

**DEVELOPMENT PLAN FOR THE AREA OF
KALMUNAI MUNICIPAL COUNCIL AREA**

2013 - 2025

Volume II

The Plan



Urban Development Authority

“Sethsiripaya”

Battaramulla.

2014

Contents

	Page No.
Chapter 01: Proposed Development Plan	01
1.1 Vision	01
1.2 Proposed Structure with Concept	01
1.3 Objectives and Strategies	03
1.4 Recommended Action Projects	04
Chapter 02: Proposed Sub Plans	06
2.1 Proposed Zoning Plan	06
2.2 Physical Infrastructure Development Plan	17
2.3 Proposed Recreation and Open Space	17
2.4 Proposed Environmental Conservation Plan	19
2.5 Disaster Management Plan	19
2.6 Economic Development Plan	23
Chapter 3: Regulations	26
3.1 General Regulation	26
3.2 Planning Regulations and Building Regulations	31
3.3 Interpretations	52
Schedules	
Schedule I - Building Applications	54
Schedule II - Standard for Parking Space	69
Schedule III - Access to Residential Units	70
Schedule IV - Standards for Provision of Sanitary Facilities	73
Schedule V - Fees & Service Charges for Approval	74
Schedule VI - Qualified Person	79
Schedule VII - Rainwater Holding Provision Requirement	82
Part I - Use and Types of Buildings	82
Part II - Minimum Equivalent Rain water Holding Provision Requirement	82
Part III - Proposed Distribution of Rain Water Harvesting Holding Provision	83
Schedule VIII - Safety standards for building accessible and usable for disabled persons	83

Annexure		Page No.
Annexure No. 01	- Height of Buildings	84
Annexure No. 02	- Proposed Building lines for Kalmunai Municipal Council Area	85
Annexure No. 03	- Open Space around Buildings	93
Annexure No. 04	- List of Protected Buildings	93
Annexure No. 05	- Reservation of Rivers, Canals and Tanks	94
Annexure No. 06	- Types of Access	94
Annexure No. 07	- List of Vegetation for Streetscape	96
Annexure No. 08	- Boundaries of Land Use Zone - Kalmunai Municipal Council area	96

List of Maps

		Page No.
Map No. 1.1	- Proposed Structure Plan with Concept- 2025	02
Map No. 2.1	- Zoning Plan - 2025	08
Map No. 2.2	- Proposed Physical Infrastructure Development Plan	18
Map No. 2.3	- Proposed Recreation and Open Space Plan	20
Map No. 2.4	- Proposed Environmental Conservation Plan	21
Map No. 2.5	- Disaster Risk Reduction Plan	24
Map No. 2.6	- Economic Development Plan	25

CHAPTER 01: PROPOSED DEVELOPMENT PLAN

1.1 Vision

Strengthening of the city's Trade, Economy and Agriculture by effectively mobilizing such potential and thereby improving the “Disaster Resilient Trade Corridor”

1.2 Proposed Structure with Concept

Kalmunai M.C. area is surrounded by many hydro based natural resources, such as lagoon and inland water bodies in North, sea in Eastern, paddy, marshy lands and inland water bodies in Western and lagoon in South. They are undevelopable resources in concern with economy of the city. Kalmunai M.C. area is located along Wellawaya-Ratnapura road (A4) which connects Kalmunai M.C. area with highly populated local authorities in the Eastern coastal belt. Day to day many commuters come to the city from outside for their trade activities and many commuters passes through the city as the area is accessible to many outer regions such as Monaragala ,Badulla ,Batticaloa and also it acts as a transit point.

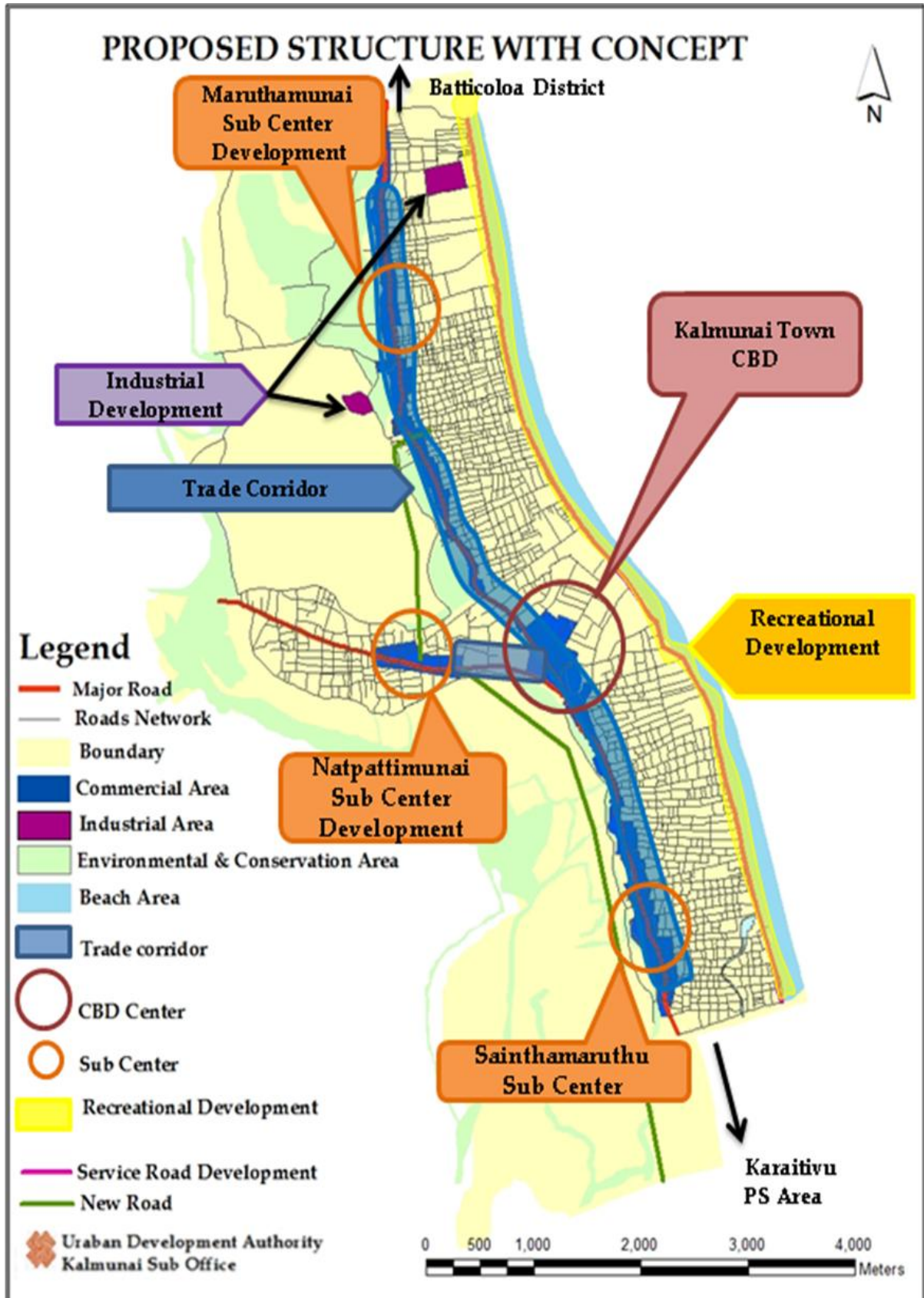
Kalmunai Central area acts as the main commercial and administrative center. Existing commercial development is occurring in a linear manner along the main arteries with few commercial center developments in areas such as Sainthamaruthu, Nappatimunai and Maruthamunai. Therefore this character of a “Trade Corridor” has to be considered while planning for its future development.

Kalmunai records the second highest population density in Sri Lanka and it faces a severe land scarcity problem. Therefore, the concept of corridor development also should be applied for the development of Kalmunai where no alternatives to expand the city.

In planning point of view it is a mixed form of polycentric and linear development. Therefore considering all the above factors the concept for the area has been developed as “Corridor Development Harnessing the Potentials of Polycentric Form of development with compatibility to available Natural Resources while mitigating disaster vulnerability of the area” to accomplish the Vision of Kalmunai Municipal Council Area Development Plan.

Map No. 1.1

Proposed Structure Plan with Concept- 2025



1.3 Objectives and Strategies

Objectives	Strategies
1. To Create a Disaster Resilient City.	<ul style="list-style-type: none"> • Preparation and implementation of Disaster Risk Reduction plan. • Direct the development activities in the city in accordance with the proposed zoning plan and DRR guidelines. • Direct the development in the coastal area according to the coastal management plan of the Coast Conservation Department. • Implementation of environmental landscape plan.
2. To increase economic contribution of trade & industries by 10%.	<ul style="list-style-type: none"> • Precinct commercial development in Sainthamaruthu • Develop identified sub service centers of Maruthamunai, and Natpattimunai allowing specialize activities for the particular centers. • Allocation of lands for industrial activities in Maruthamunai and Periyaneelavanai. • Development of infrastructure facilities for fishing activities • Introducing regulatory Provisions to Promote commercial development • Introducing of slaughter waste based manufacturing of fertilizer and leather • Implementation of land use zoning plan
3. To create conducive living environment.	<ul style="list-style-type: none"> • Improving road network with widen the roads and develop bypass roads on priority basis to increase the efficiency of the transport sector • Implementation of waste management system • Providing green spaces in housing schemes. • Promoting green roof gardens.
4. To allocate and improve 10% land share to recreational activities	<ul style="list-style-type: none"> • Demarcation of recreational activities area • Allocation of more lands for recreational activities.
5. To provide land for growing population	<ul style="list-style-type: none"> • Promoting vertical development for housing. • Supplying of additional land for housing by land reclamation and readjustment with coordination of relevant authorities. • Provision of regulations in relation to required minimum plot sizes and building limits. • Implementation of zoning plan
6. To provide convenient administrative services to public.	<ul style="list-style-type: none"> • Concentration of administrative functions in a planned manner which are scattered in the town.
7. To improve of accessibility for vehicular & pedestrian.	<ul style="list-style-type: none"> • Introducing new bus routes • Improvement of infrastructure facilities related to accessibility.

8. To Create Attractive city	<ul style="list-style-type: none"> • Improving city beautification with street landscape and roundabout landscape in the town center.
9. To preserve & improvement of environmental quality	<ul style="list-style-type: none"> • Incooperating rules and regulations of relevant institutions in case of developing the environmentally sensitive areas such as costal belt, irrigation canal reservations, lowlands and areas of scenic beauty. • Integration of urban scenic and recreational activities through using the agricultural land, reservation and other open spaces by environmental conservation plan.

1.4 Recommended Action Projects

1. Preparation of Drainage Plan
2. Redevelopment of Kidtanki Bridge
3. Thona Improvement at Sainthamaruthu
4. Tree Planting along the Coastal Line
5. Beach Restoration and Improvement
6. Identification and Implementation of Sainthamaruthu, Kalmunai Town Center, Natpattumunai and Mrathamunai Commercial Square Development
7. Conversion of Santhangany Playground to Commercial Use and Relocation of Playground at Proposed Recreational Zone in Zoning Plan
8. Readjustment of Existing Commercial Corridor located along the Main Road by Regulatory Provision
9. Identification and Implementation of Peeriyaneelavanai Industrial Square Development
10. Construction of Ice Manufacturing Centre at Thona Mouth
11. Widen & Improvement of Beach Road Periyaneelavai To Maligakadu
12. Expansion & Redevelopment of Bus Stand
13. Road Widen for Main Road (Fathima College Road To Maligakadu)
14. Widen of Internal Roads
15. Clearing of Beach
16. Implementation of Beach Park (Kalmunai, Marathamunai, Peeriyaneelavanai, Sainthamaruthu)
17. Improvement of Rest House & Surrounding Beach For Public Use
18. Development of Jogging Track , Liner Parks at Green Field
19. Allocation of 10 Acres Land for New Playground Development
20. Improvement & Rehabilitation of Thona Park at Peeriyaneelavanai, including Playground & Entertainment Activities
21. Stipulation of regulatory provisions and facilitate for accommodating housing backlog within Existing Plots through the infill mechanism
22. Filling of 10 Acres Paddy land to accommodate 1400 Houses under the guidelines of Srilanka Land Reclamation and Development Cooperation
23. Vesting & Allocation of 15 Acres land from existing NHDA Square & CTB Depot for Administrative Development
24. Allocation of Additional 5 Acres land for development of quarters facilities at Proposed Filling Area
25. City Beautification- preparation of landscape plan for streets with the safer pedestrian walk ways and Roundabout design.

26. Implementation of Regulation Scheme for Control the Destructive Sign Boards
27. Development of Water Transport From Mavadypalli To Kittangi
28. Vegetation development at every housing scheme with identification of open spaces.
29. New Roads Development - Maavadipalli (Ampara Road) to Kiddangy Road
- Thalavattuvan Road, Nattpittimunai to Nooraniya Road

CHAPTER 02: PROPOSED SUB PLANS

2.1 Proposed Zoning Plan

This plan which is based on the development concept of Kalmunai to be developed as Trade Corridor shall provide for 10 zoning categories. (Please see Map No: 01). The boundaries of zones are given in Annexure No. 08.

No.	Proposed Zones	The Extent	
		(ha)	(%)
1	Residential Zone	764	22.8
2	Commercial Zone	172	5.15
3	Special Residential Zone	7	0.2
4	Mixed Residential Zone	451	13.5
5	Mixed Development Zone	37	1.1
6	Institutional Zone	7	0.2
7	Recreational Zone	178	5.3
8	Industrial Zone	12	0.35
9	Environmental & Conservation Zone	477	14.2
10	Agricultural Zone	1233	37

2.1.1 General Zoning Regulations

1. Where the use of a site or property is designated for a specific use in the zoning plan, the same site or property should be used only so designated.
2. The maximum Floor Area Ratio for any construction included in the Zoning Plan should be in accordance with the Ratios indicated in 2.1.2
3. No person shall use any site or building for the purpose other than the one approved in the Development Permit.
4. Other uses also are allowed except permissible uses if the authority satisfied.
5. Ground floor of buildings located facing the main road in Commercial Zone should not be used for residential purposes.
6. Where a site or premises located adjoining river or lagoon or tanks, the reservation should be kept as indicated in Annex 05.
7. All the buildings within the 300m coastal zone should be constructed with prior approval of Department of Coast Conservation for any construction.
8. Prior approval should be obtained from the Sri Lanka Low Lying Reclamation and Development Corporation in respect of reclamation of low lying land, marshes, water lodged areas and wetlands irrespective of any direction is given in the Land Use Zoning Plan.

9. Wherever or it indented to construct a building statue construction of symbols and marks ,location ,change of use ,declare, publish reconstruct or improve a place or religious worship, the applicant must establish that there is no objection from resident within a radius of 0.5 km from the respective location.
10. The Urban Development Authority may define any area comprised in the development plan as a special development area by a gazette notification or circular notification.
 - i. Special Industrial Zone
 - ii. Special Residential zone
 - iii. Specially protected zones subject to natural disasters
 - iv. Other special projects areas
11. Wherever any area in the zoning plan is shown as coming under two zones the zone classifications for the area will be decided on the basis of the major portion of land coming under a zone.
12. Where any property falls under more than two zones it shall be lawful to treat such plot as coming under the zone most favorable to the objectives of this development plan.
13. Wherever a dispute arises with regarded to any boundaries or zones shown in the zoning plan the following provisions shall apply.
 - i If the boundary lines of zones are not marked by the length and breadth as indicated in the zoning plan the boundaries of such the land or parcel of land, follow permanent land mark such as ,road, railway line, canal etc will be treated as the boundary lines of the zone.
 - ii. Wherever there is any problems with regard to boundaries the final decision will rest with the Urban Development Authority.

2.1.2 Proposed Zones with Permittable Uses & Recommendations

01. Residential Zone

This Zone shall be essentially for residential use and shall provide for pure residential purposes building with ancillary facilities.

Zoning Plan - 2025



Permitted Uses	Minimum Land Extend (Perches)
1. Residential uses(Housing, Dwelling House)	6 P.
2. Professional Offices(Medical, surveying, Engineering) not exceeding 50 square meters	10 P.
3. Retail shops, commercial units not exceeding 75m square meters	6 P.
4. Pre-schools, daycare centers	20 P.
5. Restaurants and indoor entertainment centers not exceeding 100 square meters	20 P.
6. Religious places	40P
7. Government offices not exceeding 50 square meters	10 P.
8. Primary schools, Educational institutions, community centers	80 P.
9. Parks, playgrounds and open spaces	
10. Cottage industries not exceeding 50 square meters and employment not more than 10 persons or machinery utilize not more than 5.HP subject to maximum decibel level of 55 in day time and 45 in night time stipulated for the primary residential zone by the Central environment Authority.	40P
Plot Coverage	75%
Floor Area Ratio	1:2.75
Other Requirements If necessary, Recommendations of the clearance certificate will decide by the planning committee	
Remarks G+1 building is allowed only for existing lots more than 3p. Residential Apartment s/Flats :- F.A.R 1:3.5 or additional floor.	

2. Commercial Zone

Since the Kalmunai area is highly densified, single storied buildings shall be discouraged. The ground floor shall be exclusively for commercial uses while residential uses may be permitted in the upper floor of buildings with more than two floors. In addition to the main commercial center, there shall be a secondary commercial zone around the centre of Kalmunai.

Permitted Uses	Minimum Land Extend (Perches)
1. Residential uses(Housing)	6 P.
2. Guest houses not exceeding 100 square meters	10 P.
3. Professional Offices(Medical, surveying, Engineering) not exceeding 50 square meters	10 P.
4. Pets selling centers, veterinary centers	6P
5. Retail shops, commercial units not exceeding 75m square meters	6 P.
6. Pre-schools, daycare centers	20 P.
7. Restaurants and indoor entertainment centers not exceeding 50 square meters	20 P.
8. Religious places	40P
9. Government offices not exceeding 50 square meters	10 P.
10. Primary schools, Educational institutions, community centers	80 P.
11. Indoor mini gymnasium centers and indoor children playing centers.	12 P.
12. Cottage industries not exceeding 50 square meters and employment not more than 10 persons or machinery utilize not more than 5.HP subject to maximum decibel level of 55 in day time and 45 in night time stipulated for the primary residential zone by the Central environment Authority.	40P
Plot Coverage	75%
Floor Area Ratio	1:2.75
Other requirements If necessary, Recommendations of the clearance certificate will decide by the planning committee	
Remarks G+1 building is allowed only for lots more than 3p. Residential Apartment s/Flats :- F.A.R 1:3.5 or additional floor.	

Permitted Uses	Minimum Land Extend (Perches)
13. Whole sale trading	15P
14. Fuel filling stations	40 P
15. Fuel filling and Vehicle Service station	50p
16. Vehicle parking	40 P.
17. Motor Bike Repairing & Service	6 P
18. Vehicle Repairing & Service	20 P
19. Hospitals	80 P
20. Eating place / Takeaway	6 P
21. Butcher /Meat stalls	6 P
Plot Coverage	80% non residential
Floor Area Ratio	1:5.0
Other Requirement If necessary, Recommendations of the clearance certificate will decide by the planning committee	
Remarks 1. 25% of residential use out of total floor area is allowed in upper floors allow in upper floors. 2. G+1 building is allowed only for existing lots more than 3p.	

