

MINISTRY OF LOCAL GOVERNMENT HOUSING AND CONSTRUCTION



**CITY OF COLOMBO  
DEVELOPMENT PLAN**

**Volume I**

NOVEMBER 1985

3



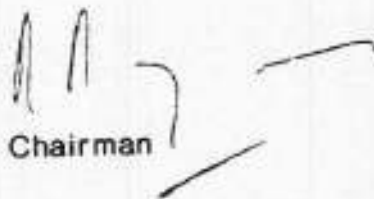
I Ranasinghe Premadasa, Minister of Local Government, Housing & Construction do hereby approve the City of Colombo Development Plan by virtue of the powers vested in me under section 8F of the Urban Development Authority Law No. 41 of 1978.

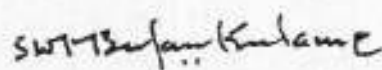
←  
R. Premadasa  
Minister of Local Govt., Housing  
& Construction

17th January, 1986

at Colombo

In terms of Section 8E of the Urban Development Authority (Amendment) Act No. 4 of 1982, the Board of Management of the Urban Development Authority at its Meeting held on Wednesday, 20th November 1985 resolved to recommend the City of Colombo Development Plan together with the written statements, plans, maps and annexures thereto, for submission to the Hon. Minister of Local Govt., Housing & Construction for his approval.

  
Chairman

  
Member of the Board of  
Management

November, 1985

CITY OF COLOMBO DEVELOPMENT PLAN

VOLUME ONE

NOVEMBER 1985

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## BACKGROUND INFORMATION

### INTRODUCTION

1. The area covered by the Colombo M.C. has been declared under Section 3 of UDA Law No. 41 of 1978 as an urban development area with the establishment of UDA in Gazette notification No. 4/1 dated September 30, 1978. The responsibility for orderly development of Colombo lies since then with the UDA. Broadly speaking this responsibility is being undertaken in three ways.
  - i. Preparation and implementation of development projects through the acquisition, sale or lease of land for commercial, industrial, residential development separately or as an integrated project and undertaking of construction of buildings by it or jointly with the private sector. The development of Ecnelon Square, Peliyagoda Integrated Project, construction of markets (Fish market and vegetable market in Pettan) residential apartments as in Kollupitiya, lease of lands for hotels (Taj, Trans-Asia, Sneraton) are some of the projects which fall in this category.
  - ii. Undertaking redevelopment/upgrading of slums and shanties
  - iii. Grant of permits for development undertaken by owners and developers of private property.
2. The grant of permits for private development within Colombo M.C. had been regulated till recently through the Regional Planning Scheme for the Regional Development Area of Colombo published under the Town and Country Planning Ordinance on November 15, 1960 and the provisions under the Housing and Town Improvement Ordinance. While the former had designated land uses under different categories such as Residential, Commercial and Industrial, the latter laid down regulations regarding street widths, height of buildings, ventilation and a few other basic requirements.
3. It was observed that both the Regional Planning Scheme as well as the provisions of the Housing and Town Improvement Ordinance were not adequate to channelise the potential for growth created by the policies of the present Government which encouraged, free trade and foreign and local investment in development and construction through tax holidays and other incentives in an orderly manner. The immediate effect of expansion of building activity was felt in the already congested and problem areas where infrastructure services were old and over loaded.

At the same time the tendency for intense development of industries and warehouses, offices and commercial space in areas not adequately serviced, conversion of houses to non residential uses and large scale intrusion of non residential uses in residential areas became marked. These factors have created a situation that has become an impediment to planned development.

4. The need therefore to bring out a "Development Plan" which would concern itself immediately with rationalisation of land uses, regulation of building intensity appropriate to different areas of the City, setting of parameters for siting and construction of buildings to provide a proper environment for them and the specification of guidelines for desirable direction of growth in different parts of the City, was urgently felt.
5. The Development Plan presented here addresses itself to this immediate problem. It should be noted that this is only the beginning of a process of planning for the City which requires to be detailed in respect of critical areas and areas where fast changes are anticipated. The Development Plan therefore identifies also the areas where such detailed investigations and action for planning should be continued.
6. As a part of this process it is proposed to prepare and issue for general information and guidance to the public, sectoral policy statements reflecting the policies of UDA in the Sectors of Housing, Traffic and Transportation, Education Medical and Social facilities, Infrastructural services and Open space and Recreation from time to time.

1. CONTENT OF THE DEVELOPMENT PLAN

The Development Plan is made up of the following documents :-

- 1.1 A set of 49 survey plan sheets together with explanatory notes covering the Colombo M.C. Area to a scale of 1:3100 constituting the proposed land use zoning maps indicating
- (a) the boundaries of lands designated for specific uses and the remaining lands classified into the following use zones :
- i. Primary Residential Zone
  - ii. Mixed Residential Zone
  - iii. Commercial Zone
  - iv. General Industrial Zone
  - v. Special Industrial Zone
  - vi. Public and Semi Public Zone
  - vii. Parks, Playgrounds and Open Space Zone
  - viii. Agricultural Zone
  - ix. Deferred Zone
- (b) the street lines for existing and proposed roads and reservations of coastline and river margins.
- 1.2 A set of 49 sheets covering the Colombo M.C. Area to a scale of 1:3100 indicating the maximum Floor Area Ratios (FAR) permissible in respect of sites or plots in different areas constituting the building intensity maps. The Floor Area Ratios range from 3.0 in parts of the Central Business District to 1.25 in low density development areas and to 0.6 applicable mainly to public uses.
- 1.3 Development Requirements in written format incorporating the Land use and Planning and Building aspects. Those Requirements are to be read and interpreted in conjunction with the Land Use Zoning and Building Intensity maps mentioned above.
- (a) The Land Use Requirements, mainly deal with the land use zoning classification and the type of developments that may be permitted or prohibited in them and the maximum FAR applicable to sites.

