

way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;

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

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

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

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

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

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

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

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

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



PART-VIII

SCHEDULES

**SCHEDULE 1
(As per Regulation -1)**

FORM “A”

**APPLICATION FOR OBTAINING DEVELOPMENT PERMIT FOR
SUB DIVISIONS OF LAND**

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,
Urban Development Authority
Through,
Mayor/ Chairman / Authorized Officer
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We hereby apply for Permit for Sub-Division of my/ our land bearing Assessment No.....
StreetWardof.....Town

I/We hereby forward the following particulars in duplicate duly signed by me/us and the Qualified Person.

1. A map of the of the area showing the site/land in relation to the adjoining properties and streets drawn to a scale 1:4000 (the site in question and any other adjoining sites owned by the applicant should be clearly shown)
2. A survey plan of the site/land to a scale of not less than 1:1000 showing the following
 - (i) the location of the site including figured dimensions of buildings if any
 - (ii) the scale of the plan, the north point, and the assessment numbers of adjoining lots or buildings
 - (iii) the mean of access to the site
 - (iv) all existing drains and water courses
 - (v) contours or spot levels of the site and the levels of streets in front.
 - (vi) service lines including electric power lines.
 - (vii) trees and natural vegetation
3. A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed sub-division of lots together with their dimensions and extent, and directions with all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to

4. The proposed formation levels of streets in relation to existing levels with cross sections and longitudinal sections to scale
5. The particulars detailed in Annexure

I/We certify the information given above is true and correct.

I/We undertake not to commence any development activity till the permit is granted.

Signature of owner

Signature of Qualified Person:

Name and Address:

Telephone No:

E mail No:

Fax No:

Date

Form "A" Annexure
(Please type or write in block capitals)

- 1 Particulars of owner:

Name:

Address:

Telephone No:

Email No:

Fax No:

- 2 (a) Particulars of Existing Development

Location:

Assessment No:

Ward:

Street:

Lot/Survey Plan No:

- (b) Present Use:

Land:

Extent (square meters)

Use:

Buildings (if any)

- 3 (a) Site Development: State whether the site proposed to be filled up and raised and if so give details of levels in relation to roads and drainage proposals. Please also indicate (where applicable) whether the consent of Sri Lanka Land Reclamation and Development Corporation has been obtained.

- (b) Details of amenities and facilities:

- (c) Proposed land use:

Residential:

Commercial :

Industrial:

Institutional:

Open spaces, parks and playgrounds:

Streets and access ways:

Any other use:

- (d) Infrastructure:

- (i) Availability (give the source for each item)

Water:

Sewerage:

Drainage:

Electricity:

Telephone:

Solid waste disposal:

Waste water disposal:

(ii) Arrangement proposed where the above facilities are not available or inadequate (give the source for each item)

- Water:
- Sewerage:
- Drainage:
- Electricity:
- Telephone
- Solid waste disposal:
- Waste water disposal:

- 4 Landscape: Location of trees to be indicated on the site plan
- 5 If the sub division involves the division of a building state how each part of building will be brought into conformity with the Planning and Building Regulations
- 6 Approximate date of commencement and phasing

I/We hereby certify that the above particulars are true and correct.

Signature of Qualified Person:

Signature of owner

Name and address :

Telephone No:

E-mail No:

Fax No:

SCHEDULE 1
(As per Regulation 1)

FORM B

APPLICATION FOR OBTAINING DEVELOPMENT PERMIT FOR BUILDING, CHANGE OF USE OF LAND AND BUILDING AND ANY OTHER DEVELOPMENT (EXCEPT SUB DIVISIONS OF LAND)

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,
Urban Development Authority
Through,
Mayor /Chairman/ Authorized Officer
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We hereby apply for a Permit to carry out the development.

I/We intend to use the land or building in.....for..... The site sub-division has been approved byin.....

I/We hereby forward the following particulars in triplicate..

1. A map of the of the area showing the site/land in relation to the adjoining properties and streets (the site in question and any other adjoining sites owned by the applicant should be clearly shown)
2. The approved blocking out plan to a scale of not less than 1: 4000 showing the dimensions of the site and all existing topographical features, buildings and structures and widths of the abutting streets.
3. A detailed plan of the site to a scale of not less than 1:1000 including the position of the proposed building in relation to the site (existing buildings to be retained), street lines, the setback from the street and the boundaries of the site, access ways and location of parking areas, drains and water courses, contours and spot levels, distance to electricity lines and trees and vegetation.

4. In case where only building work is involved:
 - (a) A sketch plan of the surrounding area sufficient to locate the building site
 - (b) Approved blocking out plan to a scale of not less than 1:4000
 - (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is extensive as to render a smaller scale is necessary. In such cases the scale of 1:200 may be used showing:
 - i. The dimensions of the rooms and different parts of the building shall be stated in figures. The use for which different parts of the building and each room is intended shall be stated
 - ii. The position and dimensions of all doors, windows and other openings.
 - iii. The position dimension of all sanitary appliances and their connections to drains
 - iv. Fire escapes
 - v. Clearance from aerial electrical supply lines
 - vi. The types of materials and specifications to be used for the walls superstructure and floor slabs and roof structure of the buildings
 - (d) Cross and longitudinal sectional drawings of the building along appropriate lines showing
 - i. The thickness of all walls, floors, roofs, foundations, beams and other related parts of the building
 - ii. The position and dimensions of all doors, windows and other openings, the height of every storey, the ceiling heights and levels of buildings in relation to existing ground or street level and clear distance between the site boundaries and external walls of the buildings.
 - (e) Showing elevation of every existing building with the site, front and side elevation of the building and showing its heights, floor levels and other external visible features
5. The particulars given in Annexure B-1

6. The particulars given in Annexure B-2 (In case the development relates to industrial usage of site and building)
7. The particulars given in B-3 (in case the development relates to a hotel)

I/We certify the information given above is true and correct.

I/We undertake not to commence any development activity till the permit is granted.

Signature of owner

Signature of Qualified Person:

Name and Address:

Telephone No:

E mail No:

Fax No:

Date

FORM "B"
ANNEXURE 1
(Please type or write in block capitals)

1 Particulars of owner:

Name:
Address:

Telephone No:
Email No:
Fax No:

2 (a) Particulars of Existing Development

Location:

Local Authority
Ward:
Street:
Assessment No
Lot/Survey Plan No:

(b) Present Use:

I Land:

Extent (square meters)
Use:(Provide particulars about present uses)

II Buildings (Provide particulars about all the building in the site)

No. of Stories
Height (Stories)
Total floor area (In square meters)

3 (a) Nature of proposals

(b) Site Development: State whether the site proposed to be filled up and raised and if so give details of levels in relation to roads and drainage proposals. Please also indicate (where applicable) whether the consent of Sri Lanka Land Reclamation and Development Corporation has been obtained.

(c) Details of development

Maximum height (meters)
Gross floor area of all buildings (Square Meters)

Floor Area Raio = $\frac{\text{Gross Floor Area of All Buildings}}{\text{Site Area}}$

Plot Coverage = $\frac{\text{Floor Area at Ground Level} \times 100}{\text{Site Area}}$

(d) No. of floors (including basement and use of each floor)

Floor Use (Extent in square meters)

(e) Details of floor areas (square meters)

| Use | Sq.m. |
|--------------------|-------|
| Residential | |
| Retail Commerce | |
| Wholesale Commerce | |
| Office | |
| Restaurant | |
| Factory/Workshops | |
| Warehouses | |
| Others (Specify) | |
| Total | |

(f) Floor area of each dwelling unit (square meters)

(g) Parking of Vehicles:

Cars (square meters)

Other Vehicles (specify):(square meters)

(h) Common amenities

Water (liters)

Electricity (kilowatts)

Telephones (in numbers)

4 Estimated number of employees in the building

5 Landscaping

Trees and natural vegetation to be retained

Landscape proposals (describe proposals with outline design)

6 Approximate date of commencement and completion of each phases.

I/We hereby certify that the above particulars are true and correct.

Signature of Qualified Person:

Signature of owner

Name and address;

Telephone No:

E-mail No:

Fax No:

FORM "B"
ANNEXURE 2
(Please type or write in block capitals)

TO BE COMPLETED AND FURNISHED WHERE THE SITE AND BUILDING ARE TO BE USED FOR FACTORY, WORKSHOP OR WAREHOUSE

1. Nature of factory, workshop or warehouse (Give details of goods to be manufactured, repaired or stored. In the case of manufacture give raw materials to be used and a brief description of the manufacturing process)
2. Details of the permission of the concerned Ministry or Department for setting up the factory, workshop or warehouse
3. Details of the machinery to be employed and motive power

| No | Horse Power | Motive Power |
|----|-------------|--------------|
|----|-------------|--------------|

4. Provision for Common Amenities

| Amenity | Measure | Source: |
|----------------------|------------|-----------------|
| Water | Liters | |
| Sewage | Liters | |
| Electricity | Kilowatts | Source: |
| Storm Water Drainage | | Disposal Method |
| Fire Protection | Method | Method |
| Solid Waste | Cu. Meters | Disposal: |

5. Quality and quantity of solid, liquid, or gaseous effluents, there mode of treatment and disposal
6. Noise, dust and pollution characteristics and measures proposed for their control
7. Employment

Proposed

Future Expansion if any

I/We certify that the information given above is true and correct.

