

# *Beira Lake*

Intervention Area Development  
Guide Plan (2022–2031)



Urban Development Authority  
Ministry of Urban Development and Housing



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# Beira Lake Intervention Area Development Guide Plan 2022–2031

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Beira Lake Intervention Area Development Guide Plan 2022–2031 contains the situational analysis, explanations on the need of a plan, vision, goals, objectives, implementation mechanism and special and general Planning & Building Regulations applicable to Guide Plan Area within the period of 2022–2031.

Beira Lake Intervention Area Development Guide Plan 2022–2031 was prepared by Colombo Metro Region Division of Urban Development Authority with the consultation of relevant stakeholder agencies.

**Direct Supervision by :**

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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No. 2274/03 - MONDAY, APRIL 04, 2022

(Published by Authority)

**PART I : SECTION (I) — GENERAL**

**Government Notifications**

**APPROVAL OF THE BEIRA LAKE INTERVENTION AREA GUIDE PLAN (2022 - 2031)**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the Beira Lake Intervention Area Guide Plan (2022 - 2031) after consideration of recommendation made by the Board of Management of the Urban Development Authority on 26th January, 2021 by virtue of the powers vested in me under Section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

**MAHINDA RAJAPAKSA (M.P.),**  
Minister of Urban Development and Housing.

Ministry of Urban Development and Housing,  
8th, 17th and 18th Floor,  
Suhurupaya,  
Battaramulla.  
28th March, 2022.



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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 04.04.2022

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### **Notice of Approval of the Beira Lake Intervention Area Guide Plan (2022 - 2031)**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in charge of the subject of Urban Development & Housing by virtue of the powers vested in me under Section 8 (F) of the said Act, No. 4 of 1982 have approved the Beira Lake intervention area guide plan (2022 - 2031), prepared under Section 8 (A) of the said Act on the day of 28th March 2022.

**MAHINDA RAJAPAKSA (M.P.),**  
Minister of Urban Development and Housing.

Ministry of Urban Development & Housing,  
17th and 18th Floors,  
"Suhurupaya",  
Subhuthipura Road,  
Battaramulla.  
04th April, 2022.

### **Approval of the Beira Lake Intervention Area Guide Plan (2022 - 2031)**

PUBLIC are hereby informed that the Beira Lake Intervention Area Guide Plan (2022 - 2031) under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 28th March 2022, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

Major General (Retd.) **UDAYA NANAYAKKARA,**  
Chairman,  
Urban Development Authority.

04th April 2022.

EOG 04 - 0023



## Honorable Minister's Forward



At the established provisions of the Urban Development Authority Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to the urban development in Sri Lanka.

Now a day, Beira Lake is a center for various uses that are mismatched by each other. Such as residential, industrial, commercial, tourism, and religious activities. Further, fishing, recreational activities, boat repair dumping of garbage, and disposal of laundry and wastewater into the Lake have existed around and in Beira Lake. This hazardous situation has encouraged to development of the Beira Lake area as a tourist attraction place in Colombo.

My opinion is that the extensive consultation of professionals, experts, stakeholders, and the communities provided a better approach to the preparation of this plan. And also, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team, all staff of the Urban Development Authority, and those who have contributed in numerous ways to complete this work.

Mahinda Rajapaksa  
*Minister of Urban Development & Housing*



## Honorable State Minister's Forward



In today, Urban Development Authority (UDA) is one of the leading governing body in Sri Lanka which have done activities relating to the planning and plan implementation. And also, that is highly responsible for maintaining the high standard of the urban quality of the nation.

Most of developed countries around the world have used water bodies within the capital city as a potential for the major developments while using same for the ecological balance of the city.

In our context, the Beira Lake can be considered as hidden asset of the Commercial City of Colombo. The prime intension of this Beira Lake Intervention Area Guide Plan would be to attract high-end investments for the underutilized lands around the lake and become a most foreign direct investments attracted water front developments area in South Asian Region in this decade.

At this moment I would like to pay sincere gratitude to the Team of the UDA who had contributed their great effort to make this successful and to all those who have assisted and encouraged with various ways towards its formulation and implementation.

Finally, I hope that Beira Lake Intervention Area Guide Plan will contribute to the fulfillment of the visionary aspirations of the Government Policy of Vistas of Prosperity and Splendour.

Dr. Nalaka Godahewa  
*State Minister of Urban Development,  
Waste Disposal and Community Cleanliness*



## UDA Chairman's Forward



As the apex planning body in Sri Lanka, Urban Development Authority carry out its mission to promote integrated planning and implementation for the economic, social, environment and physical development of the declared urban areas in order to facilitate the country's journey towards a planned, sustained and adored urbanization.

Since its establishment in 1978 under the provisions of the Urban Development Authority Act, No. 41 of 1978, the Authority has been undertaking innovative strategic projects and programmes to induce and facilitate development transformations in the urban areas. 'Beira Lake Intervention Area Guide Plan' can be introduced as another planning tool that will be adopted by the UDA to guide and manage the developments in the Beira Lake surrounding area.

Beira Lake is one of the environmental assets of City of Colombo having significant potential to attract high-end real estate developments. Its strategic positioning at the heart of Colombo's Central Business District equips the area to gain the highest real estate values and to be the most esteemed financial district in Colombo synchronizing with the high-end development trend of neighboring Colombo Port City.

It is the intention of Beira Lake Intervention Area Guide Plan to ensure a planned, inclusive and sustainable development in the surrounding of the Beira Lake. The Plan is based on the concept of waterfront development which enhances the existing environmental potential of the city in order to create high-valued development space, conserve the Beira Lake ecosystem and to add more public open recreational spaces to the city. The Beira Lake Intervention Area Guide Plan is a high detailed plan which introduces plot wise guidelines in order to ensure fair sharing of the benefits of the Beira Lake waterfront development among the existing and potential developments in the several rings of its neighborhood as well as the general public.

The Beira Lake Intervention Area Guide Plan would not have been a success without the contribution and commitment of the surrounding inhabitants, private and state institutions, existing and potential developers, religious places and other relevant stakeholders. I take this opportunity to extend my gratitude to all who contributed and committed towards this collective vision of transforming the Beira Lake surrounding into one of the most sought elegant, yet most inclusive spaces in Colombo.

The Beira Lake Intervention Area Guide Plan indeed contributes to achieve the vision of the National Policy Framework of the Government, Vistas of Prosperity and Splendour directly aligning with two of its policies; development of physical resources and sustainable environment management.

I also extend my appreciation to the Planning Team of Urban Development Authority who with great effort and commitment, successfully completed the Beira Lake Intervention Area Guide Plan with a high quality on par with international standards.

Major General (Retd) Udaya Nanayakkara  
*Chairman*  
*Urban Development Authority*



## Acknowledgment

Beira Lake Intervention Area Guide Plan is a collaborative work which is undertaken by the Colombo Metro Region Division of Urban Development Authority under the consultation of relevant stakeholders and throughout the process which continued for nearly one year.

Especially, our special thanks are extended to the Minister of Urban Development & Housing, Hon. Mahinda Rajapaksha, State Minister, Hon. Nalaka Godahewa and Secretary to the Ministry for the guidance and support given by them.

Special gratitude is extended to all relevant key stakeholder agencies of both state and private sector for sharing their comments, suggestions, and ideas along with numerous valuable input data without which the Beira Lake Intervention Area Guide Plan won't be a reality. The comments, recommendations, and suggestions given by the general public; especially the Colombo Community in the means of participating in stakeholder meetings, focused group discussions, business forums, through the website, and other social media are also highly appreciated.

The chairman of Urban Development Authority, Major General (Retd) Udaya Nanayakkara is recalled with great appreciation for initiating the process of preparing the guide plan. Special gratitude is also extended to the Director-General of UDA, Plnr. Mr. N.P.K. Ranaweera, Additional Director General, Deputy Director Generals, and Directors of all Divisions of UDA for their encouragement, supervision, and counsel have given throughout. The continuous direct guidance and encouragement were given by Director (Strategic Planning), Plnr. Priyani Nawarathne is also remarked with great appreciation. Besides, all staff of UDA is remembered with utmost gratitude for their support towards Beira Lake Intervention Area Guide Plan in numerous ways.

No. 41 of 1978, have approved the Beira Lake Intervention Area Guide Plan 2030.

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Chapter 01  
*Introduction*



Beira Lake is the main water body which is locating within the Central Business District of Western Region in close proximity to the Colombo Port and Port City Developments. The lake covers about 65.4 Ha. and has a mean depth of 2.0m. The area is mostly flat, with ground level ranging from less than 1m to 6m above mean sea level and catchment area is about 629Ha with comprising five main basins.

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Area **65.4 Ha**  
Mean Depth **2m**  
Ground Level **1–6m**  
*above mean sea level*  
Catchment Area **629 Ha**

Beira Lake as a unique water body is adding environmental and economic values to the area while emerging the potential for waterfront development with the rapid urbanization of the Colombo as the Central Business District of whole country. But today Beira Lake is a center for the various incompatible uses which include dumping of garbage as well as the disposal of laundry and wastewater into the Lake. Since Beira Lake Intervention Area being the heart of the Colombo capital the potential for massive developments to be guided by the Urban Development Authority as the main planning agency of the Sri Lanka.

Accordingly, Urban Development Authority (UDA) of Sri Lanka prepared this Development Guide Plan for the Beira Lake Intervention Area to achieve its vision of planned, sustained and adored urbanization with promoting integrated planning and implementation for economic, social, environment and physical development of the area by the legal provision from the UDA Act No. 41 of 1978 as its one of mandatory duties.

*Beira Lake as a unique water body is adding environmental and economic values to the area while emerging the potential for waterfront development with the rapid urbanization of the Colombo as the Central Business District of whole country.*

## 1.1. Guide Plan Area

The East Beira Lake and Northern part of the West Beira Lake is the major concern of this Beira Lake Intervention Area Development Guide Plan (2022–2031). The underutilized and uncontrolled developments along the water body exist in this area and the development potentials for the area are emerging with the surrounding developments like Port City, Multi Modal Transport Hub and Lotus Tower. Due to that considering the need of the planning intervention for the area the boundary of this guide plan decided to be bounded by the Lake House Junction, Ibbanwala Junction, Galle Face Green and the Lotus Road.

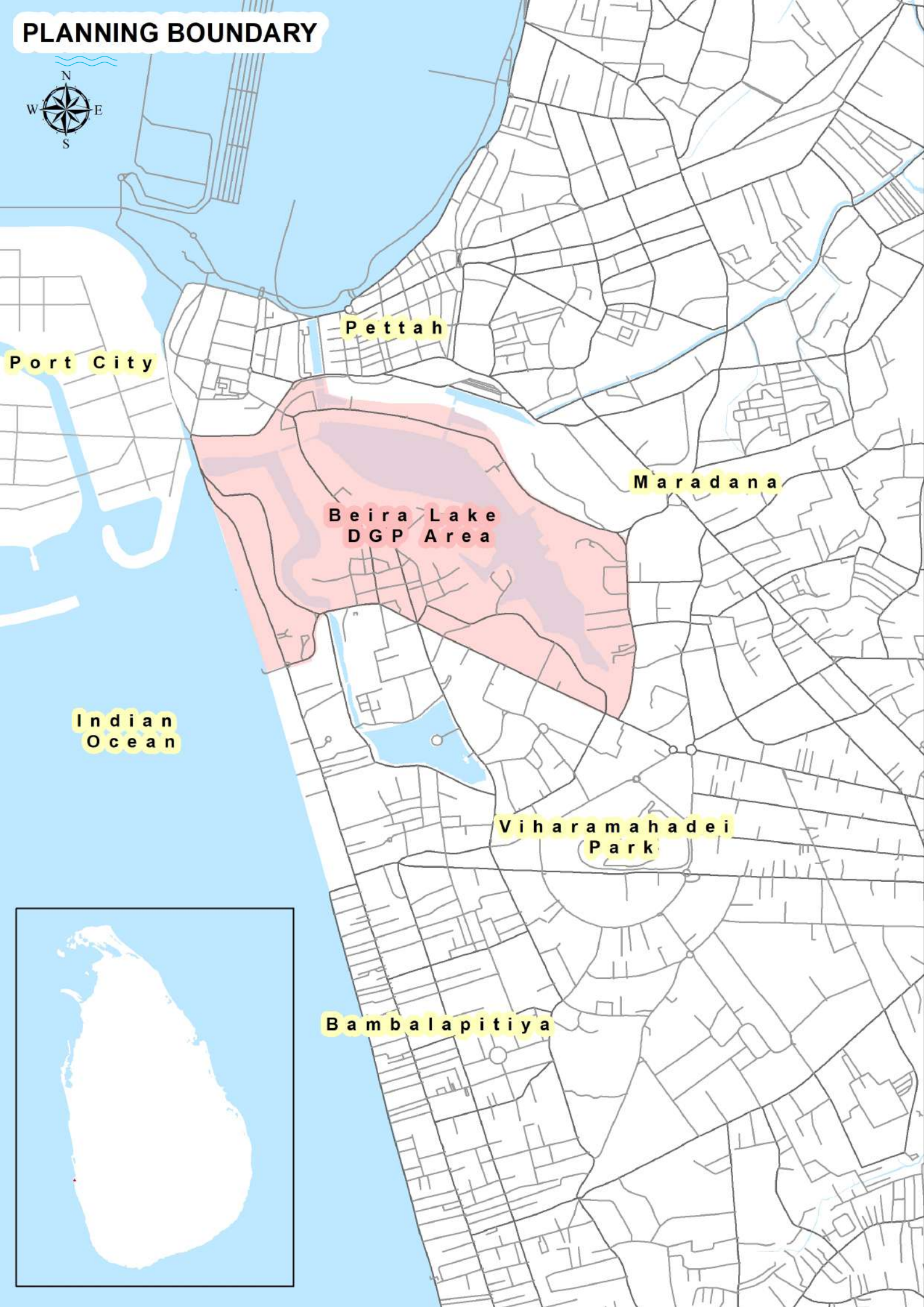
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Guide Plan Area  
**645 Acres**

The total area includes Approximately 645 Acres of land extent and the Development Guide Plan is guiding the economic, social, environment and physical developments of the area.



# PLANNING BOUNDARY

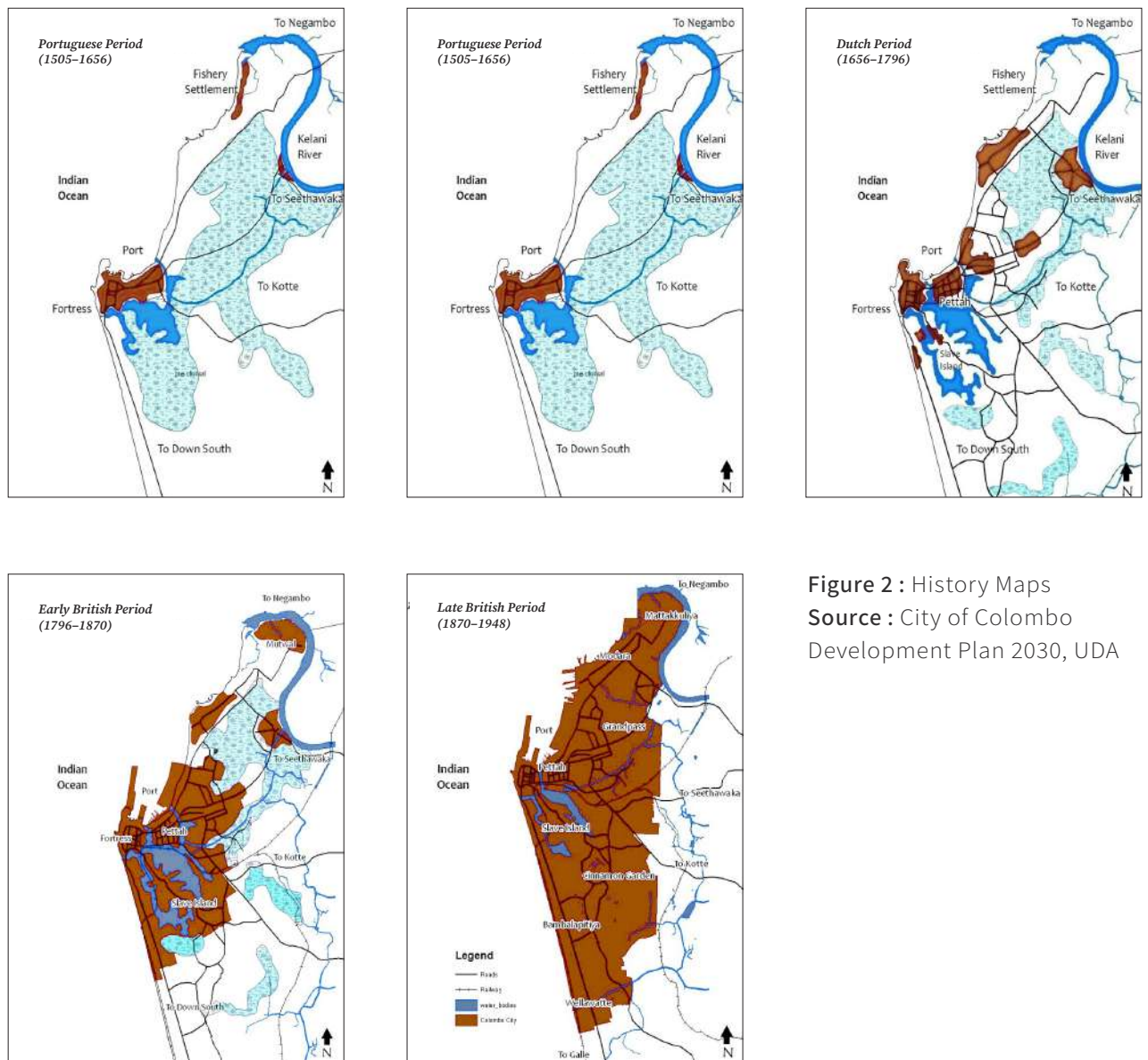


## 1.2. Contextual Study

### 1.2.1. History of the Beira Lake

After the Colombo became the countries capital in 1815 the Beira Lake, which was an ornament of the city and the afforded an ideal opportunity for boating related activities as well as for leisure were a site of various recreational activities such as parties, concerts,

theatre, balls etc. During the early period it was the center of commercial life as well as a leisure resort. Near the Lake was charming sites with greenery, walking paths and spaces for children to play.



**Figure 2 :** History Maps  
**Source :** City of Colombo  
 Development Plan 2030, UDA

**Figure 1 :** Planning Boundary



These sites no longer exist due to changes in land use that took place over the years. With the time many activities have contributed to encroach on the surface of the Lake areas like port related activities such as warehouses and of a boat yard in the East Lake area, the occupation by squatters of some structures of land around the Lakes, and the road development and siltation of parts of the Lake.

---

During the early period Beira Lake was the center of commercial life as well as a leisure resort.

As per the Beira Lake Restoration Study, 1993, these activities “have resulted in the eutrophication of the Lake and encouraged periodic unrestrained growth of algae, fish kills, bad odor and discoloration of the water which has caused much public nuisance besides being a health hazard”.



Figure 3 : Images of Beira Lake History

## 1.2.2. Previous Planning Attempts

In purpose to avoid unplanned growth and regularize the foreseen developments as response to the rapid urban development and urban sprawl of City of Colombo the compre-

hensive planning attempts were introduced for the whole Colombo area in several times with including the Beira Lake Intervention Area as follows.

- *City Plan by Sir Patrick Geddes – 1921*
- *Plan by Clifford Holiday – 1940*
- *The Regional Plan by Patrick Abercrombie – 1948*
- *UNDP Assisted Colombo Master Plan – 1978*
- *City of Colombo Development Plan – 1985*
- *Colombo Metropolitan Regional Structure Plan (CMRSP) – 1998*
- *City of Colombo Development Plan – 1999*
- *Western Region Mega Polis Plan (CESMA) – 2004*
- *City of Colombo Development Plan (Amendment) – 2008*
- *Western Region Mega Polis Master Plan – 2030*



### Beira Lake

City Plan by Sir Patrick Geddes

Although all of these plans include the area of Beira Lake the special attention as a major water body within the city is less except the City of Colombo Development Plan (Amendment)–2008. Under the City of Colombo Development Plan (Amendment)–2008 the Beira Lake Intervention Area has identified as a Guide Plan area to denote the need of special planning intervention.

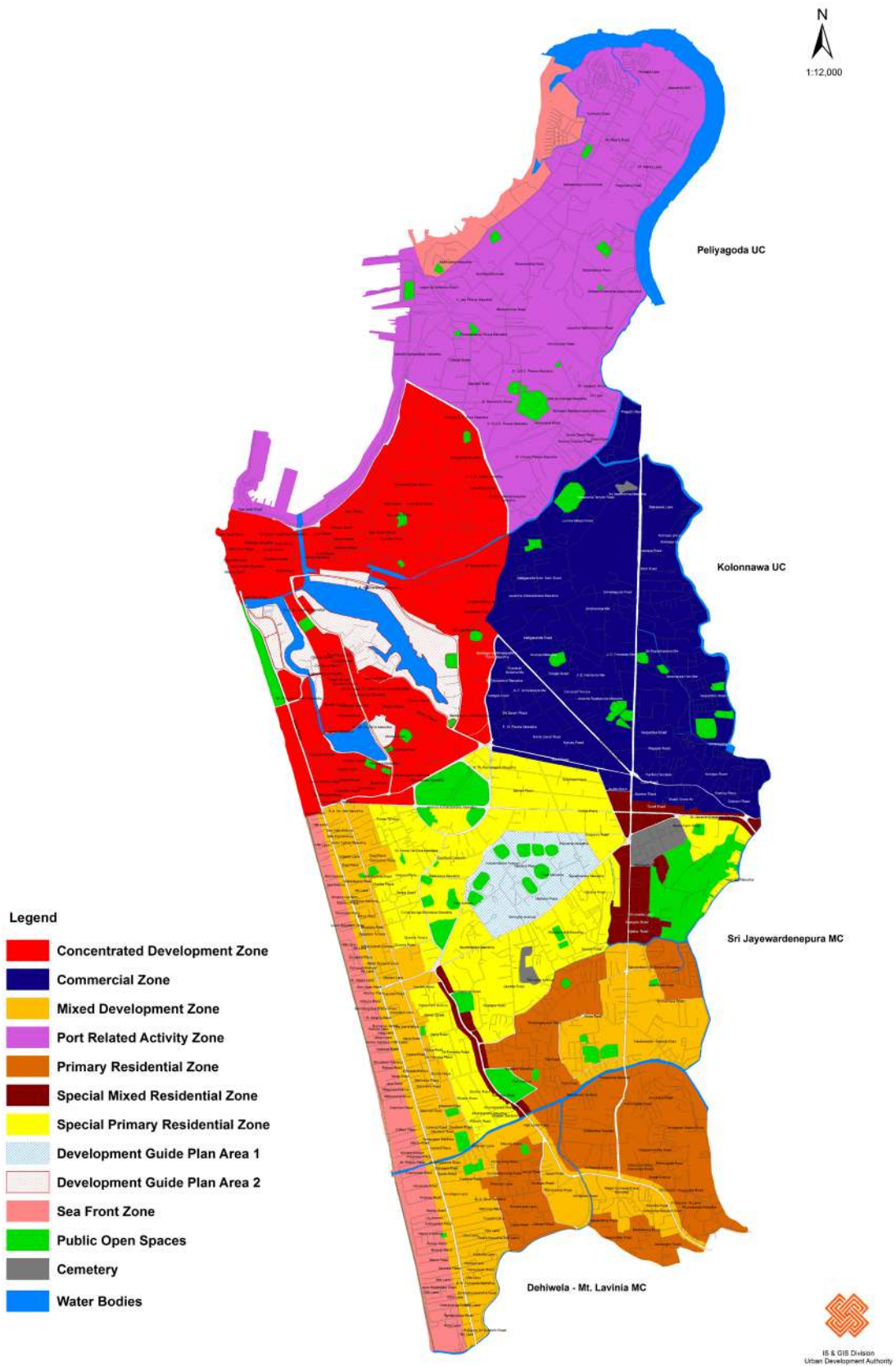


Figure 4 : City of Colombo Development Plan (Amendment) - 2008



The Beira Lake Master Plan 1993 is the only one planning document which fully intentioned about the developments around Beira Lake. Sri Lanka and Canadian Professionals were prepared Master Plan for Beira Lake and surrounding areas based on the Beira Lake Restoration Study, 1993. It was a comprehensive study and identified 15 sites to turn Colombo into water–front city using the Beira Lake as a central attraction an existing open area.

As per the said proposal, relocation of Army Head Quarters and release the lands along the Baladaksha Mawatha, Colombo Commercial Land, and Slave Island redevelopment stage I & II and John Keels Development are in progress. The Linear Park development along the South West and about 80% of east Beira Lake was completed by the UDA according to the Master Plan.

This Master Plan was intended to serve two purposes. First, to convey to the citizens of Colombo a vision of what the future of the Core Area should be, and second to outline how this vision can be achieved. The Plan has both strategic and physical components. Strategically, the Plan provides a set of policies to guide future development in a manner that is consistent with overall City goals and objectives. Physically, the plan makes specific land use and urban design recommendations. The Master Plan consists with three sub plans.

- *Environmental Improvement Plan*
- *Water Management Plan*
- *Business Plan*

The Planning concept for the Core Area was composed of seven elements;

- I. *Provide enough opportunity to develop a powerful Business Centre.*
- II. *Focus the Core Area development to the Lake.*
- III. *In keeping with the water focus, the existing pears will be used to develop the new activities.*
- IV. *Beira Place and the Business Convention Complex, center of the Master Plan for East Beira Lake, was also focus on the waterfront.*
- V. *Foster the quality of new and existing residential neighborhoods.*
- VI. *Reinforce the relationship between the new development along the waterfront and the commercial core and residential communities of the City Centre.*
- VII. *Make the Core Area a unique attraction for tourists.*



### 1.2.3. Land Use

Most of the lands surrounding the Beira Lake are underutilized and use for warehouses and due to that the present density around Beira Lake is low when compared to the development of the other areas of the City of Colombo. The present land use pattern in the area categories to 17 categories and the percentage of the land use out of total area is described in the Table No.1.

No	Existing Land Use	%
1	Water Body	17.69
2	Commercial	10.93
3	Government Offices	9.61
4	Road	9.22
5	Ware House	8.31
6	Residential	8.05
7	Railway	8.58
8	Under Construction	5.79
9	Open Space/Recreational	5.65
10	Educational	3.33
11	Military Camps	3.28
12	Hotel	3.20
13	Bus Stand	2.28
14	Car Park	2.23
15	Religious	1.28
16	Industry	0.38
17	Bank & Allied	0.22

**Table 1 :** Land use Categories & percentages

**Figure 5 :** Land Use Map  
**Source :** CMR Division, UDA based on survey details on 2017

# LAND USE MAP



## Legend

- Commercial
- Religious
- Institutional
- Residential
- Transportation
- Utilities
- Water
- Park and Playground
- Harbour
- Port City

1 centimeter = 153 meters





The Perimeter of the Lake is about 15 km and the Lake area is about 165 Acres. Presently 5.65% lands available for open spaces/ recreational purposes and it included school playground too, but not included Beira Lake water area. This percentage is not adequate and not into the standard of the UDA regulation of open spaces (Minimum requirement is 10% of the area excluding roads and circulation areas).

Beira Lake is located in the heart of the City of Colombo and has a highly urbanized catchment of 448 ha. That is mostly flat, with ground levels ranging from less than 1m to 6m above mean sea level. The Lake covers 65.4 ha. And has a mean depth of 2.0m. It comprises four main basins. The East Lake is the largest and deepest basin (43.3 ha. mean depth of 5.6m.), which the other three basins are much smaller and shallower (total 22.2 ha. mean depth of 3.4) (1996 Beira Lake Business Plan).

