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# Chapter One

## 1.0 Introduction

### 1.1 Vision

Form the Panadura town as a fraught residential city with administrative, commercial, and other services compatible with the necessity of the national and regional level to confront the challenges of the 21st century by keeping the environmental balance, secure the historical and generic values of the area.

### 1.2 Objectives & Strategies of the Panadura Development Plan

Objectives & Strategies have been formulated to fulfill the aims of the Panadura Development Plan are mentioned below.

1. To develop the Panadura town as a multi actional marketing and commercial center.

No.	Objectives	Strategies	Proposals
I.	Increase the usage of the land for commercial use from 4.6% upto 10%	<ul style="list-style-type: none"><li>• Create the alternative sub urban centers</li><li>• Expand the space for commercial usage through the zoning plan</li><li>• Identification of underutilized lands within the town center and maximum utilization of them.</li></ul>	<ul style="list-style-type: none"><li>• Giving priority to the central commercial zone develop the junction of Galthude, Dibbedda, Eluwila &amp; Walana as a alternative sub centers.</li></ul>
II.	Expand the urban area	<ul style="list-style-type: none"><li>• Conflation the sub centers situated within the Pradeshiya Sabha limit and Panadura Urban Council limit.</li></ul>	<ul style="list-style-type: none"><li>• Create an administrative unit conflating the identified areas and link with the sub centers by the proposed outer circular road</li></ul>

2. To develop the Panadura town as a planned residential city

No.	Objectives	Strategies	Proposals
I	Manipulation to minimize the imbalanced dispersal population of the area.	<ul style="list-style-type: none"> <li>Provide good accessibility for underutilized land within the town center and the surrounding.</li> </ul>	<ul style="list-style-type: none"> <li>Widen and develop the Melwatta road, Kaviraja Mawatha, Mahanama road up to 30ft. and provide public transport facilities.</li> <li>Introduce the appropriate density standards for residential development.</li> </ul>
II	Manipulation for increasing the migrant population.	<ul style="list-style-type: none"> <li>Increase the population growth rate upto 3.5% to 0.5% by opening the lands for residential use.</li> </ul>	<ul style="list-style-type: none"> <li>Enhancement the infrastructure &amp; public facilities.</li> <li>Implementation of the zoning plan.</li> </ul>

3. To fulfill efficiently the administrative and service needs of the citizens and the residents of the surrounding.

No.	Objectives	Strategies	Proposals
I.	Upgrade the urban economy of the city providing the facilities within the city for the people who are coming to fulfill their administrative needs and retain the commuters seeking services from other towns.	<ul style="list-style-type: none"> <li>Maximum utilization of commercial lands.</li> </ul>	<ul style="list-style-type: none"> <li>Utilization of the underutilized lands within the town center for this purpose.</li> <li>Strengthen the transport facilities of the catchment area.</li> </ul>

4. To establish a completed housing scheme.

No.	Objectives	Strategies	Proposals
I.	Discourage the temporary residential developments.	<ul style="list-style-type: none"> <li>To improve the existing temporary houses up to standards by facilitating the lands or financial facilities in reasonably.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of zoning plan for the identified areas such as Eluwila, Galthude for the residential development.</li> </ul>
II.	To increase the housing stock by providing one housing unit per one	<ul style="list-style-type: none"> <li>Provide the land with facilities for housing developments within the</li> </ul>	<ul style="list-style-type: none"> <li>Integrate the residential developments with</li> </ul>

	family.	area in close proximity to the city.	the town center by using proposed outer circular road.
III.	To encourage the redevelopment of dilapidated houses.	<ul style="list-style-type: none"> <li>• Preparation of mechanism to construct these houses by integrating the land owners and private sectors.</li> <li>• Provide the financial facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Implementation of housing schemes within this area which the dilapidated houses are located.</li> </ul>

5. To provide opportunities to get support potentials of the various sectors for the urban economy.

No.	Objectives	Strategies	Proposals
I.	To facilitate and upgrade the industrial sector to get support for national products and to generate the employment.	<ul style="list-style-type: none"> <li>• Establish the tourist industry, fishery industry and non polluted industry within the city and the surrounding.</li> </ul>	<ul style="list-style-type: none"> <li>• Declare the area of costal belt reservation 45 m and Bolgoda river reservation 40 ft area as a tourist zone and encourage those activities.</li> </ul>
II.	To promote the investment opportunities of getting more economic benefits.	<ul style="list-style-type: none"> <li>• Establish the non polluted industries to create more job opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>• Expand the non polluted middle scale industries within the Eluwila area.</li> <li>• Expand the Modara fishery harbour.</li> </ul>

6. Accomplish the qualitative improvement to the infrastructure facilities which need to the city.

No.	Objectives	Strategies	Proposals
I.	To direct to Develop the road network in systematically.	<ul style="list-style-type: none"> <li>• Improvement of an alternative road for the Colombo - Galle road to use the during the time of heavy traffic congestion be occurred and internal alternative roads to serve the sites more vehicle use.</li> </ul>	<ul style="list-style-type: none"> <li>• Development of service road to the south and parallel to the Galle road.</li> <li>• Development of the outer circular road.</li> <li>• Widen &amp; development of the roads, Melwatta, Kaviraja MW, De Silva Mawatha and Mahanama road upto 30ft.</li> <li>• Widening and improvement of the PRDA road Pinwatta to</li> </ul>



			<p>Panadura railway station as an additional service road for the Galle road.</p> <ul style="list-style-type: none"> <li>• Janapriya Mawatha is being limited to the Pedestrian.</li> </ul>
II.	To provide pipe born water and electricity for every housing units.	<ul style="list-style-type: none"> <li>• Increase the capacity of electricity supply and pipe born water supply.</li> <li>• Increase the purchasing power of the consumers</li> <li>• Provide permanent houses for the residences occupied in the temporary houses.</li> </ul>	<ul style="list-style-type: none"> <li>• Increase the capacity of water supply provided by the Kalu Ganga project.</li> <li>• Increase the job opportunities within the town center.</li> <li>• Create an incentive scheme by providing the concessionary loan scheme for the housing construction.</li> </ul>
III.	To develop the drainage system up to standards.	<ul style="list-style-type: none"> <li>• Continue the river and canal system for smooth water flow.</li> <li>• Improve and maintain the side drains of the roads for smooth water flow without any disturbances.</li> </ul>	<ul style="list-style-type: none"> <li>• Remove the unauthorized construction of the Panadura river reservation.</li> <li>• Remove the buildings that have been constructed obstructing the side drains of the main roads.</li> <li>• Construction of drains either side of the Urban Council roads.</li> </ul>

## 7. Sustainable development of natural resources

No.	Objectives	Strategies	Proposals
I.	To develop the water shed areas and surroundings congenial to the environment and safe keeping of the interconnection of human activities and bio-diversity.	<ul style="list-style-type: none"> <li>• Identify the environmental sensitive areas and recommend the appropriate uses.</li> </ul>	<ul style="list-style-type: none"> <li>• Utilize the Bolgoda lake and sea beach for tourism, recreation and entertainment.</li> </ul>
II.	To include the green concept to the urban structure and promote clean and green city.	<ul style="list-style-type: none"> <li>• Protect the canal and Ganga reservations.</li> </ul>	<ul style="list-style-type: none"> <li>• Sea reservation - 45m.</li> <li>• Bolgoda reservation - 12 m.</li> <li>• Panadura Ganga reservation - 12 m.</li> <li>• Moda Ela reservation - 2.5 m.</li> <li>• Rest of the canals, drains and water ways are adhere to the special</li> </ul>

			<p>gazette notice No. 1662/17 dated 14th July 2010 published by SLLR &amp; DB.</p> <ul style="list-style-type: none"> <li>• (Annex - 2)</li> </ul>
III.	Solid waste management	<ul style="list-style-type: none"> <li>• Conduct the awareness programme</li> </ul>	<ul style="list-style-type: none"> <li>• Involvement of the school children in the environmental management programme.</li> <li>• Separation of solid waste.</li> <li>• Waste recycling.</li> <li>• Conduct the awareness programme for the composting.</li> <li>• Take an action to destroy the all sources that generating the chemicals.</li> </ul>

8. Accelerate the development while preserving the historical background of the city.

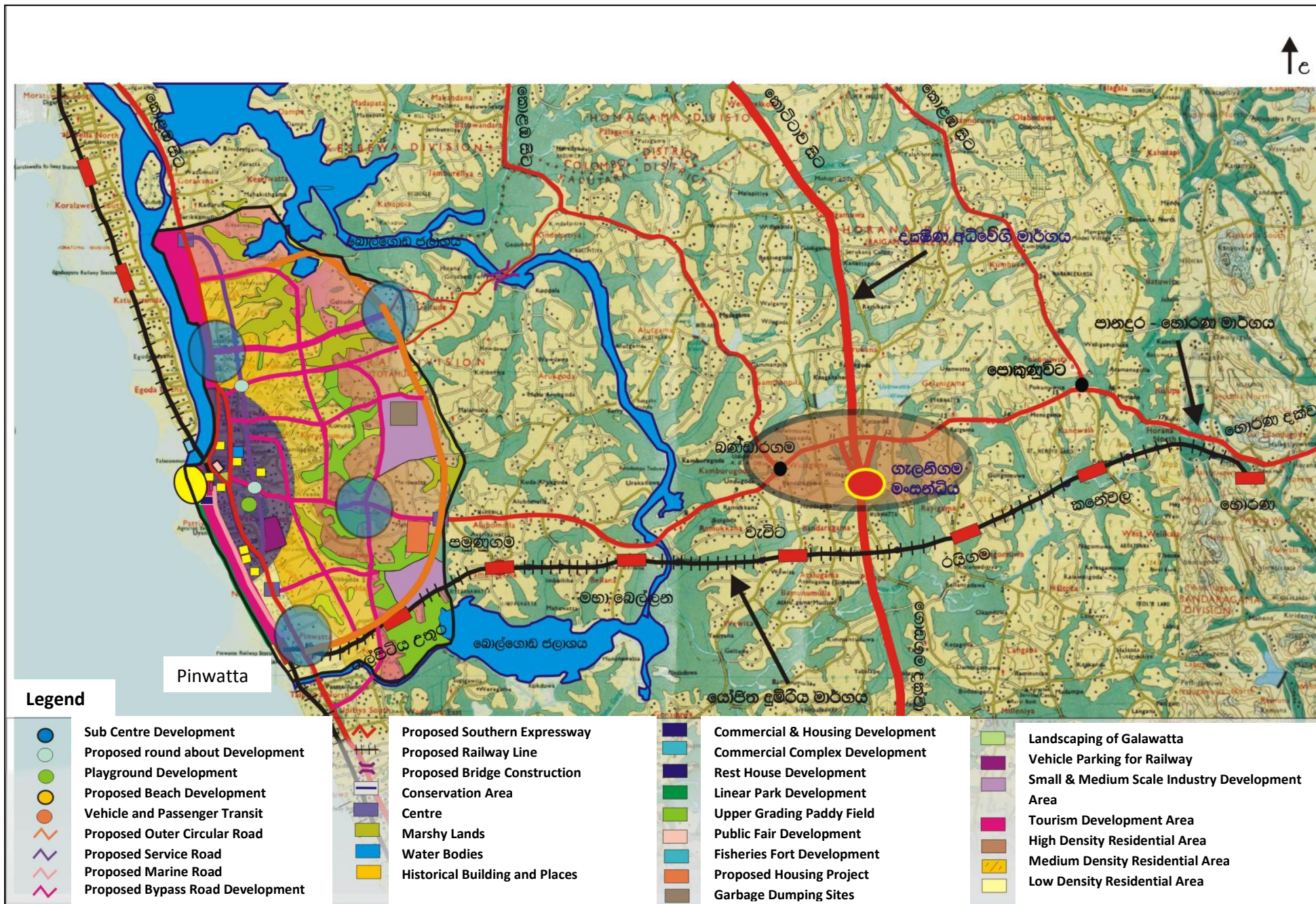
No.	Objectives	Strategies	Proposals
I.	Preserve the social value and historical background of the area when optimizing the lands in the city.	<ul style="list-style-type: none"> <li>• Conserve the historical places.</li> </ul>	<p>Conserve the following historical places</p> <ul style="list-style-type: none"> <li>• Venue of Panadura debate</li> <li>• Galgoda Viharaya</li> <li>• Rankoth Viharaya</li> <li>• Kethumathi Hospital Building</li> <li>• Leeds international School building</li> <li>• Railway station building</li> <li>• Sri Sumangala girl's school building</li> <li>• Houses exceeding 100 years</li> </ul>
II.	Conserve the historical places and plan the appropriate land uses.		

### 1.3 Proposed Urban Structure Plan

Map No. 1 represents the structure plan of Panadura town including its catchment area. Having carried out a comprehensive analysis of data and deal with the problems identified in the analysis, the proposed plan envisages the manner in which the town should be develop by the year 2025 in order to achieve the goals and objectives identified in the plan. The Structure Plan represents the summery version of the report and its implementation mechanism.

According to the National Physical Planning Policy Panadura town is a city center located in the high urbanized zone. According to the National Physical Plan it has proposed a method to utilize the infrastructure facilities including the road network in maximum way of the area and the surrounding to fulfill the aims of the Development Plan of Panadura town as a multifunctional commercial center in Kalutara District as same the lineage residential city.

Accordingly, it is proposed to develop the sub centers, Dibbedda, Eluwila, Galthude and Walana having taken into consideration development of the interchange to the Express way situated at 12km. away to the East and the development of roads Colombo - Galle road, Panadura - Rathnapura road, and the roads of Provincial Road Development Authority running through the town to the east.



## 1.4 Recommended Projects

The following projects have been identified through this plan to achieve the objectives and the vision of the plan.

### I. Development of Bolgoda Ganga reservation and sea reservation as a linear park.

Land Extent	The area of 40ft. from the Panadura river and 45m. from the vegetation line of the sea beach.
Present Position	Private Lands and Houses
Project	Develop the linear park within the sensitive areas close to the Panadura river and sea.

### II. Beach Park

Project	Construct of vehicular park and restaurant for the people who visits the beach.
Proposed Land	From river mouth to the Urban Council land located at the Gunarathana road

### III. Redevelopment of Public Market

Land Extent	01 Acres
Proposed Project	Redevelopment of existing market, and development with two floors
Beneficiaries	Space for the 196 commercial stalls within upper floor for the pavement hawkers of the city.

### IV. Construction of commercial building with parking facilities within the existing CTB bus stand site.

Land Extent	02 Roods 38 Perches
Proposed Development	Construct a commercial building with G+2 including vehicle park
Land Ownership	Existing CTB Bus stand, according to the agreement between UDA and Passenger Transport Authority the land to be vest to the UDA

### V. Construction of Statue and library within the site of venue of Panadura Debate

Land Extent	20 Perches
Land Ownership	Government
Present Position	Existing Memorial Building

### VI. Development of Galawatta Land

Land Extent	235 perches
Proposed Development	Providing the parking space for the vehicle of the city and development of the mini urban park
Land Ownership	Urban Development Authority



## VII. Development of Modarawila Play Ground

Land Extent	7 Acres
Land Ownership	Urban Development Authority

## VIII. Construction of vehicular park for railway passenger's vehicles

Land Extent	2 Roods 18.7 Perches
Land Ownership	Panadura Urban Council
Proposed Project	Provide the space for parking the vehicles of the railway passengers.
Location	Near the Railway Station

## IX. Development of access road to the railway passengers

Construction of flyover from new bus stand to Galawatta land and development of Arthur V. Dias Mawatha and Desha Sewa Mawatha with walkways from Galawatta to railway station.

## X. Minimize the flooding of the city.

1. Development of water retention areas
  - Titus Wela
  - Wela adjoining the Samagi Mawatha
2. Improvement of existing canals and construction of new drainage system
  - Development of Modarawila Ela, Moda Ela and Kerapan Ela erecting the canal banks.
  - Construction of a drain via the workshop of the Urban Council to divert the collecting water from Galle road.
  - Construction of wide drain along the Soysa road to flow water to the sea.
  - Remove the silt close to the Panadura river bank and digging.
  - Remove the obstruction of canals mouth.
  - Construction of water tanks to manage the rain water within the site.
3. Demarcation of reservation for sea, canals and river

Name	River/canal reservation - from the bank
Sea	45m. from vegetation line
Panadura River	40ft. from river bank
Moda Ela	2m. from canal bank
Main canals at Modarawila	2.25m. from canal bank
Other canals	According to the special gazette notice No. 1662/17 dated 2010.07.14 published by the SLLR & DB (Annex- 02)

XI. Increase the Housing Density

Construction of high rise housing scheme arbitration of maximum height of the building for the area of Pattiya, Uyankele, Nalluruwa North, and Nalluruwa division area.

XII. Proposed Road Developments (Map No. 2)

1. Development of service road parallel to the south of Galle Road

This service road development was recommended to minimize the traffic congestion of the Colombo - Galle road at the peak hours. Further it will help to provide the direct access to the Modarawila Industrial Estate and existing hospitals and for the schools located at the East of the Galle road.

Proposed Length of the road - 4km.  
Proposed width of the road - 30ft.  
Ownership of the road - Urban Council

2. Development of outer circular road

This outer circular road is proposed to provide the access to the sub centers. At the same to provide the direct access to the public of the eastern side of the city to fulfill their services.

Proposed Length of the road - 12km.  
Proposed width of the road - 40ft.  
Ownership of the road - Provincial Road Development Authority (PRDA)

3. Development of bypass roads

These bypass roads are proposed to develop, to provide easy access to the Galle road.

Sri Maha Vihara Road, Perera Mawatha, Grace Peiris Mawatha

Proposed Length of the road – 1.5 km.  
Proposed width of the road - 30ft.  
Ownership of the road - Urban Council

Kaviraja Mawatha

Proposed Length of the road - 400 m.  
Proposed width of the road - 30ft.  
Ownership of the road - Urban Council

#### De Silva Mawatha

Proposed Length of the road - 200 m.  
Proposed width of the road - 30ft.  
Ownership of the road - Urban Council

#### Mahanama Road

Proposed Length of the road – 300 m.  
Proposed width of the road - 30ft.  
Ownership of the road - Urban Council

#### 4. New railway line (Pinwatta to Rathnapura)

Increase the opportunities to interconnect with other region to the Panadura town due to the new railway line from Pinwatta railway station to Rathnapura proposed by the ministry of transport services.

Length of the railway line – 12km.

#### 5. Development of coastal road (Pinwatta to Panadura Railway Station)

This road is provide an additional service road for the Galle road and direct access between Pinwatta and the Panadura railway station and direct access to expand the tourism activities.

Proposed Length of the road - 04 km.  
Proposed width of the road - 30 ft.  
Ownership of the road - Provincial Road Development Authority (PRDA)

#### 6. Janapriya Mawatha is limited to the pedestrians.

It is recommend to limit this road for the pedestrians to minimize the congestion arising due to the commercial activities either side of the road.

