

**DEVELOPMENT PLAN  
FOR  
GALLE URBAN DEVELOPMENT AREA  
(GALLE MUNICIPAL COUNCIL AREA)**

**2008 - 2025**

**VOLUME II**

**PLANNING  
AND  
BUILDING REGULATIONS**



**URBAN DEVELOPMENT AUTHORITY  
“SETHSIRIPAYA”  
BATTARAMULLA  
2008**

## **CONTENT**

**PART        1        -        General Regulations.**

**PART        II        -        Planning Regulations**

**PART        III        -        Building Regulations**

**PART        IV        -        Special Regulations for Galle Fort World Heritage Site**

**PART        V        -        Applications and Schedules**

# **PART I**

## **GENERAL REGULATIONS**

### **Introduction**

These regulations are applicable for Galle Municipal Council Area.

### **Submission of Plans**

All application under section 8J of the Law for the purpose of obtaining a development permit to engage in any development activity shall be made to the Authority in the relevant form specified in Schedule (I) to these regulations and be accompanied by the fees specified in “ Schedule V”.

1. All plan submitted to under these regulations shall:
  - (i) Be prepared and signed by a qualified persons:
  - (ii) Be signed by the owner of the site or premises:
  - (iii) Be submitted in triplicate.
2.
  - (1) The Authority may, where it deems necessary require the submission of additional copies of the plans submitted under regulation 1.
  - (2) If the plans, drawings, specifications and information given, do not provide all the particulars necessary to deal satisfactorily with the application, the authority may require production of such additional particulars and plans as it deems necessary in order to satisfy itself as to exact nature of the development activity envisaged.
3. All plans submitted for the purpose of obtaining a development permit in respect to any specific development activity shall consist of :-
  - (1) Where no building work is involved in the development activity or it is restricted to land development :-
    - (a) A location plan of the site in relation to the adjoining streets to a scale of not less than 1: 4000;
    - (b) A survey plan of the site to a scale of not less than 1:1000 showing :-
      - (i) The location of site including figured dimensions of the buildings, if any
      - (ii) The scale of the plan the north point and the assessment numbers of adjoining lots or buildings:
      - (iii) The means of access to the site:
      - (iv) All existing drains and water courses; and

- (v) Contour or spot levels of the site and levels on the street or street in the front of the site, where necessary ;
- (c) A detailed blocking out to a plan scale of not less than 1:1000 showing the proposed sub - division, of lots together with their dimensions, directions, width and levels of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to,
- (2) Where building work is involved in the development activity;
  - (a) A sketch plan of the surrounding area sufficient to locate the building site;
  - (b) The 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 for showing :-
    - (i) Figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building intended to be put to :
    - (ii) The positions and dimensions of all doors windows and other openings :
    - (iii) The positions of all sanitary appliances and their connection to sewer lines :
    - (iv) Fire escapes :
    - (v) Clearance from aerial electricity supply lines :
    - (vi) The type of materials and specifications to be used for the walls, super structures and floor slabs and roof structure of the building :
  - (d) Cross and longitudinal sectional drawings of the building along appropriate lines showing :
    - (i) The thickness of all wall, floors :
    - (ii) The position and the dimension of doors windows or other openings, the height of every storey, the ceiling height and the level of the building in relation to the existing ground or street level and the clear distances between the site boundaries and the external walls of the building :
  - (e) Front and side elevations of the building showing elevations of every existing building within the site showing it's height , floor level and other external visible features. :
  - (f) Means of disposal of rain water : -
  - (g) Whether the building is to be centrally air conditioned ; and
  - (h) Such other particulars or information relating to the building as the authority may require in order to satisfy itself as the exact nature of the development activity envisaged :

4. All plans shall be drawn neatly and accurately in ink or reproduced in print showing all proposals including new building works and all part of any existing building and features that are to be retained or removed in a distinct by colour or notation.

### **Building Categories**

5. For the purpose of these regulations building shall be categorized as follows :
- (1) Category A - Means any building consisting five or more floors including the ground floor or any building the height of which exceeds fifteen meters above the adjoining street.
  - (2) Category B - Any building not being a high rise building which consist of :-
    - (i) A basement - roofs, foundation beams and other related parts of the building
    - (ii) Two or more floors including ground floor where a wall or column is situated on the property boundary;
    - (iii) Pile or raft foundation;
    - (iv) Roof spans exceeding ten meters;
    - (v) A place of public assembly or a public building ;
    - (vi) A building which is a wind sensitive such as warehouse and factories; and
    - (vii) Any other type of building not covered under categories A and C
  - (3) Category C
    - (i) Residential building which does not exceed three hundred (300) sq.m in extent which is not covered under category B; (ii).
    - (ii) Any building other than a residential building which does not exceed 100 sq.m. in extent which is not covered under B (ii).

### **Submission of Structural and Service Plans.**

6. (1) An applicant shall in respect of all building other than those buildings falling within category C submit before the commencement of any building works, a detailed structural plan of the building with a copy of design calculations.
- (2) Detailed structural plan and design calculations shall be prepared and signed by the qualified person who prepared such plans and calculations and shall in respect of all buildings specified in category A of regulation 5 and where required by the Authority in the case of building specified in category B of regulation 5, shall contain the following.
- (a) Statements indicating clearly the superimposed load for which each floor system or part there of has been designed;
  - (b) The results of any soil test carried out, the calculations for determination of soil bearings capacity and boring investigation ; and

- (c) 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 where any such system therein is to be extended or altered the layout and the 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 plan of the building in which the system is to be installed, extended or altered.
- (4) The applicant shall submit in respect of building mentioned in category A and where required by the Authority in the case of buildings in category B , service plan relating to water supply sewerage drainage and electricity duly signed by the appropriate qualified by the engineer before commencing building works.

### **Preliminary Planning Clearance and Approval of Plans.**

- 7. (1) The preliminary planning clearance shall be in writing and may be include such restrictions and conditions as may be imposed.
- (2) It shall be valid for a period of one year.
- (3) The preliminary clearance will not constitute a permit and shall not entitle the applicant or any person to commence or carry out any development activity what so ever,
- (4) Every development permit granted shall be in writing and shall be subject to the restrictions and conditions set out there in.
- (5) The authority may on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two 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.

### **Appeals against Refusal**

- 8. 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.

### **Development to be in Conformity with the Permit**

- 9. (1) No development activity shall be commenced or carried out in contravention of the development permit.
- (2) The development permit may be revoked by the Authority if there is :-
  - (a) A breach of term or a condition of the permit
  - (b) A contravention of the provision of these regulation
  - (c) A misspresentation of the fact in the application plans or other documents submitted by the applicant or
  - (d) Failure to submit plans and other particulars under regulation 6

## **PART II**

### **PLANNING REGULATION**

#### **Suitability of the Site**

- 10.** No development activity shall be carried out in respect of :-
- (a) Site which has been filled up with any substance impregnated with faecal, animal or vegetable matter 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 of the building and beyond it for a distance of three meters all round or on the boundary of the site, whichever is nearer is raised thirty centimeter above the highest known flood level of the site.

#### **Use of the Site.**

- 11.** No site or building whether existing or to be constructed may be used any purpose other than that approved by the Authority. In deciding which purpose should be approved the Authority shall take in to consideration. Provisions of any development plan approved for the development area or the provision of any development plan under consideration where no such plans are available, the Authority shall take in to consideration the characteristics of the area together with the zoning and future land use of that area.

#### **Floor area Ratio (F.A.R.)**

- 12.** (1) Floor area Ratio (FAR) is given under 2 zones. The dimensions for each zones are given in Schedule III and Form "L".
- i World Heritage site of Galle Fort  
FAR for World Heritage site of Galle Fort is given under special regulation.
  - ii The rest of the Galle Municipal Council area  
A basement floor can be permitted in addition to above mentioned floor area ratio for the usage of parking, installation of air conditioning and other equipment.
- If a permanent parking space is provided under these regulations as specified in Schedule II to these regulations at the level of any floor in a building, such parking place shall be excluded from the calculation of the floor area ratio.

#### **Access**

- 13.** (1) No site or lot abutting a street less than nine meters in width shall be used for non

- residential use or construction of any building for such use except as provided under regulation 13 (2) (b).
- (2) (a) Every street meant to serve dwelling unit shall be in conformity with the specifications set out in Form “A” of Schedule (III); and
- (b) A street meant to serve one or more lot for construction of any building for non residential use may be permitted with access less than 9 meters in width and shall be in conformity with the specification set out Form “B” of Schedule (III)

However if the chairman is of the opinion that an undue hardship will be caused to a person in the case of residential use of a lot if the minimum access requirements for a dwelling house as stipulated in Schedule (III) A are to be complied with, the minimum width or access may be reduced by not more than 2 meters on the recommendation of the head office of the local Authority and in consultation with the planning committee subject to the following :-

- (i) A minimum width of three meters is available for the access
- (ii) This reduction will not apply in case of new sub division
- (iii) The area has a semi urban character
- (3) Every such street shall connect on to a public street which is not less than nine (9.0) meters 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 nine (9.0) meters in width.
- (4) Every street which is less than nine (9.0) meters in width and exceeds thirty meters (30) in length, shall be provided with a turning circle of not less than nine (9.0) meters in diameters at the dead end.

### **Specification as to Lots**

14. (1) The minimum extent and the minimum width of lots for different classes of buildings, not being high rise buildings, should be in conformity with the specification set out in Form “C” of Schedule (III) unless the Authority has stipulated a higher or lower minimum extent and / or higher or lower width of lots in a development plan already approved for the area or proposed for the area.
- (2) Every lot or site which abuts on to the end of dead end street may have a frontage less than the width in Form “C” of Schedule (III) but have a front age which not less than 3.0 meters wide perpendicular to the line of the street.
- (3) The Authority may relax the requirement of the specified site, extent and the width in the case of an existing lot provided that a building satisfying the other regulations can be build on the site.

### **Height of Buildings**

15. (1) The maximum height of the building on an existing lot of six (6.0) meters or less



in width and or has less than one hundred and fifty (150) sq.m. in the extent shall not exceed seven and a half (7.5) meters or two floors unless the Authority directs otherwise. -

A decision taken by planning committee of Galle Municipal Council, any plot which are not less than 6.0 m. in width or less than 150 sq.m. in extent along the Main street up to the starting point of Gannobhasa Mawatha. The maximum height of the building will be 11.25 m or three storied building including ground floor is allowed.

