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EXTRAORDINARY

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PART I : SECTION (I) — GENERAL
Government Notifications

NOTICE OF APPROVAL OF THE AMENDMENT TO THE CITY OF COLOMBO DEVELOPMENT PLAN 1999 AND 2008 (AMENDMENT) PREPARED UNDER THE URBAN DEVELOPMENT LAW No. 41 OF 1978

NOTICE is hereby given to the General Public of the 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, Patali Champika Ranawaka, Minister of Megapolis and Western Development by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved the proposed amendment to be included to City of Colombo Development Plan 2008 (Amendment).

I hereby approve the amendment as applicable to Sections specified hereunder the 2008 Amendment of the Colombo Development Plan (which is an amendment to the approved City of Colombo Development Plan 1999) by virtue of the powers vested in me under Section 8H of the Urban Development Authority Law No. 41 of 1978.

01 **Section 5** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the following provisions;

- i. Change the zoning of the area bounded by D.S. Senanayake Junction including Dudley Senanayake Mawatha and Bauddhaloka Mawatha from “Special Mixed Residential zone” to “Mixed Development Zone”.
- ii. Change the zoning of the area bounded by Ananda Kumaraswamy Mawatha, Col. T.G. Jayawardena Mawatha, Flower Terrace and Sir Ernest De Silva Mawatha from Special Primary Residential Zone to Mixed Development Zone.
- iii. Change the zoning of the area bounded by Col. T.G. Jayawardena Mawatha and Union Place from Special Primary Residential Zone to Mixed Development Zone.

Amendment of
Section 5 of City
of Colombo
Development
Plan
(Amendment), 2008



Amendment of
Schedule V of
Annexure I, City
Colombo
Development Plan
(Amendment),2008

02 **Section 33** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the following provisions;

- i. To reduce Aloe Avenue building line width up to 12m instead of 15m building line width and amend the No. 11 road of the Schedule V of the Annexure I.
- ii. To keep 5ft. building line in 12th lane from the edge of the road instead of 12.2m wide building line and amend the No.250 road of the Schedule V of The Annexure I.

Amendment of
Schedule 1A of
City of Colombo
Development Plan
(Amendment),2008

03 **Schedule 1A of the City of Colombo Development Plan** (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the following provisions;

The following calculation table is inserted to the Schedule 1A of the CCDP (Amendment) 2008 fee schedule as 1B

Schedule 1B

Appeal on development activities	Fee to be levied.
1 st Appeal	Free
2 nd Appeal	25% of the development cost
3 rd Appeal	50% of the development cost
4 th Appeal	75% of the development cost

Insertion of new
Section as a 7.33
of City of
Colombo
Development Plan
(Amendment),2008

04 Insertion of new section as a 7.33 of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the insertion of following provision.

Section 7.33 “It shall be considered to permit the next immediate higher limit of the permissible levels limit in Form C1, if the land extent and the road frontage are within 10% less of the required limit for the next upper level and is within road frontage, if all other requirements are satisfied, in the event of an appeal by the applicant.”

Removal of
Section 4.1(e) of
City of Colombo
Development Plan
(Amendment)
2008

05 **Section 4.1 (e)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is repealed.

Insertion of new
clause as a
section 9.1(a)iv, to
the City of
Colombo
Development Plan
(Amendment)
2008

06 **Section 9** of the City of Colombo Development Plan (referred to as the City of Colombo Development Plan (Amendment) - 2008, is further amended by the insertion of New clause as section 9.1(a) iv stating as follows;

”to declare 4.5 meter acquisition line from the center line of the road on to the either side to the road, and to be gifted to the local authority free of charge in the event of requesting development activities which will be applied only for the CMC maintain or public road connecting the Marine Drive and Galle Road from Kollupitiya Junction up to Kirulopone Canal in order to widen the access road up to 9m to cater the future development. This shall be applied to the roads without street lines and the physical width being less than 9m with a building line and also to the street line width being less than 9m.”

- 07 **Section 3(1) (c) (ii)** of the Volume II of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is to be deleted.
- 08 **Section 13(2)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the following section;
- “The detailed structural Engineer drawings and design calculations shall be prepared based on the soil test report in accordance with the provision of the law of these regulations, and any other written law relating to building construction and certified by a relevant qualified person who prepared the detailed structural engineering drawings and design calculations.”
- 09 **Section 16 (a)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the insertion of clause into Section 16(a) as follows;
- “Submit the duly filed declaration form (Annexure III of schedule vi (a-e)) specified in Schedule VI under this regulation in relation to the building works accompanied with the development permit application made under 8J of the UDA Act.”
- 10 **Section 16 (c)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the word “inspect” immediately before “supervise.”
- 11 **Section 16 (c)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the insertion of clauses 16 (c) i, 16 (c) ii & 16 (c) iii;
- i. In the case of an intermediate rise building and high rise building, in every 06 months from the beginning of the date of submission to the authority of notice of intention to commence until the building work is completed.
 - ii. In the case of all other buildings excluding (i) of Section 16 (c) of this regulations, in every 03 months from the beginning of the date of submission to the authority of notice of intention to commence until the completion of building works.
 - iii. Participate to the final inspection carried out by the approving agency to the direction given by the Chairman, before issuing a Certificate of Conformity to the building in respect of which the building works area is carried out to any other person.

