

**DEVELOPMENT PLAN
FOR
URBAN DEVELOPMENT AREA OF
KURUNEGALA**

(KURUNEGALA MUNICIPAL COUNCIL AREA)

2006 - 2015

VOLUME II

**DEVELOPMENT PLAN
AND
PLANNING & BUILDING REGULATIONS**



**URBAN DEVELOPMENT AUTHORITY
"SETHSIRIPAYA"
BATTARAMULLA
2006**

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PART - I

Goal, Objectives and Strategies

To develop Kurunegala Town as a principal transit town in Sri Lanka and as the Region's main commercial and administrative centre the following objectives and planning strategies are proposed.

The objectives and planning strategies are proposed as follows:

Population	
Objectives	Strategies
01 Provide necessary facilities for improving the technical and educational standards of work force	01 Use of underutilized paddy lands for residential activities and to improve the common amenities and the town's physical infrastructure
02 Establish ways and means of arresting the unequal distribution of the population	02 Implementing the zoning plans
03 Adopt measures for increasing the floating population	
Housing	
01 Increase the housing stock to 3300 units	01 Select suitable underutilized paddy lands to meet the housing needs
02 Arrest development of temporary housing	02 Provide basic infrastructure.
03 Remove all constraints both physical and institutional affecting the housing development	03 Provide financial assistance for housing.
04 Encourage the rehabilitation of old housing units numbering 2749	04 Provide subsidized housing plots to low income communities
	05 Relocate people living in areas unfit for human habitation
	06 Making awareness of the appropriate housing regulations
Economy	
01 Develop the tertiary economic sector	01 Expand the commercial development horizontally by 60%, and provide the infrastructure facilities
02 Make use of the trained work force to the optimum level	02 Zone commercial activities in the town centre and developing it
03 Transform the primary economic sector (Agriculture) to secondary and tertiary activities and encourage it	03 Permit the use of agricultural lands for other uses

04	Utilize the town's resources to optimum levels	04	Make optimum use of lands belong to the state institutions and relocating all dispersed institutions in one administrative building complex
05	Execute a new promotion drive in the tertiary sector through tourism and Eco tourism	05	Promote the tourist industry by releasing information on environmental and landscape plans
Roads			
01	Increase the land use of the roads to 10% out of the total land extent	01	Extend and widen the existing roads and identify new road projects, along with the extension of railway line to the town center
		02	Enforce street lines and building lines
		03	Enforce standards on access to buildings
Urban Transport			
01	Strengthen the urban transport system as a central function	01	Construct underground crossings for pedestrian without traffic movement and renovate the bus station in the town centre
02	Increase parking capacity up to 3300 parking lots of which 50% to be allocated for common parking	02	Construct a new railway line linking the railway station to the town centre
03	To improve rail transport service.	03	Identify 6 sites in the center of the town for parking and develop one such site as a multistoried car park.
		04	Renovate the railway station building
		05	In order to minimize future traffic congestion complete the by pass road and identify alternate roads outside town
Electricity			
01	Increase domestic (household) supply from 79% to 100%	01	Identify the areas without electricity supply and electrify such areas
02	Improve the electricity supply in Ilippugedera area	02	Install transformers with adequate capacity in areas of low voltage
03	Raise the voltage in the identified low voltage areas.	03	Establish a quick communication system and an efficient maintenance depot to attend to electricity break down
04	Develop reliable supply of electricity.		

Water Supply			
01	30% of the house hold with out water supply to be reduced	01	Augment the capacity of Deduru oya reservoir and use Batalagoda tank as a drinking water source
02	Improve the water distribution pipe line system	02	Replace old pipes and improve the water distribution system
03	Bring the main water resource in the town (Kurunegala wewa) to a high standard cleanliness and make it as a reservoir to obtaining clean drinking water	03	Prevent pollution of Kurunegala Tank from waste material.
Solid Waste Disposal			
01	Carry out the disposal of solid wastes in a scientific and environmentally friendly way	01	Use of land fill for solid waste disposal
		02	Separate non decomposable waste at source and identify projects for converting decomposable waste into compost.
Drainage			
01	Maintain the drainage system in a sound manner	01	Convert all internal earth drains to masonry drains
		02	Coordinate work of all institutions concerned to maintain the drainage system
Health Facilities			
01	Improve the curative and preventive aspects in the health sector within the stipulated period by produce necessary infrastructure, for better maintenance of these facilities	01	Provide adequate space for improving the health facilities
		02	Provide the basic facilities required in the health sector
		03	Formulate rules and regulations for improving the health facilities in specific areas
		04	Facilitate proper environment to carrying out preventive activities successfully
		05	Provide facilities for the disposal of hospital waste
		06	Coordinate with the concerned institutions for maintaining a healthy environment.

Medical Centers	
01 Improve the basic facilities in the private medical centers	01 Formulation of necessary building regulations for the private medical centre <ul style="list-style-type: none"> • Regulations concerned with the disabled • Regulations regarding waiting area facilities
Educational Facilities	
01 Develop the secondary and tertiary educational sectors by improving the physical infrastructure facilities through formulation of plans and strategies	01 Provide infrastructure facilities (Ex play grounds) to government schools. <ul style="list-style-type: none"> • Necessary space for recreational purpose to Maliyadeva Balika Vidyalaya 02. The UDA planning and building regulations to be strictly implemented on private tuition classes and private schools
Sports and Recreational facilities	
01 Increase the open area (Playing fields and parks) to 3% of the entire land use area of the town 02 Encourage pupil performance centers (Cinema, Theater, Concert Halls etc.) outdoor activities	01 Obtain 10% of the land for sports and recreational activities when filling large extents of paddy land and also in the subdivision of large land parcels 02 In the subdivision of land in areas where 10% open area is not essential, to obtain the value of this extent and purchase land for similar purposes in other areas 03 Formulate a landscape and a integrated building scheme for facilitating the use of 7 acres of land existing in the town centre for open space 04 Develop infrastructure facilities in locations of scenic beauty and peaceful surroundings for attracting sight seers
Environment	
01 Reduce as far as possible the adverse impact of the built environment on the town's natural environment.	01 Improve the towns natural beauty by landscape plan.

PART - II

1.0 Zoning and Development Regulations

Kurunegala Municipal Council zoning regulations.

These regulations shall be in force within the entire administrative boundaries of the Kurunegala Municipal Council declared as an urban development area under the Urban Development Authority law No. 41 of 1978 and its amendments that followed from time to time.

General Regulations:

The under mentioned requirements shall be enforced under general regulations of the Plan.

- 1.1 A conservation zone of 30 meters width shall be maintained around the tank to prevent any filling or construction, and to protect its natural environment. Only low-density residential development shall be permitted beyond 30 meters from this zone.
- 1.2 In order to preserve surrounding environment of rock out crops, it should be maintain 10 m. width reservation from the edge of rock out crops. Except security hut any other construction, filling or any activity creating harm will not be permitted.
- 1.3 Heights of buildings on either side of the approach roads shall be restricted to four floors not to obstruct the view of Ethugala.
- 1.4 All uses or activities should be in conformity within the approved uses of such building.
- 1.5 Only one building shall be permitted for approved use in each plot of land.
- 1.6 If any other activity is being carried out in a residential building, then such activity should not exceed 20 square meters area of the said building.
- 1.7 Residential uses shall be permitted in all zones subject to special terms and conditions.
- 1.8 The Authority if satisfied shall permit other uses apart from the uses prescribed for a particular zone, subject to special conditions.
- 1.9 Any activity which is offensive and dangerous shall not be allowed in any zone (Schedule XII).

- 1.10 There should be 4.5 meters building limit from the centre of service roads of Boo Ela and Van Ela as well as it should be kept 3m. wider reservation opposite the same Ela. It should be kept 3m. wider reservation along the Ela bank.
- 1.11 Trade stalls and public assembly halls shall be permitted in the commercial zones.
- 1.12 If the Authority is satisfied with the infrastructure facilities; Ayurvedic hospitals and hospitals for western medicine shall be permitted in commercial zones 2, 3, and 4 provided that the plot size is not less than 80 perches (2000 square meters) and the plot coverage does not exceed 50%.
- 1.13 If the Authority is satisfied with the infrastructure facilities; Garment factories may be permitted in commercial zones 3, 4 and 5.
- 1.14 Service industries shall be permitted in commercial zones 3, 4 and 5 provided that the minimum plot size is not less than 40 perches (1000 square meters) and the activities are carried out within the building only.
- 1.15 Banks, Financial Institutions, trade stalls shall be permitted in commercial zone 5.
- 1.16 Water supply shall not be obtained from the wells in the high-density residential zone.
- 1.17 The under mentioned regulations shall apply to buildings exceeding 300 square meters, in high and medium density residential zones.
- I Calicut tiles and Local tiles shall be used as roof covering.
 - II The height of walls from the plinth level shall not be less than 3.00 meters.
 - III Roof slope shall not be less than 30 degrees.
 - IV The ceiling should be fixed to the top or underside of the rafters according to the roof slope.
 - V In habitable rooms ventilating outlets 06% of the floor area of such room shall be provided in the walls in addition to the provision of legal light and ventilation.
 - VI External walls shall not be painted in sombre colours.
- 1.18 The under mentioned regulations shall apply to the buildings constructed near forest and rock outcrops.
- I Roofs to be painted in green and the walls with a colour in harmony with the rock.

- 1.19 The under mentioned regulations shall applicable to line housing (attached buildings)
- When constructing line houses the common wall which detached the room should be construct in the manner of double wall and thickness of space in between double wall should not be less than 1/3 the width of double wall.
 - The common wall of the line houses should be constructed up to 1 meter height above the roof level in order to avoid spreading of fire hazards. These common walls should be constructed by using non-inflammable materials.
- 1.20 Septic Tanks should be used for the disposal of sewage in a low lying areas (Filled Paddy Lands).
- 1.21 All projects approved by the Board of Management of the Urban Development Authority shall be implemented accordingly.
- 1.22 No changes or renovations shall be carried out in the conservation buildings in the Schedule XI without the approval of the Authority.
- 1.23 Regulations other than those given in this Plan shall be enforced in special project areas indicated in the Schedule IX.
- 1.24 When filling paddy lands for any development special advice shall be obtained from the Kurunegala Municipal Council and the other relevant institutions. (Land Reclamation Department, Agrarian Services Dept., Irrigation Dept.)
- 1.25 In the conservation zone around the wewa use of residential units for other purposes shall be permitted for a 2 year period only.
- 1.26 The construction of boundary walls shall not be permitted in the conservation zone of the wewa, but the use of wire mesh or fences shall be allowed to demarcate boundaries. (Schedule IX (F)).
- 1.27 In case of development activities not covered by these regulations, the regulation in the extra ordinary gazette no. 392/09 and 10th March 1986 is applicable.
- 1.28 This plan in force subject to development guidance to be prepared in regional development plan by the National Physical Planning Department.

2.0 Existing Zones:

- 2.1 In case of a plot of land or house and property falls within a development plan for a special use, such land or property shall be used only for the designated use.

- 2.2 In a zone if any plot of land or house and property has not been identified for a special use, then such use shall not be in conflict with the permitted uses in that zone.
- 2.3 No person shall put to use any plot of land or building for any other use other than that specified in the development permit.

3.0 Zones:

- (a) Every plot of land or house and property that has not been identified for a special use shall form a sub area of the zones mentioned hereof Map No. 1 and annexure I for Part II.

- 3.1 Primary residential zone
- i. High density area
 - ii. Medium density area
 - iii. Low density area

- 3.2 Mixed residential zone

- 3.3 Commercial zone

- 3.4 Public and semipublic zone

- 3.5 Religious activity zone

- 3.6 Recreational and Amusement zone

- 3.7 Agricultural zone

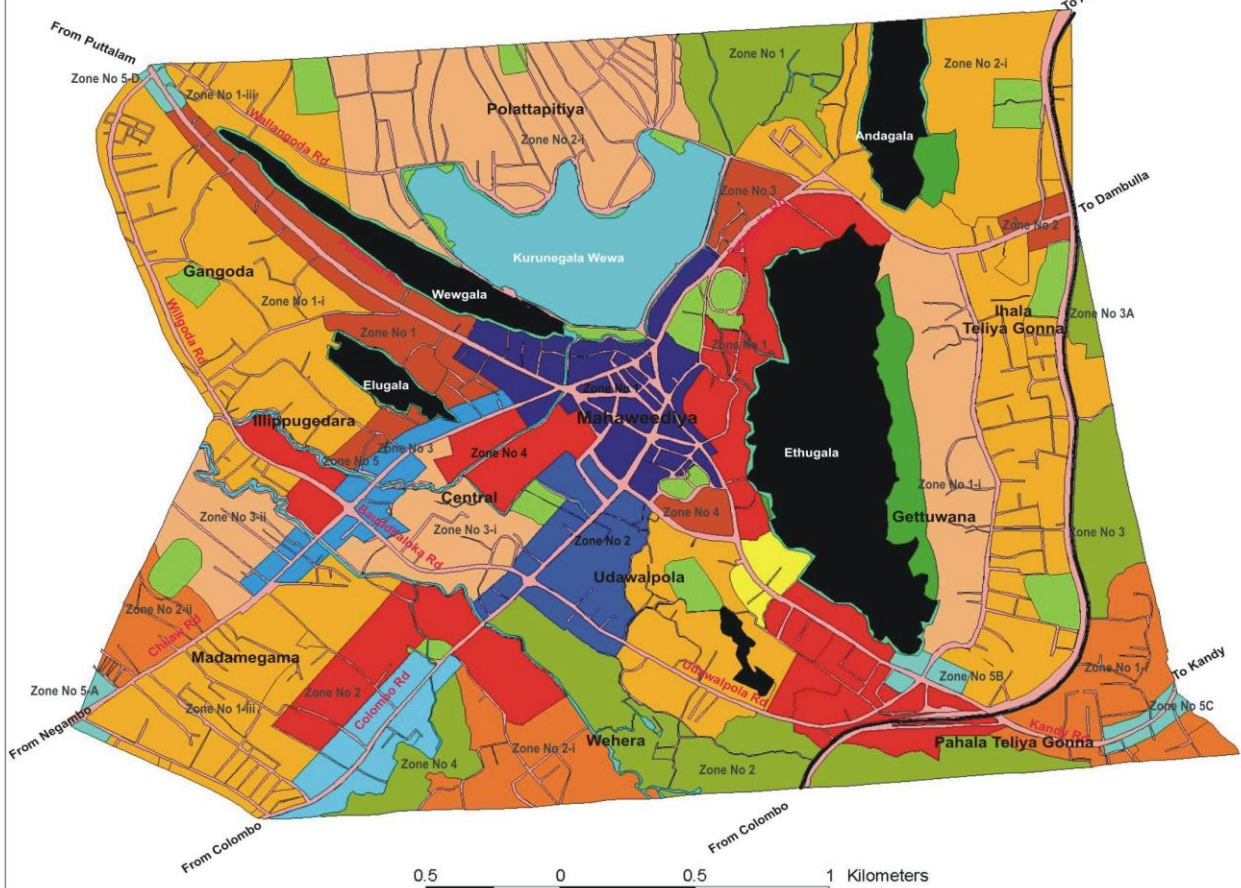
- 3.8 Environment conservation zone

- (b) In case there is a doubt in the boundaries or zones (Map No. 1 and Annexure I for Part II) shown in the development plan the under mentioned clauses shall apply.

- (i) In case the zonal boundaries are not defined both by length and width, then the railway line, streams and water ways are considered being the boundary lines of the zone.
- (ii) In the event of any house or property falling within two zones, then the category to which it falls shall be the zone where a major portion of it is covered.
- (iii) In case of any controversy regarding, zone boundaries the final decision on it lies with the Authority.

Zoning Plan 2015 Kurunegala M.C Area

Map No. 01



- Legend**
- Primary Residential Zone**
 - Low Density
 - Medium Density
 - High Density
 - Commercial Zone**
 - Commercial Zone 1
 - Commercial Zone 2
 - Commercial Zone 3
 - Commercial Zone 4
 - Commercial Zone 5
 - Mixed Residential Zone**
 - Public & Semi-public Zone**
 - Religious Activity Zone**
 - Agricultural Zone**
 - Recreational Zone**
 - Environment Conservation Zone**
 - Rocks
 - Water Bodies
 - Forest
 - Cemetery
 - Roads
 - Railway Line



Urban Development Authority

Land Use 2015 According to Zoning Plan 2006 - 2015

No.	Urban Ward												Total	Percentage		
	Use (Land Extent - Hectares)	1 Gangoda	2 Wewa	3 Town Centre	4 Ilippugedera	5 Madamegama	6 Wehera	7 Udawalpola	8 Main Street	9 Gettuwana	10 Polathapitiya	11 Ihala Teliyagonna			12 Pahala Teliyagonna	
01	Residential Zone	High density	-	-	-	-	13.90	21.84	26.88	-	-	-	-	30.95	93.57	8.90
		Medium density	46.88	7.85	-	28.84	47.10	7.63	-	-	-	74.50	60.94	6.9	280.69	26.71
		Low density	-	5.85	22.85	-	16.75	-	-	-	37.80	65.37	-	-	148.62	14.14
02	Mixed Residential Zone	5.97	11.95	-	14.95	-	-	3.7	-	-	8.03	1.28	-	45.91	4.37	
03	Commercial Zone	Zone No. 01	-	11.85	8.80	3.98	-	-	-	14.00	0.50	6.75	-	-	45.88	4.37
		Zone No. 02	-	-	12.85	-	-	2.98	13.7	-	-	-	-	-	29.61	2.82
		Zone No. 03	-	-	6.95	5.83	2.83	-	-	-	-	-	-	-	15.61	1.49
		Zone No. 04	-	-	-	-	8.98	8.50	-	-	-	-	-	-	17.48	1.66
		Zone No. 05	0.88	0.90	-	-	1.85	-	-	-	1.38	-	0.85	3.9	9.81	0.93
04	Govt. & Semi Govt.	-	-	11.90	8.26	16.75	8.45	13.2	-	10.96	26.4 5	-	10.31	106.34	10.18	
05	Agricultural Zone	-	-	-	-	-	40.70	-	-	-	22.00	-	24.35	87.05	8.20	
06	Religions	-	-	-	-	-	-	1.84	-	4.52	-	-	-	6.36	0.61	
07	Environmental & Conservation Zone	Forest	-	-	-	-	-	-	-	12.75	4.35	-	-	17.10	1.63	
		Water Bodies	-	46.48	-	-	-	-	-	-	-	-	-	-	46.78	4.42
		Rocks	-	12.05	-	5.25	-	-	2.00	-	65.34	15.98	-	-	100.62	9.57
Total			53.73	96.93	63.35	67.11	108.16	90.01	61.49	14.00	133.25	223.43	63.07	76.51	1051.06	100.0

3.1 Primary Residential Zone

The following uses shall be permitted within the Wewa reservation area.

(a) Dwelling Houses

The Authority shall permit the above uses provided it satisfy the following:-

- i. Such use is compatible and is in harmony with the area and will not interfere with the amenities of such area or adversely affect its environment, through loss of privacy, pollution or in any other manner that is likely to cause nuisance.
- ii. Such use will not hinder traffic movement or create traffic hazards, and
- iii. The extent of the site is adequate for the use, adequate parking space is provided and satisfactory arrangements made for water supply, effluent and waste disposal and safety from fire and other hazards.
- iv. Conditions related to density.

Permitted uses:

- Flats, Dormitories and Hostels
- Educational Institutions, Religious Places
- Libraries and the like
- Medical Institutions
- Professional offices
- Public buildings except in low density areas
- Small commercial units of not more than 50 square meters (High density areas)
- Small commercial units not exceeding 20 square meters (Low and medium density areas)
- Cottage industries powered by electricity of not more than 03 horse power and employing less than 15 persons and industries not exceeding 50 sq.ft.
- Primary schools, nursery schools and daycare centres.
- Gymnasiums and open areas not exceeding 200 square metres.
- Hotels and lodges of not more than 05 rooms and not exceeding 200 square meters.

I. High Population Density Area

Ref.	Description	Zone 1	Zone 2
01	Extent of site (perches)	06	08
02	Floor Area Ratio (FAR) ratio	1 : 1 : 5	1 : 2
03	Plot Coverage %	66	66

II. Medium Population Density Area

Ref.	Description	Zone 1	Zone 2	Zone 3
01	Extent of site (Perches)	12	12	10
02	Floor Area Ratio (FAR) ratio	1 : 2	1 : 2	1 : 2
03	Plot Coverage %	66	66	66

III. Low Population Density Area

Ref.	Description	Zone 1	Zone 2	Zone 3
01	Extent of site (perches)	15	15	12
02	Floor Area Ratio (FAR) ratio	1 : 1	1 : 1	1 : 1
03	Plot Coverage %	50	50	66

- (c) Permitted uses and regulation in special residential development zone are as per Schedule IX and Schedule IX (a), (b), (c), (d) and (e).

3.2 Mixed Residential Zone

- (a) The following uses shall be permitted in the mixed residential zone.
- i. All uses permitted in the primary residential zone.
 - ii. Hotels, Lodges and Boarding houses.
 - iii. Shops.
 - iv. Public buildings.
 - v. Recreation and open spaces.
 - vi. Cottage industries with electric power not exceeding 05 horse power and employing not more than 20 and utilizing not more than 75 square meters floor space.
 - vii. Petrol filling stations.
 - viii. Warehouses not exceeds 200 square meters.
 - ix. Motor repair shops not exceeding 160 square meters and where all activities take place within the building.
- (b) Other use will be permitted.
- (c) The Authority will be permitted the uses not prohibited specially under (b) it deem made activities according to provision i, ii, iii of the regulation 3.1.

3.3 Commercial Zone

3.3.1 Zone 1 (Central Area of the Town)

The following uses shall be permitted in this zone

1. Markets, Shopping complexes and Jewellery shops
2. Financial Institutions
3. Commercial Offices and service centres
4. Hotels and restaurants
5. Sports, recreation, and places of entertainment (Cinemas)
6. Service industries
7. Residential use (3rd floor to 4th floor)
8. Building materials outlets
9. Motor spare shops
10. Cycle repair and spare parts
11. Parking places

Meda Wewa road, Ambepussa – Trincomalle road, Walawe South road and reservation area of wewa shall not be permitted for hotels and circuit bungalows.

The under mentioned uses are permitted in the zone.

Serial No.	Roadway	Permitted uses
01	Puttalam Road	Motor spare parts, foot cycle, Motor cycle, Motor cycle spare parts, Hand tractor, Garden equipments, Repair shops, Welding works, Service industries, Printing shops, Saloons, Small hotels, Grinding mills, Household goods.
02	Colombo Road	Financial Institutions, Business establishments, Hotels, Restaurants/ Rest houses, Service centres.
03	Dambulla Road	Hotels, Rest houses, Printing presses, Assembly halls, Medical centres, Dispensaries, Commercial establishments, Banks, Sports and recreational activities.
04	Kandy Road	Commercial establishments, Hotels, Pharmacies, Cinema Halls, Rest houses, activities related to sports and Recreation.
05	Negombo Road	Electrical goods, Computer Centres, Commercial establishments, Pharmacies, Financial Institutions, Building materials, Motor tyres and battery shops, Motor cycle show rooms.
06	Main Street	Textiles Office Equipment, Electrical goods, Wholesale and Retail trade, Building materials, jewelry shops, service outlets (Telephone, Photocopying) Photographic studios, Pharmacies.
07	Perakumba Mawatha Maliyadewa Street Bodhiraja Mawatha	Textiles, Bookshops, Hotels, Communication centres, Fruits and sweetmeat stalls, Footwear shops, Jewellery shops, Ornament shops and electrical appliances.

3.3.2 Zone 2(Colombo road from Rajapihilla road upto Boo ela)

- (a) The following uses shall be permitted in this zone:
Financial institutions, rest houses, boutiques, hotels, commercial establishments, cinema halls, dispensary, restaurants, food stalls, fruit stalls, housing, service centres.

3.3.3 Zone 3 (Negombo road from Maliyadewa Vidyalaya up to Cemetery)

- (a) The following uses shall be permitted in this zone:
Books and stationery, Computer centres, Retail shops, Dispensaries, Super markets, Printing Centres, Commercial establishments, Banks, Communication centres, Housing, Service Centres.

3.3.4 Zone 4 (From Ayurvedic hospital to Wehera town limits)

- (a) The following uses shall be permitted in this zone:
Medical centres, pharmacies, laboratories, funeral parlors, motor trade and showrooms, motor spare part shops, retail shops, hotels, service centres, rest houses, restaurants and housing.

3.3.5 Zone 5 (Urban Sub Centres) Wahara, Theliyagonna, Yanthanpalawa

- (a) The following uses shall be permitted in this zone:
Retail trade, grocery shops, fruit and vegetable shops, pharmacies, electrical appliance and repair centres, small grinding mills, dispensaries, book shops, service stations, foot cycle and motor cycle repair centres, small scale building material trade.

3.4 Public and Semi Public zone

- (a) The following uses shall be permitted in this zone.
- i. Public buildings and semi-public buildings
 - ii. Public assembly areas
 - iii. Parks, playground, open space and recreational uses
 - iv. Libraries, museums and similar buildings
 - v. Public parking lots
 - vi. Quarters related to the Public and Semi Public Institutions

3.5 Religious Activity Zone

- (a) While the existing religious institutions continue, and in this environment, developments in such places shall be permitted subject to enforcement of the planning and building regulations.

3.6 Recreational and Entertainment Zone:

- (a) The following uses are permitted in this zone:
 - i. Parks, Playgrounds and Open spaces
 - ii. Weekly pola (Fair) and Exhibition grounds
 - iii. Entertainment Halls, Educational institutions and Swimming pools
 - iv. Aquaria, Zoological park and the like
 - v. Parking lots

Plot coverage of any building constructed in the designated area shall not exceed 10 % of the total land extent of the area.

3.7 Agricultural Zone

No Construction other than those mentioned below shall be permitted in this zone.

- I Temporary security huts
- II Footpaths
- III Well

3.8 Environment Conservation Zone

- (a) Natural Canal banks and rock outcrops.

Construction of any type shall not be permitted in this zone. However, the Authority, if it deems so, shall permit the construction of common bridges across canals.

PART – III

PLANNING AND BUILDING REGULATIONS

Introduction

These requirements cited as the Planning and Building regulations are applicable in the area under the authority of the Kurunegala Municipal Council, and shall be in force from 2006.