03. Special Residential Zone

This zone shall provide mainly for residential apartments for growing population by the year 2025. It can be already identified existing Islamabad housing scheme and it is proposed to build a new housing scheme by refilling paddy lands located close to exiting bus stand with the recommendations of Sri Lanka, Land Reclamation Department. Since the area having land scarcity for residential development, the housing schemes as well as apartments should be promoted

Permitted Uses	Minimum Land Extend (Perches)
1. Residential uses(apartments)	40 P.
2. Retail shops, commercial units not exceeding 75m square meters	6 P
3. Pre-schools, daycare centers	20 P.
Plot coverage Non Residential Residential	65% 65%
Floor Area Ratio	1:4
Other Requirements Clearance certificate should be obtained with the recommendations of Planning committee.	

04. Administrative Zone

An administrative Zone has been identified to provide administrative services that have to be performed by Kalmunai as a second order service Centre. All administrative activities shall be located only within this zone, which shall provide essential administrative services to the public within one place.

Permitted Uses	Minimum Land Extend (Perches)
1. Government and public ,semi public institutions, Public buildings, private institutions	40 P.
2. Government and Public buildings	40 P.
3. Amenity services related to Government and Public buildings.	40 P.
4. Government Schools and International schools (Primary, secondary and tertiary)	80 P.
5. Professional Training institutes	80 P.
6. Restaurants not exceeding 100 square meters	20 P.
7. Vehicle parking complexes	40 P.
8. Town halls, Library, Mini theatre	40 P.
9. Parks, play grounds, Rest and Recreational and open spaces	40 P.
10. Seminar Hall	80 P.
Plot coverage	
Non Residential	65%
Residential	65%
Floor Area Ratio	1:4
Other Requirements	
If necessary, Recommendations of the clearance certificate will decide by the planning committee	

05. Mixed Residential Zone

This Zone shall be essentially for residential use and shall provide with primary schools, pre- schools, retail shops, and environmental friendly cottage industries, for which infrastructure facilities shall be made available.

Permitted Uses	Minimum Land Extend (Perches)
1. Residential uses(housing, dwelling house)	6 p.
2. Guest houses not exceeding 100 square meters	10 p.
3. Professional offices(medical, surveying, engineering) not exceeding 75 square meters	10 p.
4. Retail shops, commercial units not exceeding 100 m square meters	6 p.
5. Pre-schools, daycare centers,	20 p.
6. Restaurants and indoor entertainment centers not exceeding 100 square meters	20 p.
7. Religious places	40p
8. Hospitals	160 p.
8. Primary schools, educational institutions, community centers	80 p.
10. Parks, playgrounds and open spaces	
11. Cottage industries not exceeding 50 square meters and employment not more than 10 persons or machinery utilize not more than 5.Hp subject to maximum decibel level of 55 in day time and 45 in night time stipulated for the primary residential zone by the central environment authority.	40p
Plot Coverage	75%
Floor Area Ratio	1:2.75
Other Requirements If necessary, Recommendations of the clearance certificate will decide by the planning committee	
Remarks G+1 building is allowed only for lots more than 3p. Residential Apartment s/Flats: - F.A.R 1:3.5 or additional floor.	

06. Mixed Development Zone

Mixed development is encouraged in the area such as rice mills, saw mills, carpentry workshops other light industries, retail shops and etc...

Permitted Uses	Minimum Land Extend (Perches)
1. Rice mills, saw mills, carpentry workshops	30p
2. Retail shops	6 P.
3. Rest house/restaurants	20 P.
4. Indoor entertainment activities	40 P.
5. Social and cultural centers	40 P.
6. Offices, private NGO	20 P.
7. Cottage industries of agricultural production processing centers	20 P.
8. Cottage industries of (yogurt, curd, tailor shops, shoe manufacturing) industries which less than 10 employees and subject to the conditions that fulfilled, indicated under number 12 in the primary residential zone	10 P.
Floor Area Ratio	1:3:0
Plot Coverage	
Residential	65%
Non Residential	80%
Other	
If necessary, Recommendations of the clearance certificate will decide by the planning committee	

07. Industrial Zone

Within this industrial zone all kind of industries can be established which are not harmful to the environment and public.

Permitted Uses	Minimum Land Extend (Perches)
1. Heavy Industries	80 P.
2. Light and non polluted industries	60 P.
3. Warehouses and stores	80 P.
4. Container yards	120 P.
5. Amenities services	40 P.
6. Fuel filling stations, Service stations	40 P.
7. Concrete precast industries	40 P.
8. Offices related to industries and its management	40 P.
9. Food processing industries	40 P.
10. Rice mill / Saw mill	40 P.
11. BOI approved garment factories	40 P.
Plot Coverage	80%
Floor Area Ratio	1:2.5
Other Requirements	
Clearance certificates should be obtained with the recommendations of Planning committee and from Central Environmental Authority	

08. Agricultural Zone

All stretches of paddy fields have been designated under agricultural zone. This shall be a green corridor enhancing the quality of the environment while making the area self-sufficient with food production. It is proposed to provide facilities with Residential units associated with agriculture farms, Cattle farming, farms, animal husbandry and Fishing related activities for the promotion of intensive agriculture within this zone.

Permitted Uses	Minimum Land Extend (Perches)
1. Agriculture farms including paddy cultivation	80 P.
2. Residential units associated with agriculture farms	20 P.
3. Cattle farming, farms, animal husbandry	80 P.
4. Fishing related activities	80 P.
5. Ornamental fishing related activities	6p
6. Small scale productions associated with Compost, bio gas,	40P.
7. Selling centers of plants and horticulture	10P.
8. Stores of agricultural production, and its related selling centers	20 P.
9. Chemical and fertilizer processing centres	6 P.
10. Boat riding	-
11. Retail Shops	6 P.
Plot Coverage	50%
Floor Area Ratio	1:1.0
Other Requirements Clearance certificates should be taken from following agencies 1.Wild life department 2.Agrarian services department 3.Central Environmental Authority	

09. Recreational zone

This zone shall be essentially recreational related activities. Since the area is located along the coastal belt, this zone can be promoted for recreational activities.

Permitted Uses	Minimum Land Extend (Perches)
1. Beach Park, Mini Park	80 P.
2. Ancillary buildings related to fishing	20 P.
3. Play grounds	80 P.
4. Bird watching towers	-
5. Ornamental fishing	6p
6. Boat riding	-
7. Changing, washing rooms	-
8. Vehicle Parking	-
Other Requirements If necessary, Recommendations of the clearance certificate will decide by the planning committee	

10. Environmental & Conservation Zone

Within the Environmental & Conservation zone, highly vulnerable disaster areas and environmentally sensitive areas are identified. Since the area is highly vulnerable to disasters, any development activity is not permitted within this zone except the following activities.

Permitted uses	Minimum Land Extend (Perches)
1. Water transport	-
2. Bird watching towers	-
3. Fishing related structures	-
4. Boat riding	-
5. Public toilets, changing and wash rooms	-
6. Vehicle Parking	-
Other Requirements Clearance certificates should be taken from following agencies 1. Urban Development Authority 2. Central Environmental Authority	

2.2 Physical Infrastructure Development Plan

In order to develop the area as commercial corridor ,physical infrastructure plays an important role in the development & improvement of commercial activities of the area .Hence following proposals have been identified to accelerate the commercial development of the area.

1. Redevelopment of Kiddanki Bridge
2. Widen & Improvement of Beach Road (Periyaneelavanai to Maligakadu)
3. Widen of Main Road (Fathima College Road to Maligakadu Road)
4. New Road Development - Maavadipalli (Ampara Road) to Kiddangy Road
- Thalavattuvan Road, Nattpittimunai to Nooraniya Road
5. Expansion of Bus Stand
6. Widen of Internal Roads

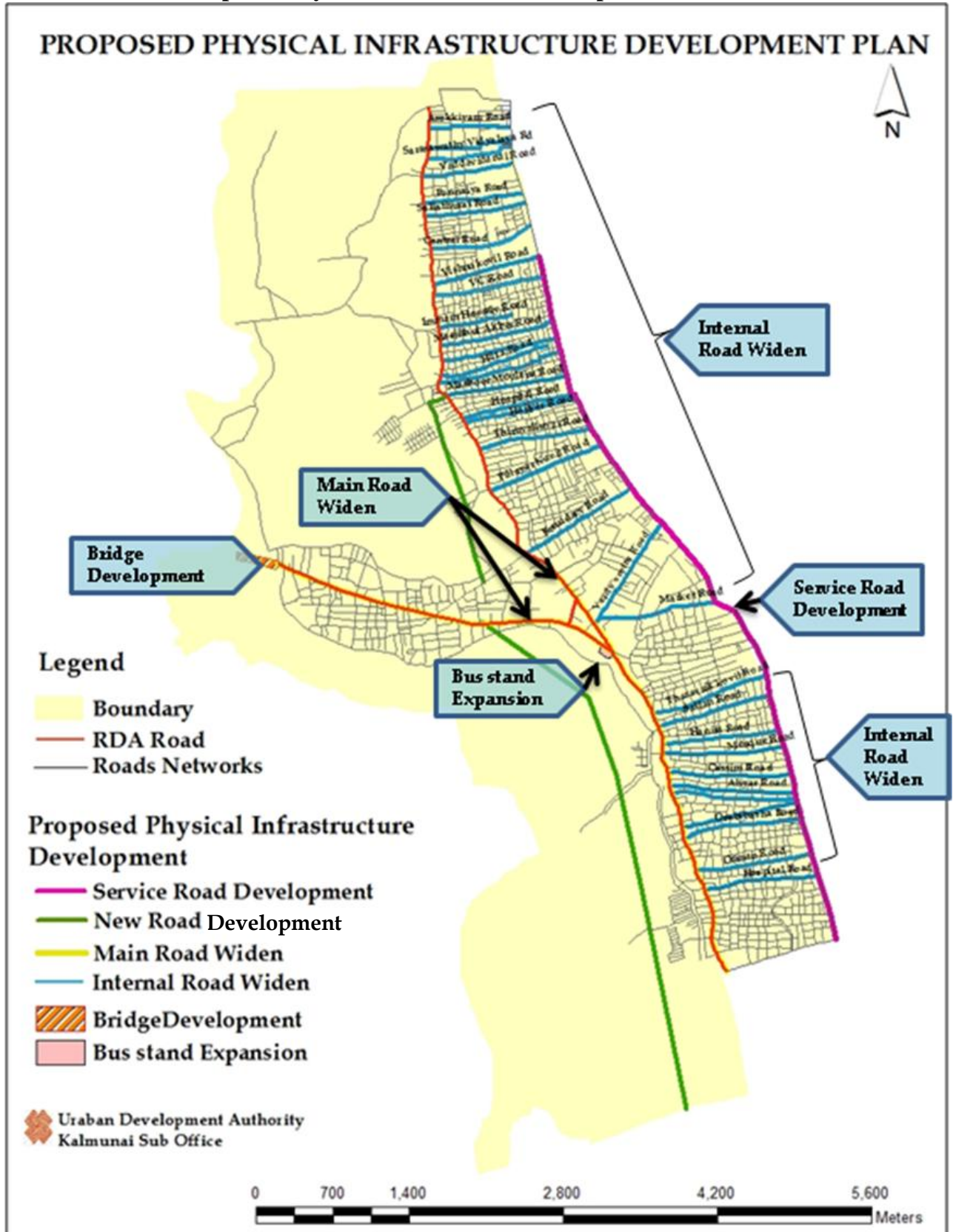
i. Rest House Road	ii. Thiruvalluvar road
iii. Kiddangi Road	iv. Hajiyaar road
v. Kadakkarapalli Road	vi. Mashoor Moulana Road
vii. Cassim Road	viii. Hijra Road
ix. Hospital Road	x. Magbooliya Road
xi. Zahira College Road	xii. Immam Hassaly Road
xiii. Mosque Road Etc	xiv. V C Road
xv. Hospital road	xvi. Masjithul Akber Road
xvii. Osman road	xviii. Al Manar Road
xix. Orabi basa road	xx. Vishnukovil Road
xxi. Aliyaar road	xxii. Ponnaiya Road
xxiii. Hanifa road	xxiv. Sarasawathy Vidyalaya Rd
xxv. Tharavsikovil road	xxvi. Arokkiyam Road
xxvii. Market road	xxviii. Vaddavidanai Road
xxix. Boundary road	xxx. 75House Scheme West Road
xxxii. PillaiyaarKovil road	xxxii. Makkamady Road

2.3 Proposed Recreation and Open Space

In order to maintain the area as conducive living environment, Development of Recreational and Open Spaces play an important role. Hence following proposals have been identified to accelerate the development of the area.

1. Improve & Rehabilitation of Thona Park at Peeriyaneelavanai, including Play Ground & Entrainment Activities
2. Implementation of Beach Park (Kalmunai, Kalmunaikudy, Marathamunai, Sainthamaruthu)
3. Jogging Track , Liner Parks development at Green Field
4. New Play Ground Development

Proposed Physical Infrastructure Development Plan



2.4 Proposed Environmental Conservation Plan

With the maintenance of good quality environmental balance and safety, it is very much important to ensure the Environmental safety with taking into account conservation and preservation while maintaining the environmental condition of the area .Consequently in order to improve the environmental condition of the area, following Proposals have been identified.

1. Thona Improvement At Sainthamaruthu
2. Beach Restoration And Improvement
3. Tree Planting Along the Coastal Line.
4. Tree Planting at Every Housing Scheme

Additionally environmental sensitive areas such as marshy, lagoon, water bodies & wetland are identified in order to conserve the natural environment with compatibility to development scenario of the area.

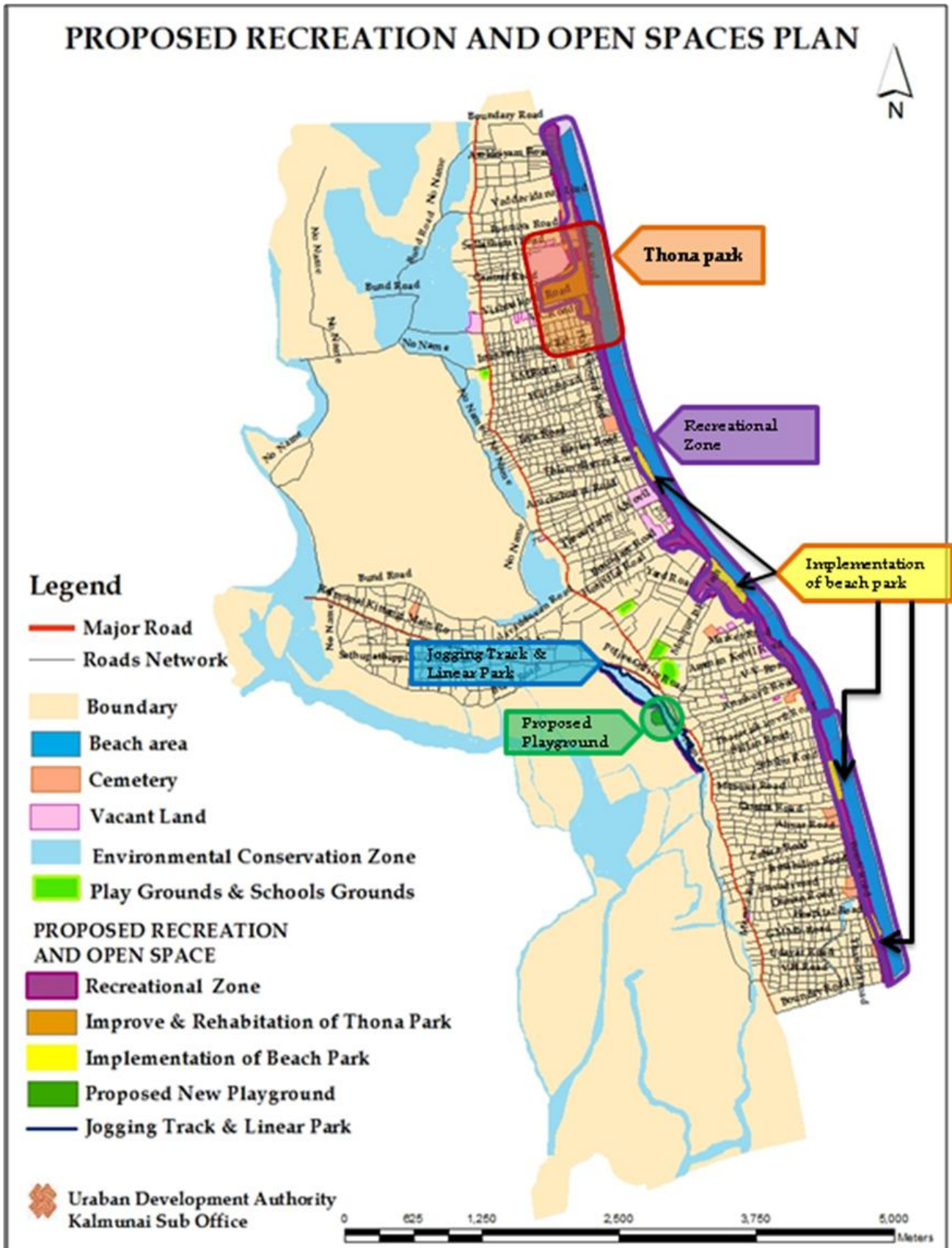
2.5 Disaster Management Plan

At present Kalmunai city has been affected by multiple hazards such as floods, cyclones and tsunami. Ultimately it has severely affected the livelihood of the people. The city needs revitalization because at the moment most of its inhabitants are living with unsanitary living conditions. These unsanitary living conditions are mainly due to scarcity of land and poor economic conditions of people. Most of the areas of the city are occupied by people with marginalized income levels.