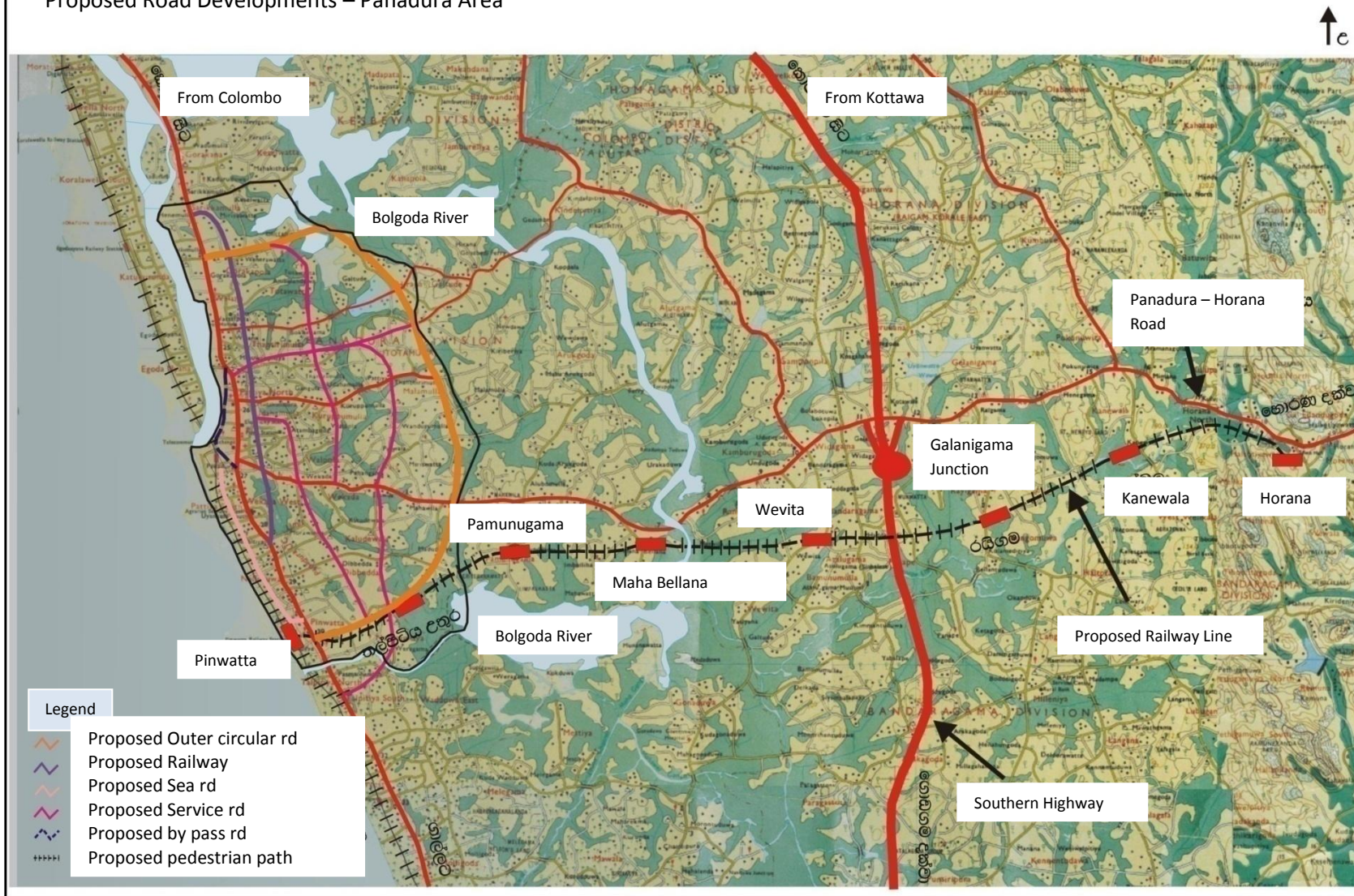
Proposed Length of the Road - 300 m  
Ownership of the road - Urban Council



Map No. 2

## Proposed Road Developments

Proposed Road Developments – Panadura Area



## Chapter Two

### 2.0 Proposed Development Plan

#### 2.2 Proposed Zoning Plan

Zoning is a primary tool for effectuation of a development plan and it acts as a part of the system of Development Plan which serves as a guideline of the city not only for the present but for a foreseeable future.

Zoning attempts to group together those land uses which are most compatible with each others & relevant infrastructure. Among them it is expected to conserve the value of the property assuring of orderly community growth and safeguard the welfare of general public and protect the environmental imbalance.

The future land use plan has been prepared as per the Table No. 2.1.1 alien with the city structure while giving solutions for the existing land use problems identified from data analysis.

##### 2.1.1 Proposed Zones

According to the Table No 2.1.1 the total lands of the Panadura Urban Council area have been zoned. (Map No. 3)

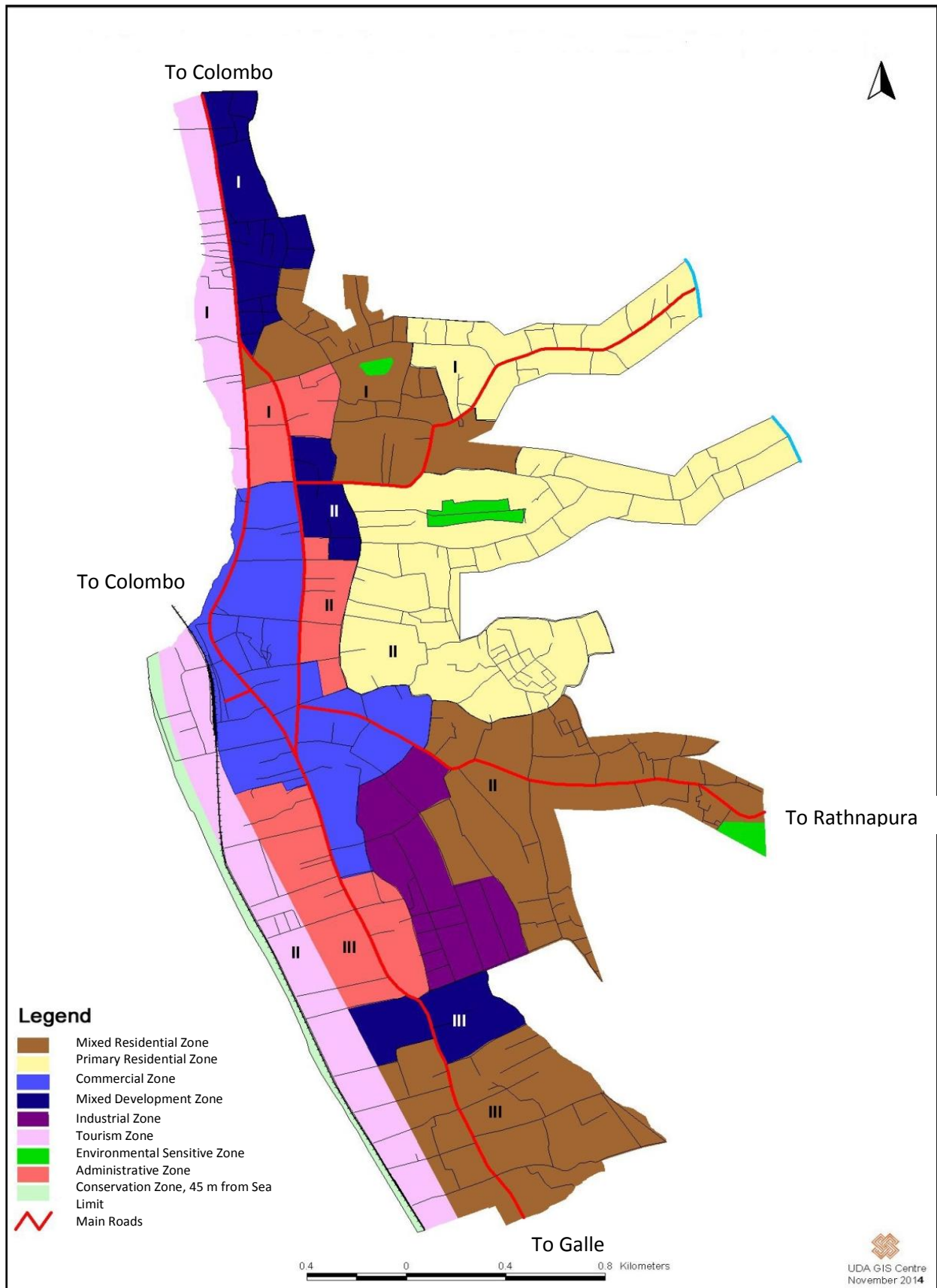
**Table No. 2.1.1**

**Proposed Land Use Plan - 2025**

<b>Proposed Use</b>	<b>Extent (Ha.)</b>	<b>Percentage</b>
Mixed Residential Zone	186	30.34
Primary Residential Zone	136	22.3
Commercial Zone	60	9.8
Mixed Development Zone	49	8.02
Industrial Zone	32	5.24
Tourism Zone	50	8.18
Environmental sensitive zone	19	3.11
Administrative zone	64	10.5
Conservation zone(45 meters)	15	2.45

*Source: Urban Development Authority - 2014*

# Proposed Zoning Plan 2015 - 2025



The recommended uses permitted within the zones should be adhered to the following conditions.

- i. All the uses in harmony with the character of the area.
- ii. Will not interfere or adversely affect the physical and social infrastructure of the area.
- iii. Should not pollute the environment or create any other interferences.
- iv. Such use will not hinder traffic movement. Further, sufficient arrangements should be made to provide parking within the premises.

#### **2.1.1.1 Primary Residential Zone I, II**

##### **Permitted Uses**

The following uses shall be permitted in the Primary Residential Zone without any disturbances to the neighboring.(noise, traffic congestion)

- 1 Residential Buildings, Hostels
- 2 Restaurants (not exceeding 50 sq.m)
- 3 Medical Clinics (not exceeding 100 sq.m)
- 4 Professional Offices Commercial Buildings Banks, Insurance Company etc. (not exceeding 100 sq.m. and vehicle parking provide within the site)
- 5. Nurseries (plants)
- 6. Reading halls
- 7. Retail shops & Communication centers
- 8. Park & play ground
- 9. Tuition classes (not exceeding 25 students)
- 10. Laundry, dry clean centers (not exceeding 50sq.m)
- 11. Indoor stadium
- 12. Aquarium

The following uses are permitted within the site, not less than 20perches and the access road is 30 ft. in width and limited to the height of the building into two floors.

- i. Day Care Centers and Pre Schools
- ii. Domestic industries not exceeding 100sq.m. and not exceeding 10 workers with the approval of the Central Environmental Authority
- iii. Community activities and public buildings
- iv. Public and Cultural Centres

Following uses are permitted to the site minimum extent not less than 2 Acres and access road not less than 30ft.

- i. Primary Schools (Maximum floors - Ground floor+ 2 floors)
- ii. Religious places the minimum extent not less than 40 perches and consent of the 2/3 of people who living within the area of 0.5 km. radius. (Maximum floors - two floor)



The parking requirement should provide within the site in this zone for the permissible uses.

The buildings constructed for hostel shall comply with the regulations mentioned in Annex. 12.

#### **2.1.1.1.1 Primary Residential Zone I**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the point of intersection of the center line of the Mangala Mawatha and the separating line of the Panadura Urban Council and the Panadura Pradeshiya Sabha limit, thence towards east along the separating line of the Panadura Urban Council and the Panadura Pradeshiya Sabha limit until it meets the Western boundary of the Thanthirimulla Canal.

##### **To the East:**

From the last mentioned point, towards south along the Western boundary of the Thanthirimulla Canal until it meets separating line of the Panadura Urban Council and the Panadura Pradeshiya Sabha limit.

##### **To the South:**

From the last mentioned point towards west along the separating line of the Panadura Urban Council and the Panadura Pradeshiya Sabha limit until it meets the center line of Somananda Mawatha, thence along the center line of the Somananda Mawatha until it meets the center line of the Udahamulla road, thence towards West along the center line of the Udahamulla road until it meets the center line of the Sirimal Uyana Road.

##### **To the West:**

From the last mentioned point, along the centerline of Sirimal Uyana Road, until it meets the center line of the Sathbodhi Mawatha, thence towards North along the center line of the Sathbodhi Mawatha until it meets the center line of the Mahanama road, thence towards West along center line of the Mahanama until it meets the center line of the Mangala Mawatha, thence towards North along the center line of Mangala Mawatha until it meets the Starting point.

#### **2.1.1.1.2 Primary Residential Zone II**

##### **To the North:**

By a line drawn from the intersection point of Cyril Janz Mawatha and center line of the Sri Maha Vihara Road towards East along the center line of Cyril Janz Mawatha until it meets the center line of the Kuruppumulla Road, thence towards East along the center line of Kuruppumulla Road until it meets the center line of the Somananda Road, thence towards North, along the center line of Somarama Road until it meets the eastern boundary of Panadura Urban Council, thence towards East, along the separating line of

the Panadura Urban Council and the Panadura Pradeshiya Sabha limit until it meets the Western boundary of the Thanthirimulla canal.

**To the East:**

From the last mentioned point towards South, along the western boundary of the Thanthirimulla canal until it meets the Eastern boundary of the Panadura Urban Council, thence along the separating line of the eastern boundary of Panadura Urban Council and Western boundary of the Panadura Pradeshiya Sabha until it meets the center line of the Dias Place, thence towards East along the center line of Dias Place until it meets the center line of the Jothikarama Mawatha, thence towards South, along the center line of the Jothikarama road until it meets the center line of the Fonseka Mawatha.

**To the South:**

From the last mentioned point towards West along the center line of Fonseka Mawatha until it meets the center line of Bandaranayake Mawatha, thence towards West along the center line of Bandaranayake Mawatha until it meets the center line of Sri Maha Vihara Road.

**To the West:**

From the last mentioned point towards North along the center line of Sri Maha Vihara Road until it meets the starting point.

**2.1.1.2 Mixed Residential Zone I, II, III**

**Permitted Uses**

Including the permitted uses in Primary Residential Zones, following uses shall be permitted.

The following activities shall be permitted, to the land in extent, not less than 20 perches and the access is not less than 30 ft. wide.

1. Small scale Industries (industries recommended by the Central Environmental Authority to be located within Mixed Residential Zone under the condition of maximum noise level))
2. Wholesale activities
3. Hotels, Restaurants and guest houses
4. Flats
5. Public Buildings
6. Parks and Playgrounds, Clubs
7. Medical treatment centers
8. Bakeries

If the minimum land extent of the site is not less than 40 perches and road access to the site is not less than 30 ft. wide.

- i. Filling Station
- ii. Ceremonial Halls
- iii. Holiday Resorts

If the minimum land extent of the site is not less than 4 Acres and road access to the site is not less than 30 ft. wide.

- i. Schools (maximum number of floors – 3)

If the minimum site extent of the site is not less than 6 perches and access road is not less than 30 feet wide

- i. Shopping and show rooms

#### **2.1.1.2.1 Mixed Residential Zone 1**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the center line of the Colombo – Galle Road (Old Road) and center line of the Colombo – Galle (new road) , thence towards South along the centerline of Colombo – Galle (new road) until it meets the center line of the Rahula Mawatha, thence towards North along the center line of Sri Rahula Mawatha until it meets the center line of the Walana Road, thence towards North along the center line of the Walana road until it meets the center line of the Dhammananda Mawatha, thence towards East along the center line of the Dhammananda Mawatha until it meets the Eastern boundary of the Panadura Urban Council, thence along the Eastern boundary of the Panadura Urban Council until it meets the center line of the Mangala Mawatha.

##### **To the East:**

From the last mentioned point along the Western and Southern boundary of the Primary Residential Zone I until it meets the centerline of the Kuruppumulla road.

##### **To the South:**

From the last mentioned point towards West along the center line of the Kuruppumulla road until it meets the Cyril Janz Mawatha

##### **To the West:**

From the last mentioned point towards North along the centerline of the Walana Road until it meets the center line of the Mahanama Road, thence towards West along the centerline of the Mahanama Road until it meets the center line of the Colombo - Galle road (New road) thence towards West along the center line of the Mahanama road until it meets the center line of the Arthur V Dies Mawatha, thence towards North along the center line of the Arthur V Dies until it meets the starting point.

#### **2.1.1.2.2 Mixed Residential Zone II**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the center line of Bandanayake Mawatha and the center line of Fonseka Mawatha, thence towards East along the centerline of the Fonseka Mawatha until it meets the centre line of the Sri Saddhananda Mawatha.

##### **To the East:**

From the last mentioned point towards South along the centerline of Sri Sadhananda Mawatha until it meets the dividing line of Panadura Urban Council and Panadura Pradeshiya Sabha boundaries. thence towards South along the boundary line until it meets the Panadura - Rathnapura road, thence towards South along the center line of the Panadura - Rathnapura road until it meets the northern boundary of Environment Sensitive Zone III.

##### **To the South:**

From the Last mentioned point towards South along the boundary line of Panadura Urban Council and Panadura PS until it meets the center line of the Kavi Raja Mawatha, thence towards West along the center line of the Morawinna road until it meets the East and South boundary of the Industrial zone at Modarawila.

##### **To the West:**

From the Last mentioned point towards North along the North boundary of the Northern boundary of the Industrial zone until it meets the center line of the Noel Mendis Mawatha, thence towards West along the center line of the Noel Mendis Mawatha until it meets the center line of the Panadura Rathnapura road, thence towards West along the center line of the Panadura - Rathnapura road until it meets the center line of the Bandaranayake Mawatha, thence towards North along the center line of the Bandaranayake Mawatha until it meets the starting point.

#### **2.1.1.2.3 Mixed Residential Zone III**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of eastern boundary of Tourism Development Zone II and the centerline of Sangananda Mawatha towards East along the centerline of Sangananda Mawatha until it meets the center line of the Colombo – Galle Road, thence towards South along the center line of the Colombo - Galle road until it meets the center line of the Medawella Mawatha, thence towards East along the centerline of Medawella Mawatha until it meets the separating line of the Panadura Urban Council and Panadura Pradeshiya Sabha limit.



**To the East:**

From the Last mentioned point towards South along the separating line of the Panadura Urban Council and Panadura Pradeshiya Sabha limit until it meets Southern boundary of the Panadura Urban Council.

**To the South:**

From the last mentioned point towards West along the centerline of Bodhirukkarama Road until it meets the southern boundary of the Panadura Urban Council , thence towards West along the Southern boundary of the Panadura Urban council until it meets the center line of the Colombo - Galle road, thence towards West along the Southern boundary of the Panadura Urban council until it meets the Western boundary of the Tourism Development Zone II.

**To the West:**

From the last mentioned point towards North along the Eastern boundary of the Tourism Development Zone II until it meets the starting point.

**2.1.1.3 Commercial Zone****Permitted Uses**

In cases where the land not less than 6 perches in extent including the uses of the Mixed Residential Zone, the following land uses shall be permitted.

1. Printing Presses
2. Residential Buildings (excluding ground floor)
3. Guest Houses Lodgings
4. Vehicle Parks
5. Stores not more than 100 sq.m. in extent
6. Restaurants

In cases where the minimum site extent is not less than 20 perches in extent and width of access road is not less than 30 feet, following land use activities shall be permitted:

1. Commercial Establishments (markets and super markets) Commercial Offices, Banks
2. Cinema Halls and Clubs
3. Vehicle Parking Complexes
4. Bakeries
5. Personal Tutories
6. Medical Clinics not less than 100 sq.m. of floor area

In cases where the minimum site extent is 40 perches and the width of access road is not less than 30 feet in width the following land use activities shall be permitted:

1. Filling station
2. Hospitals
3. Vehicle Service Center

#### **2.1.1.3.1 Commercial Zone**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the Western boundary of Panadura Urban Council and Northern boundary of the Hadzen Gardens, thence towards East along the center line of the Hadzen Gardens until it meets the center line of the Arthur V. Dias Mawatha, thence towards North along the centerline of Arthur V. Dias Mawatha until it meets the center line of the Cyril Janz Mawatha, thence towards East along the centerline of Cyril Jansz Mawatha until it meets the centerline of Colombo – Galle Road (New Road) , thence towards South along the Colombo - Galle road (new) until it meets the center line of the Jayatilake Mawatha, thence towards East along the center line of the Jayatilake Mawatha until it meets the Western boundary of Kethumathi Ladies Hospital, thence towards East along the western and southern boundaries of the said hospital site, until it meets the center line of Sri Maha Vihara Road, thence towards South along the center line of the Sri Maha Vihara road until it meets the center line of the Fonseka Mawatha, thence towards East along the center line of the Fonseka Mawatha until it meets the center line of the Bandaranayake Mawatha.

##### **To the East:**

From the last mentioned point towards South along the centerline of Bandaranayake Mawatha in until it meets the centerline of Panadura – Ratnapura Road, thence towards West along the centerline of Panadura – Ratnapura Road until it meets the centerline of the first approach road to Modarawila Industrial zone, thence towards West along the said approach road until it meets the centerline of Noel Mendis Mawatha.

##### **To the South:**

From the last mentioned point towards West along the centerline of Noel Mendis Mawatha until it meets the center line of the Colombo – Galle Road, thence towards North along the centerline of Colombo - Galle Road until it meets the centerline of Sir James Peiris Mawatha, thence towards West along the centerline of Sir James Peiris Mawatha until it meets the northern boundary of the Agamethi Balika Vidyalaya, thence towards West along the northern boundary of ‘Agamathi Balika Vidyalaya’ until it meets the eastern boundary of the Panadura Urban Council.

##### **To the West:**

From the last mentioned point a line drawn North wards along the Eastern boundary of Tourism Zone II; thence, a line drawn North wards along the Western boundary of Panadura Urban Council until it meets the starting point.

#### **2.1.1.4 Administrative and Institutional Zone I, II, III**

##### **Permitted Uses**

Including the uses permitted in the Mixed Residential Zone,

The following uses are permitted within the Administrative and Institutional Zone which the minimum site extent is not less than 80 perches, and the minimum width of access road is not less than 30 feet with the Preliminary approval of the UDA.

1. Education and Higher Education Training Institutions
2. Public Meeting Halls
3. Library Complexes and Museums
4. Information Technology Institutions
5. Cultural Centers and Entertainment Places

In cases where the minimum site extent is not less than 20 perches and access road is not less than 30 feet wide, the following activities shall be permitted:

1. Public Markets and Super Markets
2. Banks and Financial Institutions
3. Hotels and Restaurants not more than 100 sq.m.
4. Commercial Shops not more than 100 sq.m.
5. Vehicle Parks
6. Offices

##### **2.1.1.4.1 Administrative Zone I**

###### **Zoning Boundaries**

###### **To the North:**

By a line drawn from the intersection point of the center line of the Arthur V. Dias Mawatha and the center line of the Mahanama Road, thence towards East along the center line of the Mahanama Mawatha until it meets the center line of the Walana Road.