Signature of owner

Signature of Qualified person

Name and address :

Telephone No:

E mail No:

Fax No:

Date:

FORM "B"
ANNEXURE 3

TO BE COMPLETED AND FURNISHED IN RESPECT OF HOTELS, GUEST HOUSES AND RESTAURANTS

1. Brief description of development activity
2. Location and type of educational and religious buildings, and places of archaeological, historical and scenic interest within one kilometer of the site

- 3 (a) Nature of existing natural vegetation and coverage

(b) Details of natural and physical features within the site such as watercourses, rock types and sand dunes etc.

- 4 Additional information for tourist hotels, guest houses and restaurants:

- (a) Number of rooms
 - Singles
 - Double rooms
 - Suite

- (b) Restaurant seats
 - Restaurant floor space (square meters):-

- (c) Details of approval by Tourist Board

5. Provision of Common Amenities

Pipe borne Water
Liters:
Source:

Electricity
Kilowatts:-
Source:-

Sewage
Liters:-
Method of Disposal:-

Disposal of Solid Waste:-

Storm Water Drainage

Disposal Method:-

Fire Protection:

6 Employment

Proposed:-
Future Expansion if any

I/We certify that the information given above is true and correct.

Signature of owner

Signature of Qualified person

Name and address

Telephone No:

E mail No:

Fax No:

Date:

**SCHEDULE 1
FORM C
(Regulation -04)
APPLICATION FOR OBTAINING PRELIMINARY PLANNING CLEARANCE
FOR PROPOSED DEVELOPMENT**

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,

Urban Development Authority

Through,

Mayor/ Chairman/ Authorized Officer

.....Municipal Council

.....Urban Council

.....Pradeshiya Sabha

Sir,

I/We hereby apply for the Preliminary Clearance for building/sub-division of land bearing assessment No.....of(street).....

Ward.....of.....Town

I/We forward herewith the following particulars in triplicate duly signed by me/us and the Qualified Person.

- (1). A map showing the site/land in relation to the adjoining properties and streets to a scale of not less than 1:6000 (The site in question along with any other adjoining site in the area owned by the applicant should also be clearly shown)
- (2). I /We fully understand that the Preliminary Planning Clearance does not constitute an entitlement to me/us to carry out any development activity whatsoever.

A Letter of Consent from the landowner is attached herewith.

I/We certify that the information given above is true and correct.

Signature of owner

Signature of Qualified person

Name and address

Telephone No:

E mail No:

Fax No:

Date:

FORM "C"
ANNEXURE 1
(Please type or write in block capitals)

1.. Particulars of Applicant

Name:-

Address:-

Telephone No:-

E-mail No.

Fax No.

2.(a) Particulars of Existing Development:

Location:

Assessment No:-

Local Authority: _

Ward:-

Street:-

Plot No/Survey Plan No:-

(b) Present Use:

i. Land

Extent (Square Meters):-

Use (give in details the present use):-

ii. Building (give detail for every building on the site):-

No: of floors:-

Maximum height (meters):-

Gross floor area (square meters):-

Floor area of each use (square meters):

3. Particulars of proposed development:

(a) Site development (state whether the site is proposed to be filled up and raised and if so give details of levels in relation to roads and drainage proposals. Please also indicate (where applicable) whether the consent of Sri Lanka Land Reclamation and Development Corporation has been obtained:-

(b) Nature of proposals (give a brief description with line plans and elevation):-

4. Site Particulars

Extent of site (Square Meters)

5. Common Amenities that can be provided

Streets and access ways:-

Water supply:-

Sewage:-

Electricity:-

Disposal of solid waste

Drainage of waste water

6.(a) Gross floor area for the proposed development activity (Square Meters)

(b) Number of floors and maximum height of building:-

(c) Floor Area Ratio (FAR) = $\frac{\text{Gross Floor Area of all buildings}}{\text{Site Area}}$

(d) Plot Coverage = $\frac{\text{Floor Area at Ground Level}}{\text{Site Area}} \times 100$

(e) Basement:

i. Extent

ii. Ground coverage

(f) Details of Floor Space

| Use | Square Meters |
|---------------------------------|---------------|
| Residential | |
| Retail Commercial Activities | |
| Wholesale Commercial Activities | |
| Offices | |
| Restaurants | |
| Factory or Workshops | |
| Others (Specify) | |
| Total | |

(g) Parking Spaces Provided

Motor Vehicles

Others (Specify)

7. (a) Details of site sub-division

| Details of Sub-Division | Square Meters | Percentage of Total Area |
|-------------------------|---------------|--------------------------|
| Land use | | |
| Residential | | |
| Commercial | | |
| Industrial | | |
| Institutional | | |
| Open Spaces, Parks | | |
| Playgrounds | | |
| Roads | | |
| Others | | |
| Total | | |

(b) Number, type and extent of plots

(c) Number and type of any proposed buildings

(d) Amenities if any proposed in the plan

I/We certify that the information given above is true and correct

Signature of owner

Signature of Qualified Person:

Date

Telephone No:-

E-mail No:-

Fax No:

**SCHEDULE 1
(Regulation No. 23)**

FORM 'D'

APPLICATION FOR OBTAINING CERTIFICATE OF CONFORMITY

For office use only

No.
Processing fee paid.....
Receipt No
Date

Chairman Urban Development Authority
Through
Mayor /Chairman/Authorized Officer of the
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We apply for a Certificate of Conformity in respect of development carried out at
.....(state the location) in terms of the Permit No.....dated
.....20.. issued to me by

The work has been completed in fully compliance with the Permit/ The work has been
completed with the following deviations. (strike inapplicable)

Details of deviations:

The following certificates in terms of Regulations are attached.

I/We certify the information given above is true and correct.

I/We undertake not to engage in any development activity and not to occupy the land and
building till the Certificate of Conformity is granted.

Signature of the Owner

Signature of Qualified Person:-

Address

Date:

Telephone No:-

E-mail:-

Fax:-

Date.....

SCHEDULE 2
Regulation 37(2) "A"
Parking Requirements

| Name of Use | Space for Vehicle Parking | |
|--|---|------------------|
| | Car | Other |
| (1) Residential | | |
| i. Dwelling House | 1 for 1 Unit | |
| ii. Flats | 1 for 1 Unit | |
| (2) Non - Residential | | |
| i. Retail shops/shops | 1 for 50 sq.m. | |
| ii. Departmental Stores | 1 for 50 sq.m. | |
| iii. Bank | 1 for 50 sq.m. | |
| iv. Hardware/Building material | 1 for 50 sq.m. | 1 for 50 sq.m. |
| v. Automobile shops | 1 for 50 sq.m. | 1 for 50 sq.m. |
| vi. Office | 1 for 100 sq.m. | |
| vii. Restaurant | 1 for 20 sq.m. including service area | |
| viii. Star Hotels | 1 for 100 sq.m. | 1 for 500 sq.m. |
| ix. Guest Houses, Clubs | 1 for 20 sq.m. | |
| x. Cinemas, Theaters, Auditorium and similar to other building | 1 for 10 seats or 1 for 20 sq.m. whichever is more | |
| xi. Other commercial buildings | 1 for 50 sq.m. | 1 for 1000 sq.m. |
| Health | | |
| i. Nursing Homes & Private Hospitals | 2 for 3 beds or 1 for 20sq.m. whichever is more | |
| ii. Consultation Room minimum floor area per sq.m 8 | 6 for 1 room or 2 for 10 sq.m which ever is more | |
| iii. Medical Laboratories | 1 for 20 sq.m. | |
| Education | | |
| i. Private School, International School, pre schools | 1 for 10 students 1 for 20 sq.m which ever is more | |
| ii. Tuition Classes | 1 for 100 sq.m. | |
| (3) Recreational place | 1 for 50 sq.m. or number of specs can be decided by the planning committee according to the project | |
| Where the number of car parking spaces arrived at on the above standards consist of a fraction of half or more it should be counted as one | | |

Note : Instead of this Schedule please refer Schedule 7 for Parking Requirements for DMMC area.

Schedule 2(a)
Regulation 37, 2 "A"
Parking & Traffic Control
The Detail of Traffic Impact Assessment Report

- (1) (a) The Authority shall appoint a Traffic Planning Committee for every specified development to study, evaluate and to recommend for approval Parking and Traffic Control Arrangements for any development referred by the Planning Committee
- (b) The developer or the promoter should provide a full and detailed assessment of how the trip and from the development might affect the highway network the trips and/or public transport facility.
- (c) The Traffic Impact Assessment (TIA) should be an impartial description of the impact and should outline both positive and negative aspect of the proposed development. The TIA should not be a promotional exercise undertaken on behalf of the scheme promoter.
- (2) (i) The Traffic Planning Committee shall comprise not less than 3 members who shall be experts in the fields of
 - a. Qualified person of Traffic Engineering / Transport planning
 - b. Qualified person of Urban /Town Planning
 - c. A Senior Police Officer (of rank not less than Assistant Superintendent of Police)
 - d. The Chief Engineer of the Local Authority /superintendent of works / Planning Officer of the Local Authority
- (3) (i). Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide a minimum number of parking spaces within each site at the standards specified of Schedule 2 of Regulation 10 .
- (ii) Where provision of parking as per (i) above is not practical a service charge shall be levied as indicate in should by the Planning Committee as per schedule 5.
- (ii) In every development where the total parking requirement exceeds 10 stalls, 1/2 number of pedal cycle parking stalls shall be provided.
- (iii) The minimum plan dimensions of parking stalls for each type of vehicle shall be as follows:-

| Vehicle Type | Stall width (Metres)(Angled Parking or Parallel Parking) | Stall Length (Metres) (Angled Parking) | Stall Length (Metres) (Parallel Parking) |
|----------------------------|--|--|--|
| Standard (Car Equivalent,) | 2.4 | 4.8 | 5.5 |
| Two and Three Wheelers | 2.1 | 2.4 | 2.5 |
| Cycles | 0.6 | 2.25 | 2.25 |
| Commercial (Two Axle) | 3.6 | 10.0 | 12.0 |
| Commercial (Multi Axle) | 3.6 | 18.0 | 20.0 |