- (2) The maximum height of a building in other cases not being a high rise building shall not exceed fifteen meters or twice the distance between any storey of a building and further edge of the abutting street, which ever is less.
- (3) If the lot is situated in corner, the height of a 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 twenty (20) meters from wider street.
- (4) In measuring the height under this regulation the lift or motor room not exceeding a height of six (06) meters and not exceeding fifty five (55) sq.m. in extent or a stair case room not exceeding a height of 05 meters and not exceeding 25 sq.m. extent or a water tank not exceeding a height of 1.5 meters shall be ignored.

### **Street Lines and Building Lines**

16. (1) Any land abutting a street or streets, the building line shall be in conformity with the dimensions given in Schedule III Form (D).
- (2) Whether the street which the lot abuts is a local secondary or Principle Street will be determined by the Authority.
- (3) No building shall extent beyond the building line provided that balconies, sunshades or eaves, not exceeding 1.0 meter in width may be permitted between the building line and the street line and a fence or boundary will not exceeding two meters in height may be permitted on the street line.
- (4) Car parking facilities shall not be considered for any development activity within the building limit.
- (5) Any street line approved by Galle Municipal Council should not be change without the prior approval of the Authority.

Further,

- (i) Public road which are not control by Municipal Council, building line of that road like 1 - 15 houses should be 4.5 m. from the center of the road.
- (ii) Such road which have more than 15 houses, building line should be 20 ft. from center of the road.

### **Other Reservation**

17. (1) Water bodies and canal reservation

- Gin Ganga - 50 m.
  - Moragoda canal / Kepu Ela / Old Ela - 3.5 m.
  - Mahamodera Vila - 10 m.
  - Other small canal - 3 m.
  - Sub canal - 1 m
  - Reservation of Bikke reservoir should be maintained as it is
- (2) Coastal Reservation Zone - Permission shall be obtained from the Cost Conservation Department prior to the approval of any Development
- (3) Railway Reservation - Permission shall be obtained from the Railway Department, prior to the approval of any development.

### **Sub – Division of Land**

- 18.** (1). (a) No parcel of land or lot designated or proposed for any use other than agriculture or horticulture shall be subdivided unless a plan relating to such sub division has been approved by the Authority.
- (b) Any person intending to sub divide a land shall submit to the Authority an application which is in conformity with the requirement of regulation 3 (1).
- (2) The Authority in approving the plans for subdivision of land may require the applicant to modify the plan as it may consider necessary. The subdivision on the site shall be carried out only after the approval of the Authority is given.
- (3) The minimum extent and width of lots shall be in accordance with the provisions of regulation 14.
- (4) No lot in such sub - division shall be less than 12 meters in depth.
- (5) 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.
- (6) No lot in a sub - division plan shall be utilized for any purpose for which it was approved.
- 19.** If the number of blocks exceeds 20 a space of 50 sq.m. in extent should be allocated for garbage dispose point. For each blocks such space to be allocate and it should use for that purpose only.
- 20.** (1) Every lot in a sub - division shall abut on an existing or proposed public street or street in accordance with the provisions of regulation 13.
- (2) The minimum width of a carriageway reservation for the streets shall be as approved by the Authority but in no case shall be less than 3.6 meters for streets up to 9.0 meters in width and 6.0 meters for streets wider than the 9.0 meters.
- 21.** (1) Where the parcel of land or site to be sub divided exceeds 1.0 hectare, an area of

not less than ten per centum of the land or site, excluding streets shall be reserved for community and recreation uses in appropriate locations.

(2) Under the 06.08.1996 Gazette Notification No. 935/6 if the land sub - division exceed 1.0 hectare the following regulations are applicable.

(a) In commercial and industrial land sub - division, if the minimum and parcel of land sub - division is not less than 2,024 sq.m. (80 perches) and all the road widths are not less than 9 meters the land may be sub - divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub - division of any of the parcels the developer should either-

I Reserve the 10 percent of the land so sub - divided ; or

II Deposit the market value of 10 percent of the land so sub - divided at the Municipal Council, Galle.

(b) In Residential land sub - divisions, if the minimum land parcel of the sub - division is not less than 1,012 sq.m. (40 perches) and the development is limited to two housing units per lot the land may be sub - divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub - division or construction of more than two housing units per lot, the developer should deposit the market value of 10 percent of the land so sub - divided or developed at the relevant local authority.

(c) When the land to be sub divided is located within 0.5 kilometers from a public open space such as a lake, public playground, etc. which is more than 4,047 sq.m. (one acre) in event and if the Authority directs the developer, the developer should deposit at the Municipal Council, Galle the market value of the area land for the open space requirement, instead of providing the open space physically within the site.

(d) When the open space requirement of a sub division is not more than 506 sq.m. (20 perches) in extent or if the local authority directs the developer to do so with the approval of the Chairman of the Urban Development Authority, the developer should deposit at the Municipal Council, Galle the market value of the area of land of the open space required for the sub division instead of providing the open space physically.

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

(3) Such reserved space shall be vested with the Authority free of all charges.

**22.** No lot in a sub division shall be put to use or built upon unless the streets are demarcated,

open out to their full width and developed with infrastructure to the satisfaction of the authority.

### **Layouts Plans for Flats and Housing Units**

- 23.** (1) 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 development plan for the area in question.
- (2) The Authority may approve any layout or project for housing or re housing of slum and shanty dwellers or housing of low income persons, which is in conformity with the development plan for the area in question.

### **Open Spaces around Buildings**

- 24.** The maximum plot coverage permissible on any site for any of the purposes specified in Form “E” of Schedule (III) shall be as in conformity with the requirements specified therein.

- 25.** (1) There shall be in the rear of every building and belonging exclusively to it an open space of not less than three (3) meters extending along the entire width of the building unless the rear of the building abuts on to a public street not less than six (6) meters in width;

Provided, that where the building consists of a ground floor and the first floor only and no further storey are proposed to be added, the width of such rear open space may be reduced to 2.25 meters.

- (2) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further from any street on which the building is situated;

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

- (3) No building or structure other than cantilevered sunshades or overhanging balconies not exceeding one meter in width may be allowed in such open space.
- (4) 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.
- (5) In the case of buildings where an open space is intended to be provided on the site for purposes of access, maintenance of the building, in separating it from adjoining properties such open space shall in no case be less than 80 centimeters in width.

### **Additional Requirements for highrise building**

- 26.** No plan of the site shall be approved for the construction of a highrise building unless :-

- (a) The site does not exceed 1000 sq.m. in extent and has a dimension of at least 20 meters along the shortest side and
  - (b) The site about on a street which is not less than 12 meters in width
- 27.** The Authority may permit the construction of highrise buildings in any such site, if it is satisfied that :-
- (a) The building will not interfere with the supply of amenities to the neighborhood or mark the harmony of the areas
  - (b) The building will not the create traffic problems and hazards,
  - (c) Sufficient arrangements can be made for provision of water supply sewerage, power, safety from fire and other hazards and for parking of vehicles.
- 28.** (1) The maximum height of the building shall not exceed twice the horizontal distance between any storey of the building and the father edge of the abutting street.
- (2) If the lot is situated in a corner the height of the building shall be regulated by the wider of such streets so for as it will abut on the narrower street to a depth of 20 meters from the wider street.
- 29.** (1) There shall be in the least on one side of the building, not being the front or rear side, between the building and the boundary of the site a minimum open space of at least one quarter of the height of the building or 5.5 meters whichever is less.
- (2) The rear space for every building in its full width be provided as per specifications given in Schedule III Form “L”.
- (3) The open spaces required under these regulations shall belong exclusively to the building provided that the width of open space belonging exclusively to it may be reduced to the extent of the width of any public street which is not less than 6.0 meters on which the full length of the rear of the building abuts.
- (4) The total area covered by all buildings on any site shall not exceed 80 per cent of the total area of the site and the area not so covered shall belong exclusively to the building and shall be retained as part and parcel thereof.

### **Parking**

- 30.** (1) 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 Schedule II.
- (2) Existing parking space within the building line is lost in the case of road widening already given, alternative parking spaces to be provided in proximity to the development area or service charges to be paid. This is applied for all types of vehicles including motor cycle and three wheelers

- (3) The dimensions of car parking stalls shall be
- (a) Minimum stall width - 2.4 meters
  - (b) Minimum stall length - 4.8 meters
  - (c) Minimum stall length for parallel parking 5.4 meters.
  - (d) Under that space for parking should include three wheelers and foot cycles, specification as follows
    - For Bicycle length 2.25 m. x 1.9 m.
    - For three wheelers length 2.5 m. x 1.25 m.
- (4) The minimum width of aisles shall conform to the requirements specified in Form “F” of Schedule III.
- (5) The width of access to car parking area shall not be less than 3 meters clear of footways and other obstructions if entry and exit are separately provided and 5.5 meters if entry and exit are provided together.
- (6) The maximum gradient of ramps shall not be steeper than 1 in 8.
- (7) Every such ramp shall start only beyond a distance of 6.0 meters from the street edge.
- (8) Where the owner cannot provide the required number of parking spaces on the site or the Authority is of opinion that satisfactory car parking cannot be provided at the site, a service charge shall be paid for each parking space not provided on the site as specified in Schedule V.

### **Splaying of Corners of Streets**

- 31.** The Authority may require the corner of any buildings including boundary walls or fences to be erected at the corner of two street's be rounded off or splayed to such extent and height as may be necessary in the interest of the safety of the users of the streets.

### **Architectural Control**

- 32.** (1) 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.
- (2) The Authority may in any street wholly or mainly occupied by shops or commercial buildings may require as a condition of its approval, provision of a public arcade along the face of the building of such character and such width as it may direct.

- (3) The Authority may direct any mechanical or other equipment located on the top of the buildings to be visually screened in such manner as is necessary to provide protection.

### **Conservation of Place of Historical Architectural Interest or Landscape Value**

**33.** The repairs reconstruction or any conservations activity in the area designated as World Heritage site of Galle Fort is allowed subject to the conditions of Galle Heritage Planning Committee.