Submission of Plans for Approval

- 01 Under these Regulations, all applications made to the Authority under section 8 A for any development activity shall be made in the relevant form specified in Schedule i and be accompanied by the fees specified in schedule v.
- 02 All plans submitted under these requirements shall:
- i. be prepared and signed by a qualified person except in the case of buildings stated below.
 - (a) additions or alterations not exceeding 50 sq metres, not affecting the structure of the building
 - ii. be signed by the owner of the site or premises
 - iii. be submitted in triplicate
- 03
- i. The Authority may, where it deems necessary require the submission of additional copies of the plans submitted under regulation 02.
 - ii. If it deems necessary, the Authority may request for further information and plans in addition to those specified in the application.
- 04 All plans submitted for obtaining a development permit shall consist of :
- 4.1 Where no buildings work is involved in the development activity or it is restricted to land development:-
- (a) A location plan of the site in relation to the adjoining streets to a scale of not less than 1:4000
 - (b) A survey plan of the site to a scale of not less than 1:1000 showing

- i. Location of the site including figured dimensions of buildings, if any
 - ii. The scale of the plan, the north point and the assessment nos. of adjoining lots or buildings.
 - iii. The road access to the site and its width.
 - iv. All existing drains and water courses, and
 - v. Contour or spot levels of the site and levels on the street or street in front of the site, where necessary.
- (c) 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, direction, width and levels of all proposed streets, open spaces and space for other amenities to be reserved, and the use to which every site will be put to.

4.2 Where building work is involved in the development activity:-

- (a) A sketch plan of the surrounding area sufficient to locate the building site
- (b) The approved blocking out plan to scale of not less than 1:1000
- (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is so extensive as to render a smaller scale necessary, when the scale of 1:200 may be used showing:
 - i. Figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building is intended to be put to;
 - ii. The positions and dimensions of all doors, windows and other openings;
 - iii. The position of all sanitary appliances and their connections to drain lines;
 - iv. Fire escapes (exits);
 - v. Clearance (distance) from aerial electricity supply lines;
 - vi. The type of materials and the specifications to be used for the walls, super structure, floor slab and roof structure of the building;
- (d) Cross and longitudinal sectional drawings of the building showing:
 - i. The thickness of all walls, floors, roofs, foundations, beams and other related parts of the buildings

- ii. The position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the building in relation to the existing ground or street level, and the clear distances between the site boundaries from the external walls of the building;
 - (e) Front and side elevations of the existing building within the site, showing the heights, floor level and other external visible features;
 - (f) Means of disposal of rainwater;
 - (g) Whether the building is to be centrally air conditioned, and
 - (h) Such other particulars or information concerning the building as may be required by the Authority to satisfy itself as to the exact nature of the development activity envisaged.
- 05 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.

06. Building Categories

6.1 For the purpose of these regulations, buildings shall be categorized as follows:

- 6.1.1 Category A** - means any building consisting of five or more floors including the ground floor or any building the height of which exceeds 15 metres above the adjoining street.
- 6.1.2 Category B** - means any building not being a high rise building which consist of ;
- i a basement, roof, foundation, beams and other related parts;
 - ii two or more floors including the ground floor where a wall or column is situated on the property boundary;
 - iii a building which is wind sensitive such as warehouses and factories and;

iv any other type of building not covered under categories A and B.

6.1.3 Category C

- i includes any residential building not exceeding 300 square metres in extent which is not covered under category B (ii) and

ii includes any building other than a residential building not exceeding 100 square metres in extent which is not covered under category B (ii)

07. Submission of Structural and Service Plans

7.1 Before commencement of any building works, an Applicant shall in respect of all buildings other than those falling within category C, submit detailed structural plans of the building with a copy of the design calculations.

7.2 Detailed structural plans and design calculations shall be prepared and signed by the qualified person, and shall in respect of all buildings specified in category A of regulation 6, and where required by the Authority in the case of buildings specified in category B of regulation 6, shall contain the following:

- (a) Statements, indicating clearly superimposed load for each floor or part thereof have been designed.
- (b) The results of any soil tests carried out, the calculations for determination of soil bearing capacity and boring investigations; and
- (c) The type or types of foundations to be used.

7.3 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 extension or alteration to be carried out, with information in relation to capacities, shall be submitted to the Authority for approval along with plans of the building in which the system is to be installed, extended or altered.

7.4 The Applicant shall submit in respect of all buildings mentioned in category A and where required by the Authority in the case of buildings in category B, service plans relating to water supply, sewerage, drainage and electricity duly signed by the appropriate qualified engineer before commencing building works.

08. Preliminary Planning Clearance and Approval of plans

- 8.1 The Preliminary Planning clearance shall be in writing and may include such restriction and conditions as may be imposed.
- 8.2 It shall be valid for a period of one year.
- 8.3 The Preliminary clearance will not constitute a Permit, and shall not entitle the applicant or any person to commence or carryout any development activity whatsoever.
- 8.4 Every development permit granted shall be in writing and shall be subject to the restrictions and conditions set out therein.
- 8.5 The development permit shall be valid for a period of one year.
- 8.6 The Authority, may on application and payment of prescribed fees, extend the validity of the permit for a further period of not exceeding two years, if it is satisfied that the development activity referred to in the permit has commenced, but has not been completed due to unforeseen circumstances.

09. Appeals against Refusals

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

10. Development to be in Conformity with the Permit

- 10.1 No development activity shall be commenced or carried out in contravention of the Development Permit.
- 10.2 The Development Permit may be revoked by the Authority if there is:
- (a) A breach of a term or condition of the permit
 - (b) A contravention of the provisions in these regulations
 - (c) A misrepresentation of facts in the application, plans or other documents submitted by the applicant, or
 - (d) Failure to submit plans and other particulars under regulation 7

11. Suitability of the site

No development activity shall be carried out in respect of:

- (a) Site which has been filled up with any substance impregnated with faecal, animal or vegetable matter unless such substance has been removed and the site cleared completely, or the whole ground surface has been rendered

innocuous and covered with a layer of earth or any other suitable material which is at least thirty centimeters thick.

- (b) a site subject to flooding; until the level of the ground covered by the development or building and beyond it for a distance of three metres all round or to the boundary of the site, whichever is nearer, is raised thirty centimeters above the highest known flood level of the site.

12. Use of site

- 12.1 No site or building whether existing or to be constructed be used for any purpose other than the purpose for which approval has been granted.
- 12.2 In deciding on the type of development to be permitted the Authority shall take into consideration the requirements in the Development Plan for the area.

13. Floor Area Ratio (FAR)

- 13.1 Floor Area ratio shall be in accordance with that specified in Schedule vii (a), vii (b) and Map No. 3.
- 13.2 A basement to be used for parking and for the location of air conditioning plant or generator or other service machinery may be permitted in addition to the floor area ratio permissible Schedule vii (a).
- 13.3 If a permanent parking space is provided under these regulations as specified in schedule II at the level of any floor in a building, such parking space shall be excluded from the calculations of the floor area ratio.

14. Access

- 14.1 No site or lot abutting a street less than 9 (nine) metres in width shall be used for non residential use or construction of any building for such use, except as provided under regulation 14 (2) B.
- 14.2
 - a) Every street meant to serve as access to dwelling units shall be in conformity with the specifications set out in from A of schedule iii and
 - b) A street meant to serve as access to one or more lots for construction of any building for non residential use may be permitted with access less than 9 metres in width, and shall be in conformity with the specifications set out in form B of schedule (iii). Even so, in the case of any difficulty is encountered by any person in the use of a site for residential use in conforming to the minimum requirements for access to a residence as stipulated in Schedule iii, and where the Chairmen's opinion is sought the Planning Committee, in consultation with the Divisional Secretary may

reduce the minimum road access to not less than 02 (two) metres in width subject to:

- i. A minimum width of 4 metres shall be available for entry
- ii. Such reduction shall not relate to a new sub division
- iii. The place shall be of a high urban character

14.3 Every such street shall connect on to a public street which is not less than nine (9) metres in width or a private street of which the owner of such private street has a right of way which connects on to a public street which is not less than 09 m. in width.

14.4 Every street which is less than nine (9) metres in width and exceeds thirty (30) metres in length, shall be provided with a turning circle of not less than nine (9) metres in diameter at the dead end.

15. Specifications as to lots

15.1 The specifications related to plots shall be in accordance with schedule VII (a), VII (b) and Map No. 2.

15.2 Every lot or site which abuts on to a dead end street may have a frontage less than the width given under column 5 in schedule VII and shall have a frontage of not less than 03 metres in width.

15.3 The Authority may relax the requirements of the specified site extent and width in the case of an existing lot provided that the building to be constructed satisfies the other regulations. However this is not applicable to new subdivisions.

16. Height of buildings

16.1 The height of buildings shall be in accordance with schedule VII (a) and VII (b).

16.2 If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets so far as it abuts or will abut on the narrower street to a depth of twenty (20) metres from the wider street.

16.3 In measuring the height under these regulations the lift or motor room not exceeding a height of six (6) metres and not exceeding fifty five (55) square metres in extent, or a staircase room not exceeding a height of five (5) metres and not exceeding 25 square metres in extent or a water tank not exceeding a height of 1.5 metres shall be ignored.

17. Street lines and building lines

- 17.1 The building line for every lot abutting the street shall be in conformity with the specifications and categories set out in schedule VI.
- 17.2 No building shall extend beyond the building line provided that balconies, sunshades or eaves, not exceeding 01 metre in width may be permitted between the building line and the street line and a fence or boundary wall not exceeding 02 metres in height may be permitted between the building line and the street line.
- 17.3 Any street line approved or sanctioned under this Development Plan shall not be varied without the prior approval of the Authority.
- 17.4 Where no street lines have been determined for any street under any Act or Regulations the Authority may determined a street line for such street taking into account the existing and proposed character of development and the nature of volume of traffic anticipate in such street.

18. Sub-division of land

- 18.1 (a) No parcel of land or lot destined or proposed for any use other than agriculture or horticulture shall be sub divided unless a plan relating to such sub-division has been approved by the Authority.
- (b) Any person intending to sub-divide a land shall submit to the Authority an application, which is in conformity with the requirements under regulation 04.
- 18.2 The Authority, in approving the plans for sub-division of land may require the applicant to modify the plan as considered necessary. The sub-division on the site shall be carried out only after the approval of the Authority is obtained.
- 18.3 The minimum extent and width of lots shall be in accordance with the provisions of regulation 15.
- 18.4 No lot in such sub-division shall be less than 12 metres in depth.
- 18.5 No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these requirements.
- 18.6 No lot in a sub-division plan shall be utilized for any purpose other than the purpose for which it was approved.
- 19.1 Every lot in a sub-division shall abut an existing or proposed public street or a street in accordance with the provisions of regulation 14.

- 19.2 The minimum width of reservation for the carriage way of a street shall be as approved by the Authority, but in no case shall be less than 3.6 metres for streets up to 9.0 metres in width and 6.0 metres for streets wider than 09 metres.
- 20.1 Where the parcel of land or site to be sub divided exceed 1.0 hectare an area of not less than ten percentum of the land or site excluding streets shall be reserved for community recreation and open space uses in appropriate locations except in the following instances.
- a. In commercial and industrial land sub divisions if the minimum and parcel of the sub division is not less than 2024 sq.m. (80 perches) and all the road widths are not less than 9 meters the land may be sub divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub division of any of the parcels the developer should either
 - i. Reserve the 10 percent of the land so sub divided; or
 - ii. Deposit the market value of 10 percent of the land so sub divided at the relevant local authority.
 - b. In residential land sub divisions, if the minimum land parcel should not of the sub division is not less than 1012 sq.m. (40 perches) and the development is limited to two housing units per lot the land may be sub divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub division or construction of more than two housing units per lot the developer should deposit the market value of 10 percent of the land so sub divided or developed at the relevant local authority.
 - c. When the land to be sub divided is located within 0.5 kilometers from a public open space such as a lake, public playground, etc. which is more than 4047 sq.m. (one acre) in extent and if the Authority directs the developer, the developer should be deposit at the relevant Local Authority the market value of the area land, for the open space requirement, instead of providing the open space physically within the site.
 - d. When the open space requirement of a sub division is not more than 506 sq.m. (20 perches) in extent or if the Local Authority directs the developer to do so, with the approval of the Chairman of the Urban Development Authority, the developer should deposit at the relevant Local Authority the market value of the area of land of the open space required for the sub division instead of providing the open space physically.
 - e. In unauthorized land sub divisions where the reason for not approving is the non provision of 10 percent open space, the individual land parcels may be permitted for development or further sub division subject to depositing at the relevant Local Authority the market value of the 10%

land parcel or reversed 10 percent of the land parcel so developed or sub divided.

20.2 However relevant requirement can be fulfill by depositing the market at Kurunegala Municipality instead of with the authority.

21. No lot in a sub-division shall be put to use or built upon unless the streets are demarcated, opened out to their full width and developed with infrastructure to the satisfaction of the Authority.

22. Layout plans for Flats and Housing units

22.1 The Authority may approve any proposal for the construction of flats or housing units or other integrated projects, which are in conformity with this Plan.

22.2 The Authority may approve any layout or proposals for housing or re- housing of slum and shanty dwellers or housing of low income persons, which is in conformity with this plan.

22.3 The project listed in schedule IX have been approved by this section. Development activities in this area should be in accordance with special regulation a, b, c, d and e depicted on schedule IX.

23. Open space around buildings

23.1 The maximum plot coverage permissible on any site for any of the purpose specified in Schedule VII (a), (b) shall be as in conformity with the requirement specified therein.

23.2 For the purpose of this regulation the rear of the building shall be deemed be the face which is further from any street in which the building is situated;

Provided that where the building is situated on more than one street the rear of the building unless the Authority authorize or directs shall be deemed to be the face which is further most from the widest of such street according to Schedule VII(a).

23.3 In sites of irregular shops where it is impracticable to provide an open space to the entire width of the building in the rear, the Authority may direct that the open space in the rare shall be left as it deem appropriate having regards to the circumstances of the case.

23.4 No building or structure other than cantilevered, sun shed or hanging balcony not exceeding one meter in width may be allowed in such open space.

23.5 In the case of buildings where an open space is intended to be provided on the site for purpose of access, maintenance of the building, in separating it from adjoining

street, properties, such open space shall in no case be less than 100 cm in the width.

24. If the Authority not advises otherwise, arch or walk way under the roof of a building should be constructed parallel only up to the point not exceeding the height of the building.
25. Every lot which does not abut on to a public street shall have an access through a private street, nature and width of the access shall be in accordance with the approved sub division plan and the owner of such lot shall have a legal right over such street.
26. No part of building shall project beyond.
 - 26.1 On Street
 - 26.2 Acquisition line shown in the relevant documents or plan approved by the Authority.

27. Floor Space within the Building

Every row house, shop buildings or other building shall have a minimum width of 6.0 m measured between the centre of party or external wall or party and external walls at ground level, except that the minimum width for a new building to be erected as a corner side may be 4.8m.

28. The height of any building and the number of stories that it may comprise shall be in strict accordance with the provisions in the schedule vii (a), vii (b).
29. The area of any habitable room in a residential building shall not be less than 8.0 sq.m. with a minimum width of 2.5m clear between walls except,
 - (a) a kitchen which shall have a minimum area of 5.0 sq.m. with a minimum width of 2.0 m clear between walls.
 - (b) a store or utility room which shall have an area of not more than 2.5 sq.m.
 - (c) Any room specified in Regulation 30.
30. In all buildings the sites of lavatories, water closets and bathroom shall be :
 - (a) In the case of a water closets or lavatory with pedestal type closet fittings not less than 1.70 m by 0.8 m.
 - (b) In the case of a water closet or lavatory with fittings other than pedestal type closet fittings, not less than 1.3 m by 0.8 m.
 - (c) In the case of a bathroom, not less than 1.5 sq.m. with a width of not less than 0.8 m.
 - (d) In the case of a bathroom with closet fittings, not less than 2 sq.m. with a length of not less than 1.7 m and a width of not less than 0.8 m.

31. The height of rooms in residential buildings shall be :
- (a) For living and bedrooms not less than 2.8 m.
 - (b) For kitchens not less than 2.8 m.
 - (c) For bathrooms, lavatories, water closets, porches, balconies, terraces and garages not less than 2.2m.
32. The height of any covered footway constructed pursuant to regulation 37 shall be not less than 3.0m below which height only the following items may project if the underside of such items be not less than 2.5m from the footway paving :
- (a) beams;
 - (b) stairways and landings;
 - (c) screens; and
 - (d) signboards and advertisements

Light and Ventilation

33. Every building shall be provided with :
- (a) natural lighting by means of glazed windows, skylights, fanlights, doors or other approved natural light-transmitting media;
 - (b) natural ventilation by means of windows, skylights, fanlights, doors, louvers or ventilation openings.
34. In a building the windows and openings through which natural light and ventilation can be obtained shall be so located that –
- (a) they face and open upon -
 - i. the sky;
 - ii. A public road or a street with right of way or public space dedicated for public use.
 - iii. A courtyard or open space located within the building lot and complying with the relevant provision, of regulation 23 as the case may be; or
 - iv. An air well complying with the requirements of regulation 50 and
 - (b) in the case of a building other than that specified in sub paragraph (c), part of the room served by such sources shall be more than 10m away horizontally from such sources; and
 - (c) in the case of godowns and factories, workshops and ware houses no part of the room served by such sources shall be more than -
 - i. 12m away horizontally from a source if that source is a window, ventilation opening or other natural ventilation device located in an external wall of the room; or

- ii. 9m away vertically from a source, if that source is a ventilation opening or other natural ventilation device in the roof of the room.

Sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, verandah or porch if –

- (a) such balcony, verandah or porch faces upon a street or service road or upon a courtyard or open space which is located upon the building lot and complies with the relevant requirements of regulation 23 and 29.
- (b) the maximum depth of the room served by such sources does not exceed 10m measured from the outer face of the enclosure wall of the balcony, verandah or porch; and
- (c) the front of the balcony, verandah or porch has an opening to external air, the area of which shall be at least 75 per cent of the floor area of such balcony, verandah or porch.

35. Additional requirements for High rise buildings

No plan of a site shall be approved for the construction of a high rised building unless it conforms to the requirements given in Schedule vii (a).

- 36. The Authority may permit the construction of highrise buildings in any such site, if it is satisfied that :
 - (a) The building will not interfere with the supply of amenities to the neighbourhood or the harmony of the area.
 - (b) The building will not create traffic problems and hazards.
 - (c) Sufficient arrangements can be made for provision of water supply, sewerage, power, safety from fire and other hazards and for parking of vehicles.

37. Parking

- 1. Every plan submitted along with the application for obtaining a development permit shall provide for a minimum number of parking spaces in accordance with provisions given in schedule II of these regulations.
- 2. The dimensions of motor vehicle parking stalls shall be:
 - (a) Minimum stall width 2.4 metres
 - (b) Minimum stall length 4.8 metres
 - (c) Minimum stall length for parallel parking 5.4 metres
- 3. The minimum width of aisles shall conform to the requirements specified in Form “B” of Schedule III.

4. The width of access to vehicle parking area shall not be less than 3 metres clear of footways and other obstructions if entry and exit are separately provided, and 5.5 metres clear if entry and exit are provided together.
5. The maximum gradient of ramps shall not be steeper than, 1 in 8.
6. Every such ramp shall start only beyond a distance of 6.0 metres from the street edge.
7. Where the owner cannot provide the required number of parking spaces on the site or the Authority is of opinion that satisfactory vehicle parking cannot be provided on the site, a service charge shall be paid for each parking space not provided on the site as specified under 7 in Schedule V.
8. In the issue of a development permit the width of the street adopted shall be the lesser of the existing (physical) road width and the proposed street line width.

The Authority may consider the full width of the street line as the physical width of the road where the access road to the development site is demarcated with an approved street line, if the owner donates the land within the street line by deed to the Local Authority or Road Development Authority as the case may be, but without any expense being incurred by either of the Authorities.

9. In order to ensure orderly traffic management, a Development Plan shall provide the following:
 - (a) Where a site has a road frontage width of less than 12 metres, only one entrance and exit point shall be permitted. However, the Authority may consider permitting two entrances and exit points only for a site which has a road frontage width exceeding 12 metres.
 - (b) Where the parking requirement within the site is more than 100 parking lots for a residential development, and 50 parking lots for non-residential development, a traffic merging lane, or a traffic holding bay as may be necessary under the circumstances shall be provided so as to ensure the least impact on the free flow of traffic on the access road to the site.
 - (c) Where the parking requirement on any development exceeds 50 parking stalls, such development shall not be permitted within 50 metres of an intersection of two roads with a daily traffic movement of over 10000 vehicles on each, or in the case of a road junction where the traffic flow is in excess of 20000 vehicles per day.
 - (d) Mirrored glass shall not be used on the ground, first and second floors of a building facing a public street.
10. The Authority may request the Police to enter upon and inspect any building where there is adequate grounds to believe in any deviation from the approved parking and traffic control requirements for the permitted development.

11. In the event of any reduction in the approved number of parking stalls is found and the areas approved for vehicle parking are used for other activities, the Authority shall levy a service charge of Rs. 5000/- per month for each vehicle parking stall until such day when the space used for other activities is converted to vehicle parking use and the approved number of parking stalls are provided.

38. Splaying of corners of streets

- i. The Authority may require the corner of any buildings including any boundary walls or fences to be erected at the corner of two streets to be rounded off or splayed, with the tangential length from the point of intersection to the curve being half the road width.
- ii. In splaying of corners of boundaries, the standards of specifiedly the Road Development Authority to be followed.

39. Conservation of Places of Historical, Architectural value or Scenic beauty

The conservation of historical buildings and other places of interest shall be carried out according to Schedule XI. Such building where its should change or renovate and change of use should be approved by the Authority.

40. Landscape and Conservation of Trees

1. The Authority may in the interest of protecting the aesthetic quality prohibit the felling, lopping or willful destruction of any tree or group of trees or vegetation or altering any significant landscape feature of an area.
2. Attention shall be paid to enhance the natural environment and tree scape according to Schedule X and Map No. 9, 9(i), 9(ii), 9(iii), 9(iv).

41. Advertisement Control

1. In the use of any hoarding, structure or other device erected principally for advertisement or use as name boards, the Authority may impose such conditions that it may deem fit to preserve the aesthetic appearance of the area.
2. Where an existing hoarding, structure or other device which is in the opinion of the Authority is detrimental to the quality of the environment or injurious to persons, it may direct the removal or modification of the hoarding, structure or device.
3. The control of advertisement shall be according to Schedule VIII and scatch no. 1 to 13.

42. Other Aspects

The Authority, in consultation with the appropriate Agencies, may restrict the height of buildings falling in line of the transmission paths of electricity, telecommunication, radio, television or similar services.

43. Conservation

1. A reservation of 03 metres from the banks of all waterways shall be maintained.
2. No rock outcrops and other related natural feature shall be utilized for any development purpose, and shall be left open to view free from any obstruction.

44. Clearance from electricity transmission lines

All buildings shall be separated from any overhead low tension electric supply line vertically by a distance of at least 2.5 metres and horizontally by a distance of 1.5 meters in case of high tension lines and by not less than 4.5 metres and 2.5 meters respectively in case of high tension line. However, clearance should be obtained by from the Electricity Board or the Authority responsible for the supply and distribution of electricity.

45. Staircase

1. The minimum width of stairs and the minimum dimensions of treads and risers shall be as specified in form “D” in under schedule III. In the case of circular or geometric stairs the widths of treads measuring at the middle shall not be less than the widths specified in the above schedule. The riser height and tread width shall be constant in any flight of stairs from storey to storey.
2. (a) There shall be no obstruction in any staircase between the topmost landing and the exit door on the ground floor.
(b) Every staircase, staircase landing, balcony or verandah shall be protected on any side over looking a courtyard, void or external air space, by either a handrail, balustrade or parapet to a height of not less than 0.9 metres, and shall be of suitable design and type of construction to prevent any person from falling over the side of such staircase, staircase landing, balcony or verandah.

46. Every room in any building shall be provided with natural light and ventilation by means of one or more sources having an aggregate area of not less than ;

- (a) 15 per cent of the floor space of the room of which atleast 70 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for residential purposes (excluding such room as referred to in paragraph (c),

If such room is in a low rise building there should be an unobstructed passage of not less than 2.3m, between such opening and the boundary of the lot opposite to such opening.

- (b) 15 per cent of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air, if such room is

used for business purposes or in connection with a shop, a place of public resort, a factory or any other usage not mentioned in this regulation.

- (c) 10% of the floor space of the room of which 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used as a store, pantry, utility room, garage or the like in a residential building.
 - (d) 10% of the floor space of the room or 0.2 m² (whichever is greater) of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is a water closet, latrine, urinal, bathroom, toilet or laundry room;
 - (e) 20% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge in school;
 - (f) 20% of the floor space of the room of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is used for the accommodation of patients in a hospital, convalescence home, nursing home or the like;
 - (g) 10% of the floor area per floor in the case of an enclosed staircase, corridor or lobby of which 50 per cent shall have openings so as to allow a free uninterrupted passage of air except as required under the provisions of the Code of Fire Precautions for Buildings.
 - (h) 10% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air.
 - i. 10% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used as a godown or any other storage area.
- 47.** In addition to the requirements of paragraph (a) of regulation 46 there shall also be provided in the case of terrace houses of a depth greater than 12m permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square meters.
- 48.** For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the area of the common wall is open and unobstructed.
- 49.** When any room is located in a basement and is to be naturally lighted and ventilated, such room shall have at least one third of the height of its external

walls and all its required sources of natural light and ventilating above the outside ground level.