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

| Parking Angle Degree's | One way traffic one Sided Bays (Meters) | One way Traffic Two sided Bays (Meters) | Two way Traffic (Meters) |
|------------------------|---|---|--------------------------|
| 00 deg. Parallel | 3.6 | 3.6 | 6.0 |
| 30 deg. Angle | 3.6 | 4.2 | 6.0 |
| 45 deg. Angle | 4.2 | 4.8 | 6.2 |
| 60 deg Angle | 4.8 | 4.8 | 6.0 |
| 90 deg. Angle | 6.0 | 6.4 | 7.2 |

- (vi) The width of access to parking areas shall not be less than 3 meters clear of all footways and other obstructions if entry and exit are separately provided and 5.5 meters if entry and exit are provided together and free of a centre median divider. For commercial vehicle parking areas, the widths shall be 4.5 meters and 6.0 meters respectively.
- (vii) In buildings where it is required to provide more than three parking spaces, all vehicle maneuvers of parking and reversing shall be located wholly inside the site. No reversing shall be allowed from or onto the street.
- (viii) In sites having road frontage less than 10 meters and depth less than 40 meters, the width of drive way to parking area, may be reduced to 3 meters.
- Provision of traffic holding base of required size at acceptable locations along such drive way to the satisfaction of the authority.
 - The total parking requirements such development not exceeds 10 Nos.
- (ix) Where a sidewalk continues across the openings for entry or exit to any parking area, the Authority shall specify any alterations to be made at the developers cost, to the curbs or any part of such a sidewalk to maintain mobility of pedestrians, with special consideration to handicapped persons. The Authority may also specify the developer to paint and maintain a pedestrian crossing across such openings.

- (x) A minimum inner and outer turning radius shall be provided from entry and exit to street as specified in the following table.

| | Passenger Car | Two Axle Commercial Vehicles | Multi Axle Commercial Vehicles |
|-------------------------------|---------------|------------------------------|--------------------------------|
| Inner turning radius (Meters) | 7.3 | 12.8 | 13.8 |
| Outer turning radius (Meters) | 4.7 | 8.7 | 6.9 |

- (xi) In such an instance, where it may be satisfactorily proven to the Authority that the minimum turning radius as given above cannot be provided for the development, then a margin lane of width not less than 3 meters and located within the site shall be provided for any such entry and /or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Authority.
- (xii) The maximum gradient of ramps shall not be steeper than 1:8 Every such ramp shall start only beyond a distance of 6.0 meters from the site edge.
- (xiii) The width of ramps shall not be less than 3.0 meters clear of all footways and other obstructions if entry and exit are separately provided and 6 meters if entry and exit are provided together and free of centre median divider. As per Section 3(VI) in this schedule.
- (xiv) A minimum clearance height of 2.1 meters shall be kept on ramps and in multistory parking areas.
- (xv) Security Clearing and Parking Control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6 meters from the edge of the street to such barrier. For each 25 parking stalls or part thereof, the aggregate clear distance shall increase by 6 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvi) Vehicle weighing areas shall not be located within a minimum clear distance of 20 meters from the edge of the street. For each 15 commercial parking stalls or part thereof, the aggregate clear distance shall increase by 15 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvii) In the case of sloping floors for parking areas, the gradient of such shall not exceed 1:20.
- (xviii) No entry to parking area for commercial vehicles or exit from such area shall be allowed where the clear width of the street to which such openings have been made are 4.5 meters for a one way street and 6.5 meters for a two way street.

4. (i) Only one entrance and exit points sites shall be provided for sites which have a road frontage of less than 12.0 meters.
- (ii) Where the parking requirement within the site is more than 100 parking stalls in case of a more residential development, and 50 parking stalls in the case of a non residential development traffic merging lane or a traffic holding bay as may be necessary is provided with least impact on to the free flow of traffic in the access road as recommended by the traffic planning committee.
5. Where it is necessary to provide for more than 60 parking stalls for non-residential use or 120 stalls for residential use, or a pro-rated combination in a mixed development, the Authority shall on the findings of a traffic impact study, require the developer to meet the cost of specific traffic control improvements as recommended in such a report, provided that the need for such is established by the increased traffic activity due to the proposed development.
6. The Authority may request the Police to enter upon and inspect at reasonable times, any building, where there is sufficient grounds to believe in any deviation from the approved parking and traffic control requirements for the permitted development.
7. The Authority shall levy a service charge of Rs. 10,000/- per month for each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges shall be affected from the date of issue of the certificate of conformity or a date of subsequent inspection in which the charge of activity conformity has been established and documented. It shall be continued until the space which has been for other activities is converted to a vehicle parking stall as approved in the development permit.
8. "Mirrored glass" or any other reflecting material shall not be used facing a public street, for the ground, first and second floors of any building.
9. The Authority may also specify maximum parking spaces for developments in any given area or street where such streets and areas have been declared by the Authority as a **Vehicle Restricted Area**.
10. (i) The Authority may also determine and levy an annual service charge for each and any parking stall utilized within an existing development on the declaration of such street or area where the development is, as a Vehicle Restricted Area.
- (ii) Notwithstanding any other regulations, the Authority may on the written recommendation of the Traffic Planning Committee, give notice of rectification to the owners of a developed property in which-
 - a. Repairs or refurbishing to vehicles are carried out on any National Highway or part thereof without providing within its premises, all the parking stalls required for such work or where such spaces provided for are not being utilized for that purposes, or
 - b. Where any other trade or business is carried on, which in the opinion of the Traffic Planning Committee causes seriously adverse impacts on traffic flow.

11. The owners of such buildings may within a period of six months, submit a Traffic Impact Study and take steps to mitigate such negative impacts to the satisfaction of the Traffic Planning Committee. In the event of the failure to do so by the owner, the Authority shall take steps to revoke at any time, the permit for that building.
12. "In issuing development permits the physical width of the road or the proposed street line, whichever is less shall be considered as the road width available for the development". The authority may take into consideration the full width of the street line as the physical width or the road where the access road to the development site is demarcated with an approved street line, if the owner donates the land within the street line by deed to the Local Authority or the Road Development Authority as the case may, but without any expense being incurred either of the authorities.

**SCHEDULE 3
Regulation 33
FORM "A"**

Access to Residential Units

| 1 Minimum width of Street (Meters) | 2 Maximum Length of Street (Meters) | 3 Maximum No. of Lots | 4 Maximum Dwelling Units per Lot |
|--|---|-----------------------------|---|
| 3.0 | 50.0 | 4 | 2 |
| 4.5 | 100.0 | 8 | 2 |
| 6.0 | - | 20 | 4 |
| 9.0 | - | - | - |

**SCHEDULE 3
Regulation 34
FORM "B"**

ACCESS TO NON-RESIDENTIAL BUILDINGS

| Maximum Extent of the land served (Square Meters) | Maximum FAR on each site | Minimum Street width meters | Maximum Street Length meters |
|--|-----------------------------------|--------------------------------------|---------------------------------------|
| Where the street serves more than one lot or site but not more than four lots 300. | 2.0 | 6.0 | 75 |
| Where the street serves only one lot or site 1500 | 1.5 | 6.0 | 150 |

**Schedule 3
As per the Regulation 55 I (ii)
Form C**

Width for Aisles for Parking Spaces

| Parking Angle Degrees | One way traffic one Sided Bays (Meters) 2 | One way Traffic Two sided Bays (Meters) 3 | Two way Traffic (Meters) 4 |
|-----------------------|--|---|----------------------------------|
| Parallel | 3.6 | 3.6 | 6.0 |
| 30 Deg. Angle | 3.6 | 4.2 | 6.3 |
| 45 Deg. Angle | 4.2 | 4.8 | 6.3 |
| 60 Deg. Angle | 4.8 | 4.8 | 6.6 |
| 90 Deg. Angle | 6.0 | 6.3 | 7.2 |

Note: The above particulars in 1 to 4 rows are nor applicable to containers,/lorries. Requirements for lorries/containers will be determined the considering nature of the industry.