- (1) As in special regulation in part IV for world Heritage Site at Galle Fort.
- (2) 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 building, group of buildings, area or monument as the case may be.
- (3) 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.

### **Landscape and Tree Preservation.**

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

### **Advertisement Control.**

- 35.** (1) Any hoarding, structure or 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.
- (2) 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.

### **Clearance from Electric Lines.**

- 36.** All building shall be separated from any overhead electric supply line vertically by a distance of at least 2.5 meters and horizontally by a distance of 1.5 m, in the case of low tension lines and by not less than 4.5 m and 2.5 m respectively in the case of height tension limit.

## **PART (III)**

### **BUILDING REGULATIONS**

- 37.** The internal clear dimensions of every room in a building other than the rooms specified under regulation (38) shall not be less than the minimum specified in Form “G” of Schedule (III).
- 38.** The internal clear dimensions of bath rooms and toilets shall not be less than the minimum specified in Form “H” of Schedule (III).
- 39.** (1) Storage rooms not requiring legal ventilation shall not have an area in excess of 2.25 sq.m. nor have it's width or length exceeding 1.5 meters.
- (2) The aggregate area of all storage rooms of the dimensions specified above shall not exceed 5% of the floor area of the building.
- 40.** The minimum height of rooms shall:
- (a) For toilets, bath rooms and corridors, not less than 2.1 meters.
- (b) For all other rooms in any building, not less than 2.7 meters, provided that beams, trusses and similar supporting structures extending beyond the level of the roof shall not be such as to reduce this height below 2.4 meters at any point.
- (c) In the case of rooms in a building that is Air Conditioned through a Central Air Conditioning system 2.4 m.
- 41.** In the case of rooms with sloping roof the heights shall not be less than those mentioned in the regulation 40 at the mid point of the slope of the roof and in no part of the room shall the height be less than 2.1 meters.

#### **Stair Case**

- 42.** (1) The minimum width of stairs and the minimum dimensions of threads and risers shall be as specified in Form “I” of Schedule (III). In the case of circular or geometric stairs the widths of the threads measuring at the middle shall not be less than the widths specified in Form “I” Schedule (III). Riser height and thread width shall be constant in flight of stairs from storey to storey.
- (2) (a) There shall be no obstruction in any stair case between the top most landing and the exit door on the ground floor.
- (b) Every stair case, staircase landing, balcony or veranda shall be protected on any side overlooking a courtyard, void or external air space, by a hand rail, balustrade or parapet which shall have the height of not less than 0.9 meters and shall be of suitable design and type of construction to prevent any



person from falling over the side of such staircase, staircase landing balcony or verandah.

### **Lighting and Ventilation**

- 43.** (1) Every room in a building shall be provided with natural light and ventilation by means of windows, doors or any other approved openings.
- (2) Every such room of 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 street on which the owner or the building has a right of way;
- (b) A courtyard or open space located in the building site.
- 44.** (1) In the case of rooms other than warehouse and factories no part of the room served by such lighting and ventilation openings shall be more than 10 meters away from such opening in a direction perpendicular to the plans of the opening. Further, no part of such room shall be 3 meters away from the edge of the opening in a direction parallel to the plane of the opening.
- (2) In case of warehouse and factories no part of the room served by such lighting and ventilation openings shall be more than 12 meters away from such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 4 meters away from the edge of the opening in a direction parallel to the plane of the opening.
- 45.** The sources of natural light and ventilation may open upon and enclosed or partly enclosed balcony verandah or parch if,
- (a) Such balcony, verandah or porch faces upon a street or upon a courtyard or upon space;
- (b) The maximum depth of the room served by such source does not exceed the distance specified under regulation 44 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, of not less than  $\frac{2}{3}$  the height between the floor level and ceiling level of such balcony, verandah or porch.
- 46.** (1) Every room in any building where the aggregate area of opening is short of the specification contained in Form “J” of Schedule (III) shall be provided with natural light and ventilation by means of one or more sources.
- (2) 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 Form “J” of Schedule (III).

- (3) Any room used as a parking garage for more than 5 motor vehicles shall have at least 50 per centum of the area of two or more sides of the room as opening to allow for cross ventilation.

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

**48.** There shall also be provided in the case of buildings without openings on the sides of a depth greater than 12 meters, permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor.

- 49.** (1) Every window or other opening except for toilets and bathrooms must open to a standard light plane and the whole space above such plane must be open to the sky and free from any obstruction other than eaves or sunshades projecting to an extent of not more than 1.0 meter.

For the purpose of this regulation “standard light plan” means 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 condition plant or other service machinery only at an angle of 63 ½ degrees to the horizontal and not impinging 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 light plane may be drawn from the line of intersection of the plane of the floor level of the room and perpendicular plane of the extreme edge of the obstruction.

- (2) Where a window or other opening is situated on the side or interior face of a building the external open space, shall;

(a) Be of such width that no portion of such face shall intersect any of a series of imaginary lines drawn, the plane may be drawn across the open space from the limit opposite to such face at the level of its for car parking or for air conditioning plant or other service machinery only, at an angle of 63 ½ degrees to the horizontal;

(b) Not be less than 2.25 meters; and

(c) Be exclusively attached to the building or be dedicated to public use.

- (3) In case of toilets and bath rooms the standard light plane may be relaxed by the authority provided a minimum unobstructed width of open space of one meter is within the premises abutting the opening.

**50.** 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 outside ground

level and shall have all its required source of natural light and ventilation above the outside ground level.

- 51.** The provisions of regulation 46 shall 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 can not 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.

### **Mechanically Ventilation and Air Conditioning**

- 52.** (1) Where the Authority taking in to account the type and size of the building, is if the view that central air conditioning plant is necessary for the building, the provisions of these regulation relating to natural light and ventilation and the height of rooms may be so modified in accordance with the prevailing circumstances so that the ventilation and the lighting system will be designed and maintained according to the conditions laid down by it while granting the development permit under section 8 j of the Law and 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 ; and
- (2) Where windows or other opening of water closets and bathrooms cannot be open out on to an exterior or interior open space of the required width they may open out on to a ventilation shaft of the size of which shall in the case of buildings up to height of 15 meters not less than 1 sq.m. with the minimum dimension of any side being 1 meter and in the case of building exceeding 15 meter sin height not less than 3 sq. meters with the minimum dimensions of any side being not less than 1.5 meters. Provided that, in the case of buildings of more than two storey the water closets and baths shall be mechanically ventilated which exhaust fans of appropriate capacities placed both in the window openings as well as on the top of the shaft.
- (3) The owner of the building which is subject to mechanical ventilation and air conditioning shall give with the an undertaking affirming that he will comply fully in relevant provisions or 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.

### **Foundations**

- 53.** (1) 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.
- (2) No part of the ground which support 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 they may be acceptable to the Authority, with the view to ensuring safety of the inhabitants of such buildings.

- (3) If the ground adjacent to any proposed building exerts the pressure upon or causes the application of an undue 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.

**54.** The foundation of any building shall not extend beyond the boundary lines of the building site except in the case of foundation of a party wall which is being built with a mutual consent of the owners the site on which such party wall stands.

**55.** (1) Whenever any foundations or related earth works such as driving of piles, compaction of soil and excavations, which may impose loads on adjoining property or cause movements in the grounds or any way adversely affect the structural stability of any part of the adjoining effects on such work 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.

(2) 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.

(3) 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 they may be required by the Authority.

### **Lifts**

**56.** 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 in From “K” of Schedule (III) to these regulations.

### **Water Supply and Sewerage**

**57.** (1) Every building shall be provided with a protected water supply system connected to an existing public system.

(2) Where it is not possible to provide connection to the public water supply system, a system connected to private service shall be provided.

(3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case. Where the Authority has reasons to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.

(4) No well used for the supply of drinking water shall be closer than 15.0meters of a cesspit or a soakage pit of a septic tank.

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

Provided that the number of closets, urinals wash basins and other sanitary conveniences to be provided in may building in Schedule (IV) shall conform to the specifications contained in that schedule.

- (2) All sewerage and waster water outlets shall be connected to an existing public sewerage system and the Authority may in any particular case require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.
- (3) (a) Where a public sewerage system does not exist, or in other cases where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through a septic tank; and
- (b) Waste water shall be suitably disposed of through a soakage pit.

### **Drainage**

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

### **Solid Waste Disposal**

- 60. Waste generated within any premises shall be collected and disposed of in a manner which the Authority considers essential. So as to safeguard the health of the inhabitants therein.

### **Electrical and Plumbing Work**

- 61. All electrical and plumbing work in any building or premises shall be carried out by registered Electrician and a Licensed plumber as the case may be and these works shall conform to such slandered and specification as the Authority may require with view to ensuring maximum safety and sanitary conditions within any such building or premises.

### **Fire Safety**

- 62. 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 proving a greater measure of safety to the inhabitants of such buildings.
- 63. All high-rise buildings, public assembly buildings, factories and warehouse 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.
- 64. All buildings which have two or more floors and 280 sq.m. 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 a an event of a fire. The dimensions of the sump well be determined by the planning Authority in relation to the size and use of the buildings.

### **65 Special Facilities for Disabled Persons**

The owner or his Agent applying for a permit for the construction of a building should care for the safety standard for the efficient use of such public building and for the safety of such disabled user. According to the Gazette Notification No. 1467/15 dated 17/10/2006 as

per Act No.28 of 1996 of Ministry of Social Service and Welfare, which is mentioned in Schedule VI.

### **Certificate of Conformity**

**66.** Every application for a certificate of conformity under section 8k of the Urban Development Act. No.4 in 1982 should be substantially in the Form “D” set out in the Schedule (V) and shall be accompanied by the following.

(a) In the case of land development or sub - division of land :-

- (I) A certificate from a town planner and or Licensed Surveyor that the sub - division has been carried out as per the approved plans and permit;
- (II) A certificate from a chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an engineer under the government, where engineering works are involved in the development such as construction of roads and culverts that the developments works have been carried out under his supervision in accordance with the approved plans specifications and permit.