- 50.** (1) The provision of air-well for the purpose of natural lighting and ventilation shall be restricted to buildings of not more than 10 storeys in height and the air-well shall have a minimum width of 3.0m. The minimum size for such air well shall be 12 square meters for buildings under 4 storeys and it shall be increased progressively at the rate of 1 square meter for every additional storey. For buildings of more than 10 storeys, an internal courtyard having a minimum dimension of 6.0m shall be provided in place of an air-well.
- (2) No internal air-well or courtyard required for the purpose of natural lighting and ventilation shall be roofed over.
- (3) The floor of an internal courtyard shall either be paved with concrete which falls to a gully or turfed and maintained as an internal garden and adequately drained to the satisfaction of the Authority.
- 51.** The application for the approval to construct a public buildings, such as hospitals, cinemas, assembly halls, super market and other public buildings that will be utilized by disabled persons, shall endeavour to take measures so that the entrance/exit, 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 XIV in order to give effect to section 23 of the protection of the rights of persons with disabilities act no. 28 of 1996.
- 52.** The applications for the approval under the provisions of Part IV C of the National Environmental Act No. 56 of 1993, should be adhered to when preparing “prescribed projects” under the above mentioned Environmental Act.
- 53. Mechanical Ventilation and Air-conditioning**
1. Where air conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building, the provisions of these Regulations relating to natural light and ventilation and the height of rooms may be waived or modified at the discretion of the Authority if –
- (a) such installation is in accordance with the relevant provisions of these Regulations, having regard to the particular type of occupancy of the building or part thereof; and
- (b) the owner of the building has given an undertaking to the Authority affirming that he will comply fully with the relevant provision of these Regulations when the air conditioning unit, mechanical ventilation system or artificial lighting is no longer in use.

2. In a room used for residential purposes where fresh air is obtained by mechanical means supplying a minimum of 3 air change per hour, the openings of the natural ventilation sources may be reduced to half of that specified in paragraph (b) to (c) of regulation 46, as the case may be, but shall not in any case less than 0.5 square meters.
- 54.** Except as specified in paragraph 2 of regulation 53, mechanical ventilation shall
 - (a) be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these Regulations are not met;
 - (b) in other cases, be provided in accordance with the other provisions of these Regulations or as may be required by the Authority.
- 55.** Plans for the installation, extension or alteration of an air conditioning, mechanical ventilation or other ventilation system shall be prepared by a qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these Regulations.
- 56. Foundations**
 1. Every building shall be supported by foundations to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such manner so that no settlement or other movement occurs and which may impair the stability of, or cause damage to the whole or any part of the building or any adjoining building or works.
 2. No part of the ground which supports or helps to support any building shall be subjected to the pressure (whether exerted by any part of the building or otherwise) other than such pressure as may be acceptable to the Authority, with a view to ensuring the safety of the occupants of such buildings.
 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 constructed so as to be able of safely sustaining and transmitting such pressure or load without exceeding the appropriate limits of permissible stresses.
- 57.** The foundations of any building shall not extend beyond the boundary lines of the building site except in the case of the foundation of a party wall which is being built with the mutual consent of the owners of the sites.
- 58.** 1. Whenever any foundations or related earthworks such as driving of piles, compaction of soil and excavations, which may impose loads on adjoining property or cause movements in the ground or in anyway adversely affect the stability of any part of the adjoining effects of such works on the adjoining property shall be carefully considered by the qualified person at the time of

preparation of the plans and designs as required under these regulations before such works are commenced at the site.

2. The qualified person and the owner shall be at all times, and at their own expense be responsible for preventing any damage or to any damage to any adjoining building or property.
3. The entire construction site including foundation, excavation and temporary relating works shall be separated from any adjoining road or property by a suitable fence or enclosure as may be required by the Authority.

59. Sanitation

1. Every building shall be provided with a protected water supply system connected to an existing public water supply system.
2. Where it is not possible to provide connection to the public water supply system, a system connected to a private service shall be provided.
3. Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority has reason to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.
4. (a) No well used for the supply of drinking water shall be located less than 15.0 meters from a cess pit or a soakage pit of a septic tank.

(b) A well used for the supply of drinking water should not be located within 15.0 m from a cess pit or a soakage pit of a septic tank, unless a recommendation should be obtained from a qualified Geologist and the Medical Officer of Health of the relevant area, in the absence of pipe borne water.

(c) In areas where there is no pipe borne water supply systems, are installed, the minimum lot size should be 20 perches in extent.

(d) The bottom level of a soakage pit, access pit or a septic tank should not be lower than the water table of such area.

- 60.**
1. Every dwelling unit shall have at least one water closet while every other type of building shall be providing with an adequate number of water closets, urinals, wash basins and other sanitary conveniences. Provided that the number of water closets, urinals, wash basins and other sanitary conveniences to be provided in any building shall be as specified in Form "A" in Schedule IV.
 2. All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority may, in any particular case, require the sewerage and waste water to be pre treated to bring them to acceptable standards before being connected on to a public sewerage system.

3. (a) Where a public sewerage system does not exist, or where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through a septic tank; and

(b) Waste water shall be suitably disposed of through a soakage pit.

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

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

63. All electrical and plumbing work in any building or premises shall be carried out by a qualified person as the case may be, and these works shall conform to such standards and specifications as the Authority may require with a view to ensuring maximum safeguard and sanitary conditions within any such building or premises.

64. Fire Safety

i. Every building shall conform to fire safety requirements applicable to the area or type of building, or as may be specified by the Authority with the view to providing a greater measure of safety to the occupants of such building.

ii. All high rise buildings, public assembly buildings, factories and warehouses of more than 300 square metres in area, the installations therein shall conform to any additional fire safety requirements as may be recommended by the Chief Officer of the Fire Brigade.

65. Certificate of Conformity

Every application for a Certificate of Conformity under section 8 k of the UDA amended act no. 4 of 1982 shall be in the form D set out in the Schedule I and shall be accompanied by the following:

(a) In the case of land development and / or subdivision of land:-

i. A certificate from a Town Planner and / or a Licensed Surveyor that the sub-division has been carried out as per the approved plan and permit.

ii. In the case of engineering works which involves the construction of roads and culverts in the land development, a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been

recognized for employment as an Engineer in the Government, that the development works have been carried out under his supervision and in accordance with the approved plans, specifications and permit.

- (b) In the case of construction of buildings falling within Building category 'A' of regulation 6:
 - i. A certificate from a Chartered or Registered Architect or a person whose qualifications have been recognized for employment as an Architect under the Government to the effect that the development has been carried out under his supervision and in accordance with the approved plans and permit;
 - ii. A certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an Engineer under the Government to the effect that the foundations and superstructure and other works have been carried out according to the approved plans, permit and designs submitted under regulation 7 and under his supervision and that the building is structurally safe.
 - iii. A certificate from a qualified Electrical Engineer, qualified Sanitary or a Chartered Civil Engineer, qualified Refrigeration Engineer, a fire safety Engineer or a person whose qualifications have been recognized for employment as an Electrical, Sanitary, Civil Fire safety, or Refrigeration Engineer under the government that the electrical, sanitary and air conditioning, fire protection systems have been installed under their supervision in accordance with the approved plans and specifications and satisfy all safety requirements.
 - (c) In the case of construction of buildings falling within category b of regulation 6, a certificate from a Chartered or Registered Architect or Civil Engineer or person whose qualifications have been recognized by Government for employment as an Architect or Engineer to the effect that the works have been carried out in accordance with the approved plan and permit under his supervision and that the building is structurally safe.
 - (d) In the case of construction of buildings falling within category C of regulation 6, a certificate from the builder or the owner if he is also the builder to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building.
- 66.** The Authority or its authorized representative or representatives may enter upon and inspect at all reasonable times any building before a certificate of conformity

for occupation thereof is issued or at any stage of development to determine whether all the provisions of these regulations have been complied with.

67. Unsafe Buildings

If any buildings that may constitute a danger to its occupants or to public safety and has been certified as unsafe by the Director of Buildings, the Authority may direct the owner of such building to repair or demolish or deal with otherwise to remove the danger.

68. Definitions:

“apartment”	means a unit as defined in the Apartment Ownership Law No.11 of 1973
“access”	includes any street used as means of access to buildings or other premises whether the public have a right of way thereof or not
“authority”	means the Urban Development Authority constituted under the Urban Development Authority Law No.41 of 1978
“basement”	means that part of the floor below the ground floor which is wholly below ground level or to an extent of 2/3 of its height below the adjoining ground level.
“high-rise building”	means any building with more than four floors including the ground floor whose height at any part of it above the ground level exceeds 12.0 meters excluding a lift or motor room not exceeding 56 sq. meters in extent or staircase room not exceeding a height of 3 meters and not exceeding 25 sq. meters in extent or a water tank not exceeding a height of 1.5 m.
“residential building”	means a building exclusively consisting of one dwelling unit or a number of dwelling units
“building line”	means the line up to which a building will be permitted to extend.
“building works”	includes erection or re-erection of a building or making additions or alterations to an existing building.
“chairman”	means the Chairman of the Urban Development Authority
“dwelling house or dwelling unit”	means a building or a part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities.

“development activity”	has the same meaning as given in the Act.
“existing lot”	means a lot which was in existence before the Act come into operation.
“factory”	includes a building or a part of building used for the manufacture, production or repair of an article.
“flat”	means a unit as defined by the in the Apartment ownership Law No.11 of 1973.
“floor area”	means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such wall and shall include all the roof projections and balconies exceeding 1.0 meter in width and all areas having a roof and capable of being enclosed.
“gross floor area”	means the total of floor areas of every floor in the building.
“floor area ratio”	means the gross floor area of all buildings on a lot divided by the area of such lot.
“floor space”	means the horizontal area of a room or space in building measured from the interior face of the enclosing walls.
“housing complex”	means a group of dwelling units on a site which is permanently in common enjoyment and may include a block of flats.
“industrial building”	includes factories, workshops and warehouses
“act”	means the Urban Development Authority Law No.41 of 1978.
“Local Authority”	has the same meaning as in law.
“Lot”	in relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or a set of co-owners and approved as a lot by the Local Authority or the Authority.
“Owner”	includes the person for the time being receiving the rent for such premises, in connection with which the work is used whether in his own account or as an agent or trustee for any other person who would receive the same if such premises were let to a tenant.

“Place of public assembly”	means a place or building used whether regularly or occasionally for public congregation such as a theatre, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purposes and includes a public building.
“Planning committee”	means the committee appointed under Section 8B of the Law.
“Public Building”	includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home or government building.
“Public Street”	means any street over which the public have a right of way and has become vested in under any Law or by operation of any Law and includes a drain or footway attached thereto.
“Qualified person”	<p>in relation to a development activity means;</p> <ol style="list-style-type: none"> a. where no building work is involved or any work involving site layout or sub-division exceeding 0.5 hectares a Chartered Town Planner of the Institute of Town Planners, Sri Lanka and a Licensed Surveyor in case of involving a site layout or sub-division not exceeding 0.5 hectares and Licensed Surveyor and Leveler; b. where building category “A” and ‘B’ are involved a Registered or Chartered Architect of Sri Lanka Institute of Architects or Engineer of the Institute of Engineers of Sri Lanka or a person whose qualifications have been recognized by Government for employment as Architect or Engineer under government; and c. where building category “C” is involved any person acceptable to the Authority as such
“Street”	includes any road, footway, or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all drains, pavements and the reservations at the site thereof.
“Street line”	means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the Authority.
“Warehouse”	includes a building or a part of building mainly used for storing merchandise or articles for trade.

PART - IV

SCHEDULE 1

Regulation 04

FORM "A"

Application for obtaining a Development Permit for Sub-division of Land

	<u>For office Use only</u>
From:	No.
Through :	Processing fees:
	Receipt No.
	Date:

To:
Chairman,
Urban Development Authority.

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 duplicate 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 or not less than 1:1000 showing
 - (i) the location of the site including figured dimensions of buildings, if any
 - (ii) the scale of the plan, the north point and assessment numbers of adjoining lots of 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 Applicant

Date:

FORM "A" - ANNEXURE
(Please type or write very clearly)

1. Particulars of owner

Name :

Address :

Telephone :

2. (a) Particulars of Existing Development

Location :

Assessment No. :

Local Authority :

Ward :

Street :

Lot / Survey Plan No. :

(b) Present Use

Land

Extent (Square metres):

Use

Buildings (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 development of land

Residential :

Commercial :

Industrial :

Open spaces, parks and play fields :

Streets and Access ways :

Any other general use :

(d) Infrastructure

(i) Availability:

Water :

Sewerage :

Drainage :

Electricity :

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

Water Supply :

Sewerage :

Drainage :

Electricity :

4. Landscape

Location of trees to be indicated on the site plan.

5. If the sub-division involves the division of a building, state how each part of the building, will be brought into conformity with the planning and building regulations.
6. Approximate date of commencement and phasing:

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address :

Telephone No.:

Date :

SCHEDULE (I)

Regulation 01

FORM "B"

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

For office Use only
No.
Processing fees paid:
Receipt No.
Date:

Chairman,
Urban Development Authority.

Thro,

Mayor
..... Municipal Council

Sir,

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

I / We forward herewith the following particulars in triplicate.

1. A map of the area showing the site in relation to the adjoining properties and streets. (The site in question along with any other adjoining site owned by the applicant should also be clearly shown.)
2. The approved blocking out plan to a scale of not less than 1:4000 showing the dimensions of the site and all existing topographical features, buildings, structures and street width of abutting streets.
3. A detailed plan of the site to a scale of not 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) figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building is intended to be put to.
 - (ii) the position and dimensions of all doors, windows and other openings
 - (iii) the position of all sanitary appliances and their connection to drains
 - (iv) fire escape
 - (v) clearance from aerial electricity supply lines
 - (vi) the type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the buildings
 - (d) Cross and longitudinal sectional drawings of the building along appropriate lines, showing:-
 - (i) the thickness of all walls, floors, roofs, foundations, beams and other related parts of the buildings.
 - (ii) position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height, and levels of the buildings in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the buildings.
 - (e) Front and side elevations of the building showing elevations of every existing building with the site showing its height, floor level and other external visible features.
5. The particulars given in Annexure B1.
6. The particulars given in Annexure B - 2 (in case the development relates to industrial usage of site and buildings)
7. The particulars given in Annexure B - 3 (in case the development relates to a Hotel)

I / We 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

Address :

Telephone No.:

Date :

FORM "B" - ANNEXURE I
(Please type or write very clearly)

1. Particulars of owner

Name :

Address :

Telephone No.:

2. (a) Particulars of Existing Development

Location of site :

Local Authority :

Ward :

Street :

Assessment No. :

Lot / Survey Plan No. :

(b) Present Use of the land and building

(i) Land

Extent (In Square metres) :

Use (Give in detail the present use) :

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

No. of floors :

Height (Metres) :

Gross Floor Area (Square Metres) :

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 Land Reclamation and Development Corporation has been obtained.

(c) Details of Development

Maximum Height (Metres)

Gross floor area of all buildings (Square Metres)

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

$$\text{Lot Coverage} = \frac{\text{Floor area at ground level}}{\text{Site Area}} \times 100$$

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

<u>Floor</u>	<u>Use</u>	<u>Extent (Square Metres)</u>
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(e) Details of Floor Area (Square Metres)

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 :

Others (Specify) :

(h) Infrastructure Requirements

Water (Litres) :

Electricity (Kilo Watts) :

4. Estimated No. of Employees in the Building

5. Landscaping

Trees and vegetation to be retained.

Landscape Proposals :

Describe Proposals with
an outline design

6. Approximate date of commencement and completion and phasing:

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address :

Telephone No.:

Date :

FORM B
ANNEXURE 2
(Please type or write very clearly)

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

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

<u>No.</u>	<u>Horse Power</u>	<u>Motive Power</u>
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4. Provision made for infrastructure facilities

Water	-	Litres	:	
		Source	:	
Sewage	-	Litres	:	
		Disposal	:	
Electricity	-	Kilo Watt	:	
		Source	:	
Storm Water Drainage			:	
Fire Protection			:	

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

7. Employment
Proposed :

Future expansion, if any :

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address :

Telephone No.:

Date :

FORM B - ANNEXURE 3

To be completed and furnished in respect of all development activity of 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 kilometre of the site

3. (a) Nature of existing vegetation and coverage (extent)

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

4. Additional information for Tourist Hotels, Guest Houses & Restaurants
 - (a) No. of rooms - Single :
Double :
Suite :

 - (b) Restaurant Seats

Restaurant floor space (square metres)

5. Provision made for infrastructure facilities:

Water - Litres :
Source :

Sewage - Litres :
Disposal :

Electricity - Kilo watt :
Source :

Storm Water Drainage :

Fire Protection :

Garbage Disposal :

6. 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 8)

FORM "C"

Application for obtaining Preliminary Planning Clearance for Proposed development.

For office Use only No.
Processing fees paid: Receipt No. Date:

To:
Chairman,
Urban Development Authority.

Thro

Mayor
..... Municipal Council

Sir,

I / We hereby apply for 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 area owned by the applicant should also be clearly shown.)

2. The particulars detailed in the Annexure.

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

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

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

.....
Signature of qualified Person

.....
Signature of Owner / Applicant

Date :

ANNEXURE FOR FORM "C"
(Please type or write very clearly)

1. Particulars of applicant:

Name :

Address :

Telephone No.:

2. (a) Particulars of Existing Development

Location :

Assessment No. :

Local Authority :

Ward :

Street :

Plot / Survey Plan No.:

(b) Present Use of the land and building

(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

Streets 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 $\frac{\text{Gross floor area of all buildings}}{\text{Site Area}} =$
F.A.R.

Plot Coverage $\frac{\text{Floor area at ground level} \times 100}{\text{Site Area}} =$

(d) Basement

(i) Extent :

(ii) Ground Coverage :

(e) Details of floor space (Square metres)

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

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 71)

FORM "D"

Application for obtaining Certificate of conformity.

For office Use only
No.
Processing fees paid:
Receipt No.
Date:

To:
Chairman,
Urban Development Authority.
Thro

Mayor
..... Municipal Council

Sir,

I / We hereby apply for a Certificate of Conformity in respect of development carried out at (give location etc) in terms of permit No. dated 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 :

The following certificates in terms of Regulations are attached.

I/We certify the information given above is true and correct. I/We undertake not to engage in any development activity and not to occupy the land and building till the certificate of conformity is granted.

Signature of the Qualified Person

Signature of the Owner

Address :

Telephone No.

Date :

SCHEDULE (ii)

Regulation 32

Standard for Parking Space

Activity	Minimum Parking Space for Kurunegala M.C.
<u>1. Residential</u>	
i Dwelling Units exceeding 200 sq.m.	One for one unit.
ii Flats exceeding gross floor area of 100 sq.m.	One for one unit
iii Flats with a gross floor area less than 50 sq.m.	One for 5 units or 200 sq.m. whichever is more.
iv. Flats with a gross floor area between 50 – 75 sq.m.	- do –
v. Flats with a gross floor area between 75 – 100 sq.m.	- do -
<u>2. Commercial</u>	
i Shops, Shopping Complex, Office or Other Commercial Buildings.	One for 100 sq.m.
ii. Eating house and night club.	One Space for 10 sq.m. of eating house or 20 sq.m. of gross floor area whichever is more.
iii.Hotels, Guest House and Club	One space for each 100 sq. meter of floor area or five rooms or 2 suits whichever is more.
3. Cinema Halls, Theaters, Auditorium and other such activity.	One for 20 seats
4. Factories, Industrial Institute and Ware houses.	One space for 200 sq.m. and space not less than 3 x 8 meter for a lorry.
5. Institute	
i. Nursing Homes and Private Hospitals	One for 3 beds.
ii. Medical Consultation Room	
6. Vehicle sale centre, Motorcycle Sale Centre, Studio	One for 100 sq.m.
7. Non Residential	One motor cycle parking stall not less than 0.6 m. by 2.25 m. for 20 sq.m. and up to a maximum of 25 motorcycle parking development.
8. Other	The Authority may decided spaces for such uses of not less than one space for 200 sq. metres.

Note : No. of car parking spaces warrants a fraction of half or more it shall be counted as one.

SCHEDULE (III)
(Regulation 14)
FROM "A"

ACCESS OF DWELLING UNITS

Number of Dwelling Units Served	Minimum Width (Metres)	Maximum Length (Metres)
Under 4 dwelling units	4.0	50
More than 5 or but not more than 5-8 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 14
ACCESS TO NON RESIDENTIAL BUILDINGS

Maximum Extent of Land served (sq.metres)	Minimum Width of street (Metres)	Maximum Length of Street (Metres)
i. Where the street serves more than I lot or site but not more than four lots.(i) 500	6.0	50
ii. Where the street serves only one lot or site 2500	6.0	150

SCHEDULE (III)
FORM "C"
Regulation 32

WIDTH OF AISLES OF PARKING STALLS

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

SCHEDULE (III)
Regulation 41

FORM "D"
CLEAR INTERNAL DIMENSIONS OF ROOMS

Room 1	Minimum Extent Sq. Metres 2	Minimum Length Metres 3	Minimum Width Metres 4
(i) Where there is only one room in a dwelling unit	11	4.0	3.0
(ii) Where there are more than one room in a dwelling unit			
(a) First Room	8.5	-	2.4
(b) Additional Room	7.5	-	2.4
(iii) Rooms in non residential buildings	7.5	-	2.4
(iv) (a) Kitchen	5.5	-	1.8
(b) Kitchen alcove	-	0.9	0.4

**SCHEDULE III
Regulation 42**

**FORM "E"
MINIMUM CLEAR DIMENSIONS OF BATH ROOMS & TOILETS**

Room	Minimum Width (Metres)	Minimum Length (Metres)
1	2	3
Bath	0.9	1.2
Toilet	0.9	1.2
Combined Bath and toilet	0.9	1.7

**SCHEDULE (III)
Regulation 46**

**FORM "G"
STAIRCASES**

Type	Width of Stairs (Centi- Metres)	Minimum Head Room (Metres)	Riser (Centi- Metres)	Tread (Centi- Metres)
1	2	3	4	5
(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 (IV)
Regulation 63
FORM “A”

Standards for sanitary facilities

Building	Water Closets	Urinals	Wash Basins & Mirrors
1. Cinemas Theatres & Auditoriums	One for every 100 seats up to 400 seats and one for every additional 250 seats or parts thereof. Separate facilities for men and women to be suitably provided.	One for every 25 seats or part thereof	One for every 25 seats or part thereof.
2. Restaurants	One for every 50 seats up to 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 50 seats or part thereof	One for every 50 seats or part thereof.
3. Offices / Shops	One for every 200 sq. metres of floor area. Separate facilities for men and women to be suitably provided subject to a minimum of one each for men and women.	One for every 200 sq. metres of floor area or part thereof	One for every 200 sq. metres of floor area or part thereof

SCHEDULE (V)

Regulation 1

PROCESSING FEES AND SERVICE CHARGES FOR OBTAINING DEVELOPMENT PERMITS

<u>PROCESSING FEES</u>			
Nature of development activity to be engaged	Form to be used	Fees	
1. Land sub-division approval	A	<u>Processing Fee</u> Rs. 200.00 per lot	
2. Erection of Buildings	B	<u>Processing Fees</u>	
	Floor Area (Square Metres)	Residential Uses. Rs.	Commercial or Other Uses. Rs.
	Below 45	50	100
	45-90	100	200
	91-180	200	400
	181-270	400	750
	271-450	750	1000
	451-675	1000	1250
	676-900	1200	1500
	Above 900	1250	1500
		Rs. 100/- for every additional floor area of 90 Square Metres	Rs. 100/- for every additional floor area of 90 Square Metres

Fees for granting covering approval

Stage of Construction	Charge per Square Metre of ground floor	Charge per Square Metre of each upper floor
i. Only foundation work completed (Plinth level)	Rs. 25/-	-
ii. Construction up to roof level (excluding roof)	Rs. 40/-	Rs. 40/-
iii. Construction including roof	Rs. 50/-	Rs. 50/-
iv. Complete construction	Rs. 100/-	Rs. 100/-

Form
to
be
used

3.	Erection of parapet wall	B	<u>Processing Fee</u> Residential Uses Rs. 25/-	Commercial or other Uses Rs. 100/-
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Granting Covering Approval

Rs. 20/- per Linear metre

	Form to be used	Change of use
4.	Change of use of Residential Unit	B
		<u>Processing Fees</u>
		Floor Area (Square Metre)
		(Rs.)
		Below 45
		46-90
		91-180
		181-270
		271-450
		451-675
		676-900
		Above 900
		50
		100
		200
		400
		750
		1000
		1200
		1250
		Rs. 50/- or every 90 Square Metres, in excess of 900 Square metres
5.	Preliminary Planning Clearance	C
		<u>Processing fee</u>
		(i) Rs. 750/- per application (Residential) Rs. 1500/- per application (non Residential)
6.	Certificate of Conformity	D
		<u>Processing fee</u>
		(i) Rs. 200/- where the floor area of the building does not exceed 270 sq. metres.
		(ii) Rs. 200/- and Rs. 2/- for every square metre in case of buildings over 270 square metres.
		(iii) Rs. 200/- per lot in case of land sub-divisions.

7. SERVICE CHARGES FOR CAR PARKING BAYS

Service charge for each car parking space not provided but required under the UDA Regulations.

(i)	Kurunegala M.C.	Rs. 100,000.00
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8. CHARGE FOR CHANGE OF USE OF RESIDENTIAL UNIT INTO OTHER USES

- (i) Rs. 750/- per sq. metre to convert a residential unit to any other use if the property is located in a primary residential zone.

- (ii) Rs. 600/- per sq. metre to convert a residential unit to any other use if the property is located in any other zone.

SCHEDULE (vi)**Regulation 17****Street lines and Building lines**

Ref No	Name of Road	Width of road (feet)	Building Limit (feet)
01	Ambeputta – Trincomalee Rd.	50	50
02	Katugastota - Puttalam Rd.	50	50
03	Negombo Rd.	40	40
04	Circular Rd.	50	40
05	Main Street	50	30
06	Wellawa Rd.	30	40
07	Wellangolla Rd.	30	40

Roads belongs to Kurunegala M.C.