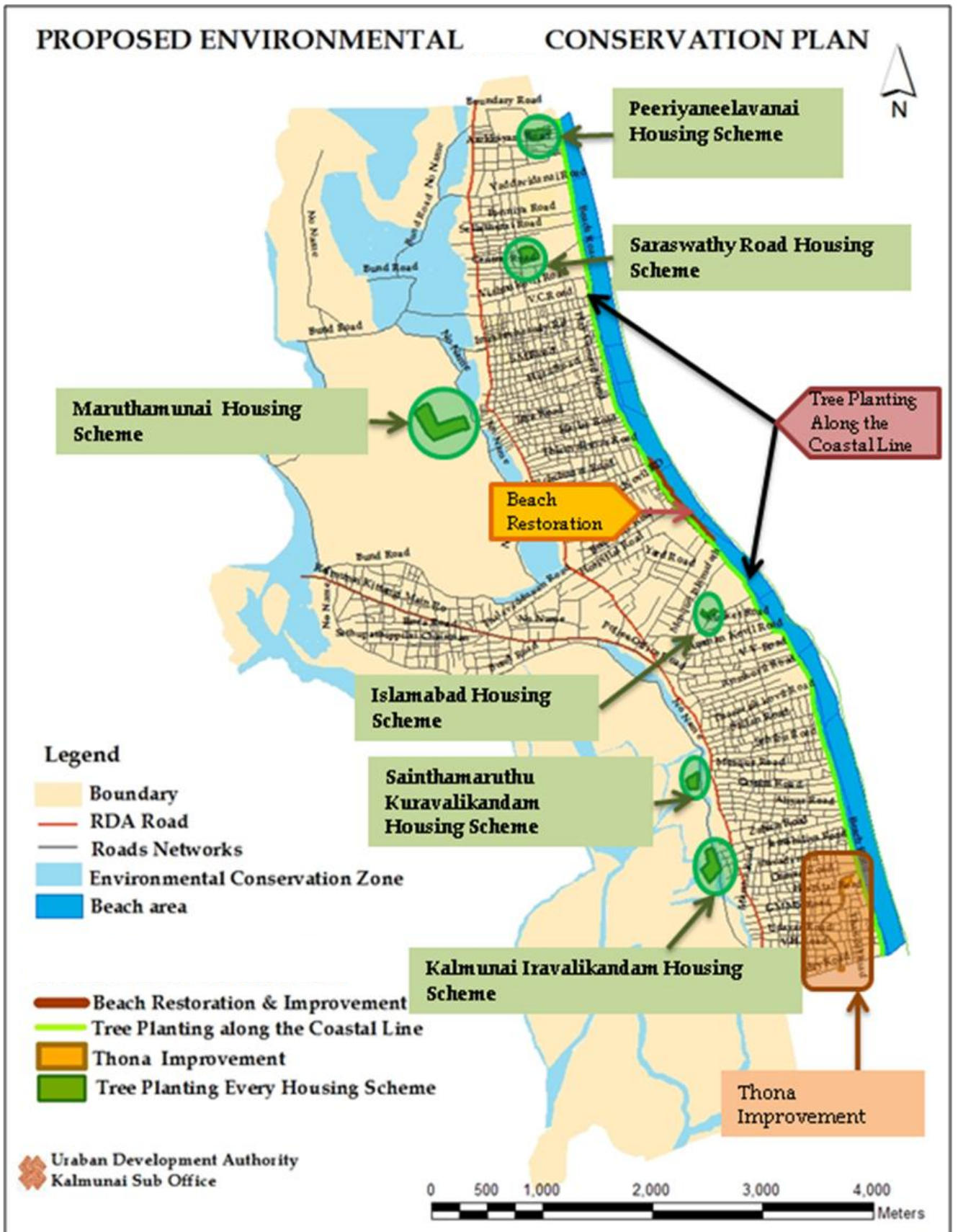
According to the Disaster Risk Reduction Plan (DRRP) of Kalmunai city provides a framework to minimize vulnerabilities and disaster risks among the society to avoid and mitigate adverse impacts of hazards. In line with the identified priorities the DRR plan directs Kalmunai towards a disaster resilient city, in order to provide a disaster resilient safer city. As part of DRR Plan strategic action projects have been identified based on the problems of the city in relation with Disaster Risk Reduction. These projects need to be implemented with great concern. Following are the action projects have been identified;

1. City wide Drainage Network & Canal Improvement Project
2. Thona Expansion
3. Integrating Wastewater Management with Drainage Network Improvement

Proposed Recreation and Open Space Plan



Proposed Environmental Conservation Plan



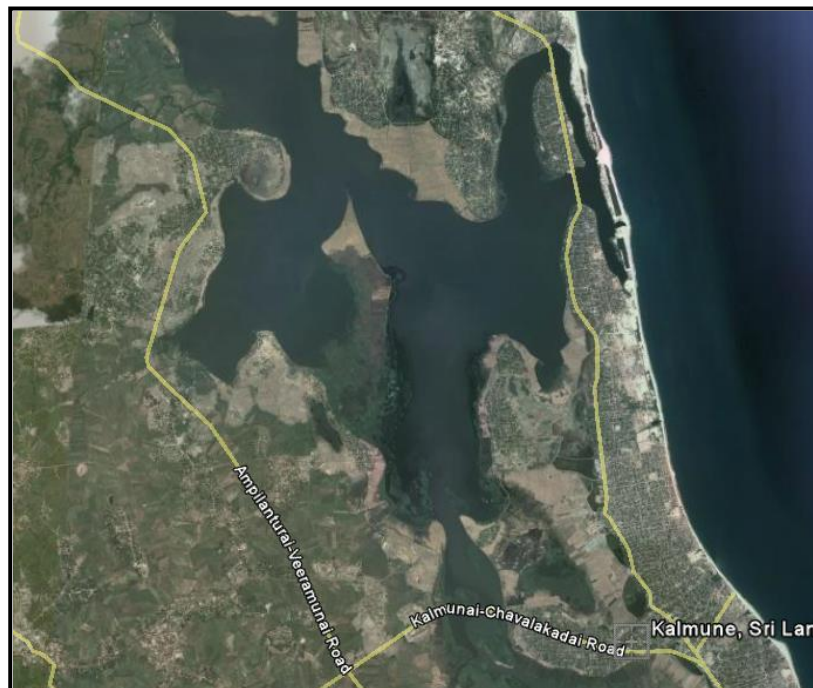
2.5.1 City wide Drainage Network & Canal Improvement

Kittanki tank is the major water body which is located in Chenaikkudiyiruppu in Navithanveli DSD. It is located across the Kalmunai – Chavalakade Road (B77). There are two canals connected to the tank that discharge its water to the sea.

The first water flow of the Kittanki tank is towards the southern part of Kalmunai area that connects to Karaitivu and then it ends up connecting with SainthamaruthuThona. In the rainy season when the water level goes up the tank is opened and the water flows towards Sainthamaruthu area, when the water level goes down, the water flow of the canal changes the direction towards northern side. Earlier there were some shorter ways to discharge water of the canal to the sea. But now most of these areas through which the canal connects with the sea are blocked by unauthorized settlements.

Due to land filling and siltation, water retention capacity of the tank reduced and this led to the increase of floods in the area. Also discharging speed of the overflowing water to the sea is low due to weaknesses of the canal network.

The purpose of this Kittangi tank is to store water for farmers' to be used for agricultural activities in the area. However because of inefficient canal network, during the Monsoon period excess water stored in the tank over flows and cause flood situations in the area. The water flow run towards the southern part of Kalmunai area from the Kittanki tank area is connected with the Thona located in Karitivu. Compared to the mean sea level, the elevation of the area where the Kalmunai city is located, it is high while the western part of the area where the canal runs through is low.



Due to many reasons the canal network is blocked in some places where it connects with the sea (Thona), basically due to the paved surfaces, unplanned settlements with high density, blockage of existing drain network due to garbage disposal and lack of drainage in some areas. Kittanki tank and other canals connected with it are identified as important natural drainage for the area to minimize the flood effect. Considering the above prevailing situation drainage network and canal improvement project is essential in order to ensure the smooth flow of storm water during the rainy season.

Existing drainage network of the city is outdated and it does not have the capacity to face flood situations during heavy rainy seasons.

2.5.2 Thona Expansion

Thona expansion has been identified as another strategic action that can minimize potential flood situation of the area. Thona which link natural drains and the sea have been blocked due to unauthorized settlements and fillings. Therefore better mechanism must be established to minimize the unauthorized constructions and future developments that affect the ecological functions of Thona. In addition, when expanding Thona, sea water intrusion into Thona must be minimized, if not that may further aggravate the disaster situation in the area.

2.5.3 Integrating Wastewater Management with Drainage Network Improvement

As per the existing regulations of the country no body shall discharge wastewater into storm water drains. But the current haphazard and rapid urban development of the Kalmunai area, lead to scarcity of urban land and consequently minimum plot size for building construction has been neglected. Therefore it's very difficult for households to manage their own waste water within their premises. Therefore somehow waste water discharge into storm water drainage network. Hence it is necessary to treat waste water before discharge into storm water lines and treatment procedure or a plant has to be decided for each and every waste water discharged unit. In addition each unit should be planned accordance with volume of waste water discharged by them.

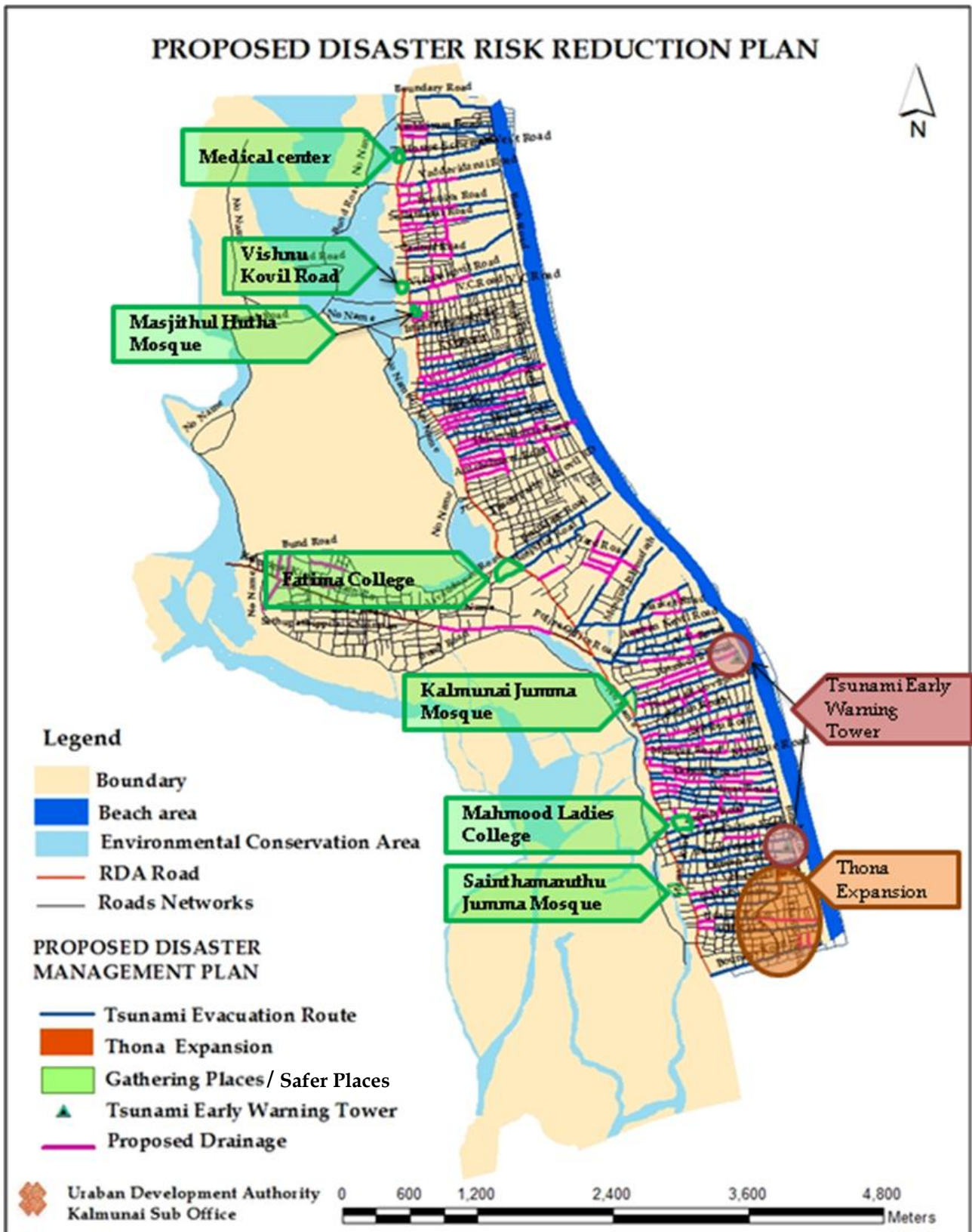
2.5.4 Tsunami Evacuation Plan

The available tsunami early warning tower plays an important role in providing warning sign for tsunami evacuation. In addition, one of the immediate actions that can be applied for tsunami prevention is identification of evacuation routes and safer places where people can stay safely during a tsunami strike. Hence map no 2.5. shows the tsunami evacuation plan with other disaster mitigation strategies.

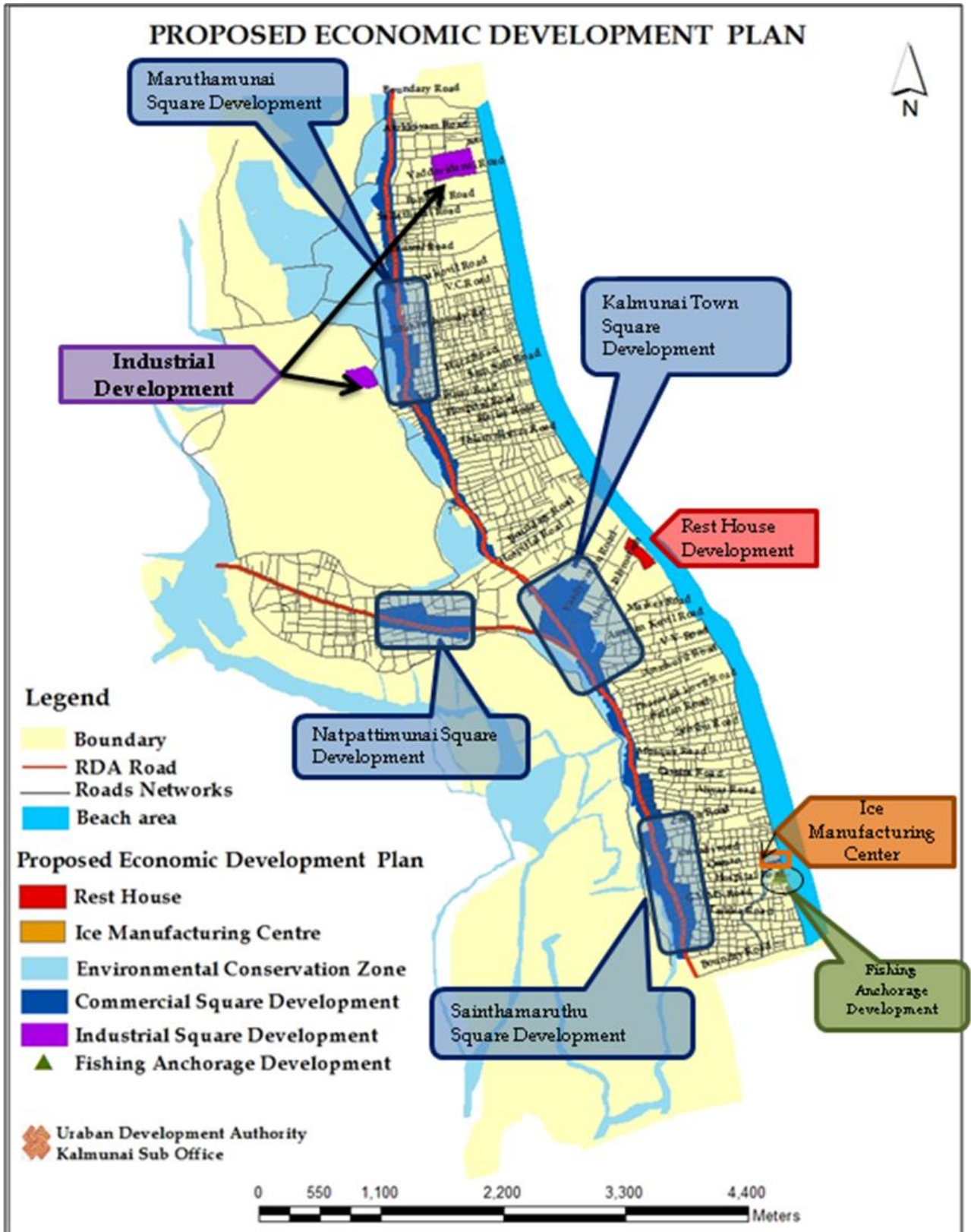
2.6 Economic Development Plan

Economic development generally refers to promote the standard of living and economic health of a specific area. When considering the economy of the Kalmunai Municipal Council Area, such actions can involve many areas of the city development of commercial, fishing infrastructure, industrial development. Consequently in order to improve the standard of living of the area & accelerate the economy of the area, proposals have been identified as specified in following Map No. 2.6.

Disaster Risk Reduction Plan



Economic Development Plan



CHAPTER 3: REGULATIONS

3.1 General Regulation

Introduction

1. These regulations are referred to as Planning and Building specifications of Kalmunai Municipal Council, and shall become effective from 2013

Submission of Plans for approval

2. In accordance with Section 8 of the Urban Development Authority (Amendment) Act No. 4 of 1982, any development activity requires a prior Development Permit to be obtained and all applications for such Permits, in relevant Forms 'A' and 'B', which appear in Schedule 1 of these Regulations, shall be submitted to the Authority. The Fees stipulated in Schedule V of these Regulations, shall be paid at the time of submission of building applications.
3. All plans submitted under these regulations, shall be prepared and signed by a Qualified Person, excepting the plans for the following buildings:-
 - I.
 - (a). Any additions or alterations to a building, not exceeding 50 sq. meters and which will not have any effect on the structure of the building.
 - (b). Any single or two storied residential building, not exceeding 200 sq. meters of floor area, and the columns or walls of the building are not located on the boundary of the building site.
 - (c). Any single or two storied non-residential building, not exceeding 100 sq. meters of floor area and the columns or walls of the building are not located on the boundary of the site.
 - II. The Authority or the Authorized Offices should be satisfied in regard to the accuracy and clarity of the building plans and relevant documents submitted.
 - III. The Building Application shall have the signature of the owner of the relevant land or property to be developed.
 - IV. The Application shall be submitted in Five Copies.
4. I. The Authority may request copies of building plans be submitted, in addition to those submitted under Regulation 3, if the Authority considers it necessary.

The Authority also may request any additional information or documents to be submitted.
5. The following information and data shall be included in the plans that have to be submitted in order to obtain a permit for any development activity.

- I. (a). In cases where, the proposed development does not involve the construction of a building, but the development of a site, a plan showing the street lines of surrounding roads, drawn to the scale of not less than 1:4000 shall be furnished.
 - (b). A Survey Plan of the site drawn to a scale of not less than 1:1000, containing the following information:-
 - i. If there are any structures within the site they shall be marked, with the relevant dimensions of the structures indicated in figures.
 - ii. The Scale of the plan, a symbol indicating the North point, and the assessment numbers of the adjoining properties
 - iii. Access Road to the site and its width
 - iv. All existing canals, drains and water bodies
 - v. Contours of the site or spot levels and the level of the street abutting the site from which access is to be gained.
 - (c). A detailed blocking out plan drawn to the scale of not less than 1:1000 shall be submitted, showing the extent of the area covered by each sub-divided plot, the direction of all proposed street lines, length, width and open spaces, site extents allocated for all other facilities and the purposes for which each plot of land is to be used, shall be submitted.
- (II). In cases where the proposed development involves the construction of buildings, the following documents shall be submitted:-
- (a). A sketch plan of the surrounding area, in order to clearly identify the site that is to be utilized for the proposed development.
 - (b). Approved sub-division plan, drawn to the scale, not less than 1:1000.
 - (c). Excepting in the case of buildings with a floor area of more than 1000 sq. meters, a floor plan drawn to the scale, 1:100 shall be submitted showing the following particulars. In respect of buildings with a floor area exceeding 1000 sq. meters, floor plans prepared to the scale of 1:200 may be submitted.
 - i. The internal dimensions of rooms and different parts of the building shall be indicated in figures. Furthermore, proposed use of each room each component part of the building shall be indicated.
 - ii. The location of all sanitary ware and their connections to the sewer system shall be indicated.
 - a. The location of all Fire Exits
 - b. The distance to any electricity line going above the building (over-head lines) shall be indicated.