#### **Beira Lake**

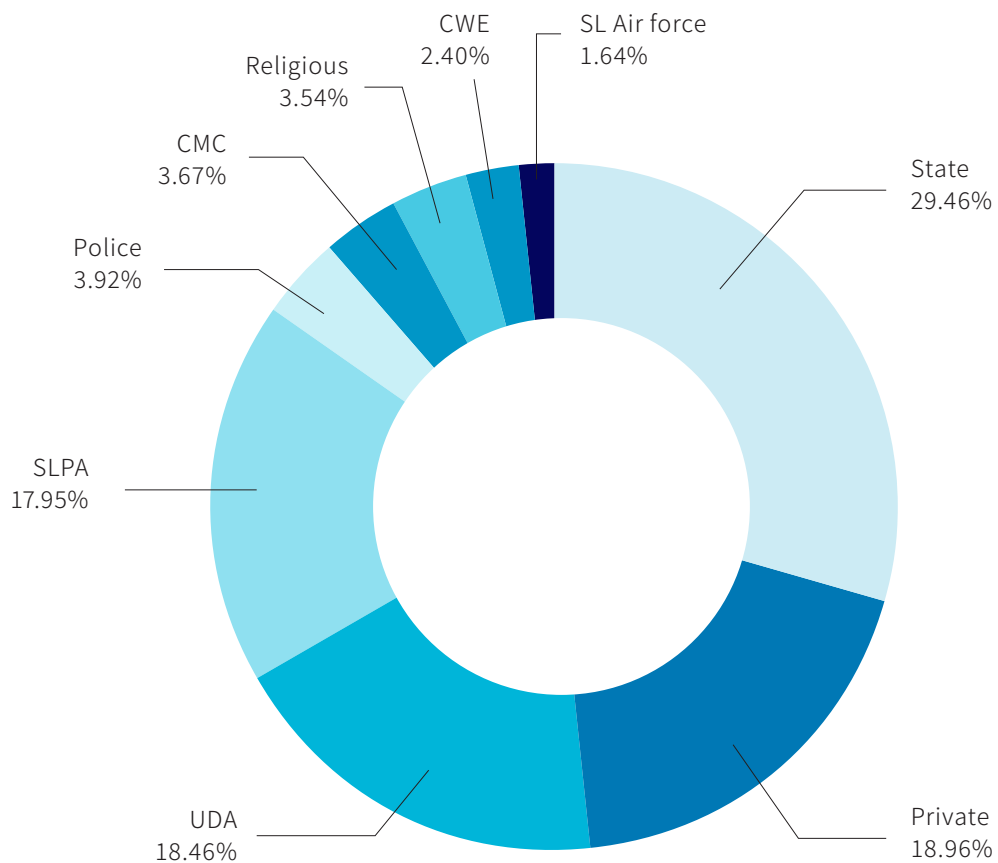
Lake perimeter - 15km  
Lake Area - 165Acres  
Available open Space (except Lake Area) - 5.65% out of total land extent

### **1.2.4. Land Ownership**

In the area surrounding Beira Lake, two types of land ownership can be identified. Land owned by the state and lands in private ownership. Most of the state lands are underutilized. This issue was identified in 1993 - plan too and proposed to release these lands to the development. As a result of that, nearly 20 Acers of the West Beira and South Beira Lake were release for mixed development projects as well as Hotel projects which are under construction now. The state lands which are under the Land Commissioner's Custody, are occupied by the Government Organizations and the Armed Forces. Some of these lands are leased out to the private or semi-public organizations such as Ceylon Electricity Board (CEB), National Housing Development Authority (NHDA), Peoples Bank, Urban Development Authority (UDA), JEDB, Colombo Municipal Council (CMC) and the Railway Department also possess some state lands which are used by themselves or are leased out to others. However, most of the state lands are underutilized and not compatible with the urban land use.

Land Ownership	Percentage
State	29.46
Private	18.96
UDA	18.46
SLPA	17.95
Police	3.92
CMC	3.67
Religious	3.54
CWE	2.40
SL Air force	1.64

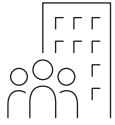
**Table 2:** Land Ownership percentage wise  
**Source:** Survey on February 2020



**Figure 6:** Land Ownership Percentage wise  
**Source:** Survey on February 2020

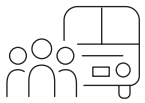


### 1.2.5. Population



Residential population  
**72540**

The residential population of the Development Guide Plan Area is about 72,540 according to the survey details of the Colombo Municipal Council in 2016. It is 13% of amount out of the total population of the Colombo Municipal Council Area. The residential population of this area is less as mentioned in the table no 1. It shows that the residential land use is around 8.5% out of the total land use of the DGP Area.



Commuter Population  
**122240** per day

The commuter population within the DGP area is about 122,240 per day as per the survey details of the Colombo Municipal Council in 2016. It is about 20% of amount out of the total commuter population attracts to the Colombo Municipal Council Area. The commuter attraction for the DGP area is in a considerable amount at the present situation and it shows the development potential for the area.



Figure 7: Low Income Houses, Slave Island



Figure 8: TATA Housing Complex, Slave Island



Figure 9: Commuter Population, Galle Face Green

## 1.2.6. Transportation

Transport network is important which facilitate the movement of population and materials to each and every one who is benefited from the certain area. The area includes to Beira Lake Intervention Area Guide Plan has three types of transport modes as roads, railways and water transportation. In further the red line and purple line of the proposed Colombo Metro System are running through this area. The Multi Modal Transport Hub – Pettah will be developed very close to this area within nearest future.

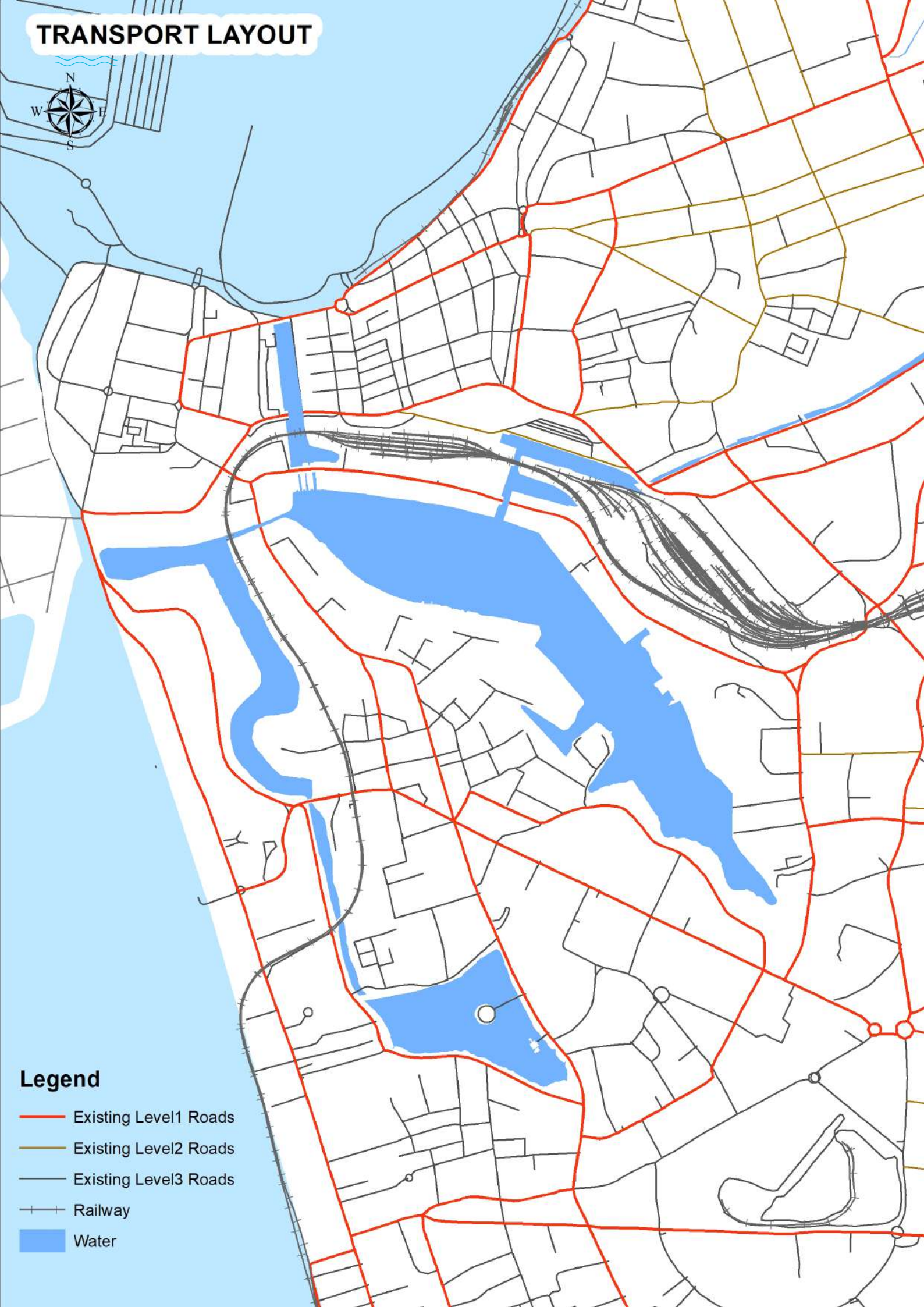
Roads – In terms of road connectivity, Beira Lake and surrounding area is mainly connected with the surrounding commercial and recreational areas like Pettah, Hospital Square, Galle Face Green and Viharamahadevi Park. The upcoming flyovers development projects at Slave Island also will be a development potential for the area.

Railway – The railway line is running through the planning area and the stations of Slave Island, Pettah and Maradana is very close proximity. This guide plan will be catered for the people who take their origin and destination from these stations. The upcoming project of railway electrification also will be a potential for the developments of this area.

Water transportation – A boat service for office crowd has already started at Beira Lake from Mc-Callum Park to Ibbanwala. The potential for expand the water transportation is existing at the Beira Lake since locate in commercial core of the Colombo.

Colombo Metro System – There are four Lines proposed under Colombo Metro System as Red line, Blue line, Green line and Purple Line which are cater for whole Colombo area. Throughout that the Red Line and Purple Line is running through the Beira Lake Intervention Area.

# TRANSPORT LAYOUT



## Legend

- Existing Level1 Roads
- Existing Level2 Roads
- Existing Level3 Roads
- Railway
- Water



**Figure 10 : Existing Transport Layout**  
**Source : CMR Division, UDA**



## Chapter 02

# *Need of the Plan*



The identification of the need of the plan was done by using the perceptions of the stakeholders and planning team. The planning team handled several no of data collection methods as social survey, secondary data collections, cognitive surveys and field observations. After analyzing the all collected data along with the root-cause analysis and SWOT matrix define the existing problems and potentials of the planning area.

## 2.1. Issues & Potentials

The Beira Lake intervention area is ideal for residential, commercial, tourism and recreational development; however, the access and sewerage may act as constraint. To connect the waterfront to the City Centre almost all the streets should be improved and link with the other areas of the city. Extensive re-development of the waterfront will require improvements to the existing transportation system without disturbing it.

At present, there is considerable public interest and enthusiasm about the city's urban waterfront. Hence there is a considerable demand for large scale re-development as well as recreational activities. Beira Lake waterfront can offer historical, economic and cultural resources close proximity and it can take full advantage of the attractiveness of the waterfront for working, living, walking and shopping etc. The following four functions have been considered the development potentials.

- *Urban Environment*
- *Physical characteristics*
- *Pattern of Land ownership*
- *Market demand*

## 2.1.1. Identified issues related to the area

### *I. Polluted Water Body and bad odor, limits the attractiveness*



#### **Water Pollution**

Several uses of the waterfront area have resulted in the eutrophication of the Lake and encouraged growth of algae, fish kills, bad odor, and discoloration of the water

Several uses of the waterfront area have resulted in the eutrophication of the Lake and encouraged periodic unrestricted growth of algae, fish kills, bad odor, and discoloration of the water which has caused much public nuisance besides being a health hazard. The sewer and waste lines of the underserved settlements were also directly connected to the lake. As a result of that the Lake has polluted and it is an issue to attract people towards the lake.

A bad environment may smell and react to certain chemicals in the air before they are at harmful levels. Unpleasant odors can be a warning sign of potential risks to human health.

### *II. Deteriorated Buildings & Structures creating bad image to the area.*

If a building has given about 25 to 30 years of service without much maintenance or repair, then it is reasonable to expect that it would need some repairs. Structures are also damaged. One of the causes for this is weathering and aging effect or inadequate maintenance and care. Most of the buildings which are located surrounding Beira Lake had deteriorated level and need an intervention to manage them to reach an attractive city.

### *III. Underutilized Land Uses effects for the city attractiveness.*

The present land use pattern in this area categories as Residential, Government Office, industries, Railway, Commercial, Warehouses, Recreational, Hotels, and Educational, etc. Beira Lake covers 19% of the land of the Intervention area. Commercial 10.98% and Government Office 9.61%. Residential use covers only about 8.5% of the study area.



Presently 5.66% of lands available for open spaces/ recreational purposes and it's included school playground too, but not included Beira Lake water area.

The present density around Beira Lake is low when compared to the development of the other areas of the City of Colombo. The reason is most of the lands are underutilized and use for warehouses. Since this condition the investors are not willing to invest here due to the unattractive environment.

*IV. Underserved Settlements eliminate the scenic beauty of the Lake and pollute the Lake.*

People who are live in underserved settlements, mostly act without proper behavior and all the sewer and waste lines were also directly connected to the lake. These settlements are a considerable impact on the environment and this condition caused the elimination of the scenic beauty of the lake and pollution of the lake.

*V. Relocation of large number of underserved settlements*

One of the major issues which can be identified within the Beira lake area is the relocation of underserved settlements. Within the intervention area, some people have poor living standards. Mainly there are several low-income settlements at Vauxhall street and Kew road. Some of the settlements located within the catchment area are unauthorized and underserved. On other hand, some settlements have authorized ownership with proper deeds. Their income levels, attitudes, culture are somewhat difficult to change. In this scenario, it is difficult to relocate those settlements to another better place.



unauthorized sewer and drainage connections continuing the lake pollution

#### VI. *Unstable Government Policies*

The relationship between the stability of government and implementation of development projects has the interconnection to each other. When it comes to development it is necessary to be a stable government. The reason is countries like Sri Lanka do not have stable development policies. Development policies change due to change in the government and instability of the government. As an example, some governments prefer to implement huge development projects, but some governments do not implement huge development projects. In this sense, there is no proper policy for long time development projects. This fact can be identified as a threat to the Beira Lake Intervention Area Development Guide Plan.

#### VII. *Unauthorized sewer and drainage connection continue the pollution of the Lake*

Beira lake is one of the most polluted water bodies in Colombo city limits. The area consists of residential, commercial, and industrial uses. The reason for polluting the lake is people intend to turn their sewer and drainages towards the lake area. This may cause to create huge environmental issues within the catchment area. To avoid environmental hazards toward the lake it is necessary to take necessary precautions to prevent the connection of unauthorized sewer and drainage lines from the lake. This is also a threat to the Beira lake intervention guide plan.

#### VIII. *Increasing unauthorized constructions*

The Beira lake can be identified as the heart of the Colombo commercial city. When considering the land use of the intervention area the lands are under-utilized, but the land value of the area is high due to the latest developments of the surrounding area. As an example, several developments within the surrounding environment ensure the higher land values of the catchment area. So, landowners of the area do not will to give their lands for development and trying to build unauthorized constructions along the Lake.



## 2.2.2. Identified potentials related to the area

### *I. Beira Lake is giving identity for the area as a landmark*

Beira Lake situated in the heart of the city is one of the most distinctive landmarks of Colombo which can be known as the main commercial city in Sri Lanka, and it has a scarcity of water bodies due to mass concrete buildings. Because of that, Beira Lake is one of the large reservoirs and it acts as a landmark for the area. Accordingly, the potential of Beira Lake as Major waterbody in city core to be harnessed by the future developments.

### *II. The water environment provides attractive viewpoints which enhance the scenic beauty of the City.*

The Beira Lake represents one of the important scenic assets of the City. Cinnamon hotel, Echelon Square towers, and Hilton Hotels are some of the few buildings benefiting from the scenic potential of East Beira Lake. Further South Beira Lake is surrounded by a main religious place namely Ganga-rama Raja Maha Viharaya and main high-rise buildings such as Altair Residencies, Colombo City Center Mixed Development Projects maintained a unique skyline and enhances the scenic beauty of the city. Since the most of the lands are underutilized around the lake the ability to open up lake view corridors are remaining to harnessed.







the waterfront developments along the Beira Lake

*III. The existence of a Lake perimeter around 15 km and a Lake area around 172 Acres to promote the waterfront development.*

Developments that are located in front of the waterbodies have a higher potential for the economy, environment, and many other aspects. Because of that most of the developers would like to develop more and more waterfront developments to get those beneficiaries. According to this reason, having this much of perimeter and lake extent for Beira Lake is a potential to promote several types of developments fronting to the waterbody.

*IV. The lake acts as an open space to the city which contributes to reducing urban stress*

Currently, most of the people in the Colombo urban area find relaxation and a stress-free environment due to compact high densified settlements. Most of the urban population lived in highly stressed and their environment developed based on their stresses. Therefore, these people have no freedom to enjoy the natural environment than people who live in rural areas.

Because of that, the urban population would like to visit these places and get mind relaxation and freedom through the better view which comes from the open spaces. Accordingly, the lake is highly contributing to reducing urban stress through acts as open space and it can be used for make a better residential environment.

*V. The area is part of the CBD of the City of Colombo, which constantly attracts local and foreign investors.*

The Beira Lake is mainly developed with aim to acts as a main competitor to the Port City Development. Further Beira Lake was extensively used as a recreational element in the city as a part of the city life while Dutch period the Beira Lake mainly used as a defense system. The location importance of the Beira Lake as a part of CBD of whole country is attracting developers to invest for the developments.





*VI. Prevailing high demand and high land value for the lands*

Generally, the demand and value of the lands fronting to the water bodies are higher than other lands due to the benefit of the natural environment and these are surrounded by several public and private institutions. Because of this case, there is a higher demand and higher land value and it will be creating a better competition among developers to achieve the optimum benefit of the land.

*VII. Availability of underutilized, developable lands; most of them are owned by government organizations*

The British concept of Planning of Colombo City mainly focused on the creation of the atmosphere of a harbor city while maintaining urban transparency. Due to this most of the lands surrounding the lake are owned and operated by government organizations. But in today most of those lands are in the condition of underutilized, especially along the D.R.Wijewardhana Mawatha. It can be used as a potential for the developments since without gaining time the lands can be allocated for the developers.

*VIII. Already allocated lands adjacent to the West Beira Lake for developments.*

The already developing lands along the Lake like waterfront development at Slave Island, Shangri-La, ITC, Lotus Tower and Altair developments are creating a demand for water front development with increasing the land values of the area. This condition is a potential to attract developers for the investments.



*IX. Favorable/ friendly support of existing business communities*

Surrounded existing business communities are willing to adhere to the upcoming rules and regulations for this specific area and this favorable and friendly support is a great potential to convert the whole area as a waterfront high-end developments.

*X. Already started water transportation system*

Sri Lanka Land Development Corporation has already started the water transportation in Beira Lake as a pilot project, a passenger boat transport service via Beira lake between Ibbanwala Junction and Lakehouse Junction and planned to expand the existing transport system by using boats. Because of that area's traffic congestion can control and it may help to make the area a peaceful and eye-catching area with creating easy mobility.

*XI. Historic places, structures, and buildings add more value to the area (Ma Cullum Gate, Old Parliament, Rowing Club, etc.)*

Colombo Fort and a surrounding area rich with a lot of historic places belong to the Portuguese, Dutch and British period. Most of the building's structures appear with Dutch period characteristics and enhance the scenic beauty of the Colombo commercial city area., and it helps to attract tourists. The Historic places, structures, and buildings locates within the DGP Area (Ma Cullum Gate, Old Parliament, Rowing Club, etc.) add more importance and proud to attract the commuters and developments.



*XII. Lake connects with surrounding water bodies such as Kelani River, Norris Canal which make the potential for water transport.*

As a busy and congested commercial city, there is a high need to minimize traffic congestion. To do that better solution is water transport. In here Beira lake connects with the main water bodies which Kelani river, Norris canal and they connect with the main suburbs of Colombo and facilitate a better, fast and time-saving transport system.

*XIII. High attention of Government towards Beira Lake Restoration*

The Government has identified Beira lake as an asset in the Commercial city. And it gives recreational and scenic beauty to Colombo by acting as a landmark. But now Beira Lake is in polluted condition making it hazardous to the health of citizens and reduced the Lake's capacity to support aquatic life.

Because of that government give high attention to the restoration of this lake and attract investors to the area. So, the government allocates funds, consultancy services, legal provisions, etc. to develop this area is a potential for rapid development.

*XIV. Already started and partly finished linear park development*

The linear park provides recreational activities to people who come to Colombo and who live in Colombo. Presently it has been partly completed by giving scenic view to Beira lake by open up to the city. Then it attracts people to the area, and it facilitates economic social development indirectly.





## Chapter 03

# *The Plan*



### 3.1. Vision

## *“The Crown Jewel of Colombo Aquarina”*

Celebrating the environmental richness emerges with the historical value, by attracting investments

transforming the waterfronts with green and blue integration with attracting investors

The Development Plan Prepared for Colombo Municipal Council Area for the period of 2022–2031 by the Urban Development Authority vision to have its waterfronts transformed into city front-yards, enabling to be experienced as an ‘Aquarina’ with have its unique image as ‘The City in Water’, and will tend to be an Investments Magnet in South Asia with enhanced living environments and realty space of high quality.

The vision for Beira Lake Intervention Area has defined based on the target vision of ‘Aquarina’ which is for whole Colombo Municipal Council Area to achieve in 2030. The Beira Lake Intervention Area to be developed as the Crown Jewel of Colombo Aquarina.

It is anticipated that the Beira Lake Area will be experienced as a water front city with having effective smart services and utility facilities where investors are attracting to compete with the Port City Developments. The area will be emerged as the crown Jewel of Colombo Area as the highest and most developed area of the CMC. In further Beira Lake Intervention Area having its waterfronts transformed into front yards with green and blue integration the development investors will be attract to emerge the Colombo as an livable and vibrant city in the world.



Ultimately the vision of the Crown Jewel of Colombo Aquarina will be achieved by “Celebrating the environmental richness emerges with the historical value, by attracting investments”

## 3.2. Goal & Objectives

The vision of ‘The Crown Jewel of Colombo Aquarina’ is aim to achieve through following goals and objectives. Ultimately each goal and objective forward towards to achieve the vision.

### *Goal 01: Attract Investments and Enhance the Economy of the Colombo CBD area*

- Objective 1 To eliminate any under-utilized lands along the waterfront*
- Objective 2 To allow a mix of zoning uses along the Lake*
- Objective 3 To activate the waterfront with existing and new activity points*
- Objective 4 To integrate Land Use, Transport and improve connectivity 100% by 2030*

### *Goal 02: Improve Environmental Quality and Recreational Facilities of the Area*

- Objective 1 To control 100% Environmental Degradation and Pollution of the Beira Lake and Surrounding by 2030*
- Objective 2 To Integrate and Enhance Blue & Green by 2030*
- Objective 3 To maintain view corridors to and from the riverfront and to Lotus Tower*
- Objective 4 To protect historic elements in 100% by 2030*
- Objective 5 To create spaces such that the Lakefront becomes an active space and, at the same time, a quiet and relaxing place for people*



### 3.2.1. SWOT Analysis for Goal 01

#### Goal 01 : Attract Investments and Enhance the Economy of the Colombo CBD area

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#### STRENGTHS

*Beira Lake is giving identity for the area as a landmark*

*The Water environment provides attractive viewpoints which enhance the scenic beauty of the City*

*Favorable / friendly support of existing business communities*

*Already allocated lands adjacent to the West Beira Lake for developments.*

*Availability of underutilized, developable lands; most of them are owned by government organizations*

*Prevailing high demand for the lands*

*The area is part of CBD of the City of Colombo, which constantly attracts local and foreign investors.*

---

#### WEAKNESSES

*Deteriorated Buildings & Structures*

*Underutilized Land Uses (Warehouses, Vacant Lands, Underserved Settlements)*

*Underserved Settlements eliminate the scenic beauty of the Lake and pollute the Lake*

---

#### OPPORTUNITIES

*High attention of Government towards Beira Lake Restoration.*

*Ongoing and permitted developments (Lotus Tower, World Business Centre, John Keels Development, Shangri La, ICT, TATA, Destiny etc.)*

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#### THREATS

*Increasing Underserved Settlements.*

*Unstable Government Policies*

### 3.2.2. SWOT Analysis for Goal 02

#### Goal 02 : Improve Environmental Quality and Recreational Facilities of the Area

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#### STRENGTHS

*The Water environment provides attractive viewpoints which enhance the scenic beauty of the City*

*Historic places, structures and buildings add more value to the area (Ma Cullum Gate, Old Parliament, Rowing Club etc.)*

*The existence of Lake perimeter around 15 km and Lake area around 172 Acres to promote the water front development*

*The lake acts as an open space to the city which contributes to reduce urban stress*

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#### WEAKNESSES

*Polluted Water body*

*Bad odor, limits the attractiveness*

*Underserved Settlements eliminate the scenic beauty of the Lake and pollute the Lake*

---

#### OPPORTUNITIES

*Lake connects with surrounding water bodies such as Kelani River, Norris Canal which make potential for water transport*

*Already started and partly finished linear park development*

---

#### THREATS

*Unauthorized sewer and drainage connection continue the pollution of the Lake*

*Unstable Government Policies*



### 3.2.1. SWOT Analysis for Goal 01

#### Goal 01 : Attract Investments and Enhance the Economy of the Colombo CBD area

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#### STRENGTHS

Beira Lake is giving identity for the area as a landmark

The Water environment provides attractive viewpoints which enhance the scenic beauty of the City

Favorable/ friendly support of existing business communities

Already allocated lands adjacent to the West Beira Lake for developments.

Availability of underutilized, developable lands; most of them are owned by government organizations

Prevailing high demand for the lands

The area is part of CBD of the City of Colombo, which constantly attracts local and foreign investors.

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#### WEAKNESSES

Deteriorated Buildings & Structures

Underutilized Land Uses (Warehouses, Vacant Lands, Underserved Settlements)

Underserved Settlements eliminate the scenic beauty of the Lake and pollute the Lake

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#### OPPORTUNITIES

High attention of Government towards Beira Lake Restoration.

Ongoing and permitted developments (Lotus Tower, World Business Centre, John Keels Development, Shangri La, ICT, TATA, Destiny etc.)

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#### THREATS

Increasing Underserved Settlements.

Unstable Government Policies

### 3.2.2. SWOT Analysis for Goal 02

#### Goal 02: Improve Environmental Quality and Recreational Facilities of the Area

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#### WEAKNESSES

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#### OPPORTUNITIES

Lake connects with surrounding water bodies such as Kelani River, Norris Canal which make potential for water transport

Already started and partly finished linear park development

---

#### THREATS

Unauthorized sewer and drainage connection continue the pollution of the Lake

Unstable Government Policies



### 3.3. Concept Plan

The approach to achieve the vision of ‘The Crown Jewel of Colombo Aquarina’ is defined by the concept plan of the Development Guide Plan. The basics to develop the concept plan based on the following anticipated factors.

- *Blue & Green Mix Development*
- *Develop the area as competitor to the Port City*
- *High Dense Mixed Use Developments*
- *Keep the prominence of Lotus Tower*
- *Protect and introduce Visual & Wind Corridors*
- *Enhance the variety of public places*
- *Continuity along the waterfront*
- *Imageability of the waterfront*
- *Interrelation between land uses*
- *Access to the waterfront*

The overall concept includes that a mixed development within the planning area under six prominence uses as commercial, tourism related, recreational, residential, office and totally mixed. These prominence uses has decided based on the anticipated urban form, existing mega developments and based on the existence of related infrastructure facilities and services.