- (b) The minimum size of sites for buildings, heights of buildings, set backs and open spaces to be left in and around buildings, sub division of lands, widths of streets, street and building lines, special requirements for highrise buildings, vehicle parking requirements and enabling provisions for architectural treatment, conservation, advertisement control and landscaping form part of the Planning Requirements.
- (c) The Building requirements deal principally with foundation and structural standards, standards for dimensions of rooms, lighting and ventilation, servicing of buildings in respect of water supply, drainage, sanitation, solid waste disposal, electricity and fire safety. They also lay down special requirements for highrise buildings and low income housing.
- (d) The Requirements also deal with the procedures for submission of plans for approval, obtaining certificate of conformity and other matters incidental to Development.
- (e) Matters refers to b,c & d are contained in volume two of the development plan.

1.4 Planning Guidelines for the Planning Units indicating the development policy for them taking note of their present character and future potential. These guidelines particularly deal with infrastructure, urban design, conservation and landscape policies, and identify sectors and areas within them for which detailed planning is needed.

2. PLANNING AREA

- 2.1 The Development Plan covers the area comprised within the administrative limits of Colombo M.C. extending over 3733 hectares (9220 acres) with a population of 585,770 as per the Census of 1981.
- 2.2 The Planning Area consists of 47 Municipal Wards. These wards have been grouped into 14 Planning Units taking into account the main character of the area and the activities therein. These Planning Units generally correspond to the urban units identified in the UNDP Master Plan Report with the exception that urban unit 13 has been delimited into two planning units 13a and 13b.
- 2.3 The salient character of planning units are listed in Table 2.1

TABLE 2.1  
CHARACTER OF PLANNING UNITS

Planning Unit	Extent (Hectar -es)	Population 1981 (Estimated)	Main Character of the Area
1. Fort	179	17029	Central Business and Shopping District and Government Administrative Centre.
2. Kochchikade	159	80045	Old Residential area with mixed uses and containing considerable slum housing.
3. Maradana	214	47997	Old Residential area now an extension of Central Business District.
4. Kollupitiya	291	47132	High and medium income Residential area and a developing commercial area. It includes Galle Face Green and sea front of great potential for recreation.
5. Mattakkuliya	380	59027	Old Residential area with considerable intrusion of warehousing activities.

Planning Unit	Extent (Hectar -es)	Population 1981 (Estimated)	Main Character of the Area
6. Kotanena	170	34502	Old Residential area with mixed uses and containing considerable slum housing.
7. Grandpass	248	54018	Commercial, Industrial and Low Income Residential area, with marshy areas around.
8. Dematagoda	285	58704	Industrial and Low Income Residential areas with shanty development edged by marshy lands.
9. Borella	156	27849	Middle Income Residential and Secondary Shopping Area.
10. Cinnamon Gardens	343	16738	High Income Residential Area with several embassies and area of considerable Civic functions and public uses.
11. Bambalapitiya	238	25122	High and Medium Income Residential area and a developing Commercial area on Galle Road. Has a sea front of potential value, presently underutilised.
12. Wellawatte	335	47163	Medium Income Residential area with character similar to Bambalapitiya.
13a. Naranepita	354	28114	Medium Income Residential area with Public Buildings and non residential uses along Baseline Road.
13b. Kirillapone	381	42336	Medium Income Residential area interspersed with shanty development.
	3733	585776	

Source : Compiled by UDA

2.4 The names and the number of the Municipal Wards constituting the Planning Units are given in Table (2.2)

TABLE 2.2

PLANNING UNITS AND MUNICIPAL WARDS

Planning Unit No.	Name and No. of Municipal Ward
1	FORT (20)
2	KOCHCHIKADE North (9) Gintupitiya (10) Masangasweediya (11) Alutkade East (16) Alutkade West (17) Kenelwatte (18) Koccnikade South (19)
3	Suduwella (24) Paacnikawatte (25) MARADANA (26) Maligakande (27) Kuppiawatte West (32)
4	Kompannaweediya (21) wekanda (22) Hunupitiya (23) KOLLUPITIYA (37)
5	MATTAKKULIYA (1) Modera (2) Manawatte (3) Aluthmawatha (4)
6	Lunupokuna (5) KOTAHENA East (7) Kotahena West (8)
7	Bloemendhal (6) New Bazaar (12) GRANDPASS North (13) GRANDPASS SOUTH (14)
8	Maligawatte West (15) Maligawatte East (28) DENAFAGODA (29) Wanatnamulla (30) Kuppiawatte East (31)
9	BORELLA North (33) Borella South (35)
10	CINNAMON GARDENS (36)
11	BAMBALAPITIYA (38) Milagiriya (39)
12	Havelock Town (42) WELLOWATTE North (43) Pamankade West (46) Wellawatte South (47)
13a	NARAHENPITA (34) Timdirigasyaya (40)
13b	Kirula (41) KIRRILAPONE (44) Pamankada East (45)

Source : Compiled by UDA

### 3 CITY PROFILE

3.1 Colombo M.C. has a land area of 3635 hectares and 98 hectares of land covered by lakes, channels and other inland water bodies.