- iii. The type of building material to be used for roof structure and floors.
 - iv. The cross sections and longitudinal sections of all walls, floors, roofs, foundations and balconies.
- (d).
- i. The thickness of walls, floors, roofs, foundation, beams and all other parts of the buildings.
 - ii. The location of all doors, windows and other openings shall be indicated together with their dimensions. Height of walls of each floor up to the ceiling, in relation to the existing ground level or street level and the clear distances from external walls of buildings to the boundaries of the site.

A section showing front facades of all buildings, showing the height, ground level, and other features that are visible from outside.

- (e). Storm water disposal system.
- (f). Whether the building is to be centrally air-conditioned.
- (g). Any other detailed information that the Authority may require to ascertain the true nature of the development activities to be carried out.

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

Type of Buildings

7. For the purpose of application these regulations, buildings shall be classified as follows:

Type – ‘A’	This refers to buildings with 5 floors and over including the ground floor or buildings which are over 15 meters high from the level of the adjoining street.
Type - ‘B’	This refers to buildings which are not high rise and consist of the following features:- (i). Not more than four floors, including the ground floor, where a wall or column is situated on the boundary; (ii). A basement - roofs, foundations, beams and other related parts of the buildings; (iii). A pile or raft foundation; (iv). A roof span exceeding ten meters; (v). A place of public assembly or a public building ; (vi). A building which is wind sensitive such as warehouse and factory ; and

	(vii). Any other type of building not covered under categories A and C ;
Type - 'C'	<p>Category C shall comprise of the following Sub Categories</p> <p>C I (i) any building which is used for residential purposes and shall not exceed five hundred (500) square meters in extent which does not fall under Category B ;</p> <p>(ii) any building which is used for non residential purpose and does not exceed Three Hundred (300) sq.m in extent which does not fall under Category "B".</p> <p>C II (i) any building which is used for residential purposes and does not exceed four hundred (400) square meters in extent which is not fall under Category B;</p> <p>(ii) any building which is used for non residential purpose and does not exceed Two Hundred (200) sq.m in extent which does not fall under Category "B".</p> <p>CIII (i) any building which is used for residential purpose and does not exceed Two Hundred (200) sq.m in extent and is not covered under Category "B".</p> <p>(ii) any building which is used for non residential purpose and does not exceed Hundred (100) sq.m extent which covered under Category "B".</p>

Submission of Architectural, Structural and Service Plans

8. (1) An application shall, prior to the commencement of any building works in respect of all buildings other than those buildings falling within sub Category C III of Category C, submit detailed structural plans along with the design calculations of the proposed building. Such plan shall be signed by a qualified person.
- (2) The detailed structural plans along with the design calculations of the proposed building, signed by a qualified person shall, -
- (a) In relation to all buildings falling within Category A and Category B of regulation 7 ; and
 - (b) In relation to buildings falling within Sub Category C I and C II of category C of regulation 7, if required to do so by the Authority,

Shall consist of the following –

- (i). A statement indicating in clear and precise language, the manner in which the superimposed load for which each floor system or part thereof has been designed ;

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

Preliminary Planning Clearance and Approval of Plans

- 9. (1). Applications for preliminary planning clearance shall be made as per the specimen form prescribed in form ‘C’ of schedule 1 of these Regulations. Preliminary planning clearance shall be conveyed in writing and may contain limitations and conditions that have to be complied with. This is only a temporary permit to indicate whether a particular development activity can be carried out in the relevant site. The applicant shall submit detailed plans and obtain approval from the Authority, before commencement of any development activity within the site.
- (2). Preliminary approval may be confined to a period of only one year.
- (3). Preliminary Planning Clearance does not constitute a Development Permit and as such does not entitle the applicant or any other person to commence or continue any development activity.
- (4). All Development Permits shall be in the written form and the proposed development has to conform to the limitations and conditions stipulated therein.
- (5). Development Permits shall be valid only for a period of one year.

- (6). After having obtained the building permit and after having commenced the development in accordance with the approved development plans, if the applicant was unable to complete the development within the period of one year, due to some unforeseen circumstances, the validity of the Development Permit may be extended by the Authority for a period of not more than two years.

Appeal against the Refusal of Building Approval

10. If a person is dissatisfied with the decision of the Authority to issue a Development Permit, he may submit an appeal to the Minister against the decision, within 30 days of receipt of the decision.

Development Activity to be in Conformity with the Development Permit

11. (1). No development activity shall commence or continue in violation of conditions of the Development Permit.
(2). The Authority may cancel a Development Permit due to any one of the reasons given below:-
 - (a) Violation of conditions stipulations in the Development Permit.
 - (b) Violation of provisions of these Regulations
 - (c) Submission of incorrect information or facts in the application, plans or other documents by the applicant, or
 - (d) Inability of the applicant to furnish details of plans and other documents when requested by the Authority, as required by Regulation 8.

3.2 Planning Regulations and Building Regulations

Suitability of Site

12. I. No development shall be permitted if a site has the following characteristics:-
 - (a). Sites which have been filled with human excreta, animal or vegetable matter, unless such material is completely removed or filled with a layer of earth covering the entire under fill to a thickness of at least 60 centimeters and made free of pollutants.
 - (b). Lands with mines and pits, lands subject to floods, unless a certificate has been issued by the National Building Research Organization to the effect that the site referred to is suitable for the development applied for or construction of a building.
- II. Sites which are located adjoining an existing cemetery. The development activities that are permissible on such sites have to be in conformity with Cemeteries Ordinance No.089 of 1899.

Use of Site

13. No site or a building that is to be constructed shall not be used for a purpose other than the purpose for which it was approved by the Authority.

Floor Area Ratio

14. (1) The Floor Area Ratio of any building that is to be constructed shall specification stipulated in Zoning Regulation of the Kalmunai Municipal Council development plan.
- (2) In addition to the Floor Area Ratio that has been approved, a basement floor may be approved to be used for parking or for the installation of an air conditioning plant. Similarly, if any parking space has been approved at the ground floor level, as per Schedule II of these Regulations, such floor area shall not be counted in the calculation of the Floor Area Ratio (F.A.R.).

Access

15. (1) In respect of streets which are less than 9 meters wide, the adjoining site or plot shall not be used for a purpose, other than the purpose for which provision is made in Regulation 15 (2).
- (2) (a) All streets which provide access to residential lots, shall conform to the standards set out in Schedule III Form 'A'.
- (b). In cases where one or more plots are to be used for non-residential buildings, the access roads to such plots shall not be less than 9 meters in width. Such cases shall conform to the standards set out in Schedule III Form 'B'.

However, as provided in Form 'A', Schedule III, if a person finds it difficult to conform to the minimum standard in gaining access to a plot, to be used for a residential purpose, if the Chairman of the Local Authority so desires, in consultation with the Planning Committee, based on the recommendation of the local authority, the minimum width of access road can be reduced by an extent not more than 2 meters, subject to following conditions:-

- i. The minimum width of access shall be 3 meters.
 - ii. This reduction shall not apply to any new cases.
 - iii. The area has a semi-urban character.
- (3) All such streets shall have a connection to a public street, or private street of not less than 9 meters in width. The owner of such private access shall have the development right to gain access from a public road which is not less than 9 meters wide.
- (4) All streets which are less than 9 meters in width and more than 30 meters long, and end up in a turning circle of not less than 9 meters diameter
- (5) In the development of access roads, the standard requirements for cycle lanes shall be satisfied as provided in Annexure No. 06.

Provisions regarding Plots

16. (1) Plots which are used for the construction of buildings, other than high rise buildings shall have the minimum size and the minimum width as provided in Form 'C', in Schedule III of Volume II of Kalmunai Municipal Council Development Plan. In respect of high rise buildings, action shall be taken as provided in Regulations No. 26, in regard to the fulfillment of requirements.
- (2) Streets which have a terminal end, the adjacent plots or site may have a street frontage which is less than the width of the frontage that is provided as per section 16 (1) above. However such frontage shall not be less than 3.0 meters.
- (3) The Authority may relax the requirement of the minimum land extent and width of a site in regard to granting of approval for the construction of a building in a site, unless it has a frontage to an 'A' Class Road, provided the other requirements are satisfied.

Height of Buildings

17. (1) The height of buildings located in Residential zone in the KMC Development Plan shall be in accordance with Annexure No.1 of Volume II of the said Plan. Nevertheless, In the construction of a building on an existing site which is less than hundred and fifty (150) square meters in extent and less than Six (6) meters in width, the maximum height of such building, unless the Authority decide otherwise, shall not be more than seven and half (7 ½) meters or not more than two floors.
- (2) In all other cases, excepting in the case of a high rise building, the maximum height of the building shall not be more than fifteen (15) meters or double the distance from the ground floor level to the extreme edge of the abutting street, whichever is less.
- (3) If the site is located in a corner, the permissible height of the building shall be determined only up to a distance of 20 meters deep in relation to the wider street.
- (4) When calculating the height of a building, a room provided to accommodate a lift or a motor room which is less than 55 sq. meters in size and not more than 6 meters high, or a water tank not more than 1.5 meters high shall not be taken into consideration.

Street Lines and Building Lines

18. (1) when a street line is defined under any Act or a regulation, the street line of that relevant road or street shall conform to the street line so defined.

A building line in respect of each block of land abutting a public street has been defined in Annexure No. 02 of Volume II of Kalmunai Municipal Council Development Plan, and the building line set back has to be in conformity with that building line. No building shall extend beyond the building line. However, balconies, sun shades and eaves to a maximum width of one (1) meter may be provided and a boundary fence or a parapet wall to a maximum height of 2

meters may be provided along the street line, subject to a no compensation agreement, in the event of a demolition during a road widening.

No street line or a building line approved or agreed upon by the local authority shall be changed without prior approval of the Authority.

Sub Division of Land

19. (1) a. No land shall be sub-divided unless a sub-division plan has been approved by the Authority in respect of a block of land earmarked to be used for a development, other than for agriculture or for development as a park land.
b. Any person desirous of sub dividing a land shall make an application, in terms of Section 5 of these Regulations to the Authority.
- (2) The Authority may request an applicant to make minor alterations to a sub-division plan in considering approval of a sub-division plan. The subdivision shall be carried out only after obtaining approval.
- (3) The minimum plot size and width, shall be in conformity with the provisions of Regulation No. 16.
- (4) No new sub divisions shall be carried out in a manner that would reduce the extents specified in these regulations, or the extents that have been maintained in regard to the site in respect of open spaces, light, ventilations and such other requirements.
- (5) No plot in a land sub-division shall be used for a purpose other than the purpose for which it was approved.
20. (1) All plots in a sub-division shall abut an existing street or a proposed public street or a street specified in Regulation No. 15.
- (2) The minimum width of a the track allocated for traffic circulation, shall not be less than what is approved by the Authority. However, in streets which are 9 meters wide, each vehicle lane shall be 3.6 meters wide and when the street is more than 9 meters wide, the width of a vehicle lane shall not be less than 6.0 meters wide.
21. (1) Where a site or piece of land to be sub divided exceed 1.0 hectare in extent, after leaving out the streets, an area not less than 10% of the site or the land, shall be reserved in appropriate locations, as an open space to be utilized for community and recreational activities or open spaces, excepting in following circumstances:-
 - (a) In respect of sub-divisions relating to commercial and industrial activities, if the minimum site extent is not less than 2,024 sq. meters (80 perches), and the width of all internal roads are not less 9 meters wide, the allocation of 10% of the site as an open space shall not be required. However, if a further sub-division of the site is to be made subsequently,

- i. either, 10% of the land extent to sub-divided be reserved, or
 - ii. 10% of the commercial value of the land to be sub-divided be deposited with the Kalmunai Municipal Council and carry out the sub-division.
- (b). In respect of residential sub-divisions, if the minimum land extent is not less than 1,012 square meters (40 perches), and if the development activity is confined to two houses, a sub-division may be carried out in such a site, without reserving 10% of the land as an open space. However, if further sub-divisions are to be carried out in the site or if more than two houses are to be constructed within a lot, it can be done only if 10% of the commercial value of that property is deposited by the Developer with the Kalmunai Municipal Council.
- (c). In case of a sub-division of a site which is located 0.5 km. away from a lake, open space, such as a play ground, which is more than 4,047 sq. meters (1 acre) in extent, in such situations, in lieu of physically allocating an open space, the commercial value of the land to be allocated for the open space shall be deposited by the developer with the Kalmunai Municipal Council, provided the Chairman of the Urban Development Authority grant approval for such arrangement.
- (d). In case of a sub-division of a site in which the required extent of open space to be maintained is not more than 506 sq. meters (20 perches), and if the Chairman of the Urban Development Authority grant approval for the developer to deposit the market value of the 10% open space that has to be maintained with the Kalmunai Municipal Council, in lieu of physically maintaining such open space, deposit the market value of such open space with the Kalmunai Municipal Council.
- (e). In respect of unauthorized sub-division of land, and the reason for not granting approval for such a sub-division is the non-maintenance of 10% of the land as an open space, subject to the deposit of 10% of the market value of the land to be sub-divided, or 10% of market value of the land to be developed with the local authority or reservation of such 10% of the land as an open space, approval may be granted for the development of individual lots or carry out further sub-divisions.

Such lands that have been reserved shall be transferred to the Authority free of all charges.

22. Approval shall not be given for the use, sale or construction of buildings in a sub-divided land, unless the Authority is satisfied those street lines are clearly defined on the ground and the streets are opened to the full width and properly developed.

Layout Plans for Flats and individual Housing Units:

23. Authority may grant approval for the construction of flats or individual housing units, or any other integrated development projects, in conformity with the Development Plan.

Open Space around Buildings

24. The maximum plot coverage permissible in Kalmunai Municipal Council area shall be in conformity with the standards stipulated in Annexure No: 03 of Kalmunai Municipal Council Development Plan, Volume II.

25. (1). Unless there is a street wider than 6 meters behind a building, each building shall have an open space, not less than 2.25 meters wide, behind the building, between the building and the rear boundary of the premises, as an open space exclusively belong to the building.

However, if the building has only the ground floor and the first floor, there is no intention to construct any additional floors; the rear open space that has to be maintained may be reduced to 2.3 meters.

(2). For the purpose of this regulation, the rear space of the building would mean the open space behind the building taking the frontage as the side that faces the street.

However, in cases where the building has a frontage to more than one street, the rear space shall be considered from the widest of the two streets, unless the Authority directs otherwise.

(3). No structure shall be constructed within such an open space excepting a sun shade or a balcony not more than one (1) meter wide.

(4). In respect of buildings having irregular shapes, making it difficult to maintain a consistent rear space right through the back of the building, due to irregular shapes of the sites, having taken into considerations the particular characteristic of each case, the Authority may decide how suitably, the rear space of the building shall be maintained.

(5). In cases where the developers have to maintain open spaces to get access, to separate the building from the boundary of adjoining properties and for the maintenance of the building, such open spaces that have to be maintained shall not be less than 1.5 meters.

Additional Requirements for High Rise Buildings

26. Following conditions shall be satisfied in regard to the site to be used for the construction of the high rise building.

(a). The total extent of the site shall not be less than 1000 sq. meters and the length of the shortest side of the site shall not be less than 20 meters.

(b). The site shall be located facing a street, not less than 12 meters wide.

(c). The load bearing capacity of the site for a high rise building shall be tested by carrying out bore-hole tests and the suitability shall be proved by a detailed soil investigation technical report.

27. If the Authority is satisfied in regard to the following matters, it may consider granting approval for a high-rise building in a site that fulfills the conditions in the above regulations
- (a) The proposed building shall not affect the facilities provided for the surrounding area or would not be in keeping with the character of the area.
 - (b) The proposed building would not create problems of vehicular traffic or difficulties.
 - (c) The developer has provided satisfactory proof regarding the provision of water supply, sewerage disposal, electricity supply, fire protection measures as well as the provision of adequate parking facilities.
28. (1) The maximum height of the building shall not be more than twice the distance from the adjoining street end of the building to the far end of that street.
- (2) If the building is to be located in a corner plot, the height of the building shall be determined in relation to the wider of the two roads. i.e. up to a distance of 25 meters, in relation to the wider road until its link up with the narrow road.
29. (1) The open space specified in Annexure 03 of volume 02 of the Kalmunai Municipal Council Development Plan shall be maintained as an open space exclusively belonging to the building.
- (2) The open space required under this regulation shall exclusively belong to the building. Nevertheless, if there is a street located to the rear of the building, which is not less than 6 meters wide, the rear open space that is required to be maintained can be reduced to that extent.
- (3) The plot coverage of a site by buildings shall not be more than 80% of the total site. The area not covered by building shall exclusively belong to that building and form part of the building premises.

Facilities for Vehicle Parking

30. (1) All plans submitted with the applications for a Development Permit shall accompany the minimum number of vehicle parking places determined in accordance with Schedule No. II form 'A' in accordance with the schedule II form B of these Regulations.
- (2) If provision has been made for separate entry and exit points, the width of the access way after leaving out foot paths and other barriers, shall not be less than 3 meters while if there is a common entry and exit point, its width shall not be less than 5.5 meters.
- (3) If the access way is a slope, its gradient shall not be more than 1:8.
- (4) All such sloping access ways shall commence after leaving a minimum distance of 6.0 meters from the edge of a street.

- (5) When a Development Permit is issued, the width of the main road providing access to the site shall be the comparatively lower one considering the actual physical width and the width of the proposed street line of the road.

When the access to a development site is defined in terms of a sanctioned street line, the owner of the land shall transfer the ownership of the land coming within the street line to the Kalmunai Municipal Council or to the Roads Development Authority or Provincial Road Development Authority, depending on each case, free of any additional expenditure and in such a situation, the Authority shall take into consideration, the full width of the street line of the road as the actual physical width of the road.

- (6) For the efficient traffic management following provisions have been made in Kalmunai Municipal Council Development Plan:-
- (a). Sites which have a frontage less than 12 meters, shall have a common exit and entry point. When the parking requirement is more than two vehicle parks, the minimum width of the access shall be not less than 6 meters.
 - (b). When the parking requirement within a development site for a residential development is more than 100 parking spaces and for a non-residential development, more than 50 parking spaces, a duly planned parking lane, or a vehicle retention sub-lane shall be provided, as considered appropriate.
 - (c). In situations where, parking requirement is more than 50, no permission for parking on a main road shall be permitted within 50 meters from a junction, where vehicle circulation is more than 2000 on the average, or 50 meters from a junction involving two roads each carrying 1000 vehicles.
 - (d). No transparent glass shall be permitted for the ground floor, first floor and second floor of a building facing a road.
- (7). The Authority may request the intervention of the Police to enter any such premises, about which the Authority is suspicious about deviations from specifications about parking and vehicle circulation systems.
- (8). In instances, where reports have been received that spaces approved for vehicle parking has been utilized for any other purpose, a service charge of Rs.5000/- per parking space, per month shall be levied for all such parking spaces, until such time parking spaces are restored.