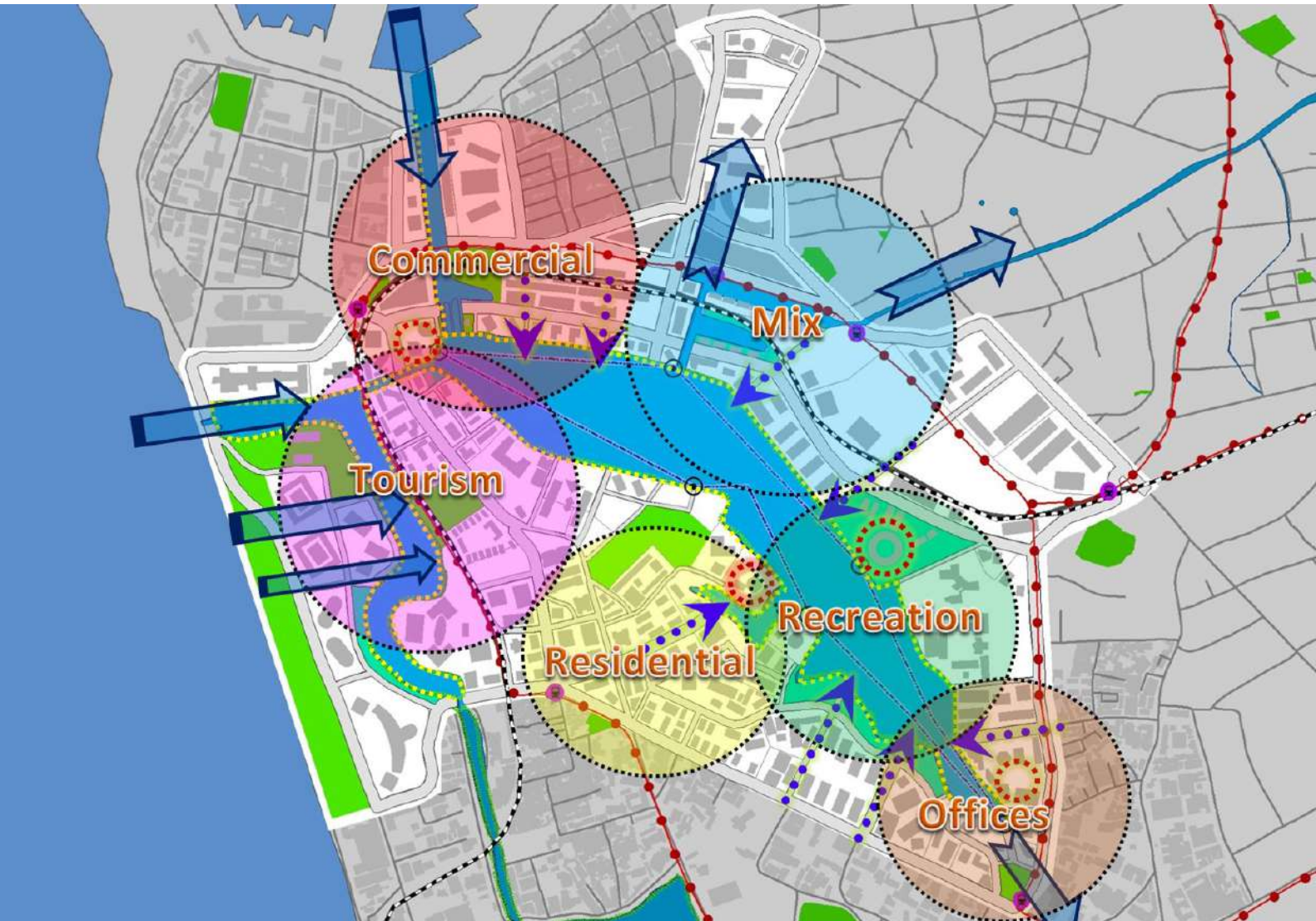


Figure 11: Concept Plan | Source: CMR Division, UDA





Chapter 04  
*Strategic  
Intervention*



Transformation of the concept plan of Beira Lake Intervention Area Development Guide Plan in to an implementation mechanism is under five main layouts as Transportation Layout, Recreational Layout, Infrastructure Layout, Zoning Layout and Site Layout which are covered all the planning directions to achieve the vision of ‘The Crown Jewel of Colombo Aquarina’.



*Transportation Layout*

- *New Roads*
- *Road Extensions*
- *Road Widening*
- *Road Diversions*
- *Side Walks – Pedestrian Paths*
- *Water Transportation*
- *Upcoming Transport Projects*



*Infrastructure Layout*

- *Storm Water Lines + Capacities*
- *Sewer Lines + Capacities*
- *Pipe born Water Lines + Capacities*
- *Electricity Lines + Capacities*



*Recreational Layout*

- *Visual Corridors*
- *Linear Parks*
- *Green Road Widening*
- *Nodal Parks*
- *New Bridges*
- *Landscapes*



*Zoning Layout*

- *Prominence Uses*
- *Permissible Uses*
- *Prohibited Uses*



*Site Layout*

- *Building Heights*
- *Set Backs*
- *Roads Openings*
- *Sky Lines*
- *Building Facades*
- *Minimum Land Extent*

## 4.1. Transportation Layout

The objective of Transport Development Layout is to create a functionally effective transportation network that facilitates efficient accessibility within the area. The road development proposals under the Beira Lake

Intervention Area Development Guide Plan describes on new roads, road extensions, road widening, road diversions, sidewalks – pedestrian paths, water transportation and upcoming transport projects.

### 4.1.1. New Roads –

Identified newly proposed pedestrian accesses are included to new road category which are proposed in order to enhance the development demands and waterfront experience for all. (Please refer the figure no 15)

- *New Road 1 (NR1) - Construct a new pedestrian access from D.R.Wijewardhana Mawatha to Beira Lake (Road Width: 6m, Road Length: 92m)*

- *New Road 2 (NR2) - Construct a new pedestrian access from D.R.Wijewardhana Mawatha to Beira Lake (Road Width: 6m, Road Length: 100m)*
- *New Road 3 (NR3) - Construct a new pedestrian access from D.R.Wijewardhana Mawatha to Beira Lake adjacent to Lotus Tower land (Road Width: 6m, Road Length: 245m)*

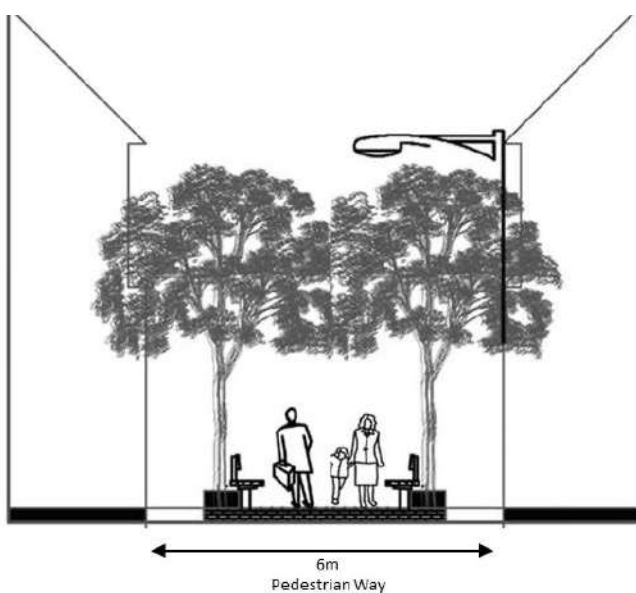


Figure 12: Cross Section, Pedestrian Ways



### 4.1.2. Road Extensions –

The existing roads which are to be extended up to Beira Lake Linear Park is included to this category of road extensions. These roads will be acted as visual corridors, vehicular and pedestrian access roads with supporting to the future developments. (Please refer the figure no 15)

- **Road Extension 1 (RE1)** – Extend Vauxhall Lane up to the Beira Lake (Road Width: 6m, Road Length: 50m)
- **Road Extension 2 (RE2)** – Extend the existing by road of Chittampalam A. Gardiner Mawatha up to East Beira Lake as a new pedestrian accesses (Road Width: 6m, Road Length: 60m)
- **Road Extension 3 (RE3)** – Extend the existing by road of Chittampalam A. Gardiner Mawatha up to West Beira Lake as a new pedestrian accesses (Road Width: 6m, Road Length: 40m)

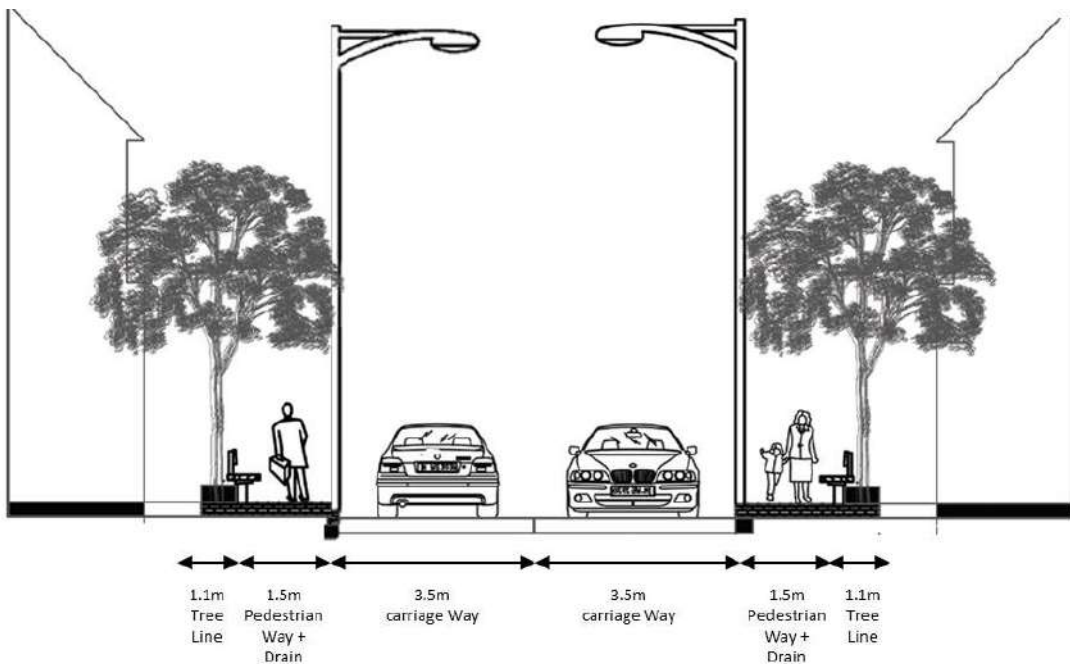


Figure 13: Cross Section, Main Roads

### 4.1.3. Road Widening –

The existing roads which are the only access for proposed lots having road width less than 12.2m are identified under this category as

road widening. Accordingly following roads to be widened in future. (Please refer the figure no 13)

Ref. No	Road Name	Street Line Width(m)	Building Line Width (m)
01	Baladaksha Mawatha	-	-
02	D.R. Wijewardena Mawatha	-	24
03	Dawson Street	22	-
04	GOBA Avenue	12.2	-
05	Glennie Street	12.2	-
06	Gale face Center Road	-	32
07	Justice Akbar Mawatha	-	24
08	Kew Road	12.2	-
09	Kew Point Road	12.2	-
10	Kumaran Ratnam Road	-	24
11	Kew Passage	12.2	-
12	Lotus Road	-	32
13	Malay Street	-	32
14	Masjidul Jamiah Mawatha	12.2	-
15	Mews Street	12.2	15
16	Morgan Road	12.2	-
17	New Ferry Lane	12.2	-
18	Sir Chittampalam A Gardinier Mawatha	-	36
19	Sir Chittampalam A Gardinar Mawatha Proposed 1st Lane (PL 1)	12.2	-
20	Sir Chittampalam A Gardinar Mawatha Proposed 2nd Lane (PL 2)	12.2	-
21	Sir Henry De Mel Mawatha	12.2	15
22	Sir. M. Macan Maker Mawatha	-	24
23	Sir Murugan Street	12.2	-
24	T.B.Jayah Mawatha	20.11	32
25	T.B.Jayah Mawatha Proposed 1st Lane (PL 1)	12.2	-
26	T.B.Jayah Mawatha Proposed 2nd Lane (PL 2)	12.2	-



Ref. No	Road Name	Street Line Width(m)	Building Line Width (m)
27	T.B.Jayah Mawatha Proposed 3rd lane (PL 3)	12.2	-
28	Union Place	22.86	32
29	Vauxhall Street	15	24
30	Vauxhall Street Proposed 1st Lane (PL 1)	12.2	-
31	Vauxhall Street Proposed 2nd Lane (PL 2)	12.2	-
32	Vauxhall Lane	12.2	-
33	Morgan Road	12.2	15

**Table 3:** Road List with Proposed Building Lines and Street Line

#### 4.1.4. Sidewalks – Pedestrian Paths –

The all roads within the Guide Plan area which are the only access for several lots should be maintained 12.2m width to achieve the proposed building heights. 1.5m pedestrian path in both sides to be maintained for all roads except roads having pedestrian ways.

#### 4.1.5. Water Transportation –

Water transportation is already started in Beira Lake connecting Mc-Callum Park to Ibbanwala for cater for the office crowd at peak hours. Accordingly the Guide Plan proposed to expand the existing water transportation routes and facilities at Beira Lake to connect landmarks purposing to provide facilities for tourists and general crowd. The following locations are proposed to develop as origin and destination points.

- *MC-Callum Park*
- *Lotus Tower*
- *Mahaweli Authority*
- *Main Entrance to Beira Lake at Vauxhall Street*
- *Proposed open space at Vauxhall Street*
- *At the Proposed Morgan Road diversion*



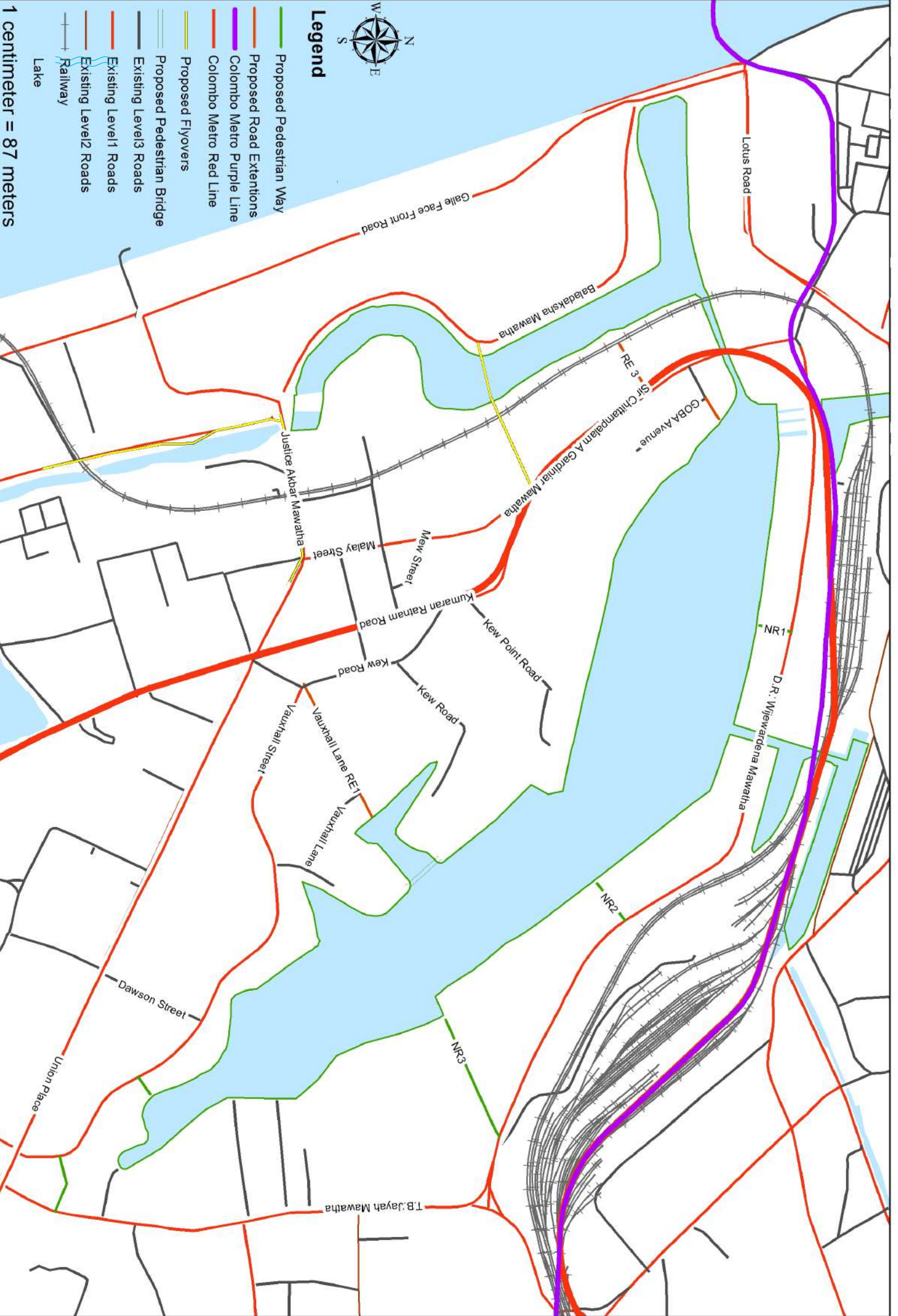
Figure 14: Water Transportation at Beira Lake

#### 4.1.6. Upcoming Transport Projects –

The following transport development projects introduced by other agencies are incorporated to the Guide Plan.

- *Colombo Metro System by Ministry of Urban Development and Housing– The purple line and red line are running through the Guide Plan Area and the proposed red line station –*
- *Slave Island is proposed to shift at the origin point of Kew Point Road.*
- *Fly Over Development by Road Development Authority – Proposed flyovers at Justice Akbar Mawatha and Baladaksha Mawatha to Chittampalam A. Gardinier Mawatha are incorporated to this Guide Plan.*

# PROPOSED TRANSPORT LAYOUT



## Legend

- Proposed Pedestrian Way
- Proposed Road Extensions
- Colombo Metro Purple Line
- Colombo Metro Red Line
- Proposed Flyovers
- Proposed Pedestrian Bridge
- Existing Level 3 Roads
- Existing Level 1 Roads
- Existing Level 2 Roads
- Railway
- Lake



1 centimeter = 87 meters



## 4.2. Recreational Layout

As a result of the Beira Lake Linear Park Development Project by Urban Development Authority around 70% of the East Beira Lake reservation has converted to a Linear Park with attracting people for recreational purposes. Mc-Callum Park, Lotus Tower, Hyde Park, Developments along Baladaksha Mawatha and Galle Face Green are the famous places for recreational activities in the Guide Plan Area other than the Beira Lake Linear Park. The requirement of open spaces for an urban area is deciding by several methods in researches on this topic. 1ha of Open Spaces is required for 1000 Population is the most

related and suitable method for Sri Lanka. Accordingly,

- *Population within DGP Area – Approx. 36077*
- *Open Space Requirement – Approx. 36 Ha*
- *Availability of Open Spaces – 14 Ha + 8.2Ha (Linear Parks) = 22.2Ha*
- *Additional Requirement – 13.8Ha*

The Recreational Layout to achieve the above requirement includes the details and projects on Visual Corridors, Linear Parks, Green Road Widening, Nodal Parks and New Bridges.

### 4.2.1. Visual and Wind Corridors –

The main purpose of open up visual corridors and wind corridors is providing facilities to experience the water environment and Lotus Tower. Visual and wind corridors are proposed to open up through existing/

proposed roads and developable lands where people can experience the water easily. All the visual and wind corridors are mentioned under the figure No. 18.



#### 4.2.2. Linear Parks –

Constructing linear parks along the Lake is the method to protect the Lake from unauthorized constructions and sewer and waste water disposal. Accordingly, around 4km length of linear park at Beira Lake reservation has already completed by the Urban Development Authority and Sri Lanka Land Development Corporation. In another 0.8km completed only Gabion wall & ground preparations. Constructions are ongoing along another 0.7km at East Beira Lake within the year of 2021. The rest of 2.2km length at Lake Reservations to be started in nearest future. (Please refer the figure No. 18)



Figure 16: Linear Park along Beira Lake

#### 4.2.3. Green Road Widening –

A tree line at both sides of the every motorable roads are proposed under this Guide Plan within 1.1m wide strip. Accordingly, all roads will be converted in to green roads within next few years.

#### 4.2.4. Nodal Parks –

Two nodal parks will be developed at East Beira and West Beira Lake.

- **Nodal Park 1** – A Nodal Park in 7.1 Acres land at Vauxhall Street is the main nodal park develops in this area and the purpose of this project is to create a recreational area to access everyone as a land mark of the area. The location ideology since locating in front of the Lotus Tower and as long land strip along the lake will be harnessed by this project. (Please refer the figure No. 18)
- **Nodal Park 2** – The nodal Park proposed at Baladaksha Mawatha (Former MOD land) is the proposed recreational development in West Beira Lake. It will be developed in 2.8 Acres of land area with create public area for all the people who are coming to the area. (Please refer the figure No. 18)
- **Nodal Park 3** – A Nodal Park proposed at D.R.Wijewardena Mawatha is one of the main nodal park develops as a recreational area together with floating market and East Beira Lake. The purpose of this project is to create a recreational area to access everyone as a land mark of the area. (Please refer the figure No. 18)

#### 4.2.5. New Bridges –

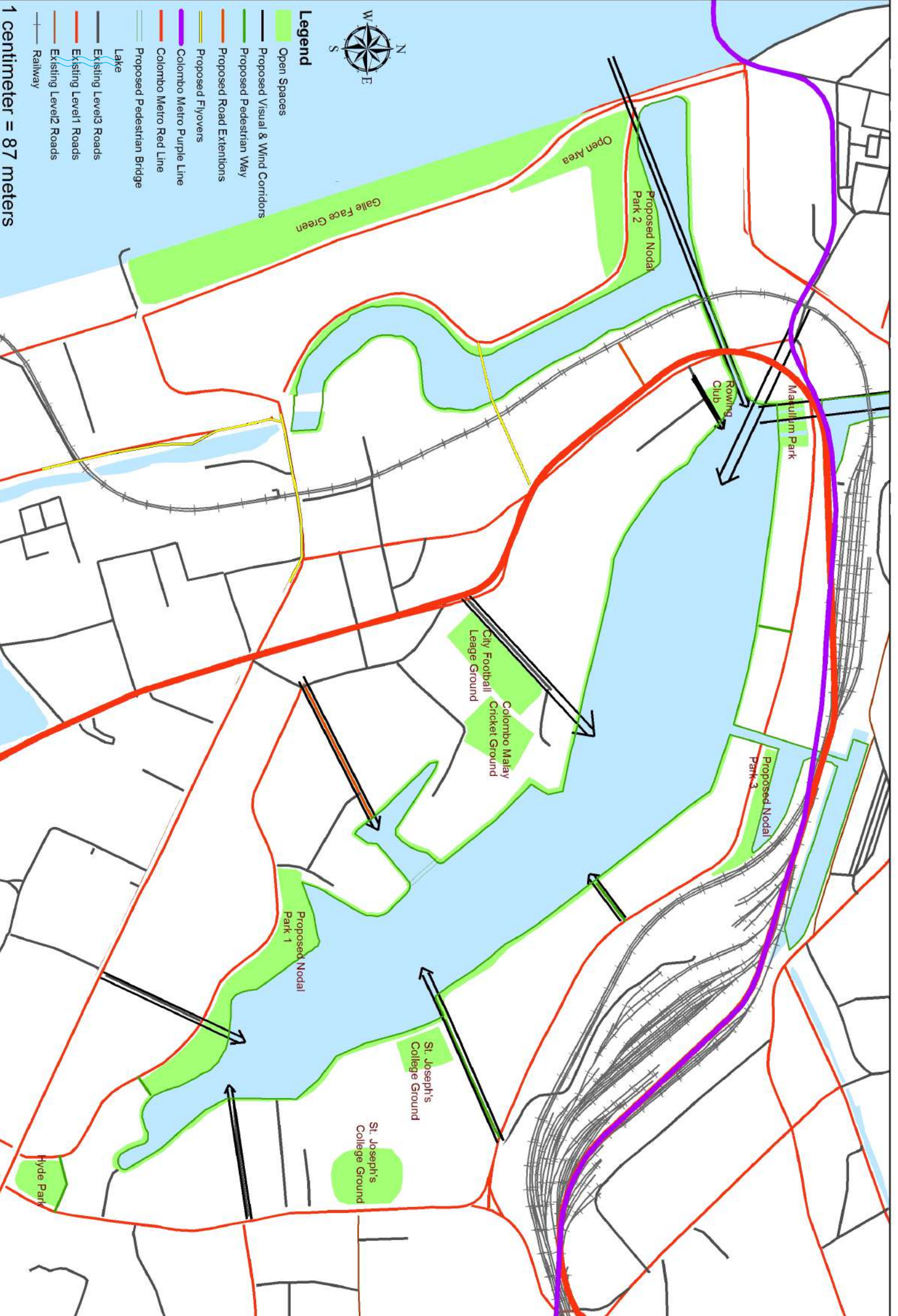


**Figure 17:** Expected Situation of proposed Bridge  
 Source: Humber Bay Arch Bridge – Toronto, <https://commons.wikimedia.org>

A pedestrian bridge has been proposed connecting Beira Lake Linear Park at West boundary of the East Beira Lake for recreational purpose. The bridge will be developed as a land mark for the area. (Please refer the figure No. 18)

Accordingly, after developing all the proposals for recreational and open area developments around 9 Ha will be added to the open spaces layer of the area and the lake area can be considered for the remaining requirement of 4 Hectares.

# PROPOSED RECREATIONAL LAYOUT



## Legend

- █ Open Spaces
- ▬ Proposed Visual & Wind Corridors
- ▬ Proposed Pedestrian Way
- ▬ Proposed Road Extensions
- ▬ Proposed Flyovers
- ▬ Colombo Metro Purple Line
- ▬ Colombo Metro Red Line
- ▬ Proposed Pedestrian Bridge
- Lake**
- ▬ Existing Level 3 Roads
- ▬ Existing Level 1 Roads
- ▬ Existing Level 2 Roads
- ▬ Railway

1 centimeter = 87 meters

### 4.3. Infrastructure Layout

The well facilitated infrastructures are denotes the development capabilities and development trends of the area. The purpose of this Infrastructure Layout of Beira Lake Intervention Area Development Guide Plan is to confirm the well distribution of infrastructure facilities to achieve the proposed developments with providing social, environmental and physical well-being for the people who are living and commuting for the area. As per the details of the relevant agencies Storm Water, Drinking Water and Elec-

tricity capacities are in accordance to cater for the upcoming developments of the next ten years. But as per the recommendations of Colombo Municipal Council the sewer capacities not in order to satisfy with the proposed developments Accordingly the Beira Lake Intervention Area Development Guide Plan 2022-2031 proposed to manage the generating sewer of upcoming developments within the sites as per the guidelines of Central Environmental Authority.



Figure 19: Existing Sewer Lines  
Source: Colombo Municipal Council

Figure 18 : Proposed Recreational Layout



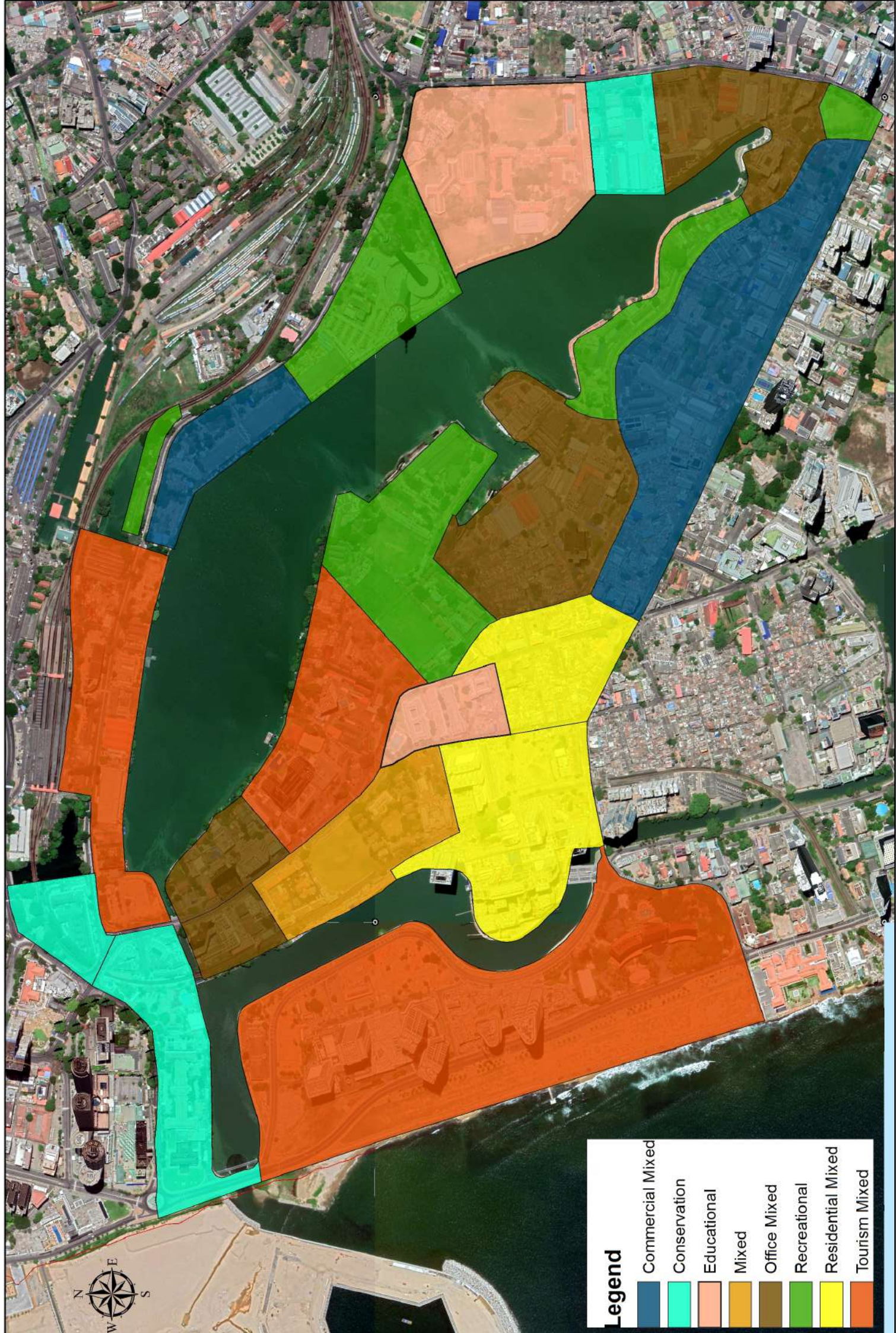
## 4.4. Zoning Layout

### 4.4.1. The Eight Principle Zones / Prominence Uses









The Beira lake Intervention Area identified for this study has divided in to eight development principle zones based on the permissible prominence use. Although each and every zone consist a prominence use a mixed development is promoting in whole area. The prominence use will be guided towards the anticipated urban form by the Beira Lake Intervention Area Development Guide Plan.