###### **To the East:**

From the last mentioned point towards South along the centerline of Walana Road until it meets the centerline of Silvan Lane.

###### **To the South:**

From the last mentioned point towards West along the centerline of Silvan Lane until it meets the centerline of Colombo – Galle Road (New Road), thence towards West along the centerline of Colombo – Galle Road (New Road) until it meets the centerline of Cyril Janz Mawatha, thence a line drawn West wards along the Northern boundary of Commercial Zone until it meets the centre line of Arthur V. Dias Mawatha.

###### **To the West:**

From the last mentioned point towards North along the centerline of Arthur V. Dias Mawatha until it meets the starting point.

#### **2.1.1.4.2 Administrative Zone II**

##### **Zoning Boundaries.**

##### **To the North:**

By a line drawn from the intersection point of the center line of the Colombo – Galle Road (New Road) and southern boundary of Mixed Development Zone II, thence towards East along the southern boundary of the Mixed Development Zone II until it meets the center line of the Sri Maha Vihara Road.

##### **To the East:**

From the last mentioned point towards South along the centerline of Sri Maha Vihara Road until it meets the Northern boundary of Commercial Zone.

##### **To the South:**

From the last mentioned point along the Northern boundary of the Commercial Zone until it meets the center line of the Colombo - Galle road (New Road) and the centerline of Jayatilake Mawatha.

##### **To the West:**

From the last mentioned point towards North along the centerline of Colombo – Galle Road (New Road) until it meets the starting point.

#### **2.1.1.4.3 Administrative Zone III**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of eastern boundary of Tourism Development Zone II and the northern boundary of ‘Agamathi Balika Vidyalaya’ premises thence towards East along the Northern boundary of the Agamethi Balika Vidyalaya until it meets the center line of the, thence towards East along the center line of the Sir James Peiris Mawatha until it meets the center line of the Colombo – Galle Main Road, thence towards South along the centerline of the Colombo - Galle road until it meets the centerline of the Noel Mendis Mawatha, thence towards East along the centerline of the Noel Mendis Mawatha until it meets the center line of the Sri Medhananda Mawatha.

##### **To the East:**

From the last mentioned point along the centerline of Sri Medhananda Mawatha until it meets the center line of the Morawinna Road.

**To the South:**

From the last mentioned point towards West along the centerline of Morawinna road until it meets the center line of the Colombo – Galle main road, thence towards North along the centerline of Colombo – Galle until it meets the center line of the Neville Perera Mawatha, thence towards West along the centerline of Neville Perera Mawatha until it meets the Eastern boundary of Tourism Development Zone II.

**To the West:**

From the last mentioned point towards North along the Eastern boundary of Tourism Development Zone II until it meets the starting point.

**2.1.1.5 Mixed Development Zone I, II, III****Permitted Uses**

Including the uses permitted within the Commercial and Mixed Residential Zones, the following uses, are permitted subject to the approval of the Central Environmental Authority.

In the cases the extent is not less than 20 perches and the width of the road is not less than 30ft. wide

1. Garment Industries (subject to preliminary approval of the Urban Development Authority)
2. Small Industries
3. Garages
4. Lathe Work Shops
5. Storage and Sales Outlets of Building Materials
6. Workshops
7. Cottage Industries, Bakeries
8. Medical Centers not exceeding 100 sq.m.
9. Professional Offices, Banks and Financial Institutions
10. Tuition Classes
11. Filling Stations (Not less than 60 perches)
12. Cement and Fertilizer Stores

**2.1.1.5.1 Mixed Development Zone I****Zoning Boundaries****To the North:**

By a line drawn from the intersection point of the centerline of Colombo – Galle Road (Old Road) and the centerline of Jubilee Mawatha, thence towards East along the centerline of Jubilee Mawatha until it meets the separating line of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary.

**To the East:**

From the last mentioned point towards along the separating line of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary until it meets the center line of the Walana Road, thence towards East along the center line of the Walana road until it meets the dividing line of Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary, thence towards South along the line of Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary until it meets the center line of the Dhammananda Mawatha.

**To the South:**

From the last mentioned point towards West along the centerline of Dhammananda Mawatha until it meets the center line of the Walana Road, thence towards South along the centerline of Walana Road until it meets the center line of the Sri Rahula Mawatha, thence towards South along the centerline of Sri Rahula Mawatha until it meets the center line of the Colombo - Galle (New) Road.

**To the West:**

From the last mentioned point towards North along the centerline of Colombo – Galle (New) Road until it meets the center line of the Colombo – Galle (Old) road, thence towards North along the center line of the Colombo – Galle (Old) Road until it meets the starting point.

**2.1.1.5.2 Mixed Development Zone II****Zoning boundaries****To the North:**

By a line drawn from the intersection point of center line of Colombo – Galle (new) road and center line of the Silvan Lane, thence towards East along the centerline of Silvan Lane until it meets the center line of the Walana Road.

**To the East:**

From the last mentioned point towards South along the centerline of the Walana Road until it meets center line of the Cyril Janz Mawatha, thence towards East along the centerline of Cyril Janz Mawatha until it meets the center line of the Sri Maha Vihara Road, thence towards South along the centerline of Sri Maha Vihara Road until it meets the centerline of Susantha Mawatha.

**To the South:**

From the last mentioned point towards West along the centerline of the Susantha Mawatha until it meets the center line of the Nimalka Garden Lane, thence towards North and West along the centerline of Nimalka Garden Lane until it meets the center line of the Colombo – Galle (New) Road.

**To the West:**

From the last mentioned point towards North along the centerline of Colombo – Galle (New) Road until it meets the starting point.

**2.1.1.5.3 Mixed Development Zone III****Zoning Boundaries****To the North:**

By a line drawn from the intersection point of the Eastern boundary of Tourism Development Zone II and the centerline of Neville Perera Mawatha, thence towards East along the center line of Neville Perera Mawatha until it meets the center line of the Colombo – Galle Road, thence towards South along the centerline of Colombo – Galle Road until it meets the center line of the Morawinna Road, thence towards East along the centerline of Morawinna Road until it meets the dividing line of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary.

**To the East:**

From the last mentioned point towards South along the dividing line of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary until it meets the center line of the Medawella Mawatha.

**To the South:**

From the last mentioned towards West along the centerline of the Medawella Mawatha until it meets the centerline of Colombo – Galle Road, thence towards North along the centerline of Colombo – Galle Road, until it meets the center line of the Sangananda Mawatha, thence towards West along the centerline of Sangananda Mawatha until it meets the Eastern boundary of Tourism Development Zone II.

**To the West:**

From the last mentioned point towards North along the Eastern boundary of Tourism Development Zone II until it meets the starting point.

**2.1.1.6 Industrial Zone****Permitted Uses**

- I. Medium scale non polluted industries shall be permitted with the approval of the Central Environmental Authority.
- II. Each building of stores and warehouses should have a space for vehicle parking and an additional vehicle parking space should provide for every additional 100 sq.m. Permission shall be granted for the construction after the payment of a parking charges on behalf of the providing the vehicle park under the condition of paying the charges.

### III. Filling Stations

Following uses shall be permitted only the site extent is not less than 150 sq.m. within the Industrial Zone.

1. Retail Shops
2. Food Outlets
3. Medical Centers not exceeding 100 sq.m.
4. Communication Centers
5. Commercial and Professional Offices not exceeding 100 sq.m.
6. Open Spaces and Play Grounds
7. Parking Spaces

#### **2.1.1.6.1 Industrial Zone**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of center line of the Noel Mendis Mawatha and the Eastern boundary of the Commercial Zone thence along the Eastern boundary of the Commercial Zone until it meets the center line of the Panadura - Rathnapura road, thence along the center line of the Panadura - Rathnapura road until it meets the center line of the Noel Mendis Mawatha.

##### **To the East:**

From the last mentioned point towards West along the center line of the Noel Mendis Mawatha until it meets the western boundary of the Mixed Residential Zone II, thence towards South along the Western boundary of the Mixed Residential Zone until it meets the center line of the Morawinna road.

##### **To the South:**

From the last mentioned point towards West along the center line of the Morawinna road until it meets the center line of the Sri Medhananda Mawatha.

##### **To the West:**

From the last mentioned point towards North along the center line of the Sri Medhananda Mawatha until it meets the starting point.

#### **2.1.1.7 Tourism Development Zone I, II**

##### **Permitted uses**

The following uses shall be permitted within this zone

1. Tourist Hotels
2. Cafeteria
3. Lodging Houses
4. Commercial activities relating to entertainment
5. Retail Shops



6. Stadiums
7. Exhibition Stalls
8. Swimming Pools
9. Shops and Trade Stalls
10. Holiday Resorts
11. Clubs
12. Residential Buildings
13. Historical Places, Religious Places, Park sand Play Grounds

#### **2.1.1.7.1 Tourism Zone I**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the northern boundary of Panadura Urban Council and the left bank of Panadura river, thence towards East along the Northern boundary of Panadura Urban Council, until it meets the centerline of Colombo – Galle (Old) Road.

##### **To the East:**

From the last mentioned point towards South along the centerline of Colombo – Galle (Old) Road until it meets the center line of the Colombo – Galle (New) Road, thence towards South along the centerline of the Arthur V. Dias Mawatha until it meets the center line of the unnamed lane located to the north of Panadura Jayatilake Gardens.

##### **To the South:**

From the last mentioned point towards West along the center line of the unnamed lane located to the north of Panadura Jayatilake Gardens until it meets the right bank of the Panadura River.

##### **To the West:**

From the last mentioned point towards North along the right bank of the Panadura River until it meets the starting point.

#### **2.1.1.7.2 Tourism Zone II**

##### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of Northern boundary of the Conservation Zone and the left bank of the Panadura River, thence towards North along the Panadura river left bank up to 150 m. until it meets the Colombo – Matara railway line.

**To the East:**

From the last mentioned point towards South along the western boundary of the Commercial Zone, along the western boundary of the Institutional and Administrative Zone III, along the western boundary of the Mixed Development Zone III, and along the western boundary of the Mixed Residential Zone III, until it meets the southern boundary of Panadura Urban Council.

**To the South:**

From the last mentioned point towards West along the southern boundary of Panadura Urban Council until it meets the Eastern boundary of the Conservation Zone.

**To the West:**

From the last mentioned point towards North along the eastern boundary of the Conservation Zone until it meets the starting point.

**2.1.1.8 Environmentally Sensitive Zone I, II, III**

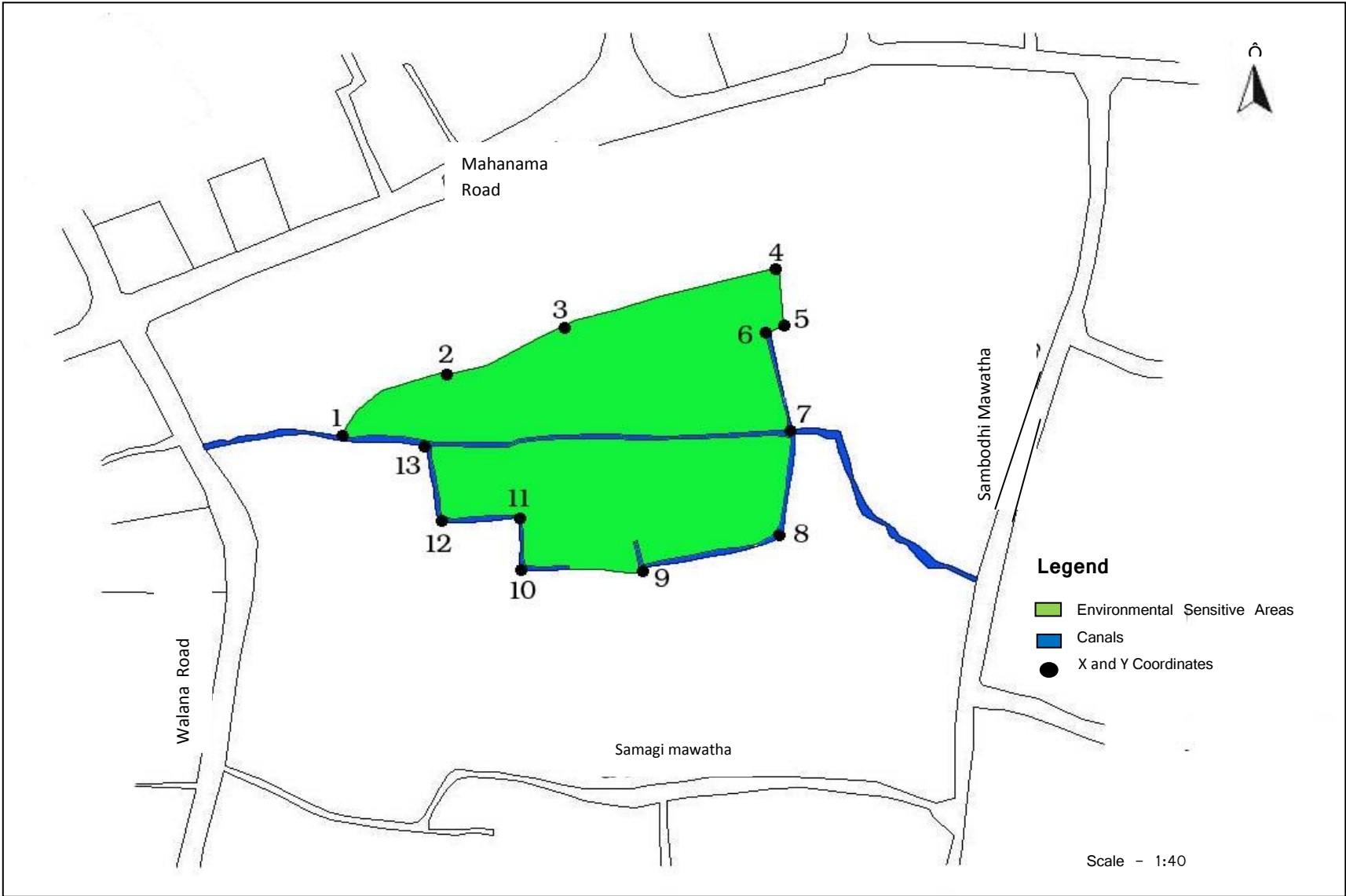
- I. No development shall be permitted that does not form and disturb of part and parcel of the existing pattern of the low lying areas. No any destruction or removal of any vegetation that contributes to keep the environmental and the ecological balance. (eg. Mangrove habitats).
- II. No any development shall be permitted within the Environmental Sensitive Zone. However the removal of existing residential development from these areas may create social problems and at the same time further reclamation and development of these areas may aggravate the environmental problems. Therefore no construction or development other than the residential buildings that already exist shall be permitted.

**2.1.1.8.1 Environmentally Sensitive Zone I within the Mixed Residential Zone****Zoning Boundaries**

The following X and Y coordinates based on which the boundaries of this Zone is defined on Transverse Mercator Projection prepared on 1:10000 the basis of Sri Lanka Grid based on Kandawala – SL99 coordinate system of 200000,200000 prepared by the Survey Department of Sri Lanka based on the geographical location of the country : (Map No. 4)

<b>Points of X and Y Coordinates</b>	<b>X Coordinate</b>	<b>Y Coordinate</b>
1	104,441	169630
2	104,476	169652
3	104520	169671
4	104588	169689
5	104589	169668
6	104584	169667
7	104592	169631
8	104588	169595
9	104540	169583
10	104501	169584
11	104501	169602
12	104474	169600
13	104470	169627

Environmentally Sensitive Zone I within the Mixed Residential Zone



## **2.1.1.8.2 Environmentally Sensitive Zone II within the Primary Residential Zone II**

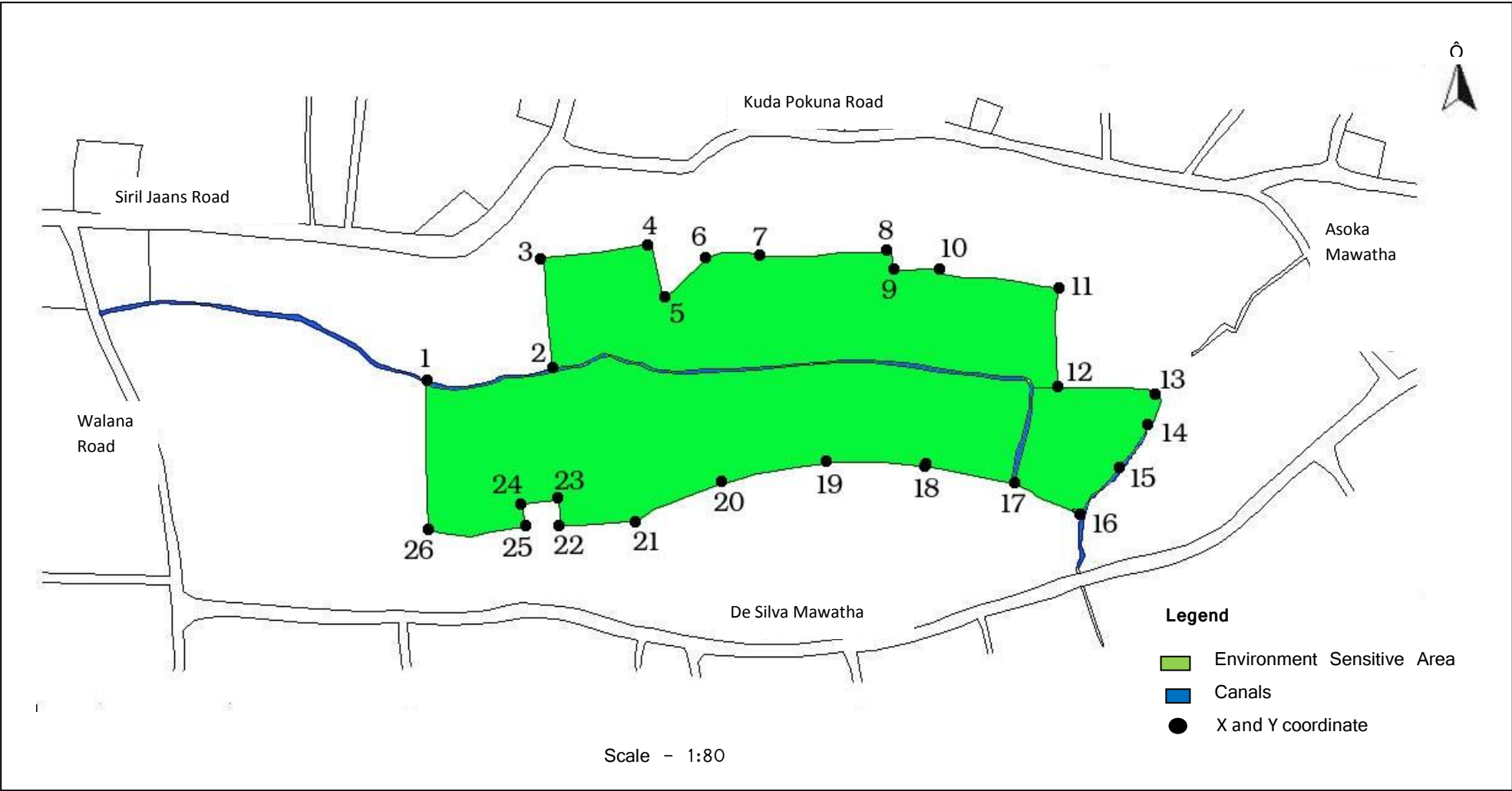
### **Zoning Boundaries**

The following X and Y coordinates based on which the boundaries of this Zone is defined on Transverse Mercator Projection prepared on 1:10000 the basis of Sri Lanka Grid based on Kandawala – SL99 coordinate system of 200000,200000 prepared by the Survey Department of Sri Lanka based on the geographical location of the country (Map No. 5):

<b>Points of X and Y Coordinates</b>	<b>X Coordinate</b>	<b>Y Coordinate</b>
1	104,652	169,050
2	104,738	169,061
3	104,732	169,134
4	104,804	169,144
5	104,813	169,106
6	104,840	169,132
7	104,855	169,137
8	104,967	169,137
9	104,969	169,126
10	104,999	169,127
11	105,080	169,114
12	105,080	169,048
13	105,147	169,047
14	105,145	169,025
15	105,120	169,990
16	105,096	168,965
17	104,045	168,985
18	104,928	168,999
19	104,901	168,995
20	104,838	168,980
21	104,797	168,982
22	104,744	168,957
23	104,742	168,974
24	104,718	168,977
25	104,718	168,956
26	104,654	168,954

Map No. 5

Environmentally Sensitive Zone II within the Primary Residential Zone II



### **2.1.8.1.3 Environmental Sensitive Zone III**

#### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the Eastern boundary of Mixed Residential Zone II and the line set apart of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary, thence towards East along the line set apart of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary until it meets the Eastern boundary of the Panadura Urban Council limit.