Dimensions of Parking Stalls Parking Spaces

| Vehicle | Width (Meters) | Length (Meters) |
|---------------------------------|----------------|-----------------|
| Standard Car Equivalent | 2.4 | 4.8 |
| Commercial (Bus/Lorry) Two Axle | 3.6 | 10.0 |
| Commercial (Truck) Multi Axle | 3.6 | 18.0 |

**SCHEDULE 3
FORM "D"**

Regulation 49

INTERNAL CLEAR DIMENSIONS OF ROOMS

| Room 1 | Minimum Extent (Square Meters) 2 | Minimum Length (Meters) 3 | Minimum Width (Meters) 4 |
|-----------------------------|--|---------------------------------|--------------------------------|
| (i) Room in a dwelling unit | 8.0 | - | 2.5 |
| (ii) Kitchen | 5.0 | - | 1.8 |

**SCHEDULE 3
FORM "E"**

Regulation 50

INTERNAL CLEAR DIMENSIONS OF BATH ROOMS AND TOILETS

| Room 1 | Minimum Extent 2 | Minimum Length 3 | Minimum Width (Meters) 4 |
|-------------------------------|------------------------|------------------------|--------------------------------|
| Bath Rooms | 1.5 | - | 0.8 |
| Toilets | 1.7 | - | 0.8 |
| Bathroom and Toilets Combined | 2.0 | 1.7 | 0.8 |

**SCHEDULE 3
FORM "F"**

Regulation 55 H (ii)

STAIR CASES

| Type | Width of Staircase Centimeters | Minimum Height Meters | Riser Centimeters | Tread Centimeters |
|---|-----------------------------------|--------------------------|----------------------|----------------------|
| (a) Internal stairs serving only one upper floor | 75 | 2.0 | 19.0 | 22.5 |
| (b) Stairs in buildings used as places of public assembly | 105 | 2.1 | 17.5 | 22.5 |
| (c) All other types | 90 | 2.1 | 17.5 | 22.5 |

**SCHEDULE 3
FORM "G"**

Regulation 55

AGGREGATE AREA OF UNOBSTRUCTED OPENINGS

| Type | Total Area for Natural Lighting & Ventilation | Percentage of area Openable |
|------------------------------|--|--------------------------------|
| (1) Bathrooms and Toilets | 1/10 | 100 |
| (2) Vehicle parking Garage | 1/10 | 50 |
| (3) Factories and Warehouses | 1/10 | 50 |
| (4) All other rooms | 1/7 | 50 |

**SCHEDULE 3
FORM "H"**

Regulation 72

Requirements for provision of Rain Water Harvesting

- a) Where no building work is involved in development activity or it is restricted to land development,
 - i. The location and dimensions of the existing drainage system.
 - ii. The proposed Rain Water Harvesting System with all dimensions & flow directions.
- b) Where building work is involved in the development activity,
 - i. A sketch plan of the surrounding area, sufficient to locate the existing storm water drains.
 - ii. The floor plan of each storey and flat roofs of the building, showing all the lines of drainage in or around the building, sizes and locations of storage and infiltration, and the outlet drains to which the remaining water discharges, with arrows indicating the direction of flow of water.
 - iii. The cross and longitudinal sections of the buildings incorporating storage tanks, rainwater down pipes and other related appurtenances.

**SCHEDULE 4
FORM "A"
Regulation -71
STANDARD FOR SANITARY FACILITIES**

| Use | Extent Square Meter | Toilets No. | Wash Basin No. |
|--|---------------------|---------------------|--------------------|
| All Residential Building Units | 150 | 1 | 1 |
| Offices/Shops/Institutions | 100 | Male-1 Female-1 | Male-1 Female-1 |
| Cinema Halls/Vehicle Parks/Auditoriums | 100 | Male -1 Female-1 | Male-1 Female-1 |
| Hotels/Guest Houses | 100 | Male-1 Female-1 | Male-1 Female-1 |
| Other | 200 | 1 | 1 |

One for females and males separately for every 50 students in Private Educational Institutions /Tuition Classes/and International Schools

**Schedule 5
(Regulation 1)**

(Regulation 3)

Processing Fees, Fees for covering approval and Service Charges for obtaining Development Permits.

| Nature of development activity to be engaged in | Form to be used | Fees | | |
|--|-----------------|---|---|-------------|
| 1. Issue of Development Permits | A | Processing Fees | | |
| | | (i.) Plot Size | Fees for each plot (Excluding road drains and common Lots) | |
| (I). Land Subdivision Approval | A | ❖ Between 150-300 Sq.m. | Rs. 500/- | |
| | | ❖ Between 301-600 Sq.m. | Rs. 400/- | |
| (II). Issuing of Development Permits for erection of Buildings / addition to existing buildings / re-erection. | B | ❖ Between 601-900 Sq.m. | Rs. 300/- | |
| | | ❖ Above 900 Sq.m. | Rs. 200/- | |
| (II). Issuing of Development Permits for erection of Buildings / addition to existing buildings / re-erection. | B | (ii). Floor area (Sq.m.) | Residential Uses | |
| | | | Commercial or Other uses | |
| | | Less than 45 | Rs. 500/- | Rs. 1000/- |
| | | 45 – 90 | Rs. 1500/- | Rs. 2000/- |
| | | 91 – 180 | Rs. 2500/- | Rs. 3000/- |
| | | 181 – 270 | Rs. 3500/- | Rs. 4000/- |
| | | 271 – 450 | Rs. 4500/- | Rs. 6000/- |
| | | 451 – 675 | Rs. 5500/- | Rs. 8000/- |
| | | 676 – 900 | Rs. 6500/- | Rs. 10000/- |
| | | 901-1225 | Rs. 7500/- | Rs. 12000/- |
| Above 1225 | Rs. 7500/- | Rs. 12000/- | | |
| | | Rs. 1000/- for every 90 Sq.m. in excess of 1226 Sq.m. | Rs. 1250/- for every 90 Sq.m. in excess of 1226 Sq.m. | |

| | | |
|--|---|---|
| <p>5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations)</p> <p>I. Colombo Municipal Council</p> <p>II. Other Municipal Council</p> <p>III. Urban Council and Pradeshiya Sabha</p> | D | <p>Service Charges</p> <p>* Light vehicles and Cars Rs. 500,000/-</p> <p>* Lorries Rs. 1,000,000/-</p> <p>* Large vehicles including Containers Rs. 2,500,000/-</p> <p>* All vehicles Rs. 500,000/-</p> <p>* All vehicles Rs. 250,000/-</p> |
| <p>6. Covering Approvals</p> <p>I. sub division of lands without obtaining necessary approval</p> <p>II. Erection of buildings / additions/re-erections without obtaining Development Permits.</p> | | <p>Fees for granting Covering approvals</p> <p>(i). Rs. 750/- for every Lot.</p> <p>(ii). Residential per sq.m. Commercial and Others per sq.m.</p> |
| <p>Stage of Construction</p> <p>(i) Only foundation work completed (up to plinth level).</p> <p>(ii) Construction up to roof level (excluding roof)</p> <p>(iii) Construction including roof</p> <p>(iv) Construction completed</p> <p>III. Erection of Parapet walls / Retain Walls</p> <p>IV. Reclamation of low lying lands / paddy lands</p> <p>V Erection of Telecommunication and Antenna Towers</p> <p>VI Special Development projects</p> <p>VII Occupation / usage without obtaining Certificate of Conformity</p> | | <p>Rs. 200/- Rs. 500/-</p> <p>Rs. 300/- Rs. 1000/-</p> <p>Rs. 400/- Rs. 1500/-</p> <p>Rs. 500/- Rs. 2000/-</p> <p>Rs. 400/- Rs. 400/-</p> <p>Rs. 5000/-for every 150 sq.m.</p> <p>Rs. 10,000/-for every 05 meter in height.</p> <p>Rs. 10,000/-for every 05 million project cost.</p> <p>Rs. 50/- per day</p> |

7. Charge for Change of Use of residential unit into other permitted uses.

- (i) Rs. 2000/- per Sq.m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800/- per Sq.m. to convert a residential unit to any other permitted uses, if the property is located in any zone, other than Special Primary Residential Zone.

8. Additional floor area permitted in excess of prescribed Floor Area Ratio

The Service Charges to be calculated as a percentage of the cost of construction of the building which will vary from 40% to 10% based on the following factors.

- i. Location of the building
- ii. Status of available common amenities.
- iii. Type of development
- iv. Environment effects
- v. Zoning as per the Development Plan, if any

The building costs that will be taken into consideration for this calculations should not be less than the following values.

- | | |
|--|------------------------|
| i. Residential Houses | Rs. 20,000/- per Sq.m. |
| ii. Residential flats , commercial and office buildings up to 04 storeys | Rs. 30,000/- per Sq.m. |
| iii. Residential flats , Commercial and Office building Over 04 storeys | Rs. 60,000/- per Sq.m. |
| iv. Light industrial buildings | Rs. 45,000/- per Sq.m. |
| v. Warehouses | Rs. 30,000/- per Sq.m. |

09 for Provision of Services, reports or other Service activities.

- i. Transport charges for issuing of Preliminary Planning Clearances, Development Permits, Certificates of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35/- per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
- ii. A minimum service Charge of 10% of the estimated cost of the project for provision of Special consultancy services, preparation of layout plans, preparation of estimates, project planning shall be levied.
- iii. Service Charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, should be deposited in a separate bank account and these monies could only be used for development of open spaces, parking facilities, improvements to pavements or common urban development projects.

10. Deviation from the approved plan.

In cases of the deviation from the approved building plan, occurred at the time of setting out the building etc., the Authority may consider the same and a letter authorizing the owner to occupy the building be issued upon fulfillment of following without the certificate of conformity

- I. There shall be a request by the applicant
- II. Such portion of the building shall not be easily removable
- III. Limit of such access floor area shall not be more than 50 Sq.m
- IV. Such area shall not effect light and ventilation required to the building
- V. Refundable deposit of Rs20000 Per Sq.m is paid to the Authority subject to same being depreciate at an annual rate of 20%

- 11 Service Charges for the development which are not categorized as low cost residence buildings.

Service Charges should be paid as per the Regulations of Gazette Notification No. 1459/20 dated 23rd August 2006 and No. 1555/32 dated 27th June 2008 in Annex I.