- 3.2 It has a population of 585,776 according to 1981 census. The growth rate during 1963-71 was 1.24% per annum and during 1971-81 it was 0.42% per annum. The growth of population since 1824 is indicated in Table 3.1

TABLE 3.1  
POPULATION GROWTH

Year	Area Sq. Km.	Population	Growth Rate %	Density per Sq. Km.
1871	-	98,843	-	-
1881	24.63	110,502	11.79	4486
1891	24.63	126,825	14.77	5149
1901	27.37	154,691	21.97	5652
1911	31.10	211,274	36.58	6793
1921	33.71	244,163	15.57	7243
1931	33.89	284,155	16.38	8385
1946	34.59	302,074	27.42	10467
1953	36.16	425,881	17.62	11778
1963	37.33	511,639	20.14	13706
1971	37.33	562,160	9.87	15059
1981	37.33	585,776	4.20	15691

Source : Compiled by UDA

- 3.3 The gross density in 1981 was 157 persons/hectare. It may be observed that there has been a progressive densification of the City Area. The present residential density is 347 persons/hectare.
- 3.4 The physical structure of Colombo is similar to many of the colonial port cities. The Fort was the focal point around which were established the residential area of the white settlers and that of local inhabitants some distance from it. In the course of time Fort became the financial and Government Centre and Pettah a centre for retail and wholesale trade serving the need of the growing City and the entire Island. Industries and warehouses were located close to this area where the railway had also been established, the industries closer to the Port and the warehouses around the Beira Lake. New developments and extensions were guided by the terrain and communication routes. The City was hemmed in by low lying lands and Kelani

Ganga in the north and extensive marshes on the west, so much so, the developments which were originally towards north moved southwards taking advantage of the road to Galle. There has been periodic shifts in activities and change in the character of the different areas throughout but this trend has gained momentum recently. For instance, Mutuwal in the north has changed from its one time high class residential character into an area with varied activities; the recent intrusion of large scale warehousing has completely modified its original character. The middle class residential areas of Kotahena have given way to light industrial and commercial activities and the consequent concentration of low income residents. Prince of Wales Road and northern part of Baseline Road, the roads leading north to Negombo and Kandy have developed as industrial areas and Galle Road which was predominantly middle income residential is transforming into an office and shopping area. Offices, restaurants and similar activities have invaded the once high class residential areas of Cinnamon Gardens and Duplication Road. The extensive grounds belonging to large houses have been sub-divided into small sites which has further eroded the character of this once spacious housing area. Shanty settlements have sprung up in marginal lands on the edge of the marshes (Wanathamuila) and along canals (Kirulapone and Deniwela).

- 3.5 According to the estimates made by the UNDP Master Plan Project (1977) residential areas occupy 1687 hectares (45.2% of total area) followed by road, railway and transport uses (610 hectares or 16.3%) and Public and Semi Public uses (465 hectares or 12.5%). Commercial areas occupy 201 hectares (5.4%) Industrial uses occupy 151 hectares (4%) and Open Spaces 142 hectares (3.8%) Undeveloped lands, mostly marshes occupy 10.2% of the area and water bodies 2.6%. The break up of major land uses as % to total area and developed area is given in Table 3.2.

TABLE 3.2  
LAND USE BREAK UP - 1977

Land Use	Extent Hectares	% to Developed Area	% to Total Area
Residential	1687	51.8	45.2
Commercial	201	6.2	5.4
Industrial	151	4.2	4.0
Public & Semi Public	465	14.3	12.5
Transport	610	18.7	16.3
Open Spaces	142	4.4	3.8
Developed Area	<u>3256</u>	<u>100.0</u>	<u>87.2</u>
Undeveloped	379	-	10.2
Water	98	-	2.6
<b>Total</b>	<b>3733</b>	-	<b>100.0</b>

Source : Compiled from UNDP Master Plan Project

- 3.6 The estimated birth rate for the City in 1977 was 21.1 per thousand population with a death rate of 7.9 per thousand population. The infant death rate was 39.7 per thousand births. The number of males / 100 females was of the order of 130 indicating existence of a large pool of single males. 48% of the population was in the age group 20 - 54 and 22.3% in the age group 5 - 14; of the latter 30.8% did not attend any school.
- 3.7 The household size in 1981 is estimated at 6.8. More than 66.6% of the households in the Colombo Metropolitan Region were estimated (1973) to have an income of less than Rs. 400.00 per month with only 4.6% of the households having an income in excess of Rs. 1000.00 per month.
- 3.8 Colombo, according to the 1971 census had 178,594 resident workers (31.76% of population) of which 2438 (1.4%) were in Agriculture, 17,337 (9.7%) were in mining and manufacturing, 4564 (2.6%) in utilities and construction, 39322 (22% in commerce 22202 (12.4%) in transport, 3871 (2.2%) in finance, 53202 (29.8%) in services and 35658 (20%) in other activities. It will be observed that bulk of the employment was in commerce and services. The percentage of women resident workers was very low being only 13% of the total employment.