##### **To the East:**

From the last mentioned point towards South along the Eastern boundary of the Panadura Urban Council limit until it meets the line set apart of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary.

##### **To the South:**

From the last mentioned point towards South along the line set apart of the Panadura Urban Council boundary and the Panadura Pradeshiya Sabha boundary until it meets the Eastern boundary of Primary Residential Zone II.

##### **To the West:**

From the last mentioned point towards North along the Eastern boundary of the Primary Residential Zone II, until it meets the starting point.

### **2.1.1.9 Conservation Zone 45m wide Area**

This area is included to the area approved by the Coast Conservation Zone.

#### **Zoning Boundaries**

##### **To the North:**

By a line drawn from the intersection point of the Southern boundary of the outfall and Western boundary of the Panadura Urban Council limit, thence towards North along the Western boundary of the Panadura Urban Council limit until it meets the hypothetical line drawn to the 45m.

##### **To the East:**

From the last mentioned point towards South along the hypothetical line drawn 45 m. to the East until it meets the intersection point of Southern boundary of the Panadura Urban Council limit and the above hypothetical line.

##### **To the South:**

From the last mentioned point towards West along the southern boundary of Panadura Urban Council limit until it meets the 0 degree contour line.

**To the West:**

From the last mentioned point towards North along the vegetation line of the coast until it meets the starting point.

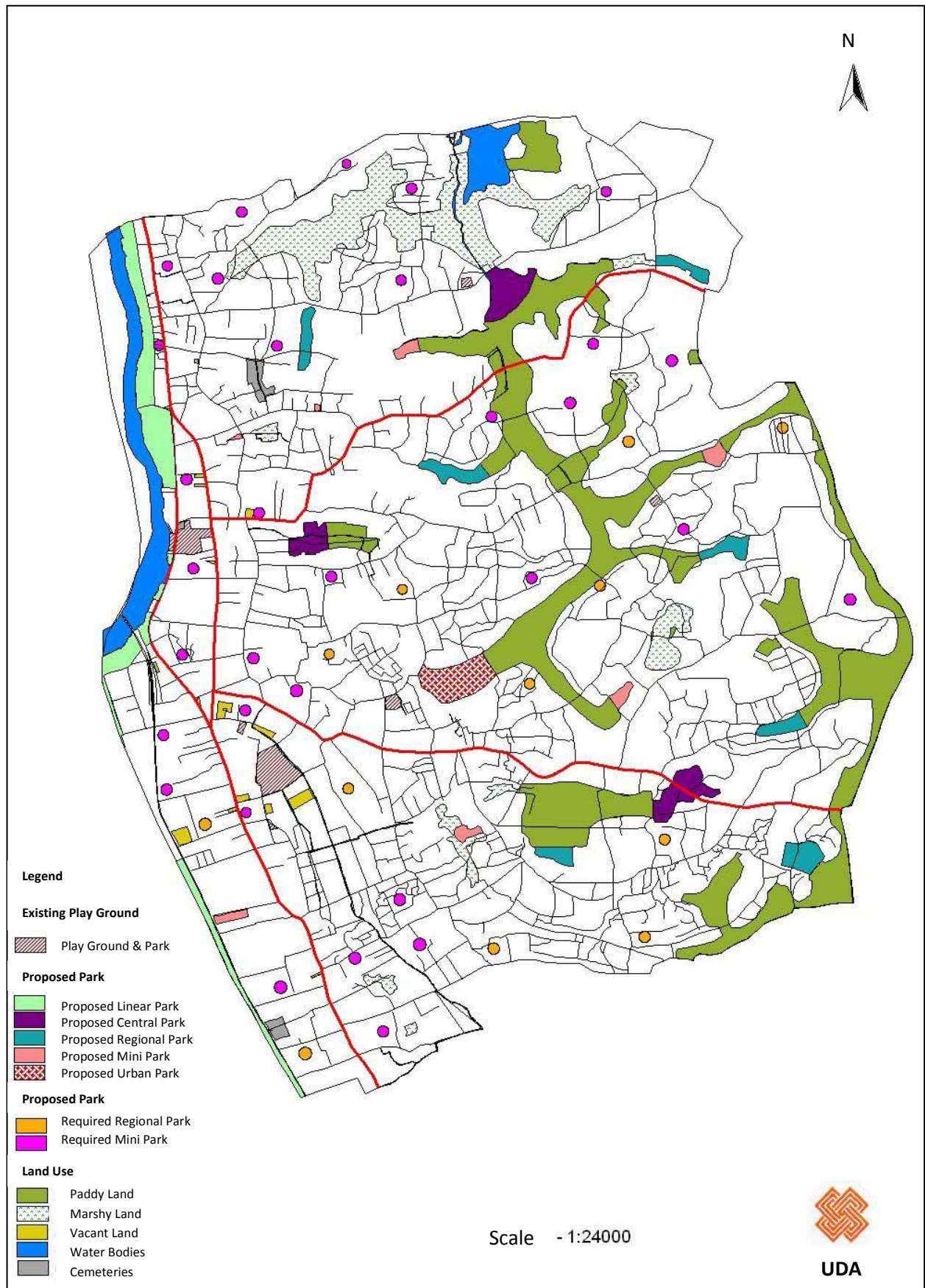
**2.2 Proposed Recreational and Common Facilities Plan (Map No. 6)**

<b>No.</b>	<b>Category</b>	<b>Extent (Ha.)</b>	<b>Existing Land Use</b>	<b>Proposed Use</b>	<b>GN Division</b>
01	Mini Park				
	MP 1	0.50	Paddy	Mini Park	Bekkegama
	MP 2	0.75	Paddy	Mini Park	Malamulla West
	MP 3	0.75	Paddy	Mini Park	Pinwala East
	MP 4	0.75	Paddy	Mini Park	Morawinna
	MP 5	0.20	Paddy	Mini Park	Walana South
	MP 6	0.20	Paddy	Mini Park	Walana South
	MP 7	0.50	Paddy	Mini Park	Uyankele
02	Local Park				
	LP 1	1.50	Paddy	Local Park	Thantirimulla
	LP 2	1.75	Paddy	Local Park	Thantirimulla East
	LP 3	2.50	Paddy	Local Park	Malamulla
	LP 4	2.00	Paddy	Local Park	Malamulla West
	LP 5	1.75	Paddy	Local Park	Miriswatta
	LP 6	3.50	Paddy	Local Park	Mahawila
	LP 7	1.50	Paddy	Local Park	Kaludewala
03	Community Park				
	CP 1	3.5	Paddy	Community Park	Bekkegama & Thantirimulla East
	CP 2	4.5	Paddy	Community Park	Eluwila & Kaludewala
	CP 3	2.5	Paddy	Community Park	Etambagoda
04	Town Park				
	TP 1	6.0	Paddy	Town Park	Wekada - North Walapala & Pinwala West



# Map No. 6

## Proposed Recreational and Common Facilities Plan - Panadura UC Area



## Chapter Three

### 3.0 Planning and Building Regulations

#### 3.1 General Regulations

- 3.1.1 While any site or sites designated for a specific use that site or property should not use any other uses. But the zoning plan is not obstruct for the existing uses and continuing those activities.
- 3.1.2 The minimum plot size in each zone should be in conformity with the Annexure 03. The maximum Floor Area Ratio for the constructions in any zone within the zoning plan should be in conformity with the Annexure 04.
- 3.1.3 No person shall use any site or building for the purpose other than the activities approved in the development permit.
- 3.1.4 Where a religious building is to be built or conversion of existing building or religious purpose and erection status, crosses or any other symbol, the developer should forward certificates to prove that 2/3 of the people residing in a radius of 0.5km. are not opposed to the said development project.
- 3.1.5 If on the date of coming into force of these rules any lawfully established use becomes non-conforming, such use shall not be enlarged either by addition of structures or machinery, amalgamation of adjoining lands or extension of the hours or operation or change to any other non-conforming use.

Further the authority may at anytime order the discontinuance of such use, subject to such restrictions and conditions if it is satisfied that the continued use of the land and buildings in their present state would be injurious to the surrounding area.

- 3.1.6 All the buildings and lands with regard to Archeological, Historic Architectural and National Heritage should be conserved and any improvement or reconstruction should be done in restoring the its value and recommendations should be obtained from the Archeological Department.
- 3.1.7 Any construction except following activities shall not be permitted 45m. strip from the vegetation line within the coastal belt.
  - a. Construction of Beach Park and tree planting
  - b. Archeological Places, Historical Statues, Agricultural Activities approved by the coast conservation department
  - c. Necessary infrastructure facilities
  - d. Temporary construction for leisure and recreational activities.

## **3.2 Planning and Building Regulations**

### **3.2.1 Preliminary Requirements**

#### **3.2.1.1 Suitability of Site**

- (i) No development activity shall be carried out in a land specified below;
  - (a) Site which has been filled up with any substance impregnated with feces, animal or vegetable matter or any type of wasted material unless such substance has been removed and the site cleared completely, or the whole ground surface has been rendered innocuous and covered with a layer of earth or any other suitable material which is at least thirty centimeters thick.
  - (b) A site subject to flooding until the level of the ground covered by the development or building and beyond it for a distance of three meters all round or to the boundary of the site, whichever is nearer is raised thirty centimeters above the highest known flood level of the site.

#### **3.2.1.2 Use of Site**

- (i) The site or building whether existing or to be constructed may be used for the purpose approved by the Authority.

#### **3.2.1.3 Preliminary Planning Clearance**

- (i) Preliminary planning clearance should be obtained from the Urban Development Authority in case of lands not less than 0.5ha in extent.
- (ii) The Preliminary Planning Clearance shall be requested from the application given in the Annexure 05. It will be issued in writing and may include such restrictions and conditions as may be imposed.
- (iii) It shall be valid for a period of one year.
- (iv) The Preliminary Clearance will not constitute a permit and it is only a recommendation for a development activity and it shall not entitle the applicant or any person to commence or carry out any development activity whatsoever.

#### **3.2.1.4 Planning Approval**

- (i) Planning approval for the building shall be requested from the application given in the Annexure 08 and may include such restrictions and conditions as may be imposed.
- (ii) Every development permit granted shall be in writing and shall be subject to the restrictions and conditions set out therein.
- (iii) The development permit shall be valid for a period of one year.

- (iv) The Authority may on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding three years, if it is satisfied that the development activity referred to in the permit has been commenced but not been completed due to unforeseen circumstances.
- (v) No development activity shall be commenced or carried out in contravention of the Development Permit.
- (vi) The Development Permit may be revoked by the Authority if, there is :-
  - (a) A breach of a term or condition of the permit,
  - (b) A contravention of the provisions of these regulations,
  - (c) A misrepresentation of facts in the application, plans or other documents submitted by the applicant,
  - (d) Failure to submit plans and other particulars under section 3.2.11.3 and 3.2.11.4.

### **3.2.1.5 Lay Outs for Flats and Housing Units**

- (i) The Authority may approve any project for construction of flats or construction of housing units and other integrated projects which is in conformity with the Panadura development plan.
- (ii) The Authority may approve any layout or project for housing or re-housing for under-served settlements, which is in conformity with the Panadura development plan.

## **3.2.2 Land Sub Division & Amalgamation**

### **3.2.2.1 Preliminaries**

- (i) Land or lot destined or proposed for any use other than agriculture or horticulture, a sub-division plan relating to such sub-division shall be approved by the authority.
- (ii) Any person intending to sub-divide a land shall submit to the authority an application which is in conformity with the requirements of regulation 3.2.11.2 and Annexure 07.
- (iii) The Authority in approving the plans for subdivision of land may require the applicant to modify the plan as it may consider necessary. The sub-division on the site shall be carried out only after the approval of the authority is given.
- (iv) The land should be kept as original state and any development work such as falling of trees, filling or excavation should not be carried out prior to the planning clearance.
- (v) Subdivision should be done in accordance with the procedure given in the Annexure 06.

- (vi) Lay out or sub division 0.5 ha. or more in extent, a Chartered Town Planner and a licensed Surveyor & Leveler and in case of not exceeding 0.5 hectares, a licensed Surveyor and Leveler should be certified.
- (vii) The sub division shall not be put to use or built upon until the demarcation of streets and open out to their full width and developed with the infrastructure to the satisfaction of the authority and obtaining the Certificate of Conformity accordingly.
- (viii) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these regulations.

#### **3.2.2.2 Specifications to Lots**

- (i) The minimum extent and the minimum widths of lots for different classes of buildings should be in conformity with the Table No. 3.1 unless otherwise specified in 3.1.2.
- (ii) Every lot or site abuts on to the end of dead end street may have a frontage less than the required width in Table No. 3.1, but have a frontage not less than 3.0 m wide perpendicular to the line of the street.
- (iii) The Authority may relax the requirements of the specified site extent and width in the case of an existing lot provided that a building satisfying the other regulations can be built on the site.

#### **3.2.2.3 Public Open Space**

- (i) If the parcel of land or site to be sub divided 1.0 ha. or more in extent, 10% of the land excluding streets shall be reserved for community recreation and open space uses in appropriate location Such reserved space shall be vested with the Authority free of all charges.
- (ii) If the parcel of land or site to be sub divided for the construction of Antenna Tower 1.0 ha. or more in extent, 10% of the land excluding streets shall be reserved for community recreation and open space uses in appropriate location can be released.
  - a. Development should be limited to only for the towers and relevant building constructions.
  - b. Except the land proposed for the tower the balance portion to be subdivided by reserving the 10% of the land excluding the streets as open space.
  - c. If the land allocated for a tower convert to other use should be approved under the normal regulations.

Table No. 3.1

## Specifications as to Lots

No. of Floors	Road Frontage (m)	Minimum Width of Access Road (m)	Rear Space (m)	Space for legal light & ventilation (m)	Side Space (m) (Not being the front or the rear)		Maximum Plot Coverage (%)		Other Requirements
					For one Side (Minimum)	Total (Minimum)	Residential	Non Residential	
Ground Floor	6	3.0	2.3	2.25	-	-	65	80	<ul style="list-style-type: none"><li>Buildings which are centrally air conditioned and artificially lighting a space for a electricity generator should be provided</li><li>Space for lift and standby electricity generators should be provided.</li></ul>
2(G+1)	6	3.0	2.3	3.0	-	-			
3(G+2)	6	4.5	3.0	4.5	-	-			
4(G+3)	6	6.0	3.0	6.0	-	-			
5(G+4)	8	9.0	3.0	7.5	2.0	4.0			
6(G+5)	10	9.0	3.0	9.0					
7(G+6)	12	9.0	4.5	10.5					
8(G+7)	15	9.0	4.5	12.0					
9(G+8)	18	12.0	6.0	13.5	3.0	6.0			
10(G+9)	22	12.0	6.0	15.0					
11(G+10)	26	12.0	6.0	16.5					
12(G+11)	30	12.0	6.0	18.0					
G+12 to G+19	40	12.0	10.0	19.5	3.0	8.0	50	50	
G+20 & above	40	12.0	12.0	21.0	4.0	10.0			

- Building constructed for schools should be in accordance with the specification given in Annex 11
- Buildings constructed for tuition classes should be in accordance with the specifications given in Annex 13
- The plot coverage should be 50% for hospitals, Educations buildings, public buildings and Religious places
- Proposed floor ratio should be in accordance with the specification given in Annex 04.

### 3.2.3 Accessibility

#### 3.2.3.1 Access & Turning Circle

- (i) Access to Residential Buildings
- (a) Every street meant to serve residential units shall be in conformity with the specification set out in Table No. 3. 2.

**Table No. 3.2**

**Access to Land Lots**

No. of lots	Max. No. of units per lot	Min. Width of Road (m)	Max. Length of road (m)
Up to 4	2	3.0	50
5 – 8	2	4.5	100
9 – 20	2	6.0	-
More than 20	2	9.0	-

- (b) Specifications given in the Table 3.2 cannot be satisfied, the Chairman in consultation with the Planning committee has the authority to reduce the width of the access road by 2.0 m under the following conditions.
- A minimum width of 3.0 m is available for access.
  - This reduction will not apply for new sub divisions.
- (c) All such access roads should be connected to a public road which is not less than 9.0 m in width or a private street of which the owner of such private street has a right of way which connects on to a public street which is not less than 9.0 m in width.
- (d) Every street which is less than 9.0 m. in width and exceeds 30.0 m. in length, shall be provided with a turning circle of not less than 9.0 m. diameter or any other form of space acceptable to authority at suitable location along the street, so that a vehicle can be turned safely.
- (ii) Access to Non Residential Buildings
- (a) If the road is 9m. in width and if it is dead end road, a turning circle of a diameter of 15 m. or any other form of space acceptable to the authority at suitable location along the street should be provided.
- (b) The access road for non residential use should be minimum of 9.0 m in width except in the following specifications set out in the Table No. 3.3.

**Table No. 3.3****Access to Non-Residential Lots**

<b>Max. No. of Lots</b>	<b>Max. Area of lot (sq.m.)</b>	<b>Min. Street Width (m)</b>	<b>Max. Street Length (m)</b>
4	500	6.0	50
1	2500	6.0	150

**(iii) Access in Special Occasions**

- (a) In issuing development permits the physical width of the road or the proposed street line, whichever is less shall be considered as the road width available for the development. The authority may take into consideration the full width of the street line as the physical width of the road where the access road to the development site demarcated with an approved street line, if the owner donates the land within the street line by a deed to the Local Authority or the Road Development Authority or the Provincial Road Development Authority as the case may be, but without any expense being incurred by either of the authorities.

**3.2.3.2 Splaying of Street Corners**

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

**3.2.4 Parking & Traffic Control****3.2.4.1 Parking Requirements**

- (i) Parking Space Standards

Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide for a minimum number of parking spaces within the site at the standards specified in Table No. 3.4.



Table No. 3.4

## Parking Space Standards

Use	Standards for parking			
	Standard (S)	Two Axle Commercial (Lorry/Bus) (C)	Multi Axel Commercial (Truck –T)	Motor cycle Three-Wheeler (M)
<b>1. Residential</b>				
i. Dwelling units exceeding gross floor area of 200 sq.m	1 for 1 unit	-	-	-
ii. Flats not exceeding gross floor area of 100 sq.m.	1 for 1 unit	-	-	-
iii. Flats with gross floor area of 75 - 100sq.m.	1 for 2 units	-	-	-
iv. Flats with gross floor area of 50 - 75 sq.m.	1 for 5 units	-	-	-
v. Flats with gross floor area of less than 50 sq.m.	1 for 5 units	-	-	1 for 50 sq.m.
<b>2. Commercial</b>				
i. Shops or other Commercial Buildings	1 for 100sq.m.			1 for 20 sq.m & maximum 25 for a development
ii. Super Market and Department, Stores	1 for 10 sq.m.	1 for 500 sq.m.	-	1 for 20sq. m & maximum 25 for a development
iii. Textile Shops	1 for 10 sq.m.	1 for 500 sq.m.	-	1 for 50 sq.m
iv. Restaurant	1 for 50 sq.m (Including every service area)	-	-	2 for 50 sq.m
v. Hotels, Guest houses & Clubs	1 for 50 sq. m of total floor area or 1 for 2 rooms & 1 for 1 residential unit	-	-	3 for 10 sq.m.
vi. Take away	1 for 20 sq.m	-	-	5 for 10 sq.m.
vii. Eating Houses	1 for 10 sq.m	-	-	1 for 50 sq.m.

<b>3.Recreational</b>				
i. Cinema hall, Theaters, Auditorium, & other such activities	1 for 20 seats or 1 for 10 sq.m. which is more	-	-	3 for 10 sq.m.
ii. Multi-purpose halls	1 for 50 sq.m.	-	-	1 for 50 sq.m.
<b>4. Industry</b>				
i. Factories, Industrial Establishments & Warehouses	1 for every 100 sq.m.	1 for 400 sq.m.	1 for 900 sq.m.	1 for 50 sq.m.
<b>5. Institutional</b>				
i. Nursing homes & Private hospitals	1 for 20 sq.m.	-	-	1 for 50 sq.m.
ii. Consulting Rooms	5 for 20 sq.m.	-	-	3 for 10 sq.m.
iii. Medical Laboratories	1 for 10 sq.m.	-	-	1 for 50 sq. m.
iv. OPD areas	1 for 5 sq.m.	-		1 for 50 sq. m.
v . Government Schools	1 for 200sq.m.	-	-	1 for 100 sq.m.
vi. Private Schools	1 for 30 students	-	-	1 for 100 sq.m.
vii. International schools	1 for 20 students	-	-	1 for 100 sq.m
viii. Higher Education centers	1 for 100 sq.m.	-	-	1 for 50 sq.m.
ix. Nursery Schools & Day care centers	1 for 50 sq.m	-	-	-
x. Educational Institutions such as Technical, Fine Arts, Sports and Tuition Classes.	1 for 20 sq.m	-	-	1 for 10 sq.m.
xi. Libraries	1 for 50 sq.m	-	-	1 for 20 sq.m.
<b>6. Others</b>	As may be decided by the authority for each such use but not less than 1 for 100sq.m.	-	-	-

- Note:**
1. Where the number of car parking spaces arrived at, on the above standards consist of a fraction of half or more it shall be counted as one.
  2. In every development where the total parking requirement exceeds 10 stalls, an equal number of pedal cycle parking stalls shall be provided.
  3. Vehicles are not allowed to stop along the road to drop or pick the children and provisions should be made for item No 5(v), 5(vi) & 5(vii)

(ii) Dimension of Car Parking Stall

The dimensions of the parking stalls shall conform to the requirements specified in Table No. 3.5.