Splaying of Corners of Streets

1. At points of intersection of two streets, the buildings, parapet walls and fences that are erected at corners shall be splayed for the safety of street users, from the center of relevant streets to the existing edges of streets, to an equal distance.

Architectural Controls

32. (1) The Authority shall provide advisory services to developers, or their consultants, as to how an architectural features of a building could be designed to reflect traditional character in regard to roofs, doors and windows, texture and color, heights and elevations, open areas, commercial advertisements, hoardings and name boards and if any developer acts in contravention of such advice, he may be directed to bring such development in conformity with the guidelines provided by the Authority.
- (2) In regard to a street consisting mainly of shops and commercial buildings, the maintenance of common features of the facades of the building, and arcades with a common width shall have to be maintained, if the Authority lay down it as a condition of building approval.
- (3) The Authority may direct the owner of a building who has installed any mechanical fixtures or equipment at the top of a building, to cover it from public view, for security reasons.

Conservation of Places of Historical and Architectural Importance and Places of Landscape Value

33. (1) No addition, alteration or any other activity that would affect the safety of a conservation building listed in Annexure No. 04 of Volume II of Kalmunai Municipal Council Development Plan, without formal approval of the Authority.
- (2) The Authority may take such measures, which it considers as appropriate for the conservation of places or areas of aesthetic or landscape value.

Conservation of Open Areas, Landscapes and Vegetation

34. (1) The Authority, for the preservation of the environmentally pleasant character of vegetation of an area, may prohibit, cutting down, chopping or deliberate destruction of vegetation and make such changes that would affect the quality and character of landscapes of the area.
- (2) The Authority may direct the owner or the developer of a development site to protect and maintain its landscapes.
- (3) In cases where a land or a property is located bordering a water body, the Authority may direct the owner of such a property or land to provide vegetation cover to an area as determined by the Authority.
- (4) The Authority may also direct that similar action be taken as in the case of 34(3) above, in regard to river and canal reservations, listed in Annexure No. 05 of Volume II of Kalmunai Municipal Council Development Plan.

Control of Advertisements

35. (1) Prior approval of the Urban Development Authority shall be obtained for the installation and display any publicity Advertisement, Bill Board, Commercial Advertisement or Hoarding.
- (2) Such advertisements shall be displayed only in locations approved by the Authority.
- (3) All advertisements before they are exhibited for the first time within the city limits, a sketch plan of that advertisement shall be submitted to the Urban Development Authority and prior approval obtained and subsequently, approval may be granted for the installation of such name boards, advertisements or hoardings in relevant locations.
- (4) After such advertisements, name boards and hoardings are installed, they shall be well maintained and in cases where the Urban Development Authority is not satisfied with the standard of maintenance, it shall direct the developer concerned to remove it, and if the developer fails to do so, the UDA has the power to remove it within two weeks.
- (5) Installation of any name board, advertisement or hoarding shall not be permitted within a street line, vertically to the road in a manner that may obstruct the vehicular movement or obstruct the vision of the public and motorists to on-coming vehicles.
- (6) No advertisement shall be displayed in a four-corner junction, for any reason what so ever, excepting road names and directions.
- (7) Location of any advertisements, notice boards or hoardings in front of public places, (e.g. schools, temples, churches, mosques, hospitals, cemeteries, courts, open spaces natural scenic areas and mountain ranges) obstructing their view, directly opposite such sites, shall not be permitted. However such advertisement may be permitted not less than 250 meters away from such places.
- (8) Permission shall not be granted for any advertisement that would be detrimental to the traditional ethics and social values of the development area.
- (9) No advertisement shall be permitted on top of a roof of a building.
- (10) When a name board is displayed in commercial buildings in the town center, they shall be horizontally installed to maintain a common height with the rest of the buildings in the street and shall conform to the following requirements:-
- * The name board shall be parallel to the road to which the building abuts.
 - * In the case of a 4 storied building, the square area of the name boards installed in the building shall not exceed $1/40^{\text{th}}$ of the square area of the building façade.
 - * The name board shall be exhibited 2.5 meters above the level of the pavement.

- * The shape of the name board, and shape of the lettering, shall be in keeping with the shape of the building.
 - * In cases where such name boards project beyond the wall, such projections shall not exceed 0.5 meters.
- (11) No notice board or a commercial advertisement shall be displayed from one end of the road to the other end.
 - (12) All advertisements shall be exhibited on the opposite side of the road in relation to the driving vehicle.
 - (13) No advertisements or name boards shall be permitted on either side of bridges.
 - (14) Advertisements and name boards shall be made out of material that does not heat up the environment and their dimensions shall have a minimum coverage.
 - (15) No illuminating paints shall be permitted for the coloring of name boards and advertisements.
 - (16) The exhibition of any advertisements on the following is completely prohibited:-
 - * Street name boards and road signals
 - * On the trunk or branches of a tree
 - * On parapet walls or walls of buildings.
 - * Bridges, lamp posts, and telephone posts
 - * On culverts or natural rock surfaces.
 - * All other places which the Authority has banned advertisements.
 - (17) Any name board or advertisement that directly covers the façade of a commercial building or a public building shall be completely prohibited.
 - (18) No advertisement will be allowed to display of the location of a slope and climb of a road.

Buildings located on Telecommunication Projection links

36. The height of buildings which are located on Projection links of Telecommunication, broadcasting, telecasting or similar services shall be determined by the Authority in consultation with the relevant organizations.

Height Clearance from Electricity Lines

37. (1) The clearance from all buildings and electricity lines, shall be a minimum of 2.5 meters, vertically and 1.5 meters horizontally, in respect of low-tension lines and minimum of 4.5 meters, vertically and 2.5 meters horizontally in respect of high-tension lines.
- (2) If any building is located closer to a high-tension line that stipulated at (1) above, a suitability certificate issued either by the Ceylon Electricity Board or by a qualified person in regard to high voltage electricity supply, to the effect that it

would not endanger the activities carried out within the building shall be produced.

Building Dimensions

38. All rooms in a building, excepting those rooms referred to in Regulation 40, shall have the internal dimensions not less than those stipulated in Form "D" of Schedule III.
39. The internal dimensions of bath rooms and toilets shall not be less than the minimum dimensions stipulated in Form "E" of Schedule III.
40.
 - (1) The floor area of store rooms which do not require legal light and ventilation, shall not be more than 2.25 square meters while the length or width shall not be more than 1.5 meters.
 - (2) The percentage of floor area of store rooms as per the above dimensions of a building, shall not be more than five (5%) percent of the total building space.
41. The minimum heights of rooms shall be as follows:-
 - a. Shall not be less than 2.1 meters for toilets, bath rooms, and corridors.
 - b. Shall not be less than 2.7 meters for all other rooms, irrespective of the type of building.
 - c. The height of centrally air-conditioned rooms shall not be less than 2.4 meters.
42. In respect of rooms with sloping roofs, the height at the center point, shall not be less than the amount mentioned in regulation No.41 and height of no part of the room shall be less than 2.1 meters.

Staircases

43.
 - (1) The minimum width, length, and the height of steps shall be in conformity with the measurement given in specimen "F" of Schedule III. In respect of circular or geometrical staircases, the width of center steps shall not be less than what is indicated in the above schedule. All staircases leading from floor to floor the height between two steps and width shall remain constant.
 - (2)
 - a. There shall be no obstruction in between the highest step in a staircase right down to the exit.
 - b. If a staircase exposed to an outside open space and connected to a verandah or a balcony, all such staircases, steps, verandahs or balconies, shall be at least 1 meter above the ground and shall be protected by a well designed hand railing, supporting fence or a parapet wall.

Provision of Light and Ventilation

44.
 - (1) All rooms of a building shall be provided with natural light and ventilation through, doors, windows and other approved openings.

- (2) Such doors, windows and openings shall be opened to a garden belong to the property, public open space, public street or to a road to which the owner of the building has the right of way.
45. (1) In respect of rooms, other than stores and factories, the maximum limits to which a window or opening could provide light and ventilation is 10 meters maximum from such an opening to the horizontal, which shall accordingly restrict the maximum length and width of a habitable room to 10 meters. Furthermore there shall be no projection from a window opening to a distance of more than 3 meters.
- (2) In respect of warehouses and factories, the maximum limits to which window or opening could provide light and ventilation is 12 meters maximum from such an opening to the horizontal, which shall accordingly restrict the maximum length and width to 12 meters. Furthermore, there shall be no projection from a window opening to a distance of more than 4 meters.
46. There may be a balcony, verandah or portico covering partially or fully the source of natural light and ventilation of a building and in such a situation,
- (a) The balcony, veranda or portico shall face a street, garden or any other open space.
- (b) The maximum depth to which light and ventilation is provided to the room by that source shall not be more than the distance prescribed in regulation No.45 from the external face of the said balcony, veranda or portico.
- (c) The format 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.
47. (1) If the total square area of all openings of a building is less than the standard stipulated in Form "G" of schedule III, all rooms in such a building shall be provided with natural light and ventilation from one source or several sources.
- (2) Natural light and ventilation for internal corridors and passages shall be provided by creating openings in the internal walls of rooms. However, the square area of such openings shall be in conformity with the standards stipulated in Form "G" of Schedule III.
- (3) If a room is being used as a parking garage for more than 5 vehicles it shall have openings of at least not less than 50% of square area of two or more walls of the room as openings.
48. In regard to provision of legal light and ventilation, if two rooms are separated by a half built wall to secure light and ventilation, one of the rooms can be treated as part of the other room.
49. Buildings which are more than 12 meters long, and have no side openings, may obtain light and ventilations through front and rear openings and by providing suitable openings in cross walls.

50. All windows and other openings of a building except bathrooms and toilets shall be opened to a standard light plane and
- (1). The openings shall be unobstructed from above, excepting for, sun shades and eaves to a distance less than 1 meter. (For the purpose of this regulation, 'Standard Light Plane' implies a plane formed by a line drawn at an angle of 63 ½ degrees to the horizontal from the ground level of the external face of a building. Such a line shall continue unobstructed by a building or any other object. The ground level of the building does not imply any basement level that has been provided to accommodate a basement car park or air-conditioning equipment.)
 - (2) Availability of external open space when there is a window or an opening on a side or an internal space of a building:-
 - (a). Excepting for a basement floor for the provision of vehicle parking or for the installation of an air conditioning plant, at the ground level, it shall face an open space defined by an imaginary line commencing from the external wall of the building, outwards, at an angle of 63 ½ degrees vertically until it remains unobstructed by any object.
 - (b). The minimum width shall not be less than 2.25 meters.
 - (c). Shall remain exclusively connected to the building or dedicated to the public use.
 - (3) In the case of bath rooms and toilets, if there is a minimum of 1 meter wide unobstructed open space, the Authority may relax the standard light angle requirement.
51. When there is a room located in a basement floor, and it is provided with natural light and ventilation, its external walls shall be at least one third above the ground level. It shall be provided with the entire requirement of light and ventilation from outside.
52. The Authority may relax the Regulation 44 (1) in regard to the provision of standard light and ventilation in respect Photographer's dark room or cold rooms, provided artificial light and mechanical ventilation is made available.

Provision of Mechanical Light and Ventilation and Air Conditioning

53. (1) In cases where the Authority is of the opinion that a central air-conditioning plant needs to be installed, having taken into consideration the type and size of a building, at the time the development permit under section 8 of the law is issued, in order to facilitate the installation and maintenance of equipment for the provision of artificial light and ventilation, certain relaxations can be made in respect of the height of rooms, and provision of natural light and ventilation. In such situations, in order to face any electricity failure, an electricity generator, with a capacity as determined by the Authority has to be installed and shall be in operational condition.
- (2) In situations where, windows or openings of toilets cannot be opened to an open area of adequate width, they can be opened to an artificial air circulation tunnel system. The opening of such tunnel system, in case of buildings up to 15 meters high shall be not less than 1 square meter, and in respect of buildings which are

over 15 meters high, the size of opening of the ventilation tunnel shall not be less than 3 meters wide and width of one side shall not be less than 1.5 meters.

However, in case of buildings with two floors, the ventilation for toilets and bath rooms of such buildings shall be provided by a ventilator exhaust fan of a suitable capacity, installed at the openings of windows or at the top of the ventilator/air duct tunnel.

- (3) In case of mechanically ventilated and air conditioned buildings, when such air conditioning, mechanical ventilation or artificial lighting systems are no longer used, the owner of the building shall provide a certificate that he will act according to the provisions of these regulations. Until the owner takes action according to the Regulations, the building shall be considered as not suitable for living and the building shall not be used for living purposes.

Foundations

54. (1) Every building shall be constructed on foundations that has the bearing capacity of the dead loads as well as the weighted loads safely and shall not lead to any settlement of the buildings concerned or neighboring buildings, affecting their stability fully or partially.
 - (2) A piece of land or part thereof, that supports the weight of a building or part thereof shall not be subject to a pressure, (due to a part of the building or otherwise) beyond the level acceptable to the Authority, for the purpose of ensuring safety of its residents.
 - (3) If the ground adjacent to any proposed building exerts 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.
 - (4) If the gradient of a site is in the range of 5 – 30 degrees, advice of the Authority has to be obtained prior to the preparation of the site for the construction of the foundation.
55. Excepting in case of boundary walls constructed with the mutual agreement of owners, no boundary wall shall extend outside the boundary line of a property.
 56. (1) Prior to commencement of any site work involving dredging, compaction, Piling, etc. that would have an unfavorable impact on the stability of a site or part thereof, that may create a settlement of the site, the Qualified Person shall take such aspects into special consideration, at the time the structural details of the building and plans are prepared.
 - (2) It shall be the responsibility of the Qualified Person and the owner of a property or a building to introduce measures to prevent any harm or damage being caused to adjoining building or property at their own expense.

- (3) The complete work site, where the cutting of foundations and temporary retaining work is carried out, shall be suitably enclosed from the adjoining roads and Properties, as directed by the Authority.

Power operated Lifts

57. The number of lifts to be installed to carry passengers and goods, their structure plans, erection and installation, testing, supervision and operation have to be in conformity with the specifications stipulated in 'H' of Schedule III of these Regulations.

Water Supply and waste Water Disposal

58. (I). A safe water supply system connected to an existing water supply scheme shall be provided to all buildings.
- (II). In case where it is not possible to provide a connection to an existing water supply scheme, a private water supply system could be made use of.
- (III). Having taken into account, the location of the building and other physical features of the site, If the Authority has valid reason to believe that there may not be a regular water supply from the existing source, an overhead tank, of a capacity as determined by the Authority and a pump shall be installed in all such buildings.
- (IV). A well utilized for the supply of drinking was shall be located over 15 meters away from a soakage pit, septic tank, or a cesspit
59. (i). Every residential unit shall be provided at least with one toilet and in respect of all other buildings, there shall be a sufficient number of toilets with pipe-borne water supply, urinals, wash basins and other sanitary facilities.

However, in respect of those buildings listed in Schedule IV, the number of toilets with water supply, urinals, wash basins and such other sanitary facilities listed in Schedule IV, shall be in conformity with the stipulations given in that Schedule.

- (ii). The Authority may in special situations, direct that the effluent and solid waste be chemically treated, according to accepted standards, before connecting to a common effluent disposal system.
- (iii). (a) In situations where there are no common solid waste disposal systems or the Authority is of the opinion that such solid waste cannot be connected to a common disposal system, such solid waste shall be disposed to a cesspit.
- (b) The polluted water that is collected into the cesspit shall disposed to a soakage pit.

Rain Water Harvesting & Drainage

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

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

- (2) Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority'
- (3) In applying these provisions to open space reservations stipulated in relation to the sub division of land, a minimum of ninety (90%) *percent* of such reservation shall have ground cover vegetation.

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

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

60. B. (1) Every plan submitted for the purpose of obtaining a development permit shall consist, -
- (a). Where no building work is involved in the development activity or the development activity is restricted to land development –
- (i). Of details of the location and the dimension of the existing drainage system;
- (ii). Of the proposed rainwater harvesting system inclusive of all dimensions and flow directions;
- (b). Where building work is involved in the development activity.
- (i) Sketch of the plan of the surrounding area including positioning of existing water drains.
- (ii) The floor plan of each story (where the building consists of more than one floor) and of any areas which will consist of a flat roof (all pipe lines of the drainage,

sizes and location of storage and infiltration and outlet drains along with the rain water will be discharged)

- (iii) With arrows indicating the direction of the flow of the water should be shown; of the cross and longitudinal sections of the building, including storage tanks, down pipes and other related appurtenances.

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

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

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

- 60. C. (1) Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such place as may be determined by the Authority / respective local authority : Provided that the

Authority shall satisfy itself that all owners concerned have consented to the joint facility and have given their written consent thereto.

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

- (a) The following matters shall be considered-

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

- (b) The following matters shall not be considered-

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

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

Solid Waste Disposal

61. Solid waste generated within an area shall be collected and disposed of in a manner considered suitable by the Authority for the protection of health and sanitation of the residents of the area.

Laying of Electricity and Water Supply Lines

62. All electricity wiring and plumbing work by registered wiring technicians or registers plumbing technicians and such work shall be in conformity with the standards stipulated by the Authority and in a manner that will ensure the maximum safety and hygienic condition of the building or the place.

Protection from Fire

63. All buildings shall conform to the fire protection requirements as determined by the Authority, or requirements as specified for the area or buildings to ensure better safety of the residents of the area.
64. All high rise buildings and all public assembly buildings over 400 square meters of floor area, factories and warehouses shall be equipped with additional fire protection equipment as recommended by the Chief Fire Officer of the Fire Squad.
65. A water storage tank shall be provided within the building premises to store water to be used during a fire in respect of all buildings over 2 floors or more and with a floor area of over 300 square meters, and located within an area provided with pipe-borne water supply. The Planning Authority shall determine the size and dimensions of such water storage tanks to be installed, having taken into account the size of the buildings and the nature of activities to be carried out within the buildings.

Certificate of Conformity

66. Every application for a Certificate of Conformity under section 8K of the Law shall be substantially in the form 'D' set out in Schedule (I) and shall be accompanied by the following:-
 - (a) In the case of land development or sub-division of land:-
 - (i) A Certificate from a qualified person stating that the sub-division has been carried out as specified in the approved plans and permit;
 - (ii) A Certificate from a qualified person where engineering works are involved in development activities such as the construction of roads, culverts and drains, stating that the development works carried out in conformity with the specifications of the permit.
 - (b) In the case of construction of buildings falling within Category A of regulation 7:-

- (i) A Certificate from a qualified person to the effect that the development has been carried out under his supervision and in accordance with the approved plan and permit;
 - (ii) A Certificate from a qualified person to the effect that the foundations and super structure and other works have been carried out under his supervision and according to the approved plans and permit and according to designs submitted under regulation 8, and that the buildings are structurally safe;
 - (iii) A Certificate from a qualified person to the effect that design, supervision and installation of Electrical Work, Sanitary, Plumbing and Drainage Water , Rain Water Harvesting specification, Air Conditioning and Fire Safety work, have been carried out in accordance with the approved plans , and specifications and satisfy all safety regulations;
- (c) In the case of the construction of buildings falling within Category B of regulation 8, a Certificate from a qualified person to the effect that the works have been carried out under his supervision in accordance with the approved plans and permit and that the building is structurally safe;
 - (d) In the case of the construction of buildings falling within Sub Categories CI and CII of Category C of regulation 7, a Certificate from a qualified person to the effect that the work has been carried out and under his supervision in accordance with the approved plan and permit; and.
 - (e) In the case of the construction of buildings falling within Sub Categories C III of Category C of regulation 7, a Certificate from the builder, or the owner where the owner is also the builder by such owner to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building.;

Unsafe Buildings

- 67. If the Director of Buildings has certified that any building is unsafe, the Authority may direct the occupants or owner of such a dangerous building, to repair the building, demolish the building or take such measures that would eliminate such dangerous state of the building.