1. *Commercial Mixed Zone*
2. *Tourism Mixed Zone*
3. *Recreational Zone*
4. *Office Mixed Zone*
5. *Residential Mixed Zone*
6. *Mixed Zone*
7. *Educational Zone*
8. *Conservation Zone*

# PROPOSED ZONING MAP



**Legend**

	Commercial Mixed
	Conservation
	Educational
	Mixed
	Office Mixed
	Recreational
	Residential Mixed
	Tourism Mixed



### 4.4.2. Potential / Prominence Uses

The permissible uses for each and every plot describe in site layout and this is to guide the areas by a promoting uses for principle zones.

Zone	Prominence Uses
Commercial prominence Mixed Development Zone	Shopping malls, Retail commercial, Financial institution, Offices, Residential, City hotels, Public Parking.
Tourism prominence Mixed Development Zone	Hotels, Restaurants, Tourism Related Commercial Activities, Banquet Halls, Residential, Information Centers
Recreational prominence Mixed Development Zone	Recreational activities, Play areas, Kiosks, Restaurant, Sanitary facilities, Landscaping area, Boat yard, Public museums, Food outlets, Parking Facilities
Office prominence Mixed Development Zone	Office spaces, Financial institutions, Residential, Restaurants, Commercial activities, Public parking, Public places
Residential prominence Mixed Development Zone	Residential, Commercial, Hotel & Tourism, Finance Institutions, Offices, Educational Institutions, Public Parking, Public Places
Mixed Development Zone	Residential, Commercial, Hotel & Tourism, Finance Institutions, Offices, Educational Institutions, Public Parking, Public Places
Educational Development Zone	Existing educational uses to be continued <ul style="list-style-type: none"> <li>- St. Joseph's College</li> <li>- Defence School</li> </ul>
Conservation Zone	Museums, Art Galleries, Theaters, Restaurants, Offices, Financial Institutions, Public Parking



### 4.4.3. Prohibited Uses

Pollutant Industries, Manufacturing Industries, Warehouses, Distribution Stores, Vehicle Service & Repairing Stations, Stockyards,

Slaughterhouses, and Open Dumping Sites are the prohibited uses within the Beira Lake Intervention Area Guide Plan boundary.

## 4.5. Site Layout

The site layout of Beira Lake Intervention Area Development Guide Plan includes the developable building heights, General Regu-

lations and specified guidelines and regulations lot by lot to guide the upcoming developments of the area within next 10 years.

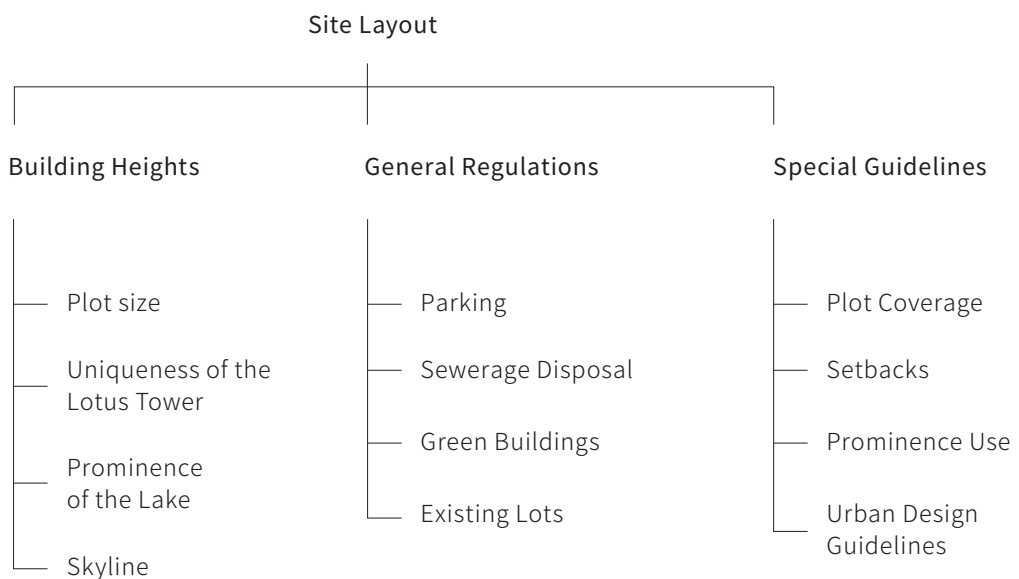


Figure 21: Details of Site Layout



## 4.5.1. Building Heights

The proposed height of the buildings within the Guide Plan Area defines based on the uniqueness of the Lotus Tower and Beira Lake, Plot Sizes and Skyline which is decided to achieve the anticipated urban form.

### 4.5.1.1. Plot Size

The promoting minimum lot size by this guide plan for the area is 60Perches, since it is the requirement to build a high-rise development without any structural and architectural disturbances. The lands consist less than 60Perches are considering as existing lots. Based on that the area has divided in to 106 lots with considering the following other factors.

- *Proposed Roads*
- *Existing Roads*
- *Land Ownership*
- *Visual Corridors*
- *Lake front*

**PROPOSED BLOCKING OUT PLAN**





#### 4.5.1.2. Uniqueness of the Lotus Tower

The Lotus Tower is the identified main land mark of the area which can visible from considerable number of locations within Colombo and its border. The skyline of the DGP Area in a guidable manner since it has not developed yet.



**Figure 23:** DGP Area View from Port City

Under this study the skyline to protect the uniqueness of the lotus tower defined by deriving two options as shown in figure no 24 & 25. When selecting the best option which is most suitable for the area, the established skyline with surrounding developments and urban design aspects were considered. Accordingly option two was selected as the most suitable skyline for the area. As per the option two a step down sky line will be developed with keeping the Lotus tower as the highest development of the area.

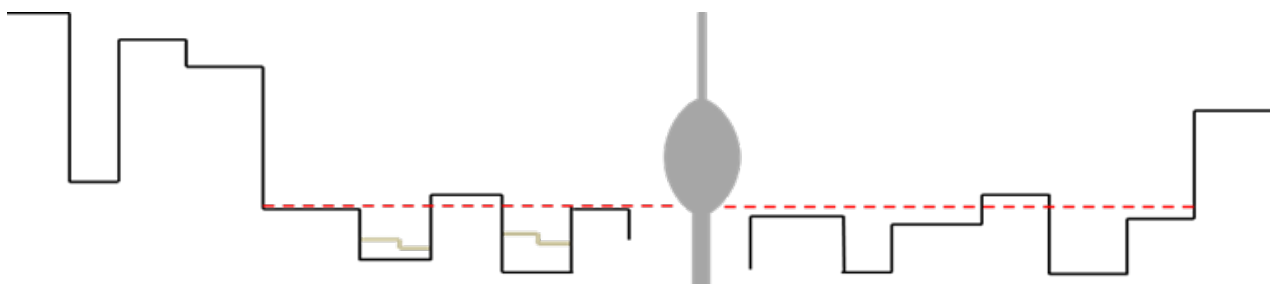


Figure 24: Proposed Skyline- Option 1

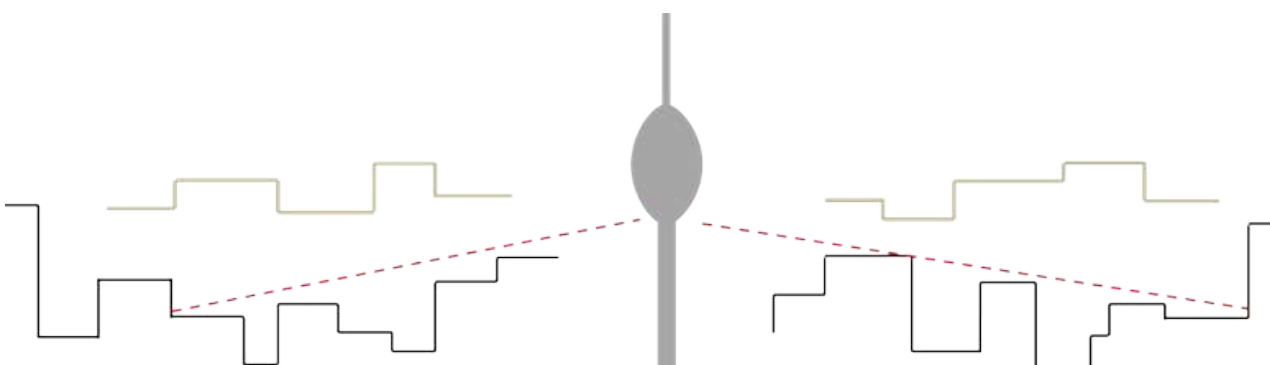


Figure 25: Proposed Skyline- Option 2

#### 4.5.1.3. Prominence of the Lake

The strategy applied to protect the prominence of the Beira Lake is to maintain the building heights as step up from Lake Edge as shown in the figure no. 26

In further following project interventions identified by this DGP to protect the prominence of the Lake.

- *Develop the linear park*
- *Develop Nodal Parks / Recreational activities adjacent to the lake.*
- *Improve the water transportation*
- *Projects to connect the main roads and Beira Lake Linear Park*
- *Open up visual corridors*
- *Maintain 14m width setback from the lake edge*

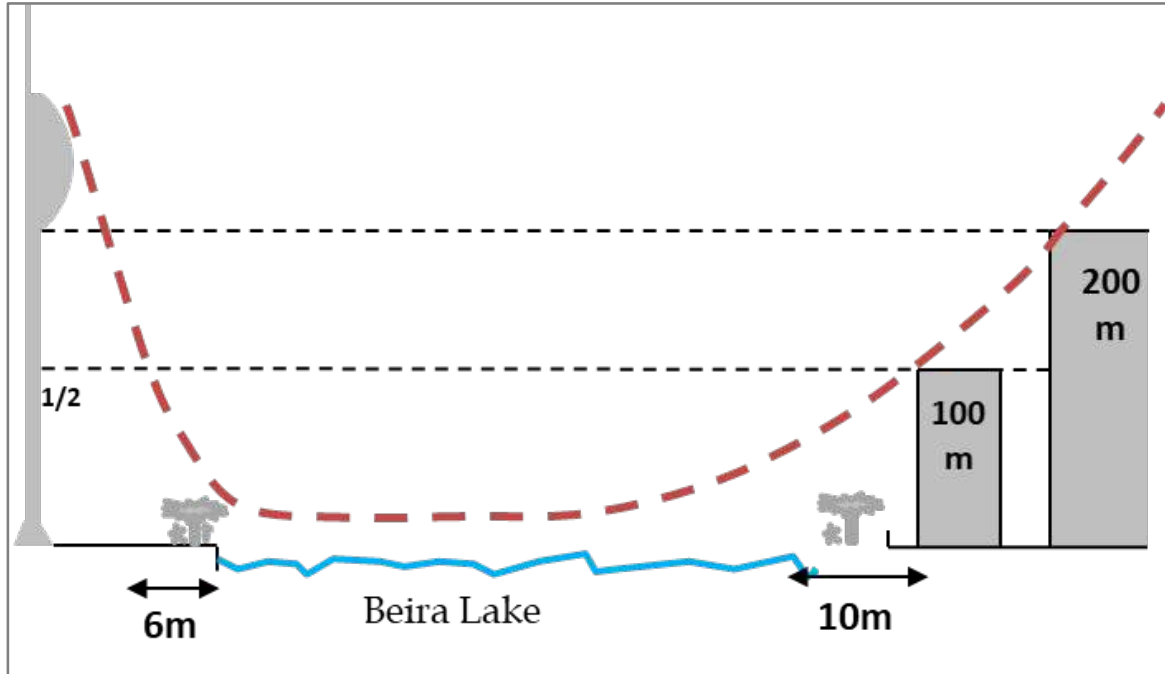


Figure 26: Concept of Proposed Heights Based on Lake Prominence

#### 4.5.1.4. Sky Line

Based on above factors the anticipated skyline in DGP Area decided based on prominence of the Lotus Tower and Beira Lake. The skyline derived based on the prominence of lotus tower apply for the lands along D.R.Wijewardhana Mawatha and the skyline derived based on the prominence of Beira Lake apply for the lands locate along the Vauxhall Street and Slave Island Area.

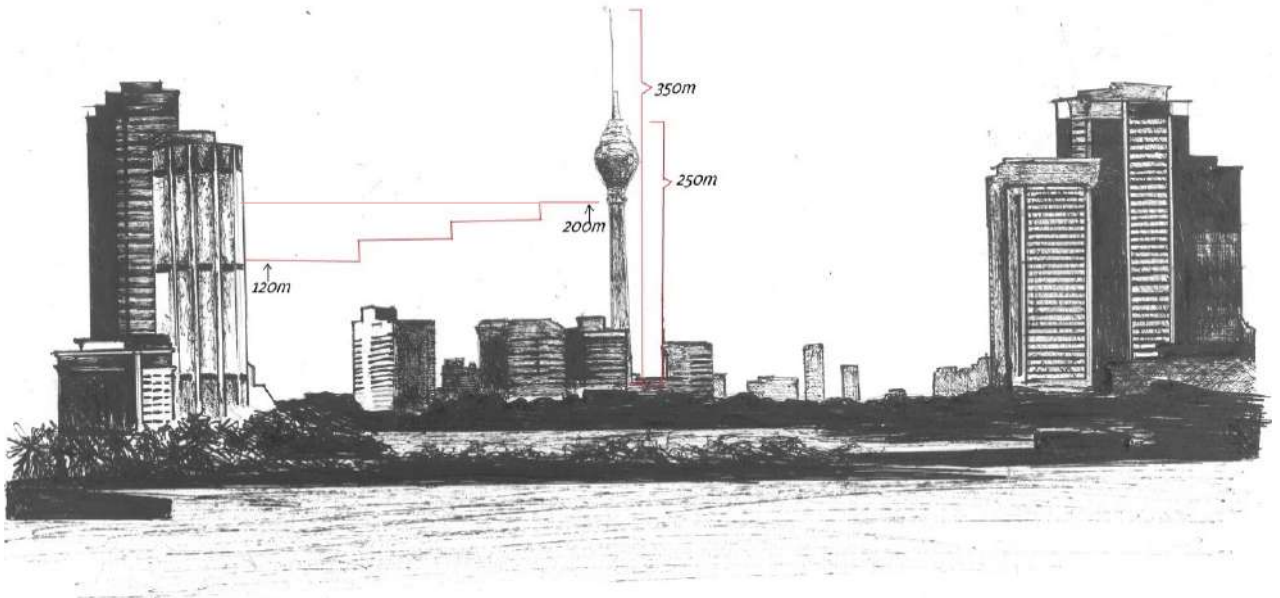


Figure 27: Concept of Proposed Heights Based on the Lotus Tower

Accordingly the maximum height along D.R.Wijewardhana Mawatha is 180m next to the Lotus tower premises.

In order to achieve the above said skyline the developed building heights are shown in following figure no 29.

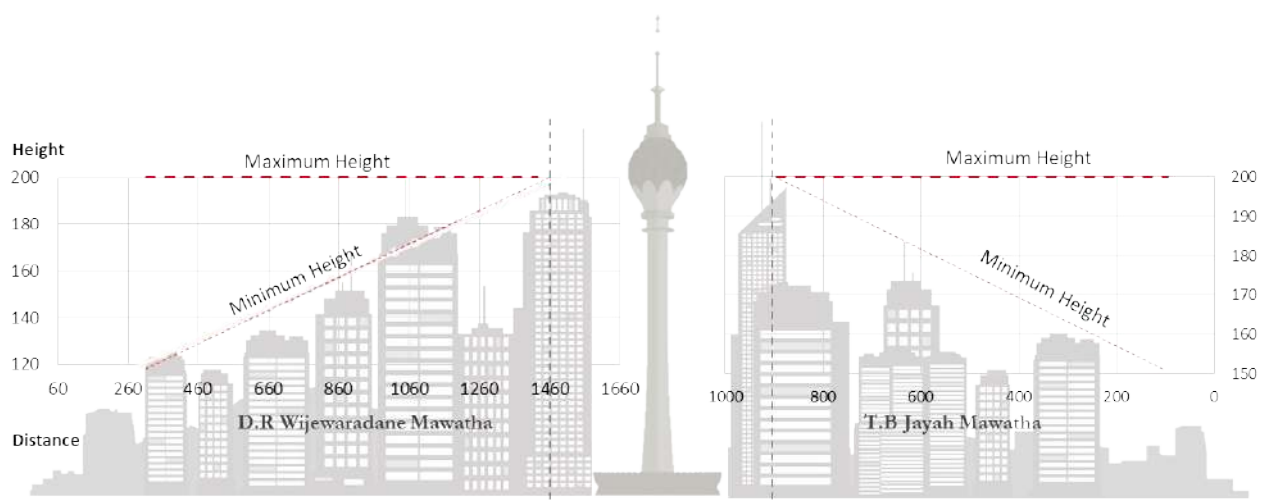


Figure 28: Concept of Building Heights at Both side of the Lotus Tower

# PROPOSED BUILDING HEIGHTS MAP



## Legend

Height

- 10m
- 100m
- 145m
- 150m - 160m
- 200m
- 350m
- As per the CCDP

Lake

Proposed Visual & Wind Corridors

Lotus Tower 500m Buffer Zone

Roads

Railway

1 centimeter = 89 meters





## 4.5.2. General Regulations

### 4.5.2.1. Parking

With the upcoming developments the requirements of parking facilities for the area will be increased. The plan promotes to fulfill the parking requirements of upcoming developments within the site as a solution for the parking and traffic congestion issue of the area. (The requirements and guidelines related to parking are included in section 06.

### 4.5.2.2. Sewerage disposal

Sewer capacity is not compatible to fulfill the creating requirement with developments promoting in this area. Due to that to achieve the maximum benefit of the land values and other potentials developments have to provide sewer treatment facilities within the premises. (The guidelines related to sewerage disposal are included in section 06.

### 4.5.2.3. Green Buildings

The green building is a new concept in world which is that, in its design, construction or operation, reduces or eliminates negative

impacts, and can create positive impacts, on our climate and natural environment. Green buildings preserve precious natural resources and improve our quality of life. The Green building ratings and related guidelines for Sri Lanka gazzetted by UDA are applicable for the developments within this planning boundary (The guidelines related to Green Buildings are included in section 06.

### 4.5.2.4. Existing lots

The lots having land extent less than 60 Perches and where the access road width is less than 12.2m are considered as existing lots and the development guidelines related to existing lots are included in section 06. In further section 06 includes the common guidelines on Height, Land Extent, Setbacks, Boundary Walls, Screening and signage.

## 4.5.3. Special Guidelines

The guidelines and regulations lot by lot related to the Plot Coverage, Setbacks, permis-

sible uses and other urban design aspects are described in section 06 in detail.



Chapter 05

*Planning  
Guidelines &  
Regulations*



## 5.1. Common Regulations and Guidelines

Permissible Uses	<p>Approval for extension and expansion of existing uses shall be considered</p> <p>Proposed Primary, Secondary, Tertiary, Private and International Schools shall not be permitted to construct except in cases where the Authority considers it as a special project and only amendments for existing buildings and new buildings for facilities shall be permitted</p>
4m Setback	<ul style="list-style-type: none"><li>• 50% of the area within 4m setback should be maintained with permeable surfaces, Soft landscaping is encouraged. Structures connected to the main structure are not allowed.</li><li>• Outdoor restaurants, Open swimming pools and allied services, Open play areas, Outdoor theaters, Garden &amp; Soft Landscape Features are recommended</li><li>• 10m development free set back from lake edge should be maintained.</li><li>• 6m side space shall be maintained for the building</li><li>• The Building line specified for the access road shall be maintained.</li><li>• 1m set back shall be maintained from the road edge for the developments along D.R.Wijewardhana Mawatha</li></ul>
Lake Reservation 6m (Linear Park)	<p>Uses such as Walkways, Public gathering spaces, Kiosks, Small Scale Restaurants, Children Play areas, Seating facilities, Sanitary facilities, Soft and hard landscaping features will be allowed as applicable by the maintaining authority (UDA, CMC, SLLDC)</p>
Height	<p>Building height shall be calculated from access road level</p>
Land Extent	<p>Minimum permissible land extent for new subdivision is 1500 Sq.m (60P)</p>
Existing lot	<p>Permissible number of floors for the existing lots having less than 60P shall be calculated as per the prevailing regulations of Colombo Development Plan unless specific height is not decided at the guide plan</p>

Boundary walls	Not allowed (Boundary shall demarcate as a Landscape / Architectural feature) See through fences are recommended, which does not obscure sight through more than 60% of the area in the vertical plane.
Sewerage disposal	100% treatment shall be done within the premises as per the CEA standards
Loading / Unloading	The loading & unloading area shall not be located to visible to the streets. It can be screened or locate within the premises, Outdoor storage - Not permitted
Landscape	Landscape elements like hedges are encouraged for boundary demarcation.
Screening	All service areas and equipment (including roof top) shall be fully screened to enhance the appearance of the premises.
Visual Screening	Minimum of 60% of building facade and 5m (from road level) height see through visual link to the lake view through ground floor from the Road shall be maintained for the buildings facing D. R. Wijewardana Mawatha. (only open functional activities can be allowed within the floor space and internal partitions, walls & curtains disturbing visual link are not allowed)
Green space	Green areas shall consist of endemic and indigenous plants which are compatible with the area.
Green Building	Development shall be comply with green building regulations Platinum - Above 150 m,  Gold or above - 70 m- 150 m Silver or above - 21 m - 70 m Bronze or above - Less than 20 m height or less  (Less than 11 m private developments are not compulsory)



Parking

Parking shall be provided as per the prevailing regulations of Colombo Development Plan. Required parking shall be provided within the premises. (Service charges in lieu of required regulatory vehicle parking will not be accepted)

A minimum of 75% of vehicle parking spaces shall be within the building. ( Basements or any other possible floors)

All the parking bays including disable parking and green vehicle parking, driveways shall be clearly marked (Standard signage)

Other

Planning & Building Regulations of City of Colombo Development Plan and Development Regulation (2021) published under Gazette notification number 2235/54 dated 08/07/2021 is applicable for this guide plan area unless otherwise specified in this regulation

Main Planning Committee of the UDA has authority to take final decision regarding planning and building regulations where there is contradiction between regulations

## 5.2. Site Specific Regulations

### PROPOSED BLOCKING OUT PLAN



Figure 30: Reference Map for Site Specific Regulations



## Site Reference Number – 001

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	Existing extent to be maintained as it is (9000sqm)	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D.R.Wijewardhana Mawatha (12m from center) 36m – Sir Chittampalam A Gardnier Mawatha (18m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• The building should be iconic and harmonies with the surrounding environment.</li> <li>• Proposed development should not obstruct the Lake view from junction.</li> <li>• Two towers recommended.</li> <li>• The Podium Level should not higher than the road level (Podium should not obstruct the lake view)</li> <li>• A 20m wide visual corridor should be maintained at the road level of D. R. Wijewardhana Mawatha</li> </ul>	

Site Layout (Conceptual & Not to Scale)





## Site Reference Number – 002

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	10%	
Minimum Setbacks (m)	Building Line Width	24m – D.R.Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Should be maintained as a public open space</li> </ul>	

Site Layout (Not to Scale)





## Site Reference Number – 003

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• The existing historical Entrances should be conserved as per UDA and Archeological Department guidelines.</li> </ul>	

Site Layout (Not to Scale)



## Site Reference Number – 004

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Appearance of the ground floor façade of the existing historical buildings should be conserved according to the UDA and the Archeological Department guidelines.</li> </ul>	

Site Layout (Not to Scale)

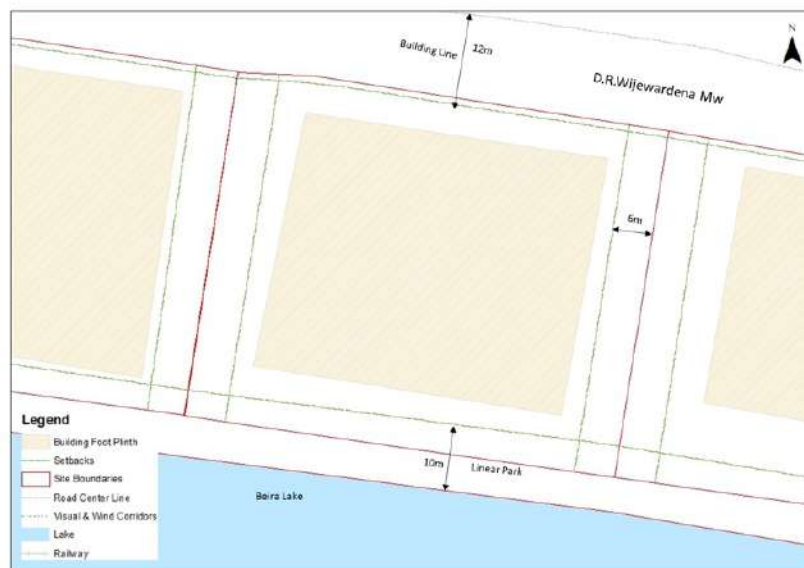




### Site Reference Number – 005

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

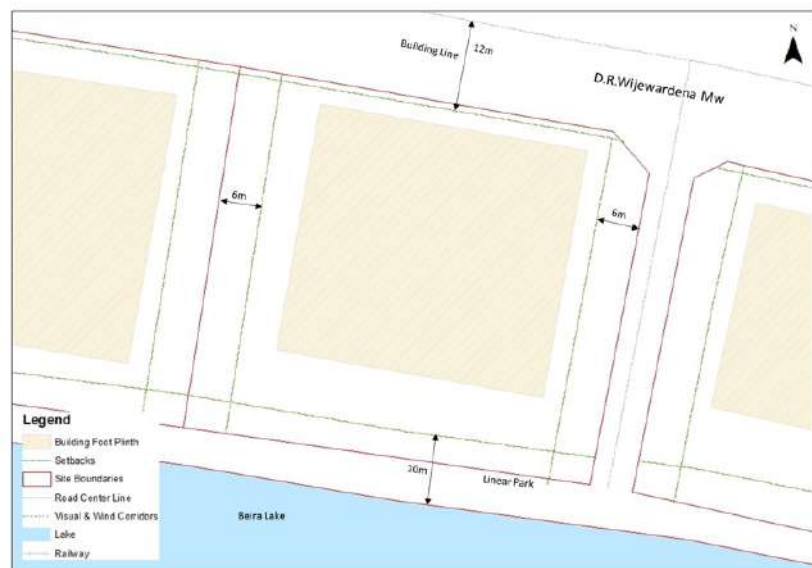
Site Layout (Not to Scale)



## Site Reference Number – 006

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)

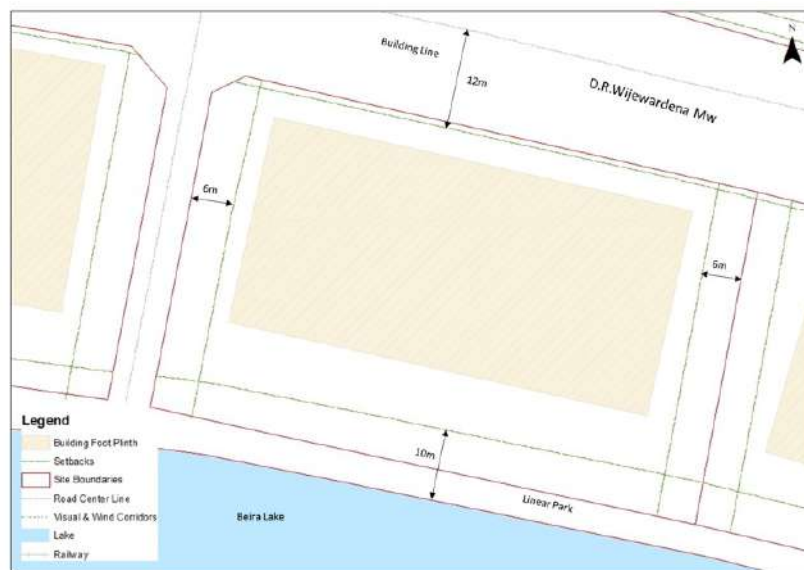




## Site Reference Number – 007

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"><li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li></ul>	