- 3.9 Colombo, as can be expected of a metropolitan city, provides for a larger number of jobs than the resident workers in it. In 1971 it had an estimated 319,200 jobs of which 37,200 (11.7%) were in mining and manufacturing 73,500 (23%) in commerce and finance 42,700 (13.4%) in transport and 146,600 (46%) in services.
- 3.10 The structure of employment clearly reflects Colombo's administrative, commercial and transport character. The entire Government functions are carried out from the City. The President's Secretariat and several Ministries are located in the Fort and the Courts of Justice closely at Hulftsdorf. Some large offices of Government Departments have been recently built close to the Southern part of Baseline Road but several offices are still housed in large residential buildings spread over the entire City due to the non availability of office accommodation. It is estimated that the Government office accommodation in the City occupies over 250,000 sq.m. The shifting of Parliament to its new location in Kotte and proposed transfer of some of the offices to Battaramulla and Pelawatte close to it is meant to relieve the pressure on the City from this growing activity.
- 3.11 The Commercial activity which includes wholesale trade, retail trade, private business and banking is carried on mostly in Pettah and the adjoining areas. These activities are housed in what were originally shop houses built during the early Dutch period. Only recently some of these have been rebuilt for use as commercial premises but many of them occupy the original small sites. The wholesale fish and vegetable markets still operate from this area where new buildings have been built for them recently.
- 3.12 The Pettah area is the most important retail trade and shopping centre although congestion and insanitary environmental conditions are pushing this activity outwards and Galle Road is growing in importance as a centre for retail trade. Borella has developed into a secondary retail trade centre with a number of small shopping areas along major roads in Residential areas.
- 3.13 Many of the mercantile offices and financial institutions still operate from the Fort area from the buildings that were built to house large business houses set up during the early part of this century. The Fort and Pettah together form the Central Business District. The day time population here is of the order of 550,000 (1980). Due to the rapid expansion in demand for office space, a dispersal of this activity to other parts of the City has occurred through the

conversion of houses or by the construction of new buildings on residential plots. These trends can particularly be seen on Galle Road and the Cinnamon Garden Area.

- 3.14 The industrial activities consist of mostly of medium and small scale manufacturing and service establishments and warehousing. The main products manufactured are edible oils, soaps and cosmetics, confectionary, foods and beverages, tobacco products, chemicals, pharmaceuticals, plastic and paper products. The service industries include repair of automobiles, boats and machinery and printing. The warehouses deal in tea, rubber, spices, machinery and a host of consumer articles held for distribution islandwide. Most of these activities are concentrated in north Colombo, around Union Place and close to Beira Lake, all within easy reach of the Port. Several industries have also come up along the northern section of Baseline Road.
- 3.15 The transport activity is connected with Colombo Port which in 1960 handled 3.4 million tones of cargo. It is one of the largest artificial harbours in this part of the world and is being developed as a container handling Port serving the Far East. It employs more than 15,000 workers. The Sri Lanka Government Railway and the Sri Lanka Transport Board are other major undertakings in the transport sector.
- 3.16 Residential population is spread throughout the City's various Planning Units. In fact, areas such as Kochchikade, Dematagoda, Grandpass, Mattakkuliya and Maradana which have considerable non-residential activities consist of large residential populations at high densities. Even the CBD has a population of 17205 which is larger than the population of the exclusively residential area of Cinnamon Gardens (16740). The population overall and residential densities in the Planning Units are given in the Table 3.3. The highest density is in Kochchikade followed by Maradana and Grandpass. The lowest densities are in Mambalapitiya, Cinnamon Gardens and Kirillapone. The Cinnamon Gardens consists of large houses of the affluent section of society. Kollupitiya and Mambalapitiya have a mixture of high, medium and low income households while Wellawatte and Kirillapone have a mix of medium and low income households. Most of North Colombo consists of medium and low income households with the latter predominating.

TABLE 3.3.  
ESTIMATED DENSITIES (1981)

Planning Unit	Population	Residential Density Persons/HA	Overall Density Persons/HA
1 Fort	17029	-	95
2 Kocchnikade	80045	1195	503
3 Maradana	47997	706	224
4 Kollupitiya	47132	582	162
5 Mattakkuliya	59027	343	155
6 Kotanena	34052	486	203
7 Grandpass	54018	675	218
8 Dematagoda	58704	554	206
9 Borella	27849	381	179
10 Cinnamon Gardens	16738	143	49
11 Bambalapitiya	25122	133	105
12 Wellawatte	47163	201	141
13a Narahenpita	28114	195	79
13b Kirillapone	42336	149	111
<b>CITY</b>	<b>585776</b>	<b>347</b>	<b>157</b>

Source : Compiled by UDA

3.17 It is estimated that about 256,470 persons constituting 43% the City's population live in slums and shanties. While slums predominate in North Colombo, with highest concentration in Planning Units 2, 5 and 6 shanties are concentrated on the edge of the City in the eastern part (Wanatnamulla) and in Kirillapone. The estimated slum and shanty population in the various units is given in Table 3.4.