Removal of Section 3(1) C(II) of City of Colombo Development Plan (Amendment), 1999

Amendment of Section 13(2) of City of Colombo Development Plan (Amendment), 1999.

Insertion of new Annexure as a Annexure III and schedule vi (a - e) of City of Colombo Development Plan (Amendment), 1999

Amendment of Section 16(C), City of Colombo Development Plan (Amendment), 1999.

Amendment of Section 16(C), City of Colombo Development Plan (Amendment), 1999.

- Amendment of Section 16(d), City of Colombo Development Plan (Amendment), 1999.
- 12 **Section 16 (d)** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of the following;
- “Submit to the authority the progress report after inspection is made under regulation 16(c) i on the building works or where applicable such progress report relating thereto as may be specified below at the appropriate times or stages of the building works.”
- Amendment of Section 22, City of Colombo Development Plan (Amendment), 1999.
- 13 **Section 22** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of Section 22 (d)
- “Completion of joint inspection with all relevant agencies.”
- Amendment of Section 61, City of Colombo Development Plan (Amendment), 1999.
- 14 **Section 61** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitutions of Section 61(a) and 61(b)
- 61(a) The owner or developer of building shall submit an insurance policy obtained in his / her name to the authority together with the notice of intention to commence building work specified under Section 19c of these regulations.
- 61(b) (i) Failure of furnishing such insurance policy, the authority shall have the right to cancel the development permit issued under section 12 of these regulations.
- (ii) The owner / developer should extent the insurance policy mentioned in the Regulation in section 61B (i) until the Certificate of Conformity is obtained.
- Amendment of Section 70, City of Colombo Development Plan (Amendment), 1999.
- 15 **Section 70** of the City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the substitution of subsection
- “Chartered Architect or Architect means a corporate member of SLIA which is incorporated under Act No. 1 of 1976 and architect registered to practice under the Architects Registration Board established under Act No. 14 of 1996 (amendment to the principle enactment) or architect eligible to practice as a qualified person registered under CIDA Act No. 33 of 2014.
- “Town Planner” means a corporate member of the Institute of Town Planners of Sri Lanka which is incorporated under the Act No. 23 of 1986.
- “Engineer” means a ‘qualified person’ who is a corporate member of the Institution of Engineers of Sri Lanka and registered under CIDA Act No. 33 of 2014.
- Amendment of Section 33, City of Colombo Development Plan (Amendment), 1999.
- 16 **Section 33 (2)** City of Colombo Development Plan (referred to as the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the insertion of a new para as Section 33 (6);
- Sec 33 (6) Notwithstanding anything to the contrary stated in Section 33, a road being gazette and declared under National Thoroughfares Act (NTA) No. 40 of 2008, shall be subject to building limits imposed by the Road Development Authority for the roads within the Colombo Municipal Council Area.

- 17 **Section 8.1** City of Colombo Development Plan (referred to as Zone III Development Guide Plan -Area I of Volume II of the principle City of Colombo Development Plan 1999 and 2008 (Amendment)) is further amended by the insertion of the following para as section 8.1.2;
- Amendment of Section 8.1, City of Colombo Development Plan (Amendment),2008.

Section 8.1.2 notwithstanding anything to the contrary stated in Section 8.1 (b) and 8.1 (d) to permit residential activities except apartment buildings in Zone III (Institutional Zone) of the Development Guide Plan Area I of the City of Colombo Development Plan.”

- 18 Insertion of new annexure as annexure III, of Schedule VI (a – e), immediate after the Annexure II of Schedule V of City of Colombo Development Plan (Amendment) 2008.
- Insertion of Annexure III of Schedule Vi(a - e) of City of Colombo development plan (Amendment), 1999.