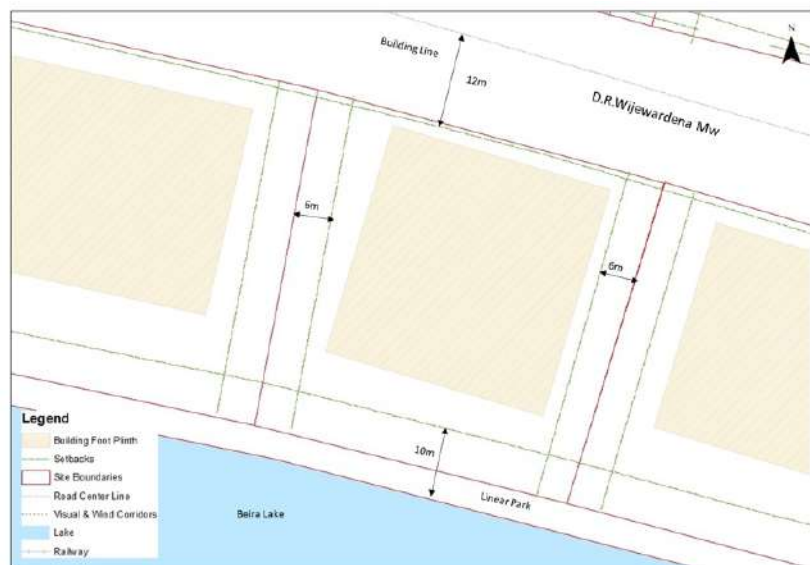
Site Layout (Not to Scale)



## Site Reference Number – 008

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	Existing extent to be maintained as it is	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	As per the requirements in City of Colombo Development Plan
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)

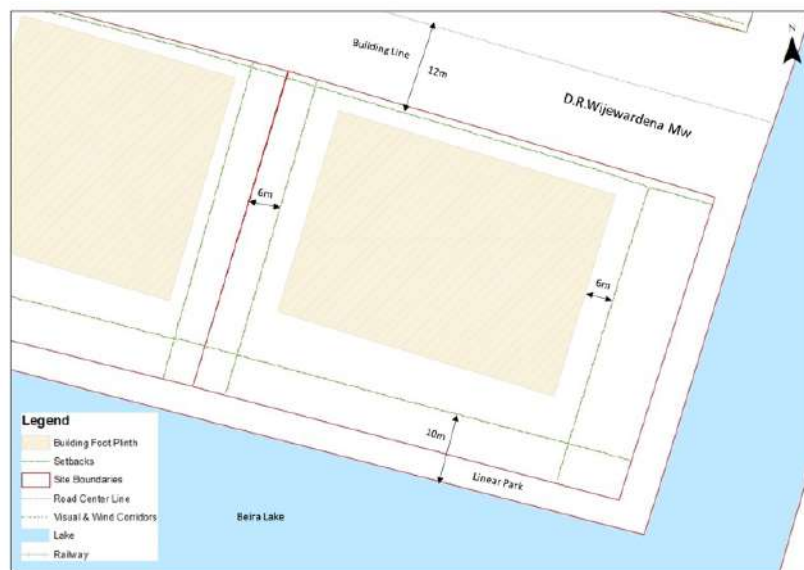




## Site Reference Number – 009

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)

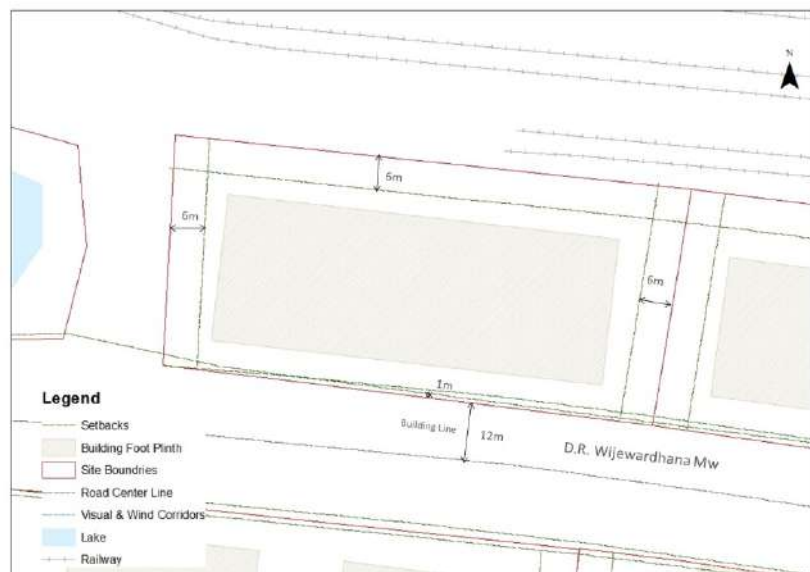




## Site Reference Number – 010

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)

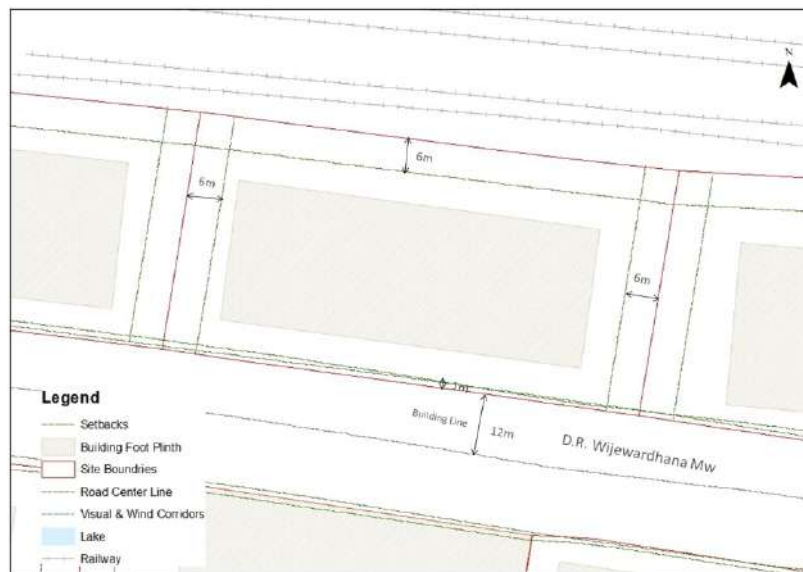




### Site Reference Number – 011

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

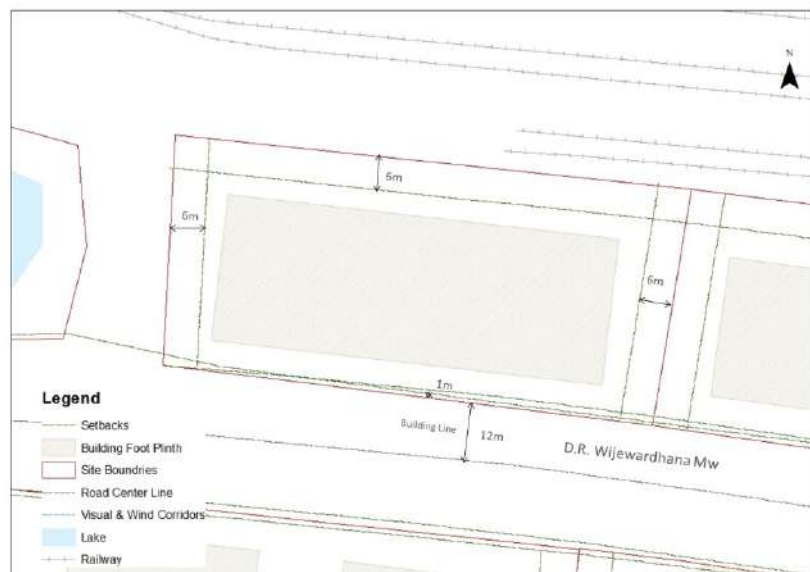
Site Layout (Not to Scale)



## Site Reference Number – 012

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)

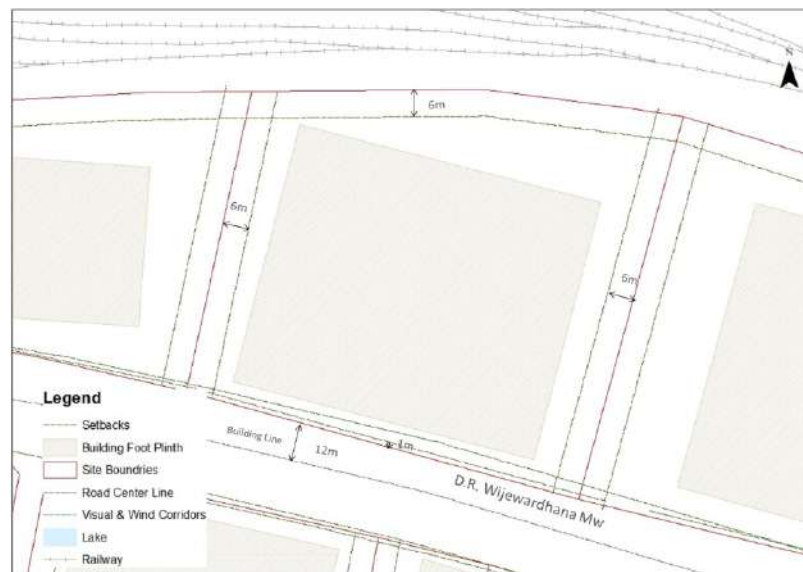




## Site Reference Number – 013

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"><li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li><li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li></ul>	

Site Layout (Not to Scale)



## Site Reference Number – 014

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)

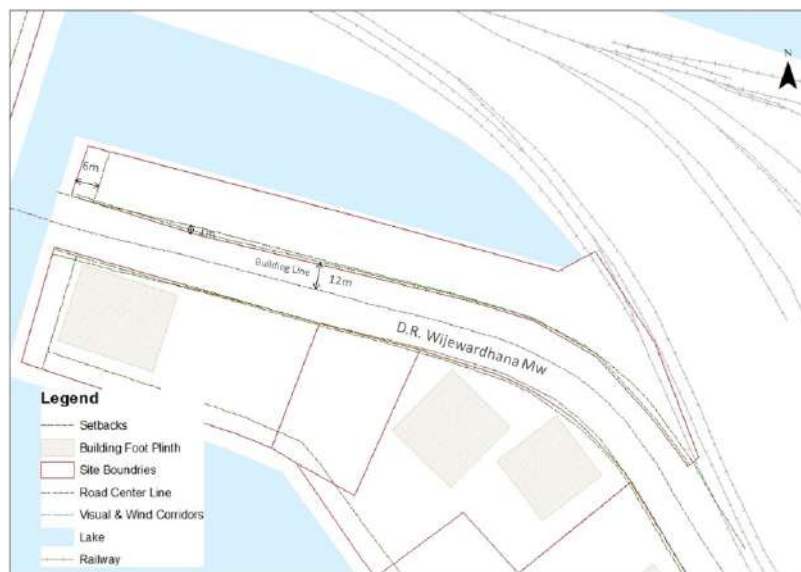




## Site Reference Number – 015

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	10%	
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"><li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li><li>• Reservations for railway line to be maintained as per the guidelines of Railway Department.</li></ul>	

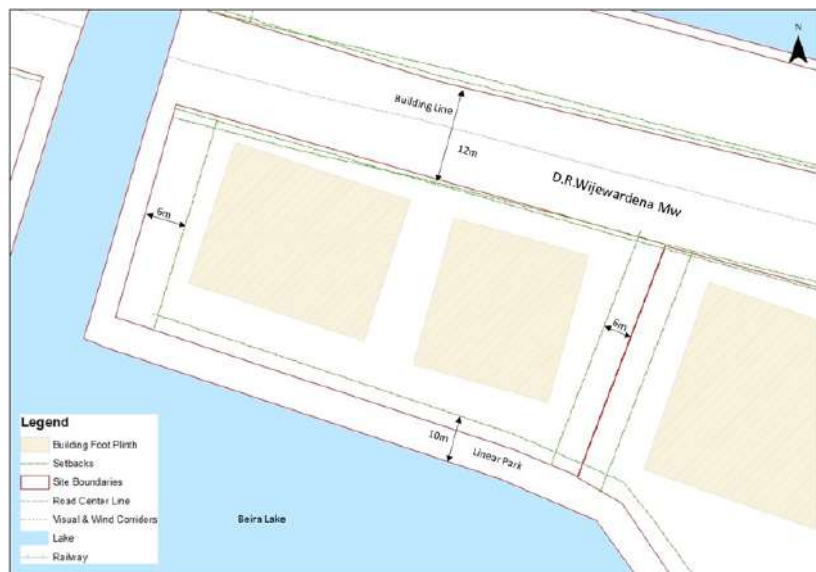
Site Layout (Not to Scale)



## Site Reference Number – 016

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)

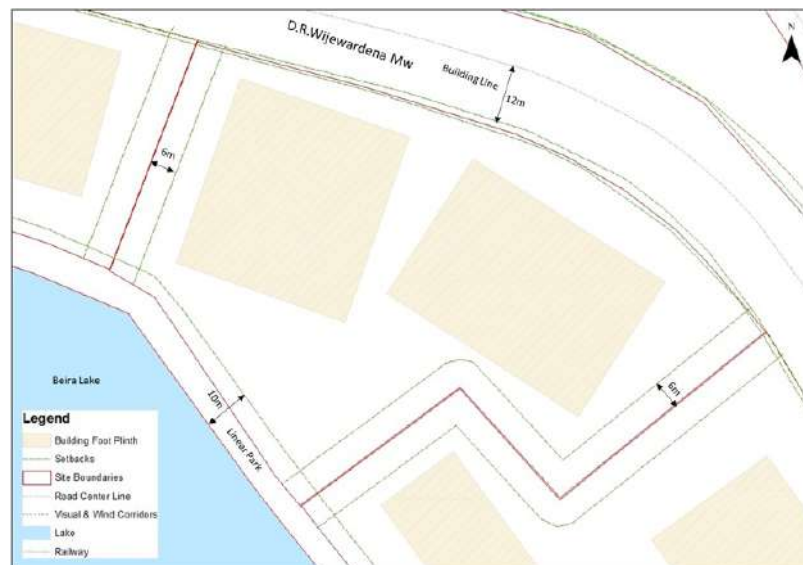




## Site Reference Number – 017

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> <li>Both lands should be amalgamated and developed as one entity.</li> </ul>	

Site Layout (Not to Scale)

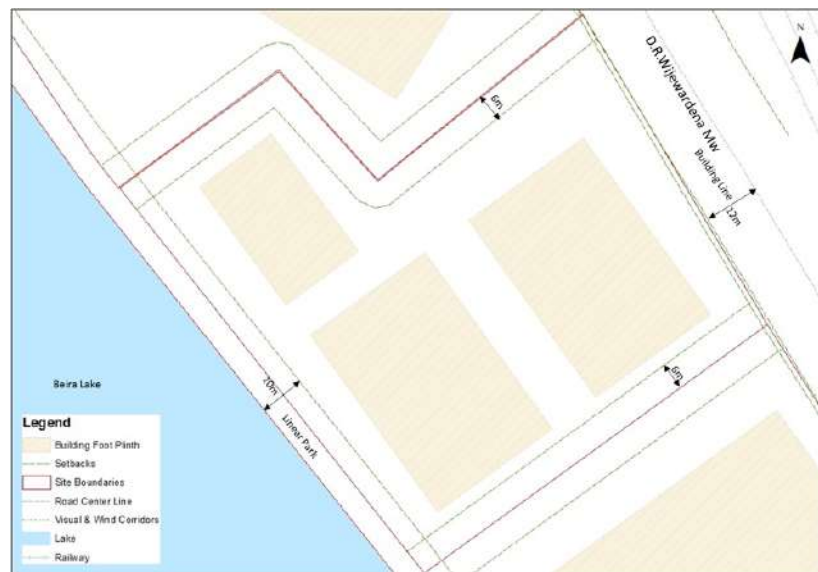




## Site Reference Number – 018

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)





### Site Reference Number – 019

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantations.</li> </ul>	

Site Layout (Not to Scale)



## Site Reference Number – 020

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	2220sqm	
Permissible Height (m)	350m	
Maximum Plot Coverage (%)	50%	
Minimum Setbacks (m)	Building Line Width	24m – D. R. Wijewardhana Mawatha (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>• 1m setback from building line edge of the D.R. Wijewardhana Mawatha for plantation</li> <li>• Balance 50% of the land (Open Area) should be landscaped &amp; maintained greenery.</li> </ul>	

Site Layout (Not to Scale)





## Site Reference Number – 021

Permissible Uses	Existing educational uses to be continued.	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

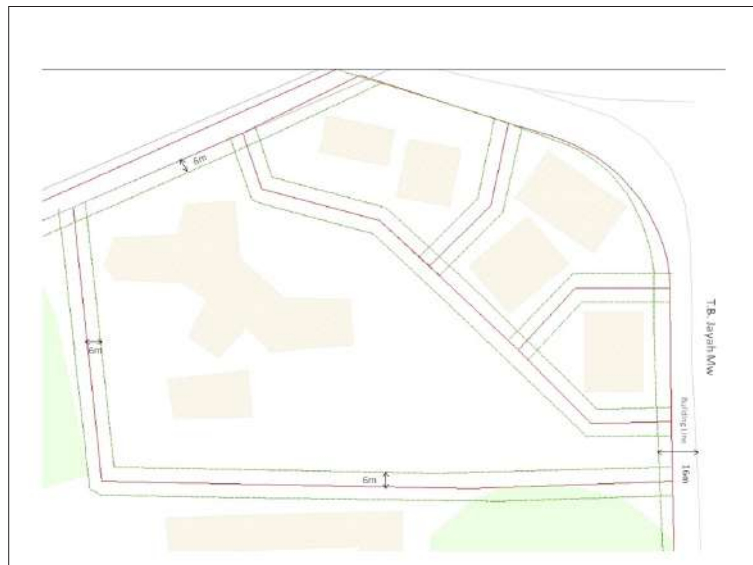
Site Layout (Not to Scale)



## Site Reference Number – 022

Permissible Uses	Existing use to be continued.	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – T.B Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

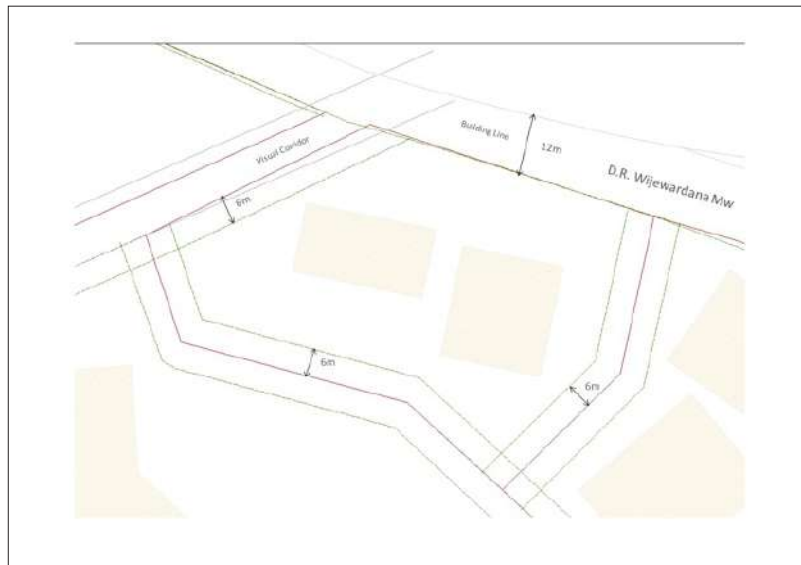




## Site Reference Number – 023

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"><li>• Drain reservation for common drain to be maintained as per the CMC requirements.</li></ul>	

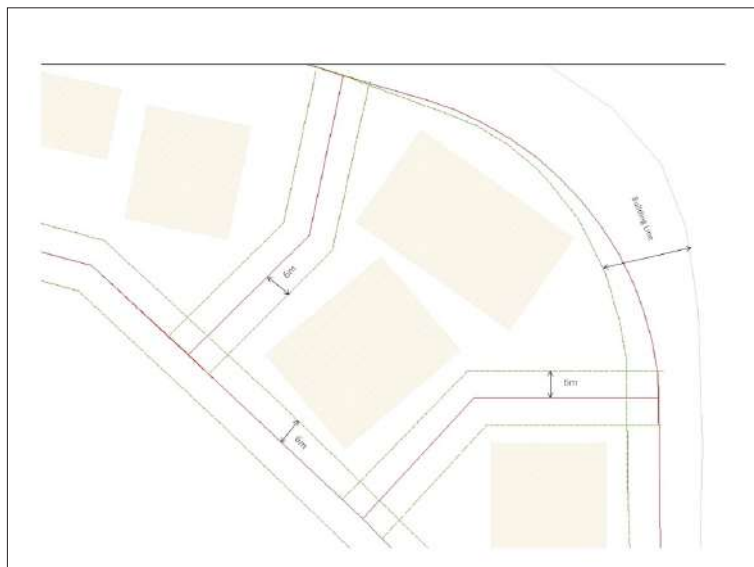
Site Layout (Not to Scale)



## Site Reference Number – 024

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – T.B Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Drain reservation for common drain to be maintained as per the CMC requirements.</li> </ul>	

Site Layout (Not to Scale)

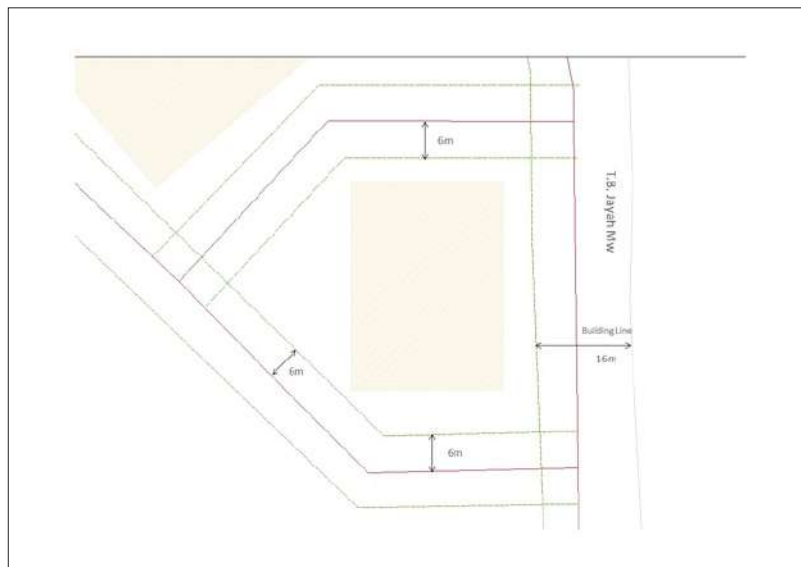




### Site Reference Number – 025

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Drain reservation for common drain to be maintained as per the CMC requirements.</li> </ul>	

Site Layout (Not to Scale)

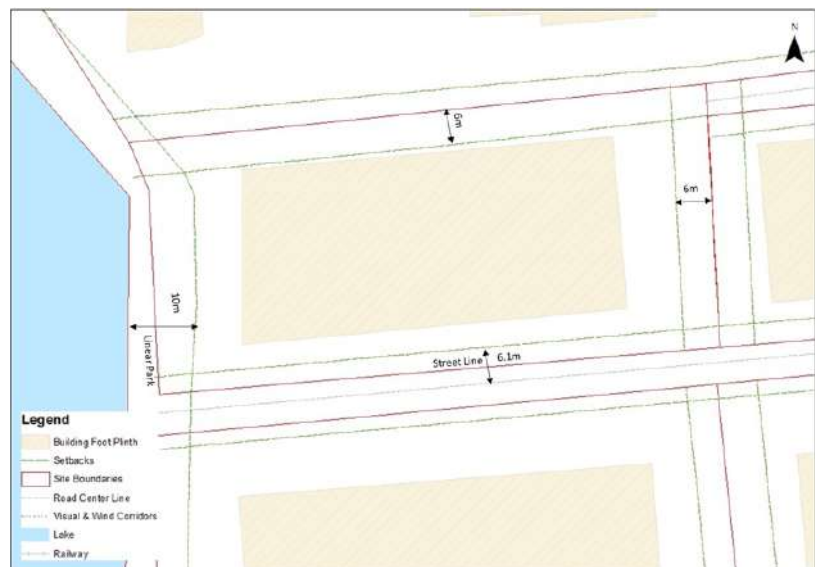




## Site Reference Number – 026

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

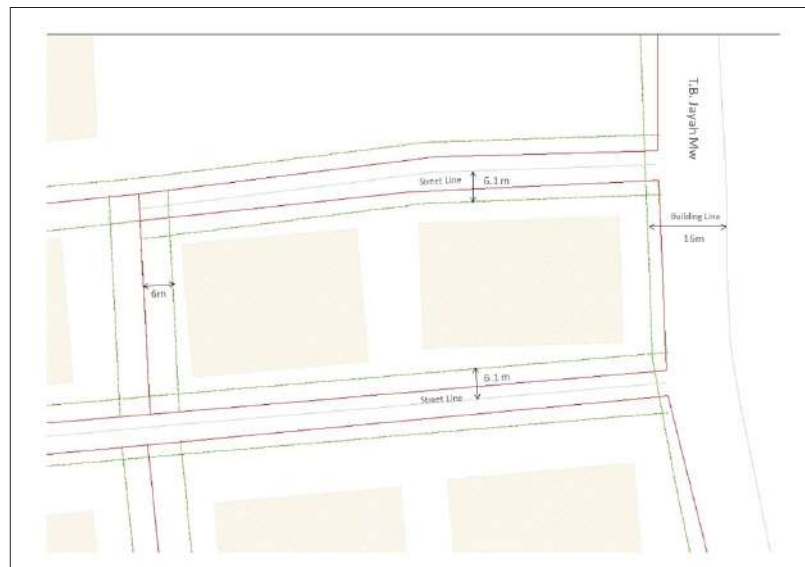




## Site Reference Number – 027

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 028

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Existing archeological buildings to be conserved</li> </ul>	

Site Layout (Not to Scale)

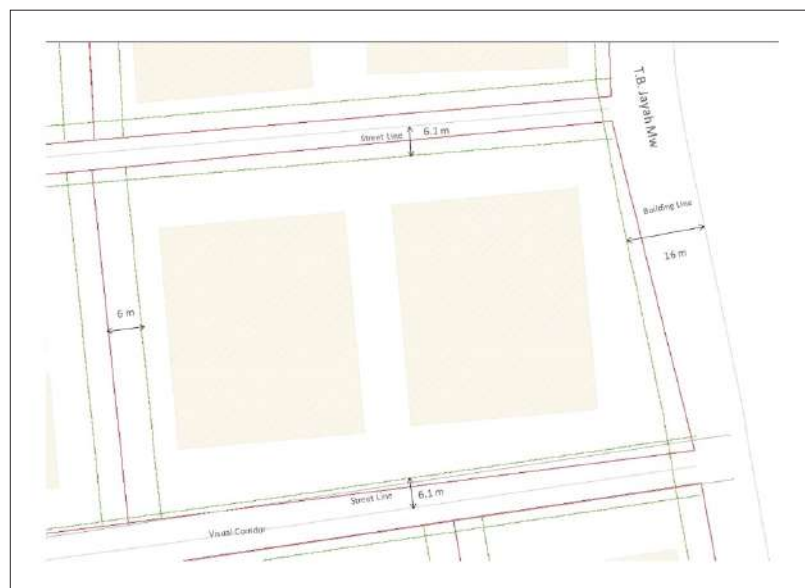




### Site Reference Number – 029

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Existing archeological buildings to be conserved</li> </ul>	

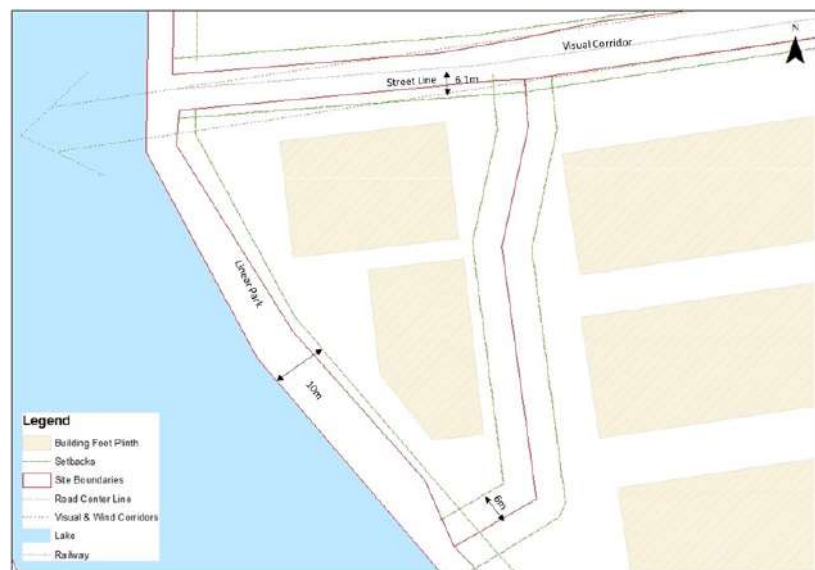
Site Layout (Not to Scale)