Ref No	Name of Road	Width of road (feet)	Building Limit (feet)
01	Baladaksha Mawatha	30.00	30.00
02	Kachcheri Rd.	30.00	30.00
03	Wathhimi Rd.	30.00	30.00
04	Dr. Silva Mw.	30.00	30.00
05	Mosque Rd.	20.00	40.00
06	Parakumba Street	40.00	40.00
07	Bodhiraja Mw.	40.00	40.00
08	Maliyadewa Street	40.00	40.00
09	Mihindu Mw.	50.00	40.00
10	St. Ann's Street	40.00	40.00
11	Convent Rd.	50.00	40.00
12	Rajapihilla Rd.	50.00	30.00
13	Rajapihilla Park Rd.	20.00	30.00
14	Rajapihilla Rest House Rd.	30.00	30.00
15	Kumaratunga Rd.	30.00	30.00
16	Samajashala Rd.	30.00	30.00
17	Central Market Rd.	20.00	20.00
18	Central Market Park Rd.	20.00	20.00
19	Medawewa Rd.	20.00	20.00
20	Sir John Kothalawala Rd.	20.00	20.00
21	Sahira Mw.	20.00	20.00
22	Singha Mw.	20.00	20.00
23	Adagala Rd.	30.00	20.00
24	Dharmapala Mw.	20.00	20.00
25	Water Supply Dept. side Rd.	20.00	20.00

26	Puranappu Mw.	20.00	20.00
27	Fisheries Corp. Rd.	30.00	20.00
28	Singha Mw. (Muttettugala)	20.00	20.00
29	Pahala Gattuwana Rd.	20.00	20.00
30	Gattuwana Temple Rd.	20.00	20.00
31	Ananda Mw.	20.00	20.00
32	Welagedara Rd.	20.00	20.00
33	Buwanekaba Mw.	20.00	20.00
34	Galagawa Wela Rd.	30.00	20.00
35	Shramadana Mw.	20.00	20.00
36	Yaggahapitiya Watta Rd.	20.00	20.00
37	Dimuthu Mw.	20.00	20.00
38	Gattuwana Government Quarters – 3 rd Lane.	20.00	20.00
39	Gattuwana Government Quarters – 2 nd Lane	20.00	20.00
40	Gattuwana Government Quarters – 1 st Lane	20.00	20.00
41	Kotakanda Fertilizer Stores Rd.	20.00	20.00
42	Athkanda Vihara Rd.	20.00	20.00
43	Maliyadeva Pirivena Rd.	20.00	20.00
44	Abeysekara Rd.	20.00	20.00
45	Gattuwana Weerasinghe Mw.	20.00	20.00
46	Sathosa Rd.	20.00	20.00
47	Rubber Estate Rd.	20.00	20.00
48	Jawatta Rd.	20.00	20.00
49	Keth Mw.	20.00	20.00
50	Keth Mw. – 1 st Lane	20.00	20.00
51	Mohomad Reehal Mw.	20.00	20.00
52	Theliyagonna Rural Bank side Rd.	20.00	20.00
53	Theliyagonna Mosque Rd.	20.00	20.00
54	Udyar Mw.	20.00	20.00
55	Udyar Mw. – 1 st Lane	20.00	20.00
56	Udyar Mw. – 2 nd Lane	20.00	20.00
57	Udyar Mw. – 3 rd Lane	20.00	20.00
58	Udyar Mw. – 4 th Lane	20.00	20.00
59	Udyar Mw. – 6 th Lane	20.00	20.00
60	Udyar Mw. – 5 th Lane	20.00	20.00
61	Udyar Mw. – 8 th Lane	20.00	20.00
62	6 th Lane opposite Udyar Mw.	20.00	20.00
63	Udyar Mw. – 7 th Lane	20.00	20.00
64	Wenneruwa Wewa Rd.	30.00	20.00
65	Wenneruwa Wewa Rd. – 1 st Lane	20.00	20.00
66	Wenneruwa Wewa Rd. – 2 nd Lane	20.00	20.00
67	Railway Station Rd. – 1 st Lane	15.00	20.00

68	Right Circular Rd. – 1 st Lane	20.00	20.00
69	Amunawatta Rd.	30.00	20.00
70	Amunawatta Rd. – 1 st Lane	20.00	20.00
71	Udawalpala Playground Rd.	20.00	20.00
72	Sumanadasa Mw.	20.00	20.00
73	Sumanadasa Mw. – 1 st Lane	15.00	20.00
74	Right Circular Rd. – 3 rd Lane	20.00	20.00
75	Udawalpala Govi Sanvidana Rd.	20.00	20.00
76	Sarvodaya Rd.	40.00	20.00
77	Right Circular Rd. – 4 th Lane	15.00	20.00
78	Noyel Seneviratne Mw.	20.00	20.00
79	Colombo Nawinna Side Rd.	15.00	20.00
80	Colombo Rd. by - Sathosa	20.00	20.00
81	Jayanthipura Alangupitiya Rd.	20.00	20.00
82	Jayanthipura Baladaksha Mw.	20.00	20.00
83	Jayanthipura 2 nd Lane	20.00	20.00
84	Jayanthipura 1 st Lane	20.00	20.00
85	Jayanthipura 4 th Lane	20.00	20.00
86	Jayanthipura 3 rd Lane	20.00	20.00
87	Doctors Quarters Rd.	15.00	20.00
88	Doctors Quarters Rd. – 2 nd Lane	15.00	20.00
89	Pubudu Mw.	30.00	30.00
90	Pubudu Mw. – 1 st Lane	20.00	20.00
91	Pubudu Mw. – 3 rd Lane	15.00	20.00
92	Pubudu Mw. – 4 th Lane	20.00	15.00
93	Ayurveda Circular Rd.	20.00	20.00
94	Jayasundara Rd.	20.00	20.00
95	Jayasundara Rd. – 1 st Lane	20.00	20.00
96	Muhandiram Weeratunga Mw.	30.00	20.00
97	Muhandiram Lane	15.00	20.00
98	Nissanka Cross Rd.	20.00	20.00
99	Senasuma Rd.	20.00	20.00
100	Kanda Udawatta Rd.	20.00	20.00
101	Champika Group by - Rd.	20.00	20.00
102	Wehera Prajashalawa by Rd.	20.00	20.00
103	Nissanka Rd.	30.00	20.00
104	Nissanka Rd. – 4 th Lane	20.00	20.00
105	Nissanka Rd. – 2 nd Lane	20.00	20.00
106	Nissanka Rd. – 1 st Lane	20.00	20.00
107	Nissanka Rd. – 5 th Lane	20.00	20.00
108	Malkaduwwa Circular Rd.	30.00	30.00
109	Malkaduwwa Circular Rd.-2 nd Lane	20.00	20.00
110	Malkaduwwa Circular Rd.- 3rd Lane	20.00	20.00
111	Malkaduwwa Circular Rd. – 4 th Lane	20.00	20.00

112	Malkaduwawa Alex Rd.	20.00	20.00
113	Thalgodapitiya Rd.	20.00	20.00
114	Bauddhaloka Rd. – 1 st Lane	20.00	20.00
115	Behind Bauddhaloka Temple Rd.	20.00	20.00
116	Jayapathirana Mw.	20.00	20.00
117	Hunuporanuwa Rd.	20.00	20.00
118	Bauddhaloka – 4 th Lane	20.00	20.00
119	Bauddhaloka – 5 th Lane (Nursing School Rd.)	20.00	20.00
120	Modern Cinema side Rd.	15.00	20.00
121	Wajiraghana Rd.	20.00	20.00
122	Elugala Rd.	20.00	20.00
123	Galwala Rd.	20.00	20.00
124	Illippugedara Rd.	30.00	30.00
125	Illippugedara Cross Rd.	20.00	20.00
126	Illippugedara Samagi Mw.	20.00	20.00
127	Illippugedara Suhada Mw.	20.00	20.00
128	Illippugedara between Line House Rd.	20.00	20.00
129	Illippugedara Line House Rd.	20.00	20.00
130	Suhada Mawatha	20.00	20.00
131	Negombo Rd./ Illippugedara Junction Front Rd.	20.00	20.00
132	Munamale watta Rd.	20.00	20.00
133	Munamale watta Rd. – 1 st Lane	20.00	20.00
134	Munamale watta Rd. – 2 nd Lane	20.00	20.00
135	Wijayaba Mawatha	20.00	20.00
136	Thabbru Mawatha	20.00	20.00
137	Maliyadeva Boys School front Rd.	20.00	20.00
138	Gawagathakagara Rd.	20.00	20.00
139	Pehekammala Rd.	20.00	20.00
140	Heraliyawala Rd.	30.00	20.00
141	Mahasen Mw.	20.00	20.00
142	Matara Garage by Rd.	20.00	20.00
143	Wedisinghe Rd.	20.00	20.00
144	Candy Garment front Rd.	20.00	20.00
145	Candy Garment by Rd.	20.00	20.00
145	Panambalana Mw.	20.00	20.00
147	Panambalana Mw. by - Rd.	20.00	20.00
148	Nanda Mawatha – 5 th Lane	20.00	20.00
149	Malkaduwawa Playground by Rd.-1 st Lane	15.00	20.00
150	Malkaduwawa Housing Scheme Rd.	15.00	20.00
151	Malkaduwawa Housing Scheme Rd.-1 st Lane	15.00	20.00
152	Malkaduwawa Housing Scheme Rd.-2 nd Lane	15.00	20.00

153	Malkaduwawa Housing Scheme Rd.- 3 rd Lane	15.00	20.00
154	Malkaduwawa Housing Scheme Rd.- 4 th Lane	15.00	20.00
155	Malkaduwawa Housing Scheme Rd.- 5 th Lane	15.00	20.00
156	Malkaduwawa Housing Scheme Rd.- 6 th Lane	15.00	20.00
157	Dias Sale by Rd.		
158	Puttalam Rd./ Dewala Rd.	30.00	20.00
159	Prasanna Mw.	20.00	20.00
160	Square Mw.	30.00	20.00
161	De Finance Mw.	20.00	20.00
162	De Finance Mw. – 1 st Lane	20.00	20.00
163	De Finance Mw. – 2 nd Lane	20.00	20.00
164	Nihal Enterprises by Rd.	20.00	20.00
165	Sumangala Rd.	20.00	20.00
166	Aththadassi Mw.	20.00	20.00
167	Aththadassi Mw. – 1 st Lane	20.00	20.00
168	Rojer Weerasinghe Rd.	20.00	20.00
169	Sumangala Rd. – 1 st Lane	20.00	20.00
170	Sumangala Rd. – 2 nd Lane	20.00	20.00
171	Puttalam Rd. – Siyambalagasa by Rd.	15.00	20.00
172	Wimalaghana Mw.	20.00	20.00
173	Gangoda Rd.	30.00	20.00
174	Ariyasinhalawa watta Rd.	20.00	20.00
175	Wilegoda Rd. – Madura Mw.	20.00	20.00
176	Wilegoda Rd. – Bodhiya Mw.	20.00	20.00
177	Wilegoda Rd. – 1 st Lane	15.00	20.00
178	Wilegoda Bodhiya Mw. – 2 nd Lane	15.00	20.00
179	Wilegoda Saliya Mw.	20.00	20.00
180	Wilegoda Eksath Mw.	20.00	20.00
181	Wilegoda Asiri Mw.	20.00	20.00
182	Wilegoda Wijaya Mw.	20.00	20.00
183	Wilegoda Sama Mw.	20.00	20.00
184	Wilegoda Udyana Mw.	20.00	20.00
185	Wilegoda Sumudu Mw.	20.00	20.00
186	Wilegoda Suhada Mw.	20.00	20.00
187	Wilegoda Watukumbura Mw.	20.00	20.00
188	Wilegoda Wajira Mw.	20.00	20.00
189	Wilegoda Jaya Mw.	20.00	20.00
190	Wilegoda Abaya Mw.	20.00	20.00
191	Wilegoda Lima Mw.	200.00	20.00
192	Sepalika Mw.	20.00	20.00
193	Gawagala Rd.	15.00	20.00
194	Wilegoda Nissankapura Rd	15.00	20.00

195	Sapumal Mw.	20.00	20.00
196	Welangolla Rd.	40.00	40.00
197	Mahamega Uyana – 1 st Lane	20.00	20.00
198	Mahamega Uyana – 2 nd Lane	20.00	20.00
199	Mahamega Uyana – 3 rd Lane	20.00	20.00
200	Mahamega Uyana – 4 th Lane	20.00	20.00
201	Ranthaliya Rest House Rd.	20.00	20.00
202	Wehilihini Hotel by Rd.	20.00	20.00
203	Vendesiwatta Rd.	20.00	20.00
204	Vendesiwatta Rd. – 1 st Lane	20.00	20.00
205	Vendesiwatta Rd. – 2 nd Lane	20.00	20.00
206	Uyanwatta Rd.	20.00	20.00
207	Wehilihini Hotel by Rd.	20.00	20.00
208	Welangolla Jaya Mw.	20.00	20.00
209	Wewa South Rd.	20.00	20.00
210	Wewa North Rd.	40.00	40.00
211	Wewa North Circular Govt. Quarters Rd.	40.00	40.00
212	M.P.T. Rd.	20.00	20.00
213	M.P.T. Quarters Rd.	20.00	20.00
214	Parakumba Mw.	20.00	20.00
215	Gemunu Mw.	20.00	20.00
216	Wewa North Rd. – Governer’s Residential	20.00	20.00
217	Araliya Uyana Rd.	20.00	20.00
218	Welagedara Rd.	20.00	20.00
219	Welagedara Rd. – 1 st Lane	15.00	20.00
220	Araliya Uyana – 1 st Lane	20.00	20.00
221	Wewa North Rd. – Police Quarters Rd.	20.00	20.00
222	Lake side Watta Rd.	15.00	20.00
223	Lake side Watta Rd. – 1 st Lane	30.00	20.00
224	Lake side Watta Rd. – 2 nd Lane	20.00	20.00
225	Lake side Watta Rd. – 3 rd Lane	20.00	20.00
226	Lake side Watta Rd. – 4 th Lane	20.00	20.00
227	Lake side Watta Rd. – 11 Lane by pass Rd.	15.00	20.00
228	A.S.P. Ranasinghe Rd.	20.00	20.00
229	Medalanda Watta Rd.	20.00	20.00
230	Medalanda Watta Rd. – 1 st Lane	15.00	20.00
231	Medalanda Watta Rd. – 2 nd Lane	20.00	20.00
232	Medalanda Watta Rd. – 3 rd Lane	20.00	20.00
233	Susantha’s House by Rd.	20.00	20.00
234	Sumangala Hotel by Rd.	15.00	20.00
235	From Sumangala Rd. to Wilgoda Rd.	20.00	20.00

SCHEDULE VII (A)

Specifications as to Lots (Non. Residential)

Building Class	Site Extent (Sq. m)	Max No. of Floors	Max Height (metres)	Min Width of Site (Road Frontage)	Min Road width (metres)	Rear Space (metres)	Space on other sides (metres)	Space in front (metres)	Plot coverage (commercial) %	Coverage %	Floor Area Ratio	Other Requirements
Min. Rise	150	02	8.0	06	06	2.3	-	-	80	-	1:1:5	-
Low Rise	150	04	14.0	06	06	3.0	-	01	80	80	1:3:2	-
Middle Rise	250	06	20	10	09	4.5	-	01	80	80	1:4:8	Lift and Stand
High Rise	750	08	26.0	30	12	6.5	6.5	03	70	70	1:5:5	

- i. These Specifications are subject to Map No. 2.
- ii. The minimum extent of a site for public uses should be 300 sq. meters
- iii. The rear space requirement is not required if the building is abutting the public road more than 6 meters width.

SCHEDULE (VII) B
Regulation 13, 15, 16
Specifications to Lots (Residential Zone I)
High Density Residential Zone

Zone	Site Extent sq. m	No of Floors	Floor Area Ratio	Plot coverage %
Zone I i. Teliyagonna	180	G + 2	1:2	66
Zone II i. Jayanthipura ii. Wehera	200 200	G + 2 G + 2	1:2 1:2	66 66

Medium Density Zone

Zone	Site Extent sq. m	No of Floors	Floor Area Ratio	Plot coverage %
Zone I i. Gangoda ii. Madamegama iii Welangolla	300 250 300	G + 2 G + 2 G + 1	1:2 1:2 1:1.5	66 66 66
Zone II i. Gettuwana	375	G + 1	1:1:5	66
Zone III i. Udawalpola	250	G + 2	1:2	66

Low Density Zone

Zone	Site Extent sq. m	No of Floors	Floor Area Ratio	Plot coverage %
Zone I Gettuwana	375	G + 1	1:1	50
Zone II Catchment area of the Lake	500	G + 1	1:1	50
Zone III i. Baudhdhaloka Mawatha ii. Heraliwala	375 300	G + 1 G + 1	1:1 1:1	66 66

Mixed Residential Zone

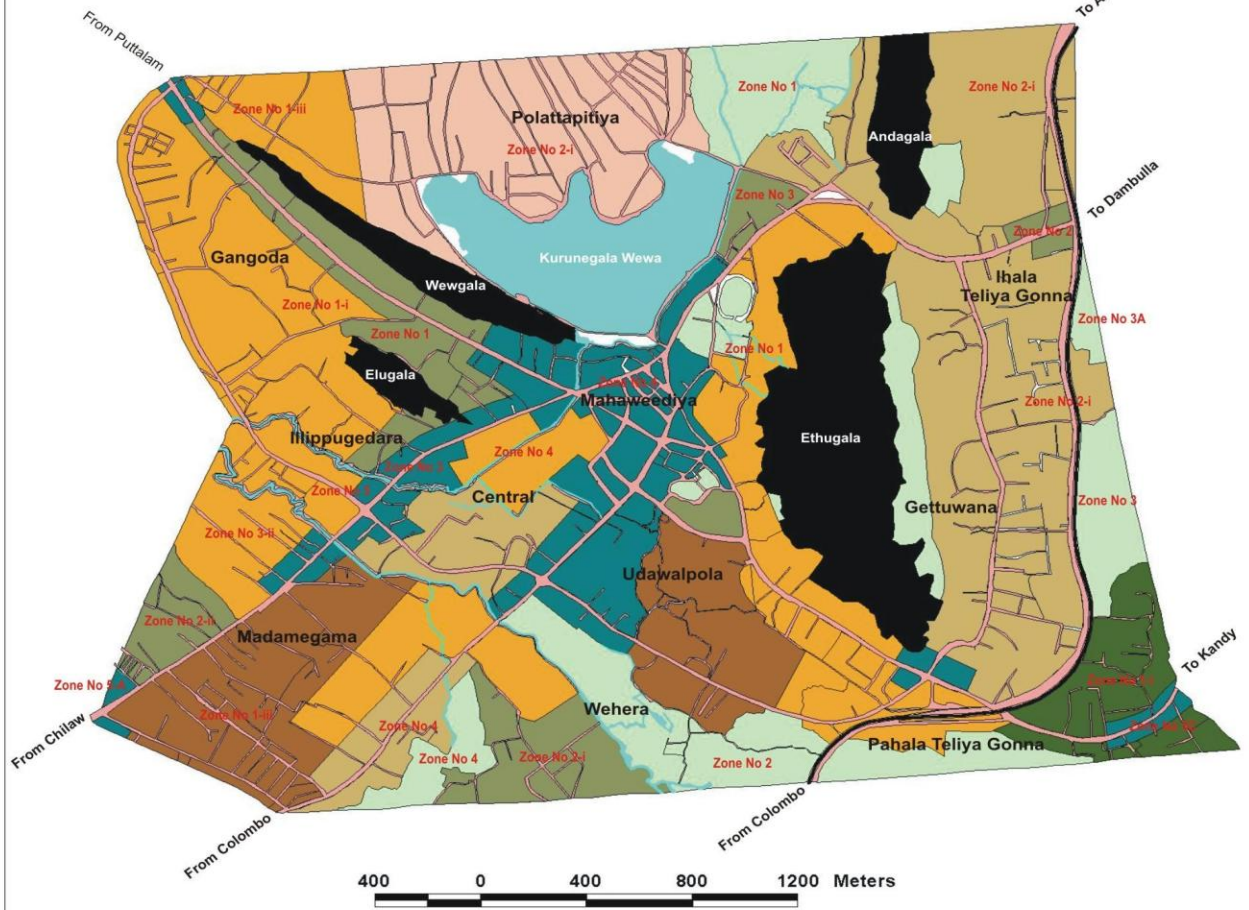
Zone	Site Extent sq. m	No of Floors	Floor Area Ratio	Plot coverage %
Mixed Residential	200	G + 2	1:2.5	70

G = Ground Floor

- These specifications are subject to Map No. 2.

Plot Size Kurunegala M.C Area

Map No: 2



400 0 400 800 1200 Meters

Legend

- 150 Sq.m ^6p&
- 180 Sq.m ^7'25p&
- 200 Sq.m ^8p&
- 250 Sq.m ^10p&
- 300 Sq.m ^12p&
- 375 Sq.m ^15p&
- 500 Sq.m ^20p&
- Other Use
- Rocks
- Water bodies
- Road
- Railway Line



Urban Development Authority

SCHEDULE VIII

Control of Advertisement and Name Boards

Regulation 37

General Rules

- 01 In the event that there is an intention of displaying some advertisement or name board (Hoarding) the Urban Development regulations require that approval should be obtained from the Urban Development Authority.
- 02 The siting of such advertisement board or hoarding should be at the locations permitted by the Authority.
- 03 Before displaying any hoarding in the town, a schematic plan of the same should be submitted to the Urban Development Authority and approval obtained. Permission shall then be granted for their display at the relevant locations provided that they conform to the conditions stipulated by the Authority.
- 04 All such hoardings should be well maintained after erection, and the Urban Development Authority is empowered to remove them in the event the Authority is dissatisfied
- 05 Siting of any hoarding within the street lines and which obstructs free vehicular and pedestrian movement shall not be permitted. (Fig I)
- 06 No hoarding shall be permitted at a round about except the name boards indicating road directions shall be allowed (Fig 2)
- 07 Any hoarding that obstructs the view of important locations (Schools, Temples, Churches, Mosques, Hospitals, Cemeteries, Courts, Open areas, Natural Sights, Mountain ranges) and which are sited right in front shall not be allowed. However permission will be given for siting name boards 250 metres away from such locations
- 08 Advertisement or similar board with illustrations and which can destroy the intrinsic values of the proposed development zones shall not be permitted.
- 09 Hoarding shall not be allowed to placed above the roof top at any the circumstances (Fig 3)
- 10 When displaying a name board in front of a commercial building in the town centre it should be placed at the same height of the name boards of the adjacent buildings on both sides as specified below:

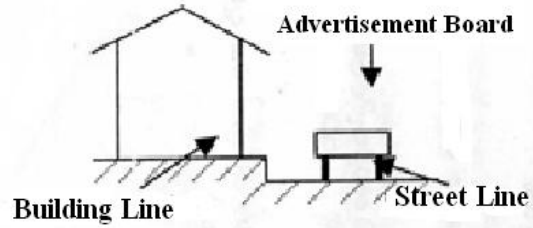
- i. Then name board should be parallel to the road
- ii. In the case of a name board displayed in front of a four storied building, its surface area should be 1/40 of the area of the facade of the building
- iii. The name board should be displayed at a height of 2.5 metres above the pavement. (Fig 4)
- iv. The design of the name board and the lettering should be in harmony with the building design.
- v. In the case of any name board being placed protruding from the building plane then such part that protrudes should not exceed 0.5 metres

Where a multistoreyed building is used by many tenants / owners, for various purposes, then the display of the different name boards shall be allowed on condition that the regulations under 10 above are adhered to (Figs 05 and 06)

- 11 A name board shall not be displayed to extend from one side of the road to the other side (Figs 07 A and 07 B)
- 12 A name board shall not be displayed within a road bend (Fig 08)
- 13 The display of name boards on all roads excepting those with restricted access shall be in a plane directly in view of the driver and shall be at an angle of 60⁰ to the road direction (Fig 09)
- 14 Name boards shall not be permitted on the sides of pedestrian ways on bridges of any street.
- 15 Name boards shall made out of material that does not heat up the environment.
- 16 In order to make name boards displayed outside the Town very attractive, the use of bright colours shall be permitted.
- 17 The display of advertisement boards on the under mentioned objects is strictly prohibited as mentioned below :
 - i. On the trunk or branches of trees
 - ii. On parapet walls and walls of buildings
 - iii. On bridges, electricity posts and telephone posts
 - iv. On drains and natural rock outcrops
 - v. On sides reservation line of railway lines and on any object disallowed by the Authority (Fig 11)
- 18 The display of any advertisement / name board in front of a commercial building or other important building to cover the appearance is strictly prohibited (Fig 12)
- 19 The display of advertisement / name boards down a road slope or up a road hill shall not be allowed under any circumstances (Fig 13)
- 20 The locations in the town centre where advertisement boards are allowed / disallowed are given under A in schedule xiii.