(b) In the case of construction of buildings falling within a category “A” of regulation 5

- (I) A certificate from a registered or civil engineer or a person whose qualifications have been recognized for employment as an Architect under the government 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 chartered or registered civil engineer or a person whose qualifications have been recognized for employment as an engineer under the government to the effect that the foundations and super structure and other works have been carried out according to the approved plans. permit and according to the designs submitted under regulation 6, under his supervision and the buildings are structurally safe; and
- (III) A certificate from a qualified electrical engineer qualified sanitary or a chartered civil engineer, qualified refrigeration engineer or a person whose qualifications have been recognized for employment as an electrical, sanitary civil or refrigeration engineer that the electrical, sanitary and air conditioning systems have been installed under their 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” of regulation 5 a certificate Architect or civil engineer or a person whose qualification have been recognized by government for employment as an architect or engineer under

government to the effect that the works 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 C of regulation 5, a certificate from the builder to 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 precaution have been taken to ensure the structural safety of the building.

- 67. The Authority or its authorized representative or representatives may enter upon and inspect at all reasonable times any building before a certificate of conformity for the occupation thereof is issued or at any stage of development for the purpose of determining whether all the provisions of the regulations have been complied with.

### **Unsafe Buildings**

- 68. The Authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair or demolish or deal with otherwise to remove the danger, if the building is certificate as unsafe by the Director, Buildings Department.
- 69. Service charges for developments which are not categorize as “Low Income Houses” and all development activities exceeding 500 sq.m., 1% of the total estimated construction cost to be paid to obtain the development permit as per the Gazette Notification No. 1555/32 of 27.06.2008.

## **PART IV**

### **70. Special Regulations for World Heritage City of Galle Fort**

#### **70.1**

- (a) These Regulations may be cited as the Special Regulations (Planning & Building) of “Galle Fort” World Heritage City - 2009.
- (b) The provisions of these Regulations shall be applicable to the “Galle Special Regulatory Area” declared under Gazette Extraordinary No. 987/12 of 7<sup>th</sup> August, 1997.

- 70.2 The Planning and Building Regulations prepared for Galle Municipal Council Area under section 8J of the Urban Development Authority Act. No. 4 of 1982 shall be applicable in addition to the said special regulations within Galle Special regulatory area.

### **Conservation Zone**

- 70.3 In this zone shall –

- (a) Maintain and conserve the architecture of the buildings and the monuments and ensure that such properties be used economically feasible; effective and in an efficient manner.
- (b) Any new constructions, improvements or renovation work of buildings that changes the internal or external appearance of a building, be in harmony with the Conservation Development Plan.
- (c) Regulation of any un-authorized constructions and/or any un-authorized change of use be in harmony with the provisions made in the Conservation Development Plan.
- (d) The parking of vehicles be in conformity with the Traffic Management Plan prepared by the Galle Heritage Planning Committee.

### **Preliminary Planning Clearance**

**70.4** Every development activity within Galle Special Regulatory Area shall be carried out in conformity with the following:

- 1. Planning clearance for all development activity shall be obtained from “Galle Heritage Planning Sub - Committee” appointed by the Urban Development Authority herein after referred as the Sub - Committee”.
- 2. Every developer shall submit duly completed applications with the building plan to the UDA along with the processing fees.
- 3. All Building Plan shall be prepared and signed by a Registered Architect of the Sri Lanka Institute of Architects.
- 4. The developer shall also furnish the following documents:
  - (a) A photograph of the frontage of the existing buildings together with the buildings on either sides of the existing building.
  - (b) If the site is vacant, a photograph showing the frontage of the site together with the abutting sites or buildings.
  - (c) A copy of the Survey Plan of the specific site.

**70.5** The preliminary planning clearance shall be issued within one month from the date of receiving the application. Provided, all the requirements are fulfilled, based on the recommendations of the sub - committee.

**70.6** The preliminary planning clearance will not constitute a permit and shall not entitle the applicant/owner or any person authorized by the owner to commence or carry out any development activity what so ever.



## **70.7 Development Permit**

- (a) Building application shall be submitted by the applicant/owner to the Engineering Section of the Galle Municipal Council for development permit, with 05 copies of building plans together with the preliminary planning clearance for approval. Planning Committee of the Galle Municipal Council shall approve the development

plan and issue a development permit to the owner/applicant to carry out the development if the plans are in conformity with the regulations.

- (b) A copy of the preliminary planning clearance approval and a copy of the development permit issued by the Galle Municipal Council shall be displayed at a prominent place in the proposed site. This development permit shall be displayed and protected throughout the entire period of construction. The original of the development permit shall be made available in any time for inspection. The Galle Municipal Council may, on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two 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.

## **70.8 Conservation of places of historical value**

- (a) No excavation within this site be carried out without a clearance from the Archeological Department.
- (b) Under Section 6 of the Antiquities Ordinance (Chapter 188), the developer shall inform his intension on site preparation for development to the Archeological Office at Galle. All excavation shall be carried out under the supervision of Archeological Department and be completed within 30 days of granting the approval. If not, sub - committee may extend the validity of the permit considering the appeal for further period of not exceeding 14 days. Thereafter, Department of Archeology should complete the supervision and submit a report to the Sub Committee.
- (c) Developer/owner shall pay the supervision charges to the Department of Archeology.
- (d) Approval shall not be granted to demolish any buildings which has archeological value.

## **70.9 Change of Use**

- (a) All land owners of the Galle Fort Special Regulatory Area shall develop their lands as per the zoning plan of Galle Municipal Council area.
- (b) No activities that are considered not compatible to the Zone such as; Government Institutions, production Industries, Stores, Offices shall be allowed within the Galle Fort area.
- (c) Buildings shall be demolished, only on the recommendations of the Authorized Officers.

**70.10 Permitted uses within the Galle Fort Special Regulatory Area shall be;**

- i) Tourism industry related handicrafts show rooms,
- ii) Museums,
- iii) Small Scale Hotels without swimming pool or pond
- iv) Tourist gift centers,
- v) Ticket issuing centers,
- vi) Guest houses
- vii) Small scale restaurants,
- viii) Appropriate recreational activities,
- ix) Bookshops,
- x) Small professional offices,
- xi) Art galleries,
- xii) Small shops,
- xiii) Gems & jewellery shops, and related cottage industry

Change of use of residential buildings for the above purposes shall maintain 35% of the building areas for residential purposes.

**70.11 Following activities shall not be permitted within the “Galle Special Regulatory Area”**

- i. Garage Buildings (for parking)
- ii. Motor Vehicle Repairing Garages
- iii. Motor/Auto Service Stations
- iv. Fuel Filling Stations
- v. Stores not exceeding 200.0 sq.m.
- vi. Industrial Buildings & Industries
- vii. Government Institutions & Armed Forces buildings (Army, Navy, Air force & Police)
- viii. Quarters for a high security persons
- ix. Hotels exceeding 20 rooms
- x. New schools or extensions to the existing buildings
- xi. Super Markets
- xii. Warehouses or other similar buildings

#### **70.12 Development of Existing buildings**

Archeological and architectural interest features of the colonial period buildings within the Fort Area shall be conserved and maintained. All changes that are made without approval to the existing buildings which affects the archeological and former architectural features

of the buildings shall be restored to the original design within one year from the date of direction of the UDA.

**70.13** Any garage, parking or similar use for vehicle, shall not be conducted in front of the building mentioned in the above Section 70.12.

**70.14** (a) No existing front verandahs of the buildings be covered or changed, to effect its appearance. Any streets with specific features given for the front of the building as verandahs or row of columns shall be maintained and continued accordingly.

(b) Any new accessories fixed instead of old handrails, carved wooden columns, doors, windows, windows slats, fan lights, or any other special features, such features shall be in conformity with the original plan and it shall be carried out subject to the UDA approval.

**70.15** Any renovation to an existing building shall be carried out in conformity with the archeological or architectural features of that particular building.

**70.16** All lands located within Galle Special Regulatory Area shall be used in an appropriate manner to protect all historical structural features of the area.

**70.17** Roof scapes and building height

(a) Height of any building within Galle Special Regulatory Area shall not exceeds ten meters and only two floors are allowed with only Calicut tiles, half round tiles or clay tiles for roofs, and roof gardens shall be allowed.

(b) Physical changes to any building shall not be carried out without a clearance from the Planning Sub Committee.

(c) No radio television antennas and water tanks shall mar the characters of the roof of the buildings.

#### **70.18 Building Colours**

All colour scheme of the buildings shall be in accordance with the stipulated colours for the Galle Special Regulatory Area.

(a) Accepted colours are white, grey and yellow and no any other colours are allowed.

(b) Two storeyed building shall be painted with a single colour. Light tonal differences are permitted.

(c) Facades of the building shall be painted with a single colour.

- (d) Colour of the two visible streets facades of a building shall be in harmony with each other.

### **Finishes of the Building**

**70.19** All internal and external appearance of the buildings shall be in harmony with the existing historical building within the Galle Fort area.

- (a) No reflecting or mirrored glass shall be used in the front elevation of the buildings.
- (b) No approval is granted to cover the front arcade with ceramic tiles, mosaic tiles, and any tiles with colour patches or tiles of any type and inappropriate plaster textures.
- (c) Facade finishes of the buildings shall be compatible with the environmental characteristics.
- (d) The facades and the roof materials of the buildings of any street shall be in uniformity with other buildings.

**70.20** The floor finishes shall be in harmony with the archeological features of the existing buildings. Permission may be granted for rendering of cement, terra cotta tiles, rough and polished granite and pressed cement tiles for floors. Painting of the floors are not permitted.

### **Floor Area Ratio**

Gross floor area of all floors of the building

Site Extent

(Percentage of coverage should not exceed 1:1.5)

### **Plot coverage**

Floor area at ground level X 100

Site Extent

(Should not exceed 75%)

### **Boundary walls**

- 70.21** (a) No boundary walls are permitted in front of the buildings facing the roads; only boundary walls, fence or live fence are permitted (on either sides of the buildings) not exceeding one meter in height.
- (b) Boundary walls which are allowed shall be plastered and painted using approved colour scheme (White, Ash, Grey). No mosaic tiles, ceramic tiles and coloured bricks are allowed.