## Site Reference Number – 030

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

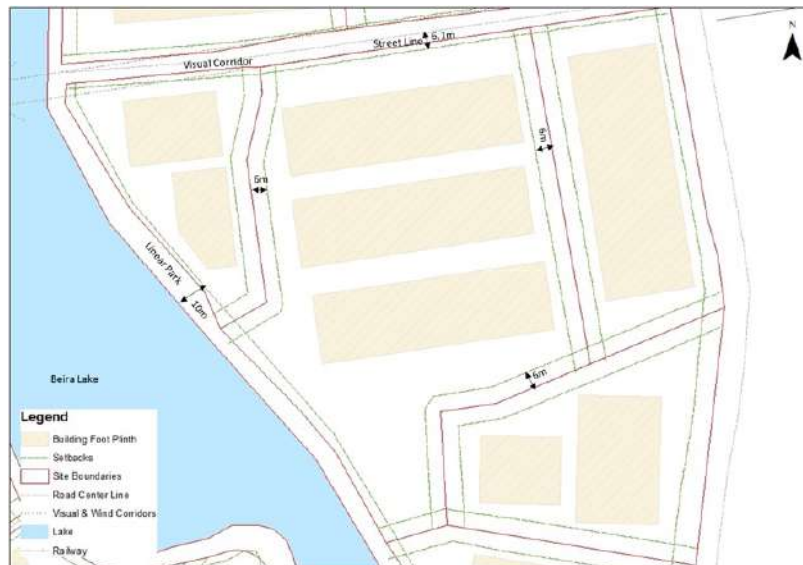




## Site Reference Number – 031

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

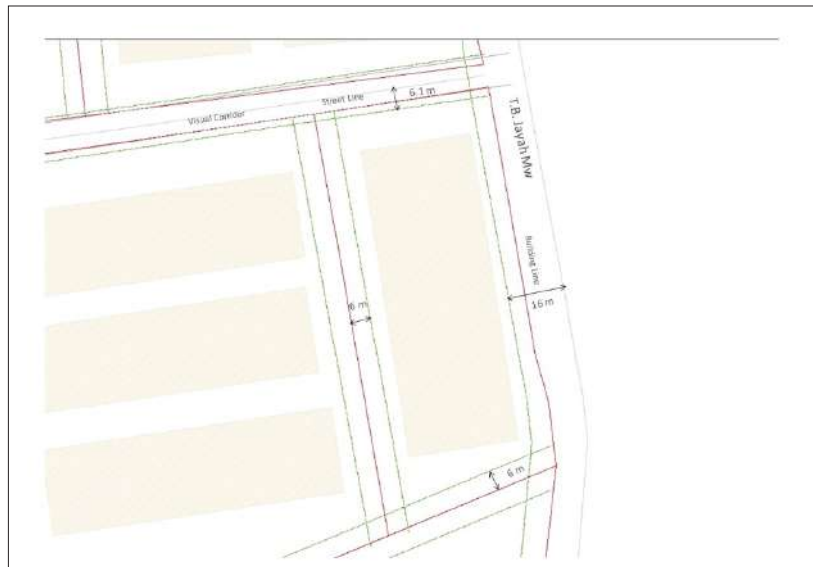
Site Layout (Not to Scale)



## Site Reference Number – 032

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

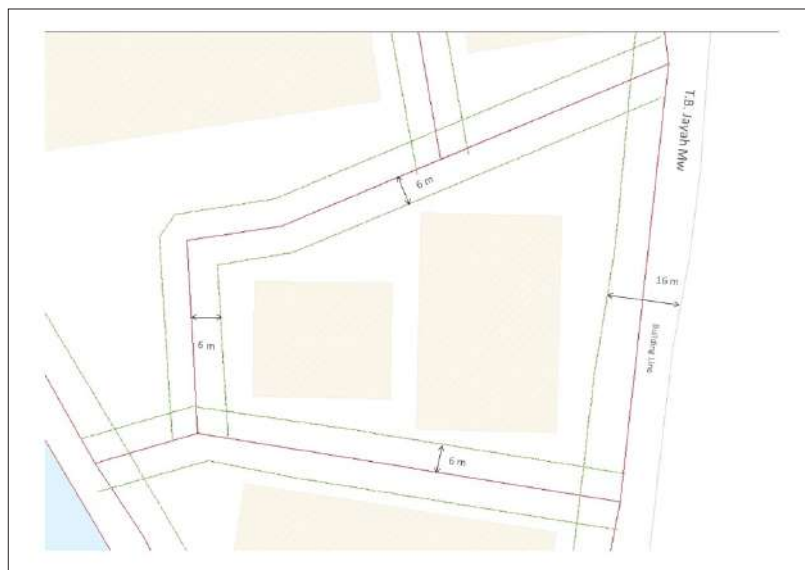




### Site Reference Number – 033

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

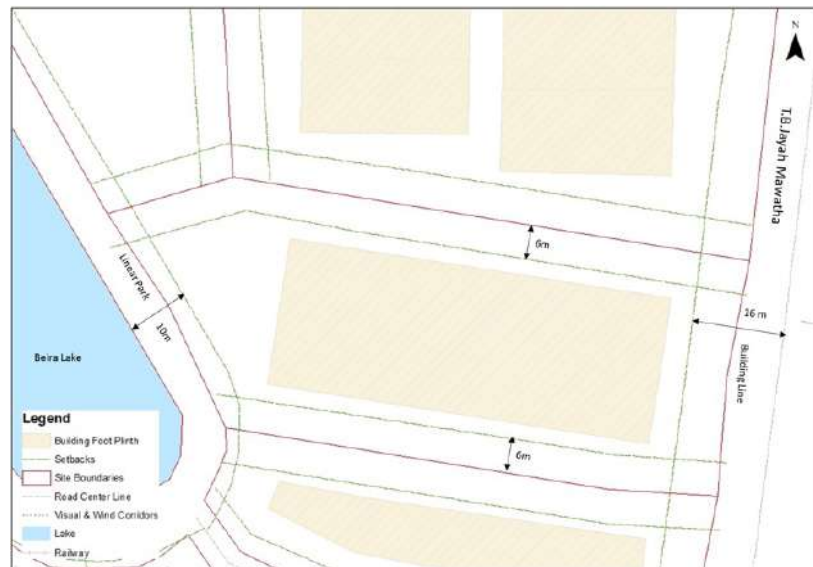




### Site Reference Number – 034

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

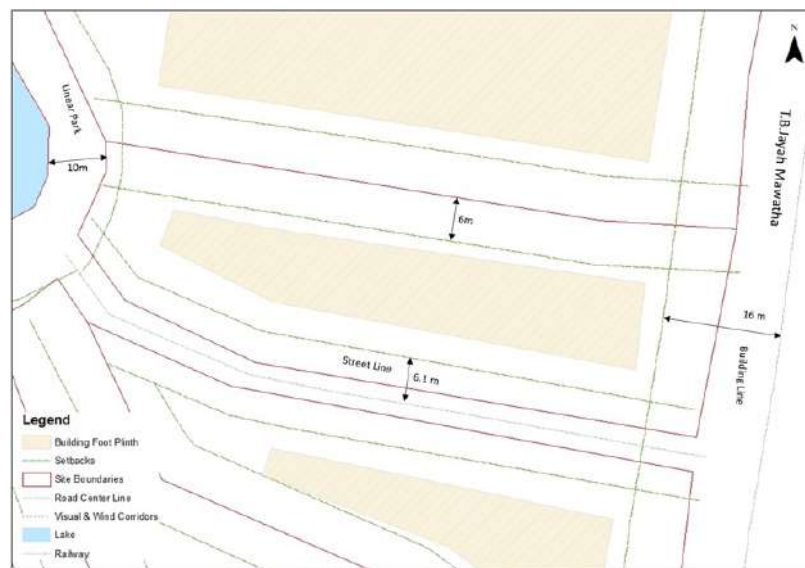




## Site Reference Number – 035

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

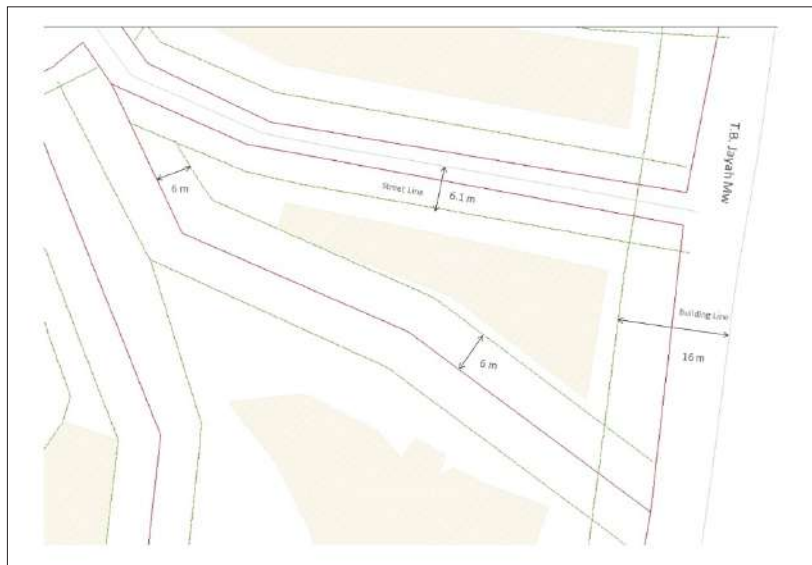
Site Layout (Not to Scale)



## Site Reference Number – 036

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

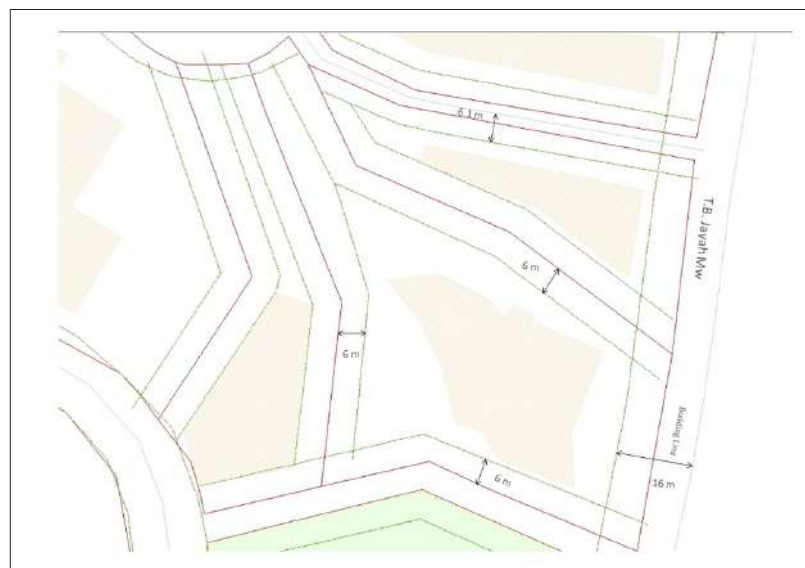




## Site Reference Number – 037

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	24.4m (12.2m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Existing building to be conserved as per the Archeological Department requirements.</li> </ul>	

Site Layout (Not to Scale)



### Site Reference Number – 038

Permissible Uses	Public Open Space & Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	05%	
Minimum Setbacks (m)	Street Line Width	24.4m T.B.Jayah Mawatha (12.2m from center) 15m – Vauxhall Street (7.5m from center) 22.86m - Union Place (11.3m from center)
	Building Line Width	32m – T.B.Jayah Mawatha (16m from center) 24m – Vauxhall Street (12m from center) 32m – Union Place (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

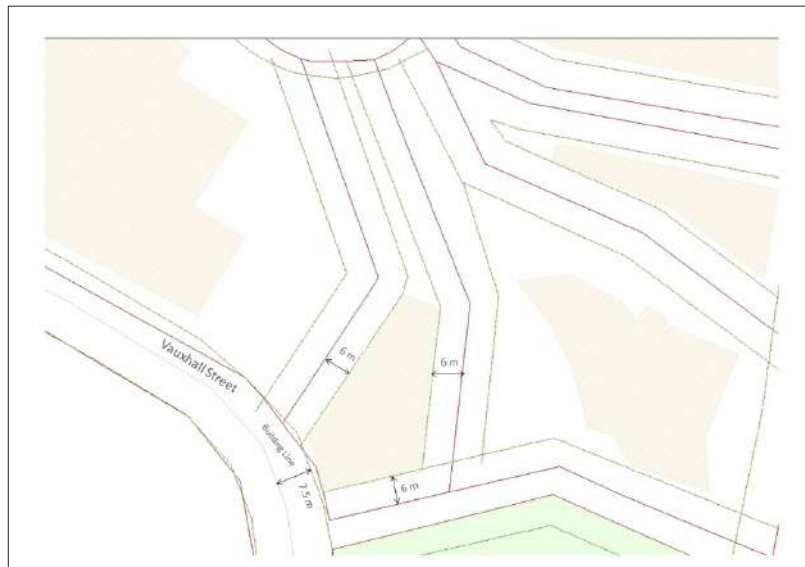




### Site Reference Number – 039

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>6m wide public access should be maintained at west boundary.</li> </ul>	

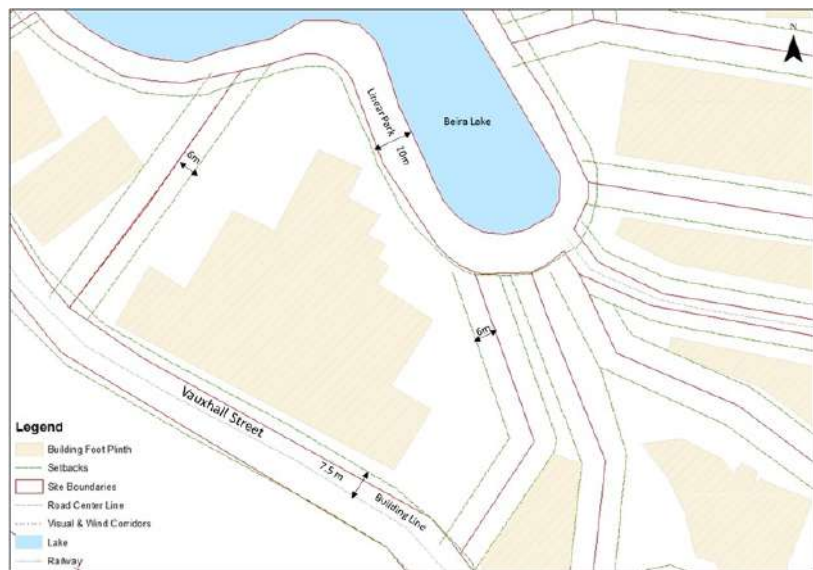
Site Layout (Not to Scale)



## Site Reference Number – 040

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





### Site Reference Number – 041

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 042

Permissible Uses	Recreational activities, Play areas, Kiosks, Restaurants, Sanitary Facilities, Landscaping area, Boat Yard, Public Museums, Food Outlets, Residential		
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm		
Permissible Height (m)	100m		
Maximum Plot Coverage (%)	Phase I (Total)	Podium – 20%	Tower – 15%
	Phase II (Total)	Podium – 10%	Tower – 7.5%
Minimum Setbacks (m)	Street Line Width	15 m (7.5m from center)	
	Building Line Width	24m – Vauxhall Street (12m from center)	
	Rear Space	10m from Lake Edge (Including 6m Linear Park)	
	Side Space	6m both side	
Special Guidelines			

Site Layout (Not to Scale)

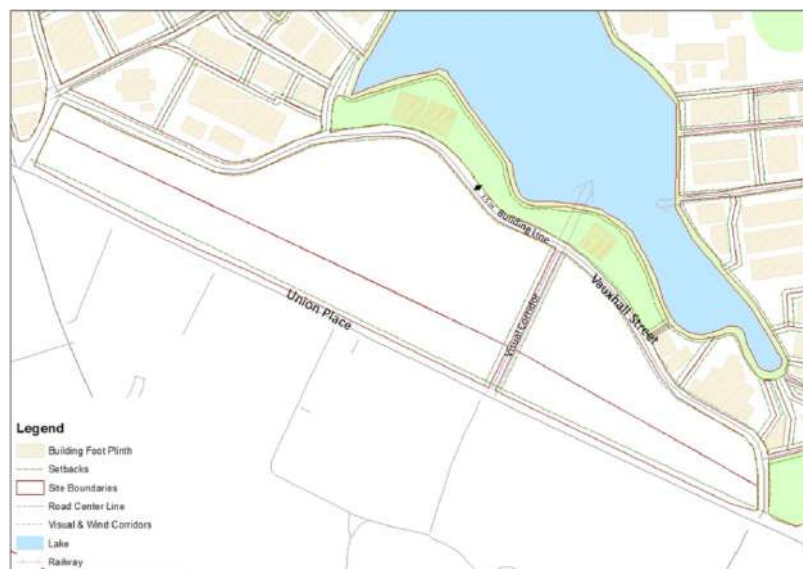




## Site Reference Number – 043

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	<ul style="list-style-type: none"> <li>The building height should be compatible with lotus tower visual corridor regulation, building &amp; planning regulations in City of Colombo Development Plan (If required)</li> <li>As per the City of Colombo Development Plan</li> </ul>	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15 m (7.5m from center) 22.86m (11.43m from center)
	Building Line Width	24m – Vauxhall Street (12m from center) 32m – Union Place (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

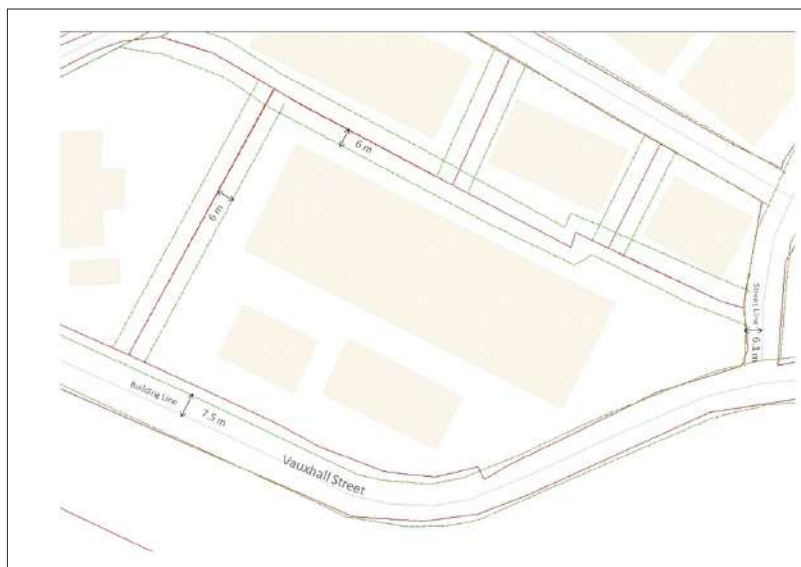
Site Layout (Not to Scale)



## Site Reference Number – 044

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15 m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>Existing archeological buildings to be conserved</li> </ul>	

Site Layout (Not to Scale)





## Site Reference Number – 045

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	150m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

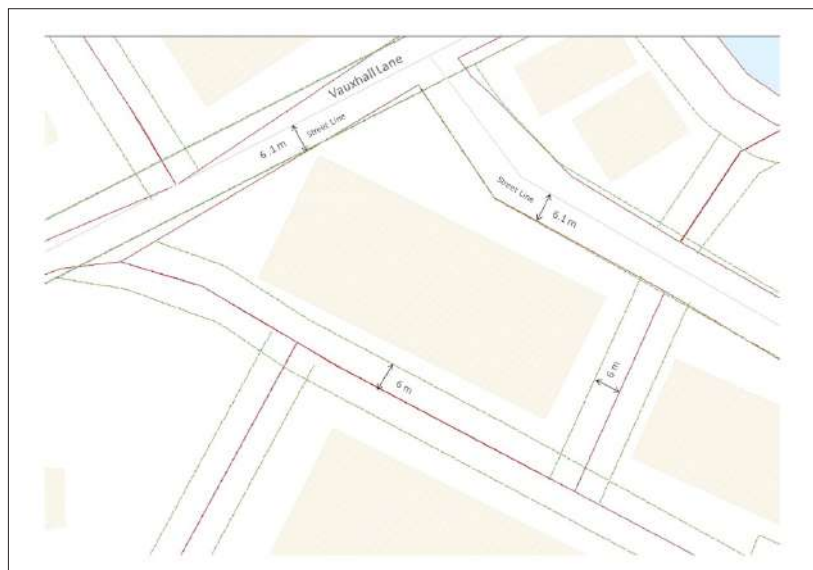
Site Layout (Not to Scale)



## Site Reference Number – 046

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	160m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15 m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

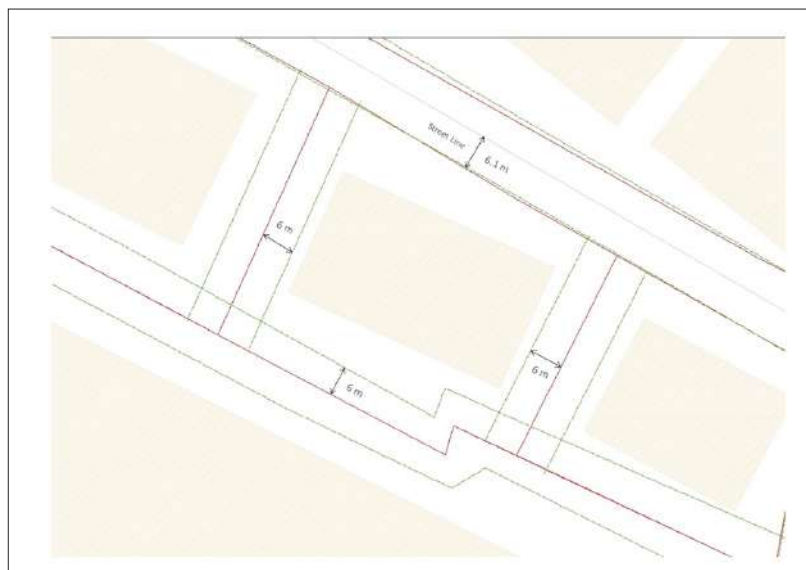




## Site Reference Number – 047

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 048

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	200m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15 m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

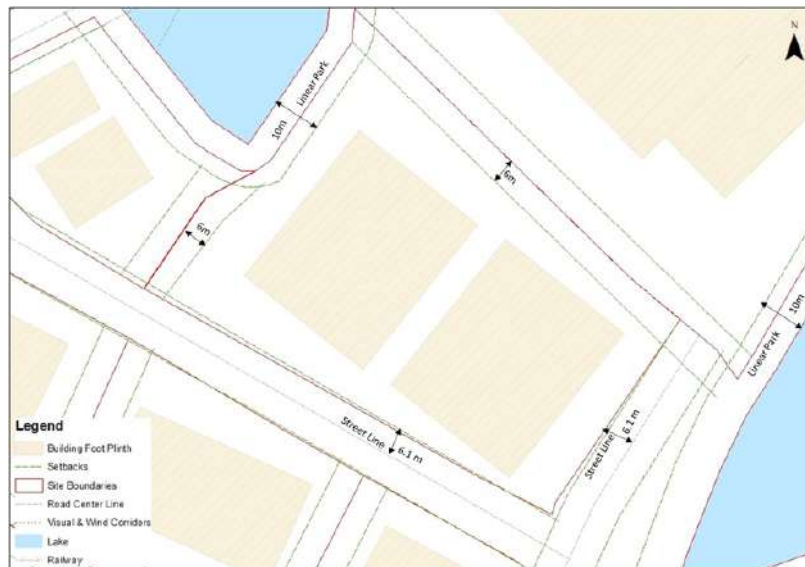




## Site Reference Number – 049

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 050

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines	<ul style="list-style-type: none"> <li>All lands should be developed as one entity.</li> </ul>	

Site Layout (Not to Scale)

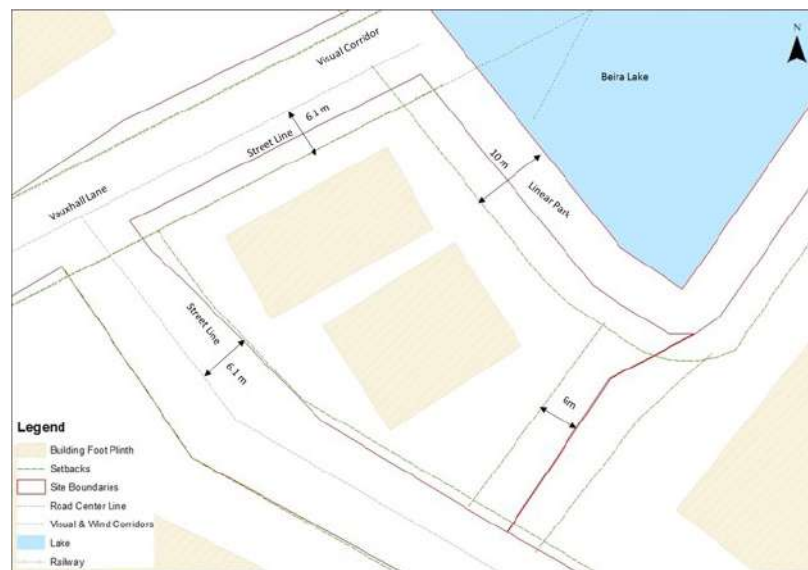




## Site Reference Number – 051

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	15m (7.5m from center)
	Building Line Width	24m – Vauxhall Street (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

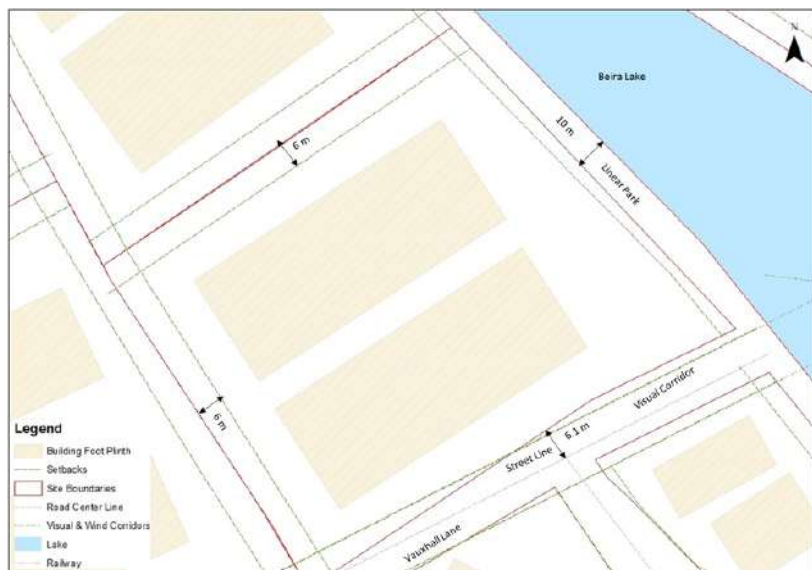
Site Layout (Not to Scale)



## Site Reference Number – 052

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

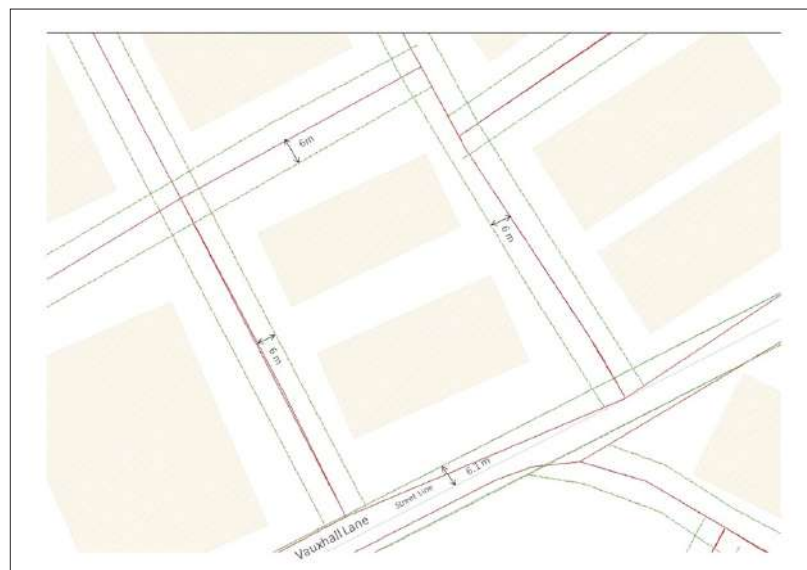




## Site Reference Number – 053

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	155m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 054

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	145m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