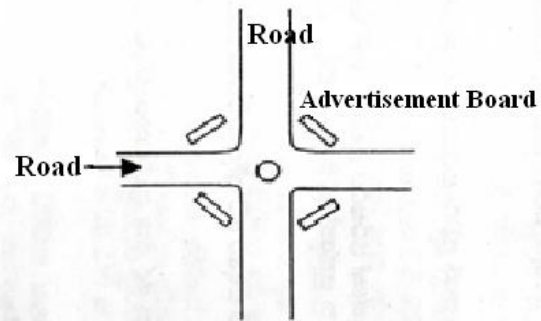
Annexure II

Sketch 01



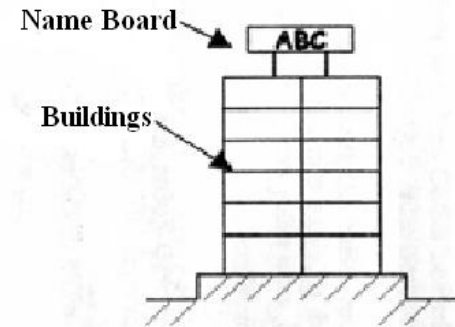
Not Permitted

Sketch 02



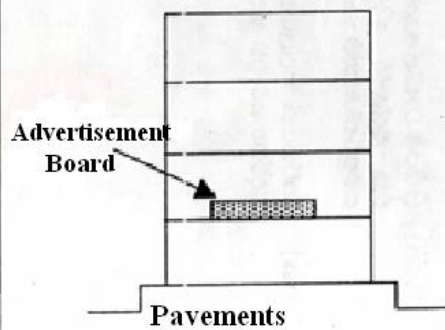
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Sketch 03



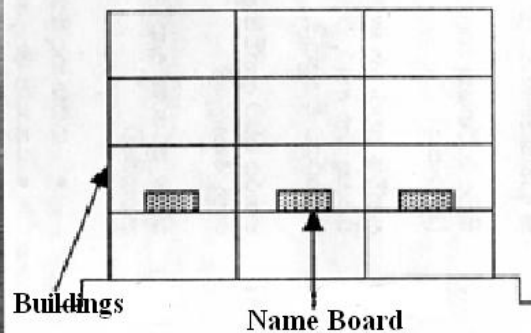
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Sketch 04



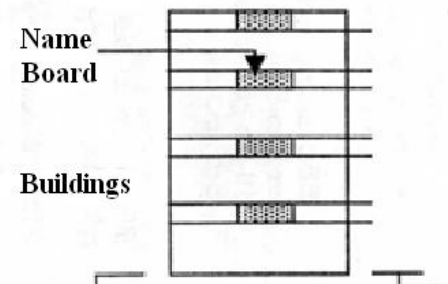
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Sketch 05

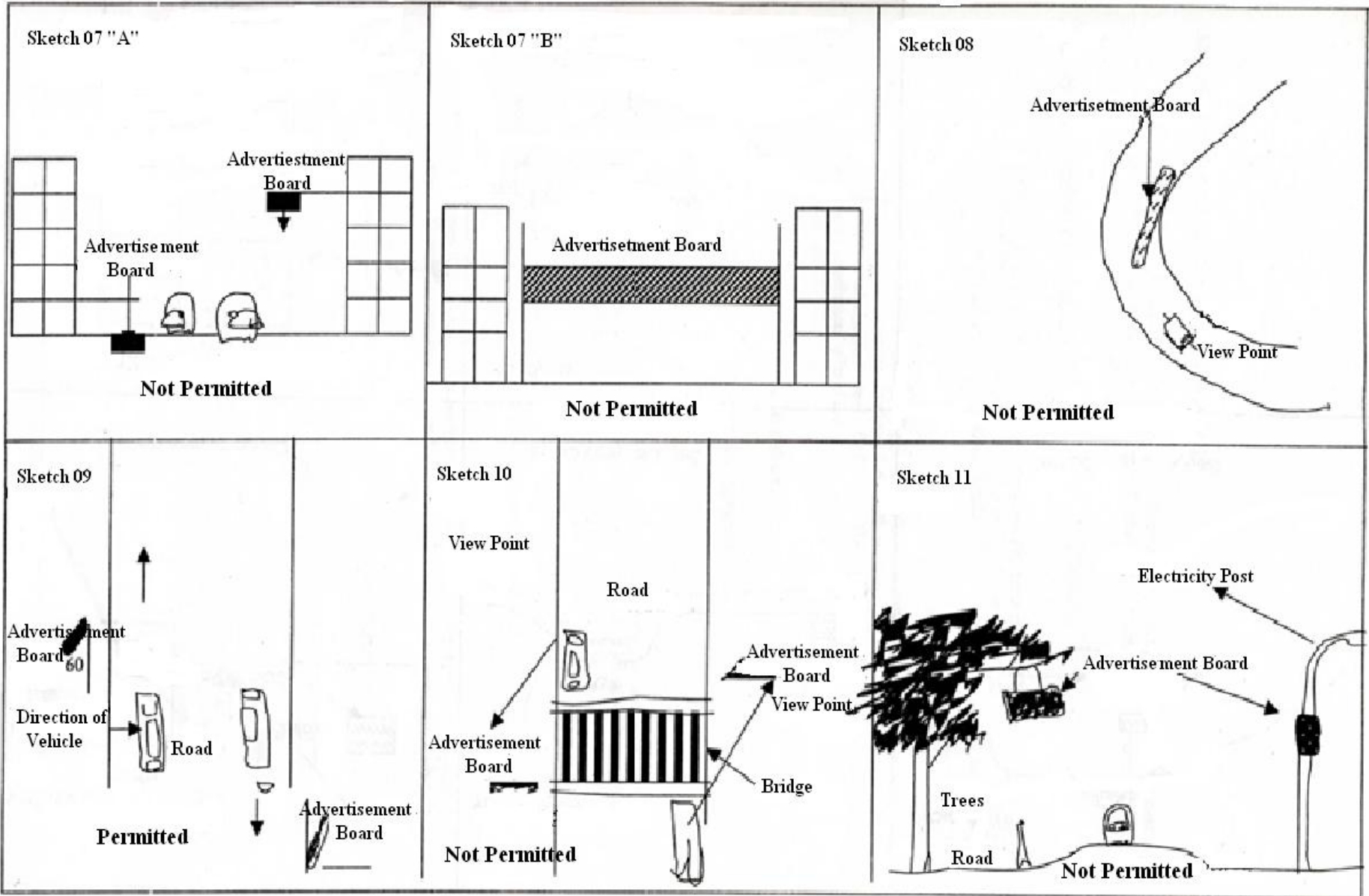


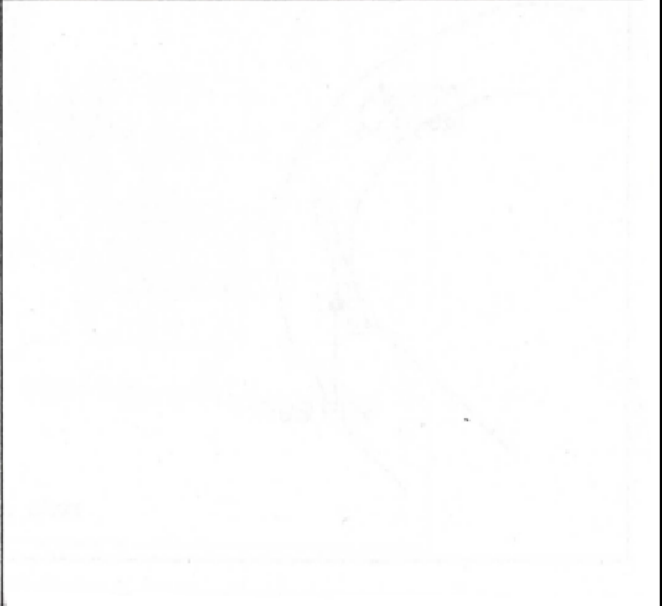
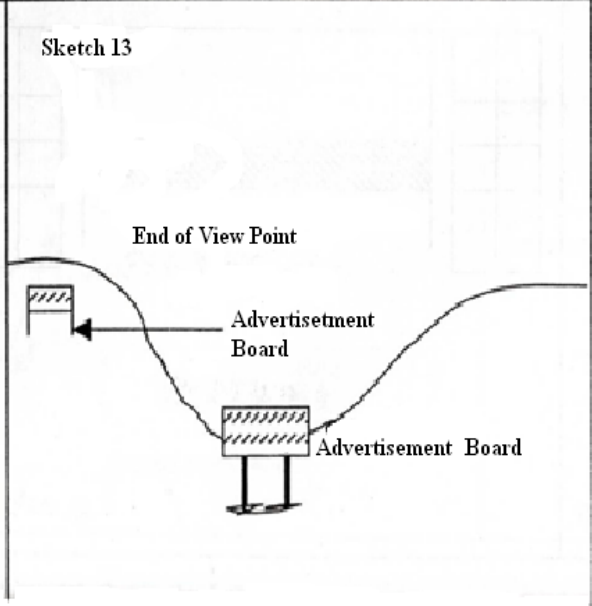
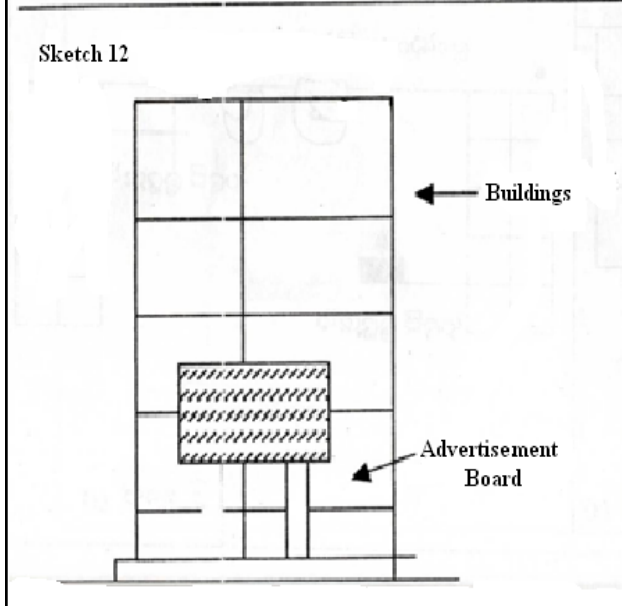
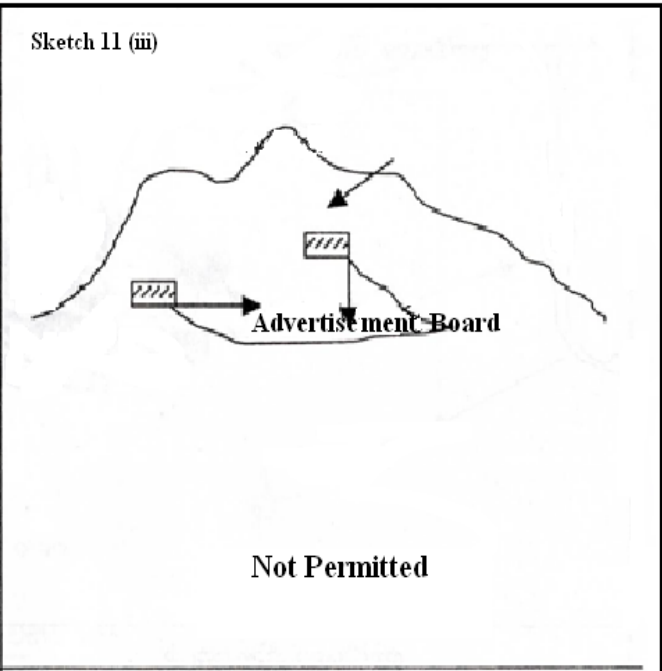
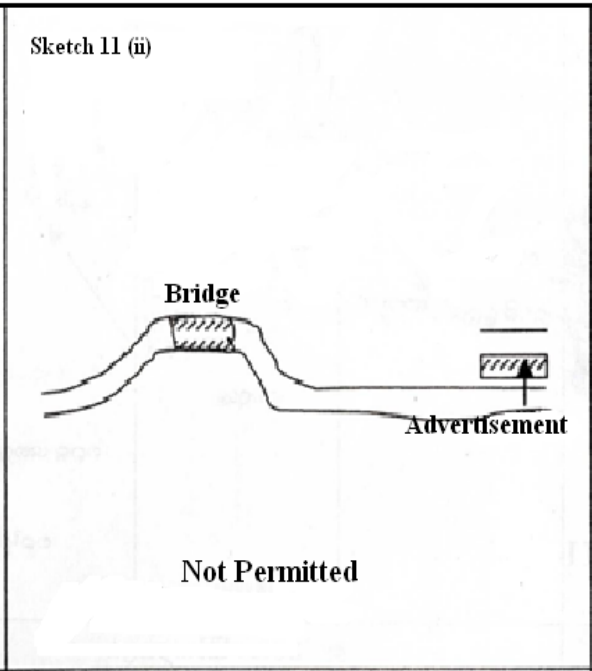
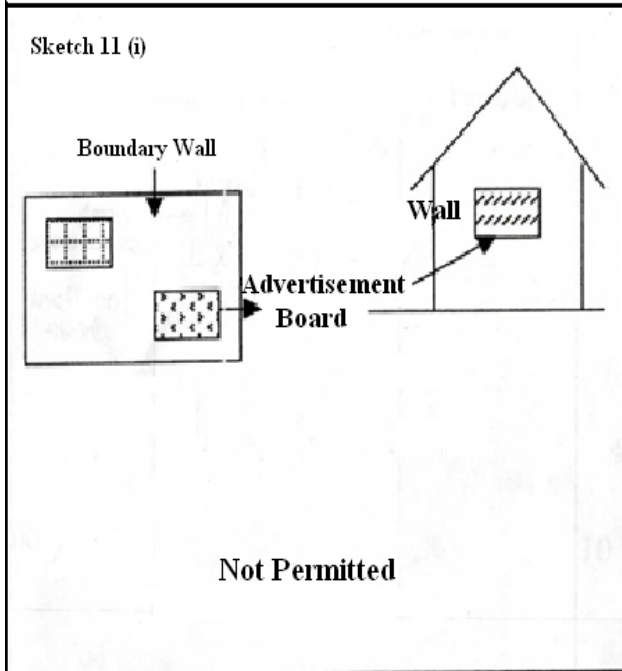
Permitted

Sketch 06



Permitted





SCHEDULE IX

Regulation 22

Special Development Areas (Map No. 6, 7, 8, 9)

Situation	Description
Wilgoda	Low Income Housing Project
Elugala	Low Income Housing Project
Wewa Sahasrapuraya (Millennium City)	Middle Income Housing Project
Gettuwana	Roads and Land Rehabilitation
Ihala Teliyagonna	Area Identified for Future Housing
Udawalpola	Area Identified for Future Housing
Development of Catchment Area of Wewa	-

Schedule IX (A)

Planning Regulations for Welangollawatta Housing Project

- I. Proposed development is permitted for residential activities and only 10% of the total land is allowed for other relevant activities. While erecting such constructions planning regulations will be enforced.
- II. 10% of the proposed land should be allocated for public and recreational facilities.
- III. All land sub division should be in conformity with the UDA regulations.
- IV. Residential floor area ratio should be 1:1 and plot coverage should be 66%.
- V. If a housing project under a common plan is constructed within the proposed land, the minimum extent of such lot should be 7 ½ - 8 perches and the following conditions area applicable.
 - (a) A central system of sewerage disposal should be constructed and maintained.

- (b) A landscape plan should be prepared for the individual housing units or for the entire housing project fulfilling the following requirements.
 - i. Climatic conditions of the area.
 - ii. Soil erosion
 - iii. Waste disposal
 - iv. Infrastructure facilities
 - v. Controlling the construction of boundary walls and others, which are not much necessary.

- VI. While constructing a private housing complex, the minimum extent of lot should be 10 perches. In such case, a sketch of drainage system and landscape plan should be forwarded.

Schedule IX (B)

Planning Regulations for Uda Walpola Development Area

- I. Primary residential activities are permitted in conformity with the land use plan prepared by Urban Development Authority. (Annexure XIII (a)).
- II. The minimum plot size for residential use should be 10 perches.
- III. The total constructed area on site should not be exceeding 66% of total area and the floor area ration should be 1:2.
- IV. In case of drainage, the development activities (within reclaimed paddy lands) shall be carried out within the frame work of the regulations of the UDA and other relevant institutions.
- V. For the construction of any public housing complex, the minimum plot size should be 8.0 perches. Following conditions should be applicable in such case.
 - (a) A central system for sewerage disposal should be constructed and maintained.
 - (b) A landscape plan should be prepared for the individual housing units or for the entire housing project fulfilling the following requirements.
 - i. Climatic conditions
 - ii. Soil erosion
 - iii. Waste disposal
 - iv. Infrastructure facilities
 - v. Controlling the construction of retention walls and other small constructions.

- VI. Maximum height of the boundary wall shall not exceed 5 feet and provided with cavities exceed the height of 3 feet along the frontage. Construction of boundary walls are not permitted when it is bounded by canal and in such case only fencing is permitted.

Schedule IX (C)

Gattuwana Special Development Zone (Reclamation of Paddy Lands for Residential Purposes)

- I. Primary residential activities are permitted in conformity with the land use plan prepared by the Urban Development Authority. (Annexure XIII “C”)
- II. Minimum plot size should be 15 perches.
- III. In case of drainage, the development activities such as drainage within the reclaimed paddy lands should be carried out according to the regulations of the UDA and other relevant institutions.
- IV. The total area covered by all buildings on site shall not exceed 50% and the floor area ratio shall 1:1.
- V. Maximum height of the boundary wall shall not exceed 5 feet and provided with cavities exceed the height of 3 feet along the road frontage. Construction of boundary walls are not permitted when it is bounded by canal and in such case only fencing is permitted.

Schedule IX (D)

Regulations for Development of Housing in Elugala

- I. This area is permitted only for the existing residential activities.
- II. Permission will be given only for renewals or alternations of the existing houses and permission will not be given for new constructions or extension.
- III. Constructions which causes a change in the physical condition of the rock (breakage or drill) shall not be allowed.
- IV. Public sewerage system is permitted. But it should not be harm to physical condition on nature of the rock.
- V. Construction of boundary walls or fencing is not permitted. Trees and plants can be used for partitions.
- VI. Permission will be given only for the construction of ground floor. Concrete structures, which can be utilized as addition floors or ground floor are not permitted.
- VII. Public and religious buildings shall be constructed only on Municipal Council approved areas.

Schedule IX (F)

Regulation Pertaining to Lake Catchment Development Area

- i. Maintain of buffer zone of 30 m in order to maintain and protect the environmental surrounding of Lake. Objective of this is to prevent the reclamation and construction surrounding of Lake. Only Low Density Residential Building will be permitted. Out of this 30 m buffer zone.
- ii. If there is other uses except permitted uses those should be converted to permitted uses within two years.
- iii. While the parapet walls are not permitted within Lake Catchment Development Zone the use of wire fence or wire mesh permitted for boundaries.
- iv. Primary Residential uses are only permitted use in Lake Catchment Area.
- v. The minimum extent of a lot is 20 perches.
- vi. Permitted plot coverage is 50%.
- vii. All building plans should according to landscape plan. Home gardens of existing buildings should be maintain according to approved landscape plan.
- viii. Earth cutting will not be permitted.

Activities coincide with Primary Residential Zone will be permitted subject to following condition.

- Dispensaries, pre school and day care centers, retail outlets not exceeding 20 sq.m. (total area of those outlets should not exceed 02% of total area of Lake Catchment Zone; use will be permitted on priority basis) Any industry will not be permitted.
- Specific guide plan to be introduce for each uses.

When constructing housing completed under the common plan minimum extent of such land should between 189 – 202 sq.m. In such occasion following conditions will be applicable.

- Maintain of Central Sewerage System.
- It should be developed in a common landscape plan for the housing scheme or one environmental landscape plan for each housing unit fulfilling of following requirement.
 - Compatible weather condition of the area
 - Minimise soil erosion.
 - Easy to waste disposal
 - Formal development of infrastructure
 - Control of non essential construction such as parapet wall.
- vii. If construction is individual houses minimum land extent should be 252.5 sq.m. Common landscape plan common drain system should be submitted in addition to general requirement.

SCHEDULE X

Regulation 34 & 36

Architectural Standards & Environmental Plan

The Kurunegala Town too has the facilities to refresh the weary mind. Hence, in order to enhance these facilities, the conceptual design for the proposed town should embody the following guidelines :

- a. All roads leading into the town should have the view of the 'ATHAGALA' and the forest in the environs, but this view from some road has been obstructed due to the presence of existing buildings. Therefore it has to be accepted by principle, that such buildings should be demolished in order to make the scenic view possible.
- ii. No new developments should be approved in the paddy fields and in and around the Kadurugas Junction on Colombo road, a picturesque site from the Colombo road.
- iii. Approval will not be granted for any construction on any of the Rocks in the town centre.
- iv. The development of any in and around the town centre be directed towards the view of the ATHAGALA.
- v. A road network should be designed in order to give access to all the lakes, hills and jungles in the vicinity of the town centre.
- vi. All buildings on all roads leading to the town should be built on a declining height towards the town centre.
- vii. The buildings situated in the town towards Dambulla on the right side of Dambulla Road should be limited to two floors and the buildings in the town centre to four floors. This should be planned with due consideration to unobstruct the view of the Athagala.
- viii. In order to ease the traffic congestion in the town centre the Bus Stand and the Shopping Complex to be constructed. Further to enhance the facilities in the town centre no development be allowed on the land facing the Puttalam Road and Colombo Road within the town centre.
- ix. In order to minimize the number of vehicles coming into the town centre, it is proposed to construct a circular by pass road in the town centre.
- x. As an alternative solution to minimize the number of vehicles entering the town centre, it is proposed to shift the whole sale stores to the Municipal Zone No. 2.(Proposed Environmental Plan shown in Map No. 3, 4(i), 4(ii), 4(iii), 4(iv).

Perspective of the Building Height along the Puttalam Road

Map No : 4 (i)



U.D.A
10.01.2005

Cross Section Depicting the Heights of Commercial Building of Dambulla Road

16



Perspective of the Main Street after Implementing the Proposal



Perspective of the City From the Main Street



SCHEDULE XI**Regulation 35****Conservation Buildings**

Ret No.	Name of Building	Address and Asst No.	Road
01	Palipana Walauwa	No 149, Kandy Rd., Kurunegala	Kurunegala - Kandy Rd.
02	Maliyadeva College Main Hall	Negombo Road, Kurunegala	Negombo Road
03	City Building	No. 189, Puttalam Road, Kurunegala	Puttalam Road
04	Malay Jumma Mosque	No 155, Welagedera Road, Kurunegala	Dambulla - Kurunegala Road
05	N.W.Province Chief Minister Office (Maligawa) old UAS Office	Kachcheri Rd., Kurunegala	Kachcheri Road
06	Buwaneka Hotel old AGA's office	No. 01, Dambulla Road, Kurunegala	Dambulla Road
07	Noel Seneviratne Walauwa	No 114, Colombo Road, Kadurugas Junction, Kurunegala	Colombo Road
08	Situmedura Hotel	No 21, Mihindu Mawatha, Kurunegala	Mihindu Mawatha
09	St. Annes Catholic Church	St. Annes Road, Kurunegala	St. Annes Road
10	Athkanda Viharaya	Kandy Road, Kurunegala	Kandy Road

Schedule XII

Dangerous and Offensive Trades

- All industrial establishments and workshops which utilize machinery exceeding 20 horse power, polluting industries which have been prohibited in the residential zone by the Central Environmental Authority and industries which cause traffic congestion due to the use of containers
- Warehousing, milling, timber industry uses machinery for planing, sawing etc, manufacture of explosive material, brick, tiles and lime production, use of Asbestos, coal, petroleum distillation, chemical industries, boiling of oils and fats and by products, mineral sand blasting / rock blasting / crushing glass and related industries, pottery and porcelain industry, drying of bones and sulphur manufacturing similar establishments.

ACTION PROJECTS & INVESTMENT PLAN FOR KURUNEGALA TOWN
Policy Approval

Schedule XIII (a)

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
01	Kurunegala Tank Development Project	Improvements to the physical situation of the tank and purification of water.	Primarily the Housing density in the catchment area to be reduced. Excavation & Levelling of the land in the catchment area should not be allowed. The extent of the land to be developed in this area should be 0.5%. The contour to be adopted for the tank area is given in Map No. 5(i).	1. Municipal Council Kurunegala. 2. National Water Supply and Drainage Board.	20.6	2003	2004
02	Waste Disposal Management Project.	Compost producing Project.	The garbage dumping area to be seperated from the residential zone using a well planned landscape design.	1. Municipal Council Kurunegala (KMC)	45.0	2004	2010
03	Sewerage Project	Sewerage System to cover Kurunegala Base Hospital & Part of the town.	More details in Map No. 5(ii).	National Water Supply & Drainage Board. (NWS & DB)	957.0	2003	2006
3.1	Proposals to avoid Environmental Hazzards around garbage dumping aera.	To plant trees around the garbage dumping area according to a unified design.	The garbage dumping area to be seperated from the residential zone using a well planned landscape design. The criteria is given in Map No. 5(iii).	K.M.C. & U.D.A.			

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
04	Railway line to be extended up to the town.	Railway line and a sub station to be constructed connecting the Main Railway Station & Pola (Distance approx. 1.5 km)	<p>* The problems caused to Housing development on either side of the railway track could be minimised by planting a hedge on either side of the track.</p> <p>* Access should not be given from the Housing developments on either side of Railway line direct to the Railway track or to the reservation.</p> <p>* The sub railway station building should face the Rajapihilla Road but it should not be visible to the road.</p> <p>* There should be a drainage system on either side of the Railway track (drains to be constructed in RCC) Details in Map No. 5(iv).</p>	K.M.C. C.G.R.	355	2004	2010
4.1	Architectural Design for Railway Station	Existing Railway Station Platformed the goodshed to be located oppersite to each other. Existing delapidated living quarters, to be replaced by three storeyed building; and to be landscaped.	Planning allocation in Annexure 5(v)				

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
05	Road Development Projects	Widening, extending and rebuilding of Local Authority Roads.	It has been identified that first preference be given to Gattuwana and lower Thaliyagonna area in the redevelopment of the roads. Roads to be redeveloped is given in Map No.5(vi)	KMC	650	2004	2010
06	Low Cost Housing Projects	Construct 270 housing unit at Wilgoda.	Two storey building to be built with two housing units in each. Approach roads to be reconstructed. Health facilities to be redeveloped. (specially toilet facilities)	KMC UDA NHDA	30	2004	2005
6.1	All Low Income Housing in Wewgala and in other areas to be relocated (426 families)	* The land adjoining the slaughter house in extent 1.76 hec. (56 families) * Varna street land in extent 0.15 hec.(20 families)	* Road leading to the slaughter house to be widened. Adjoining land area 82m2. Common infrastructure to be provided to the land.	KMC UDA NHDA			

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
6.2	Elugala Housing Project	The land in extent 4.03 hac. from Adagala estate in order, to upgrade the housing system of the residents of Elugala.	Landscape pattern to be introduced to reduce the heat of the Rocky surface land.	KMC UDA NHDA			
07	Temporary Bus Park	The land adjoining the Maliyadeva Boys school.	It is intended to park here all the private buses presently being parked along-side roads.	KMC	23.7	2004	2004
08	Redevelopment project of town centre area.	Maliyadeva Street and Bazaar street areas have been identified for this project.	<ul style="list-style-type: none"> * The road joining the bus stand and of the Main Street to be pedestrianized. No unauthorized commercial activity to be allowed in this area. * Small shops & shops selling provisions should be * Buildings to be constructed facing this road should be limited two floors only. * The road behind the main street should be up graded to a service road. * Buildings to be built in the pedestrianized road should have an arcade. 				