## **Swimming pools and ponds**

**70.22** No swimming pools or ponds shall be permitted within the special zone.

## **Hoarding structures and Advertisements**

- 70.23** (a) All types of advertisements with dynamic and continuously changeable devisers, using neon lights or more dominantly and contrasting characters are prohibited.
- (b) Each building is permitted to install one name board. Horizontal name boards shall be installed at the space available between the top edge of the ground floor windows and the first floor level or the upper floor window sill level. Advertisements shall not be permitted to install at the railings of the building of the upper floor. Vertical name boards may be installed at the front side within the permitted height and the space given by the Planning Sub Committee.
- (c) The total area covered with advertisement should not exceed 1/3 of the allowed facades area of the building. Preliminary approval shall be obtained from the Galle Municipal Council prior to the installation of any hoarding.
- (d) Galle Municipal Council shall provide appropriate places to install hoarding structures within Galle Special Regulatory Area.
- (e) Any, hoarding structure/name board/notice shall not be installed / stuck on to the electricity posts, telecom posts, fortress, boundary walls, open areas, on trees, roads or on roofs and cover any historical monument or any carvings of such monuments. Size and type of the letters of the name boards and other hoardings shall be determined by the Galle Heritage Planning Sub-Committee.
- (f) All Installation of hoarding structures/notice boards within any private or public property are prohibited other than the area marked by the Galle Municipal Council.
- (g) Notice boards shall not be kept covering windows and doors.

## **Landscaping**

- 70.24** Landscape plan shall be provided by the Urban Development Authority for the identified special locations within the Galle Special Regulatory area.
- (a) All internal surface drains shall be covered with concrete slabs and fed into the main drainage maintained by the Galle Municipal Council.
- (b) Erection, re-erection or renovation of boundary walls which are not facing a road/roads should be constructed with round shape stones.
- (c) The existing sewer system built during the Dutch period should be repaired and the under ground sewer lines should be cleaned and maintained by the Galle Municipal Council.

- (d) Urban Development Authority shall provide detail plans for parking areas, public open areas, restaurants, toilet facilities and for any other public uses.

### **Streetscape**

- 70.25** A street lighting system should be approved by the Galle Heritage Planning Sub Committee. The design of the lamp posts should be in accordance with the approval granted by the Galle Heritage Planning Sub Committee. The main roads side of the Rampart facing Galle City to be illuminated at night.
- 70.26** A common design shall be introduced by the sub - committee for street name boards and name boards for the Galle Special Regulatory Area.
- 70.27** Existing building line shall be maintained as it is in the Galle Special Regulatory Area.

### **Traffic Planning and Parking**

- 70.28** No heavy vehicles and other vehicles including buses which are more than five tones in weight shall enter into the Galle Special Regulatory Area.
- 70.29** All delivery vehicles enter or exist Galle Special Regulatory Area shall be limited from 9.00 a.m. to 11.00 a.m. and 5.00 p.m. to 7.00 p.m only.
- 70.30** Appropriate measures to the taken strategies could be used on streets to prevent vehicles entering the Galle fort area.

### **70.31**

- (a) Speed of all vehicles in the Galle Special Regulatory Area shall not exceed 25 Km. per hour.
- (b) All vehicles shall be parked only in the areas allocated for vehicle parking during specified period of time.

### **Infrastructure facilities**

- 70.32** All existing and proposed buildings, electricity, antennas, telecom, water, drainage systems that can be covered within service facilities shall be in consistence with the development within the Fort area.
- 70.33** All service lines, systems should be laid under ground in order to conserve and maintain world heritage character of the Galle Special Regulatory area.

## **DEVELOPMENT ACTIVITIES IN ZONE II**

- 70.34** No construction work, minor alteration to existing buildings, excavation, construction of semi permanent or temporary buildings shall be permitted within Galle Special Regulatory Area.
- 70.35** No archeological features that exist in the old harbour area shall be removed, while using the area for activities that are specially approved by the Galle Municipal Council.
- 70.36** The physical features of the building in the International Cricket Complex should be maintained in conformity with the environmental features and the appearance of the Fort area.
- 70.37** All buildings which are not compatible with the characters of the Galle Special Regulatory Area shall be either removed or relocated in an appropriate manner.

**PART IV**  
**DEFINITIONS**

**71. In these regulations :-**

“Apartment” means a unit as defined in the apartment ownership law no.11 of 1973

“Access” includes any street used as means of access to buildings or other premises whether the public have a right of way the re over or not

“Authority” means the urban development authority constituted under the urban development authority law no. 41 of 1978.

“Basement” means that part of the floor below the ground level or to and extent of  $\frac{2}{3}$  of it height below the adjoining ground level;

“Building - High - Rise” means any building with more than four floors including the ground floor or whose height at any part of it above the ground level exceeds 15.0 meters. Excluding a lift or motor room not exceeding a height of 3.0m.and not exceeding 25 sq.m. in extent or a water tank not exceeding a height of 1.5m

“Building Residential” means a building exclusively consisting of one dwelling unit or a number of dwelling units;

“Building Line” means the line up to which a building will be permitted to extend;

“Building Work” includes erection or re-erection of a building or making additions or alteration to an existing building;

“Chairman” means the chairmen of the Authority;

“Dwelling House” or Dwelling unit” means a building or part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities;

“Development Activity” has the same meaning as in the law;

“Existing Lot” means a lot which is in existence before the coming into operation of the law;

“Factory” includes a building or part of a building used for the manufacture or production or repair of any article;

“Flat” means a unit as defined in the apartment ownership law no. 11 of 1973



“Floor Area” means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the center 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.

“Floor Area Gross” means the total of the floor area of every floor in a building;

“Floor Area Ratio” means the gross floor area of all buildings on a lot divided by the area of such lot;

“Floor Space” means the horizontal area of a room or space in a building measured from the interior face of the enclosing walls,

“Housing Complex” means a group of dwelling units on a site which is permanently in common enjoyment and may include a block of flats,

“Industrial Building” includes factories, workshops and warehouse;

“LAW” means the urban development Authority law no. 41 of 1978;

“Local Authority” has the same meaning as in law,

“Lot” 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;

“Owner” 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;

“Place of Public Assembly” means 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 building;

“Planning Committee” means the committee appointed under section 8b of the law;

“Public Building” 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;

“Public Street” means any street over which the public have a right of way and has become vested in any authority under any law or by operation of any law and includes the drain or footway attached thereto;

“Qualified Person” in relation to a development activity means;

- (a) where no building work is involved or any works involving site layout or subdivision exceeding 0.5 hectares, a registered or chartered town planner and a

licensed surveyor in case of involving a site layout or sub-division not exceeding 0.5 hectares a licensed surveyor and leveler;

- (b) where building category A and B are involved a registered or chartered architect or engineer, or person whose qualifications have been recognized by government for employment as architect or engineer under government; and
- (c) where building category C is involved any person acceptable to the Authority as such;

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

“Street line” means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the authority;

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

**PART V**  
**SCHEDULES**

**SCHEDULE (I)**  
(Regulation 1)

**FORM “A”**

**APPLICATION FOR OBTAINING A DEVELOPMENT PERMIT FOR SUB – DIVISION  
OF LAND**

For Office Use only

No.  
Processing fees paid:  
Receipt No. and Date:

To:  
Chairman  
Urban Development Authority.

Thro”  
Mayor,  
..... Municipal Council

Sir,

I/We hereby apply for a Permit for Sub - division of my/our land bearing Assessment No.  
..... Street ..... Ward ..... Town  
.....

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

1. A map of the area showing the site/land in relation to the adjoining properties and streets to  
a scale of not less than 1:4000 (The site in question along with any other adjoining site  
owned by the applicant should also be clearly shown).
2. A survey plan of the site/land to a scale of not less than 1:1000.
  - (i) The location of the site including figured dimension of buildings, if any

- (ii) The scale of the plan the north point and assessment numbers of adjoining lots or buildings.
- (iii) The means of access to the site.
- (iv) All existing drains and water courses.
- (v) Contours or spot levels of the site and levels on the street in front.
- (vi) Service lines including electric power lines.

(vii) Trees and vegetation.

3. A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed sub division of lots together with their dimensions and extent, direction and width of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to.
4. The proposed formation levels of street in relation to existing levels with cross sections and longitudinal sections to scale.
5. The particulars detailed in the Annexure.

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Date: .....

## **FORM 'A'**

### **Annexure**

(Please type or write in block capitals)

**1. Particulars of Owner:**

Name:

Address:

Telephone No.:

**2. (a) Particulars of Existing Development:**

Location:

Assessment No.:

Local Authority:

Ward:

Street:

Lot/Survey Plan No.:

**(b) Present Use**

Land

Extent (square meters):

Use

Building (if any):

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

**(b) Details of amenities and facilities**

**(c) Proposed Land Use**

Residential:

Commercial:

Industrial:

Institutional:

Open Spaces, parks and play fields:

Streets and Access ways:

Any other use:

**(d) Infrastructure:**

**(i) Availability:**

Water:  
Sewerage:  
Drainage:  
Electricity:

(ii) Arrangements proposed where the above facilities are not available or adequate.

Water supply:  
Sewerage:  
Drainage:  
Electricity:

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address:  
Telephone No.:  
Date:

**SCHEDULE (I)**  
**(Regulation 1)**

**FORM ‘B’**

Application for obtaining a Development Permit for Building, Change of use of land and building and any other development (except sub division of land).

For Office Use Only

No.  
Processing fees paid:  
Receipt No.  
Date:

To:  
Chairman  
Urban Development Authority  
Thro”

Mayor  
..... Municipal Council

Sir,

I/We hereby apply for a permit to carry out the following development. I/We intend to use the land or building in ..... for ..... The site sub division has been approved by ..... in .....

I/We forward herewith the following particulars in triplicate.

1. A map of the area showing the site in relation to the adjoining properties and streets. (The site in question along with any other adjoining site owned by the applicant should also be clearly shown).
2. The approved blocking out plan to a scale of not less than 1:4000 showing the dimensions of the site and all existing topographical features, buildings, structures and street width of abutting streets.

3. A detailed plan of the site to a scale less than 1:1000 indicating the position of the proposed buildings in relation to the site, (existing buildings to be retained) street lines, the set backs from the streets and the boundaries of the site, access ways and location of parking areas.
  