3.18 The predominant house types that can be identified are :-

- (a) Detached houses both large and small with site extents ranging from over 3000 sq.m. to 250 sq.m. occupied by high and medium income groups.

- (b) Attached houses of both high and medium income groups in plots of about 300 sq.m.
- (c) Street houses mainly occupied by medium and low income groups.
- (d) Slum tenements occupied by the lowest income group.
- (e) Shanties also occupied by the lowest income group and
- (f) Flats, mainly constructed by Government and Public Agencies for their staff.

TABLE 3.4  
SLUM AND SHANTY POPULATION

Planning Unit	Slum and Shanty Population *	Percentage to Planning Unit Population **	City Population
1 Fort	2134	12.5	0.4
2 Kochchikade	49237	61.5	8.4
3 Maradana	26638	55.5	4.5
4 Kollupitiya	23886	50.6	4.0
5 Mattakkuliya	36229	61.4	6.2
6 Kotahena	15178	43.9	2.6
7 Grandpass	20346	37.7	3.4
8 Dematagoda	32610	55.5	5.6
9 Borella	13113	47.1	2.2
10 Cinnamon Gardens	1910	11.4	0.3
11 Bamalapatiya	1453	5.8	0.2
12 Wellawatte	8894	18.9	1.5
13a Narahenpita	8962	31.8	1.5
13b Kirillapone	15880	37.5	2.7
CITY	256470	-	43.5

\* Estimated in 1978

\*\* Estimated in 1981

Source : UDA

3.19 According to the housing census of 1971, the housing stock consisted of 75,614 units of which 27.5% were semi permanent or temporary and 22.8% of the units were older than 50 years. 60.5% of the units were rented and of these 64.4% fetched a rent of less than Rs. 30.00 per month. The average per capita floor area was of the order of 7 sq. m. ranging from 17.5 sq.m. in the Cinnamon Gardens unit to 4 sq.m. in the densely populated Kocchnikade Unit.

3.20 The intensity of development in different parts of the City as measured by Floor Area Ratio (FAR) varies from 0.5, in low density residential areas such as Naranepita and Cinnamon Gardens upto 0.9 in high density mixed use areas such as Maradana, Kotanena and Kollupitiya. The FAR in the commercial areas of Fort and Pettan are 1.25 and 0.8 respectively. The highest FAR within the Fort area is 3.5 in the block opposite to Central Bank facing the Janadhipatni Mawatha (influenced by the recently constructed Ceylinco House). The block bounded by Reclamation Road, Bankshall Street and 1st and 2nd Cross Streets in Pettan has the next intense FAR of 2.05.

TABLE 3.5  
TYPICAL FAR'S IN PLANNING UNITS

Planning Unit	F.A.R.
1 Fort	1.25 - 00.77
2 Kocchnikade	0.87 - 0.89
3 Maradana	0.78
4 Kollupitiya	0.84 - 0.94
9 Borella	0.56 - 0.61
10 Cinnamon Gardens	0.37 - 0.52
11 Bambalapitiya	0.87
12 Wellawatte	0.5 - 0.60
13a Naranepita	0.5
13b Kirillapone	0.5

Note : The FAR's indicated apply to the small City block or part of a City block surveyed. The figures noted against Fort indicate the average FAR's in the 'Fort' and 'Pettan' parts of the Planning Units respectively.

SOURCE : Compiled by UDA

- 3.21 Colombo City in 1971 had within its limits 379 hectares of undeveloped land most of which were land classified as marshes. These, together with the developed parks and playgrounds provided the necessary 'lung space' for the population. However, a large extent of marshy land is being reclaimed or planned for reclamation. The Sri Lanka Land Reclamation and Development Corporation, the National Housing Development Authority and several private owners are filling and reclaiming such land for housing, building of warehouses and container yards. The impact of such filling without a total plan, on the densification of urban area and on the environmental quality of the City requires to be carefully studied.
- 3.22 The main traffic arteries linking the City with the hinterland and linking various parts of the City are Galle Road, Baseline Road, Reclamation Road and Prince of Wales Road. All these roads assist the mainly North-South movement of traffic. East-West movement which is comparatively less is through Maradana Road, Baudhaloka Mawatha and Union Place - Ward Place. Problems in movement of traffic and parking of vehicles are particularly severe in the Fort and Pettah, Maradana and on Galle Road. There has been considerable intrusion by way of parking of commercial vehicles containers and vans in almost all residential areas. Colombo District accounts for nearly 50% of about 400,000 vehicles registered in the Island. The average daily traffic on important roads in the City (1979) as enumerated by Highways Department is included in the Table 3.6

