala Road	Other Roads	12.19	15.00
52	5	Gomes Path	Other Roads	6.09	12.20
53	6	Hampden Lane	Bus Routs	12.19	15.00
54	5	Havelock Road (From Reid Avenue Ju To Maya Avenue Ju)	Bus Route (Three Dual)	27.93	32.00
55	5	Havelock Road (Maya Avenue Ju To Startford Rd Junction)	Bus Route (Three Dual)	18.28	24.00
56	15	Hubert Place	Other Roads	12.19	15.00
57	12	Hultsdorf Street	Feeder Roads	12.19	24.00
58	5,6	High Level Road	Bus Route (Three Dual)	30.48	32.00
59	2	Hyde Park Coner	Feeder Roads	15.24	22.00
60	5	Isipathna Mawatha	Feeder Roads	18.28	22.00
61	7	Independence Avenue	Bus Route (Three Dual)	30.48	32.00
62	7	Inner Flower Road	Feeder Roads	12.19	15.00
63	6	Iswari Road	Other Roads	12.19	12.20
64	10	J.E.Gunadekara Avenue	Feeder Roads	12.19	22.00
65	4	Janaki Lane	Other Roads	6.09	12.20
66	5	Jawatta Road	Bus Route (Two Dual)	15.24	22.00
67	14	Jayantha Mallimarachchi Mawatha	Feeder Roads	12.19	22.00
68	10	Jayantha Weerasekara Mawatha	Bus Route (Three Dual)	20.11	32.00
69	6	Jayasinghe Road	Other Roads	12.19	15.00
70	13	K.Cyril C.Perera Mawatha	Bus Route (Two Dual)	18.28	24.00
71	13	K.B.Christie Perera Mawatha	Feeder Roads	18.28	22.00
72	15	Kelanigaga Mill Road	Other Roads	9.14	15.00
73	9	Ketawalamulla Lane	Feeder Roads	12.19	15.00
74	10	Khettarama Temple Road	Feeder Roads	12.19	22.00
75	5	Kirimandala mawatha	Feeder Roads	12.19	22.00
76	5	Klirillapona Avenue(From High Level Ju to Andarawatta Rd Ju)	Feeder Roads	15.24	15.24
77	5	Klirillapona Avenue(From Andarawatta Rd Ju to Vijaya Kumarathunga Mawatha Ju)	Feeder Roads	30.48	32.00
78	9	Kolonnawa Road	Bus Route(two Dual)	12.19	15.00
79	8	Kuruppu Road	Feeder Road	9.14	15.00
80	8	Kynsey Place	Bus Route(Two Dual)	15.24	22.00
81	8/10	Kynsey Road	Feeder Roads	15.24,20.11	22.00
82	4	Lauries Road	Other Roads	9.14	15.00
83	8	Lesli Ranagala Mawatha	Feeder Roads	12.19	22.00
84	6	Lily Avenue	Other Roads	No	15.00
85	1	Lotus Road	Bus Route(Two Dual)	20.11	32.00
86	14/15	Madampitiya road (Only for Ex.St Line Length)	Bus Route(TwoDual)	12.19/15.24	24.00
87	8	Magazine Road	Other Roads	12.19	15.00
88	10	Maligawatta Jumma Masjid Road	Feeder Roads	12.19	22.00
89	10	Maligawatta Road	Bus Route(Two Dual)	22.86	32.00
90	10	Maligawatta Lane	Feeder Roads	12.19	15.00
91	10	Maligawatta Place	Other Roads	12.19	12.20
92	12	Marities Lane	Other Roads	12.19	12.20
93	6	Mallika Lane	Feeder Roads	12.19	15.00
94	6	Manning Place	Bus Route(Two Dual)	9.14	24.00
95	3/4/5/6	Maraine Drive	Bus Route(Three Dual)	18.28	24.00
96	8	Mart Terrace	Other Roads	12.19	15.00
97	15	Mattakkuliya Centre Road	Bus Route(Three Dual)	12.19	32.00
98	15	MAttakkuliya Church Road	Bus Route(Two Dual)	12.19	22.00
99	15	Mattakkuliya Farm Road	Feeder Roads	12.19	22.00
100	6	May Avenue	Bus Route(Three Dual)	27.93	32.00
101	13	Mayfield Lane	Feeder Roads	9.14	15.00
102	2	Mews Street(Part Within S.L)	Other Roads	12.19	15.00