4. In case where only building work is involved.
  - (a) A sketch plan of the surrounding area sufficient to locate the building site.
  - (b) The approved blocking out plan to a scale of not less than 1:4000.
  - (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is so extensive as to render a smaller scale necessary when the scale of 1:200 may be used showing :
    - (j) Different parts of the building and the use for which every room and part of the building is intended to be put to.
    - (ii) The position and dimension of all doors, windows and other openings.
    - (iii) The position of all sanitary appliances and their connection to drains.
    - (iv) Fire escape
    - (v) Clearance from aerial electricity supply lines
    - (vi) The type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the buildings.
  - (d) Cross and longitudinal sectional drawings of the building along appropriate lines, showing:
    - (i) The thickness of all walls, floors, roofs, foundations, beams and other related parts of the buildings.
    - (ii) Position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the buildings in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the buildings.
  - (e) Front and side elevations of the building showing elevations of every existing building with the site showing its height, floor level and other external visible features.
  
5. The particulars given in Annexure B - 1.
  
6. The particulars given in Annexure B - 2 (in case the development relates to industrial usage of site and buildings).
  
7. The particulars given in Annexure B - 3 (in case the development relates to a Hotel).

I/We undertake not to commence any Development Activity till the permit is granted.



.....  
Signature of Qualified Person

.....  
Signature of Owner

Address:  
Telephone No:  
Date:

## **FORM 'B'**

### Annexure 1

(Please type or write in block capitals)

1. Particulars of Owner:

Name:  
Address:  
Telephone No.:

2. (a) Particulars of Existing Development :

Location of site  
Local Authority:  
Ward:  
Street:  
Assessment No.:  
Lot No./Survey Plan No.:

(b) Present use of the land and building:

(i) Land

Extent (in sq.m.):  
Use (Give in detail the present use):

(ii) Building (Give details of every building on the site).

No. of floors:  
Height (meters):  
Gross Floor Area (sq.m.):

3. Particulars of Proposed Development:

- (a) Nature of Proposals
- (b) Site Development

State whether the site is proposed to be filled up and raised and if so, give details of levels in relation to roads and the drainage proposals.

Please also indicate (where applicable) whether consent of the Sri Lanka Reclamation and Development Corporation has been obtained.

(c) Details of Development

Maximum Height (Meters)

Gross floor area of all buildings (sq.m.)

	Gross Floor Area of all Buildings
Floor Area Ratio	-----
(F.A.R.)	Site Area
	Floor area at ground level
Lot Coverage	----- x 100
	Site Area

(d) No. of Floors (including Basement and use of each floor):

Floor	Use	Extent (sq.m.)
-------	-----	----------------

(e) Details of Floor Area (sq.m.):

Residential:

Retail Commerce:

Wholesale Commerce:

Office:

Restaurant:

Factory or Workshop:

Warehouse:

Others (specify):

TOTAL:

(f) Floor area of each Dwelling Unit

(g) Parking of Vehicles:

Cars:

Other (Specify):

(h) Infrastructure Requirements:

Water (Liters):

Electricity (Kilo watts):

4. Estimated No. of Employees in the Building

5. Landscaping:

Trees and vegetation to be retained.

Landscape proposals:

Describe proposals with  
An outline design

6. Approximate date of commencement and completion and phasing:

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address:

Telephone No.:

Date:

## FORM B

### Annexure 2

(Please type or write in block capitals)

To be completed and furnished where the site and building are to be used for Factory, Workshop or Warehouse.

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

No.	Horse Power	Motive Power
-----	-------------	--------------

- |   |  |  |
|---|--|--|
| 4 | Provision made for infrastructure facilities |  |
|---|--|--|

Water\_

Liters :-

Source :-

Sewage\_

Disposal :-

Liters :-

Electricity\_

Kilo Watt :-

Source :-

Storm Water drainage :-

Fire Protection :-

5. Quality and Quantity of solid, liquid or gaseous effluents, there mode of treatment and disposal.
6. Noise, dust and pollution characteristics and measures proposed for their control.
7. Employment  
  
Proposed:  
Future expansion, if any,

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address:  
Telephone No.:  
Date:

## FORM B

### Annexure 3

To be completed and furnished in respect of all development activity along the coastline within one kilo meter of the high water mark and Hotels, Guest Houses and Restaurants.

1. Brief description of Development Activity:
2. Location and type of Educational and Religious buildings and buildings and places of archaeological, historic or scenic interest within one kilo meter of the site :
3. Distance of proposed buildings from the permanent vegetation line of the coast:
4. (a) Nature of existing vegetation and coverage :  
(b) Details of natural and physical features within the site such as water courses, Rock formation, sand dunes etc :
5. Details of approval by Coast Conservation Division of the Ministry of Fisheries (a permit should be obtained under the Coast Conservation Act No. 57 of 1981 for any construction falling within the coastal zone which is 300 meters landwards of the high water line):
6. Additional information for Tourist Hotels, Guest Houses and Restaurants :
  - (a) No. of rooms:  
Single:  
Double:  
Suite:
  - (b) Restaurant Seat:  
Restaurant floor space (square meters)
7. Details of approval by Tourist Board:
8. Provision made for infrastructure facilities:  
  
Water:  
  
Litres :  
Source :

Sewage :

Litres :

Disposal :

Electricity:

Kilo Watt:

Source:

Storm Water Drainage:

Fire Protection:

Garbage Disposal:

9. Employment:

Proposed:

Future expansion, if any:

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address:

Telephone:

Date:

**SCHEDULE (I)**  
(Regulation 7)

**FORM “C”**

Application for obtaining Preliminary Planning Clearance for proposed development.

For Office Use Only

No.

Processing Fees Paid:

Receipt No. and Date:

To:

Chairman

Urban Development Authority

Thro”

Mayor

..... Municipal Council

Sir,

I/We hereby apply for the Preliminary Planning Clearance for building/sub division of land bearing assessment No. .... Street ..... Ward ..... Town .....

I / We forward herewith the following particulars in quadruplicate duly signed by me/us.

1. A map of the site showing the site/land in relation to the adjoining properties and streets to a scale of not less than 1:6000. (The site in question along with any other adjoining site in the area owned by the applicant should also be clearly shown).
2. The particulars detailed in the Annexure.

I / We fully understand that the Preliminary Planning Clearance does not entitle me/us to carryout any Development Activity whatsoever.

I / We attach herewith the consent letter from the Owner.



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

.....  
Signature of Qualified Person

.....  
Signature of Owner/Applicant

Date:

**FORM 'C' – ANNEXURE**

(Please type or write in block capitals)

Particulars of applicant:

Name:

Address:

Telephone:

2. (a) Particulars of existing development

Location:

Assessment No.:

Local Authority:

Ward :

Street :

Assessment No. :

Plot / Survey Plan No. :

(b) Present Use

(i) Land

Extent (Square Meters):

Use (Give in detail the present use):

(ii) Building (Give details of every building on the site):

No. of floors :

Maximum height (meters):

Gross floor area (sq.m.):

Floor area of each use (sq.m.):

3. Particulars of proposed development:

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

(b) Nature of proposals (Give a brief description with line plans and elevations).

4. Site Particulars

Extent of site (sq.m.)

5. Availability of Infrastructure:

Street and Access ways:

Water Supply:

Sewage :

Electricity :

6. (a) Gross Floor area of Proposed Development (sq.m.) :

(b) No. of floors and maximum height of building :

(c) Floor Area Ratio F.A.R.

Gross floor area of all buildings

-----

Site Area

Plot Coverage

Floor area at ground level x 100

-----

Site Area

(d) Basement

(i) Extent:

(ii) Ground Coverage:

(e) Details of floor space (sq.m.)

Residential:

Retail Commerce:

Wholesale Commerce:

Office:

Restaurant:

Factory or Workshop:

Warehouse:

Others (specify):

Total:

(f) Parking spaces provided:

Cars:

Others (specify):

7. Details of site sub division

sq.m.

% total area

(a) Land use:

Residential:

Commercial:

Industrial:

Institutional:

Open spaces, parks and play fields:

Roads

Others

- (b) No., type and size of plots:
- (c) No., type of buildings, if any proposed:
  
- (d) Amenities if any, to be provided:

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

.....  
Signature of Owner/Applicant

Date:

**SCHEDULE (I)**  
(Regulation 66)

**FORM “D”**

Application for obtaining Certificate of Conformity :

For Office Use Only

No.  
Processing fees paid:  
Receipt No.  
Date:

To:  
Chairman  
Urban Development Authority

Thro”  
Mayor

..... Municipal 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 ..... 19..... issued to me by .....

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

Details of Deviations

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

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Name :  
Address :  
Telephone :  
Date :

**SCHEDULE II**  
(Regulation 30)  
**PARKING SPACE STANDARDS**

Activity		Parking Space
<b>1. Residential</b>		Number of car parking stalls
i.	Dwelling units exceeding 200 sq.m.	One for one unit.
ii.	Flat exceeding a gross floor area of 100 sq.m.	One for one unit.
iii.	Flat with a gross floor area less than 100 sq.m.	One for five units.
<b>2. Commercial</b>		
	<i>Commercial buildings up to 100 sq.m. in central business area.</i>	
i.	Super Market, Shopping Complexes, Shops, Departmental Stores, Other Commercial Institutions and Other Commercial Buildings	One for 100 sq.m.
ii.	Bank and Financial Institutions	One for 100 sq.m, <i>One Thryshow, Two Motor Cycles</i>
iii.	Restaurants	One for net floor area of 50 sq.m.
iv.	Night Clubs, Reception Halls	One for 250 sq.m.
v.	Hotels, Guest Houses and Clubs.	One for gross floor area of 100 sq.m. or One for 05 Rooms and 01 for 01 Suite which ever is more.
vi.	Cinemas, Theatres, Auditoriums, Recreations and Amusements	One for 20 seats up to 100 seats and one additional for every 50 sq. m.
vii.	Factories, Industrial Establishments and Warehouses	One Car Parking Space any. One Lorry Parking Space for 200 sq.m.
<b>3. Health</b>		
i.	Nursing Homes and Private Hospitals.	One for 05 Beds.
ii.	Medical Consultation Centers.	One for 05 rooms.
iii.	Medical Laboratory +Private Clinics.	One for Net Floor Area of 10 sq.m.
<b>4. Education</b>		
i.	Private Schools, International Schools and Nursery Schools	One for 100 sq. m.

	ii.	Government Schools and	
		Higher Educational Institutions	One for 200 sq.m.
5.	Others		Decided by Authority but not less than 1 for 200 sq.m.