**Table No. 3.5**

**Dimensions of Parking Stalls**

<b>Vehicle Type</b>	<b>Stall Width (m) (Angled or Parallel Parking)</b>	<b>Stall Length (m) (Angled Parking)</b>	<b>Stall Length (m) (Parallel Parking)</b>
Car or Equivalent	2.4	4.8	5.5
Commercial (Two Axle)	3.6	10.0	12
Commercial (Multi Axle)	3.6	18.0	20
Motor bicycles or Three Wheeler	2.1	2.4	2.5

(iii) Width of Aisles

The minimum width of aisles shall conform to the requirements specified in Table No. 3.6.

**Table No. 3.6**

**Width of Aisles of Parking Stalls**

<b>Parking Angle</b>	<b>One way Traffic</b>	
	<b>Bays on one side (m)</b>	<b>Bays on two sides (m)</b>
Parallel	3.6	3.6
30 deg.	3.6	4.2
45 deg.	4.2	4.8
60 deg.	4.8	4.8
90 deg.	6.0	6.0

(iv) Width of Entry & Exit

The minimum width of the entry & exit to car parking area clear of footways and other obstructions should be as Table No. 3.7.

**Table No. 3.7****Width of Entry and Exit to Car Parking Area**

<b>Category</b>	<b>Passenger Car (m)</b>	<b>Commercial Vehicles (m)</b>
If entry and exit provided separately	3.0	4.5
If entry and exit provided together	5.5	6.5

**(v) Ramps**

- (a) If the access for the parking is provided with a ramp, the maximum gradient shall not be steeper than 1 in 8 for ramps of 12 meters or less. In the case of longer ramps, the gradient shall not be less than 1:10.
- (b) Every such ramp shall start at least 6m from the edge of the road or building line/ street line which is high.
- (c) The width of ramps shall not be less than 3.5m clear of all footways and other obstructions if entry and exit are separately provided and 6m if entry and exit are provided together and free of a centre median divider.
- (d) A minimum clear height of 2.1 m shall be kept on ramps and in multi-storey parking areas.

**(vi) Failure to Provide Parking within the site**

- (a) If required number of car parking spaces cannot be provided within the site or the authority is of opinion that satisfactory car parking cannot be provided, a service charge as specified in Table No. 3.19 shall be paid for each parking space to the local authority.
- (b) The Authority shall levy a service charge of Rs. 5,000 per month in respect of each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges, shall be effected from the date of issue of the certificate of conformity or a date of subsequent inspection in which the change of activity has been established and documented. It shall be continued until the space which has been used for other activities is converted to a vehicle parking stall as approved in the development permit.

**3.2.4.2 Traffic Control**

- (i) To ensure efficient control of traffic, any development shall provide for the following.

- (a) Only one entrance and exit point for sites with a road frontage less than 12.0 m is to be permitted: provided that the Authority may consider permitting not more than two entrance and exit points for sites if the road frontage exceeds 12.0 m.
- (b) Where the parking requirement within the site more than 100 parking stalls for a residential development and 50 parking stalls for non-residential development a traffic merging lane, or a traffic holding bay as may be necessary in circumstances, suitably designed so as to have the least impact on the free flow of traffic on the access road;
- (c) Where it is necessary to provide for more than 50 parking stalls in any development such development shall be permitted only the vehicle parking access provide beyond 50m away from the intersection of the centre line of any two roads which have an average traffic flow of 10,000 vehicles per day, on each road or 20,000 vehicles at the junction.
- (d) In buildings facing the road “mirrored glass” shall not be used for the ground, first and second floors of the building.
- (ii) The Authority may request the Police to enter upon and inspect at all reasonable times, any building, where they suspect any deviations from the approved parking and traffic control requirements for the permitted development.
- (iii) 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 Vehicle Restricted Area.
- (iv) In buildings where it is required to provide more than two parking spaces, all vehicle maneuvers of parking and reversing shall be located wholly inside the site. No reversing shall be allowed from or onto the street.
- (v) In the case where the parking requirement is two stalls or less, angle parking with direct access from the street shall be allowed, provided that.
  - a. The angle of parking is 45 degrees or less and
  - b. There are no bus halts, bus shelters or bus bays within 15m from any part of such opening for parking and
  - c. There are no pedestrian crossings within 25m from any part of such opening for parking and
  - d. There is no intersection with any other paved road within 25m from any part of such an opening for parking and
  - e. Physical restrictions will be placed to the satisfaction of the authority preventing more than two vehicles from parking in such space provided and
  - f. There is no requirements for commercial vehicle parking and The street is not a National highway.

- (vi) 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.
- (vii) A minimum inner and outer turning radius shall be provided from entry and exit to street as specified in the Table No. 3.8.

In such an instance, where it may be satisfactorily proven to the Authority that the minimum turning radius as given in Table No. 3.8 cannot be provided for the development, then a merging lane of width not less than 3 m 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 Authority.

**Table No. 3.8**

**Minimum Turning Radius**

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

- (viii) Security Clearing and Parking Control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6 m 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 m, which may be provided in one and the same lane or in multiple lanes.
- (ix) Vehicle weighing areas shall not be located within a minimum clear distance of 20 m from the edge of the street. For each 15 commercial parking stalls or part thereof, the aggregate clear distance shall increase by 15 m, which may be provided in one and the same lane or in multiple lanes.
- (x) In the case of sloping floors for parking areas, the gradient of such shall not exceed 1:8.
- (xi) The width of the entry or exit to parking areas for commercial vehicles shall be 4.5m one way roads and 6.5m for two way roads.

### 3.2.5 Plot Usage

#### 3.2.5.1 Plot Coverage

- (i) The maximum plot coverage permissible on any site for any of the purposes specified in Table No. 3.1 shall be in conformity with the requirement specified therein.

#### 3.2.5.2 Floor Area Ratio

- (i) Floor Area Ratio = 
$$\frac{\text{Total Floor area of all Buildings}}{\text{Area of Land}}$$
- (ii) The floor area ratio for a land should be in conformity with the Annexure 04.
- (iii) The following parts of the building may be omitted in the FAR calculation.
  - a. Basements used as car parks
  - b. Space used for air conditioning plants
  - c. Space used for other service machinery
  - d. Permanent parking space at ground floor of a building.
- (iv) Additional floor area permitted in excess of prescribed Floor Area Ratio. The calculations should be done on the basis of stages of construction of buildings. It would be changed from 40% to 10% considering the following factors
  - a. Location of the building
  - b. Status of available common amenities
  - c. Type of developments
  - d. Environment effects
  - e. Zoning as per the Development Plan, if any

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

a. Residential houses	Rs. 20,000 per sq.m.
b. Residential flats, Commercial and Office Building up to 4 storeys	Rs. 30,000 per sq.m.
c. Residential flats, Commercial and Office building up to 4 storeys	Rs. 60,000 per sq.m.
d. Light Industrial buildings	Rs. 45,000 per sq.m.
e. Warehouses	Rs. 30,000 per sq.m.

### 3.2.6 Building Category & Heights

#### 3.2.6.1 Category of Buildings

Buildings shall be categorized as per the Table 3.9 according to the size and the use of the building.

**Table No. 3.9****Building Category**

<b>Category</b>	<b>Description</b>	<b>Requirements</b>
<b>A</b>	(a) Buildings consisting of five or more floors including the ground floor (b) Any building the height of which exceeds 15m	Every building should be prepared by the registered or chartered Architect or chartered Engineer or qualified person who eligible for the services for Architect or Engineer of government department. A certificate for structural condition of the building should be forwarded prepared by the chartered structural engineer.
<b>B</b>	(a) Any building not including category "A" which consist of; (i) A basement - roof of a building, foundation, and other parts (ii) Not more than 4 floors including the ground floor, where a wall or column is situated on the property boundary, (iii) Pile or raft foundation, (iv) A Roof span exceeding 10 m., (v) A place of public assembly or a public building, (vi) A building, which is wind sensitive such as ware house & factories, (vii) Any other type of building not covered under category A & C.	
<b>CI</b>	(a) Residential building which does not exceed 500 sq.m. in extent and consist up to ground floor + two floors which is not covered under category B.	
<b>CII</b>	(a) Any building other than a residential building which does not exceed 300sq.m. in extent and consist up to ground floor + two floors which is not covered under category B.	
<b>CIII</b>	(a) Residential building which does not exceed 300 sq.m. in extent and consist up to ground floor + one floor. (b) Any building other than a residential building which does not exceed 100sq.m. in extent and ground floor + one floor which is not covered under category B.	

**3.2.6.2 Height of Buildings**

- (i) The maximum height of the building on an existing lot which is 6 .0 m or less in width and or has less than 150 sq.m. in extent shall not exceed 7.5 m or two floors unless the authority directs otherwise.



- (ii) The maximum height of a building in other cases not being a high-rise building shall not exceed 15 m or twice the distance between any storey of a building and the further edge of the building street, whichever is less.
- (iii) If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets so far as it abuts or will abut on the narrower street to a depth of 20 m from the wider street.
- (iv) The measurement of height is ignored for following rooms.
  - (a) Lift or motor rooms not exceeding the floor area of 55.0 sq.m. and a height of 6.0 m.
  - (b) Staircase rooms not exceeding the floor area of 25.0 sq.m. and a height of 5.0 m.
  - (c) Water tank not exceeding the height of 1.5 m.

### **3.2.6.3 Additional Requirements for buildings having more than 04 Floors**

- (i) The building shall not interfere with the supply of amenities to the neighborhood or damage the harmony of the area.
- (ii) The building shall not create traffic problems and hazards.
- (iii) Sufficient arrangements can be made for provision of water supply, sewerage, power, safety from fire and other hazards and for parking of vehicles.

## **3.2.7 Open Space around the Building**

### **3.2.7.1 Rear Space**

- (i) There shall be an open space in the rear of the every building and belonging exclusively to it and open space as specified in the Table 3.1 extending along the entire width 3 m of the building.
- (ii) If the full length of the rear of the building abuts on to following open spaces, rear space may be relaxed by the authority.
  - (a) Public street not less than 6.0 m in width
  - (b) Canal reservation not less than 3.0 m in width
- (iii) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further from any street on which the building is situated.

Provided that where the building is situated more than one street, the rear of the building, unless the Authority otherwise directs shall be deemed to be the face which is furthest from the widest of such street.

- (iv) Following structures not exceeding 1.0 m in width may be allowed in the rear space.

- (a) Cantilevered sun shades
- (b) Over hanging balconies
- (v) Rear space for Irregular Shaped sites
  - (a) According to the Table No. 3.1 in sites of irregular shapes where it is impracticable to provide an open space to the entire width of the building in the rear, the authority may direct that the open space in the rear shall be left as it deems appropriate having regard to the circumstances of the case.

#### **3.2.7.2 Side Space**

- (i) The space provided on the side of the building should be in conformity with Table No. 3.1.
- (ii) The space provided on the side of the building should be minimum of 1.0 m. for the activities as follows.
  - a. Access for the backward to the land
  - b. For maintenance of the building
  - c. Separate from the adjoining buildings
- (iii) If any wall or part of the building is constructed on boundary, it must be finished with non transparency materials and above wall or part shall not be constructed beyond the boundary.

#### **3.2.7.3 Street Lines & Building Lines**

- (i) Where no street line have been determined for any street under any act or regulations, the authority may determine the street line considering the proposed character of the development and the nature and volume of the traffic anticipated in such street.
- (ii) The building line for every lot on the site abutting the public roads shall be in conformity with the specifications and categories set out in Annexure 01.
- (iii) Any street line approved or sanctioned by the local authority shall not be varied with out the prior approval of the authority.
- (iv) Any building or part should not construct within the building line. But the balconies or cantilevers not exceeding 1.0 m. can be allowed.

#### **3.2.7.4 Clearance for Electrical Lines**

- (i) All buildings shall be separated from any overhead electrical supply line as specifications given in the Table No. 3.10.

**Table No. 3.10****Minimum Clearance for Electrical Lines**

Type of Electrical Line	Distance to the Line	Distance to the Line
	Horizontal (m)	Vertical (m)
Low Tension	1.5	2.5
High Tension	2.5	4.5

- (v) If any buildings locate at the high tension tower, the activity carried out by the building is not obstruct and clearance letter should be obtained from the Sri Lanka Electricity Board.

**3.2.8 Regulations inside the Buildings****3.2.8.1 Internal Heights**

- (i) The height of the rooms should be in conformity with the Table No. 3.11.

**Table No. 3.11****Internal Heights of Rooms**

Category		Use	Minimum Height (m)
Residential	A	Toilet, Bath rooms, corridors, Lavatories, water closets, Porches, Balconies, Terraces Garages & Covered gardens	2.2
	B	Living rooms, Bed rooms, Kitchen & other	2.8
	C	Air conditioning rooms through central air conditioning	2.4
	D	Beams trusses or similar structure extending beyond the level of roof	3.0
Non-Residential	A	Shops at ground floor	2.8
	B	Upper floor rooms in shops	3.5
	C	Class rooms in Schools	3.5
	D	Rooms for patients in hospitals	3.5
	E	Work space in factories	3.5
	F	Public Assembly buildings	3.5
	G	Air conditioning rooms through central air conditioning	2.4
	H	Beams, trusses or similar structure extending beyond the level of roof	2.4
	I	Covered garden & Car park	2.6
	J	Others	3.0

- (ii) In case of rooms with sloping roof, the height shall not be less than those mentioned in Table No. 3.11.

### 3.2.8.2 Light and Ventilation

- (i) Every building shall be provided with natural lighting windows, doors or other approved nature.
- (ii) Every such room of a building to be lighted and ventilated shall have windows and opening through which natural light and ventilation can be obtained, so located that they face and open upon.
  - (a) A public street or a street on which the owner or the building has a right of way;
  - (b) A courtyard or open space located in the building site
- (iii) The sources of natural light and ventilation may open upon and enclosed or partly enclosed building verandah or porch if,
  - (a) Such balcony, verandah or porch faces upon a street or upon a courtyard or open space.
  - (b) The maximum depth of the room served by such source does not exceed the distances specified under regulation iv of 1.2.8.2 from the outer face of the balcony, verandah or porch; and
  - (c) The front of the balcony, verandah or porch has an opening to external air, not less than  $\frac{2}{3}$  the height between the floor level and ceiling level of such balcony, verandah or porch.
- (iv) Distance served from the source of Light
  - (a) In the case of rooms other than warehouses and factories, served by such lighting and ventilation openings shall be maximum of 10.0 m away from such openings in a directions perpendicular to the plane of the opening. Further, of such room shall be 3.0 m away from the edge of the opening in a direction parallel to the plane of the opening.
  - (b) In the case of warehouses, factories workshops served by such lighting and ventilation opening shall be maximum of, 12.0 m away from such opening in a direction perpendicular to the plane of the opening. Further, of such room shall be 3.0 m away from the edge of the opening in a direction parallel to the plane of opening.
  - (c) The distance should be 9.0 m away vertically from a source, if that source is a ventilation opening or other natural ventilation device in the roof of the room.
- (v) Unobstructed area of opening
  - (a) The aggregate unobstructed areas of openings of rooms in any building should be in conformity with the Table No. 3.12.

- (b) Every room in any building where the aggregate area of the openings is short of the specifications contained in Table No. 3.12 shall be provided with natural light and ventilation by means of one or more source.
- (c) Corridors and passages may be lighted and ventilated by providing openings in the interior walls of the rooms abutting the corridor or passage provided that the area of the openings conform to the specifications set out in Table No. 3.12.

**Table No. 3.12**

**Aggregate Unobstructed Areas of Openings**

<b>No.</b>	<b>Category</b>	<b>Minimum Aggregate unobstructed area of openings for natural lighting &amp; ventilation (% of Floor area)</b>	<b>Percentage of area openable</b>
1	Rooms for residential purposes	15%	70%
2	Rooms for business purposes & Public resorts	15%	50%
3	Water closet, toilet latrine, urinals, laundry room and bathroom	10% or minimum of 0.2 sq.m. Whichever is greater.	100%
4	Store, Garage etc. in residential buildings	10%	50%
5	Schools	20%	50%
6	Rooms in hospitals, nursing homes and convalescence use for accommodation	20%	100%
7	Staircase, corridors and lobby (except as required under the provision of code of fire precautions for buildings)	10%	50%
8	Parking	10%	50%
9	Factories, warehouses and godowns	10%	50%

- (d) Any room used as a parking garage of more than 5 motor vehicles shall have at least 50% of the area of two or more sides of the room as openings to allow for cross ventilation.
- (e) For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when one half of the area of the common wall is open and unobstructed.

(v) Open Space for Natural Light and Ventilation

- (a) Every window or other opening in rooms except toilets & bathrooms for natural light and ventilation must open to a space free from any obstruction other than eaves or sunshades, projecting to an extent of not more than 1.0 m.

(For the purpose of this regulation "standard light plane" mean a plane drawn upwards and outwards from the exterior face of the building at the lowest floor level of the room and not being a basement floor for car parking or for a air conditioning plant or other service machinery only at an angle of 63 1/2 degrees to the horizontal and not imping on any building wall or other obstruction)

In any case in which there is any obstruction other than an authorized obstruction over any plane so drawn, the plane may be drawn from the line of intersection of the plane of the floor level of the room and the perpendicular plane of the extreme edge of the obstruction.

Considering normal height of 3 m is mentioned in Table No. 3.1.

- (b) In case of air well or court yard for the purpose of natural light and ventilation, requirements given in the Table No. 3.13 shall be complied with.

**Table No. 3.13**

**Specification as to Air Wells and Courtyard for  
Natural Light & Ventilation**

No. of Floors	Minimum Depth(m)	Area of Air well of courtyard (sq.m)
G	2.3	06
G+1	2.3	06
G+2	3.0	12
G+3	3.0	12
G+4	3.0	18
G+5	3.0	18
G+6	3.0	18
G+7	3.0	18
G+8	3.0	18
G+9	3.0	18
G+10 & above	4.5	36

- (c) No internal air well or court yard required for the purpose of natural light and ventilation shall be roofed over. However if the shortest side of the air well is less than 5.0 m., overhangs, canopies, wings, sun shading devices, eaves or balconies should not exceed 0.5m.

- (d) The floor of an internal courtyard shall either be paved or turfed and maintained as an internal garden with a proper drainage system to the satisfaction of the Authority.
- (e) In case of toilets and bathrooms a minimum unobstructed width of open space of 1.0 m. is available within the premises abutting the opening. .
- (f) When any room is located in a basement and is to be naturally lighted and ventilated such room shall have at least one third of the height of its external wall above the out side ground level and shall have all its required source of natural light and ventilation above the outside ground level.
- (g) The provisions of the regulation 3.2.8.2(v) not apply to a room as a photographic dark room or cold storage room where by the nature of the use of the room it cannot have direct openings to external light and air, so long as it shall be artificially lighted and mechanically ventilated to the satisfaction of the authority.
- (h) There shall also be provided in the case of buildings without openings on the sides of “depth greater than 12 meters, permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floors.

### 3.2.8.3 Internal Dimensions

#### (i) Habitable Rooms

The internal clear dimensions of all habitable rooms should be in conformity with Table No. 3. 14.

**Table No. 3.14**

**Internal Clear Dimensions of Habitable Rooms**

<b>Room</b>	<b>Minimum Area (sq.m.)</b>	<b>Minimum Length (m)</b>	<b>Minimum width (m)</b>
(i) Where there is only one room in a dwelling unit	11	-	3
(ii) Where there are more than one room in a dwelling unit			
- First room	8.5	-	2.4
- Additional rooms	8.0	-	2.4
(iii) Rooms in non-residential buildings	8.0	-	2.4
(iv) Kitchen	5.5	-	1.8
(v) Kitchen Alcove	-	0.9	0.4

(ii) Bathrooms & Toilets

The internal clear dimensions of the bathrooms and toilets should be in conformity with Table 3.15.