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
09	Court Complex to be removed from the existing site.	The existing courts complex to be shifted from the town centre to Udawalpola new development site to develop as a commercial hub, because of the high commercial value of the land.	As per a sub column Map no. 5(vii) buildings of less height should be constructed and used for commercial purpose. These buildings should not be an obstruction to the view of the Athagala.	My. of Justice KMC			
10	Town Centre Park Commercial & Administrative Complex.	The 7 acres of land bounded by Colombo Road, Puttalam Road, convent Road and Mihindu Mawatha, to be developed. Map No. 5(iv)	This park should be a resting place to the people coming to this town and it has also being identified as an open space for the town. Access should be provided from all the surrounding roads. Hight of the building shown in Map No. 4(ii)	KMC UDA			
11	Refurbishment of Market Building	Presently there is a less demand on commercial activities in the existing Market building.	The number of floors in the market building to be extended to 4 floors. Public market to have access from all the roads surrounding same. Vehicle Park in the Market site to be open to the customers.	KMC UDA			
12	Dilapidated House belonging to the Postal Dept. to be demolished.	Annexation of this land to the access way to the Rajapihilla Park.	Map No. 5(viii)	Postal Dept.			

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
13	Playgrounds	Playgrounds to be constructed in the allocated lands in the areas of Gettuwana, Villgoda, Polaththapitiya, Malkaduwawa, Wellangolla, Uduwalpola and near the Maliyadeva Girls school.	<ul style="list-style-type: none"> * The proposed Playground to be situated at Uduwalpola. A land extent of 5.0 Hec. have been proposed. A further 1.0 hec. Of Tea plantation land has been proposed for a park. * The Playground in front of Maliyadeva Girls school has been proposed as a school playground. * Gattuwana Playground which is situated in the residential zone has been identified as a playground for the residents of that area. * The requirement for the Polaththapitiya playground is about 5.0 hec. Planning criteria in Map 5(viii) 	KMC			
14	Proposed Water Supply Scheme from Daduru Oya and Wendaru wewa.	To supply water to the town the existing Dam across the Daduru Oya to be raised and divert the water to the Bathala-wewa and use the Wendaru wewa too.		NWS & DB			
15	Power to be supplied to the areas where the Supply is in adequate.	2 nos. sub stations with the capacity of 20 kw to be erected at Udawalpola area.	Land to be identified for this purpose.	CEB			

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
16	Widening of north tank road and Wellangalla Road.	Traffic congestion could be minimized by widening these roads and joining Puttalam Road with Dambula Road.	If the road is distanced from the tank bund, it will help to preserve the tank environmentally.	KMC			
17	Construction of the Vehicle Parks	<p>It has been proposed to construct a no. of vehicle parks at different places in the town to serve the particular requirement.</p> <p>* Near the Varn canal (Varn Ela)</p> <p>* In front of the Maliyadeva Girls school.</p> <p>* Public market ground (Port)</p> <p>* Near Dharmapala gardens</p> <p>* Land at Superior Courts Official Quarters.</p> <p>* There is a proposal for a 4 storeyed Car Park building to be constructed adjoining the Colombo Road Playground</p>	<p><u>* Vehicle Park at Varn Ela</u> Proposed for vans, lorries, trucks and other hiring vehicles entering main street and the town centre Map No. 5(ix)</p> <p><u>* Vehicle Park near Maliya Deva Girl School</u> This vehicle park has been identified to park school service vans. Map No. 5(x)</p> <p><u>* Vehicle Park at Public Market Grounds</u> This vehicle park has been identified for the use of hiring vehicles to the market and the customers vehicles. Map No. 5(x).</p> <p><u>* Vehicle Park near Dharmapala Gardens</u> Has been identified for parking of vans, cars and three wheelers Map No. 5(ix).</p> <p><u>* Vehicle Park at Superior Court Judges Quarters</u> Decided to park all vehicles coming for the Pola. Details about the park in Map No.5(vii),5(viii),5(ix)</p>			*	

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
			<p><u>* Construction of 4 storied Vehicles Park</u> It has been decided to site this vehicle park near the fast developing Colombo highway. It is expected to ease the traffic congestion at the town centre, by doing so. This development proposal is aimed at giving more benefits to the developer.</p>				
18	Widening of High ways.	Puttalam Road and Colombo Road to be widened to include 4 lanes.	To provide a cycle lane for all the roads that are to be widened.	RDA			
19	To provide a Cycle Lane to the road.	Cycle lanes to be provided to the circular road, parks and playgrounds.	Planning criteria in Map No. 5(x).	KMC RDA			
20	Maduru lima' Low Income Projects	Existing Housing to be upgraded.	A method to be adopted to prevent land erosion Housing to be limited to two floors.	KMC UDA NHDA			

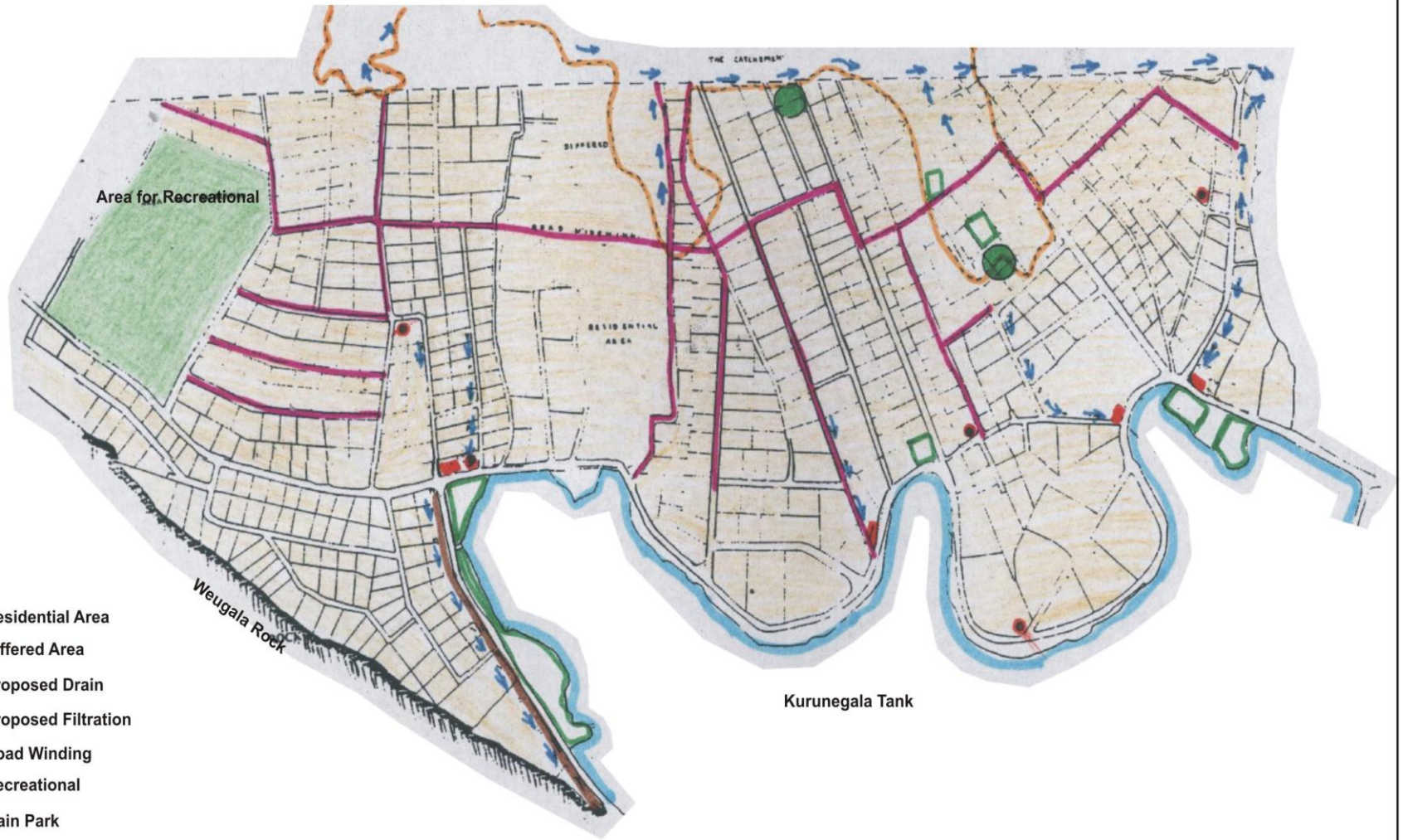
SCHEDULE XIV (B)

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
01	Mihindu Mawatha Office Complex	The first phase of this project will be implemented at the UDA owned land.	The Ground Floor will be for commercial purpose while the balance floors will be for office purpose.	UDA	217	2004	2010
02	Proposed Holiday Resort and Office Complex. Middle class housing project	Two lands belongs to the UDA has been proposed.	The 1st option is to use the Ground & First floors for office purpose and the 2nd floor for the Holiday Resort. Also compatible other uses will also be accomodated.	UDA	180	2004	2008
03	Teaching Hospital Kurunegala.	Building Proposals : * Department of Pathology * Department of Radiology * Blood Bank * Medical/Surgical Wards * Gynocology, obstetric, and neonatal units, quarters for Directors, A.O.'s and Accountants.	Enforce the planning regulations to create proper environment in hospital premises. Enforce the relevant planning regulation to fulfill the parking requirement of medical staff and others.	Department of Health, Teaching Hospital Kurunegala.	3000	2006 - 2015	

No.	Name of Project	Description of Project	Planning Allocation	Implementing Institution	Cost Rs. M	Time Period	
						Commence	Completion
		<p>Development of Ancillary facilities.</p> <p>* Regularise the solid waste disposal system and implement the proposed sewerage system.</p> <p>* Establish proper vehicle parking areas.</p> <p>Upgrade the new teaching hospital as proposed in the development proposal.</p>					

Proposed Catchment Area Development Plan

Map No: 5 (i)

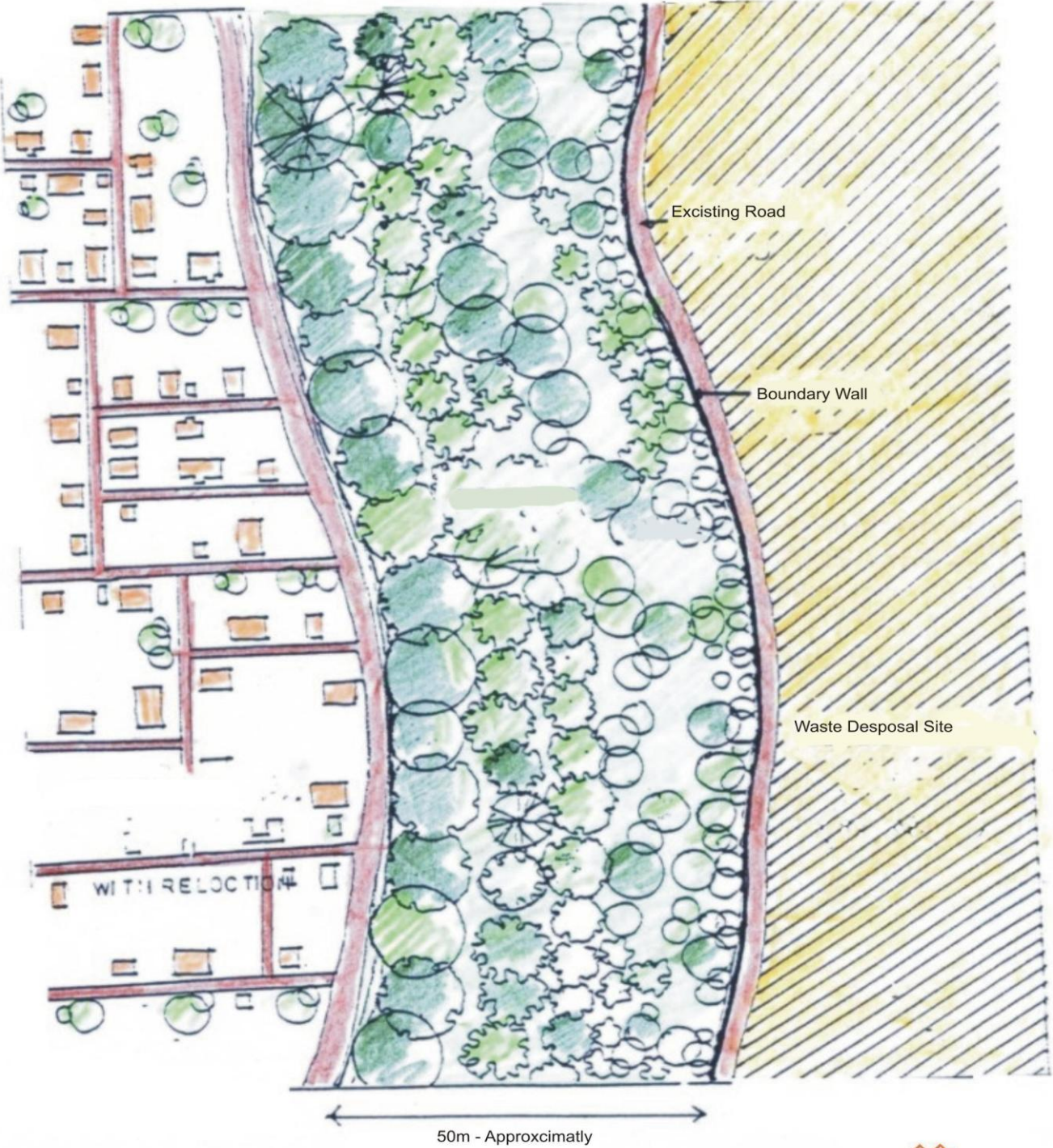


Legend

-  Residential Area
-  Differed Area
-  Proposed Drain
-  Proposed Filtration
-  Road Winding
-  Recreational
-  Main Park
-  Vacant Land
-  Garbage Collection Center
-  Direction of Slope
-  130 Contour

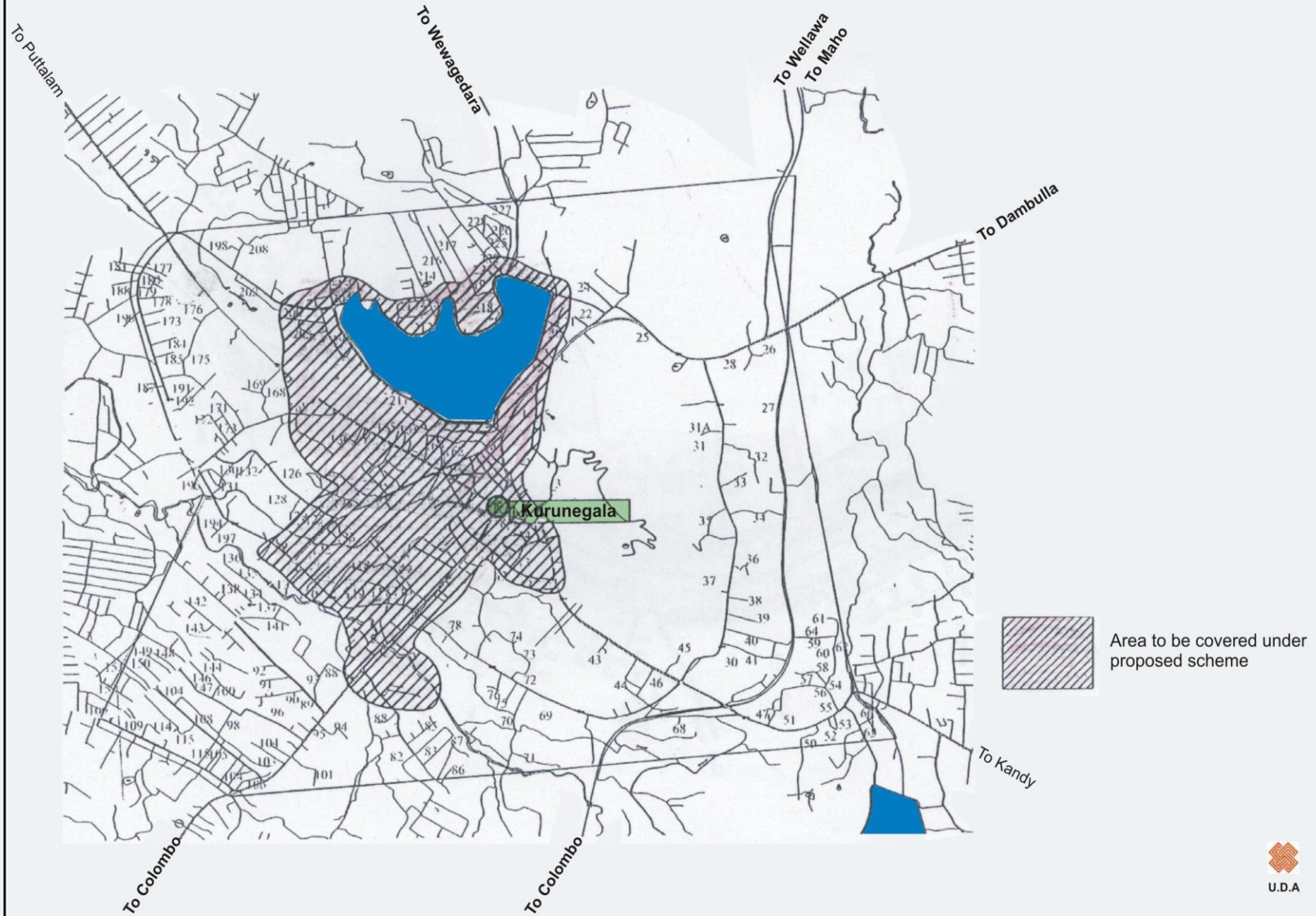
Layout Plan - Waste Disposal Site Kurunegala Municipal Council Area

Map No : 5 (ii)



Project Area of the Proposed Sewerage Scheme

Map No : 5 (iii)



U.D.A

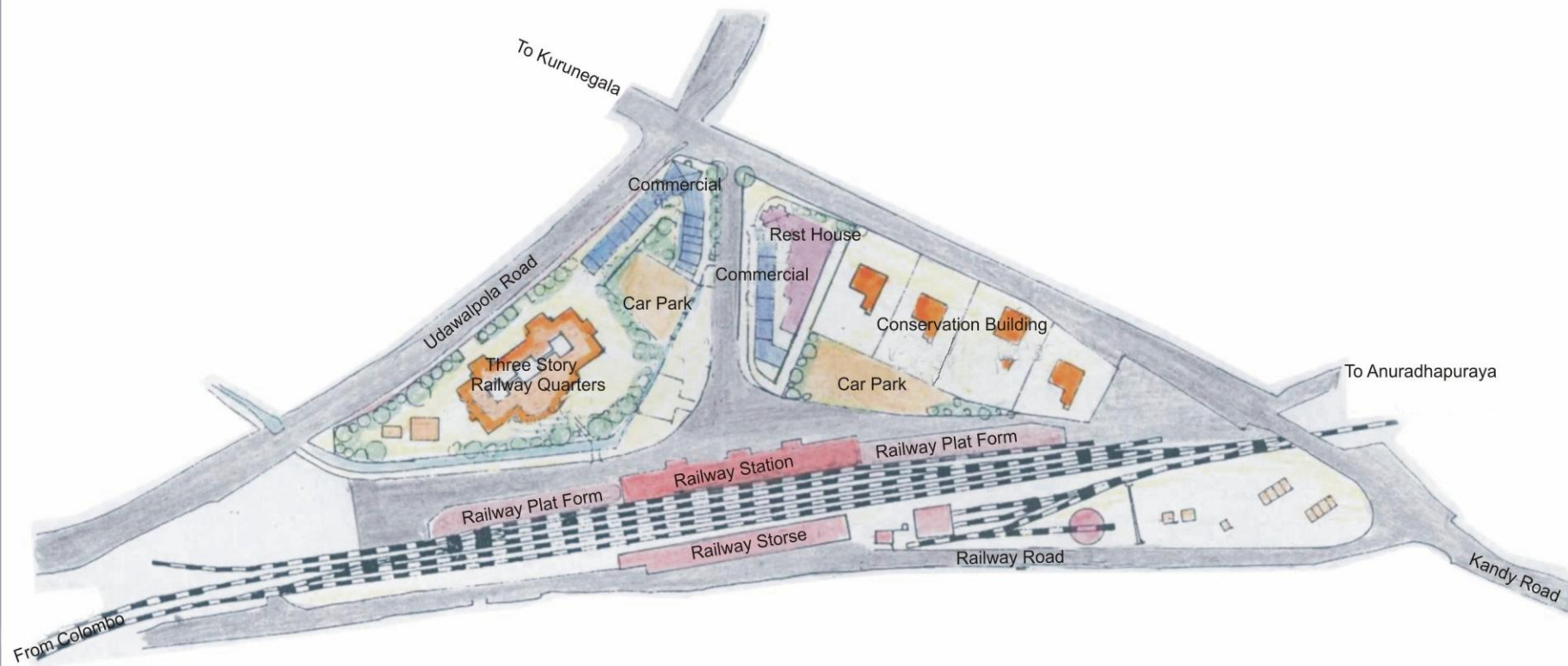
Plan of the Extension of Railway Line

Kurunegala Municipal Council

Map No: 5 (iv)

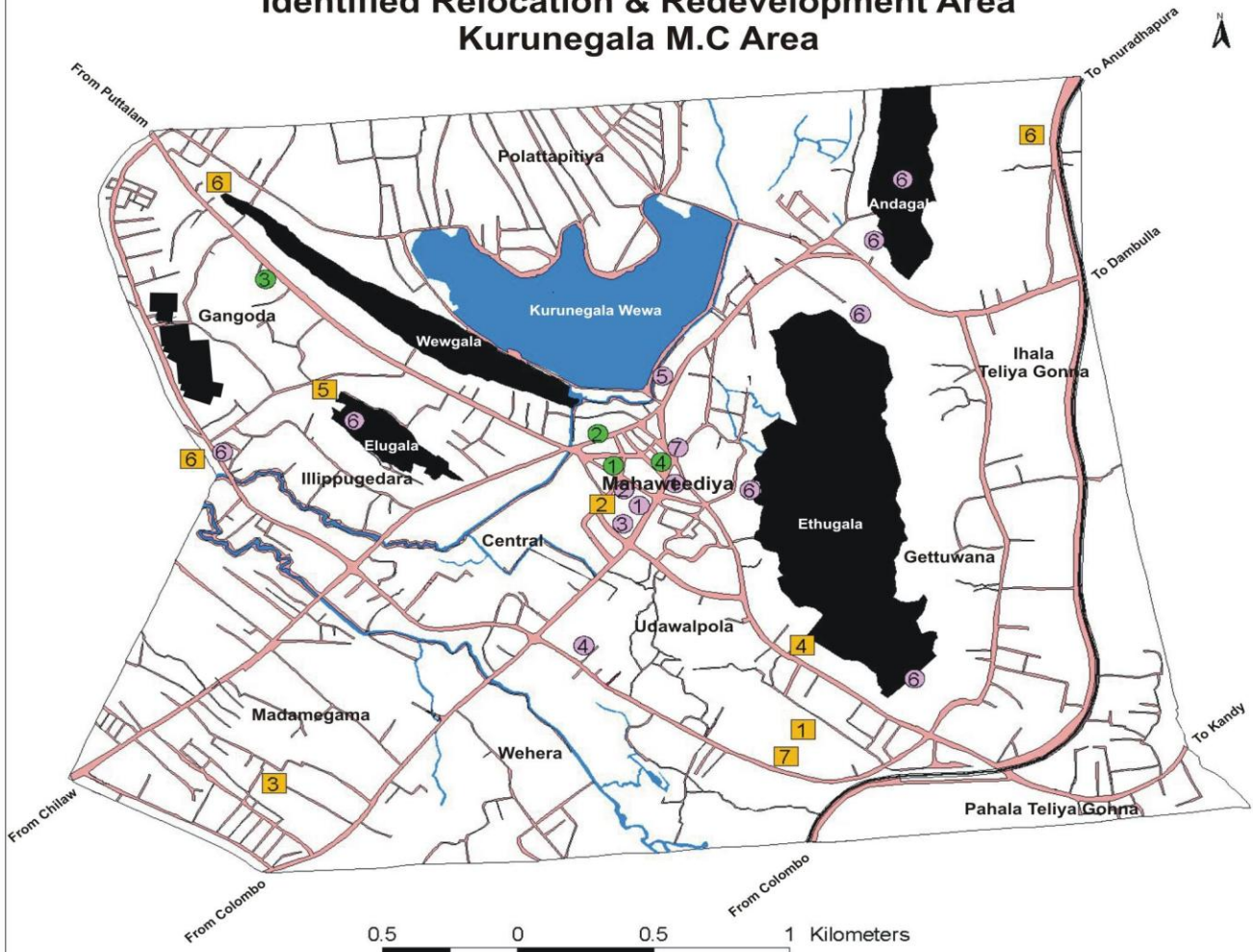


Development Plan of Railway Yard



Identified Relocation & Redevelopment Area Kurunegala M.C Area

Map No: 5 (vii)












0.5 0 0.5 1 Kilometers

- Legend**
- Relocation Area**
- Existing Location
 - New Location
1. Court / Prison
 2. R.D.A
 3. Police Quarters
 4. District Judge Quarters
 5. Lakdas Mahavidyalaya
 6. Low Income Housing
 7. Probation & Child Care Department
- Redevelopment Area**
- 1. Maliyadewa Street
 - 2. Bazar Street
 - 3. Chana Street
 - 4. Dambulla Junction



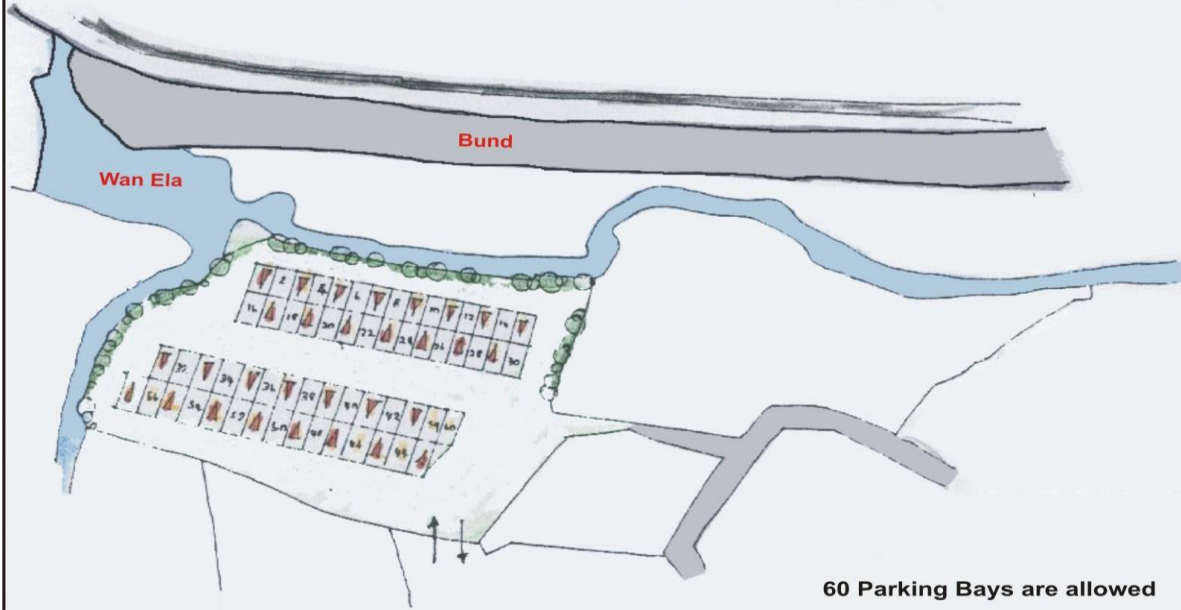
Proposed Parks & Play Grounds Kurunegala M.C Area