TABLE 3.6

## AVERAGE DAILY TRAFFIC ON COLOMBO ROADS (1979)

Road	Cars	buses	Lorries	Motor Cycles	Others	Total
1. Galle Face Road (Parliament)	23,674	2501	2110	2700	1375	32,360
2. Galle Road (Kollupitiya)	22,384	2575	2346	2397	2179	31,880
3. Galle Road (Bambalapitiya)	25,003	3522	2365	2782	2230	36,902
4. Galle Road (Wellawatte)	20,043	3418	3138	2692	1834	31,125
5. Oicott Mawatha	15,219	5745	3942	2188	2832	29,926
6. Sir.C.A.Gardiner Mawatha	16,669	1964	3537	2416	3951	28,537
7. Kirillapone Bridge	8,256	2943	2386	1632	3587	18,804
8. Kotte Road	6,129	2205	2384	1267	3443	15,428
9. Kolonnawa Road	2,723	1293	1721	919	4046	10,702
10. Victoria Bridge	6,029	3286	4047	1131	2985	17,478

SOURCE: Highways Department

3.23 There are three main rail outlets from Colombo. Fort and Maradana are the principal rail stations from which the lines branch off North to Kandy and Negombo and South to Matara hugging the coast line. The third line practically abandoned is the narrow gauge Kelani Valley line skirting the City on the East. Rail modernisation is one aspect which has not received enough attention and its potential both for passenger and goods movement still lies dormant.

3.24 Most of the City area is covered by a protected water system as well as underground drainage but the access of these services to the population is limited as can be assessed from the fact that 37.4% of the housing units did not have individual tap connections and 35% of the housing units did not have flush latrines as per the 1971 Housing Census. The poor income households are the most affected. Further, both

the water supply and under ground drainage systems were installed in the early part of the century and have been found to be inadequate to meet the growing demand on the system. Electricity and telephone services also suffer from the growing demand on them.

- 3.25 Although the vicinity of Colombo has been settled since several centuries before Christ, the present City's growth may be said to have commenced in the 16th century. It has passed through the hands of the Portugese, Dutch and the English and each period has left its own imprint on the City. There are a number of places and buildings both public and residential which recall the history and living conditions of the past. Fort, Pettah, Mutuwal, Kotehena, Hulftsdorf, Maradana and Cinnamon Gardens are some of the localities where these exist and where conservation action would be needed.
- 3.26 Colombo is a green city with trees, flowering shrubs and vegetation abounding in the garden houses and along most roads. Some of the road avenues such as along Baudhaloka Mawatha and in the surrounding Cinnamon Gardens area are magnificent. The vegetation marshes and water bodies also support varied and interesting bird life. These are threatened by the incessant pressure of development and unless conscious efforts are made to preserve them, this highly desirable environmental quality may not remain for long. Two of the most unexploited resources of the City for recreation are its long coastline and the Beira Lakes. Except for the short stretch of Galle Face, no part of it has been used for organised recreation. Most part of the Beira Lake coastline is occupied by warehouses and except for short lengths of the smaller lake in Kollupitiya, the rest is completely shut out from view.
- 3.27 The City presents an image evolved and developed naturally at a leisurely pace over a period of time, each period making its own positive contribution. The result has been extremely attractive and picturesque, the chief elements of which are the extremely urban central area of Fort, the crowded yet human scale shopping area of Pettah, the mature residential areas of Mutwal, broad roads and elegantly designed public buildings set in between well designed houses of the Cinnamon Gardens, the lush vegetation along roads and inside the house gardens and the fine expanse of Galle Face Green. Present and future developments should try to add distinct positive features to this image. This may be hard to achieve, in the context of rapid development, unless all the components of development are properly orchestrated by UDA.

- 3.28 There has been a spurt in land values and rentals since 1977 on account of the increased development activity and foreign investment in various sectors which has brought in a substantial number of expatriate workers. Some part of the phenomenal increase in land values may also be attributed to speculation and absence of developmental control. The increase in land values and rentals appear to have recently levelled off. The Table 3.7 indicates the current land values in different parts of the City.
- 3.29 The Municipal Council was responsible till recently, for the construction and maintenance of all major services. Today, however with the transfer of responsibility for maintenance and construction of water supply and sewerage to the National Water Supply and Sewerage Board and the maintenance of main roads to the Highways Department, its responsibility is limited to the section of maintenance of public health, sanitation and fire fighting services. The administration of these functions is managed by the Municipal Council consisting of 47 members presided over by the Mayor and assisted by the Municipal Treasurer, Municipal Assessor, Chief Medical Officer of Health, Municipal Engineer, Chief Engineer, Fire Department and a few other heads of Departments. The urban planning function and the approval of land and building development has now been taken over by the UDA.