**Table No. 3.15**

**Internal Clear Dimensions of Bathrooms & Toilets**

Room	Minimum Width (m)	Minimum Length (m)
Bath	0.9	1.2
Toilet	0.9	1.2
Combined bath & Toilet	0.9	1.7

(iii) Storage Rooms not requiring Legal Ventilation

- (a) Maximum Floor area of storage is 2.25 sq.m.
- (b) Maximum length or width is 1.5 m.
- (c) The aggregate floor area of storage should be less than 5% of the floor area of the building

**3.2.8.4 Staircase**

- (i) The minimum specifications of the staircase shall be in conformity with the Table 3.16.

**Table No. 3.16**

**Specifications for Staircases**

Type	Minimum Width of Stairs (cm)	Minimum Headroom (m)	Rise (cm)	Tread (cm)
Internal stair serving residential	90	2.0	15.0	22.5
Stairs in all other types of buildings	130	2.1	15.0	22.5

- (ii) The width and the tread of the circular or geometric stairs are measured at the middle and shall not be less than the widths specified in the Table 3.16.
- (iii) Width, riser and tread should be constant in any flight of stairs from floor to floor.
- (iv) There shall be no obstructions in any staircase between the top most landing and the exit door on the ground floor.



- (v) Every staircase, staircase landing, balcony or verandah shall be protected on any side overlooking a court yard, void or external air space by either a hand rail or balustrade or parapet which shall have a height of not less than 0.9 m and shall be of a suitable design and type of construction to prevent any person from falling over the side of such staircase, staircase landing, balcony or verandah.

#### **3.2.8.5 Foundation**

- (i) Every building shall be supported by foundations in order to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such a manner so as not to cause any settlement or other movement which may impair the stability of, or cause damage to the whole or any part of the building or to any adjoining building or works.
- (ii) No part of the ground which supports or helps to support any building shall be subjected to any pressure (whether exerted by any part of the building itself or otherwise) other than such pressure as may be acceptable to the Authority, with a view to ensuring safety of the inhabitants of such buildings.
- (iii) If the ground adjacent to any proposed building exerts pressure upon or causes the application of an under load to any part of the building, that building or part thereof shall be so constructed as to be capable of safely sustaining and transmitting the pressure or load without exceeding the appropriate limitations of permissible stresses.
- (iv) The foundations of any building shall not extend beyond the boundary lines of the building site except in the case of the foundation at a party wall which is being built with the mutual consent of the owners of the sites on which such party wall stands.
- (v) Whenever any foundations or related earth works such as the driving of piles, compaction of soil and excavations, which may impose loads on adjoining property or cause movements in the grounds or in any way adversely affect the structural stability of any part of the adjoining effects of such works on the adjoining property shall be carefully considered by the qualified person at the time of preparation of the plans and designs as required under these regulations before any such works are commenced on the site.
- (vi) The qualified person and the owner shall at all times and at their own expense be responsible for preventing any damage to any adjoining building or property.
- (vii) The entire construction site including foundation excavation, and temporary retaining works shall be separated from any adjoining road or property by a suitable fence or enclosure as may be required by the Authority.

### **3.2.9 Services**

#### **3.2.9.1 Water Supply**

- (i) Every building shall be provided with a protected water supply system connected to an existing public system.
- (ii) Where not possible to provide connection to the public water supply system, a system connected to private service shall be provided.
- (iii) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the authority has reason to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.
- (iv) No well used for the supply of drinking water shall be closer than 15.0m of a cesspit or soakage pit or septic tank.
- (v) Where not available public water supply system the extent of the land exceeds 250 sq.m.

#### **3.2.9.2 Sanitary Conveniences**

- (i) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with water closets, urinals wash basins and other sanitary conveniences as specified in Table No. 3.17.
- (ii) In areas where public sewerage system is available, the sewerage and waste water outlets shall be connected to an existing public sewerage system and authority may in any particular case, require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.
- (iii) Where public sewerage system does not exist, or where the Authority is of the opinion that the outlets cannot be connected to the public system sewerage shall be disposed through a septic tank.
- (iv) Waste water shall be suitably disposed through soakage pit.

**Table No. 3.17****Standards for Provision of Sanitary Facilities**

<b>Use</b>	<b>Water Closet</b>	<b>Urinal</b>	<b>Wash Basin</b>
Cinemas, Theatres & Auditoriums	- One for every 100 seats up to 400 seats & one for every additional 250seats or part thereof. - Separate facilities for men & women to be suitably provided.	One for every 50 seats or part thereof.	One for every 25 seats or part thereof
Restaurants	- One for every 50 seats up to 200 seats & One for every additional 100seats or part thereof. Separate facilities for men & women to be suitably provided.	One for every 50 seats or part thereof.	One for every 50 seats or part thereof.
Offices, Shops, Schools, Educational Institutions, Health & public activities	- One for every 200sq.m. of floor area. - Separate facilities for men & women to be suitably provided, subject to a minimum of one each for men & women	One for every 200sq.m of floor area or part thereof.	One for every 200sq.m of floor area or part thereof

**3.2.9.3 Rainwater Harvesting and Drainage**

- (i) 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, prepare taking into consideration the specifications and other requirements set out in Annexure 10 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 years from the date of enforcement of those regulations.

- (ii) Every plan prepared under these regulations shall be prepared by a qualified person as determined by the authority.
- (iii) In applying these provisions to open space reservations stipulated in relation to the sub division of land, a minimum of 90% of such reservation shall have ground cover vegetation.
- (iv) This regulation shall be applicable to the uses of buildings specified in part I of Annexure 10 to these regulations and the minimum equivalent rain water holding provisions requirement for each of such categories shall be as specified in the said Annexure 11 .

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 requirements identification;

Provided further that the proposed distribution of rain water harvesting holding provision shall be calculated in accordance with the storage and ground water infiltration of the premises as specified in part III of Annexure 10.

- (v) Where common water 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 satisfied itself that all owners concerned have consented to the joint facility and have given their written consent thereto.
- (vi) (a) In assessing the equivalent rain water holding provision of any premises, the following matters shall be considered,
  - (i) Available storage space for fire requirements, provided measure are adopted to meet fore requirements at all times;
  - (ii) 100 sq.m. of unpaved ground sufficient for 0.5 cubic m;
  - (iii) Location of infiltration trenches specially for rain water and
  - (iv) Any facilities available on adjacent premises where, the written consent of the owner there of has been obtained for the use of such facilities.
- (b) The following matters not considered,
  - (i) Storage spaces public main supply,
  - (ii) Availability of septic tank effluent soakage pit or trench.
- (vii) (a) The following design and construction consideration shall be applicable in relation to ground water harvesting in terms of these regulations;
- (b) The rain water 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,
  - (ii) Be capable of discharging the first flush of rain,
  - (iii) Be stored on appropriate structures and sizes 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 purpose.
- (c) 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.
- (d) 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 the public mains system.
  - (e) In the case of common storage structures, be built with suitable backflow prevention devices, so as to prevent rainwater from entering the public mains system.
  - (f) Shall not contain direct cross flow connections between the rainwater and the public mains systems.
  - (g) Shall contain such filtration devices as are specified by the Local Authority,
  - (h) All pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by colour and markings.

#### **3.2.9.4 Solid Waste Disposal**

- (i) Waste generated within any premises shall be collected and disposed off in a manner which the Authority considers essential, so as to safeguard the health of the inhabitants therein.
  - (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.
- (ii) An individual solid waste composting plant should be provided at each residential unit as specifications given by the Authority.

### **3.2.9.5 Electrical and Plumbing Work**

- (i) All electrical and plumbing work in any building or premises shall be carried out by a registered Electrician and a Licensed Plumber as the case may be and these works shall conform to such standards and specifications as the Authority may require with a view to ensuring maximum safety and sanitary conditions within any such building or premise.

### **3.2.9.6 Fire Safety**

- (i) Every building shall conform to fire safety requirements applicable to the area or type of building or as may be specified by the Authority with a view to providing a greater measure of safety to the inhabitants of such buildings.
- (ii) All buildings having 4 or more floors and public assembly buildings, factories and warehouses of more than 400 square meters in extent, the installations therein shall conform to any additional fire safety requirements as may be recommended by the Chief Officer of the Fire Brigade. The authority may require fire clearance with a view to ensure the maximum safety of the inhabitants.
- (iii) All buildings which have two or more floors and 300 sq.m. and above in extent and which are located in areas where pipe-borne water supply is available, should provide for a sump to store water to be used in an event of a fire. The dimensions of the sump will be determined by the Planning Authority in relation to the size and use of the buildings.

### **3.2.9.7 Lifts**

- (i) The number of passenger and goods lifts to be provided in any building and their design, construction installation, testing, inspection and operation shall comply with such requirements as may be specified below.
  - (a) Lifts should be provided at the main entrance and suitable locations buildings consisting five or more floors. There shall be a capacity of 12-16 persons for the main lifts and 8-12 for the other lifts.
  - (b) The medium speed electrical lifts should be provided for the buildings consist of 5-10 floors.
  - (c) High speed electrical lifts should be provided for the buildings more than 10 floors.

### **3.2.9.8 Mechanical Ventilation and Air Conditioning**

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

- (a) If such installation is in accordance with the relevant provisions of these Regulations, having regard to the particular type of occupancy of the building or part thereof; and the owner of the building has given an undertaking to the Authority affirming that he will comply fully with the relevant provision of these Regulations when the air-conditioning unit, mechanical ventilation system or artificial lighting is no longer in use and such building shall be deemed to be unfit for occupation and shall not continue to be occupied until the owner complies with the relevant regulations.
- (ii) In a room used for residential purposes where fresh air is obtained by mechanical means supplying a minimum of 3 air change per hour, the openings of the natural ventilation sources may be reduced to half of that specified in Table No. 3.12 as the case may be, but shall not in any case be less than 0.5 square meters.
- (iii) Except as specified in above paragraph in 3.2.9.8 (ii), mechanical ventilation shall,
  - (a) Be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these regulations are not met.
  - (b) In other cases, be provided in accordance with the other provisions of these regulations or as may be required by the Authority.
- (iv) Where windows or other openings of water closets and bathrooms cannot open out on to an exterior or interior open space of the required width they may open out on to a ventilation shaft the size of which shall in the case of building up to a height of 15.0 m be not less than 1.0 sq.m. with the minimum dimension of any side being 1.0 meter and in the case of buildings exceeding 15 meters in height not less than 3.0sq.m. with the minimum dimension of any side being not less than 1.5 m.
- (v) Provided that, in the case of buildings of more than two storeys the water closets and baths shall be mechanically ventilated with exhaust fans of appropriate capacities placed both in the window openings as well as on the top of the shaft.
- (vi) Plans for the installation, extension or alteration of an air-conditioning, mechanical ventilation or other ventilation system shall be prepared by a qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these regulations.
- (vii) A stand by generator of such capacity as specified by the authority will be installed and operated at times of interruption of the public electric supply.

### **3.2.10 Special Guidelines for Development**

#### **3.2.10.1 Architectural Guidelines**

- (i) The Authority may in the interest of harmonizing the development activity with the surrounding development, direct the owner to make such modification as it deems necessary in the height, architecture, architectural features or facade of any building.
- (ii) The buildings which are located at a distance of 100.0 m from the intersection of 'A' or 'B' category roads, should be provided with 2.0 m wide arcade, at the ground floor.
- (iii) The Authority may direct any mechanical or other equipment located on the top of the buildings to be visually screened in such manner as it is necessary to provide protection.

#### **3.2.10.2 Conservation of Places of Historical, Architectural Interest or Landscape Value**

- (i) If any premises or area or monument not covered by the Antiquities Ordinance is in the opinion of the Authority, of historical or architectural interest, the Authority may give directions as it deems fit for the conservation of such buildings, group of buildings, area or monument as the case may be.
- (ii) If any premises or area in the opinion of the Authority is of scenic or landscape interest, the Authority may give directions as it deems fit for the conservation and maintenance of such premises or area as the case may be.

#### **3.2.10.3 Landscape and Tree Preservation**

- (i) The Authority may, in the interest of amenity prohibit the felling, lopping, or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.
- (ii) The Authority may direct an owner to landscape the site of development and maintain it in the manner approved by it.

#### **3.2.10.4 Guidelines for Advertisement**

- (i) Any hoarding, structure or any device erected or used principally for the purpose of displaying advertisement or use as name boards shall be in conformity with the conditions of the Authority may deem fit to impose in the interest of preserving the amenity of the area.
- (ii) Where an existing hoarding structure or other device in the opinion of the Authority is injurious to the quality of the environment or safety of persons, it may direct the removal or modification of the hoarding or device.



### 3.2.10.5 Guidelines for Other Zones

- (i) The Authority may restrict the height of buildings falling in the line of the transmission path of telecommunication, radio, television or similar services in consultation with appropriate agencies.

### 3.2.10.6 Facilities for Disabled Persons

- (i) The application for the approval to construct a public building, such as a hospital, theatre, grandstand, assembly hall, departmental store or any other building that will be utilized by disabled persons, shall endeavor to take measures so that the entrance/exist, corridors, stairs, elevatory equipments, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the provision of Table No. 3.18 in order to give effect to section 23 (2) of the protection of rights of persons with disabilities Act No. 28 of 1996.

**Table No. 3.18**

#### **Safety Standards for Building Accessible and Useable for Disabled Persons**

<b>Entrance/exit</b>	<ul style="list-style-type: none"><li>• One exit/ entrance in a building should be wide enough for wheel chairs to pass through.</li><li>• Its width shall be 80 cm or more.</li><li>• In principle, guide blocks etc. shall be installed from the entrance/exit to the reception etc.</li><li>• At least one entrance/exit to each room shall be constructed so that wheelchair users can pass through it and its width shall be 80 cm or more.</li></ul>
<b>Corridors etc.</b>	<ul style="list-style-type: none"><li>• Corridors etc. shall have a width of 120 cm or more so that a wheelchair user can pass though them, and spaces where a wheel chair user can turn his wheelchair around shall be provided at fixed intervals in every passageway.</li><li>• Where there is a level difference, an equipment to eliminate the difference or slope way shall be installed.</li></ul>
<b>Stairs</b>	<ul style="list-style-type: none"><li>• Handrails shall be installed.</li><li>• Warning blocks shall be installed at the top of stairs.</li></ul>
<b>Slope-ways</b>	<ul style="list-style-type: none"><li>• Handrails shall be installed.</li><li>• Their width shall be 120cm or more and their incline shall be 1:12 or less.</li><li>• In a case where the height exceeds 75 cm, landings with a length of 150 cm or more shall be provided at intervals of at least 75 cm.</li><li>• Warning blocks shall be installed at the top of slope ways.</li></ul>
<b>Elevator Equipment</b>	<ul style="list-style-type: none"><li>• Building with aggregate floor area of 2,000 sq.m. or more and two storey's or more shall, in principle, be provided with elevators that meet the following specifications.<ul style="list-style-type: none"><li>• Entrance/exit shall have a width of 80 cm or more</li><li>• The floor area of their cages shall be 1.83 sq.m. or more</li><li>• They shall have a depth of 135 cm or more</li><li>• The minimum dimensions of the elevator lobbies shall be a square and the minimum width of a side shall be 150 cm</li></ul></li></ul>

	<ul style="list-style-type: none"> <li>The specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.</li> </ul>
<b>Lavatories</b>	<ul style="list-style-type: none"> <li>Where lavatories are provided in a building, at least one toilet stall for wheelchair users shall be provided in the said building.</li> <li>Each floor in the buildings shall be provided with a urinal.</li> </ul>
<b>Parking Area</b>	<ul style="list-style-type: none"> <li>When a parking area is provided, one or more parking spaces for wheelchair users (minimum width: 60 cm) shall be provided.</li> <li>The said space shall be located close to the entrance/exit of the parking area.</li> </ul>
<b>Passageways on the Building Site</b>	<ul style="list-style-type: none"> <li>A passageway leading to one entrance/exit in the building shall be such that it can be used by wheelchair users, and provision shall be made for the guidance of visually impaired persons.</li> <li>Its width shall be 120 cm. or more and where there is a level difference, a slope way etc. shall be provided.</li> <li>Guide blocks etc. shall be installed for the use of visually impaired persons.</li> </ul>

### **3.2.10.7 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. 35.00 per kilo meter from the relevant office up to proposed site. This rate is subject to adjustments as per the prevailing fuel cost.
- (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 charges 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, improvement to pavements or common urban development projects.

### **3.2.11 Submission of Plans for Approval**

#### **3.2.11.1 Basic Requirements for Submission**

- (i) All applications under Section 8(J) of the Urban Development Authority Law No. 41 of 1978 for the purpose of obtaining a development permit to engage in any development activity shall be made to the Authority in the relevant forms (Annexure 07 & Annexure 08) to these regulations and be accompanied by the fees specified in Table No. 3.19.

Table No. 3.19

**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	❖ 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	
(II) Issuing of Development Permits for erection of Buildings/ addition to existing buildings/ re-erection	B	(ii) Floor area (sq.m.)	Residential Uses Rs. Cts.	Commercial Other Uses Rs. Cts.
		Less than 45	500.00	1,000.00
		45-90	1,500.00	2,000.00
		91-180	2,500.00	3,000.00
		181-270	3,500.00	4,000.00
		271-450	4,500.00	6,000.00
		451-675	5,500.00	8,000.00
		676-900	6,500.00	10,000.00
		901-1225	7,500.00	12,000.00
		Above 1225	7,500.00	12,000.00
			Rs. 1,000/- for every 90 sq.m. in excess of 1226 sq.m.	Rs. 1,250/- for every 90 sq.m. in excess of 1226 sq.m.
(III) Erection of Boundary Walls/ Retaining Walls		(iii) Residential (Per liner meter)	Commercial and Other (Per liner meter)	
• On the building line		Rs. 300.00	Rs. 400.00	
• Within building line		Rs. 500.00	Rs. 600.00	
(iv) Reclamation of Low Lying lands/ Paddy lands		(iv) Rs. 1,500/- for land less than 150 sq.m. and Rs. 1,000/- for each 150 sq.m. in excess		



<p><b>4. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all development)</b></p> <p>(i) Land Sub Division</p> <p>(ii) * Residential Construction</p> <p style="padding-left: 40px;">* Commercial and other construction</p> <p>(iii) Erection of Boundary Walls/ Retaining</p> <p>(iv) Reclamations of Low Lying lands / paddy lands</p> <p>(v) Erection of Telecommunication antenna towers</p> <p>(vi) Special Projects</p> <p><b>5. Parking Bays</b></p> <p>(Service charges for parking spaces not providing within premises but required under the UDA regulations)</p> <p>(i) Urban Council and Pradeshiya Sabha</p> <p><b>6. Covering Approvals</b></p> <p>I Sub division of lands without obtaining necessary approval</p>	D	<p>* Medium Scale Project Rs. 50,000.00 Between 5-50 Million Rupees</p> <p>* Large Scale Project Rs. 150,000.00 Above 50 Million Rupees</p> <p><b>Fees for granting Certificate of Conformity</b></p> <p>Rs. 1,000/- for first land lot and Rs. 500/- for each lot in excess</p> <p>Rs. 3,000/- for below 300 sq.m. floor area and Rs. 10/- for each sq.m. in excess</p> <p>Rs. 3,000/- for 100 sq.m. and Rs. 20/- for each sq.m. in excess</p> <p>Rs. 1,000/- for 100/- per linear meter and Rs. 10/- for per linear meter each in excess</p> <p>Rs. 3,000/- for land and below 150 sq.m. and Rs. 20/- for each sq.m. in excess</p> <p>Rs. 2,000/- for towers between 5 m to 20 m in height and Rs. 100/- for each meter in excess</p> <p>Small Scale Rs. 5,000.00 Medium Scale Rs. 10,000.00 Large Scale Rs. 20,000.00</p> <p><b>Service Chargers</b></p> <p>* Large vehicle including Containers Rs.250,000.00</p> <p><b>Fees for granting Covering approvals</b></p> <p>(i) Rs. 750/- for every Lot</p>
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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 (up to 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 Boundary 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 Antenna 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

- (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 other 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 30% to 7% based on the following factors.

- (i) Location of the building
- (ii) Infrastructural Status
- (iii) Type of development
- (iv) Environmental 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 stories	Rs. 30,000.00 per sq.m.
(iii)	Residential flats, commercial and office building over 04 stories	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 Clearance, Development Permits, and 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, shall be deposited in a separate bank account and these monies shall be used for development of open spaces, parking facilities, improvements to pavements or common Urban Development Projects.

### 3.2.11.2 Contents of a Plan

Following details should be in all plans submitted for the purpose of obtaining the development permit.