*Note : Where the number of car parking space arrived at, on the above standards consist of a fraction of half or more it shall be counted as one.*

### **SCHEDULE III**

(Regulation 13)

#### **FORM "A"**

##### **ACCESS TO RESIDENTIAL UNITS**

1 No. of Dwelling Units Served	2 Minimum Width (Meters)	3 Maximum length (Meters)
Under 4 dwelling units	3.0	50
More than 4 but not more than 8 dwelling units	4.5	100
More than 8 but not more than 20 dwelling units	6.0	--
More than 20 dwelling units	9.0	--

### **SCHEDULE III**

#### **FORM "B"**

##### **Access To Non Residential Building**

Maximum extent of land served (sq. meters)	Maximum FAR on each site	Minimum width of street (meters)	Maximum length of street (meters)
500  Where the streets serves  more than i lot or site but  not more than four lots.	1.5	6.0	50
2500  Where the street serves only	1.5	6.0	150

One lot or site			
-----------------	--	--	--

### **SCHEDULE III**

#### **FORM “C”**

Regulation 14

Specification as to Lot

Category of Building	Minimum site area sq. m.	Minimum width of site (meters)
1 Residential building	150	6.0
i All building except those included below		12.0
ii Public assembly buildings and public buildings	300	
Specification as to telecommunication towers	150	6

### **SCHEDULE III**

#### **FORM “D”**

(Regulation 16)

Street line and Building lines enforced in Galle Municipal Council Area

**Names of roads applicable to Building Lines of 15 meters (50 ft) from the centre of the road**

	Names of Roads
1	Colombo – Matara

2	Galle – Deniyaya
3	Marine Drive (Samudra Mawatha)
4	Talapitiya Road

**Names of roads of 12 meters (40 ft) Building Lines from the centre of the road**

	Names of Roads
1	Galle – Wakwella
2	Galle – Baddegama
3	Galle – Udugama
4	Morris Road
5	Kandewatta
6	Creeps Road
7	Circular Road
8	Kanampitiya Road
9	Hirimbura – Karapitiya
10	Kithulampitiya
11	Bope – (Sri Priyaratne Mawatha)
12	Olcort Mawatha
13	Koongaha Road
14	Circular Road (between the Koongaha – Udugama Road )
15	Karapitiya – Labuduwa Road
16	J.E.Perera Mawatha
17	Boy scout Mawatha
18	Bandaranike Mawatha
19	Edmond Mawatha
20	Hirimbura Cross Road

**Names of roads of 9 meters (30 ft) Building Lines from the centre of the road**

	Names of Roads
1	Richmond Hill Road
2	Kumbalwella Road
3	Hirimbura Cross Road
4	Woodward Mawatha (Elite Road)
5	Sri Hemananda Mawatha
6	D Samson Rajapakse Mawatha



7	Main Street
---	-------------

**Names of roads of 6 meters (20 ft) Building Lines from the centre of the road**

	Names of Roads
1	Playground Road
2	Lower Dickson Road
3	Wakunagoda Road
4	Pettigalawatta Cross Road I
5	Peettigalawatta Cross Road II
6	Peettigalawatta Cross Road III
7	Talbort Town I
8	Ward Veediya
9	Kotubamma Veediya
10	Light House Mawatha
11	Hospital Street
12	Steel Road
13	Anagarika Dharmapala Mawatha
14	Takkiya Mawatha
15	Havelock Place
16	Talbot Town II
17	Talbot III
18	Talbot Town IV
19	New Market Cross Road
20	Upper Dickson Road
21	D.J.Nandapala Mawatha
22	Vidyaloka Lane II
23	Prison Road
24	Sri Punyasara Mawatha
25	Sri Buddhasingha Mawatha
26	E.A.Pawlis Mawatha
27	Sri Gunaratne Mawatha
28	Galwadugoda Temple Mawatha
29	Kumbalwella Lane II
30	Sapumal Place
31	M.W.Wijeratne Mawatha
32	Sumedha Mawatha
33	Viskam Road
34	Mahinda Mawatha
35	Mahamudali Mawatha
36	Jayanthi Mawatha

37	Kovila Mawatha
38	Hirimbura School Lane
39	Hirimbura Lane
40	Asoka Mawatha
41	Sri Saddhatissa Mawatha
42	Playground Lane
43	Madapathala Lane II
44	Sri saranankara Road
45	Vijayananda Mawatha
46	Maitipe Lane I
47	Maitipe Lane II
48	Nagahawatta Place
49	Takkiya Lane
50	Gangarama Mawatha
51	W.D.Wijesooriya Mawatha
52	Kachchiduwa Road
53	Gilbort Lane
54	Sri Sudarmarama Mawatha
55	A.R.M.Thacim Road
56	Side Akkthas Mawatha
57	Sadudana Mawatha
58	Makuluwa New Road
59	Muhandiram Wickramasinghe Mawatha
60	Sri Subadrarama Mawatha
61	Ginganga Mawatha
62	Kirula Takkiya Mawatha
63	Sri Pragnaloka Mawatha
64	Osanagoda Lane I (Hemawantha Road)
65	K.L.H.Hinniappuhamy Mawatha
66	sangamitta Road
67	Chetiyagiri Road
68	walukarama Road
69	A.J.Gunaratne Mawatha
70	Bandaranike Mawatha
71	Sudarmarama New Lane
72	Mohisadeen Mosque Road
73	Jayawardenarama Road
74	Maitipe Lane III
75	Punchasnangoda Road
76	Ordiswatta Road
77	Sri Buddhasinghe Lane
78	Gangarama Cross Road
79	Milidsauwa New Lane
80	Peter Kiringoda Mawatha
81	Gamini Mawatha
82	Upugoda Veediya
83	Humos Road
84	Donald Jance Road
85	Vijitharama Road
76	Noriswatta Road
87	Jeepsriya Mawatha
88	samagi Mawatha
89	Dharmaraja Mawatha
89	Professor M.D.Ratnasooriya Mawatha
90	Sri Rewatha Mawatha

91	Temple Road
92	Atthiligoda Sri Sugathapala Mawatha
93	Lunawilawatta Road
94	New Market Road
95	Samagiwatta Mawathagama Road
96	Samagiwatta Cross Road

**Names of roads of 4.5 meters (15 ft) Building Lines of from the centre of the road**

	Name of Road	
1	Church Road	
2	Queens Street	
3	Pedler Street	
4	Lankan Street	
5	Sudarmalaya Road	
6	Kuda Cross Road	- Fort
7	New Lane I	
8	New Lane II	
9	Meda Veediya	
10	Harbour Street	
11	Devasurendra Place	
12	Fish Market Road	
13	Sanagamitta Lane	
14	Bope Osanagoda Lane I	
15	Tea Road I (Dangedara)	
16	Tea Road II (Dangedara)	
17	Malwatta Temple Road	
18	Pokunuwatta Road	
19	Mahinda Lane	
20	A.S.De Silva Lane	
21	Makuluwa New Road	
22	Kandewatta Lane I	
23	S.H.Fernando Mawatha	
24	Park Road	
25	Sri Ganendrarama Mawatha	
26	Bope Cross Road	
27	Welagewatta Road	
28	Sri Punnasara 2 <sup>nd</sup> Lane	
29	Sri Punnasara Lane I	
30	Abesundara Road	
31	Wakunagoda Lane	
32	Talagahahena Lane	
33	Talapitiya Lane	
34	Malwatta Temple Lane I	
35	Madapatyhala Lane	
36	A.H.E.Fernando Mawatha	

37	Havelock Place
38	Ginganga Lane

\*\* All unnamed access path not mentioned above shall maintain 15 ft from the centre of the said such path

### **SCHEDULE III**

#### **FORM “E”**

Regulation 24

Maximum Lot Coverage

Name of building	Maximum plot coverage (Percentage %)	Minimum open space at ground level (%)
Residential units, Hotels, Guest Houses and Buildings of public assembly	66 2/3	33 1/3
Office, Shops, Commercial and Industrial Buildings	80	20

### **SCHEDULE III**

#### **FORM ”F”**

(30 Regulation)

Width of Aisles of Parking Stalls

Parking Angle 1	Bays on One Side (Meters) 2	Bays on Two Sides (Meters) 3	Two Way Traffic (Meters) 4
Parallel	3.6	3.6	6.0
30 deg.	3.6	4.2	6.3
45 deg.	4.2	4.8	6.3
60 deg.	4.8	4.8	6.6
90 deg.	6.0	6.3	7.2

### **SCHEDULE III**

(Regulation 37)

#### **FORM “G”**

INTERNAL CLEAR DIMENSIONS OF ROOMS

Room	Minimum Extent sq.m.	Minimum Length meters	Minimum Width meters
(i) Where there is only one room in a dwelling unit.	11.0		3.0
(ii) Where there are more than one room in a dwelling unit			
(a) first room	8.5		
(b) additional rooms	7.5	--	2.4
		--	2.4
(iii) Rooms in non residential buildings	7.5	--	2.4
(iv) (a) Kitchen	5.5		
(b) Kitchen alcove	--	--	1.8
		0.9	0.4

### **SCHEDULE III**

(Regulation 38)

#### **FORM “H”**

INTERNAL CLEAR DIMENSIONS OF BATHROOMS AND TOILETS

Room	Minimum Width Meters	Minimum Length Meters
Bath	0.9	1.2
Toilet	0.9	1.2
Combined Bath and Toilet	0.9	1.7

### **SCHEDULE III**

(Regulation 42)

#### **FORM “I”**

STAIR CASES

Type	Width of Stairs (cm)	Minimum Head Room (m)	Riser (cm)	Tread (cm)
(a) Internal stairs serving one upper floor only	75	2.0	19	22.5
(b) Stairs in building used as place of public assembly and public buildings.	105	2.1	17.5	22.5
(c) All other types	90	2.1	17.5	22.5

### **SCHEDULE III**

(Regulation 46)