Schedule 6

Form C Specification to Developments (38 Regulation)

Specification to lots

| Land Extent -- (Sq.m.) | Floor Area Ration |
|------------------------|-------------------|
| From 150 to 250 | 2.5 |
| From 251 to 375 | 3.0 |
| From 376 to 500 | 4.0 |
| From 501 to 750 | 4.5 |
| From 751 to 1000 | 5.0 |
| From 1001 to 1500 | 6.0 |
| From 1501 to 2500 | 8.0 |
| From 2501 to 3500 | 10.0 |
| Over 3500 | Unlimited. |

Specifications to floors

| Number of Floors | Minimum Site Frontage | Minimum Road Width |
|------------------|-----------------------|--------------------|
| Ground Floor | 6 | 3.0 |
| 2(G+1) | 6 | 3.0 |
| 3(G+2) | 6 | 4.5 |
| 4(G+3) | 6 | 6.0 |
| 5(G+4) | 8 | 6.0 |
| 6(G+5) | 10 | 9.0 |
| 7(G+6) | 12 | 12.0 |
| 8(G+7) | 15 | 12.0 |
| 9(G+8) | 20 | 12.0 |
| 10(G+9) | 25 | 15.0 |
| 11(G+10) | 30 | 15.0 |
| 12(G+11) | 36 | 15.0 |
| Above 13 | 40 | 15.0 |

Development Guidelines

| Details of the Building | Number of Floors | Rear Space (m.) | | Open Space | | Front Space (m.) | Plot coverage | |
|-------------------------|------------------|-----------------|---------------|---------------|---------------|------------------|---------------|-----------------|
| | | One Side (m.) | Both Side(m.) | One Side (m.) | Both Side(m.) | | Residential | Non Residential |
| Lower Height | Ground Floor | | 2.3 | | | | 65% | 80% |
| | 2(G+1) | | 2.3 | | | | 65% | 80% |
| | 3(G+2) | | 3.0 | | | | 65% | 80% |
| | 4(G+3) | | 3.0 | | | | 65% | 80% |
| Inter Medium Height | 5(G+4) | 1.5 | 3.5 | | | 01 | 65% | 80% |
| | 6(G+5) | 1.5 | 4.0 | | | 01 | 65% | 80% |
| Medium Height | 7(G+6) | | 4.0 | | | 02 | 65% | 80% |
| | 8(G+7) | | 5.0 | | | 02 | 65% | 80% |
| | 9(G+8) | | 5.0 | | | 03 | 60% | 60% |
| | 10(G+9) | | 6.0 | | | 03 | 60% | 60% |
| High Rise | 11(G+10) | | 6.0 | | | 04 | 60% | 60% |
| | 12(G+11) | | 6.5 | | | 6.0 | 50% | 50% |
| | 13(+) | | 10.0 | | | 6.5 | 50% | 50% |

* Maximum floor area ratio 1:1.4 for the existing lots less than 150 Sq.m.

* Maximum floor area ratio for the educational and health institutions 1:200 and 50% of the plot coverage.

* Note : Please refer Schedule 8 instead of this Schedule for DMMC Area.

SCHEDULE 7
(As per Regulation No. 37 (2)a)

Parking Space Requirement for Dehiwala Mt. Lavinia Municipal Council Area

| Usage | Parking space requirements | | |
|--|---|---|---------------------------------------|
| | Standard (Motor vehicles) | Commercial vehicles (lorry/Bus) Two Axle | Commercial vehicles(Truck) Multi Axle |
| 01. Residential | | | |
| i.. Flats dwelling units and terrace houses Gross Floor Area been less than 75 sq.m.but not condominiums | One for two units | - | - |
| ii. Flats exceeding Gross Floor Area of 75 sq.m. | One for one units | | |
| 02. Commercial | | | |
| i. Retail shops, Groceries and similar uses. | One space for 100sq.m | | |
| ii. Shopping complexes/ super markets | One space for 50sq.m | One space for 500sq.m | |
| iii.. Banks | One space for 100sq.m | | |
| iv.. Hardware shops | One space for 100sq.m | One space for 50sq.m | |
| v Vehicle Spare parts shops | One space for 100sq.m | One space for 50sq.m | |
| vi. Officers | One space for 100sq.m | | |
| vii. Hotels, Guest houses and clubs | One space for 25sq.m (Including all services areas) | | |
| viii. Star Hotels | One space for 50sq.m | One space for 500 sq.m (One space for 200 m for Busses) | |
| ix Hotels, Guest Houses and Clubs | One space for 50sq.m or one space for 3 rooms | | |
| x Cinema Halls, Auditoriums and similar uses | One space for 25sq.m | | |

| Usage | Parking space requirements | | |
|---|----------------------------|--|---------------------------------------|
| | Standard (Motor vehicles) | Commercial vehicles (lorry/Bus) Two Axle | Commercial vehicles(Truck) Multi Axle |
| xi Industries and all other Industrial Uses | One space for 100sq.m | One space for 200sq.m | |
| xii.. Ware houses | One space for 100sq.m | One space for 200sq.m | |
| xiii.. Other commercial buildings | One space for 100sq.m | | |
| 03. Health Institutions | | | |
| I . Nursing homes, Private hospitals, OPD | One space for 25sq.m | One space for 500sq.m | |
| ii. Medical consultancy Buildings | One space for 10sq.m | One space for 500sq.m | |
| Iii Medical laboratories and Medical centers. | One space for 10sq.m | | |
| 04. Educational Institutions. | | | |
| I Private schools, International schools, and nursery schools | One space for 50sq.m | | |
| ii Private tuition classes, education institutions. | One space for 100sq.m | One space for 100sq.m | |

SCHEDULE 8
(Regulation -32.4(A))
Form "C"

Specifications of Land Plots for Dehiwala Mt.Lavinia Municipal Council Area

| Land Extent (Sq. Metres) | Maximum Number of Floors | | Plot Coverage Ratio | | Visitors Car Park (As a percentage of requirement) |
|--------------------------|--------------------------|------------|---------------------|------------|--|
| | Residential | Commercial | Residential | Commercial | |
| 150 - 250 | 2 (G+1) | 3 (G+2) | 65% | 80% | - |
| 251 - 325 | 3 (G+2) | 4 (G+3) | 65% | 80% | - |
| 226 - 500 | 4 (G+3) | 5 (G+4) | 65% | 80% | - |
| 501 - 625 | 5 (G+4) | 6 (G+5) | 65% | 80% | - |
| 626 - 750 | 6 (G+5) | 7 (G+6) | 65% | 80% | - |
| 751 - 1000 | 7 (G+6) | 8 (G+7) | 65% | 80% | - |
| 1001 - 1125 | 8 (G+7) | 9 (G+8) | 60% | 70% | - |
| 1126 - 1250 | 9 (G+8) | 10 (G+9) | 60% | 70% | 5% |
| 1251 - 1500 | 10 (G+9) | 11 (G+10) | 60% | 70% | 6% |
| 1501 - 1625 | 11 (G+10) | 12 (G+11) | 50% | 60% | 8% |
| 1626 - 1750 | 12 (G+11) | 13 (G+12) | 50% | 60% | 9% |
| 1751 - 1825 | 13 (G+12) | 14 (G+13) | 50% | 60% | 10% |
| 1826 - 2000 | 14 (G+13) | 15 (G+14) | 50% | 60% | 15% |
| 2001 - 2500 | 16 (G+15) | 20 (G+19) | 50% | 60% | 15% |
| 2501 - 3000 | 20 (G+19) | 25 (G+24) | 50% | 60% | 15% |
| More than 3000 | unlimited | Unlimited | 50% | 60% | 15% |

Specifications for Land Plots
(Requirements for Access Road)

| Minimum Road Width | Maximum Number of land Plots | Maximum Units in Singl Plots (L-land extent less than 40 Perches) | Maximum Units in Singl Plots (L-land extent more than 40 Perches) |
|-----------------------|------------------------------|---|---|
| 3.0 Metres | 4 | 2 | 4 |
| 4.5 Metres | 8 | 3 | 4 |
| 6.0 Metres | 20 | - | - |
| 9.0 Mmetres and above | - | - | - |

Specifications for Maximum Number of Floors

| No. of Floors | Min. width of site/road frontage (m) | Min. Road Width (m) | Rare Space (m) | Minimum space on sides ** | | Setback in side (m) | Other Requirements |
|---------------|--------------------------------------|---------------------|----------------|---------------------------|----------------|---------------------|--|
| | | | | One side (m) | Other Side (m) | | |
| 2 (G+1) | 06 | 3.0 | 2.3 | - | - | 01* | Space for generator where certainly air conditioning and mechanically lighting Lift shall be provided where more than 4 floors |
| 3 (G+2) | 06 | 4.5 | 3.0 | - | - | 01* | |
| 4 (G+3) | 06 | 4.5 | 3.5 | - | - | 01* | |
| 5 (G+4) | 08 | 06 | 4.0 | - | - | 1.5 | |
| 6 (G+5) | 10 | 06 | 4.0 | - | - | 1.5 | Transformers shall be placed in accordance with the recommendations of CEB |
| 7 (G+6) | 12 | 06 | 4.5 | 2.0 | - | 02 | |
| 8 (G+7) | 15 | 09 | 5.0 | 2.0 | 2.0 | 02 | |
| 9 (G+8) | 20 | 09 | 5.5 | 3.0 | 3.0 | 03 | |
| 10 (G+9) | 25 | 09 | 6.0 | 4.0 | 3.0 | 03 | |
| 11 (G+10) | 30 | 09 | 6.0 | 5.0 | 3.0 | 04 | |
| 12 (G+11) | 36 | 09 | 7.0 | 6.0 | 3.0 | 05 | |
| 13 & above | 40 | 09 | 10.0 | 6.0 | 6.0 | 5.5 | |

*When there is no building line

** Please see I,II in B, in Regulation 37 (I)

- Unless other wise states in the zoning classification the above mention floor area ratios should be the permissible F.A.R for corresponding extent of the lands.
- Permissible F.A.R for Educational and Health institutional should be limited to maximum of F.A.R 2.0 plot coverage for such uses shall be limited to maximum of 50%.
- Shall be permissible for proposed, 3(G+2) floors where only 2 housing unites.
 - Vehicle parks are not included in above floors.
 - Security room and toilet shall be permissible in vehicle parking floor in condominium properties.
 - 1.2 m width of balconies shall be permissible within the building line and rear space.