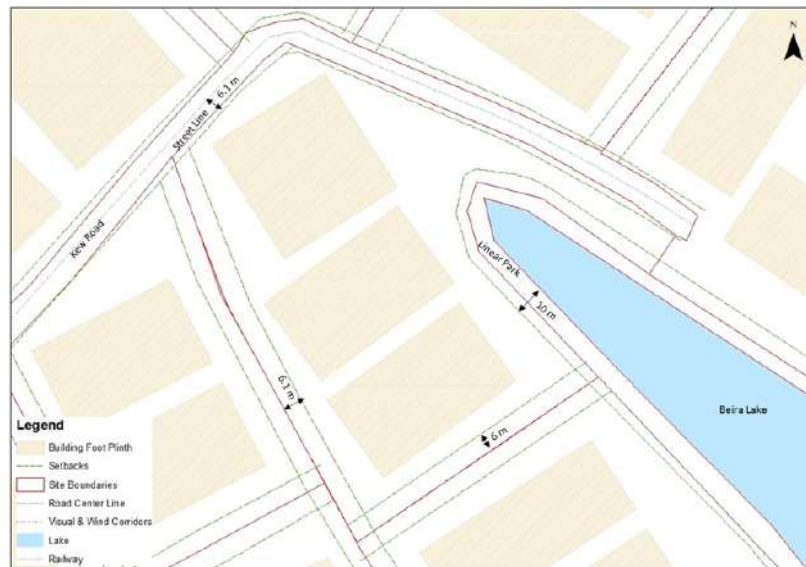




### Site Reference Number – 055

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

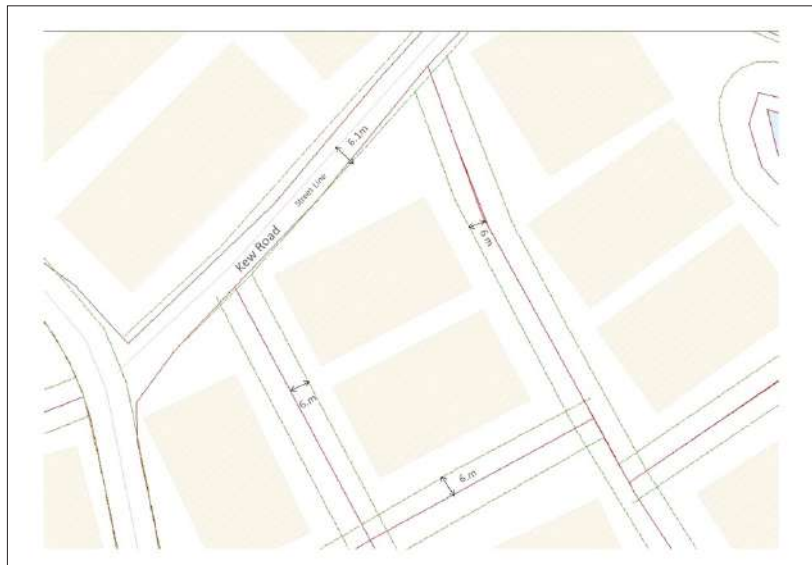
Site Layout (Not to Scale)



## Site Reference Number – 056

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 057

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

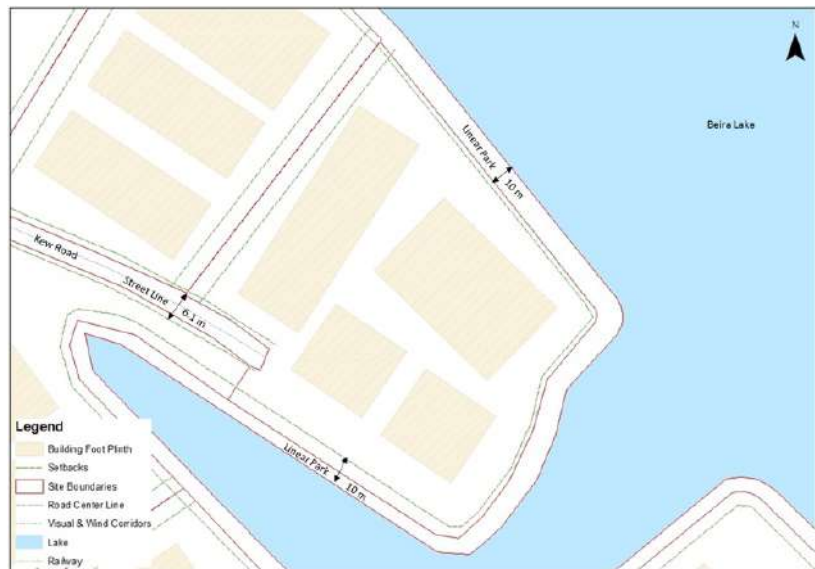




## Site Reference Number – 058

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 059

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 060

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	Existing land extent to be maintained as it is	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	05%	
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m - Morgan Road (7.5m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 061

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 062

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m - Morgan Road (7.5m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

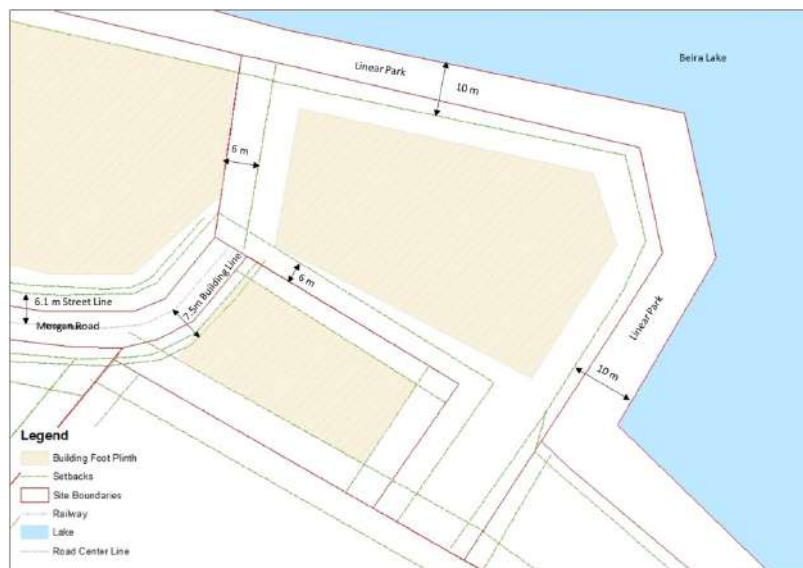




### Site Reference Number – 063

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m - Morgan Road (7.5m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

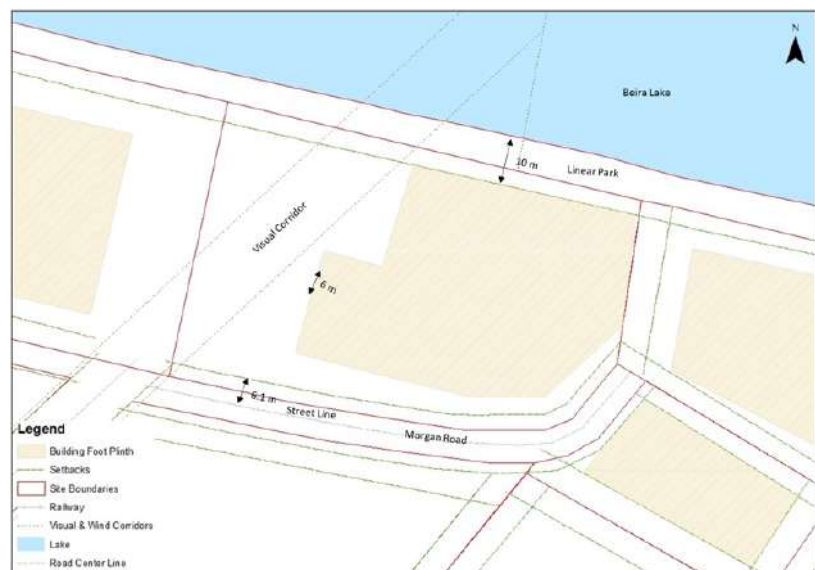
Site Layout (Not to Scale)



## Site Reference Number – 064

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m - Morgan Road (7.5m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

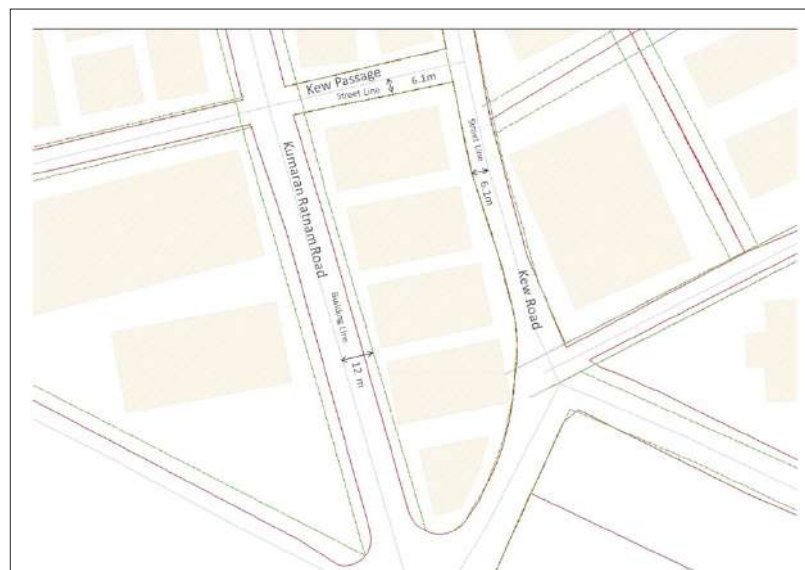




## Site Reference Number – 065

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	<ul style="list-style-type: none"> <li>The building height should be compatible with lotus tower visual corridor regulation, building &amp; planning regulations in City of Colombo Development Plan (If required)</li> <li>As per the City of Colombo Development Plan</li> </ul>	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

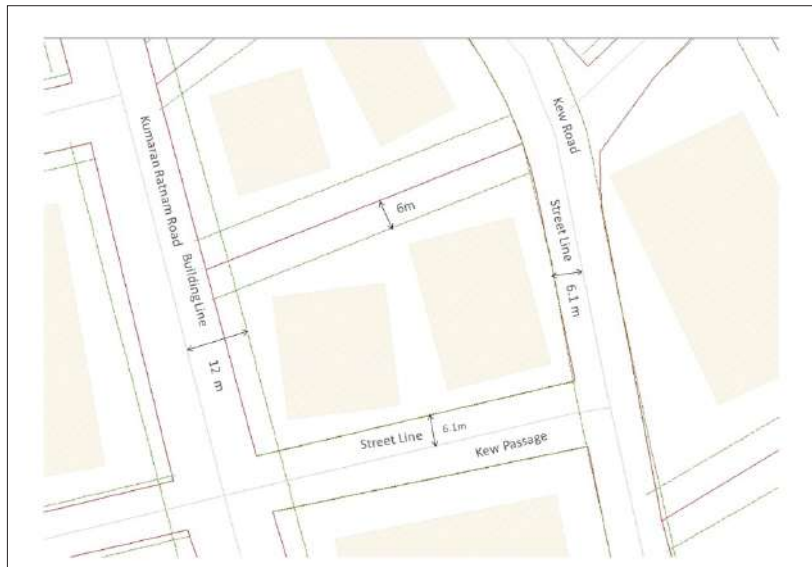




## Site Reference Number – 066

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m – Kew Road & Kew Passage (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

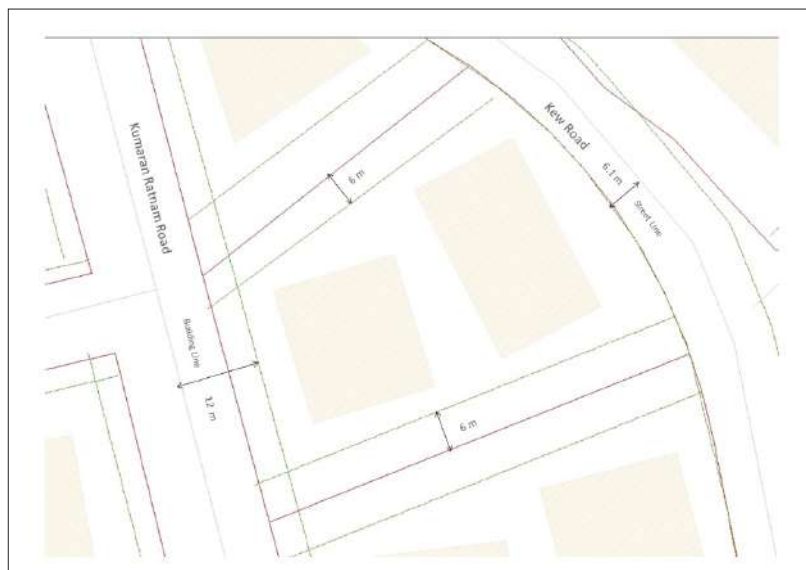




### Site Reference Number – 067

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m – Kew Road & Kew Passage (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

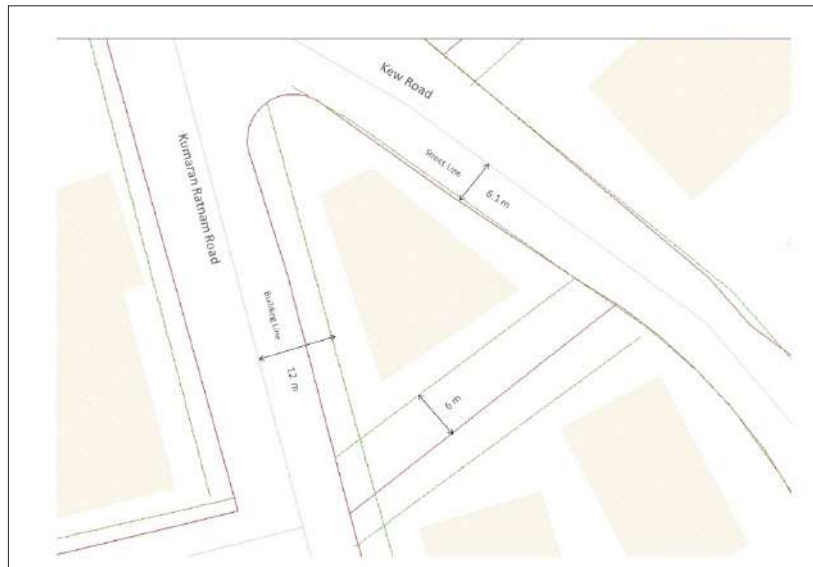
Site Layout (Not to Scale)



## Site Reference Number – 068

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m – Kew Road & Kew Passage (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

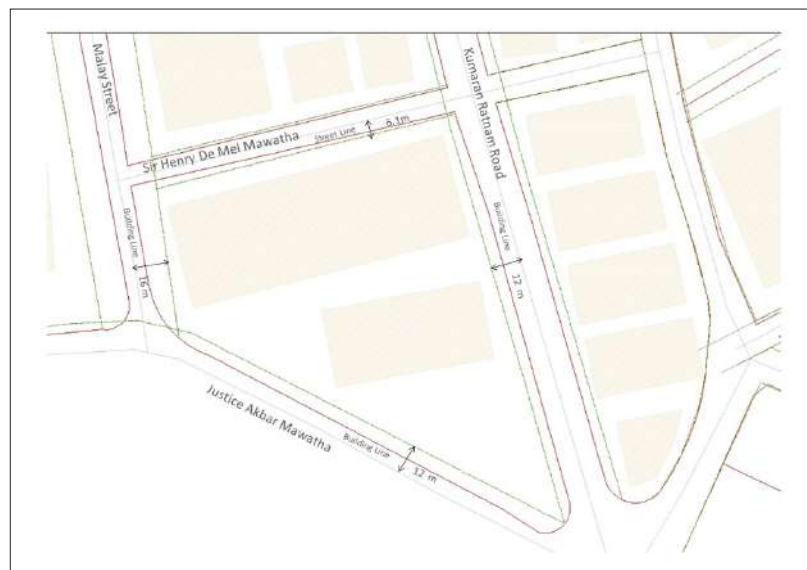




## Site Reference Number – 069

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	<ul style="list-style-type: none"> <li>The building height should be compatible with lotus tower visual corridor regulation, building &amp; planning regulations in City of Colombo Development Plan (If required)</li> <li>As per the City of Colombo Development Plan</li> </ul>	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center) 24m – Justice Akbar Mawatha (12m from center) 32m – Malay Street (16m from center) 15m – Sir Henry De Mel Mawatha (7.5m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

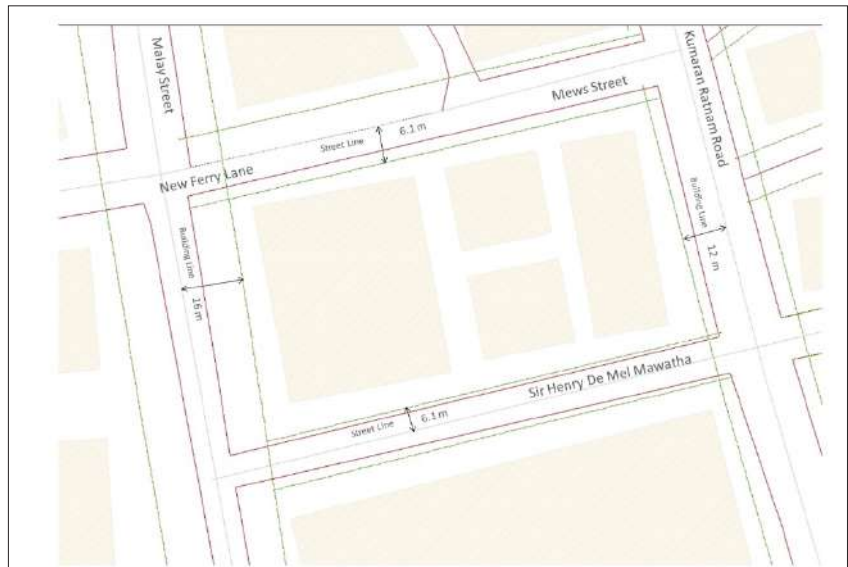
Site Layout (Not to Scale)



## Site Reference Number – 070

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	24m – Kumara Rathnam Road (12m from center) 24m – Justice Akbar Mawatha (12m from center) 32m – Malay Street (16m from center) 15m – Sir Henry De Mel Mawatha (7.5m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 071

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m – Mew Street (7.5m from center) 32m – Malay Street (16m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 072

Permissible Uses	Existing educational uses to be continued (St. Joseph’s College, Defence School)	
Minimum Site Extent for Subdivision (Sq.m.)	Existing land extent to be maintained as it is	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	15m – Mew Street (7.5m from center) 32m – Malay Street (16m from center) 24m – Kumaran Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 073

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	12.2m – Kew Point Road (6.1m from center) 24m – Kumaran Rathnam Road (12m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

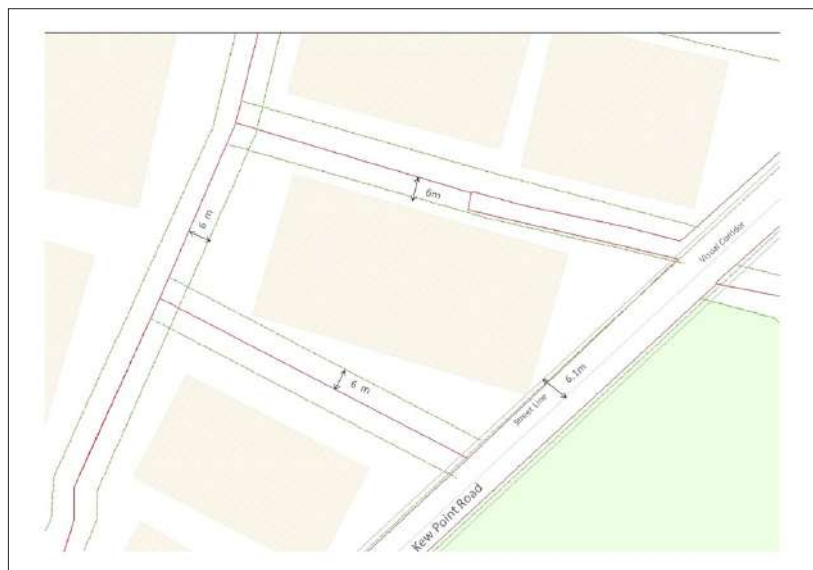




## Site Reference Number – 074

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	12.2m – Kew Point Road (6.1m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 075

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 076

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m (60m from Lake Edge) & rest as per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – Kumaran Rathnam Road (12m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

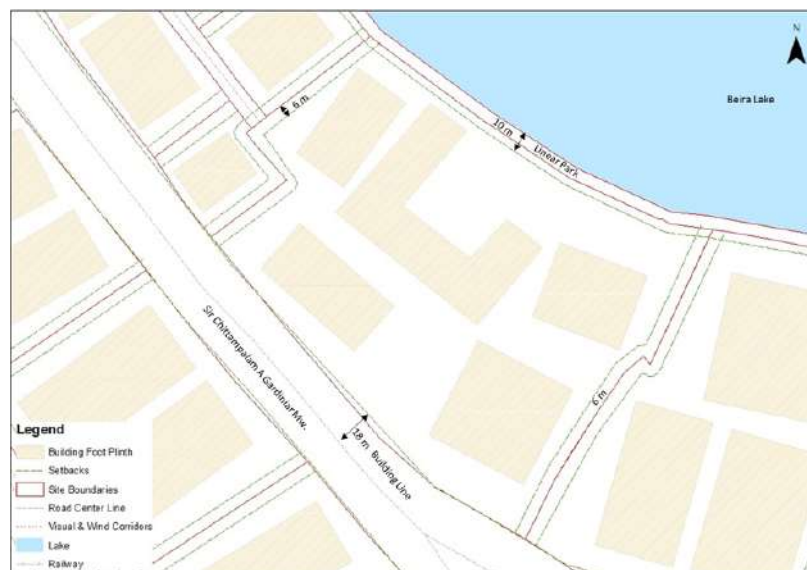




## Site Reference Number – 077

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m (60m from Lake Edge) & rest as per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m- Sir Chittampalan A. Gardinier Road (18m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 078

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

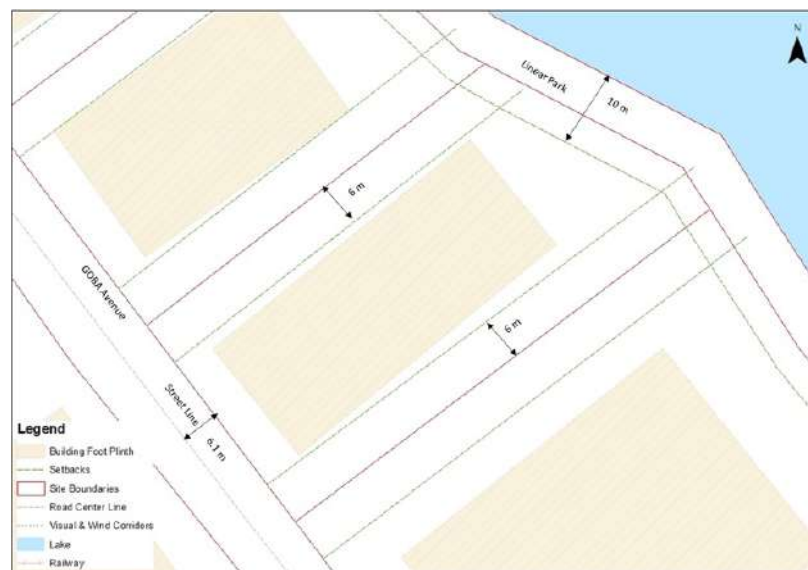




## Site Reference Number – 079

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 080

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

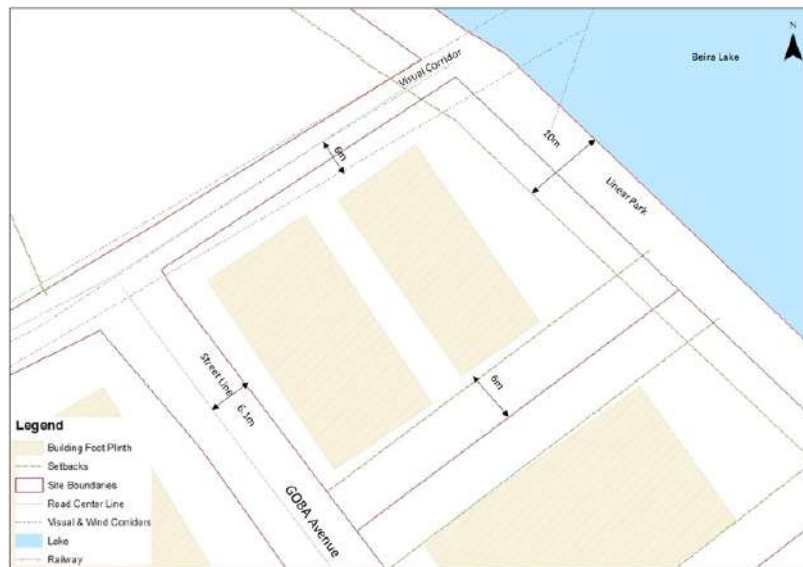




## Site Reference Number – 081

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	100m	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

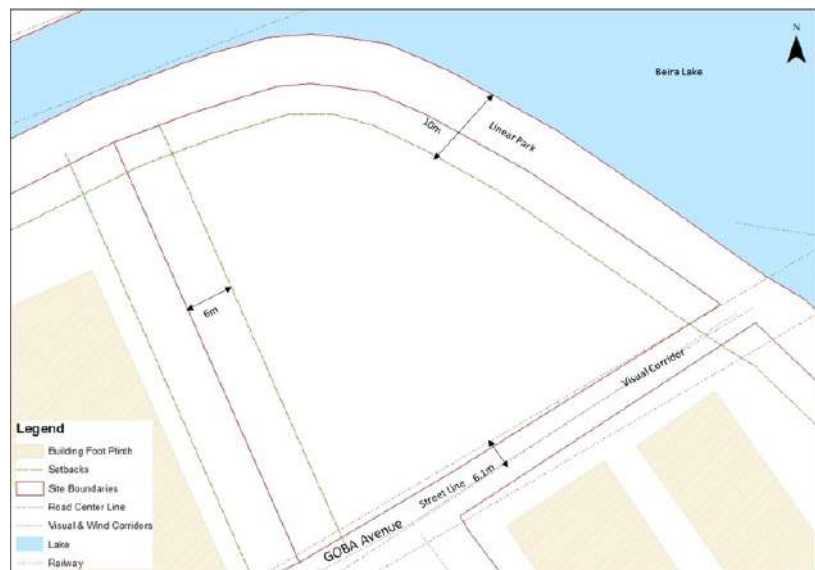




## Site Reference Number – 082

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	05%	
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

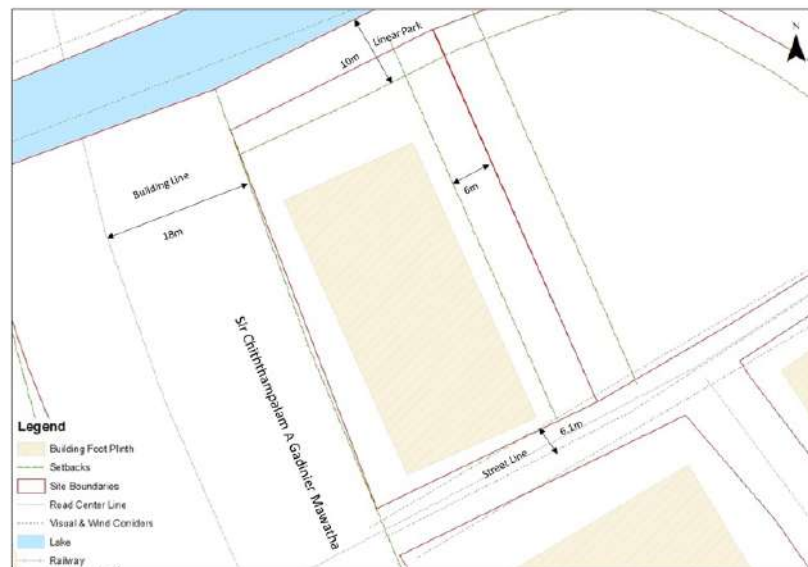




## Site Reference Number – 083

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center) - for Proposed Road
	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	10m from lake edge at lake side including 6m linear park. 6m at other side.
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 084

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

Site Layout (Not to Scale)