TABLE 3.7

ESTIMATED LAND VALUES (1981)

Planning Unit	LAND VALUE	
	Perch (1/160 acre)	Sq.m.
	Rs.	Rs.
1. Fort - Pettah	150,000	6,000
2. Kochchikade	60,000	2,400
3. Maradana	60,000	2,400
4. Kollupitiya	75,000	3,000
5. Mattakkuliya	12,000	480
6. Kotahena	60,000	2,400
7. Grandpass	60,000	2,400
8. Dematagoda	30,000	1,200
9. Borella	60,000	2,400
10. Cinnamon Gardens	75,000	3,000
11. Bambalapitiya	60,000	2,400
12. Wellawatte	50,000	2,000
13a Narahenpita	50,000	2,000
13b Kirillapone	40,000	1,600

Source : Compiled by UDA

3.30 The Municipal Council in 1976 had a revenue of Rs. 81.3 million of which Rs. 56.2 million was from rates and taxes and a expenditure of Rs. 65.3 million. The corresponding budgeted figures for 1981 are Rs. 226.0 million, Rs. 88.9 million and Rs. 166.5 million. Although, revenues are considerably higher than for 1976, the increase in land values and rentals do not appear to have been fully reflected in the returns from rates and taxes.

#### 4 OBJECTIVES OF THE DEVELOPMENT PLAN

4.1 As mentioned earlier, the Development Plan is meant to provide the UDA with a statutory instrument to channelise development to desirable locations, prevent development in inappropriate places and generally bring order to land sub-division and building development. The recent amendments to the UDA Law - UDA (Amendment) Act No. 4 of 1982 provides the necessary legal backing for the introduction of the Development Plan.

- 4.2: Some of the specific objectives and provisions included in the plan for achieving them are set out below.

<u>OBJECTIVES</u>	<u>METHOD OF ACHIEVEMENT</u>
1. Providing locations for growing industrial, warehousing and commercial development.	Zoning of land for industrial commercial uses.
2. Preventing intrusion of undesirable commercial and industrial activity in residential and public area.	Zoning of land for Primary Residential and Public and Semi Public uses.
3. Promoting balanced development in residential cum commercial areas.	Zoning of land for Mixed Residential uses where residential and non residential uses can coexist without seriously interfering with one another.
4. Conservation of Openspaces and coast conservation.	Zoning of land for Parks, Play-grounds and Openspaces.
5. Prevention of the Conversion of large established uses to other undesirable uses.	Zoning of sites specifically for the purpose for which they are now used.
6. Preventing development in land not ripe for development.	Zoning of land for Deferred uses.
7. Prevention of over crowding, regulation of density and redistribution of development.	Specification of maximum permissible Floor Area Ratios for different areas.
8. Prevention of traffic congestion through excess generation of traffic and mounting pressure on infrastructure.	Zoning of land uses and regulating Floor Area Ratio.
9. Promoting efficient traffic movement.	Determination of street and building lines for existing and future roads and fixing standards for access roads and parking.
10. Ensuring proper siting of buildings for providing ventilation and lighting for buildings and control of external environmental quality.	Control of building height, set backs from plot boundaries and level of services.

<u>OBJECTIVES</u>	<u>METHOD OF ACHIEVEMENT</u>
11. Maintenance of environmental quality and character.	Specification of minimum site extents for buildings, reservation of openspaces and control of subdivision.
12. Regulation of Highrise buildings	Special Rules for Highrise buildings in respect of location, site extent, set backs and level of services.
13. Promoting Low Income Housing and shanty rehabilitation	Special Rules for Low Income Housing in matters of access, site extent and set backs.
14. Ensuring safety and good construction practice in building construction	Special Rules for Low Income structural stability, fire safety and materials of construction.
15. Promoting good interior environmental quality.	Specification of light and ventilation requirements, minimum dimension of rooms and level of internal services.
16. Promoting image of the City	Enabling provisions in respect of landscaping, Architectural treatment, advertisement control and tree preservation.
17. Phased development	Demarcation of priority Action Areas.
18. Guiding and monitoring of development, initiating advance action on infrastructure development, maintaining, desirable character of areas and promoting urban design quality.	Laying down of Development Guidelines.
4.3	It is impossible to build a City that is attractive, efficient and convenient through general regulations alone. Such regulations can at best prevent chaotic and sub standard development in most areas. Intelligent design and good construction practices alone can help towards achieving the goals of planning. In this process the owner or the developer and the professionals in the various fields have an important part to play. The UDA's role would be to

PLANNING UNIT 1 - FORT

ENCOURAGE

1. Restaurants, Apartments, Department Stores, Offices in the Fort
2. Shops and Apartments in Pettah
3. Hotels and Apartments around Beira Lake.
4. Parking garages and off-street parking areas.
5. Shifting of warehouses from Beira Lake area
6. Redevelopment by assembly and readjustment of plots.
7. Pedestrian arcades, Plazas
8. Landscaping.

PREVENT

1. Warehouses, workshops and large land consuming uses.
2. Individual development that cannot be related to adjoining development in Scale, Height and Architecture.
3. Pollution of Beira Lake

CONSERVE/IMPROVE

1. Historic and Public Buildings like G.P.O.; Fransworks House; Presidents House
2. Openspaces
3. Character of development on Sir Baron Jayatilake Mawatha, York Street, Chatham Street and Main Street.