103	15	Modara Street(St.John s Way Junc.to Fergusons Rd Junc)	Bus Route(Two Dual)	18.28	22.00
104	15	Modara Street Madampitiya Rd Junc .to Rajamalwatta Rd Junc)	Bus Route(Two Dual)	15.24	22.00
105	10	Mohideen Masjid Road	Other Roads	12.19	15.00
106	13	Mowburry Lane	Feeder Roads	15.24	22.00
107	15	Muthuwella Mawatha(St James St to Madampitiya Rd)	Bus Route(Two Dual)	18.28	22.00
108	11	N.H.MAbdul Cader Road	Bus Route(Three Dual)	22.86	22.00
109	5	Narahenpitiya Road(Nuwara Rd)	Bus Route	17.07	22.00
110	6	Pamankada Road	Bus Route(Three Dual)	22.55	24.00
111	6	Pamankada Lane	Other Roads	9.14	15.00
112	13	Paramanandha Vihara Mawatha	Other Roads	9.14	15.00
113	5	Park Road	Feeder Roads	12.19	22.00
114	2	Park Street(Dharmapala Mw to Hyde Park Corner Ju)	Feeder Roads	15.24	22.00
115		Park Street(Hyde Park Corner to Sri Jinarathana Mw Ju)	Feeder Roads	20.11	22.00
116	3	Pedris Road	Other Roads	12.19	12.20
117	4	Pepin Lane	Other Roads	6.09	12.20
118	6	Perakumba Place	Other Roads	12.19	15.00
119	6	Peterson Lane	Other Roads	12.19	15.00
120	6	Poorwarama Mawatha	Feeder Roads	15.24	22.00
121	6	Rajaguru Sri Subuthi Road	Feeder Roads	12.19	22.00
122	4	Ramya Road	Other Roads	Ex.Rd.width	12.20
123	5	Randoli Lane	Other Roads	6.09	12.20
124	4	Ransivi Lane	Other Roads	6.09	12.20
125	4/7	Reid Avenue (Thummulla Ju To Independence Avenue)	Bus Route(Three Dual)	30.48	32.00
126	4	Reid Avenue (Lauries Rd To Thummulla Avenue)	Other Roads	9.14	15.00
127	4	Retreat Road	Other Roads	7.92	12.20
128	6	Robert Gunawardana Mawatha (Follow RDA Street Line Plan)	Feeder Roads	30.48	32.00
129	6	Rudra Mawatha	Other Roads	9.14	15.00
130	15	Rudrigo Place	Other Roads	9.14	15.00
131	8	Ruhunukala Mawatha	Other Roads	9.14	15.00
132	12	St Sebastian Street	Feeder Roads	12.19	22.00
133	10	Santlarachchis Gardens	Other Roads	12.19	15.00
134	8	Saranapalahimi Mawatha	Other Roads	18.28	22.00
135	12	Saunders Place	Bus Route(Two Dual)	30.48	32.00
136	3	School Lane	Other Roads	9.14	12.20
137	12	Silver Smith Lane	Other Roads	12.19	15.00
138	9	Sri Nigrodharama Mawatha	Other Roads	20.11	22.00
139	15	Sri Wickrama Mawatha	Other Roads	12.19	15.00
140	15	Srimath Ramanathan Mawatha	Bus Route(Three Dual)	22.86	32.00



# City of **COLOMBO** Development Plan (Compiled Edition)



Urban Development Authority  
Ministry of Megapolis & Western Development  
March 2018