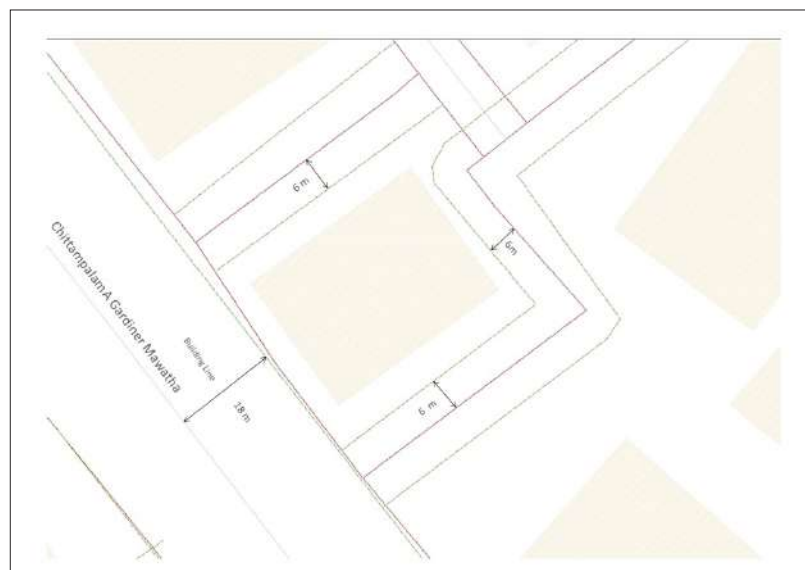




### Site Reference Number – 085

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m both side
Special Guidelines		

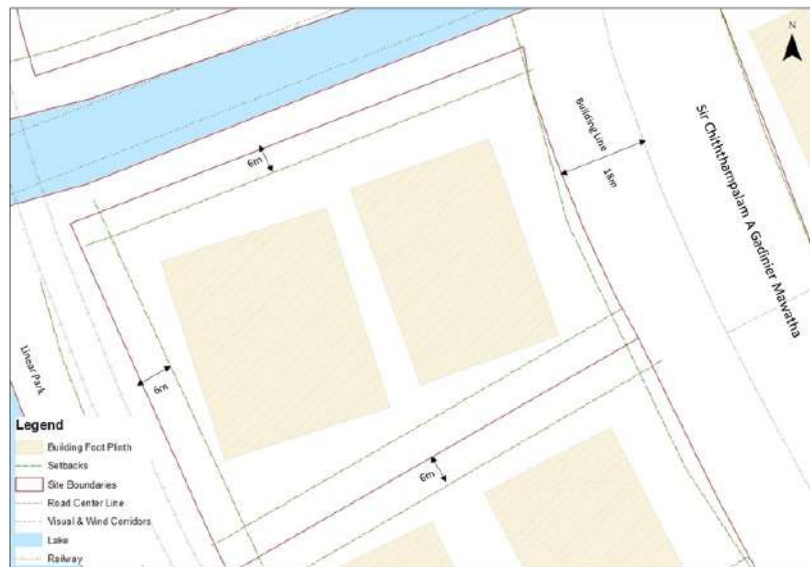
Site Layout (Not to Scale)



## Site Reference Number – 086

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	10m from lake edge at lake side including 6m linear park. 6m at other side.
Special Guidelines		

Site Layout (Not to Scale)

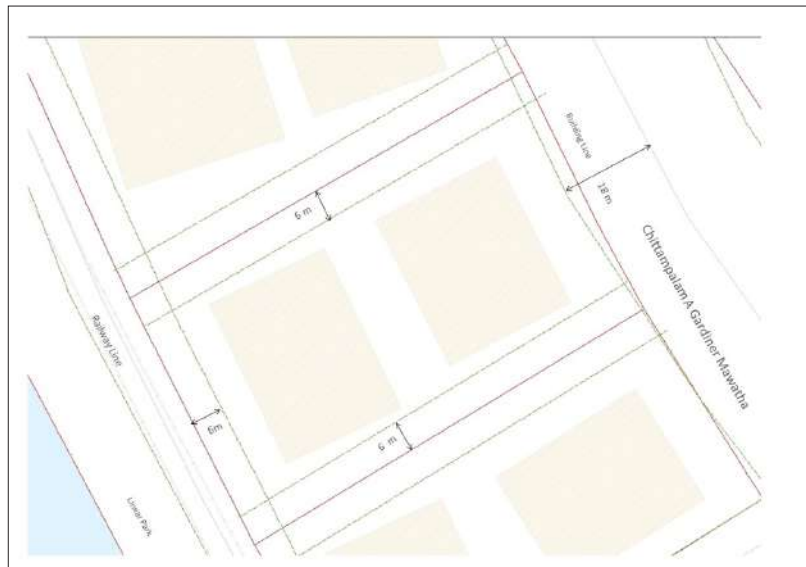




### Site Reference Number – 087

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

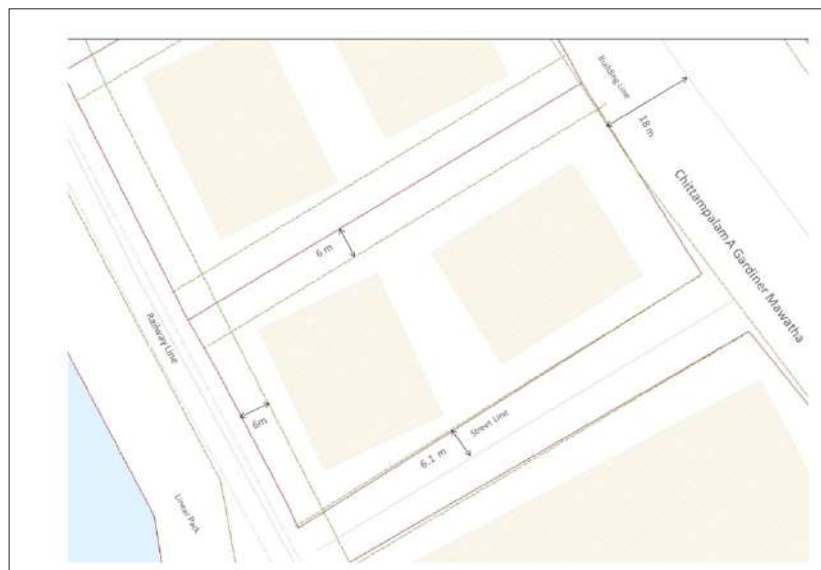
Site Layout (Not to Scale)



## Site Reference Number – 088

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center) - for Proposed Road
	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

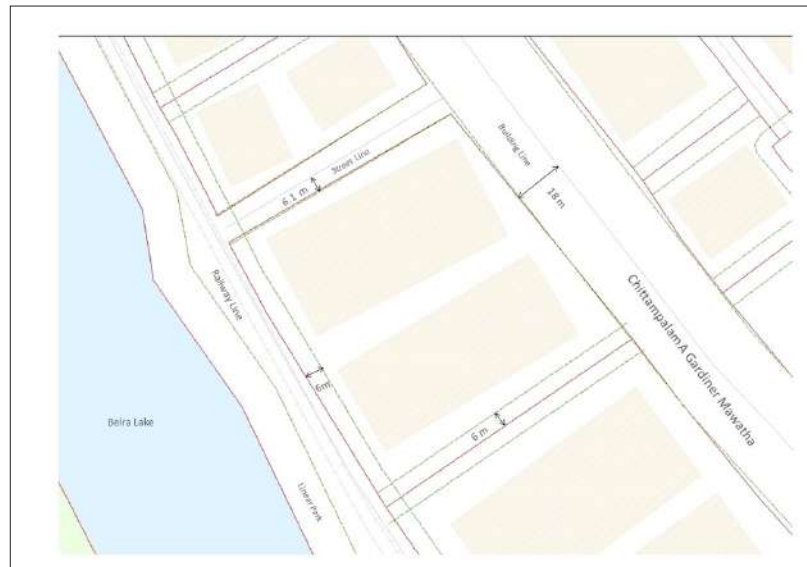




## Site Reference Number – 089

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center) - for Proposed Road
	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

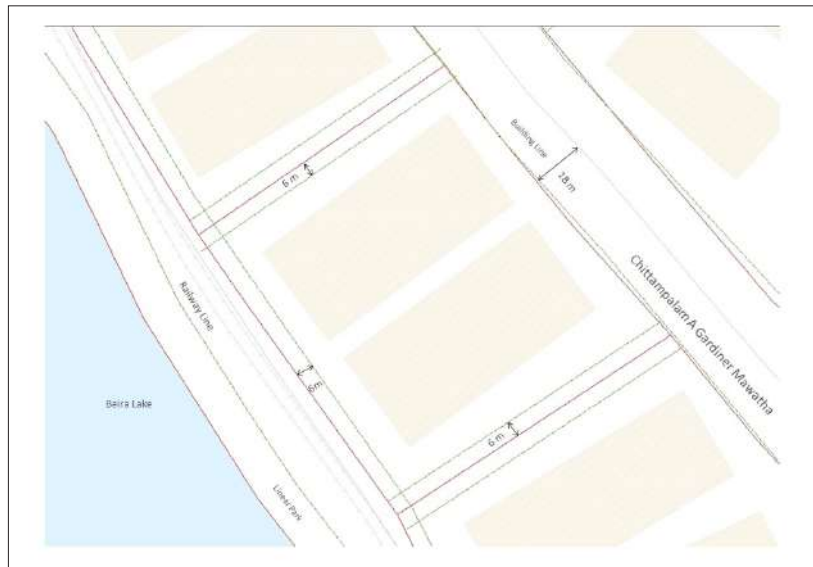




## Site Reference Number – 090

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines	<ul style="list-style-type: none"> <li>• 06m wide view corridor to be maintained.</li> </ul>	

Site Layout (Not to Scale)

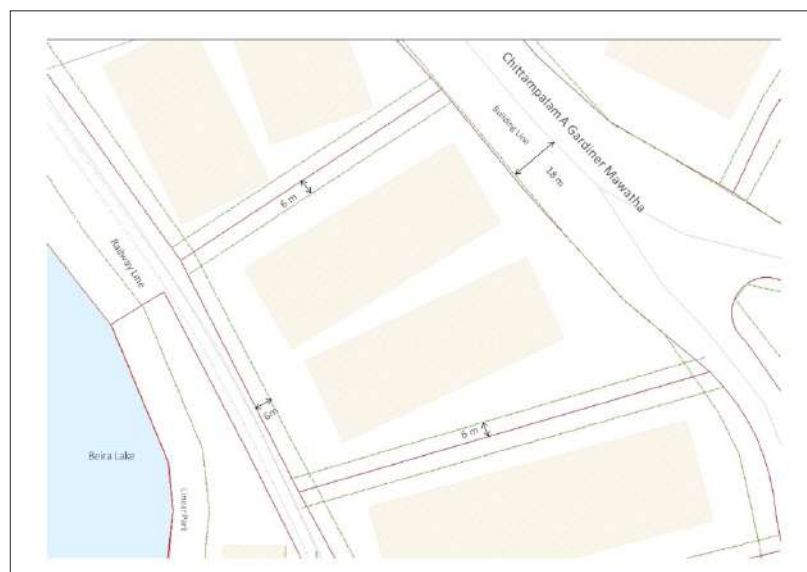




## Site Reference Number – 091

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

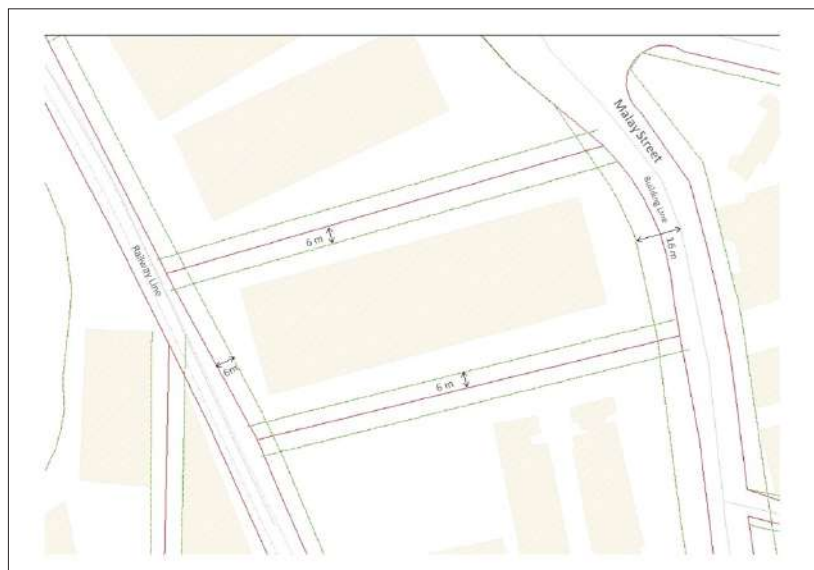
Site Layout (Not to Scale)



## Site Reference Number – 092

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – Malay Street (16m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

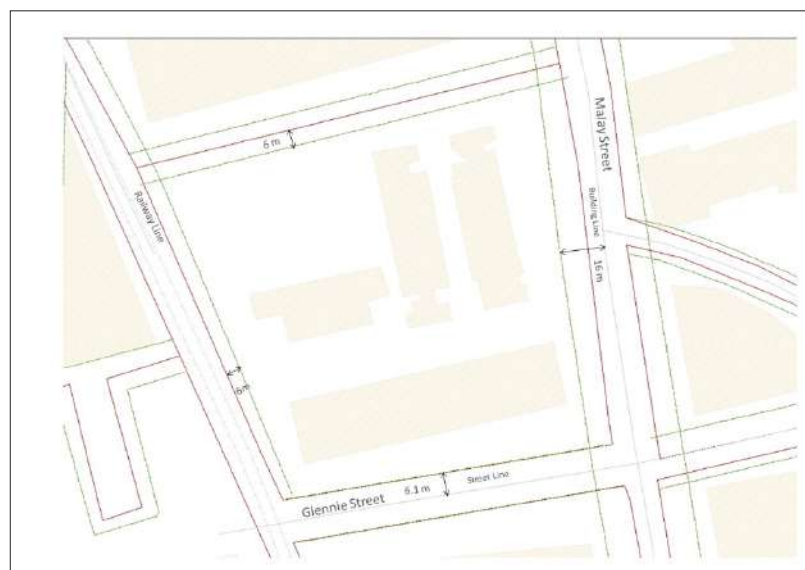




## Site Reference Number – 093

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

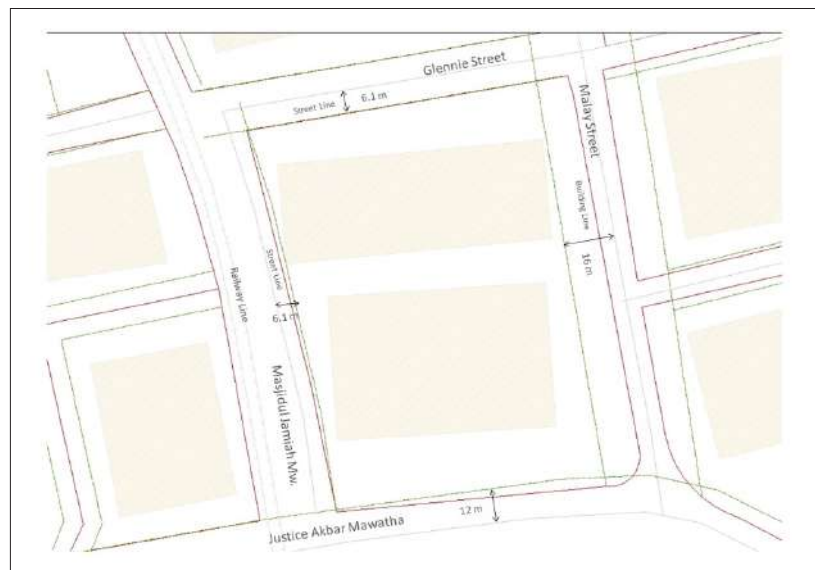
Site Layout (Not to Scale)



## Site Reference Number – 094

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	32m – Malay Street (16m from center) 24m – Justice Akbar Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

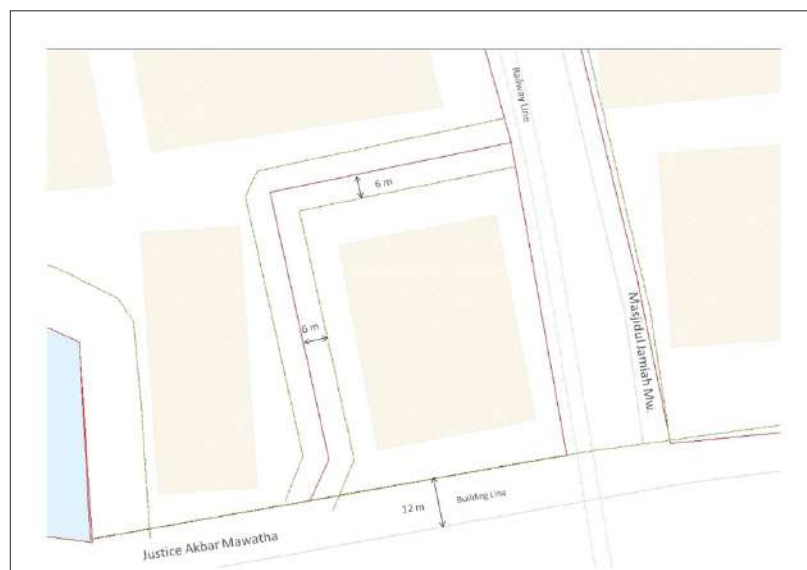




## Site Reference Number – 095

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – Justice Akbar Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines		

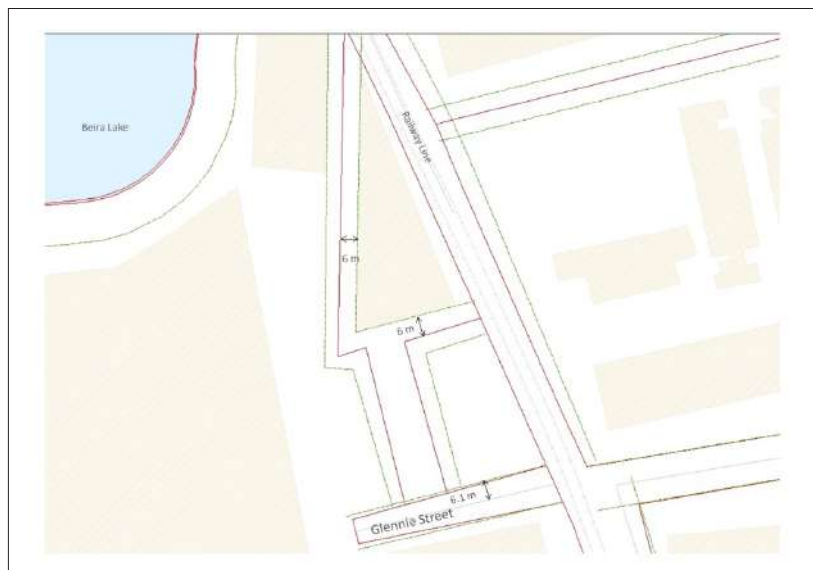
Site Layout (Not to Scale)



## Site Reference Number – 096

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Street Line Width	12.2m (6.1m from center)
	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

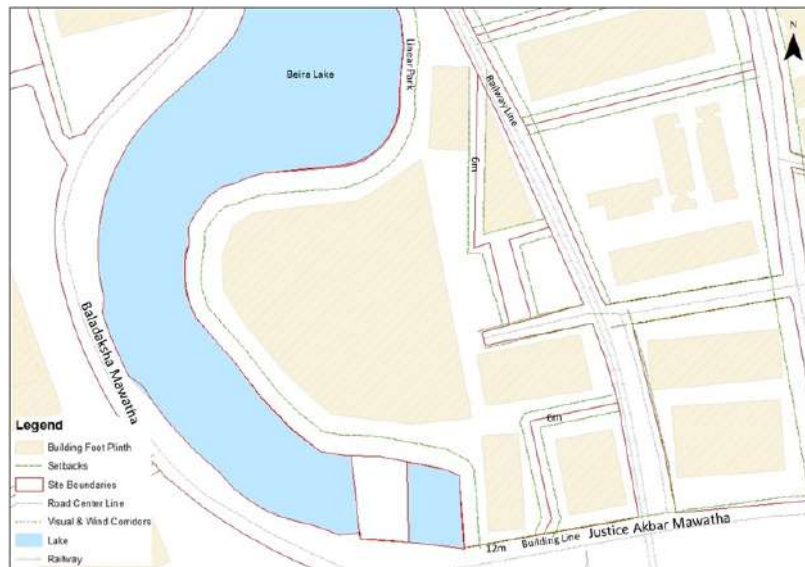




## Site Reference Number – 097

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	–
	Rear Space	10m from Lake Edge (Including 6m Linear Park)
	Side Space & Rear Space	6m
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 098

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

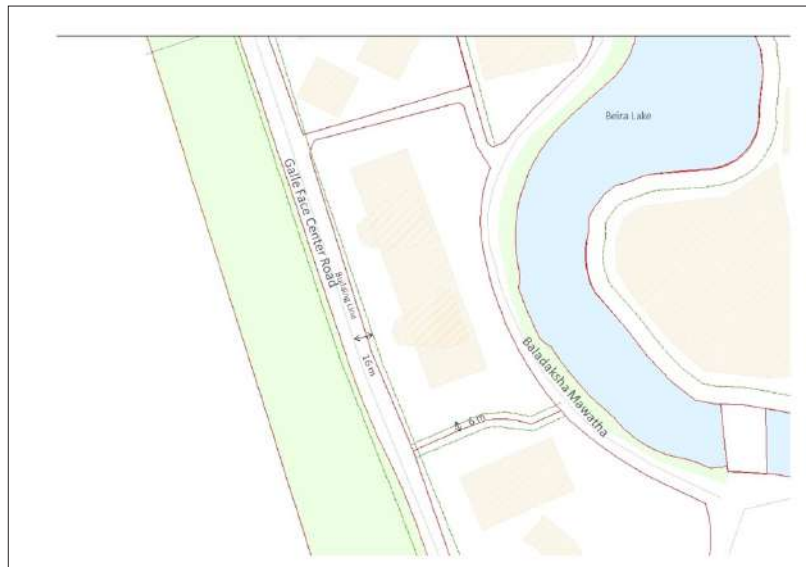




## Site Reference Number – 099

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 100

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	–
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 101

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 102

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	–
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)





## Site Reference Number – 103

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	10%	
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)



## Site Reference Number – 104

Permissible Uses	Public Open Space and Allied Activities	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	10m	
Maximum Plot Coverage (%)	10%	
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m
Special Guidelines		

Site Layout (Not to Scale)

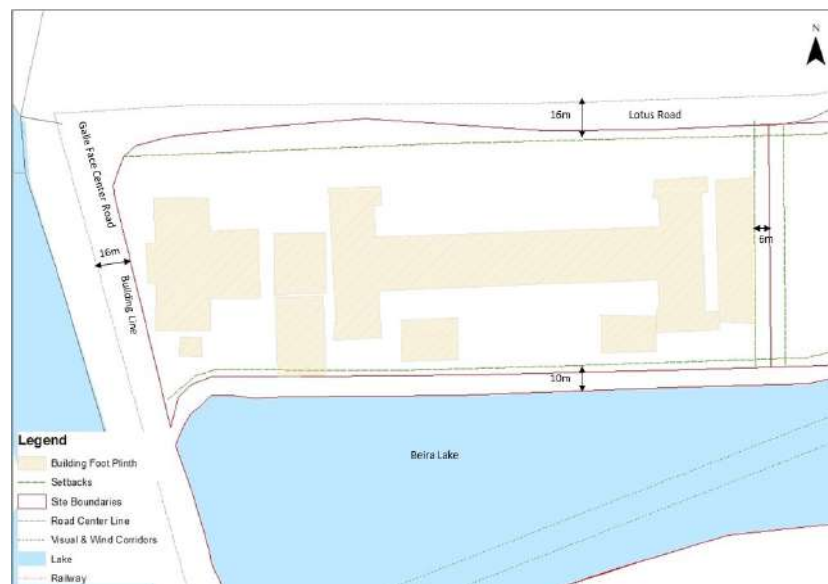




## Site Reference Number – 105

Permissible Uses	Existing Uses to be Continued	
Minimum Site Extent for Subdivision (Sq.m.)	Existing land extent to be maintained as it is	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – Lotus Road (16m from center)
	Rear Space	10m from lake edge (including linear park)
	Side Space	6m
Special Guidelines	<ul style="list-style-type: none"> <li>Appearance of the existing historical buildings should be conserved according to the Archeological Department guidelines.</li> </ul>	

Site Layout (Not to Scale)

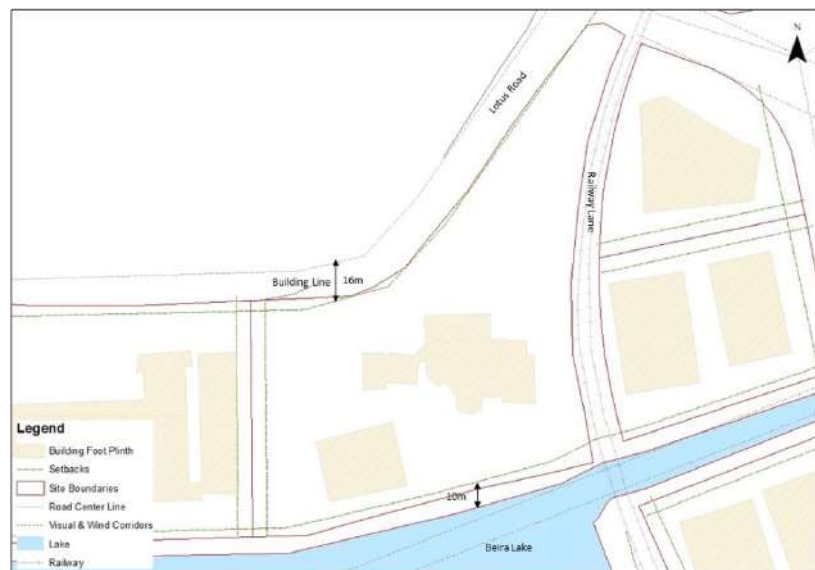




## Site Reference Number – 106

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	32m – Lotus Road (16m from center)
	Rear Space	10m from lake edge (including linear park)
	Side Space	6m
Special Guidelines	<ul style="list-style-type: none"> <li>Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)





### Site Reference Number – 107

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m & 10m from lake edge (including linear park)
Special Guidelines	<ul style="list-style-type: none"> <li>Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)



## Site Reference Number – 108

Permissible Uses	Residential, Commercial, Office & Institutional, Health, Utility Services, Tourism Related Activities, Social & Religious, Leisure Activities, Educational institutions	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	36m – Sir Chittampalan A Gardiniar Mawatha (18m from center)
	Rear Space	6m
	Side Space	6m
Special Guidelines	<ul style="list-style-type: none"> <li>Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)

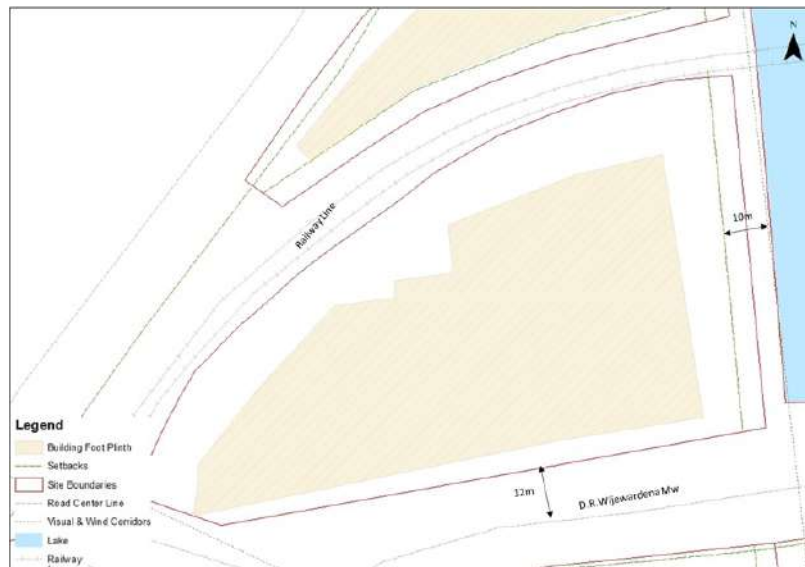




## Site Reference Number – 109

Permissible Uses	Museums, Art Galleries, Theaters, Restaurants, Offices, Financial Institutions, Public Parking	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	65%
	Tower	50%
Minimum Setbacks (m)	Building Line Width	24m – D.R. Wijewardena Mawatha (12m from center)
	Rear Space	6m
	Side Space	6m & 10m from lake edge (including linear park)
Special Guidelines	<ul style="list-style-type: none"> <li>Reservations for railway line to be maintained as per the guidelines of Railway Department.</li> </ul>	

Site Layout (Not to Scale)



## Site Reference Number – 110

Permissible Uses	Museums, Art Galleries, Theaters, Restaurants, Offices, Financial Institutions, Public Parking	
Minimum Site Extent for Subdivision (Sq.m.)	1500sqm	
Permissible Height (m)	As per the City of Colombo Development Plan	
Maximum Plot Coverage (%)	Podium	20%
	Tower	20%
Minimum Setbacks (m)	Building Line Width	-
	Rear Space	6m
	Side Space	6m & 10m from lake edge (including linear park)
Special Guidelines		

Site Layout (Not to Scale)