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 1,459/20 - 2006 අගෝස්තු 23 වැනි බදාදා - 2006.08.23
No. 1,459/20 - WEDNESDAY, AUGUST 23, 2006

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

LDB. 1678.

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Water Supply under Section 21 of the Urban Development Authority Law, No. 41 of 1978.

DINESHCHANDRA RUPASINGHE GUNAWARDENE,
Minister of Urban Development
and Water Supply.

Colombo,
08th August, 2006.

Regulations

The Urban Development Authority Planning and Building Regulations, 1986, published in *Gazette Extraordinary* No. 392/9 of March 10, 1986, as amended from time to time, are hereby further amended as follows:-

- (1) The Regulations 62 of that regulations under the Heading "Waste Disposal" is hereby amended by addition immediately after that regulations the following sub sections :-
 - "62. (a) No waste generated by polythene materials, from within any premises or in any public place shall be collected and disposed of, in such manner as will endanger, the health of the public or the environment.
 - (b) No waste as identified in paragraph (a) shall be disposed of by dumping the same in any area intended for use by the public, or in any wetland or other environmentally sensitive area.
 - (c) Any person who acts in contravention of paragraphs (a) or (b) of this regulation, shall be guilty of an offence".
- (2) In regulation 70 of that regulation, by the insertion immediately after the definition of the expression "lot" of the following new definition :-

"low Cost residential" in relation, to any development activity, means a residential development activity in which the floor area of a residential unit does not exceed fifty square meters and the estimated average cost per square meter does not exceed rupees twenty thousand,"

(3) Form "B" Annexure I of Schedule I to that regulation, to be amended as follows :-

(a) in item 3 thereof, by the substitution of the following new subsection for the sub paragraph (a) :-

- "(a) Nature of Proposals ;
Low cost residential ;
Other residential ;
Commercial ;
Industrial ;
Institutional ;
Factory or Workshop ;
Warehouse ;
Mixed Development ;
Other (specify) :"

(b) in item 3 paragraph (e) thereof, by the substitution for the sub-heading "Residential" of the following two sub-headings :-

- "Low cost residential ;
Other residential ;", and

(c) by the addition at the end of item 3 thereof, immediately after paragraph (h) of the following new paragraph :-

- "(i) Estimated development cost in rupees, certified by a Chartered Architect or Chartered Quantity Surveyor or Chartered Civil Engineer as follows :-
Substructure : Rs.....
Superstructure : Rs.....
Internal Infrastructure : Rs.....
Finishes : Rs.....
Total Estimated Cost : Rs..... ; and

(4) in Schedule V to that regulation, by the addition immediately after item 9 of that Schedule of the following new item :-

10. Minimum service charge for obtaining Development Permits in respect of all developments which are not categorized as low cost residential shall be as set out below. Provided that if a part of any development is categorized as low cost residential, such part shall be exempt from such service charge.

| Floor Area (Square Meters) | Percentage Chargeable on the Estimated Average Construction Cost |
|--------------------------------|---|
| over 500 and less than 2500 | 1% |
| over 2500 and less than 5000 | 2% |
| over 5000 and less than 7500 | 3% |
| over 7500 and less than 10,000 | 4% |
| > 10,000 | 5% |

අංක 1555/32 - 2008 ජූනි 27 වැනි සිකුරාදා - 2008.06.27
No. 1555/32 - FRIDAY, JUNE 27, 2008

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

THE URBAN DEVELOPMENT AUTHORITY ACT, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Sacred Area Development under Section 21 of the Urban Development Authority Act, No. 41 of 1978.

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

Battaramulla,
19th June, 2008.

Regulations

The Urban Development Authority Planning and Building Regulations 1986 published in *Gazette Extra Ordinary* No. 392/19 of 10th March, 1986 as amended time to time is further amended by deleting the content published in *Gazette Extra Ordinary* No. 1538/24 of 27th February, 2008 and substituting it with the following:

"Minimum Service Charge for obtaining Development Permits in respect of all Developments which are in excess of 500 sqm., and not categorized as low cost residential shall be one percent (1%) of the Estimated Average Construction Cost. If a part of any development is categorized as low cost residential, such part shall be exempted from such service charge".

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The Gazette of the Democratic Socialist Republic of Sri Lanka EXTRAORDINARY

අංක 1597/8 - 2009 අප්‍රේල් 17 වැනි සිකුරාදා - 2009.04.17

No. 1597/8 - FRIDAY, APRIL 17, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

L.D.B. 16/78.

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Sacred Areas Development under Section 21 of the Urban Development Law, No. 41 of 1978, read with Section 8 of the aforesaid Law.

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

Colombo,
16th April, 2009.

Regulations

The Urban Development Authority Planning and Building Regulations, 1986 as amended from time to time, is hereby further amended as follows :-

(1) in regulation 8, under the Heading "Building Categories" :-

(a) by the substitution for Category B therefore, of the following :-

"(2) Category B — comprise any building, not being a high rise building which consists of :-

- (i) not more than four floors, including the ground floor, where a wall or column is situated on the boundary ;
- (ii) A basement - roofs, foundations, beams and other related parts of the buildings ;
- (iii) A pile or raft foundation ;
- (iv) A roof span exceeding ten meters;

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IV

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 17.04.2009

- (v) a place of public assembly or a public building ;
- (vi) A building which is wind sensitive such as warehouse and factory ; and
- (vii) Any other type of building not covered under categories A and C ;

(b) by the substitution for Category C thereof, of the following :-

"(3) Category C shall comprise of the following Sub Categories—

- (a) CI - any building which is used for residential purposes and shall not exceed five hundred (500) square meters in extent and consisting up to G+2 floors which does not fall under Category B ;
- (b) CII - any building which is used for purposes other than residential and does not exceed three hundred (300) square meters in extent and consisting up to G+2 floors which is not covered under Category B ; and
- (c) CIII- any building which is used—
 - (i) for residential purpose and does not exceed three hundred (300) sq.m. in extent and consisting up to G+1 floor which is not fall under Category B ;
 - (ii) for purposes other than residential and does not exceed one Hundred (100) sq. m. in extent and consisting up to G+1 floor which does not fall under Category B ;

(2) by the substitution of the heading "Submission of Structural and Service Plan" appearing immediately after regulation 8 of the following heading —

"Submission of Architectural, Structural and Service Plans".

(3) By the repeal of regulations 9 thereof, and the substitution of the following :-

- "9 (1) An application shall, prior to the commencement of any building works in respect of all buildings other than those buildings falling within sub Category C III of Category C, submit detailed structural plans along with the design calculations of the proposed building. such plan shall be signed by a qualified person.
- (2) the detailed structural plans along with the design caculations of the proposed building, signed by a qualified person shall —
- (a) in relation to all buildings falling within Category A and Category B of regulation 8 ; and
 - (b) in relation to buildings falling within Sub Category C I and CII of category C of regulation 8, if required to do so by the Authority,

Shall consist of the following—

- (i) a statement indicating in clear and precise language, the manner in which the superimposed load for which each floor system or part thereof has been designed ;
- (ii) the results of any soil tests carried out, the calculations for determination of soil bearing capacity and earth boring investigations ; and
- (iii) the type or types of the foundation which is recommended to be used ;

V

- (3) Where any air conditioning or mechanical ventilation system is to be installed in a building or part thereof or where any such system therein is to be extended or altered the layout and detailed plans of the installation, extension or alteration to be carried out, with information pertaining to capacities, shall be submitted by a qualified person to the Authority for approval along with plans of the building in which the system is to be installed, extended or altered.
- (4) The applicant shall submit before commencing building work in respect of all buildings mentioned in Category A and Category B and if required by the Authority in the case of building falling within Sub Category C I and C II of Category C, service plans relating to water supply, sewerage, drainage and rain water harvesting. Such service plan shall be prepared and signed by a qualified person.
- (5) The applicant shall submit before commencing building work in respect of all buildings mentioned in category A and Category B and if required by the Authority in the case of buildings in falling within Sub Category C I and C II of Category C, service plans relating to Electricity prepared and signed by a qualified person.”.

(4) by the substitution for the heading “Drainage” appearing immediately after regulation 60 of that regulation, of the heading “Rainwater Harvesting and Drainage”.