- (i) Land Development
  - (a) A sketch plan to a scale of not less than 1:1000 of the surrounding area sufficient to locate the site.
  - (b) A survey plan of the site to a scale of not less than 1:1000 showing:
    - 1. The location of the site including figured dimensions of buildings if any

2. The scale of the plan, the North Point and the assessment numbers of adjoining lots or buildings
  3. The means of access to the site and its width
  4. All existing drains and water courses
  5. Contour or spot levels of the site and levels on the street or street in front of the site where necessary.
  6. Level of the streets or level of the front street
- (c) Copy of mother plan of the site
- (d) A detail blocking out plan to a scale of not less than 1:1000 showing,
1. The proposed sub division of lots together with their extent,
  2. Width and levels of all proposed streets, open spaces and space for other amenities to be reserved,
  3. The use to which every site will be put,
  4. Proposed drain and method of drainage system,
  5. For the rainwater harvesting system inclusive of all dimensions and flow directions.
- (e) Plan showing electricity and water distribution lines
- (f) The authority may require production of clearances from any other agencies as it deems necessary in order to satisfied itself as the exact nature of the development activity envisaged.
- (ii) Construction of a Building
- (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 : 1000,
- (c) A floor plan of each storey drawn to a scale of 1:100 (except where the building is so extensive as to render a smaller scale necessary when the scale of 1:200 may be used) showing;
1. Figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building is intended to be put to.
  2. The positions and dimensions of all doors, windows and other opening.
  3. The position of all sanitary appliances and their connection to sewer lines
  4. Clearance from aerial electricity supply lines
  5. Type of materials and specifications to be used for the walls, superstructure and floor slabs and roof structure of the building



- (d) A 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 locations of storage and infiltration and outlet drains along which the rain water will be discharged with arrows indicating the direction of the water should be shown),
- (e) Cross and longitudinal sectional drawings of the building along appropriate lines showing following.
  - (i) The thickness of all walls, floors, roofs ceiling, foundations beams, roof slabs, drainage aprons and other related parts of the building
  - (ii) The position and dimensions of;
    - 1. Doors, windows and other openings
    - 2. Height of every story
    - 3. Ceiling height levels of the building in relation to existing ground or street level
    - 4. Clear distances between the site boundaries and external walls of the building
- (f) Front and side elevations of the building showing elevations of every existing building within the site showing its height, floor level and other external visible features.
- (g) Foundation detail at any section and if the building is situated at a property boundary the foundation detail at such place.
- (h) Means of disposal of rain water.
- (i) Whether the building is to be centrally air conditioned.
- (j) Other particulars of information relating to the building as the authority may require in order to satisfy itself as to the exact nature of the development activity envisaged.

### **3.2.11.3 Quality of a Plan**

- (i) All plans should be drawn neatly and accurately in ink or reproduced in print showing all proposals including new building works and all parts of any existing building and features that are to be retained or removed in a distinct manner by color or notation.

### **3.2.11.4 Submission of Architectural, structural and Service Plans**

- (1) An applicant in respect of all buildings falling within Category except CIII submit before the commencement of any building works, a detailed structural plan of the building with a copy of the design calculations.

- (2) Detailed structural plans and design calculations shall be prepared and signed by the qualified person.
  - a. All buildings specified in Category A and B of regulation 3.2.6.1,
  - b. Where required by the Authority in the case of buildings of CI and CII specified in Category C of regulation 3.2.6.1 shall contain the following.
    - (i) Statements indicating clearly the superimposed load for which each floor system or part thereof has been designed;
    - (ii) The results of any soil test carried out, the calculations for determination of soil bearing capacity and boring investigations;
    - (iii) The type or types of foundations to be used.
- (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 in relation to capacities, shall be submitted 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 in respect of all building mentioned in Category A , B and where required by the Authority in the case or buildings in Category CI and CII service plans relating to water supply sewerage, harvesting rainwater, drainage and electricity duly signed by the appropriate qualified person before commencing building works.
- (5) The applicant shall submit in respect of all building mentioned in Category A , B and where required by the Authority in the case or buildings in Category CI and CII service plans relating to electricity supply services signed by the appropriate qualified person before commencing building works.

#### **3.2.11.5 Appeals against Refusal**

- (i) Any person aggrieved by the decision of the Authority refusing to issue a permit, may within thirty days of receiving notice of such refusal appeal to the Minister.

#### **3.2.12 Certificate of Conformity**

Every application for a certificate of Conformity under section 8 K(2) of the Urban Development Authority amendment act, no. 4 of 1982, shall be substantially in the Annexure 09 and shall be accompanied by the following :-

- (a) Land development or sub-division of land
  - (i) A certificate should be obtained from a qualified person that the sub division has been carried out in conformity with the development permit.
  - (ii) A certificate from a Chartered Civil Engineer or a qualified person where engineering works are involved in the development such as construction of roads and culverts, that the development works have been carried out under his supervision in accordance with the development permit.
- (b) Construction of building Category A of section 3.2.6.1
  - (i) A certificate from a qualified person to the effect that the development has been carried out under his supervision 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 relevant work have been carried out according to the approved plans, permit and according to designs submitted under section 3.2.11.4 under his supervision and the Buildings are structurally safe.
  - (iii) A certificate from a qualified person that the Electrical, water supply network, drainage, rain water harvesting, fire safety works, Sanitary and air conditioning systems have been installed under his supervision in accordance with the approved plans and specifications and satisfy all safety requirements.
- (c) In the case of construction of buildings falling within Category B under regulation 3.2.6.1 certificate from a qualified person, that the relevant work have been carried out in accordance with the approved plan and permit under his supervision and that the building is structurally safe.
- (d) In the case of construction of buildings falling within Category CI and CII in section 3.2.6.1, a certificate from the qualified person 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.
- (e) In the case of construction of buildings falling within Category CIII in section 3.2.6.1, a certificate from the builder or the owner where the owner is also the builder 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.

### 3.2.13 Definitions

<b>Apartment</b>	-	A unit as defined in the Apartment. Ownership Law No.11 of 1973
<b>Access</b>	-	Any street used as means of access to buildings or other premises whether the public have a right of way there over or not;
<b>Air Well</b>	-	Any space within or outside of the building not less than 2 floors for the purpose of obtaining natural light and ventilation.
<b>Authority</b>	-	The Urban Development Authority constituted under The Urban Development Authority Law No. 41 of 1978.
<b>Basement</b>	-	That part of the floor below the ground floor which is wholly below ground level or to an extent of 2/3 of its height below the adjoining ground level;
<b>Building (Residential)</b>	-	A building exclusively consisting of one dwelling unit or a number of dwelling units;
<b>Building Line</b>	-	The line upto which a building will be permitted to extend;
<b>Building Works</b>	-	Includes erection or re-erection of a building or making additions or alterations to an existing buildings;
<b>Chairman</b>	-	The Chairman of the Authority;
<b>Chartered Architect</b>	-	A person whose name appears on a registry of Chartered Architect kept by Sri Lanka Institute of Architects
<b>Chartered Town Planner</b>	-	A person whose name appears on the register kept in the Institute of Town Planners of Sri Lanka
<b>Dwelling House or Dwelling Unit</b>	-	A building or part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities;
<b>Development Activity</b>	-	Has the same meaning as in the Law;
<b>Existing Lot</b>	-	A lot which is in existence before the coming into operation of the UDA Law;

<b>Factory</b>	-	A building or part there of designed adapted used for Making of any article;
<b>Flat</b>	-	A separate dwelling unit use or constructed or adapted to be used wholly or principally for human habitation for a single family, where the kitchen, lavatory, bathroom or water closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more such dwellings joined vertically;
<b>Floor area</b>	-	The horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such common wall and shall include all roof projections and balconies exceeding 1.0 m. in width and all areas having a roof and capable of being enclosed.
<b>Floor Area Gross</b>	-	The total of the floor area of every floor in a building;
<b>Floor Area Ratio</b>	-	The gross floor area of all buildings on a lot divided by the area of such lot;
<b>Floor Space</b>	-	The horizontal area of a room or space in a building measured from the interior face of the enclosing walls;
<b>Housing Complex</b>	-	A group of dwelling units on a site which is permanently in “common enjoyment and may include a block of flats;
<b>Industrial Building</b>	-	Includes factories, workshops and warehouse;
<b>Law</b>	-	The Urban Development Authority Law, No.41 of 1978;
<b>License Surveyor and Leveler</b>	-	A person who is authorized by the Surveyor General of Sri Lanka to practice
<b>Local Authority</b>	-	Has the same meaning as in Law
<b>Lot</b>	-	In relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or to a set of co-owners and approved as a lot by the Local Authority or the Authority;

<b>Owner</b>	-	Includes a person for the time being receiving the rent of the premises in connection with which the work is used whether in his own account or as an agent or trustee for any other person or who would receive the same if such premises were let to a tenant;
<b>Person with Disability</b>	-	A person who as result of any deficiency in his physical or mental capabilities, whether congenital or not, is unable by himself to ensure for himself , wholly or partly, the necessities of life wholly
<b>Place of Public Assembly</b>	-	A place or building used whether regularly or occasionally for public congregation such as a theatre, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purpose and includes a public buildings;
<b>Planning Committee</b>	-	The committee appointed under section 8B of the Law
<b>Preliminary Planning Clearance</b>	-	The permit issued by the Urban Development Authority to ensure the compatibility of the proposed development with the Development Plan prepared for the area.
<b>Public Buildings</b>	-	Includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home or government office;
<b>Public Street</b>	-	Any street over which the public have a right of way and has become vested in any Authority under any Law or by operation of any Law and includes the drain or footway attached thereto;
<b>Rear Space</b>	-	The rear of the building shall be deemed to be the face which is further from any street on which the building is situated. If the building is situated on more than one street, the rear space considered as the space which is furthest from the widest of such street.
<b>Street</b>	-	Includes any road, footway or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right or way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;
<b>Street Line</b>	-	A line or lines defined on one or both sides of an Existing street to show its future width or to show the width of a future street as determined by the Authority;

- Warehouse** - Includes a building or a part of building mainly used for storing merchandise or articles for trade.
- Qualified Person** - The Qualified Persons who certify the Plan should be responsible to the accuracy of the Plan, ensuring its conformity with the UDA Planning and Building Regulations. Further, the Organization which register the Qualified Persons shall submit the annual members registries to the Authority and the Draught-Persons (Building) at NVQ, Level V shall register their names with the Authority annually.

**Table 3.20****Qualified Person****(Special Gazette Notice No. 1597/8 dated 17.04.2009 and No. 1701/13 dated 2011.04.12)**

<b>Column I</b>		<b>Column II</b>	<b>Column III</b>	<b>Column IV</b>
<b>Nature of Development Activity</b>		<b>Extent of Land (Where Relevant)</b>	<b>Specific Task Requiring Approval of Qualified Person</b>	<b>Qualification/Designation Required of Qualified Person</b>
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 in 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 the approved 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 to the services provided:- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer



<b>Column I</b>		<b>Column II</b>	<b>Column III</b>	<b>Column IV</b>
<b>Nature of Development Activity</b>		<b>Extent of Land (Where Relevant)</b>	<b>Specific Task Requiring Approval of Qualified Person</b>	<b>Qualification/Designation Required of Qualified Person</b>
				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
6	If the development activity relates to buildings of Sub Category CI Category C	Residential up to 500 sq.m.	Architectural Plan (Certificate stating development has been carried out under his supervision in conformity with the approved Plan and Permit)	Chartered Architect or Architectural Licentiate, registered with the Architects Registration Board
		Non-Residential up to 300 sq.m.	Structural Design Plan along with design calculations (Certificate stating that building construction has been carried out in accordance with the approved Plan, under his supervision)	Chartered Civil Engineer or Chartered Structural Engineer, Sri Lanka Institute of Engineers (SLIE)
			Service Plan (Includes plans related to the supply of electricity, water, sewerage, drainage, rain water harvesting and fire safety) only, if required by the Authority at the time of submitting the application	The relevant Engineer out of the under-mentioned below: Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer (SLIE)
			Detailed Plan of Air-conditioning or Mechanical Ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer (SLIE)

<b>Column I</b>		<b>Column II</b>	<b>Column III</b>	<b>Column IV</b>
<b>Nature of Development Activity</b>		<b>Extent of Land (Where Relevant)</b>	<b>Specific Task Requiring Approval of Qualified Person</b>	<b>Qualification/Designation Required of Qualified Person</b>
7	If the development activity relates to building of Sub Category CII of Category C	Residential up to 400 sq.m.	Designing and Certification of Plans	Draught-Person (Building) at NVQ, Level V
		Non-Residential up to 200 sq.m.	Structural Designs, Service Designs, Air Conditioning and Artificial Ventilation	Relevant Members of the Sri Lanka Institute of Engineers
8	If the development activity relates to building of Sub Category CIII of Category C	Residential up to 200 sq.m.  Non-Residential up to 100 sq.m.	A certificate confirming that the building has been constructed with structural stability according to the approved plan and building permit	Builder/Owner or any other person acceptable to UDA

## Chapter Four

### 4.0 Investment Plan

No.	Name of the Project	Land Extent	Land Ownership	Summary of the Project	Gross Estimate	Funding	Implementing agency
1	Galawatta Land Development	235Perches	UDA	<ul style="list-style-type: none"> <li>• Relocation 6 housing units and 34 shops</li> <li>• Development of a open space, parking development, small scale commercial building</li> </ul>	64 Mn.	Treasury	<ul style="list-style-type: none"> <li>• UC Panadura</li> <li>• UDA</li> </ul>
2	Development of CTB land	2 Roods 38 Perches	UDA	<ul style="list-style-type: none"> <li>• Construction of 3 floors shopping complex</li> <li>• Construction of vehicle parking complex</li> </ul>	90 Mn.	Treasury	<ul style="list-style-type: none"> <li>• UDA</li> </ul>
3	Redevelopment of Public Market	1 Acres	UC Panadura	<ul style="list-style-type: none"> <li>• Facilitating the pavement hawkers redevelopment of market upper floors</li> </ul>	156 Mn.	Ministry of Samurdhi	<ul style="list-style-type: none"> <li>• UC Panadura</li> <li>• UDA</li> </ul>
4	Construction of Parking	2 Roods 18.7 Perches	UC Panadura	<ul style="list-style-type: none"> <li>• Construction of parking complex for the vehicles who using the railway station</li> </ul>	04 Mn.	UC Panadura	<ul style="list-style-type: none"> <li>• UC Pa nadura</li> </ul>
5	Development of Beach Park	Beach Strip	UC Panadura	<ul style="list-style-type: none"> <li>• Construction of parking area for beach park people</li> <li>• Construction of building with restaurant, leisure and recreational facilities for tourist</li> <li>• Construction of toilet with all facilities</li> </ul>	40 Mn	Ministry of Samurdhi	<ul style="list-style-type: none"> <li>• UC Panadura</li> </ul>
6	Development of Modarawila Play Ground	5 Acres	UC Panadura	<ul style="list-style-type: none"> <li>• Development of 400 m runner way</li> <li>• Construction of Play Ground</li> </ul>	50 Mn.	Ministry of Sports	<ul style="list-style-type: none"> <li>• UC Panadura</li> <li>• Panadura Divisional Secretariat</li> </ul>

## 4.1 Town Beautification Plan

Figure No. 1



### Building Limits

#### 1. Roads belongs to Road Development Authority (RDA)

No.	Road	Proposed Building Limit
1	Galle Road	50 Feet
2	Old Galle Road	50 Feet
3	Arthur V. Dias Mawatha	50 Feet
4	Panadura - Ratnepura Road	50 Feet

#### 2. Roads belongs to Provincial Road Development Authority (PRDA)

No.	Road	Proposed Building Line
5	Thotawatta Ambalinduwa Road (Jubili Road)	30 Feet
6	Walana Bekkegama Road	30 Feet
7	Panadura Hospital Access Road	30 Feet
8	Panadura Hirana Road	30 Feet
9	Panadura Kuruppumulla Road	30 Feet
10	Sri Maha Vihara Road	30 Feet
11	Panadura Court Access Road	30 Feet
12	Panadura Station Road	30 Feet
13	Walapala Kuruppumulla Road	30 Feet
14	Nalluruwa Morawinna Mahawila Road	30 Feet
15	Nalluruwa Dibbedda Mahawila Road	30 Feet
16	Wijesooriya Mawatha	25 Feet
17	Podu Sewa Mawatha	20 Feet
18	Wattal Pola Road	20 Feet
19	Chaya Mawatha	20 Feet
20	Dewala Road	20 Feet
21	Dammananda Mawatha	20 Feet
22	Jayathunga Mawatha	20 Feet
23	Vidyala Mawatha	20 Feet
24	Sri Wijaya Mawatha	20 Feet
25	Farm Grove Mawatha	20 Feet
26	Sri Rahula Mawatha	20 Feet
27	Anura Mawatha	20 Feet
28	Pragathi Mawatha	20 Feet
29	2 <sup>nd</sup> Lane	20 Feet
30	Minuwanpitiya Road	20 Feet
31	Mangala Mawatha	20 Feet
32	Kuruppu Mawatha	20 Feet
33	Gajaba Mawatha	20 Feet
34	Parakum Mawatha	20 Feet
35	Swarnajothi Mawatha	20 Feet
36	Thilaka Mawatha	20 Feet

37	Indrajothi Mawatha	20 Feet
38	Kuda Pokuna Road	20 Feet
39	Seelananda Mawatha	20 Feet
40	Sri Somananda Mawatha	20 Feet
41	Saman Mawatha	20 Feet
42	Sri Mal Uyana Road	20 Feet
43	Sath Bodhi Mawatha	20 Feet
44	Samagi Mawatha	20 Feet
45	Kulathunga Mawatha	20 Feet
46	Weerasingha Mawatha	20 Feet
47	Willie Dias Mawatha	20 Feet
48	Ganga Mawatha	20 Feet
49	Samantha Mawatha	20 Feet
50	Silvan Lane	20 Feet
51	Perera Mawatha	20 Feet
52	Mihindu Mawatha	20 Feet
53	Sangamith Mawatha	20 Feet
54	Sri Somananda Mawatha	20 Feet
55	Anura Mawatha	20 Feet
56	School Lane	20 Feet
57	Manel Mawatha	20 Feet
58	Sinsapa Mawatha	20 Feet
59	Shanthi Mawatha	20 Feet
60	Ashoka Mawatha	20 Feet
61	Kumudu Mawatha	20 Feet
62	Chandrasekara Mawatha	20 Feet
63	Janajaya Mawatha	20 Feet
64	Parakrama Mawatha	20 Feet
65	De Silva Mawatha	20 Feet
66	Wickrama Mawatha	20 Feet
67	Gunathilaka Mawatha	20 Feet
68	Nimalka Uyana Road	20 Feet
69	Susantha Mawatha	20 Feet
70	Bauddhashrama Mawatha	20 Feet
71	Jayathilaka Mawatha	20 Feet
72	Prison Road	20 Feet
73	3 <sup>rd</sup> Lane	20 Feet
74	Weeraman Road	20 Feet
75	Dudley Senanayaka Mawatha	20 Feet
76	Sriya Mawatha	20 Feet
77	Dias Avenue	20 Feet
78	Ranaviru Nalaka Amarasingha Mawatha	20 Feet
79	Upasena Mawatha	20 Feet
80	Ranaviru Methsiri Mawatha	20 Feet
81	Solamon Mawatha	20 Feet
82	Fernandoo Mawatha	20 Feet
83	Fonseka Mawatha	20 Feet
84	Galgoda Temple Road	20 Feet
85	D.S. Senanayaka Mawatha	20 Feet
86	Lesli Gunawardhana Mawatha	20 Feet
87	Dharmashalawa Road	20 Feet
88	Dr. Simon Mawatha	20 Feet
89	Gabada Mawatha	20 Feet
90	Leo Fernandoo Mawatha	20 Feet

91	Oruwella Road	20 Feet
92	Sagara Mawatha	20 Feet
93	Peiris Mawatha	20 Feet
94	Warehouse Road	20 Feet
95	R.S. Fernandoo Mawatha	20 Feet
96	Beach Road	20 Feet
97	Sugatha Maga I	20 Feet
98	Sri Gunarathna Mawatha	20 Feet
99	Desa Sewa Mawatha	20 Feet
100	7 <sup>th</sup> Cross Street	20 Feet
101	Grace Peiris Mawatha	20 Feet
102	Bandaranayaka Mawatha	20 Feet
103	Sri Sumanatissa Mawatha	20 Feet
104	Solamon Mawatha	20 Feet
105	Dheerananda Mawatha	20 Feet
106	Pangnananda Mawatha	20 Feet
107	Patalee Rukkarama Road	20 Feet
108	Walter Salgado Mawatha	20 Feet
109	Bandiya Temple Road	20 Feet
110	SalgadoMawatha	20 Feet
111	Suduwella Road	20 Feet
112	Kalderam Maduwatta Road	20 Feet
113	Kaviraja Mawatha	20 Feet
114	1 <sup>st</sup> Lane	20 Feet
115	2 <sup>nd</sup> lane	20 Feet
116	3 <sup>rd</sup> Lane	20 Feet
117	Samagi Mawatha	20 Feet
118	Suhada Mawatha	20 Feet
119	Sri Medananda Mawatha	20 Feet
120	Sri Sasanawansa Mawatha	20 Feet
121	P.C.M. Dias Mawatha	20 Feet
122	Noel Mendis Mawatha	30 Feet
123	Sir James Peiris Mawatha	20 Feet
124	Gunananda Mawatha	20 Feet
125	Nirmala Mawatha	20 Feet
126	Uyankele Cross Road (D.W.J. Perera Mawatha)	20 Feet
127	Uyankele Road	20 Feet
128	De Zoysa Road	20 Feet
129	Melwin Lane	20 Feet
130	Samudra Mawatha	20 Feet
131	Sri Sumangala Girls' College Road	20 Feet
132	Nevil Perera Mawatha	20 Feet
133	Sangananda Mawatha	20 Feet
134	Sir Bennet Zoysa Mawatha	20 Feet
135	Galweti Modara Mawatha	20 Feet
136	Diyarilla Watta Road	20 Feet
137	Circular Road	20 Feet
138	Athnasikada Mawatha	20 Feet
139	Jayanthi Mawatha	20 Feet
140	Sri Seevali Road	20 Feet
141	Bodhirukkarama Road	20 Feet
142	Finance Wwatta Road	20 Feet
143	UC 1	20 Feet
144	UC 2	20 Feet

## Annexure 02

### Reservations

- Coastal Reservation - 45.0 m. From Vegetation line
- River Reservation - Panadura Ganga - 12.0 m. From Vegetation line
- Canal Reservation- Modarawila main canal - 2.25 m
- Other canal reservation should be adhere to the special gazette notice No. 1662/17 dated 14th July 2010 published by the SLLR & DC.