Provision of Facilities for Disabled Persons

- 68. The application for the approval to construct a public building, such as hospital, theatre, grand stand, assembly hall, post office, government office ,department stores or any other building that will be utilized by disabled persons ,shall endeavor to take measure so that the entrance/exits; corridors, stairs, elevatory equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the provisions of Schedule VIII in order to give effect to section 23(2) of the protection of the rights of persons with disabilities act no. 28 of 1996.

3.3 Interpretations

“Apartments” means a unit as defined in the Ceiling on Housing and Property Law No. 11 of 1973 of the National State Assembly.

“Access” shall include a street, which is used as an access to buildings or other places whether the public has the right of way or not.

“Authority” means the Urban Development Authority” constituted under the Urban Development Authority Act No. 41 of 1978 of the National State Assembly.

“Basement Floor” means a floor that is situated below the ground floor, either fully under the ground floor or 2/3rd of its height located below ground level of the adjoining site.

“High rise Building” means either a building consisting of more than four floors including the ground floor or, a building, the total height of which is more than 15 meters, excluding, an electrical lift room of not more than 50 square meters, or a motor room of not more than 3 meters high or a stair case room not more than 25 meters high or a water tank not more than 1.5 meters high.

“Residential Building” means a building which is exclusively used for residential purposes and consisting of one or more units.

“Building Line” means the line up to which buildings can be extended.

“Building Works” means construction, reconstruction, extension or an alteration to an existing building.

“Chairman” means the Chairman of the Urban Development Authority.

“Residential houses or residential units” means, a building or part of a building, consisting of one or several rooms, complete with all facilities for sleeping, cooking, sanitary facilities to function as an independent residential unit.

“Development Activity” has the same meaning as provided in the statute.

“Existing plot of land” means a plot of land that existed prior to the Act coming into operation.

“Factory Building” means a building or a part of a building that is used for the production, manufacturing and repair of goods.

“Apartment” means, a unit as defined in the Apartment Ownership Law No.11 of 1973.

“Floor Area” means a square area of a horizontal floor of a building, measured from outer surface of external walls of the building or when two buildings are divided by a common wall, measured horizontally from the center line of the common wall. It also would include all projections which are more than 1.0 meter wide and all balconies and such other spaces covered by roofs or can be covered by roofs.

“Gross Floor Area” means the floor area of all floors of a building.

“Floor Area Ratio” means the ratio derived when the gross floor area of all the floors of a building located within a plot, is divided by the square area of the plot.

“Floor Space” means the horizontal square area of a room or a space which is surrounded by walls derived by measuring the internal dimensions.

“Housing complex” means a cluster of housing units used for residential purposes, which are located within a permanent commonly used site, and may include storied apartments too.

“Act” means the Urban Development Authority Act No. 41 of 1978

“Local Authority” means the same as defined in the Act.

“Block of land” means a piece of land defined either by boundary marks or boundary walls, or fences and approved by the local authority or the Authority as a block of land, either owned by a single owner, or jointly by several owners.

“Owner” means the person who currently collects rentals from a property and also shall include, a representative or trustee of a property

“Places of public assembly” means, a theatre, cinema hall, auditorium, exhibition hall, entertainment hall or a place used occasionally for public assembly

“Planning Committee” means a committee appointed under section 8b of the Act.

“Public Building” means a Government owned building or a nursing home, or a medical institution, a building used for public assembly, public entertainment or a place used for public briefing on places of religious worship.

“Public Street” means a street over which the public has the right of way and a street vested in an authority due to some legal enactment or due to the enforcement of such enactment and shall also include side drains and foot paths.

“The Qualified person” means any person required to approve or certify any development activity as specified in Schedule VI.

“Street” means all roads, foot paths, lanes or streets over which irrespective of whether the public has the right of way or not, and shall include all road side storm water drains pavements and other reservations.

“Street Line” means a line determined by the Authority which defines the limit of a street on one side or both sides of the street indicating the future width of the street.

“Warehouse” means a building or part thereof, which is used basically for the storage of goods or commodities.

SCHEDULES
SCHEDULE (I)
(Regulation 2)
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/Authorized Officer,
.....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:

Name & Address:

Telephone No:

Email:

Fax:

SCHEDULE (I)

FORM "A"

Annexure 1

(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 (1)
FORM "B"
(Regulation 2)

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/Authorized Officer,
..... 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:
 - (i) 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 Form B – Annexure 1.
 6. The particulars given in Form B – Annexure 2. (in case the development relates to industrial usage of site and buildings).
 7. The particulars given in Form B – Annexure 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 Square Meters):

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 (Square Meters):

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 (Square Meters)

Floor Area Ratio (F.A.R.) = $\frac{\text{Gross Floor Area of All Buildings}}{\text{Site Area}}$

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

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

Floor	Use	Extent (Square Meters)
Basement		
Ground Floor		
1 st Floor		
2 nd		
3 rd		

(e) Details of Floor Area (Square Meters):

Use	Square Meters
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):

Telephone:

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 of 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
	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 is 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, 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:

Sewerage:
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 No.:
Date:

SCHEDULE (I)
(Regulation 9)
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/ Authorized Officer,
 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 is true and correct.

.....
 Signature of Qualified Person

.....
 Signature of Owner/Applicant

Date:
 Telephone No.:
 Email:
 Fax:

Annexure to the Form 'C'
(Please type or write in block capitals)

1. Particulars of applicant:

Name:
Address:
Telephone:

2. (a) Particulars of existing development

Location:
Assessment No.:
Local Authority:
Ward:
Street:
Plot/ Survey Plan No.:

(b) Present Use

- (i) Land:
Extent (Square Metres):
Use (Give in detail the present use):
- (ii) Building (Give details for every building on the site):
No. of floors:
- Maximum height (Metres):
Gross floor area (Square Metres):
Floor area of each use (Square Metres):

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 (Square Metres):

5. Availability of Infrastructure:
Street and Access ways:
Water Supply:
Sewage:
Electricity:

6. (a) Gross Floor area of Proposed Development (Square Metres):
 (b) No. of floors and maximum height of building:
 (c) Floor Area Ratio F.A.R.

$$\text{Floor Area Ratio (F.A.R.)} = \frac{\text{Gross Floor Area of All Buildings}}{\text{Site Area}}$$

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

- (d) Basement:
 (i) Extent:
 (ii) Ground Coverage:

- (e) Details of floor space (Square Metres):

Use	Square Meters
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

- (a) Land Use:

Use	Square Metres	% Total area
Residential		
Commercial		
Industrial		
Institutional		
Open spaces, Parks and Play Grounds		
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/Authorized Officer,
 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 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

Address:

Telephone:

Date:

SCHEDULE II
Form “A”
(Regulation 30)
Parking Space Standard

Activity		Parking Space
1.	Residential	Number of Car Parking Stalls
	i. Flats with gross floor area less than 75 square meters	One for two units.
	ii. Flats with gross floor area between 75-200 square meters	One for one unit.
	iii. Dwelling units exceeding 200 square meters	One for one unit.
2.	Commercial/Non Residential	
	i. Retail Shop (Super Market, Shopping Complexes).	One for 100 Square Meters.
	ii. Department stalls	One for 50 Square Meters.
	iii. Banks	One for 50 Square Meters.
	iv. Hardware & Whole sales	One for 50 Square Meters
	v. 1.Vehicle Sale Center 2.Motorbike sale center	One for 50 Square Meters. One for 100 Square Meters
	vi. Office	One for 50 Square Meters
	vii. Restaurants	One for net floor area of 50 Meters
	viii. Star Hotels	One for 50 Square Meters
	ix. Guest House and Sport Clubs	One for 200 Square Meters
	x. Cinemas, Theatres, Auditoriums, Recreations and Amusements,	One for 10 Seats or One for 25 Square Meters
	xi. Reception halls, Playgrounds	One for 10 Seats or One for 25 Square Meters
	xii. Religious places	One unit for 25 Square Meters
	xiii. Social & Cultural places	One unit for 50 Square Meters
	xiv. Pharmacy, Saloon, Book shop, Communication center, Pet Shop, Aquarium.	One unit for 100 Square Meters
	xv. Filling Station	One unit for 200 Square Meters
3.	Health	
	i. Nursing Homes and Hospitals.	One for 05 Bed and One for 02 patient rooms
	ii. Medical Consultation Centers.	One for 04 rooms.
	iii. Medical Laboratory /Private Clinics.	One for Net Floor Area of 10 Square Meters.
4.	Education	
	i. Private Schools, International Schools and Nursery Schools	One for 100 sq. m. or 10 students
	ii. Government Schools	One for 100 sq. m. or 10 students
	iii. Higher Educational Institutions	One for 500 Square Meters.
	iv. Tutorials	One for 200 One for Square Meters
5.	Industrial	
	i. Factories, Industrial Establishment ,warehouse	One for 1000 Square Meters One Container per 1000 Square Meters
6.	Others	Decided by the Authority

**SCHEDULE II
FORM "B"
(Regulation 30)**

The Dimension of Car Parking Stalls

Category of Vehicles	Width (m)	Length (m)
(i) Motor vehicles.	2.4	4.8
(ii) Commercial Vehicles (bus/lorry) two axle	3.6	10.0
(iii) Commercial vehicles (Truck) more than two axle.	3.6	18.0

**SCHEDULE II
FORM "C"
(Regulation 30)**

Width of Aisles of Parking Stalls

Parking Angle	Bays on One Side (Meters)	Bays on Two Sides (Meters)	Two Way Traffic (Meters)
1	2	3	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
FORM "A"
(Regulation 15)**

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"
(Regulation 15)**

Access to Nonresidential Buildings

Maximum Extent of Land Served (sq.m)	Maximum FAR on each Site	Minimum Width of Street (Meters)	Maximum length of Street (Meters)
500 Where the street serves more than 1 lot or site but not more than four lots.	1.5	6.0	50
2500 Where the street serves only one lot or Site.	1.5	6.0	150

**SCHEDULE III
FORM "C"
(Regulation 16)**

Specification as to Lots

Character of Building	Minimum Site Area (Square Meters)	Minimum Width of Site (Meters)
All buildings except those included below	150	5
Public Assembly Buildings and Public Buildings	300	12

**SCHEDULE III
Form "D"
(Regulation 38)**

Internal Dimensions of Rooms

Room	Minimum sq.m	Minimum Length in	Minimum Width in
i. Where there is a one room in a dwelling unit.	12.0	4.0	3.0
ii. Where there are more than one room in a dwelling unit	10.0	-	2.4
(a) 1 st room	8.0	-	2.4
(b) extra room			
iii. Non Residential building	7.5	-	2.4
iv. (a) Kitchen	6.0	-	1.8
(b) Kitchen	0.9	-	0.4

**SCHEDULE III
Form "E"
(Regulation 39)**

Internal Clear Dimensions of Bathrooms & Toilets

Room	Minimum Width (Meters)	Minimum length(meters)
Bath Room	1.5	1.2
Toilet	1.2	1.2
Bath room & toilet together	1.5	1.7

**SCHEDULE III
FORM "F"
Regulation 43)**

Stair Cases

Type	Width of Stairs (Cm)	Minimum Head Room (meters)	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
FORM "G"
(Regulation 47)**

Aggregate Constructed Area of Openings

Column I Category	Column II Aggregate unobstructed area of opening for natural Lighting and Ventilation	Column III % of area openable
(1) Bathroom and toilet	1/10	100
(2) Vehicle Parking Garage	1/10	50
(3) Factories and Warehouses	1/10	50
(4) All other rooms	1/7	50

**SCHEDULE III
FORM "H"
(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 IV
(Regulation 59)**

Standards for Provision of Sanitary Facilities

Water Closet / Urinal / Wash Basin

	Water Closet	Urinal	Wash Basin
1. Cinemas, Theatres and Auditorium	One for every 100 seats up one of to 400 seats and one for every additional 250 seats part thereof or part thereof. Separate facilities for men and women to be suitably provided.	Every one of every 25 seats or 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 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 part thereof	One for every 200 sq.m. of floor area or there of.	to a minimum of one each for men and women.

**SCHEDULE V
(Regulation 3)**

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

Nature of development activity to be engaged in	Form to be used	Fees		
1. Issue of Development Permits (I) Land Subdivision Approval	A	<u>Processing Fees</u> <u>(i) Plot Size</u>		<u>Fees for each plot</u> <u>(Excluding road drains and common Lots)</u>
		Between 150-300 Sq.m.	Rs. 500/-	
		Between 301-600 Sq.m.	Rs. 400/-	
		Between 601-900 Sq.m.	Rs. 300/-	
(II). Issuing of Development Permits for erection of Buildings / addition to existing buildings / re-erection.	B			
		<u>(ii). Floor area (Sq.m.)</u>	<u>Residential Uses</u>	<u>Commercial or Other uses</u>
		Less than 45	Rs. 500/-	Rs. 1000/-
		45 - 90	Rs. 1500/-	Rs. 2000/-
		91 - 180	Rs. 2500/-	Rs. 3000/-
		181 - 270	Rs. 3500/-	Rs. 4000/-
		271 - 450	Rs. 4500/-	Rs. 6000/-
		451 - 675	Rs. 5500/-	Rs. 8000/-
		676 - 900	Rs. 6500/-	Rs. 10000/-
		901-1225	Rs. 7500/-	Rs. 12000/-
Above 1225	Rs. 1000/- for every 90 Sq.m. in excess of 1226 Sq.m.	Rs. 1250/- for every 90 Sq.m. in excess of 1226 Sq.m.		
(III). Erection of Parapet Walls / Retaining walls		(iii).	Residential (per linear meter)	Commercial and Other (per linear meter)
<ul style="list-style-type: none"> • Out side building line • Within building line 			Rs. 300/- Rs. 500/-	Rs. 400/- Rs. 600/-

(IV) Reclamation of Low Lying lands /Paddy Lands		(iv).Rs. 1500/- for land less than 150 sq.m and Rs. 1000/-for each 150 sq.m. in excess	
(V) Erection of telecommunication Antenna Towers		(v). Rs.50, 000/- for tower height between 5-20 meters. Rs. 500/- for each meter in excess of 20m.	
(VI). Issue of Development Permits for Special Projects		(vi). Rs.5000/- for project Cost of 5 million and Rs.100/- for each millions in excess.	
2. Change of Use of Residential Units	B	Processing Fees	
		(i.) Floor area (Sq.m.)	<u>Rs.</u>
		Below 45	Rs. 500/-
		45 - 90	Rs. 1000/-
		91 - 180	Rs. 1250/-
		181 - 270	Rs. 1500/-
		271 - 450	Rs. 1750/-
		451 - 675	Rs. 2000/-
		676 - 900	Rs. 2250/-
	Above 900	Rs. 500/- for every 90 Sq.m. in excess of 901 Sq.m.	
3. Preliminary Planning Clearances	C	Processing Fees	
		(i). * Land Below 1000 sq.m. Rs. 2000/-	
		* Between 1001 – 5000 sq.m. Rs. 5000/-	
		* Between 5001 – 10000sq.m. Rs. 10,000/-	
		* Rs. 1000/- for every 1000 sq.m. in excess of 10000 Sq.m	
(II). Erection of buildings / addition to existing building / re-erection	C	(i). Residential Rs. 2000/-	Commercial & Other Rs. 5000/-
(III). Erection of Parapet walls / Retaining Walls.	C	(Per linear m) (i). Rs. 1500/-	(Per linear m) Rs. 3000/-
(IV). Reclamation of Low Lying lands / Paddy Lands	C	* Land Area less than150 sq.m. Rs. 2500/-	
		* Between 151 and 300 sq.m. Rs. 5000/-	
		* Rs. 3000/- for each 150 sq.m. in excess of 301 sq.m.	

(V). Erection of Telecommunication Antenna Towers	C	* Height Between 5-20m	Rs. 50,000/-
		* Rs. 500/- for each 01 meter in excess of 20m	
(VI). Special Development Projects	C	* Small scale projects Less than 5 Million Rupees	Rs. 10,000/-
		* Medium scale Project Between 5-50 Million Rupees	Rs. 50,000/-
		* Large Scale Project Above 50 Million Rupees	Rs. 150,000/-
4. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all developments)	D	Fees for granting Certificate of Conformity	
i. Land Subdivision		Rs. 1000/- for the first land lot and Rs. 500/- for each lot in excess	
ii * Residential Construction		Rs. 3000/- for below 300 Sq.m. floor area and Rs. 10/- for each Sq.m. in excess.	
* Commercial and other Construction		Rs. 3000/- for 100 Sq.m. and Rs. 20/- for each Sq.m. in excess	
iii Erection of Parapet walls / Retain Walls.		Rs. 1000/- for first 100 linear meter and Rs. 10/- for linear meter each in excess	
iv Reclamations of Low Lying lands / paddy lands		Rs.3000/- for land below 150 Sq.m. and Rs. 20/- for each Sq.m. in excess.	
v Erection of Telecommunication antenna towers		Rs. 2000/- for towers between 5m to 20m in height and Rs. 100/- for each meter in excess.	
5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations, not provided within the site)	D	Service Charges Rs. All vehicles 500,000	Rs.
6. Covering Approvals		Fees for granting Covering approvals	
I. sub division of lands without obtaining necessary approval		(i). Rs. 750/- for every Lot.	
II. Erection of buildings / additions/re-erections without obtaining Development Permits.		(ii). Residential per sq.m.	Commercial and Others per sq.m.

Stage of Construction			
(a) Only foundation work completed up to plinth level).		Rs. 200/-	Rs. 500/-
(b) Construction up to roof level (excluding roof)		Rs. 300/-	Rs. 1000/-
(c) Construction including roof		Rs. 400/-	Rs. 1500/-
(d) Construction completed		Rs. 500/-	Rs. 2000/-
III. Erection of Parapet walls / Retain Walls		Rs. 400/-	Rs. 400/-
IV. Reclamation of low lying lands/paddy lands		Rs. 5000/-for every 150 sq.m.	
V. Erection of Telecommunication and Antenna Towers		Rs. 10,000/-for every 05 meter in height.	
VI. Special Development projects		Rs. 10,000/-for every 05 million project cost.	
VII. Occupation / usage without obtaining Certificate of Conformity		Rs. 50/- per day	

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

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

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

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

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

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

- | | |
|-------------------------------------------------------------------------|------------------------|
| i. Residential Houses | Rs. 20,000/- per Sq.m. |
| ii Residential flats , commercial and office buildings up to 04 storeys | Rs. 30,000/- per Sq.m. |

iii.	Residential flats , Commercial and Office building Over 04 storeys	Rs. 60,000/- per Sq.m.
iv.	Light industrial buildings	Rs. 45,000/- per Sq.m.
v.	Warehouses	Rs. 30,000/- per Sq.m.