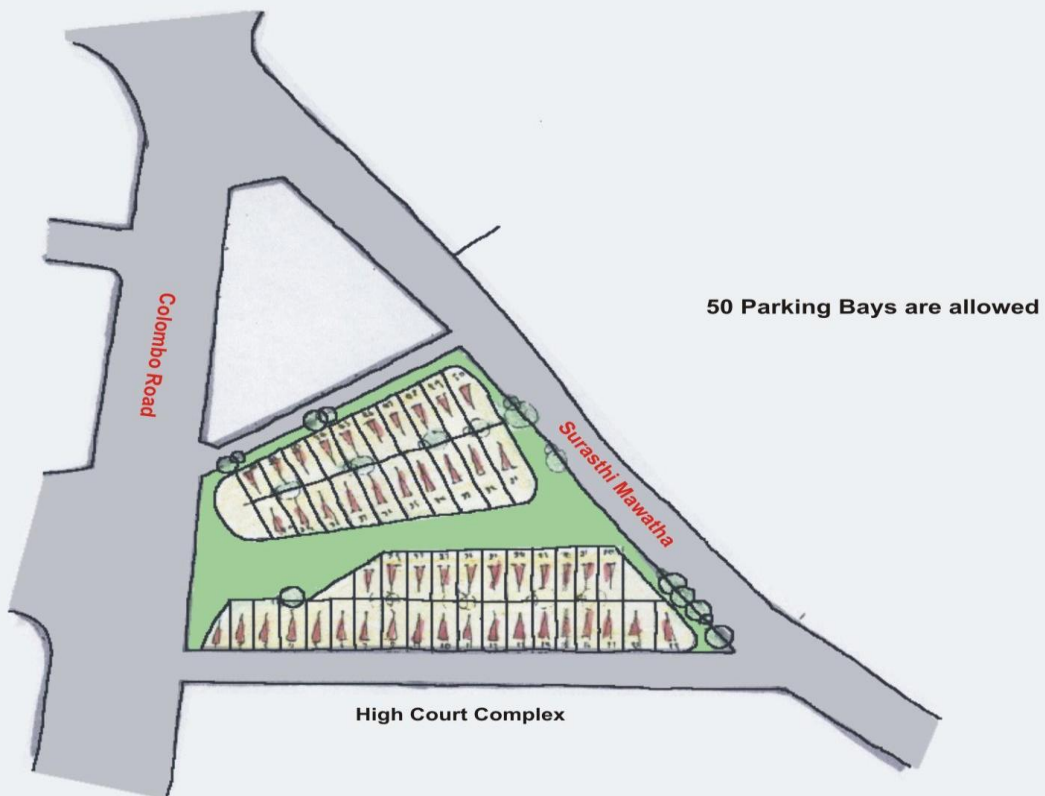
- Legend**
-  Mini Parks
 -  Low Level Central Parks
 -  High Level Central Parks
 -  Urban Parks
 -  Ward Boundary
 -  Roads
 -  Water Bodies
 -  Rocks
 -  Existing Parks & Play grounds



Proposed Vehicle Parking in front of Wan Ela

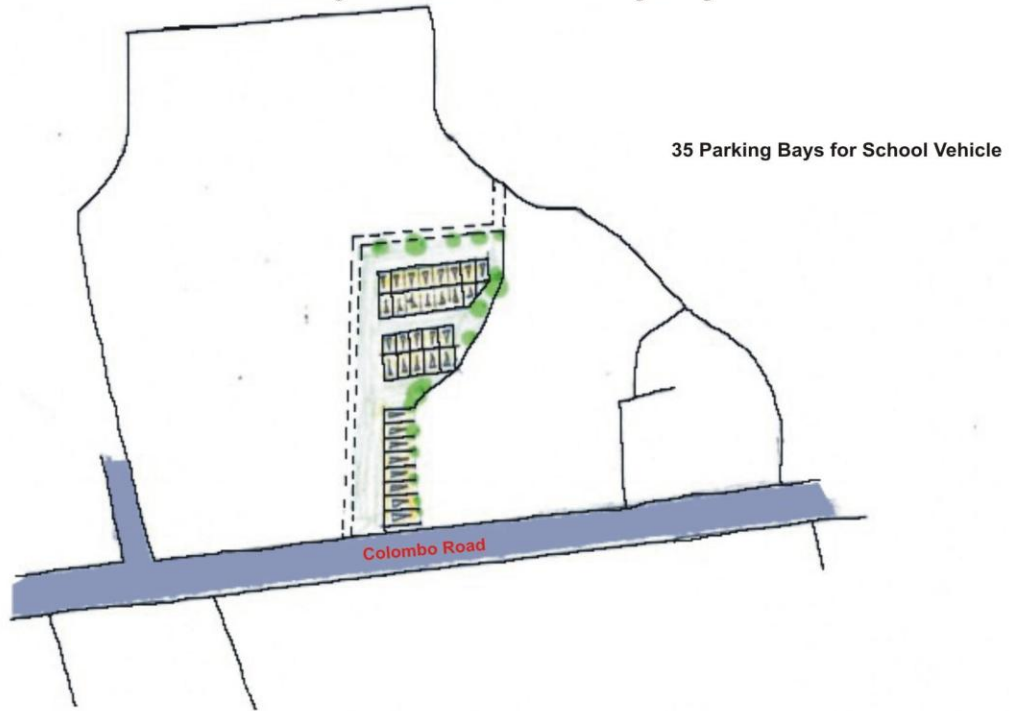


Proposed Vehicle Parking in Front of Dharmapala Park



Proposed Vehicle Parking in front of the Maliyadewa Balika Vidyalaya

Map No : 5 (x)



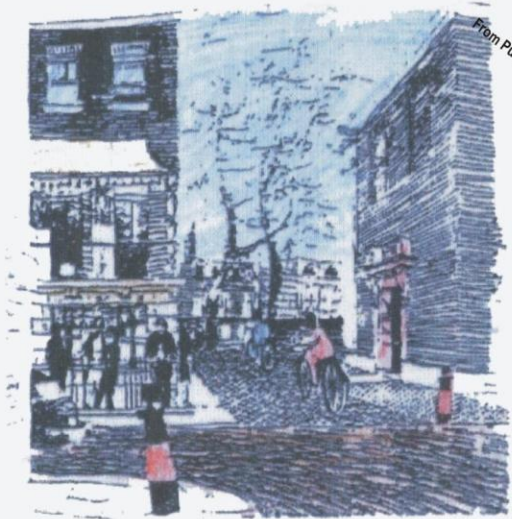
Proposed Vehicle Parking in Front of the Public Market



U.D.A

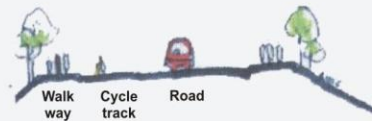
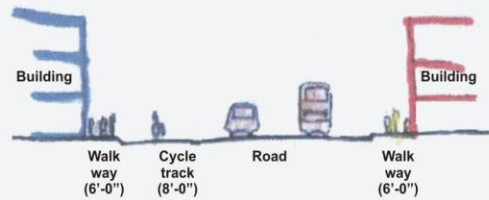
Proposed Potential for Cycling Kurunegala M.C Area

Map No : 5 (xi)



Legend

-  Proposed cycle lane - 2.5m
- Puttalam Road
- Willagoda road, Udawalpola road, Baudhaloka road, Lake circular road
- Chilaw road
- Lake circular road
- Along the playground
-  Proposed cycle parkings
- Hospital
- Pola
- Market place



Special Development Areas- Udawalpola

Map No. 07



Minimum Plot Coverage
252.5 m²(10p)

Legend

-  10m Road
-  06m Road
-  05m Road

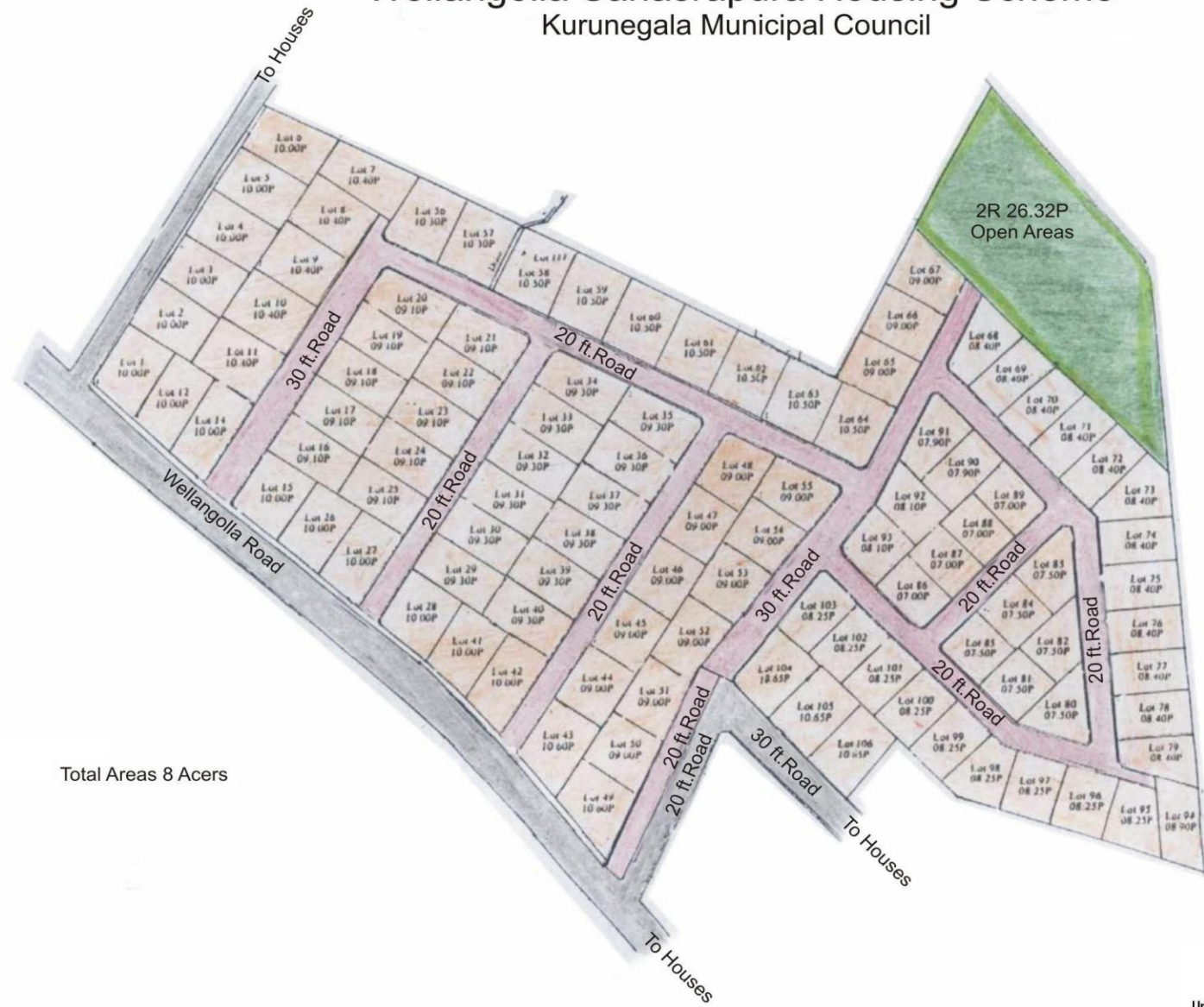


Urban Development Authority

Wellangolla Sahasrapura Housing Scheme

Kurunegala Municipal Council

Map No. 08



Total Areas 8 Acers

118

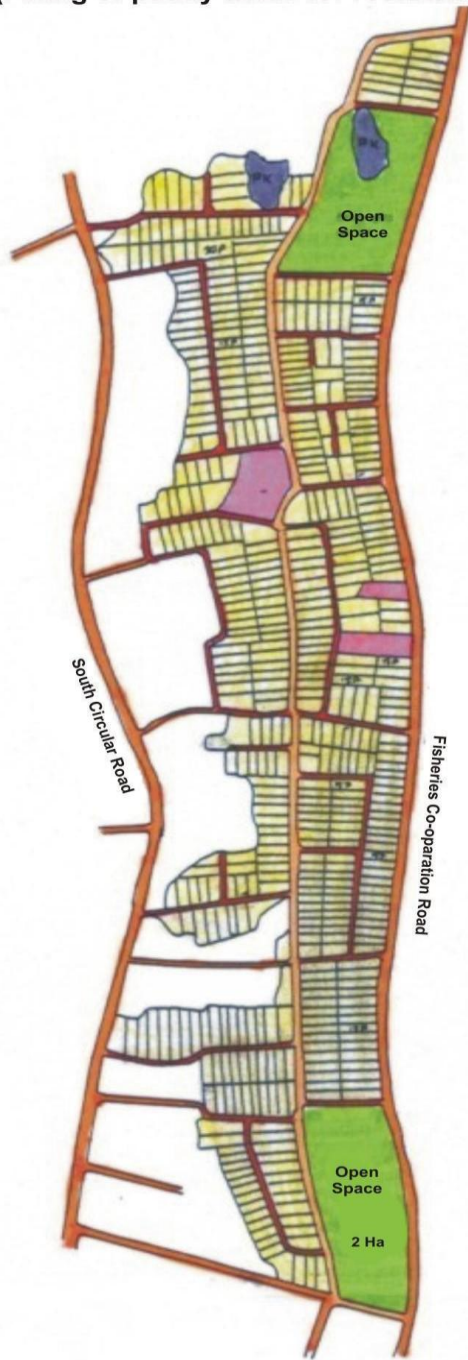


Urban Development Authority



Special Development Area - Gettuwana North Circular Road

(Filling of paddy lands for residential zone)



Legend

-  Proposed 9m Road
-  Proposed 6m Road
-  Proposed Open Space
-  Proposed Residential Lots
-  Existing Roads
-  Existing Residential Lots



Urban Development Authority

Annexure I for Part II

PRIMARY RESIDENTIAL ZONE

High Density Zone No. 1

North:

From the meeting point of the centre lines of Polgahawela – Anuradhapura railway line and Puttalam – Katugastota road a line drawn northward along the reservation line of railway line until it reaches a point at a distance of 525 meters; thence, eastward along the southern boundary of paddy lands Galahitiyawa, Dangolla, Meegahadalapotha, Kureekotuwa until it meets the eastern boundary of Kurunegala M.C. limit.

East:

From the last mentioned point a line drawn toward southward along the said M.C. limit up to the point of 50 meters northwards from the centre line of Katugastota – Puttalam road; thence southwestward parallel to the centre line of said road up to a distance of 325 m; thence, southeastwards crossing the centre line of Katugastota Puttalam road, perpendicularly to a distance of 50 m. from the centre of said road, thence northeastward parallel to the centre line of the said road until it meets eastern boundary of Kurunegala M.C. limits; thence, southeastward along the said M.C. limit until it meets southern boundary of said M.C. limit.

South:

From the last mentioned point a line drawn 530 m. westward along the southern boundary of the said M.C. limit until it meets the eastern boundary of Bokkawela paddy land; thence, northwards along the eastern boundary of said paddy land and northwestwards along the northern boundary of the said paddy land to a distance of 320 m. Thence, a line drawn northwards crossing Kurunegala – Katugastota road until it meets the southern railway reservation line of Colombo Anuradhapura.

West:

From the last mentioned point a line drawn northeastward along the said railway reservation until it meets the starting point.

HIGH DENSITY ZONE NO. 2 (i)

North:

From a point 50 m. along the centre line of Jayanthipura road from a intersecting point of the centre line of Colombo – Kurunegala road a line drawn southeastward along centre line of Jayanthipura road until it reaches a point at distance of 300 m. on the said road.

Thence, a line drawn perpendicular to the centre line of the said road towards southeastwards until it reaches a point at 65 m. Thence a line drawn northeastward until it meets the centre line of Boo Ela.

East:

From the last mentioned point, a line drawn southeastward along the centre line of Boo Ela until it meets southern boundary of Kurunegala M.C. limit.

South:

From the last mentioned point a line drawn southwestward along the said KMC boundary until it meets the eastern boundary of Agulupitiya/Wahara paddy land.

West:

From the last mentioned point a line drawn northeastward along the said eastern boundary of Agulupitiya/Wahara paddy land until it meets the northern boundary of the said paddy land. Thence a line drawn parallel to the centre line of Kurunegala – Colombo road up to a distance of 50 m. in southwards, until it meets the starting point.

HIGH DENSITY ZONE NO. 2 (ii)

North:

Is a point situated at a distance of 560 m northeastward along the western boundary of KMC from the meeting point of the centre line of Thalgodapitiya Mawatha and the said western KMC boundary.

East:

From the last mentioned northern point, a line drawn southeastward until it meets a point at the centre line of Negombo – Kurunegala road at a distance of 150 m. southwestward from centre line of Mahasen Mawatha.

South:

From the last mentioned point a line drawn southwestward along the centre line of Negombo – Kurunegala road until it meets the centre line of Thalgodapitiya Mawatha.

West:

From the last mentioned point, a line drawn northwestward along the centre line of Thalgodapitiya Mawatha until it meets the western boundary of KMC limit; thence, northeastward along the said western boundary of KMC until it meets the starting point.

MEDIUM DENSITY ZONE NO. 1 (i)**North:**

From a point 350 m. from the centre line of Puttalam – Kurunegala road southwestwards along the western boundary of the KMC limit a line drawn northeastward along the said KMC boundary until it meets a point 50 m. from the centre of Puttalam – Kurunegala road towards southwestward.

East:

From the last mentioned point, a line drawn northeastward at a distance of 50 m. parallel to the said Puttalam – Kurunegala road until it meets the centre line of Sumangala Mawatha. Thence a line drawn northwestward along the said Sumangala Mawatha to a distance of 225 m; thence, a line drawn southwards perpendicular from the centre line of Sumangala Mawatha until it meets the reservation line of Elugala. Thence, a line drawn southwards, southeastwards, southwestwards, northeastwards, southeastwards along the said reservation line until it meets a point 200m. from the centre line of Negombo – Kurunegala road.

South:

From the last mentioned point, a line drawn southeastward parallel to the centre line of said Negombo – Kurunegala road, until it meets the centre line of Wan Ela. Thence northwestward along the centre line of Wan Ela until it meets the centre line of Wilgoda road; thence, a line drawn southeastward along the centre line of Wilgoda road until it meets a point 200 m. away from the centre line of Negombo – Kurunegala road; thence, a line drawn southwestward parallel to the centre line of Negombo – Kurunegala road until it meets the centre line of Boo Ela; thence, a line drawn westward along the centre line of said Ela until it meets the western boundary of KMC.

West:

From the last mentioned point, a line drawn northeastwards and northwestwards along the western boundary KMC until it meets the starting point.

MEDIUM DENSITY ZONE NO. 1 (ii)

North:

From the intersecting point of the centre line of Negombo – Kurunegala road and the centre line of adjoining cemetery road, a line drawn northeastward along the center line of said road until it reaches a point 100 m. away from the centre line of Negombo – Kurunegala road; thence, a line drawn northeastward parallel to the centre line of Negombo – Kurunegala road until it meets the centre line of Boo Ela. Thence southeastward along the centre line of Boo Ela until it meets a point 300 m. from the centre line of Ambepussa – Kurunegala road towards northwest.

East:

From the last mentioned point, a line drawn southwestwards to the centre line of said Ambepussa – Kurunegala road at a distance of 300 m. until it meets a point 140 m. northeastwards from the centre line of Nissanka Mawatha; thence, a line drawn southeastward until it meets a point 125 m. from the centre line of Ambepussa – Kurunegala road; thence, a line drawn southwestward parallel to the said road until it meets the center line of Nissanka Mawatha; thence, a line drawn southeastwards along the centre line of Nissanka Mawatha until it meets centre line of Ambepussa road; thence, southwestward along the centre line of Ambepussa – Kurunegala road until it meets the southern boundary of KMC limit.

South:

From the last mentioned point, a line drawn northwestward along the western boundary of the KMC limit, until it meets a point at a distance of 180 m perpendicularly from the centre line of Negombo – Kurunegala road towards southeast; thence, a line drawn northeastward until it meets the centre line of Malkaduwawa road; thence, towards northwest along the centre line of said road until it meets centre line of Negombo – Kurunegala road.

West:

From the last mentioned point, a line drawn northeastward along the centre line of the Negombo – Kurunegala road until it meets starting point.

MEDIUM DENSITY ZONE NO. 1 (iii)

North:

From a point 50 m. away from the centre line of Puttalam – Kurunegala road towards east along the northern boundary of Kurunegala MC limit a line drawn eastward along the said boundary until it meets a point at 610 m.

East:

From the last mentioned point, a line drawn perpendicular to the said northern Kurunegala MC boundary until it meets northern reservation of Wavugala.

South:

From the last mentioned point, a line drawn northwestward along the said Wavugala reservation line until it meets a point 50 m. away from Puttalam – Kurunegala road centre line.

West:

From the last mentioned point a line drawn northwestward parallel to the centre line of Puttalam – Kurunegala road at a distance of 50 m. until it meets starting point.

MEDIUM DENSITY ZONE NO. 2 (i)**North:**

From the intersecting point of northern and eastern boundaries of Polattapitiya paddy land a line drawn eastward along the northern boundary of Kurunegala MC limit until it meets the reservation line of Adagala; thence, a line drawn southwards along the reservation line of Adagala until it meets the southern boundary of government forest reservation; thence, southeastward along the said southern, eastern and northern forest reservation until it meets the eastern Adagala reservation line; thence, northward along the said reservation line until it meets the northern reservation line; thence, eastward along the northern boundary of Kurunegala MC limit until it meets the eastern boundary of Kurunegala MC limit.

East:

From the last mentioned point a line drawn southward along the eastern boundary of Kurunegala MC until it meets a point at 75 m. perpendicularly northward from the centre line of Trincomalee Kurunegala road. Thence, a line drawn southwestward parallel to said road at a distance of 75 m. until it meets a point at 290 m; thence, a line drawn southeastward until it meets the centre line of Trincomalee – Kurunegala road; thence, from this point a line drawn northeastward along the centre line of the said road until it meets a point at a distance of 80 m; thence, a line drawn southwards until it meet a point at 75 m. perpendicularly from the centre line of the said road; thence, the line drawn northeastwards parallel to the said centre line of the road at 75 m until it meets the western reservation line of Colombo – Anuradhapura railway line; thence, a line drawn southwards along the railway reservation until it reaches a point at 375 m. distance; thence, a line drawn eastwards crossing the said railway line along the southern boundary of Muththettugala paddy land; until it meets the eastern boundary of Kurunegala M.C.

thence, a line drawn southeastward along the said boundary until it meets the northern boundary of Galahitiyawa, Dangolla, Meegahadalupotha, Koorikotuwa paddy lands; thence, the line draw westwards along the northern boundary of said paddy land until extended to the western reservation line of Colombo – Anuradhapura railway line. Thence, a line drawn southwards along the said reservation line until it meets the centre line of Katugastota Kurunegala road.

South:

From the last mentioned point, a line drawn northwestward along the centre line of the said road to meet a point at a distance of 115 m; thence, a line drawn northeastward perpendicular to the centre line of said road to a distance of 50 m; thence, a line draw northwestwards parallel to the centre line of the said road until it meets the centre line of Gattuwana north circular road.

West:

From the last mentioned point, a line draw northeastward along the centre line of the said road until it meets the centre line of Kurunegala – Trincomalee road; thence, a line drawn westward along the centre line of Trincomalee – Kurunegala road until it meets the centre line of Moda Ela; thence, northeastward along the centre line of Moda Ela and eastern boundary of Polattapitiya paddy land until it meets the starting point.

MEDIUM DENSITY ZONE NO. 3 (i)

North:

From the intersecting point of the centre lines of Sarvodaya Mawatha and Rajapihilla road, a line drawn southeastward along the centre line of Rajapihilla road until it meets the centre line of Kurunegala – Katugastota road.

East:

From the last mentioned point, a line drawn southeastwards, southwestward along the western boundary of Athkanda Viharaya (declared under Gazette nortification no. 515/25 28th July 1988) until it meets the centre line of Udawalpola stream; thence, a line drawn southwestward along the centre line of the said stream, to a distance of 165 m; thence, a line drawn southwestward to meets the centre line of Gattuwana south circular road perpendicularly.

South:

From the last mentioned point, a line drawn northwestward along Gattuwana south circular road to a distance of 75 m. until it meets the northern boundary of the Padiyawela, Pahalawela, Hoorigahakada and Ketha paddy land. Thence, a line drawn

northwards along the said paddy land and along northwestwards branch canal of the Boolela until it meets intersecting point of Udawalpola road and Sarvodaya road, perpendicularly.

West:

From the last mentioned point a line drawn northeastward crossing the Udawalpola road and Sarvodaya Mawatha until it meets the starting point.

LOW DENSITY ZONE NO. 1 (i)

North:

From a point of 250 m from the intersection of centre line of Gattuwana north circular road and Trincomalle – Kurunegala road situated westward along the centre line of Trincomalle – Kurunegala road, a line drawn southeastward along the centre line of the said road until it meets the centre line of Gattuwana north circular road.

East:

From the last mentioned point, a line drawn southwards along the centre line of Gattuwana north circular road until it meets a point 50 m away perpendicularly from the centre line of Kurunegala – Katugastota road.