#### **FORM "J"**

AGGREGATE UNOBSTRUCTED AREA OF OPENINGS

Column I Category	Column II Aggregate unobstructed area of opening for natural Lightning and Ventilation	Column III % of area openable
(1) Bathroom and toilet	1/10	100
(2) Vehicle Parking Garage	1/10	50
(3) Factories and	1/10	50

Warehouses (4) All other rooms	1/7	50
-----------------------------------	-----	----

### **SCHEDULE III**

#### **FORM "K"**

(Regulation 56)

SPECIFICATION AS TO LIFTS

- (i) Lifts (minimum) at main entrance and others suitably dispersed for building 5 storey above. Main lifts to be of 12 - 16 passenger capacity while others to be 8-12 passenger capacity.
- (ii) Medium speed lifts for 5-10 storey height
- (iii) High speed lifts for taller buildings

### **SCHEDULE III**

#### **FORM "L"**

(Regulation 12)

Zone

Floor Area Ratio

- i. Galle Fort World Heritage Site (1: 1.5 Galle Fort special regulations No. 70)
- ii. Other Areas in Galle Municipal Council Area within the following table

Site extent Sq. m.	No. of Floors	Residential FAR	Non Residential FAR	Maximum Height (m)	Minimum width of the site (frontage m)	Rear space (m)
150 -250	G+3	2.5	2.5	12	6	3.0
251 -500	G+4	3.0	3.5	15	8	3.75
501 -1000	G+6	4.0	4.5	21	12	5.25

1001 -1500	G+8	5.0	5.5	27	20	6.75
1501- 2023	G+10	8.0	8.5	33	30	8.25
2023 >	Unlimited	-	-	-	-	-

- If the site is less than 150 sq.m. in extent the FAR shall be 1:1.4, and the rear space shall not be less than 2.25 m and the maximum height shall not exceeds 7.5 m.
- If the site extents exceeds 2023 sq.m. and the common amenities are provided to the maximum capacity and the plans are in conformity with the regulations the maximum FAR will be exempted. Further, if the Authority confirm additional requirements are necessary all those requirements should be fulfilled.

## SCHEDULE IV

### STANDARDS FOR PROVISION OF SANITARY FACILITIES (Regulation 58)

Use	Water Closet	Urinal	Wash Basin
1. Cinemas, Theatres and Auditorium	One for every 100 seats up to 400 seats and one for Every additional 250 seats or part thereof. Separate facilities for men and women to be suitably provided.	One of every 25 seats or part thereof.	One of every 25 or part thereof.
2. Restaurants	One for every 50 seats upto 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 50 seats or part thereof.	One for every 50 or part thereof.
3. Offices and Shops	One for every 200 sq.m. of floor area. Separate facilities men and women to be suitably provided, subject to a minimum of one each for men and women.	One for every 200 sq.m. of floor area or part thereof.	One for every 200 of floor area or there of.
4. Residential Units	One for one unit.		
5.1 Hospitals, Dispensaries and related uses	One for every 4 persons with separate facilities for men and	One for every 4 persons.	One for every 4 persons.



	women.		
5.2 Higher grade Hospitals and related uses.	One for one Indoor patient room and for out door patients one for every 4 persons.		For every Indoor patients are one wash basin and one bathroom.

## SCHEDULE V

(Regulation 1)

### Minimum Processing fees, fees for covering approval and service charges for obtaining development permit

Nature of development activity to be engaged in	From to be used	Fees				
1.Land subdivision approved	A	<b>i. Processing Fee</b>				
		<u>Plot Size</u>	<u>Fees for each plot</u>			
		(excluding road drains and Common Lots)				
		* Between 150-300 sq.m.	Rs. 500/=			
		* Between 301-600 sq.m.	Rs. 400/=			
		* Between 601-900 sq.m.	Rs. 300/=			
		* Above 901 sq.m.	Rs. 200/=			
		ii. Fees for granting covering approval Rs. 750/= per each lot.				
		2. Issuing of Development Permits for Erection of Buildings/ Addition to Existing Buildings/ Re-erection	B	<b>i. Processing Fees</b>		
				<u>Floor area</u>	<u>Residential</u>	<u>Commercial</u>
<u>(sq.m.)</u>	<u>Uses</u>			<u>or other</u>		

		Rs.	Rs.	
		Less than 45	500	1000
		45-90	1500	2000
		91-180	2500	3000
		181-270	3500	4000
		271-450	5000	6000
		451-675	7500	9000
		676-900	10000	12000
		Above 901		
		Rs.1000/= for	Rs.1250/=	
		every 90 sq.m. in	for every	
		excess of 900 sq.	90 sq.m.	
		m.	in excess of	
			900 sq.m.	
Erection of Buildings/addition/ re-erection without obtaining Development Permits.		<b>ii. Fees for granting covering approvals</b>		
<b>Stage of Construction</b>		<b><u>Residential</u></b>	<b><u>Commercial &amp; other per</u></b>	
		<b><u>per (sq.m.)</u></b>	<b><u>(sq.m.)</u></b>	
		Rs.	Rs.	
(i) Only foundation work completed (up to plinth level)		200/=	500/=	
(ii) Construction up roof level (excluding roof)		300/=	1000/=	
(iii) construction including roof		400/=	1500/=	
(iv) complete construction		500/=	2000/=	
3. Erection of Parapet Walls		<b><u>i. Processing Fees</u></b>		
	B	<b><u>Residential</u></b>	Commercial & other per	
i. Out side the Building Line		<b><u>per liner meter</u></b>	liner meter	

ii. Within the Building Line		Rs. 300/=	400/=
		Rs. 500/=	600/=
		<b>ii. Fees for covering approvals</b>	
		Rs. 400/=	400/=
4. Change of Use of Residential Units.	B	<b>i. Processing Fees</b>	
		Floor area (sq.m.)	<u>Rs.</u>
		Below 45	500/=
		45-90	1000/=
		91-180	1250/=
		181-270	1500/=
		271-450	1750/=
		451-675	2000/=
		676-900	2250/=
		Above 901	2250/=
5. Preliminary Planning Clearance			Rs. 500/= for every
			90 sq.m. in excess of
			901 sq.m.
i. Residential Buildings			
ii. Commercial and Other Buildings			
iii. Land Sub Division			
6. Issue of Preliminary Planning Clearance and Development Permits.			





- (ii) Rs. 800/= per sq.m. to convert a residential unit to any other use, if the property is located in any other zone.

#### **10. Additional floor area permitted in excess of prescribed Floor Area Ratio**

The service charges to be calculated as a percentage of the cost of construction of the building, which will vary from 40% to 10% based on the following factors:-

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

The building costs that will be taken into consideration for this calculation are as follows:-

- (i) Residential Houses Rs.20,000/= per sq.m.
- (ii) Residential flats, commercial and office buildings up to and inclusive of 4 stores. Rs.30,000/= per sq.m.
- (iii) Residential flats, commercial and office building over 4 stores Rs.60,000/= per sq.m.
- (iv) Light industrial buildings. Rs.45,000/= per sq.m.
- (v) Warehouses Rs.30,000/= per sq.m.

#### **11. 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 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 for provision of Special Consultancy Services, Preparation of Layout Plans, Preparation of Estimates, Project Planning shall be levied.
- iii. Service charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, should be deposited in a separate bank account and these monies could only be used for development of open spaces, parking facilities, improvements to pavements or common urban development projects.

## **SCHEDULE I**

### **Form “M”**

(Regulation 69)

Possessing fees for development activities which are not belongs to Low Income

1. Nature of the development and Assessment No.
2. Survey plan No., date and name of the surveyor
3. Total Floor Area
4. Estimated cost for development

▪ Lower Structure (Cost for under ground part)	Rs.....
▪ Upper Structure (Cost for on ground part)	Rs.....
▪ Cost for Infrastructure facilities	Rs.....
▪ Cost for finishing	Rs.....

Above mentioned estimate cost for development certified as true and accurate  
(Certified by Chartered Architect/Charted Engineer/ Chartered Surveyor)

Signature of qualified person .....

Name of the qualified person .....

Qualification .....

Register No. ....

Address and Telephone No. ....

Signature of Developer/Authorized person .....

Name of the Developer .....

Name of the developer ,address and telephone No.....

## Office use only

Local Authority	Urban Development Authority
Receipt of the payment of Rs..... and copy of this Form are attached here with Signature of the Authorized Person .....	Signature of the Authorized Person .....

## SCHEDULE VI

(Regulation 65)

Safety Standards For Building Accessible And Useable For Disabled

STANDARDS	
Entrance/Exit	<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></ul> <p>At least one entrance/exit to each room shall be constructed so that wheelchair users can pass through it, and its width shall be 80 cm or more.</p>
Corridors etc.	<ul style="list-style-type: none"><li>Corridors etc. shall have a width of 120 cm or more so that a wheelchair user can pass through them, and spaces where a wheelchair user can turn his wheelchair around shall be provided at fixed intervals in every passageway.</li><li>Where there is a level difference, an equipment to eliminate the difference or slope way shall be installed.</li></ul>
Stairs	<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>
Slope ways	<ul style="list-style-type: none"><li>Handrails shall be installed.</li><li>Their width shall be 120 cm or more and their incline shall be 1/12 or less.</li><li>In a case where the height exceeds 75 cm, landings with a length or 150 cm or more shall be provided at intervals of at least 75 cm.</li><li>Warning blocks shall be installed at the tops of slope ways.</li></ul>
Lavatory Equipment	<ul style="list-style-type: none"><li>Building with aggregated floor areas of 2,000 sq.m. or more and two storeys or more shall, in principle, be provided with elevators that meet the following specifications.</li><li>Entrance/exit shall have a width of 80 cm or more, the floor area of their cages shall be 1.83 sq.m. or more, they shall have a depth of 135 cm or more, the minimum dimensions of the elevator lobbies shall be square with sides of 150 cm, and the specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.</li></ul>
Lavatories	<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></ul>



	<ul style="list-style-type: none"> <li>• Each floor in the building shall be provided with a urinal.</li> </ul>
Parking Area	<ul style="list-style-type: none"> <li>• When a parking area is provided, one or more parking spaces for wheelchair users (minimum width : 35 cm) shall be provided.</li> <li>• The said space shall be located close to the entrance/exit of the parking area.</li> </ul>
Passageways on the Building Site	<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>