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

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

SCHEDULE VI
(Regulation 8, 9, 61, 67, 70)

Qualified Person

The definition of the term “Qualified Person” is amended by adding following:

The Qualified Person who certifies the Plan should be responsible to the accuracy of the plan, ensuring its conformity with the UDA Planning and Building Regulations. Further, the Organization which register the Qualified Persons shall submit the annual members registries to the Authority and the Draught – Persons (Building) at NVQ, Level V shall register their names with the authority annually.

Column I		Column II	Column III	Column IV
Nature o Development Activity		Extent of Land (Where Relevant)	Specific Task Requiring Approval of A Qualified Person	Qualification / Designation Required of Qualified Person
1.	If the development activity does not involve building work	Exceeding 0.5 hectares	Site Layout Plan	Corporate member of the Institute of Town Planners
			Regulation Compatibility	Corporate member of the Institute of Town Planners
			Preparation of Sub division Plan	Licensed Surveyor and Leveler
2.	If the development activity does not involve building work	Less than 0.5 hectares	Site Layout Plan and sub division plan	Licensed Surveyor and Leveler
			Regulation Compatibility	Corporate member of the Institute of Town Planners
3.	If the development activity involves engineering works (construction of roads, culverts, drains)		Certificate stating engineering works have been carried out in conformity with the specifications in the permit.	Chartered Civil Engineer
4.	If the development activity involves a sub division or amalgamation of land	Exceeds 0.5 hectares	Certificate stating that the Survey Plan is on conformity with the Town Planning requirements	Corporate member of the Institute of Town Planners
5.	If the development activity relates to building category A and B		1. Architectural Plan (Certificate stating development has been carried out in conformity with approval plan and	Chartered Architect or Architect registered with the Architect Registration Board.

			permit under his supervision.)	
			2. Structural Designs, along with design calculations (Certificate stating that foundation and building are in accordance with approved plan and building is structurally safe)	Chartered Civil Engineer or Chartered Structural Engineer
			3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety)	The relevant Engineer from the ones set out below, as is relevant to the services being provided:- Chartered Electrical Engineer, Chartered Civil Engineer. Chartered Structural Engineer Chartered Building Services Engineer Chartered Electrical Engineer
			4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
6.	If the development activity relates to buildings of sub category C 1 of Category C	(1) Residential up to 500 Sq.m (2) Non Residential Up to 300 sq.m	1. Architectural Plan (Certificate stating development has been carried out in conformity with approved plan and permit under his supervision in conformity with the approved plan and Permit)	Chartered Architect or Architectural Licentiate registered with the Architects Registration Board.
			2. Structural Design Plan along with design calculations (Certificate stating that building construction has been carried out in accordance with approved plan under his supervision.)	Chartered Civil Engineer or Chartered Structural Engineer, Srilanka Institute of Engineers(SLIE)

			3. Service Plans (includes plans related to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety) only if required by the Authority at the time of making the application	The relevant Engineer out of the under mentioned below:- Chartered Electrical Engineer Chartered Civil Engineer Chartered Structural Engineer Chartered Building Services Engineer Chartered Mechanical Engineer(SLIE)
			4. Detailed plan of Air-conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
7.	If the development activity relates to buildings of sub category C II of Category C	(i) Residential up to 400 sq.meters	Designing and certification of Plans	Draught - person (Building at NVQ Level V)
		(ii)Non -) Residential up to 200.meters	Structural Designs, service Designs, air conditioning and artificial ventilation.	Relevant Member of the Sri Lanka Institute of Engineers
8.	If the development activity relates to buildings of sub category C III of Category C	i) Residential up to 200 sq. meters	A Certificate confirming that the building has been constructed with structural stability according to the approved plan and building permit	Builder / Owner or other person acceptable to UDA
		(ii)Non -) Residential up to 100.meters		

SCHEDULE VII
[Regulation 60]

PART I

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

PART II

MINIMUM EQUIVALENT RAINWATER HOLDING PROVISION REQUIREMENT						
* Annual Rainwater Band (mm)		Minimum Volume (m³) required per 100m² of roof plan area and hard paved area				
		Residential		Commercial	Industrial	Institutional
		Domestic	Apartments / Condominiums			
1.	750-1000	1.5	2.5	5	8	10
2.	1000-1500	1.5	2.5	3	8	10
3.	1500-2000	1.5	2.5	3	5	10
4.	2000-2500	1.5	2.5	3	3	5
5.	2500-3000	1.5	2.5	2	2	3
6.	3000-4000	1.5	2.5	1	1	2
7.	4000-5000	1.5	2.5	0.5	1	1
8.	5000-6000	1.5	2.5	0.5	0.5	0.5

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

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

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

PART III

PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDING PROVISION										
Storage (m ³)				Ground Water Infiltration (m ³)						Total m ³
Above Ground	On Ground	Below Ground	Other	Wastew ater Pit	Unpave d Ground	Unlined Pond	Dug Well	Borehol e	Other	

SCHEDULE VIII

SAFETY STANDARDS FOR BUILDING ACCESSIBLE AND USEABLE FOR DISABLED

STANDARDS	
Entrance/Exit	<ul style="list-style-type: none"> • One exit/entrance in a building should be wide enough for wheel chairs to pass through. • Its width shall be 80 cm or more. • In principle, guide blocks etc. shall be installed from the entrance/exit to the reception etc. <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"> • 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. • Where there is a level difference, an equipment to eliminate the difference or slope way shall be installed.
Stairs	<ul style="list-style-type: none"> • Handrails shall be installed. • Warning blocks shall be installed at the top of stairs.
Slope ways	<ul style="list-style-type: none"> • Handrails shall be installed. • Their width shall be 120 cm or more and their incline shall be 1/12 or less. • 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. • Warning blocks shall be installed at the tops of slope ways.
Elevatory Equipment	<ul style="list-style-type: none"> • 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. • 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.

Lavatories	<ul style="list-style-type: none"> • Where lavatories are provided in a building, at least one toilet stall for wheelchair users shall be provided in the said building. • Each floor in the building shall be provided with a urinal.
Parking Area	<ul style="list-style-type: none"> • When a parking area is provided, one or more parking spaces for wheelchair users (minimum width : 35 cm) shall be provided. • The said space shall be located close to the entrance/exit of the parking area.
Passageways on the Building Site	<ul style="list-style-type: none"> • 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. • Its width shall be 120 cm. or more and where there is a level difference, a slope way etc. shall be provided. • Guide blocks etc. shall be installed for the use of visually impaired persons.

Annexure No. 01

Height of Buildings (As per regulation No. 17)

Type of Building	Maximum No. of Floors with Ground Floor	Width of minimum frontage of land
Lower Height	02	06
	03	06
	04	06
Intermediate Height	05	06
	06	08
	07	10
	08	14
Middle Height	10	16
	11	26
	12	30
Maximum Height	13	30
	14	35
	15	40

Please also see Annexure 03

Annexure No. 02

**(Regulation 17)
Proposed Building lines for Kalmunai Municipal Council Area**

S. No.	Name of the Road	Type of the Road	Start	End	Proposed Building Line (ft)
01	Police Office Road	RDA	A4 Main Road	Kittanky Road	50
02	Kalmunai Kittangi Main Ro	RDA	Ampalaththadypillai K. Road	Samanthurai Border	50
03	A4 Main Road-(CRWB Road)	RDA	Maligai Kadu Junction	Neelawanai	50
04	Boundary Road	RDD	A4 Main Road	Beach	40
05	Yard Road	RDD	A4 Main Road	Vaadyveettu Road	40
06	Vaadyveettu Road	RDD	Main Road	Beach Road	40
07	Zahira Road	RDD	A4 Main road	Beach road	30
08	Old Beach Road	RDD	Market Road	Tharavak Kovil Road	30
09	Boundry Road	RDD	Main Road	Beach road	20
10	Boundry Road	RDD	Main Road	Beach road	20
11	Hospital Road	RDD	A4 Main Road	Beach road	12
12	Taikka Road	RDD	A4 Main Road	Beach Road	12
13	Mashoor Moulana Road	RDD	Main Road	Beach Road	20
14	M C Road	RDD	Police station Road	Main Road	30
15	Al Hilal South Road	RDD	A4 Main Road	Thona Road	10
16	Thalavadduvan Road	PRDA	Nattpittimunai old water tank rd	Pandiruppu main Rd	30
17	Central Road	PRDA	A4 Main Road	Beach Road	25
18	V.C.Road	PRDA	Main Road	Beach Road	25
19	Sarasawathy Vidyalaya Road	PRDA	A4 Main Road	Beach Road	20
20	Sattampiyar Road	MC	Main Road	Kulakkattu	30
21	Market Road	MC	Vaady Veettu Road	Beach Road	30
22	Cemetery Road	MC	Market Road	Beach Road	30
23	Jummah Mosque 3rd cross	MC	Jummah Mosque	Vaady Veettu Road	30
24	Boundary Road	MC	Arokiyam Rd 1st Cross	Beach Road	30
25	Anna Mantra Road	MC	Valluvar Road	Throwpathy A. Kovil Road	30
26	Mariyamman Kovil Road	MC	Throwpathy A.K. Road	Aruchchunar Rd	30
27	No Name	MC	Market Road	Amman Kovil Road	30
28	Kurunthayady Road	MC	VaadyVettu Road	Iyanar Road	30

29	Beach Road	MC	Tharavaik Kovil Road	Boundary Road	30
30	Beach Road	MC	Amman Kovil Road	Tharavaik Kovil Road	30
31	Central South Road	MC	Kittangi Main Road	Vanavase Road	30
32	Maruthamunai Beach Road	MC	Hajiyar Road	Masjithul Akbar Road	30
33	Beach Road	MC	Boundary Road	Hajiyar Road	30
34	Beach Road	MC	Masjithul Akbar Road	Ampara District Border Road	30
35	No Name	MC	Islamabhad	Beach Road	30
36	Beach Road	MC	Cemetery Road	Market Road	30
37	Pillayar Kovil Road	MC	A4 Main Road	Beach Road	25
38	Sinnathamby Road	MC	Kovil Road	Center Beach Road	25
39		MC			
40	Vishnukovil Road	MC	Main Road	Beach	25
41	Kanthappar Road	MC	A4 Main Road	Throwpathy A.K Road	25
42	Anaikovil Road	MC	Main Road	Beach Road	25
43	Throwpathy A. Kovil RD	MC	Main Road	Beach Road	25
44	Amman Kovil Road	MC	Main Road	Beach Road	25
45	R.K.M Road	MC	Amman Kovil Road	Vanniyar Road	25
46	Jummah mosque Road	MC	Main Road	School Road	25
47	Jummah mosque South Road	MC	School Road	Kullakkattu	25
48	Kovil Road	MC	R.K.M.Road 1st Cross	Anaikkovil Road	25
49	VC 2nd Cross Lane	MC	V C Road	Vishnu Kovil Road	20
50	Sarmilan Road	MC	PillaiyarKovil Rd	Throwpathy A. Kovil RD	20
51	HuthaThaikka Road	MC	Alayady North Road	Cemetery Road	20
52	No Name	MC	Sellathurai Road	Sea Beach Road	20
53	Flory Road	MC	Thalavattuvan Road	Natpittimunai Main Rd	20
54	Cemetery Road	MC	Kalmunai Kittangi Main Road	Kulakkattu Road	20
55	Alayadi north Road	MC	A4 Main Road	Cemetery Around Road	20
56	Border Road (Nat. Chennai Rd)	MC	Kittangi Main	Kulakkattu	20
57	ArumuhePodiyar	MC	Thiruthanikai Road	Kulakkattu Road	20

58	Somanathar Road	MC	A4 Main Road	Anna Mantra Road	20
59	Weaving Centre Road	MC	A4 Main Road	Anna Mantra Road	20
60	Udayar Road	MC	Amman Kovil Road	Beach Road	20
61	Osman Road	MC	A4 Main Road	Beach Road	20
62	Bund Road	MC	Main Road	River Site	20
63	Al Hambra Road	MC	Masjithulkabeer Road	Play ground Road	20
64					
65	Sarvodaya Road	MC	A4 Main Road	Sellathurai Rd 3rd Cross	20
66	Ponniya Road	MC	A4 Main Road	Sea Beach Road	20
67	Nathan Store Road	MC	A4 Main Road	Nallathambi Road	20
68	No Name	MC	A4 Main road	Sellaththurai 3rd Cross Road	20
69	Sivaguru Road	MC	A4 Main road	Sellaththurai 2nd Cross Road	20
70	VC 3rd Cross Lane	MC	V C Road	Vishnu Kovil Road	20
71	Arasady Amman kovil Road	MC	Main Road	Paippady Road	20
72	Alahappar Road	MC	Throw- A. Kovil Road	Pillaiyar Kovil Road	20
73	New Somanathar Road	MC	A4 Main Road	Anna Mantra Road	20
74	Boundary Road 3th cross	MC	Boundary Road	Hospital Road	20
75	Hospitlal Road	MC	Main Road	Iyanar Kovil Road	20
76	Yard Road 1st cross	MC	Yard Road	Hospital Road	20
77	Center Beach Road	MC	Kalmunai Cemetery Road	Zahira college Road	20
78	Tharavaik Kovil Road	MC	Main Road	Beach Road	20
79	Mahalingam Road	MC	A4 Main Road	Nallathambi Road	20
80					
81	Cemetry Road (Muslim)	MC	Main Road	Kulakkattu-	20
82	Vaddavidanai Road	MC	A4 Main Road	Sea Beach Road	20
83	Vattavithana Road 2nd Cro	MC	Vattavithana Road	Saraswathy Vidyalaya Road	20
84	Aruchchunar Road	MC	Main Road	Veemar Road	20
85	Kirishna Road	MC	Kali Kovil Road	Pillayar Kovil Road	20
86	Pulavarmani school Road	MC	Pannaiyady Road	Beach site	20

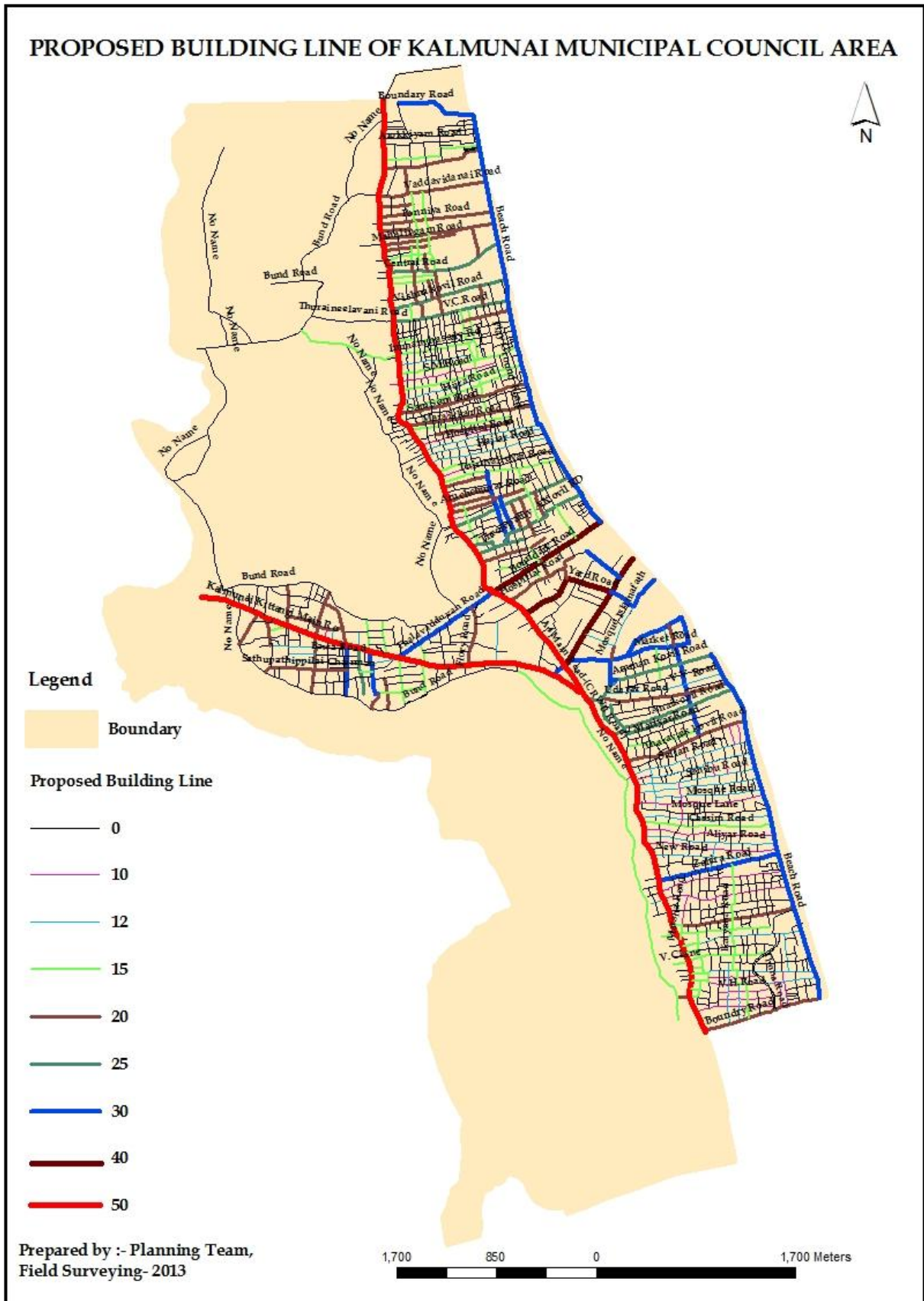
87	Manager Road	MC	Central Road	Field Road	20
88	Makkamady Road	MC	Main Road	Beach Road	20
89	Viknesvaran Kovil Road	MC	Kittangi Main Road	Mariyamman Kovil West Road	20
90	Kali Kovil South Road	MC	Paippady Road	Residence	20
91	V C Road	MC	Main Road	Field Road	20
92	Vishnu Sana Samu.Cen.Rd	MC	Vishnu Kovil Road	Vishnu Vidyalaya Road	20
93	Center Rd 3rd Cross	MC	Center Road	Old-Co-Operative Road	20
94	Sethupathippilai Chairman	MC	Sattampiyar Road	Kulakkattu	20
95	Mosque Islamafath	MC			20
96	Vifulananthar Road	MC	Cooperative Road	Vishnu Kovil Road	20
97			Sellathurai Road	Central Road	20
98	Nallathambi Road	MC	Central Road	V.C.Road	20
99	Mathavan Road	MC	Kovil Road	Tharavak Kovil 9th cross	15
100	Muslim Vidyalaya Road	MC	Main Road	Sanasamooaha center Raod	15
101	Boundary Road 2nd cross	MC	Boundary Road	Hospital Road	15
102	Sillaraiyar Road	MC	Thalavattan Road	Kittangi Main Rd	15
103	M.S.Kariyappar Road	MC	Main Road	Kulakkattu	15
104	Central North Road	MC	Main Road	Kulakkattu	15
105	Karaiyadykullathu Rd	MC	Main Road	Field Road	15
106	Vievekandar Road	MC	Main Road	Field Road	15
107	Cooperative Road	MC	A4 Man Road	Nallathambi Road	15
108	Narayanan Road	MC	A4 Main Road	Nallathambi Road	15
109	Cassim Road	MC	Main Road	Beach Road	15
110	Navalar Road	MC	Main Road	Viknesvaran	15
111	GMMS.1st cross	MC	GMMS. Road	Taikka Road	15
112	Kariyappar Road	MC	A4 Main Road	GMMS.1st cross	15
113	V.C.lane	MC	A4 Main road	River Side	15
114	Thaikka 1st Cross Road	MC	Thaikka Road	Al Hilal South Road	15
115	Hajiyar Road	MC	A4 Main road	Al Hilal 2nd cross Road	15
116	Al Hilal 1st crose South	MC	Al Hilal South Road	Moulana Road	15
117	Mosque Lane	MC	A4 Main road	River Side	15