Annexure III

Schedule “VI (a)” – Declaration of Applicant/s

Schedule “VI (b)” – Declaration of the Owner of Land

Schedule “VI (c)” – Declaration of Qualified person (Architect/ Draughtsman)

Schedule “VI (d)” - Declaration of Qualified person (Architect/ Engineer)

Schedule “VI (e)” - Declaration of Qualified person (Structural Engineer)

උපලේඛන VI / அட்டவணை VI / Schedule VI
(අලුළුණුම - අ / இணைப்பு - ஈ / Annexure - d)

සුදුසුකම්ලත් තැනැත්තා විසින් සහතික කිරීම සඳහා :

(යෝජිත ගොඩනැගිලිවල මහල්වල වර්ග ප්‍රමාණයේ එකතුව වර්ග මීටර් 280 ඉක්මවා ඇත්නම් හෝ මායිම්වල බිත්ති හෝ කුළුණු පිහිටා ඇත්නම්)

මා විසින් දරන ස්ථානය සඳහා පිළියෙළ කරන ලද සැලසුම් නාගරික සංවර්ධන අධිකාරියේ නගර සංවර්ධන සැලැස්මේ සැලසුම් හා ගොඩනැගිලි රෙගුලාසිවලට හා අනිකුත් අදාළ නීති රෙගුලාසි හා ගොඩනැගිලි අවශ්‍යතා අනුව පිළියෙළ කොට පෞද්ගලිකව මවිසින්ම පරීක්ෂා කොට බලා ඉදිරිපත් කර ඇති බව මෙයින් සහතික කරමි. තවද මා විසින් මගේ අනුදැනුම ඇතිව මේ සමග ඉදිරිපත් කර ඇති ලියකියවිලි කිසිවක් සාවද්‍ය ලෙස ඔප්පු වුවහොත් ඒ පිළිබඳ වගකීම මා විසින් බාර ගන්නා බවටත් මෙයින් ප්‍රකාශ කරමි.

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සුදුසුකම්ලත් තැනැත්තාගේ අත්සන.
දිනය

කட்டிட වරාය/பொறியியலாளரின் சான்றிதழ் :

(பிரேரிக்கப்பட்ட கட்டிடத்தின் மாடிகளின் சதுர அளவுகளின் மொத்தத் தொகை 280 சதுர மீற்றர்களுக்கு அதிகமாகவும், எல்லைகளின் சுவர்கள் அல்லது கொங்கிரீட் தூண் அமைக்கப்பட்டிருப்பின்)

என்னால் இலக்கமுடைய இடத்திற்காக தயாரிக்கப்பட்டுள்ள மாதிரிப்படம் நகர அபிவிருத்தி அதிகாரசபையின் திட்டமிடல் மற்றும் கட்டிட ஒழுங்குவிதிகளுக்கு மற்றும் அனைத்து சட்ட ஒழுங்குவிதிகள் மற்றும் தேவைகளுக்கமைய தயாரிக்கப்பட்டு தனிப்பட்ட ரீதியில் மேற்பார்வையிடப்பட்டு முன்வைக்கப்பட்டுள்ளதென இத்தால் உறுதிப்படுத்துகின்றேன். மேலும், என்னால் எனது அனுமதியின் கீழ் அத்துடன் முன்வைக்கப்பட்டுள்ள ஆவணங்கள் ஏதேனும் போலியானவை என நிரூபிக்கப்பட்டால் அது தொடர்பான பொறுப்பை நான் ஏற்றுக்கொள்வேன் என இத்தால் உறுதிப்படுத்துகின்றேன்.

.....
கட்டிட வரைஞர்/பொறியியலாளரின் கையொப்பம்.

திசுதி :-----.

To be filled by the Architect/ Engineer :

(If the proposed building exceeds floor area of 280 Sq.M of walls and columns are situated on the boundary)

I certify that I have prepared the Architectural plans for the property at and I have personally checked and verified that the plan is in accordance with the planning and building regulations of the Urban Development Authority (UDA) and other relevant laws, Enactment, and building requirements. I am fully aware that I shall be liable for and offence if I knowingly make or product any information which is false.

.....
Architect/Engineer Signature.

.....
Date

To be certified by a Qualified Person (Structural Engineer) :

(For structural design stability of the proposed building and safety of adjacent buildings/ neighboring properties as per the planning and building regulations of the Urban Development Authority)

I am a qualified Structural Engineer who is a member of the Institution of Engineers of Sri Lanka and registered under the CIDA Act No. 33 of 2014. I hereby state that I have followed the guidelines and standards given by the Euro codes and National Annexures/ relevant British standards which have been approved by the sectorial committee on building and construction materials.

I hereby certify that the structural plans and design calculations for the proposed building situated at are prepared by me and thereby ensure the structural stability of the building during and after construction.

I further certify that during the construction period, I will make periodic supervisions and provide necessary methods to protect against damages to adjacent structures and neighboring properties until the certificate of conformity is obtained.

.....,
Structural Engineer Signature.

.....
Date

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis and Western Development.

02nd January 2019.

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