(5) by the substitution for regulation 61 of that regulation of the following regulation :-

“61. (1) Every owner or developer shall at the time of submission of the building plans for approval of the development activity in terms of these regulations, submit along with such plan, a plan containing such sketches as may be necessary, prepared taking into consideration the specifications and other requirements set out in Schedule VII (Part I, Part II and Part III) to these regulations, of the respective drainage facilities intended to be put in place to drain off and convey rain water from the roof of the proposed building to a drain in the street or other appropriate outlet approved by the respective Authority :

Provided that, in the case of existing buildings, the authority shall give adequate notice to the owners thereof, informing them that they will be required to comply with the provisions of this regulation, within such period as may be determined by the Authority, but such date shall not be later than three (03) years from the date of enforcement of those regulations.

- (2) Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority’
- (3) The provisions of these regulations shall be applicable in respect of such areas as have been declared as Urban Development Areas by Order published in the *Gazette* in terms of Section 2 of the Law.
- (4) In applying these provisions to open space reservations stipulated in relation to the sub division of land, a minimum of ninety (90%) percent of such reservation shall have ground cover vegetation.

61 A. The provisions of regulation 61 shall apply to all premises within any local authority area, declared as Urban Development area under the Law.

Provided that the above provisions shall not apply in respect of premises falling within any local authority area, where the size of the premises is less than 6 perches (150m²).

61 B. (1) Every plan submitted for the purpose of obtaining a development permit shall consist,—

(a) Where no building work is involved in the development activity or the development activity is restricted to land development—

- (i) of details of the location and the dimension of the existing drainage system ;

(ii) of the proposed rainwater harvesting system inclusive of all dimensions and flow directions ;

(b) Where building work is involved in the development activity.

- (i) of a sketch of the plan of the surrounding area including positioning of existing water drains.
- (ii) of the floor plan of each story (where the building consists of more than one floor) and of any areas which will consist of a flat roof (all pipe lines of the drainage, sizes and location of storage and infiltration and outlet drains along which the rain water will be discharged, with arrows indicating the direction of the flow of the water should be shown) ;
- (iii) of the cross and longitudinal sections of the building, including storage tanks, down pipes and other related appurtenances.

(2) The guidelines set out in sub-paragraphs (a) and (b) of paragraph (1) of this regulation shall be applicable to the Uses of Buildings specified in Schedule VII (Part I) to these regulations and the Minimum Equivalent Rainwater Holding provisions Requirement for each of such categories shall be as specified in the said Schedule (Part II) ;

Provided that where any applicable building uses or relevant rainfall band is not clearly identifiable, Authority / the Local Authority shall on a consideration of all conditions, make the required identification :

Provided further that the Proposed Distribution of Rain Water Harvesting Holding Provision shall be calculated in accordance with the Storage and Groundwater Infiltration of the premises as specified in Part III of Schedule VII.

61.C. (1) Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such place as may be determined by the Authority/ respective local authority ; Provided that the Authority shall satisfy itself that all owners concerned have consented to the joint facility and have given their written consent thereto.

(2) In assessing the Equivalent Rainwater Holding Provision of any premises :-

(a) the following matters shall be considered -

- (i) available storage space for fire requirements, provided measure are adopted to meet fire requirements at all times ;
- (ii) 100m² of unpaved ground sufficient for 0.5m³ ;
- (iii) location of infiltration trenches specially for rainwater ; and
- (iv) any facilities available on adjacent premises where, the written consent of the owner thereof has been obtained for the use of such facilities.

(b) the following matters shall not be considered-

- (i) storage spaces for public mains supply ;
- (ii) availability of septic tank effluent soakage pit or trench.

61 D. The following design and construction consideration shall be applicable in relation to ground water harvesting in terms of these regulations :-

- (a) the rainwater system shall be designed by persons possessing the requisite qualifications as specified from time to time, by the Authority and shall-
 - (i) be constructed in competent matter ;
 - (ii) be capable of discharging the first flush of rain ;
 - (iii) be stored on appropriate structures and sized and be infiltrated into the ground, by means of either a waste water soakage pit, a dug or bore well, pond or other similar measure, ensuring that optimal use of the water is made for home garden and landscaping purposes ;
- (b) the storage structure shall be covered and protected against accidents and shall—
 - (i) be built in a structurally sound manner ;
 - (ii) contain provision for the elimination of dust, vermin and other contaminants ;
 - (iii) be of such design which shall not conflict with any other building regulations or aesthetic considerations imposed by the local authority ;
 - (iv) be located at appropriate locations either above, below or on, ground level, so as to facilitate the potential for the maximum use of the water storage therein ;
- (c) in case the water is not used for home gardening and other purposes, the infiltration structure shall be of such specified dimensions in order to be able to contain the quantity of water directed to it ensuring proper infiltration.
- (d) in the case of common storage structures, be built with suitable backflow prevention devices, so as to prevent rainwater from entering the public mains systems ;
- (e) shall not contain direct cross flow connections between the rainwater and the public mains systems ;
- (f) shall contain such filtration devices as are specified by the local authority ; and
- (g) all pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by color and markings ;

(6) by the substitution for regulation 67 thereof, of the following regulations :-

67. Every application for a Certificate of Conformity under Section 8K of the Law shall be substantially in the form 'D' set out in Schedule (I) and shall be accompanied by the following :-

- (a) in the case of land development or sub-division of land :-
 - (i) a Certificate from a qualified person stating that the sub-division has been carried out as specified in the approved plans and permit ;
 - (ii) a Certificate from a qualified person where engineering works are involved in development activities such as the construction of roads, culverts and drains, stating that the development works carried out in conformity with the specifications of the permit.

(b) in the case of construction of buildings falling within Category A of regulations 8 :-

- (i) a Certificate from a qualified person to the effect that the development has been carried out under his supervision and in accordance with the approved plan and permit ;
 - (ii) a Certificate from a qualified person to the effect that the foundations and super structure and other works have been carried out under his supervision and according to the approved plans and permit and according to designs submitted under regulation 9, and that the buildings are structurally safe ;
 - (iii) a Certificate from a qualified person to the effect that design, supervision and installation of Electrical Work, Sanitary, Plumbing and Drainage Water, Rain Water Harvesting specification, Air conditioning and Fire Safety work, have been carried out in accordance with the approved plans, and specifications and satisfy all safety regulations ;
- (c) in the case of construction of buildings falling within Category B of regulation 8, a Certificate from a qualified person to the effect that the works have been carried out under his supervision in accordance with the approved plans and permit and that the building is structurally safe ;
- (d) in the case of the construction of buildings falling within sub Categories CI and CII of Category C of regulation 8, a Certificate from a qualified person to the effect that the work has been carried out and under his supervision in accordance with the approved plan and permit ; and
- (e) in the case of the construction of buildings falling within Sub Categories C III of Category C of regulation 8, a Certificate from the builder, or the owner where the owner is also the builder by such owner to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building ;

(7) in regulation 70, by the repeal in the definition of the expression "qualified person" thereof, and the substitution therefore of the following :-

"qualified person" means any person required to approved or certify any development activity in terms of regulations 8, 9, 61, 67 and 70 of these regulations and who is specified in Column IV of Schedule VI to these regulations.

Schedule V

(Regulation 3)

PROCESSING FEES, FEES FOR COVERING APPROVAL AND SERVICE CHARGES FOR OBTAINING DEVELOPMENT PERMITS

| Nature of Development activity to be engaged in | Form to be used | Fees |
|---|-----------------|--|
| 1. Issue of Development Permits | | Processing Fees (i) Plot Size Fees for each plot (Excluding road drains and common Lots) |
| I. Land Subdivision Approval | A | <ul style="list-style-type: none"> ❖ Between 150 - 300 Sq.m. Rs. 500.00 ❖ Between 301 - 600 Sq.m. Rs. 400.00 ❖ Between 601 - 900 Sq.m. Rs. 300.00 ❖ Above 900 Sq.m. Rs. 200.00 |

Schedule V (Contd.)

| Nature of Development activity to be engaged in | Form to be used | Fees |
|---|---|--|
| 5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations) | D | Service Charges |
| (I) Colombo Municipal Council | * Light vehicles and Cars | Rs. 500,000.00 |
| | * Lorries | Rs. 1,000,000.00 |
| | * Large vehicles including Containers | Rs. 2,500,000.00 |
| (II) Other Municipal Council | * All vehicles | Rs. 500,000.00 |
| (III) Urban Council and Pradeshiya Sabha | * All vehicles | Rs. 250,000.00 |
| 6. Covering Approvals | | Fees for granting Covering approvals |
| I. Sub division of lands without obtaining necessary approval | (i) | Rs. 750/- for every Lot. |
| II. Erection of buildings/Additions/ erections without obtaining Development Permits. | (ii) | Residential per Sq. m. Commercial and Others per Sq.m. |
| Stage of Construction | | |
| (i) Only foundation work completed (upto plinth level) | Rs. 200.00 | Rs. 500.00 |
| (ii) Construction up to roof level (excluding roof) | Rs. 300.00 | Rs. 1,000.00 |
| (iii) Construction including roof | Rs. 400.00 | Rs. 1,500.00 |
| (iv) Construction completed | Rs. 500.00 | Rs. 2,000.00 |
| III. Erection of Parapet walls/Retain Walls | Rs. 400.00 | Rs. 400.00 |
| IV. Reclamation of low lying paddy lands/ | Rs. 5,000/- for every 150 Sq. m. | |
| V. Erection of Telecommunication and Antena Towers | Rs. 10,000/- for every 05 meter in height. | |
| VI. Special Development projects | Rs. 10,000/- for every 05 million project cost. | |
| VII. Occupation/usage without obtaining Certificate of Conformity | Rs. 50/- per day | |

7. Charge for Change of Use of residential unit into other permitted uses.

- (i) Rs. 2,000 per Sq.m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800 per Sq. m. to convert a residential unit to any other permitted uses, if the property is located in any zone, other than Special Primary Residential Zone.