South:

From the last mentioned point, a line drawn parallel to the Katugastota – Kurunegala road at a distance of 50 m until it meets the reservation line of Athugala.

West:

From the last mentioned point a line drawn northeastward along the said reservation line until it meets the eastern boundary of the government forest reservation; thence, a line drawn northwestward along the eastern boundary of the said reservation line until it meets the northern boundary of the forest reservation; thence, a line drawn southwestward along the northern boundary of the forest reservation until it meets the eastern reservation line of Athugala; thence, a line drawn northeastwards along the said reservation line and extended to a distance of 50 m. until it meets the starting point.

LOW DENSITY ZONE NO. 2 (i)

North:

From the intersecting point of northern and eastern boundary of Medium Density Zone (1) iii, a line drawn northeastward along the northern boundary of KMC until it meets the western boundary of Polattapitiya paddy land.

East:

From the last mentioned point, a line drawn southwards along the western boundary of said paddy land until it meets the centre line of North Lake road.

South:

From the last mentioned point a line drawn northwestward along the bank of Kurunegala Lake until it meets the centre line of North Lake road; thence, a line drawn westward along the centre of the North Lake road until it meets the centre line of Welangolla road; and south circular thence, a line drawn southeastward along the centre line of Southern Lake road until it meets northern reservation line of Wavugala; thence, a line drawn northwestward along the said reservation until it meets the eastern boundary of Medium Density Zone (1) iii.

West:

From the last mentioned point a line drawn northwestward along the eastern boundary of Medium Density Zone (1) iii until it meets the starting point.

LOW DENSITY ZONE NO. 3 (i)

North:

From a point situated at 130 m southeastwards along Van Ela a line drawn eastwards along the centre line of Van Ela and Negombo road until it meets the centre line of Keth ela; thence, southeastward northeastward and southeastward along the centre line of Keth Ela until it meets a point 100 m. perpendicularly northwestward from the centre line of Ambepussa – Kurunegala road.

East:

From the last mentioned point, a line drawn southwestward parallel to the centre line of Ambepussa – Kurunegala road at a distance of 100 m. until it meets the centre line of Boo Ela.

South:

From the last mentioned point, a line drawn northwestward along the centre line of Boo Ela until it meets a point 100 m. perpendicularly away from the centre line of Negombo – Kurunegala road.

West:

From the last mentioned point northeastward parallel to the centre line of Negombo – Kurunegala road at a distance of 100 m. until it meets the centre line of 4th Lane. Thence a line drawn northeastward along the centre line of the 4th Lane until it meets the centre line of Bauddhaloka Mawatha, thence a line drawn southeastward along the centre line of said road to a distance of 50 m; thence, a line drawn northeastward perpendicular to the centre line of Bauddhaloka Mawatha to a distance of 75 m; thence, a line drawn northwestward parallel to centre line of Bauddhaloka Mawatha to a distance of 120 m; thence, a line drawn northeastward parallel to the centre line of Negombo – Kurunegala road at a distance of 75 m. until it meets starting point.

LOW DENSITY ZONE NO. 3 (ii)**North:**

From a point at the centre line of Boo Ela and western boundary of KMC meets a line drawn eastward along the centre line of Boo Ela until it meets a point 75 m. from west from the centre line of Negombo – Kurunegala road.

East:

From the last mentioned point a line drawn southwestward parallel to the centre line of said road at a distance of 75 m. until it meets the centre line of Mahasen Mawatha; thence, a line drawn southeastward along the centre line of Mahasen Mawatha until it meets centre line of the Negombo – Kurunegala road; thence, a line drawn southwestward along the centre line of Negombo – Kurunegala until it meets eastern boundary of High Density Zone (2) ii.

South:

From the last mentioned point a line drawn northwestwards and along the eastern boundary of High Density Zone (2) ii until it meets western boundary of KMC.

West:

From the last mentioned point a line drawn northeastward along the western boundary of KMC limit until it meets starting point.

MIXED RESIDENTIAL ZONE NO. 1

North:

From a point 200 m. on the centre line of Puttalam – Kurunegala road southeastwards from the intersecting point of the centre line of Puttalam – Kurunegala road with the meeting point of the northern and western boundary of KMC a line drawn northeastwards to meet a point 50 m. perpendicular to the centre line of said road. From this point a line drawn southeastward parallel to the centre line of Puttalam – Kurunegala road at a distance of 50 m. until it meets the reservation line of Vaugala. Thence southeastward along western reservation of Vaugala until it meets a point at distance of 1390 m.

East:

From the last mentioned point, a line drawn southwestward until it meets the centre line of Puttalam – Kurunegala road perpendicularly; thence, the line is extended to a further distance of 75 m; thence, a line drawn southward parallel to the centre line of Puttalam – Kurunegala road until it meets a point 75 m. perpendicularly from the centre line of Negombo – Kurunegala road to the north.

South:

From the last mentioned point a line drawn 75 m. southwestward parallel to the centre line of Negombo – Kurunegala road until it meets the centre line of Van Ela.

West:

From the last mentioned point a line drawn northwestward along the centre line of Van Ela until it meets the southern boundary of Medium Density Zone (1) i; thence, a line drawn northeastward along the southern boundary of said zone until it meets southern reservation line of Elugala; thence, a line drawn northwestwards along the southern reservation line of Elugala until it meets northern reservation of Elugala; thence, a line drawn northwestward to a distance of 60 m. to meet the centre line of the Sumangala Mawatha; thence, eastward along the centre line of the said Mawatha until it meets a point 50 m. drawn perpendicularly to the centre line of Puttalam – Kurunegala road. Thence, a line drawn northwestward parallel to the centre line of Puttalam – Kurunegala road at a distance of 50 m. until it meets a point 200 m. from the western KMC boundary; thence, a line drawn northeastward perpendicular to the centre line of the said Puttalam – Kurunegala road and extended to meet the starting point.

MIXED RESIDENTIAL ZONE NO. 2

North:

Starting from a point situated on a perpendicular line at 75 m. away from the centre line of Wallawa road at a distance of 135 m. from the meeting point of the centre line of the Vallawa road and the centre line of Trincomalee – Kurunegala road towards southwest, a line drawn northeastwards parallel to the Trincomallee – Kurunegala road until it meets the western railway reservation line of Colombo – Anuradhapura.

East:

From the last mentioned point a line drawn southeastward along the said reservation line to a distance of 150 m crossing Trincomalee – Kurunegala road.

South:

From the last mentioned point a line drawn southwestward parallel to Trincomalee – Kurunegala road at a distance of 75 m. until it reaches a point at 165 m.

West:

From the last mentioned point a line drawn northwestwards perpendicular to the centre line of Trincomalee – Kurunegala road, thence a line drawn southwestward along the centre line of said road until it meets a point at 40 m; thence, a line drawn northwestward to a distance of 75 m. until it meets the starting point.

MIXED RESIDENTIAL ZONE NO. 3

(Near the Sahira Colleague)

North:

From the meeting point of centre line of Walu Ela and North Lake road, a line drawn southeastward along the centre line of North Lake road until it meets the centre line of Trincomalee – Kurunegala road.

East:

From the last mentioned point a line drawn southwestward along the centre line of the said road until it meets the centre line of Middle Lake road.

South:

From the last mentioned point a line drawn northwestward along the centre line of Middle Lake road until it meets the centre line of Walu Ela.

West:

From the last mentioned point a line drawn northeastward along the centre line of Walu Ela until it meets the starting point.

MIXED RESIDENTIAL ZONE NO. 4

(Rajapihilla)

North:

Is a point where the centre line of Kumarathunga Mawatha and the centre line of Community Hall Mawatha meets.

East:

From the last mentioned point a line drawn southeastward along the centre line of Community Hall road until it meets the centre line of Kurunegala – Katugastota road; thence, along the centre line of the said road until it meets centre line of Rajapihilla road.

South:

From the last mentioned point a line drawn westwards along the centre line of Rajapihilla road until it meets the centre line of Kumaratunga Mawatha.

West:

From the last mentioned point a line drawn northeastward along the centre line of Kumarathunga Mawatha until it meets the starting point.

COMMERCIAL ZONE NO. 1

North:

From the meeting point of northern and eastern boundary of Mixed Residential zone (1) a line drawn southeastward along the southern reservation line of Vaugala until it meets the centre line of South Lake road; thence, a line drawn eastward along the centre line of South Lake road until it meets the centre line of Middle Lake road.

East:

From the last mentioned point, a line drawn southeastwards along the centre line of the Middle Lake road until it meets the centre line of Trincomalee – Kurunegala road; thence, southwestward along the centre line of the said road until it meets a point at a distance of 395 m. Thence, a line drawn southeastward to a distance of 150 m. to meet the centre line Baladaksha Mawatha; thence, a line drawn southward along Baladaksha Mawatha until it meets the centre line of Kachcheri road, thence a line drawn southeastward along the centre line of Kachcheri road to a distance of 50 m; thence, a line drawn southwestwards parallel to Kachcheri road at a distance of 50 m. and thence southeastwards parallel to the centre line of Katugastota – Puttalam road until it crosses the centre line of Wathhimi Mawatha and extent to a distance of 40 m; thence, a line drawn southwestwards perpendicular to the centre line of Katugastota – Puttalam road thence southeastward along the centre line of the said road until it meets the centre line of Community Hall Mawatha.

South:

From the last mentioned point a line drawn westwards and northwestwards along the centre line of Community Hall Mawatha until it meets the centre line of Kumarathunga Mawatha; thence, a line southwestward along the centre line of Kumarathunga Mawatha until it meets the centre line of Rajapihilla road; thence, a line drawn northwestward along the centre line of Rajapihilla road until it meets the centre line of Kurunegala – Ambepussa road; thence, northwestward along the centre line of Convent road until it meets the centre line of Mihindu Mawatha; thence, a line drawn northeastward along the centre line of Mihindu Mawatha until it meets the centre line of St. Anns road; thence, northwestward along the centre line of said road until it meets a point at a distance 110 m; thence, a line drawn southwestward perpendicular to the centre line of St. Anns road to a distance of 50 m. thence, a line drawn northwestward parallel to the centre line of said road until it meets the centre line of Van Ela; thence, a line drawn southwestward along the centre line of Van Ela until it meets a point at a distance of 135 m; thence, a line drawn northwestward perpendicular to the centre line of Kurunegala – Negombo road and extended to a distance of 75 m. north of the said road; thence, a line drawn northeastward parallel to the said road to a distance of 25 m; thence, a line drawn northwestward parallel to the centre line of Kurunegala – Puttalam road to a distance of 230 m.

West:

From the last mentioned point a line drawn northeastward until it meets starting point.

COMMERCIAL ZONE NO. 2

North:

From a point at a distance of 135 m northeastwards from the Wan Ela tributary centre line, a line drawn southeastwards until it meets the centre line of Mihindu Mawatha; thence, northeastwards along the centre line of the said Mawatha until it meets the centre line of Convent road; thence, southeastwards along the centre line of Convent road crossing along the Ambepussa – Trinco road and Rajapihilla road until it meets the centre line of Sarvodaya Mawatha.

East:

From the last mentioned point a line drawn southwestwards along the centre line of Sarvodaya Mawatha until it reaches the centre line of Gatuwana South Circular road; thence, from the centre line of the said road, a line drawn southwestwards up to a distance of 75 m. perpendicularly to meet the Paddy Zone 2(Bokkawela, Pahalawela, Pathadiyawatte, Koorigahakade, Kethawelyaya)

South:

From the last mentioned point a line drawn northwestward 75 m perpendicular to the centre line of Gattuwana south circular road until it meets the centre line of Ambepussa – Trinco road, thence, southwestwards along the said road until it meets the centre line of Boo Ela, thence, a line drawn northwestwards along the centre line of said Boo – Ela at a distance of 100 m. from the Ambepussa – Trinco road.

West:

From the last mentioned point a line drawn northeastwards parallel to the centre line of Kurunegala – Ambepussa road at a distance of 100 m. until it meets the centre line of Wan Ela tributary; thence, a line drawn northwestwards along the centre line of the said tributary to a distance of 145 m, thence a line drawn northeastwards until it meets the starting point.

COMMERCIAL ZONE NO. 3

North:

Is a point which is situated perpendicularly 75 m northwestwards from the centre line of Kurunegala – Negombo road at a distance of 200 m southwestward from the centre line of the junction where Kurunegala – Puttalam road and Negombo – Kurunegala road meets.

East:

From the northern point a line drawn southeastward until it meets centre line of Kurunegala – Negombo road; thence, a line drawn southwestward along the centre line of the said road to a distance of 265 m; thence, a line drawn southeastward perpendicular to the said centre line of the road to a distance of 75 m; thence, a line drawn southwestward parallel to the centre line of the said road to a distance of 80 m; thence, a line drawn southeastward to a distance of 125 m, to meet the centre line of Van Ela; thence, southwestward along the centre line of Van Ela until it meets a point 75 m perpendicularly to the centre of Kurunegala – Negombo road; thence, a line drawn southwestward parallel to the centre line of said road to a distance of 112 m; thence, a line drawn southeastward at a distance of 75 m. parallel to the centre line of Bauddhaloka Mawatha to a distance of 112 m; thence, a line drawn southwestward until it meets the centre line of Bauddhaloka Mawatha perpendicularly; thence, a line drawn northwestward along the centre line of said Mawatha until it meets the centre line of 4th Lane; thence, southwestward along the centre line of 4th Lane until it meets a point 100 m. perpendicularly from the centre line of the Kurunegala – Negombo road; thence, a line drawn southwestward parallel to the centre line of Kurunegala – Negombo road until it meets the centre line of adjoining cemetery road.

South:

From the last mentioned point a line drawn southwestward along the centre line of the adjoining cemetery road until it meets the centre line of Kurunegala – Negombo road; thence, a line drawn southwestward along the centre line of the said road until it meets the centre line of the Mahasen Mawatha; thence, northwestward along the centre line of said Mawatha until it reaches 75 m from the centre of Kurunegala – Negombo road.

West:

From the last mentioned point a line drawn northeastwards parallel to the centre line of Kurunegala – Negombo road at a distance of 75 m until it meets the centre line of Boo Ela; thence, a line drawn southeastward along the centre line of Boo Ela, until it meets the centre line of Kurunegala – Negombo road; thence, a line drawn northeastward along the centre line of said road until it meets the centre line of the Bauddhaloka Mawatha; thence, a line drawn northwestward along the centre line of Wilgoda road until it reaches a point at 75 m from the centre line of Kurunegala – Negombo road; thence, a line drawn northeastwards parallel to centre line of the Kurunegala – Negombo road until it meets the starting point.

COMMERCIAL ZONE NO. 4

North:

From a point situated 125 m perpendicular from the centre line of Kurunegala – Ambepussa road, at a distance of 240 m southwestwards along the centre line of the said road from the Boo Ela, a line drawn southeastwards perpendicular to the centre line of the said road. Thence northeastwards a line drawn along the centre line of Kurunegala – Ambepussa road until it meets the centre line of Jayanthipura road.

East:

From the last mentioned point a line drawn southeastward along the centre line of Jayanthipura road to a distance of 50 m; thence, a line drawn southwestwards parallel to the centre line of Kurunegala – Ambepussa road until it meets the centre line of Boo Ela tributary. Thence, a line drawn southwards along the centre line of said tributary and the western boundary of Agriculture Zone 4 until it meets the southern boundary of KMC.

South:

From the last mentioned point a line drawn westwards along the said boundary until it meets the centre line of Kurunegala – Ambepussa road; thence, a line drawn northeastward along the centre line of said road until it meets the centre line of Nissanka Mawatha. Thence a line drawn northwestwards along the centre line of said road to a distance of 125 m.

West:

From the last mentioned point, a line drawn northeastward parallel to the centre line of Kurunegala – Ambepussa road at a distance of 125 m until it meets the starting point.

COMMERCIAL ZONE NO. 5 A

North:

From the meeting point of the centre line of Thalgodapitiya Mawatha and western boundary of KMC a line drawn southeastward along the centre line of said Mawatha until it meets the centre line of Kurunegala – Negombo road.

East:

From the last mentioned point a line drawn southwestward along the centre line of Kurunegala – Negombo road, until it meets the centre line of Malkaduwwa road. Thence, a line drawn northeastwards along the centre line of said road until it meets a

point at 170 m distance. Thence a line drawn southwestward perpendicular to the centre line of the said road until it meets western boundary of KMC.

South:

From the last mentioned point a line drawn northwestward along the said boundary to a distance of 190 m.

West:

From the last mentioned on a line drawn northeastward along the western boundary of KMC until it meets the starting point.

COMMERCIAL ZONE NO. 5 B

North:

A point situated 50 m perpendicular to the centre line of Kurunegala – Katugastota road, at a distance of 115 m northwestwards from the centre line of Gettuwana South Circular road.

East:

From the last mentioned point a line drawn southeastward parallel to the centre line of Kurunegala – Katugastota road until it meets the centre line of Gettuwana North Circular road and proceed to a further distance of 150 m parallel to the centre line of Kurunegala – Katugastota road; thence, a line drawn southwestward perpendicularly until it meets the centre line of the said road.

South:

From the last mentioned point a line drawn northwestward along the centre line of Kurunegala – Katugastota road until it meets the centre line of Gettuwana South Circular road. Thence, a line drawn southwestward along the said road to a distance of 120 m; thence, a line drawn northwestward perpendicular to the centre line of said road until it meets the centre line of Stores road.

West:

From the last mentioned point a line drawn northeastward along the centre line of Stores road until it meets the centre line of Kurunegala – Katugastota road. Thence, a line drawn northwestwards along the centre line of said road to a distance of 15 m. Thence a line drawn northeastward along the centre line of Weerasinghe Mawatha until it meets the starting point.

COMMERCIAL ZONE NO. 5 C

North:

From a line situated 50 m northwards perpendicular to the centre line of Kurunegala – Katugastota road at a distance of 440 m northeastwards from the centre line of the railway track; a line drawn northeastwards parallel to the said road until it meets the eastern boundary of the KMC.

East:

From the last mentioned point a line drawn southeastwards along the eastern boundary of KMC to a distance of 100 m.

South:

From the last mentioned point a line drawn southwestwards parallel to the centre line of Kurunegala – Katugastota road to a distance of 375 m.

West:

From the last mentioned point a line drawn northwestwards crossing the Kurunegala – Katugastota road and meet the starting point.

COMMERCIAL ZONE NO. 5 D

North:

From the centre line of Puttalam – Kurunegala road a line drawn northeastwards along the northern boundary of the KMC to a distance of 50 meters.

East:

From the last mentioned point a line drawn southeastwards parallel to the centre line of Puttalam – Kurunegala road to a distance of 180 m.

South:

From the last mentioned point a line drawn southwestwards perpendicular to the centre line of Puttalam – Kurunegala road and extended to a distance of 50 m.

West:

From the last mentioned point a line drawn northwestwards parallel to the centre line of Puttalam – Kurunegala road until it meets the western boundary of the KMC; thence, a line drawn northeastwards along the said boundary until it meets the starting point.

GOVERNMENT & SEMI GOVERNMENT ZONE NO. 1**North:**

From the intersection of the centre line of North Lake road and Trincomalee – Kurunegala road a line drawn eastwards until it meets a point at a distance of 130 m.

East:

From the last mentioned point a line drawn southeastward along the centre line of Trincomalee – Kurunegala road until it meets the western boundary of Low Density Zone (1) i; thence, a line drawn southwestward along the said boundary until it meets the northern reservation line of Athugala; thence, a line drawn southwestwards along the northern, western and reservation line of said Athugala until it meets the northern boundary of Athkanda Vihara Sacred Zone (vide gazette notification no. 21 – 2 (A) in 20.07.1989).

South:

From the last mentioned point a line drawn southwestward along the northern boundary of Athkanda Vihara Sacred Zone until it meets the centre line of Kurunegala – Katugastota road.

West:

From the last mentioned point a line drawn northwestward along the centre line of Kurunegala – Katugastota road until it meets the eastern boundary of Commercial Zone (1); thence, northeastward along the said eastern boundary of Commercial Zone (1) and proceed towards north along the centre line of Baladaksha Mawatha until it meets the centre line of Kurunegala – Trincomalee road; thence, northeastward along the centre line of said road until it meets the starting point.

GOVERNMENT & SEMI GOVERNMENTAL ZONE NO. 2

North:

From the meeting point of northern and eastern boundary of Medium Density Zone (1) ii a line drawn eastward along the centre line of Boo Ela until it meets the centre line of Ambepussa – Trincomalee road.

East:

From the last mentioned point a line drawn southeastward along the centre line of Boo Ela, until it meets the northern boundary of High Density Zone (2) i.

South:

From the last mentioned point a line drawn southwestward along the northern boundary of said High Density Zone No. (2) i until it meets the centre line of Jayanthipura road; thence, a line drawn northwestward along the centre line of said road until it meets the centre line of Ambepussa – Trincomalee road; thence, a line drawn southwestward along the centre line of said road until it meets the northern boundary of Commercial Zone (4); thence, a line drawn northwestward along the northern boundary of said zone until it meets the western boundary of said zone; thence, a line drawn southwestward along the western boundary of said zone to a distance of 650 m. thence, a line drawn northwestward perpendicular to the western boundary of Commercial Zone (4) to a distance of 175 m.

West:

From the last mentioned point a line drawn northeastwards parallel to the western boundary of Commercial Zone (4) crossing Pubudu Mawatha and meets the starting point.

GOVERNMENT & SEMI GOVERNMENT ZONE NO. 3

North:

Is a point located 90 m; eastward from the centre line of Kurunegala – Katugastota road.

East:

From the last mentioned point a line drawn southeastward along the western boundary of the reservation line of Athugala until it meets the centre line of Weerasingha Mawatha; thence, southwestwards along the centre line of Weerasingha Mawatha and Stores road until it meets the southern boundary of Commercial Zone (5) B; thence, a line drawn southeastward along the southern boundary of the said zone until it meets the centre line

of Gattuwana South Circular road; thence, northeastwards along the centre of the said road until it meets the centre line of Kurunegala – Katugastota road; thence, a line drawn southwestwards along the centre line of the said road, until it meets the western boundary of High Density Zone (1) i; thence, a line drawn southward along the western boundary of said zone until it meets the northern boundary of Agricultural Zone (2).

South:

From the last mentioned point a line drawn westwards, southwards, northwestwards and northwards along the northern boundary of Agricultural Zone (2) until it crosses the Colombo – Anuradhapura railway line and meets the centre line of Gattuwana South Circular road; thence, a line drawn northwestward along the centre line of Gattuwana South Circular road to a distance of 65 m.

West:

From the last mentioned point a line drawn northeastwards perpendicular to the centre line of Gattuwana South Circular road until it meets the centre line of Van Ela Tributary; thence, northwestwards along the centre line of said Tributary until it meets the eastern boundary of Athkanda Vihara Sacred Zone; thence, a line drawn northwestwards along the eastern boundary of said Sacred Zone until it crosses the Kurunegala – Katugastota road until it meets the starting point.

GOVERNMENT & SEMI GOVERNMENT ZONE NO. 4

North:

At a distance of 195 m southwestward along the centre line of Kurunegala – Negombo road, a line drawn southeastward along the southern boundary of Commercial Zone (1) until it meets the centre line of Van Ela; thence, a line drawn northeastward along the centre line of said Ela to meet a point at a distance of 50 m from the centre line of Kurunegala – Negombo road towards southeast; thence, a line drawn southeastwards, northeastwards along the southern boundary of Commercial Zone (1) until it meets the centre line of St. Anns road; thence, southeastward along the centre line of the said road until it meets the centre line of Mihindu Mawatha.

East:

From the last mentioned point a line drawn southwestwards along the centre line of the Mihindu Mawatha until it meets the northern boundary of Commercial Zone (2); thence, a line drawn northwestward along the northern boundary of Commercial Zone (2) until it meets the western boundary of said zone; thence, a line drawn southwestward along the western boundary of the Commercial Zone (2) until it meets the centre line of the tributary of Van Ela; thence, a line drawn southwest along the centre line of said tributary to a distance of 200 m.

South:

From the last mentioned point a line drawn northwestward along the centre line of said tributary (Van Ela) until it meets the centre line of Van Ela (main); thence, a line drawn southwestward along the centre line of Van Ela until it meets the eastern boundary of Commercial Zone (3); thence, a line drawn northwestwards, northeastwards again northwestwards along the eastern boundary of Commercial Zone (3) until it meets the centre line of Kurunegala – Negombo road.

West:

From the last mentioned point a line drawn northeastward along the centre line of the said road until it meets the starting point.

GOVERNMENT & SEMI GOVERNMENT ZONE NO. 5

North:

From the meeting point of centre lines of Wilgoda road and Van Ela, a line drawn eastwards along the centre line of Van Ela until it meets the western boundary of Commercial Zone (3).

East:

From the last mentioned point a line drawn southwestward along the western boundary of Commercial Zone (3) until it meets the centre line of Wilgoda road; thence, a line drawn southeastwards along the centre line of Wilgoda road until it meets the centre line of Kurunegala – Negombo road; thence, a line drawn southwestward along the centre line of the said road until it meets the centre line of Boo Ela.

South:

From the last mentioned point a line drawn northwestward along the centre line of Boo Ela until it meets the eastern boundary of Medium Density Zone (1) i.

West:

From the last mentioned point a line drawn northeastwards along the eastern boundary of Medium Density Zone (1) i until it meets the centre line of Baudhaloka Mawatha; thence, a line drawn northwestwards along the centre line of the said Mawatha until it meets the starting point.

AGRICULTURAL ZONE NO. 1

(Polaththapitiya)

North, East, South, West

As indicated in the town survey sheet no. 5, 6 of October 1968.

AGRICULTURAL ZONE NO. 2

(Bokkawela, Pahalawela, Pathadiyawela, Koorigahakada, Kethwelyaya)

North, East, South, West

As indicated in the town assessment surveyor sheets no. 24, 25, 26 and 58 of October 1968.

AGRICULTURAL ZONE NO. 3

North, East, South, West

As indicated in the town surveyor sheet no. 20 of October 1968.

AGRICULTURAL ZONE NO. 3 A

North, East, South, West

As indicated in the town surveyor sheet no. 13 of October 1968.

AGRICULTURAL ZONE NO. 4

North, East, South, West

As indicated in the town surveyor sheets no. 23, 24 of October 1968.