Surface Depth of Ela (m)	Reservation from the Ela Bank	
	For Open Ela (m)	Covered Ela (m)
3.2 – 1.2	1.0	0.3
3.0 – 1.3	2.0	1.0
4.5 – 3.1	2.75	1.0
6.0 – 4.6	3.5	1.5
9.0 – 6.1	4.5	1.5
9.0 >	6.5	2.0

If required recommendations should be obtained from the relevant institutions.

### Special Guidelines for approval of Land Subdivision & Building Plans around the Bolgoda River

When development activities carried out within this Environmental Sensitive Zone, there should be a special consideration to conserve environment. The following guidelines need to be follow with regards to the approving development applications & issuing license.

- ❖ To maintain 40ft Wide River reservation from the Bolgoda River bank without any construction & preserving of existing vegetation line. Further, when approving the survey plans the 40ft reservation should be mentioned in such survey plan.
- ❖ There is no any authorization to construct boundary walls of the boundaries which are facing to the river reservation. However, authorization will have given to the Wire net fence or fence finishes as net fence, And its maximum height should not be exceed than 2m.
- ❖ Developer should obtain the Preliminary Planning Clearances (PPC) from the UDA prior to approving Land subdivisions & Building plans for the following development activities which are plan to construct within 40 -120 ft from the river bank.
  - Applications of subdivision of more than One (01) acre land.
  - Applications of all industries.
  - Applications of Paddy & Lowlands development.
  - Applications of Tourism Industry.
  - Applications of Residential & Other buildings more than 3000 ft<sup>2</sup>.
- ❖ Land Extent & the Building height of the authorized land parcels within 40-120 ft from the river bank as to be follows,



## Building Height

From the Boundary River Bank	Maximum Height of the building from the existing land
To 40 ft	Not Authorized
To 40 - 80 ft	There are two height limitations , That is, If
	1. 17 ft height - At the time allocation of river reservation from the own land and the constructions happening on the other part of the land with fulfilling other regulations & requirements, minimum limitations for the open spaces is not required. 2. 27 ft. height-Approval for the 27ft height construction has given, if it's fulfills all the building regulations& other requirements. Similarly allocate side space (1/3 width of land boundary which is going parallel to the river) without blocking the scenic view of the Bolgoda river.
To 80 - 120 ft	27 ft
More than 120 ft	Empower UDA general regulations

However, considering the geographical formation of the area, Planning Committee has power to control the height variations.

## Land Extent of the Land Parcels

Land Lot	Minimum Land Extent (Perch)
First & Second land lots facing to the River	15
Third Land lot facing to the River	10
For other Land lots	Should be accordance with the regulations of relevant local authorities.

- ❖ It needs to follow proper mechanism to dispose solid waste & sewage according to the relevant local authority recommendations & strictly prohibited to dispose it to the river or river reservation.
- ❖ No land filling & soil excavations within the land. Also buildings need to plan according to the geographical differences.
- ❖ All the development activities of land should be according to the UDA planning regulations.
- ❖ Central Environmental Authority clearance certificate should be obtain for the development activities except less than 3000 ft residential developments which is going to carry out within the 40 – 120 ft from the river bank.

## Annexure 03

### Minimum Plot Size

❖ Maximum floor area for residential	- 6 Perches
❖ Commercial	- 6 Perches
❖ Industry	- 40 Perches
❖ Small scale industry	- 20 Perches
❖ Other developments	- 10 Perches
❖ Modarawila Low Income Housing Scheme	- 4 Perches

## Annexure 04

### Floor Area Ratio

#### i. Commercial Zone

Floor Area (sq.m.)	Perches	Permitted Floor Area Ratio
150 – 250	6 - 10	1:2.5
251 – 400	11 - 15	1:3.0
401 – 750	16 - 28	1:3.5
751 – 1000	29 - 39	1:4.0
1000 more	40 more	1:5.0

#### ii. Administrative Zone

Floor Area (sq.m.)	Perches	Permitted Floor Area Ratio
150 – 250	6 - 10	1:1.5
251 – 400	11 - 15	1:2.0
401 – 750	16 - 28	1:2.5
751 – 1000	29 - 39	1:3.0
1000 more	40 more	1:4.0

#### iii. Primary Residential Zone

Floor Area (sq.m.)	Perches	Permitted Floor Area Ratio
150 – 250	6 - 10	1:1.3
251 – 400	11 - 15	1:1.5
401 – 750	16 - 28	1:2.0
751 – 1000	29 - 39	1:2.5
1000 more	40 more	1:4.5

**iv. Mixed Development Zone**

<b>Floor Area (sq.m.)</b>	<b>Perches</b>	<b>Permitted Floor Area Ratio</b>
150 – 250	6 - 10	1:2.0
251 – 400	11 - 15	1:2.5
401 – 750	16 - 28	1:3.0
751 - 1000	29 - 39	1:3.5
1000 more	40 more	1:4.5

**v. Mixed Residential Zone**

<b>Floor Area (sq.m.)</b>	<b>Perches</b>	<b>Permitted Floor Area Ratio</b>
150 - 250	6 - 10	1:1.3
251 - 400	11 - 15	1:1.5
401 - 750	16 - 28	1:2.0
751 - 1000	29 - 39	1:2.5
1000 more	40 more	1:4.5

**vi. Tourism Zone**

<b>Floor Area (sq.m.)</b>	<b>Perches</b>	<b>Permitted Floor Area Ratio</b>
150 - 250	6 - 10	1:1.3
251 - 400	11 - 15	1:2.0
401 - 750	16 - 28	1:2.5
751 - 1000	29 - 39	1:3.5
1000 more	40 more	1:4.0

**vii. Industrial Zone**

Minimum extent is not less than 40 perches. For the Small scale industry it should be 20 perches in extent.

**Application Form for obtaining Preliminary Planning Clearance  
for Proposed Development**

<b>For Office Use</b>	
No.	
Processing Fees Paid	
Receipt No.	
Date	

The Chairman,  
Urban Development Authority,  
Thro' Chairman/Authorized Officer,  
Panadura Urban Council.

Sir,

I/We hereby apply for the Preliminary Planning Clearance for sub-division/development of lands/Construction of buildings bearing assessment No. .... (Street) ..... (Town).

I/We forward herewith the following particulars.

1. A Survey Plan of the site to a scale of not less than 1:1000 showing adjoining properties and roads.
2. A sketch plan showing the site in relation to the surrounding development.
3. Duly filled application form and the receipt of the depositing the processing fees to the A/c. No 1534 to the Corporate Branch of Bank of Ceylon.

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

.....  
Date

.....  
Signature of Owner/Applicant

**Application Form**  
(Please write clearly or typewrite)

**1. Particulars of Applicant**

Name : .....

Address : .....

Telephone No. : .....

**2. Particulars of Proposed Site**

- (a) Location : .....
- (b) Assessment No. : .....
- (c) Local Authority : .....
- (d) Grama Niladhari Division : Name :.....  
No. :.....
- (e) Street : .....
- (f) Survey Plan No. : .....
- Lot No. : .....
- Site Extent Acr..... R..... P .....

(g) Present Use:-

Consist of Buildings	Vacant Land	Paddy/Coconut	Other (Specify)

(h) Present use of Building (Give details of every building on the site)

	Building 1	Building 2	Building 3
No. of Floors			
Maximum Height (m)			
Gross Floor Area (sq.m.)			

**3. Particulars of Proposed Development:-**

a. Nature of Development

Reclamation of Paddy/Low Land	Sub Division of High Land	Building Construction	Other (Specify)

- (i) If the development required reclamation of land, the recommendation of the Sri Lanka Land Reclamation & Development Corporation (SLLRDC), Agrarian Services and other relevant agencies should be submitted along with the application.

- (ii) State of Development (Please provide brief information)

.....  
 .....  
 .....

**4. Particular of the Site (sq.m.)**

**5. Availability of Infrastructure:- (strike out if not relevant)**

Width of Street/Access way (m)	
Water Supply System	Well/NWS & DB/Other specify
Sewerage System	Private Septic Tank/Public Septic Tank/Other (specify)
Electricity	Single phase/2 phase/3 phase
Solid Waste Disposal	
Waste Water Disposal	

**6. If the development is a land sub-division**

- (a) No. of Lots : .....
- (b) Minimum Plot Size : ..... (Perches)
- (c) Proposed Development : .....

Use	No. of Lots	Extent (Perches)
Residential		
Commercial		
Industries		
Institutions		
Other (Specify)		

**7. If the Development is a Building Development:**

- (a) Gross Floor Area of Proposed Development (square meters) : .....
- (b) No. 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 =  $\frac{\text{Floor area at Ground level} \times 100}{\text{Site Area}}$  = .....
- (e) Basement (if available) i, Area :- ..... (sq.m.)
- (f) Details of Floor Space (sq.m.)
- Residential .....
- Commercial .....
- Industrial .....
- Institutions .....

Other (Specify) .....

Total .....

- (g) Parking Space Provided .....
- Cars .....
- Other (Specify) .....

**8. If the development is erection of communication tower**

- (a) Whether the Recommendation has been obtained from the Telecommunication Regulatory Commission of Sri Lanka?
- (b) Whether any protest arose from the neighbors?
- (i) If any, give details;
- (c) The erection will be done on

Land	
Building	

If the erection is on top of the building a certificate from the Structural Engineer for bearing capacity of the building and the Certificate of Conformity to the building should be submitted.

- (d) Whether the Certificate of Conformity to the building has been obtained?

I / We certified that the above-mentioned information true and correct best of my / our knowledge.

.....

Date

.....

Signature of the Applicant / Owner

**Land Sub-Division Procedure**

- 1 Approval should be obtained from the Panaduara Urban Council for sub-division of land.
2. The extent of the lands to be sub-divided 0.5 ha. or more should be complied with the following conditions and submitted to the Panaduara Urban Council;
  - Preliminary Planning Clearance should be obtained from the Urban Development Authority (UDA)
  - Sub-division plan should be prepared in accordance with the Planning Regulations of the UDA
  - Road network, side drains and the drainage system should be clearly indicated in the sub-division please
  - The minimum plot size should be in accordance with the zoning regulations of Panaduara Urban Council
  - If drinking water obtain from the ground, a certification should be obtained from the Water Resources Board to ensure the ground water availability. Otherwise a certification should be obtained from the National Water Supply & Drainage Board (NWS & DB) for provision of pipe borne water.
  - The extent of the land to be sub-divided is 0.5 ha. or more, a Chartered Town Planner and Licensed surveyor & Leveler and in case of not exceeding 0.5 ha. a Licensed Surveyor & Leveler should be certified.
  - If the parcel of land or site to be sub-divided is 1.0 ha. or more 10% of the land excluding streets should be reserved for community recreation and open spaces in appropriate location with easy access to all residents.
3. A preliminary permit will be issued by the Panaduara Urban Council by a letter to carryout physical development of the above sub-division subject to fulfillment of the conditions given above.
9. The development permit and the certificate of conformity will be issued by the Planning Committee of the Panaduara Urban Council on fulfilling the requirements given in the preliminary permit.

**Important -** *Selling of the lands and the construction of buildings should be done after obtaining the Development Permit and Certificate of Conformity.*



## Application Form for obtaining Development Permit for Sub-Division of Lands

## For Office Use only.

No. : .....  
 Processing Fees: .....  
 Receipt No. : .....  
 Date : .....

The Chairman,  
 Urban Development Authority,  
 Thro' Chairman / Authorized Officer,  
 Panadura Urban Council.

Sir,

I / We do hereby request to issue a permit for the subdivision of my /our land situated at .....(Assessment No.) ..... (Street) in .....(Ward No.) ..... within the city limit of .....

I / We hereby submit the duly filled application form with the signature of qualified person for your consideration please.

.....  
 Signature of Owner / Applicant

(1). Details of Applicant:

- (i) Name &Address : .....  
 (ii) Telephone No. : .....

(2). Details of the land to be subdivided:

- a. Location : .....  
 b. Asst. No. : .....  
 c. Street : .....  
 d. Ward No. : .....  
 e. Survey Plan No.: ..... Lot No : .....  
 f. Name of the Surveyor : .....  
 g. Extent of land : .....

(3). Present land Use : Residential/Commercial/Industry/Agricultural/Other

(4). Development of the site:

- (a) State whether the level of the land is proposed to be raised by filling. If so give level details relevant to proposed roads and drains. If necessary the approval of the Sri Lanka Land Reclamation & Development Corporation, approval of Agrarian Services Department in case of paddy land, and approval of Coconut

Development Board in case of coconut land should be submitted (Should submit the letters of recommendation).

(b) Proposed development at the site: (state area reserved for each development):

Residential activities : .....  
Commercial activities : .....  
Industrial activities : .....  
Institutional activities : .....  
Parks, Play grounds, open area : .....  
Streets & access roads: .....  
Other : .....

(5). Infrastructure facilities:

	Existing	Proposed
Water	.....	.....
Waste disposal	.....	.....
Electricity	.....	.....
Waste Water Disposal	.....	.....

(6) If the sub division involves the division of a building, state how each part of the building will be brought into conformity with the planning & Building regulations:

.....  
.....

(7) Approximate date of commencement and phasing. ....  
.....

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

.....  
Date

.....  
Signature of Applicant

\_\_\_\_\_

## Annexure 08

### Application Form for Obtaining Development Permit for Construction of Buildings

#### For Office Use

I, .....has received a copy of approved Sub Division Plan and 3 copies of Building Plans.

**Signature** : .....

Application form for Approval for Construction of a Building in Accordance with the Urban Development Authority Act. No. 41 of 1978 and Extra Ordinary Gazette Notification of 10th March 1986.

#### For Office Use

Reference No. : .....  
No. of Copies of Plan : .....  
Type of Processing : .....  
Processing Fees : .....  
Amount Paid : .....  
Receipt No. : .....

The Chairman,  
Urban Development Authority,  
Thro' / The Chairman Authorized Officer,  
Panadura Urban Council

Sir,

I / Mr. / Mrs./ Miss. .... of  
.....(full address), hereby request the  
written approval of the Planning Committee for the application submitted by me in triplicate  
for construction of a building / Alteration / Addition to the existing building, situated at Asst.  
No. .... in Ward No. .... within the limits of  
.....Panadura Urban Council, in accordance with the  
above Act.

.....  
Date

.....  
Signature of the Applicant

**Report on Certificate of Conformity**

For Office Use only.	
<b>No.</b>	: .....
<b>Processing Fees:</b>	.....
<b>Receipt No.</b>	: .....
<b>Date</b>	: .....

The Chairman,  
Urban Development Authority,  
Thro' Chairman / Authorized Officer,  
Panadura Urban Council.

Sir,

I / We hereby apply for a Certificate of Conformity in respect of development carried out at ..... (Give location etc.) in terms of permit No. .... dated ..... 20..... issued to by me.

The work has been completed complying fully with the permit / the work has been completed with the following divisions (Strike out whichever is not applicable).

Details of deviations

I attach herewith the following certificates, as required under the regulations.

I / We certify that the information give above are true and correct.

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Name : .....

Address : .....  
.....  
.....

Date : .....

## Annexure 10

### PART I

USED AND TYPES OF BUILDINGS		
	Uses	Types of Buildings
1.	Residential	Including Houses, Municipal Dwellings, Apartments, Home for Elders
2.	Commercial	Including Office Building, Hotels, Motels, Guest House, Public Lodging, Shopping Centres, 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 EQUIPMENT RAINWATER HOLDING PROVISION REQUIREMENT						
* Annual Rainwater Band (mm)		Minimum Volume required to collect from 100 m <sup>2</sup> of roof area and hard paved area				
		Residential		Commercial	Industrial	Institutional
		Domestic (cu.m.)	Apartments/ Condominiums (cu.m.)	(cu.m.)	(cu.m.)	(cu.m.)
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 Rainwater Holding Provision (m<sup>3</sup>) =  $\frac{\text{Minimum Volume}}{100} \times \text{Total Roof area and paved area}$

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

### PART III

PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDER PROVISION										
Storage (m <sup>3</sup> )				Ground Water Infiltration (m <sup>3</sup> )						Total m <sup>3</sup>
Above Groun d	On Groun d	Below Groun d	Othe rs	Wastew ater Pit	Unpav ed Groun d	Unlined Pond	Dug Well	Boreh ole	Other	

## Annexure 11

### Specifications for School Buildings

Description	Primary schools (from 1 <sup>st</sup> year to 6 <sup>th</sup> Year)	Secondary Schools (from 1 <sup>st</sup> year to 13 <sup>th</sup> Year)
Minimum Plot Size	60 Perches	60 Perches
Minimum Plot size for playground	40 Perches (shortest side - 60 ft.)	80 Perches (There should be minimum of 40 Perches or/otherwise there should be a public playground with 200 meters running track within the distance of 500 meters.)
Minimum road frontage of the site	12 meters	12 meters
Maximum Plot Size	50%	50%
Minimum Road Width	9 meters	9 meters
Minimum area for class room	40 sq.m. (one side should be at least 4.5 m.)	
Parking Space	should adhere to table 3.5	
Maximum Height	Should be 15 m. or 4 floors including ground floor	
Conditions	<ol style="list-style-type: none"> <li>1. The developer should submit below reports               <ol style="list-style-type: none"> <li>i. Traffic Management Plan</li> <li>ii. Plan on waste disposal system</li> </ol> </li> <li>2. All plans should be in accordance with the specification of Education Department for infrastructure.</li> <li>3. All equipments for Schools should be in accordance with the specification given by Education Department and these should be fulfilled before obtaining the COC.</li> <li>4. A parking area should be provided for vehicles.</li> </ol>	

## Annexure 12

### Standards for Boarding Houses/Hostel Facilities

Definition	Minimum requirement for hostels for 3 or more person are stipulated herein.
Bed Room	Every room in the hostel/boarding should have a minimum floor area of 12 square meters. The maximum number of hostellers per room is 4.
Common Room	Should not be less than 12 square meters. For every 9 persons, there should be a accommodation facilities for one guest and facilities for ironing, recreation, reading and writing should be accommodated.
Kitchen	There should be facilities for cooking and storing food as well as storage facilities for kitchen utensils. Accordingly the minimum floor area of 5.5sq.m. should be provided for the kitchen.
Toilette and Bathing facilities	For every six hostellers there should be one toilet and bathing facilities.
Electricity	Every building should be provided with electricity.
Water	If pipe borne water is not available for drinking and bathing purposes, the water should be obtained with the approval of the Local Authority.

## Annexure 13

### Specifications for Tuition Class Buildings

Description	Required Space
Minimum Plot Size	500 sq.ft.(12 Perches)
Access	20 ft.
Floor Area Ratio	60%
Road Frontage	40ft.
Vehicle Parking Facilities	1 space for 100 sq.m.
Sanitary facilities	5 units for 500 sq.m.
Minimum Floor Area of a Classroom	40 sq.ft.
Conditions	<ol style="list-style-type: none"><li>1. Should submit a clearance Certificate from the Central Environmental Authority for the prevention of sound pollution and disposal of waste.</li><li>2. Sanitary facilities for males and females should provide accordingly.</li></ol>