8. Additional floor area permitted in excess of prescribed Floor Area Ratio

The Service Charges to be calculated as a percentage of the cost of construction of the building which will vary from 40% to 10% based on the following factors.

- (i) Location of the building
- (ii) Status of available common amenities.
- (iii) Type of development
- (iv) Environment effects
- (v) Zoning as per the Development Plan, if any

The building costs that will be taken into consideration for this calculations should not be less than the following values.

| | |
|--|--------------------------|
| (i) Residential Houses | Rs. 20,000.00 per Sq.m. |
| (ii) Residential flats, commercial and office buildings up to 04 storeys | Rs. 30,000.00 per Sq.m. |
| (iii) Residential flats, Commercial and Office building Over 04 storeys | Rs. 60,000.00 per Sq. m. |
| (iv) Light industrial buildings | Rs. 45,000.00 per Sq.m. |
| (v) Warehouses | Rs. 30,000.00 per Sq.m. |

9. for Provision of Services, reports or other Service activities.

- (i) Transport charges for issuing of Preliminary Planning Clearances, Development Permits, Certificate of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35/- per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
- (ii) A minimum service Charge of 10% of the estimated cost of the project for provision of Special Consultancy services, preparation of layout plans, preparation of estimates, project planning shall be levied.
- (iii) Service Charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, should be deposited in a separate bank account and these monies could only be used for development of open spaces, parking facilities, improvements to pavements or common Urban Development Projects.

Schedule VI
QUALIFIED PERSON

(Regulations 8, 9, 61, 67 and 70).

| Column I Nature of Development Activity | Column II Extent of Land (Where Relevant) | Column III Specific Task Requiring Approval of Qualified Person | Column IV Qualification/Designation Required of Qualified Person |
|---|--|---|--|
| 1. If the development activity does not involve building work | Exceeding 0.5 Hectares | Site Layout Plan | Corporate member of the Institute of Town Planners |
| | | Regulation Compatibility | Corporate member of the Institute of Town Planners |
| | | Preparation of Sub division Plan | Licensed Surveyor and Leveller |
| 2. If the development activity does not involve building work | Less than 0.5 Hectares | Site Layout Plan and sub division plan | Licensed Surveyor and Leveller |
| | | Regulation Compatibility | Corporate member of the Institute of Town Planners |
| 3. If the development activity involves engineering works (construction of roads, culverts, drains) | | Certificate stating engineering works have been carried out in conformity with the specifications in the permit. | Chartered Civil Engineer |
| 4. If the development activity involves a sub division or amalgamation of land | Exceeds 0.5 Hectares | Certificate stating that the Survey Plan is on conformity with the Town Planning requirements | Corporate member of the Institute of Town Planners |
| 5. If the development activity relates to building category A and B | | 1. Architectural Plan (Certificate stating development has been carried out in conformity with approval plan and permit under his supervision.) | Chartered Architect or Architect registered with the Architect Registration Board. |
| | | 2. Structural Design Plan along with design calculations (Certificate stating that foundation and building are in accordance with approved plan and building is structurally safe.) | Chartered Civil Engineer or Chartered Structural Engineer |
| | | 3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety) | The relevant Engineer from the ones set out below, as is relevant to the service being provided :- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Electrical Engineer |

(Regulations 8, 9, 61, 67 and 70).

| Column I Nature of Development Activity | Column II Extent of Land (Where Relevant) | Column III Specific Task Requiring Approval of | Column IV Qualification/Designation Required of Qualified Person |
|---|--|--|--|
| 6. If the development activity relates to buildings of sub category CI and C II of Category C | | 4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration). | Chartered Mechanical Engineer Chartered Electrical Engineer. |
| | | 1. Architectural Plan (Certificate stating development has been carried out in conformity with approval plan and permit under his supervision.) | Chartered Architect or Architect, Architect, Architect or Architectural Licentiate registered with the Architects Registration Board. |
| | | 2. Structural Design Plan along with design calculations (Certificate stating that building has been carried out in accordance with plan under his supervision). | Chartered Civil Engineer or Chartered Structural Engineer |
| | | 3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety) only if so required by the Authority at the time of making the application | The relevant Engineer from the ones set out below, as is relevant to the service being provided :- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer |
| | | 4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration). | Chartered Mechanical Engineer Chartered Electrical Engineer |
| 7. If the development activity relates to building of sub category C III of Category C | | Certificate that building works were carried out in accordance with the approved plans and permit and all precaution have been taken to ensure the structural safety of the Building. | Builder /owner or other person acceptable to the Authority |

SCHEDULE VII

[Regulation 61 A (2)]

PART I

| USED AND TYPES OF BUILDINGS | | |
|-----------------------------|---------------|---|
| | Uses | Types of Buildings |
| 1. | Residential | Including Houses, Multiple Dwellings, Apartments, Home for Elders. |
| 2. | Commercial | Including Office Building, Hotels, Motels, Guest House, Public Lodging, Shopping Centers, Supermarkets, Restaurants, Car Parks. |
| 3. | Industrial | Including Factories, Workshops, Warehouse, Industrial Establishments, Infrastructure Services Centre. |
| 4. | Institutional | Government Buildings, Semi-Government Buildings and other Public Buildings |

PART II

| MINIMUM EQUIVALENT RAINWATER HOLDING PROVISION REQUIREMENT | | | | | | |
|--|---|-------------------------|------------|------------|---------------|-----|
| *Annual Rainwater Band (mm) | Minimum Volume (m ³) required per 100m ² of roof plan area and hard paved area | | | | | |
| | Residential | | Commercial | Industrial | Institutional | |
| | Domestic | Apartments/Condominiums | | | | |
| 1. 750 - 1000 | 1.5 | 2.5 | 5 | 8 | | 10 |
| 2. 1000 - 1500 | 1.5 | 2.5 | 3 | 8 | | 10 |
| 3. 1500 - 2000 | 1.5 | 2.5 | 3 | 5 | | 10 |
| 4. 2000 - 2500 | 1.5 | 2.5 | 3 | 3 | | 5 |
| 5. 2500 - 3000 | 1.5 | 2.5 | 2 | 2 | | 3 |
| 6. 3000 - 4000 | 1.5 | 2.5 | 1 | 1 | | 2 |
| 7. 4000 - 5000 | 1.5 | 2.5 | 0.5 | 1 | | 1 |
| 8. 5000 - 6000 | 1.5 | 2.5 | 0.5 | 0.5 | | 0.5 |

* The rainfall bands are taken from the Sri Lanka National Atlas published by the Department of Surveys.

** Required Equivalent Rainwater = $\frac{\text{Minimum Volume} \times \text{Total Roof plan area and paved area}}{100}$
Holding Provision (m³)

Note: The ratio of provision of the Required Equivalent Rainwater Holding Provision both by Storage and Infiltration, shall be determined by the respective local authority taking into considering the location, groundwater table fluctuation, available space, topography, permeability, type of soil.

PART III

| PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDING PROVISION | | | | | | | | | | |
|--|-----------|--------------|-------|---|----------------|--------------|----------|----------|-------|----------------------|
| Storage (m ³) | | | | Ground Water Infiltration (m ³) | | | | | | Total m ³ |
| Above Ground | On Ground | Below Ground | Other | Wastewater Pit | Unpaved Ground | Unlined Pond | Dug Well | Borehole | Other | |
| | | | | | | | | | | |
| | | | | | | | | | | |

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EXTRAORDINARY

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No. 1603/53 - SATURDAY, MAY 30, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

CORRECTION

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

PRINTING Errors in the Notice, No. 04—648 published in the Part I : Sec. I of *Gazette Extraordinary of the Democratic Socialist Republic of Sri Lanka*, No. 1597/8 of 17th April, 2009 under the heading The Urban Development Authority Law, No. 41 of 1978 should be corrected to read as follows :—

1. In page No. 5A—

(*) under 61D(a)(i) the word “matter” is corrected as “manner”.

2. In page No. 8 A —

(*) under processing fees in third line “5001 — 1,000 Sq.m.” is corrected as “5001 — 10,000 Sq.m.”, in 5th Line—“ 10001 Sq. m” corrected as “10000 Sq.m.” and in 13th line — “Rs. 2000.00” is corrected as “Rs. 20,000.00”,

(*) under the fees for granting certificate of conformity in the 9th line “Land and below” is corrected as “Land below”.

3. In the page No. 9 A—

(*) 18th line in the first Column under 6. covering approvals the word, “Antena” is corrected as “Antenna” and 20th line under above heading, — the word “usage” is corrected as “usage”.

4. In the page No. 10 A—

(*) the word “conideration” in the 14th line is corrected as “consideration”.

5. In the page No. 11A —

(*) the word “charted” in the 8th cage of Column IV is corrected as “Chartered” and the word “servies” in the 10th cage of Column IV is corrected as “Services”.

6. In the page No. 12A—

(*) the word “charted” in the 3rd line in Column IV is corrected as “chartered”.

7. In the page No. 13A—

(*) the word “Used” in the main Heading of Part I is corrected as “Uses”.

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

Urban Development Authority,
 6th and 7th Floors,
 Sethsiripaya,
 Battaramulla.
 11th May, 2009.