118	Hijra Road	MC	Main Road	ZamZam Rd 14th cross	15
119	Immamhassaly Rd	MC	Main Road	Mosque cemetry west Rd	15
120	MasjithulAkber Road Ceme	MC	MasjithulAkber Road	V C Road	15
121	Masjithul Akbar Road	MC	Main Road	Beach Road	15
122	Almanar Road	MC	A4 Main road	Beach Road	15
123	Panayadi Road	MC	Mazoor Moulana Road	V C Road	15
124	Vishnul Vidyalaya Lane	MC	A4 Main Road	Nallathampi Road	15
125	Nahamani Road	MC	A4 Main Road	Nallathampi Road	15
126	Chettiyar Road	MC	A4 Main road	MinanMasjith Road	15
127	Thiruvalluvar Road	MC	Main Street	Beach Road	15
128	Maraikkar Road	Mc	A4 Main road	Playground Road	15
129	ThrowpathyA.Kovil 1st Cr	MC	Throw-A.Kovil Road	Thombuthor Road	15
130	Periyathampiran Kovil Road	MC	Periyathampiran Kovil Road	Paippady Road	15
131	Market Road 2nd cross	MC	Market Road	Amman Kovil Road	15
132	Amman Kovil Road 5th Cross	MC	Amman Kovil Road	Quarry Road	15
133	New Market Road	MC	Mersha Road	Thona Road	15
134	GMMS. Road	MC	A4 Main Road	Thona Road	15
135	No Name Parallel Road	MC	Kalmunai Kiddanky (Bund Road)	Sainthamaruthu (Bund Road)	15
136	Masjithul Rahmath Road	MC	Bund Road (Maruhtamunai)	RDA Main Road	15
137	VC Road 1st Cross	MC	V C Road	Vishnu Kovil Road	15
138	75House Scheme West Road	MC	Main Road	Beach Road	15
139	Nallathambi Road	MC	V.C Road	Vattavithana Road	15
140	Veemer Road	MC	ThrowpathyA.K.Road	Valluvar Road	15
141	New market 1st cross Road	MC	New Market Road	Hospital Road	15
142	Hospital Road 1st Road	MC	Hospital Road	Old post office Road	15
143	Old post office Road 1st	MC	Old post office Road	GMMS. Road	15
144	Vanavase Road	MC	Karaiyadykulaththu Road	Central South Road	15

145	Paippady Road	MC	Arasady A.K.Road	Boundary Road	15
146	Al AkshaGaniste Road	MC	Central South Road	Jummah Mosque Road	15
147	Kali Kovil North Road	MC	ThirowA.k.Road	Christian Home	15
148	Sellaththurai Road 3rd cr	MC	Sellaththurai Road	Vattavithana Road	15
149	Narayanan Rd 3rd Cross	MC	Narayanan Road	Sellaththurai Road	15
150	Kalyana Road	MC	Zahira Road	Boundry Road	15
151	Vipulananthar Road	MC	Nathan Store Road	Narayanan Road	15
152	Aliyar Road	MC	A4 Main road	Beach road	12
153	Aliyar5th cross lane	MC	Aliyar Road	Zahira Road	12
154	Thaikka Road	MC	Hanifa road 2nd cross	Beach Road	12
155	Mosque North Road	MC	Main Road	Matheena Road	12
156	Al Kamaroon Road	MC	A4 Main road	Paddy field	12
157	William Road(Man.che.1st	MC	Manelchenai Road	Kittangi Road	12
158	Sailan Road	MC	A4 Main road	Beach Road	12
159	Sahibu Road	MC	A4 Main road	Beach Road	12
160	Haniffa Road	MC	A4 Main road	Beach Road	12
161	Matharasa Road	MC	Main Road	Beach Road	12
162	New Road	MC	A4 Main road	Town hall Road	12
163	Ahammed Road	MC	Boundry Road	Al Hilal South Road	12
164	Boundary 1st cross lane	MC	Boundry Road	Gaffoorvaithiy ar Road	12
165	Munthriyady road	MC	Hospital road	Taikka Road	12
166	Hospital Road	MC	Main Road	Beach Road	12
167	Magbooliya Road	MC	Main Road	Beach Road	12
168	Bakkiyathul Salihath Rd	MC	A4 Main road	Mosque cemetery west Rd	12
169	Hajjar Road	MC	A4 Main road	Beach Road	12
170	Library Road	MC	Main Road	Pannaiyady Road	12
171	Ameer Road	MC	VaadyVeettu Road	Jummah Mosque Road	12
172	Makkamadi 1st cross lane	MC	Makkamadi Road	V.H.Road	12
173	Mavadi Lane	MC	Border Road	Central Road	12
174	Al Hilal East Road	MC	Thona Road	Beach road	12
175	Cemetery Road 1st cross	MC	Cemetery Road	Market Road	12
176	V V Road	MC	Amman Kovil Road	Beach Road	12
177	Mashoor Moulana Road 2nd	MC	Mashoor Moulana Road	ZamZam Road	12

178	No Name	MC	Sailan Road	Hanifa Road	12
179	No Name	MC	Mosque Road	Mosque Lane	12
180	Palavady Road	MC	Central Road	Border Road	12
181	MariyammanKovil Road	MC	Border Road	MariyammanKovil Road	12
182	Palavady Road	MC	Central Road	Border Road	12
183	Mariyamman Kovil Road	MC	Border Road	Mariyamman Kovil Road	12
184	Makka Road	MC	Central South Road	School Road	12
185	Hanifa Rd 2nd Cross	MC	Hanifa Road	Mosque Road	12
186	Town hall Road	MC	A4 Main road	Beach road	10
187	Orabibasha Road	MC	A4 Main Road	Beach Road	10
188	Marsha Road	MC	Old market road	Main Road	10
189	Old Market Road	MC	A4 Main Road	Beach Road	10
190	Pichchipilawady 9th Road	MC	Pichchipilawady Road	Sahibu Road	10
191	Tharavakkovil 4th cross	MC	Tharavakkovil Road	Sailan Road	10
192	A.P.C Road	MC	Main Road	HuthaThaikka Road	10
193	Sellappa Road	MC	A4 Main Road	MinenMasjith Road	10
194	MahaVidyala Road	MC	Main Road	ThrowpathyA.Kovil 1st Cr	10
195	Mosque Road	MC	Main Road	Beach Road	10
196	Old Post Office Road	MC	Main Road	Beach Road	10
197	Library Road	M.C	Main Road	Thona Road	10
198	V.H.Road	MC	V.H.Road	Lagoon West Road	10
199	Al-Aalim Road	MC	V.H.Road	Lagoon West Road	10
200	Udayar Road	MC	Thaikka 1st Cross Road	Thona Road	10
201	Jaya Road	MC	Main Road	Geni Road	10
202	MazoorMoulana Road 5th c	MC	MazoorMoulana Road	ZamZam Road	10
203	S.M.Road	MC	Main Road	Playground Road	10
204	Tharavaikkovil RD 11th c	MC	Tharavaikkovil Road	Sailan Road	10
205	Tharavakkovil 10th cross	MC	Tharavakkovil Road	Sailan Road	10
206	Thandel road	MC	Taikka Road	Boudry Road	10
207	Pichchipilawady 8th Road	MC	Pichchipilawady Road	Sahibu Road	10
208	Sahibu 1st cross Road	MC	Sahibu Road	Hanifa Road	10
209	Mosque Lane 2nd cross	MC	Mosque Lane	Matharasa Road	10
210	Matharasa 2nd cross Road	MC	Matharasa Road	Casim Road	10
211	No Name	MC	Hanifa Road	Mosque Road	10
212	Ceylon Road	MC	Thaikka Road	Boundary Road	10
213	Palavady west Road	MC	Central Road	Mariya.kovil.South Road	10
214	Mosque Rd 2nd Cross	MC	Mosque Road	Mosque Lane	10
215	Al Manar Play Ground Road	MC	RDA Main Road	No Name	10
216	Sahibu 1st cross Road	MC	Sahibu Road	Hanifa Road	10
217	Mosque Lane 2nd cross	MC	Mosque Lane	Matharasa Road	10

Proposed Building Line of Kalmuani MC Area



Annexure No. 03

Open Space around Buildings

Description of Buildings	No. of Floors	Rare Space Meters	Front additional open space Meters	Open Space in meters		Plot coverage	
				One Side Meters	Both sides Meters	Residential	Non-Residential
Lower height	Ground Floor	2.3				65%	80%
	2(G+1)	2.3					
	3(G+2)	3.0					
	4 (G+3)	3.0					
Intermediate height	5 (G+4)	3.5	01	1.5		65%	80%
	6(G+5)	4.0	01	1.5			
	7(G+6)	4.0	02		1.5		
	8(G+7)	5.0	02		1.5		
Middle height	9(G+8)	5.0	03		3.0	60%	60%
	10(G+9)	6.0	03		3.0		
	11(G+10)	6.0	04		4.0		
Highest point	12(G+11)	6.5	6.0		6.0	50%	50%
	13 Above	10.0	6.5		6.0		

- In the case of an existing site which is less than 150 sq. meters in extent, the maximum flow area ratio shall be 1.1
- In the case of educational and medical institutions, the plot coverage shall be 50% and the maximum flow area ratio shall be 1:2

Annexure No. 04

List of Protected Buildings

Religious category	Name of Religious places
Mosque	Kadakraipally at Kalmunaikudi
	Sainthamaruthu Grant Jumma Mosque
	Kalmunaikudy Grant Jumma Mosque
	Maruthamunai Jumma Mosque
Hindu Temple	Throopathy Amman Kovil at Pandiruppu
	Maanikkapilayar Kovil at pandiruppu
	Amman Kovil at Kalmunai
	Vishnu Kovil at Periyaneelavanai
	Aanai Pillaiyaar Kovil
	Mariyamman Kovil, Natpattimunai
Sinhala Temple	Sri Subaththra Rama
Church	Methodist Church
	Secret heart church

Annexure No. 05**Reservation of Rivers, Canals and Tanks**

Name of Reservoir, Tank, Canal etc.	Reservation to be maintained
Kittanki Tank	Should be 05 meter reservation from the embankment
Periyakulam	Should be 06 meters reservation from river bank or unless otherwise specified by the Guild lines of Irrigation Department
Karachithona	06 meters from the edge or until otherwise specified by the Guild lines of CCD.
Kudayalambu canal	03 meters from the edge or until otherwise specified by the Guild lines of Irrigation Department
Other natural water courses	03 meters from the edge or until otherwise specified by the Guild lines of Irrigation Department
Irrigation Tanks	Approval of the Irrigation Department has to be obtained in regard to all constructions within 100 meters of maximum water retention area of the tank.

**Annexure No. 06
(Regulation 15)**

Types of Access	Width (Meters)
Standards for cycle lanes	Appropriate width of lane 2.75 meters
1. One way	Minimum width of lane: 1.8 meters
2. Duel carriage way	Minimum width of lane: 3.6 meters
Pedestrian walkways	
1.(Industrial & Commercial areas)	Minimum width 3.0 meters.
2. Residential areas	Minimum width 2.5 meters
Local Roads	
1. Commercial areas	Minimum width 3.0 meters
2. Industrial areas	Minimum width 2.0 meters
3. Shopping Complexes	Minimum width 3.5 to 4.5 meters
Minor feeder roads	
1. Industrial & Commercial Areas	Minimum width 1.0 meter
2. Residential areas	Minimum width 0.6 meters

Note: If well laid out pedestrian walk ways are not required; a strip of earth 01 meter wide shall be maintained. This space could be utilized for the laying of water supply pipes, electricity and telecommunication posts, for vehicle and pedestrian movement.

Tree Planting:

Square or circular area around trees
Small varieties – minimum width – 1 meter
Medium size varieties – 1.5 meters
Large varieties – 2.5 meters

The reservation around the trees also need to be determined in relation the roots that would spread around the trees. For example trees such as '*Mara*' would require a larger area for the spread of its roots.

Different species which blend with the surroundings can be chosen to suit each location. The type of trees that are chosen for each street or a location can provide a special identity for the area. (The type of tree varieties that suit urban landscape is given in annexure 01).

Street Lamp Posts and Garbage Containers

In order to suit the basic architectural character of Kalmunai town and in order to suit each street and location, it is proposed to install street lamp posts and garbage containers while maintaining different intervals.

Street Benches:

In convenient locations on either side of roads it is proposed to provide street benches (excepting in common open areas).

Annexure No. 07
(Regulation 34)

List of Vegetation for Streetscape

No.	Large vegetation	Middle size vegetation	Small vegetation
1	Red cotton tree - <i>Bombax ceiba</i>	Sirrus (Mara) – <i>Albizia lebbeck</i>	Kinihiriya
2	Muna mal – <i>mimosups elengi</i>	Benga lino (Gas kela) – <i>Butea mosperma</i>	Lolu
3	Wal –ehala - <i>pterocarpus indicus</i>	Indian beech - <i>Pongania pinnata</i>	Beli
4	Tamarind - <i>Tamarindus indicus</i>	Ehala - <i>Cassia fistula</i>	Miyla
5	Ruk Attana – <i>Alstonia scholaris</i>	Ratu wa- <i>Cassia roxburghii</i>	kaha pethan
6	Wa – <i>Cassia siamea</i>	Bak mee- <i>Nauclea orientalis</i>	Koboleela
7	Velvet tamarind – <i>Dialium ovoideum</i>	Eth demata – <i>Gmelina arborea</i>	Asoka
8	Theambu – <i>Sterculia foetida</i>	Neem (Kohomba)- <i>Azadirachta indica</i>	Beli patta
9	Attikka – <i>Ficus racemosa</i>	Neralu – <i>Cassine glauca</i>	Ahu
10	Trincomalee wood – <i>Berrya cordifolia</i>	Erabadu- <i>Erythrina variegata</i>	Nelli

Annexure No. 08

Boundaries of Land Use Zone - Kalmunai Municipal Council area

1. Residential Zone:

Proceeding along the Library road in the east ward direction and from there onward Al-hilal 3rd Cross road thereafter turn to the westwards of the Al-hilal south road and downward of the Mowlana road 1st cross thereafter until it meets the A4 road and inter section of Library road.

Proceeding along the Hospital road in the eastern word direction and from there onward Osman road and leading to the Jamathulla 01st cross road in the turn to the West word direction along the Orabibasha road until.

2. Commercial Zone:

Commercial zone located majority A4 main road both sites from Cross road to Library road in the roads running northern sites to southern sites of the municipal council limits next the centerline of the Kalmunai Kittanki road and from there on wards proceed along the both site of the centerline in the western direction until it meets the centerline of the road that links in the direction Flory road proceed along the centerline of the road of the said road and proceed along the westward direction until it meets the centerline of the road Sillaraiyar road until it meets onward the

centerline of the carpenter road and it direction of southward of the Central north road until it intersects with the Makka road and School road. After this road forward Flory road.

3. Administrative Zone:

Commencing from a point of intersection of the centerline of Kalmunai –Kittangiroad and the centerline of Bank of Ceylon road in the Eastward direction, near the A4 Main road in the Northward until it meets the Centerline of Setti Pillaiyar Kovil road and turn to the eastern ward and proceed along the southern ward after it meets centerline of Kalmunai –Kittangi road.

4. Special Residential Zone:

Along the said zone in the located eastward direction continue along the boundary of the mix residential zone proceed along the centerline of the cemetery road next said zone located near the recreational zone and boundary of the Agricultural zone(boundary of the paddy field).

5. Mixed Residential Zone:

Lot of mix residential zone located part of the Municipal Council, therefore we provided mixed residential zone along the eastern ward of commercial zone from northern ward to southern direction and along coastal area from VC road to Maligakaadu Boundary road. And in the eastern ward of Nappattimunai area also identified as mixed residential zone its commencing southern ward from the adjoining administrative zone eastern ward of along the A4 main road to bund road of the Northern ward.

6. Mixed Development Zone

Along the north side of the Peeriyaneelavani, Maruthamunai areas we identified mixed development. In the Northern direction of the adjoining industrial area, east part of the recreational zone and residential zone from the western and southern.

7. Industrial Zone:

Identified area located Maruthamunai and Peeriyaneelavani. In the extent of the Maruthamunai area 1Km and continues along the eastern reservation of the water bodies until western boundary of the Agricultural zone and Southern boundary of the Residential Zone. And Peeriyaneelavani

8. Agricultural Zone:

Western part of the Municipal area is a paddy cultivated, 14.2% percentage of paddy cultivated in the area and commencing from the southern boundary of the centerline of Karaithivu –Ampara road and proceed the north southern direction, until it meets the Karaithivu Pradeshiya Sabha boundary and continue from there forwards to northern site and it meets Natpittimunai area and maruthamunai area.

9. Recreational Zone:

In this zone located sea side of the Municipal Council belt from north side Boundary road to south side Maligaikadu boundary road stretch beaches 9.5sqkm from the Maligaikadu boundary road until it reaches Cemetery road on the west side and thereafter proceed along Mosque Islamad road in the northward direction and from there onwards VaddyVeettu road along the mixed residential zone. Thereafter it leading to the northward it meets to the V.C. road proceed along the V.C.4th Cross road and turn to the west side of the Vishnu Kovil road from there onward turn to the Central road until it reaches the point of northward Boundary road.

It's inter section with the center line Zahira road from there down word Zahirra 01st cross land there after turn to the West word Orabi basha road until it reaches the Orabi basha 01st cross road from their turn to the East word of the old market road and turn to south direction new market 01st cross road until it meets Hospital road.

Commencing from the Ahamed Lane in the North ward direction Matharasa road. Proceed along the center line of AnaikKovil road and turn to the Ahamed Lane. Start to the centerlines of the Matharasa road from there onwards beach road thereafter along the Tharaivaikkovil road in the turn of the westward of Tharaivaikkovilroad. until it meets through the Cassim road.

Proceeding along the V.V road and inter section of Old beach road and turn to the eastward of the Anaikkovil road until it meets the Beach road there after along the Amman kovil road turn to westward after it reaches the Beach road proceed along the Cemetery road and Pansala road thereafter it meets Amman Kovil road and

Next location of the residential zone Natpittimunai the zone commencing from the Kalmunai Kittangi road around the sites some residential zone located northward of the Municipal Council area

10. Environmental Conservation Zone:

Commencing from a line drawn from the point of commencement of the water bodies of the Kalmunai Municipal Council continue along the western boundary until its intersection with the agricultural zone it meets northern boundary of the Municipal Council. Water bodies including their reservations shall be strictly conserved.