PREPARE DETAILED PLANS

1. Urban design for the Fort and Pettah
2. Galle Buck Road Area
3. Surroundings of Beira Lake
4. Ecnelon Square
5. National Square on Chalmers Granary Site
6. Traffic, parking and transport terminal
7. Water Supply, sewerage, electricity and telephone services

PLANNING UNIT 2 KOCHCHIKADE

ENCOURAGE	<ol style="list-style-type: none"> <li>1. Small scale non-polluting trades</li> <li>2. Residential flats and repair and upgrading of houses.</li> <li>3. Offices and Shops on Sumana-tissa Mawatha, and Reclamation Road.</li> </ol>	<ol style="list-style-type: none"> <li>4. Assembling and readjustment of plots.</li> <li>5. Parking areas</li> <li>6. Landscaping</li> </ol>
PREVENT	<ol style="list-style-type: none"> <li>1. Large warehousing and industry</li> </ol>	<ol style="list-style-type: none"> <li>2. Individual development that cannot be related to adjoining development in Scale, Height and Architecture.</li> </ol>
CONSERVE/IMPROVE	<ol style="list-style-type: none"> <li>1. Old Dutch houses and streets containing such houses, like New Chetty Street.</li> <li>2. Hultsdorf and the Mosques</li> </ol>	<ol style="list-style-type: none"> <li>4. Price Park and other public open spaces</li> <li>5. St. Sebastian Canal</li> </ol>
PREPARE DETAILED PLANS	<ol style="list-style-type: none"> <li>1. Hultsdorf Area</li> <li>2. Port frontage</li> </ol>	<ol style="list-style-type: none"> <li>3. Traffic and parking</li> <li>4. Water Supply and Sewerage</li> </ol>

5.4

Based on the estimates of population growth and assuming a gradual decline in household size, the Colombo Master plan Studies, has projected a pattern of income distribution for the Colombo Metropolitan Region as shown in Table 5.2. In the absence of specific forecasts for the C.M.C. Area, these figures are taken to represent the income for the C.M.C. area also.

TABLE 5.2

INCOME DISTRIBUTION AT 1973 PRICES

Household Income Per Month Rs.	1973 Percentage of Population	1986	2001
0 - 200	24.3	15.8	7.3
201 - 400	42.3	33.8	21.0
401 - 600	18.7	24.9	23.7
601 - 1000	10.1	16.8	28.2
1001 and over	4.6	8.7	19.8

Source : Table 8, Vol. 1, Regional Structure Plan

5.5

The job opportunities in the Colombo Area estimated by Colombo Master Plan Studies is in Table 5.3. The Fort Area will have the maximum number of jobs followed by Kollupitiya, both centres of office employment.

TABLE 5.3  
JOB OPPORTUNITIES

Planning Unit	Job Opportunities ( '000)	
	1986	2001
1 Fort	93.8	95.3
2 Kochchikade	22.1	25.9
3 Maradana	35.7	41.9
4 Kollupitiya	43.2	45.1
5 Mattakkuliya	20.0	24.8
6 Kotahena	13.7	15.7
7 Grandpass	27.2	31.1
8 Dematagoda	18.1	22.7
9 Borella	15.9	21.0
10 Cinnamon Gardens	24.6	27.6
11 Bambalapitiya	14.6	19.7
12 Wellawatte	19.7	26.3
13a Narahenpita		
13b Kirillapone	33.4	43.4
<b>TOTAL</b>	<b>382.0</b>	<b>440.5</b>

Source : Table 28, Vol. 2, C.U.A. Development Plan

5.6 Based on the above projections and an assessment of existing land use characteristics, the future land use pattern for the City in 2001 has been arrived at, which is indicated in Table 5.4.

TABLE 5.4

## LAND USE 2001

Use	Extent Hectares	% to City Area
1 Primary Residential	1035	27.7
2 Mixed Residential	680	18.2
3 Commercial	320	8.6
4 General Industrial	185	5.0
5 Special Industrial	-	-
6 Public and Semi Public	530	14.2
7 Transport	700	18.8
8 Parks, Playgrounds, & Openspaces	165	4.4
9 Agricultural	-	-
10 Deferred	20	0.5
11 Water Bodies	98	2.6
<b>TOTAL</b>	<b>3733</b>	<b>100.0</b>

Source : UDA Estimate 1981

5.7 The forecast of floor area both in the residential and non residential sectors is essential for planning of infrastructure services including traffic improvements. The Table 5.5 gives the estimated floor area in the different Planning Units. The residential floor area estimates are based on population growth and anticipated increase in accommodation standards. The non residential floor area estimates are based on the number of jobs in the area and anticipated increase in standards for such accommodation. The average percapita residential accommodation is estimated at 7.55 sq.m. in 1986 and 11.0 sq.m. in 2001 as against the present 7 sq.m. The average per job non residential accommodation is estimated at 7.0 sq.m. and 8.5 sq.m. in 2001.

5.8 The requirements in respect of protected water, underground sewerage disposal and electricity worked out on the basis of population and floor area for the City are indicated in Table 5.6. The improvements to services particularly to the distribution system should take into account these estimates.

TABLE 5.5

ESTIMATED FLOOR AREA BY PLANNING UNITS

Figures in '000M2

Planning Unit	1986		2001	
	Residential	Non Residential	Residential	Non Residential
1 Fort	29	977	46	1306
2 Kochchikade	395	193	703	305
3 Maradana	280	284	435	436
4 Kollupitiya	280	404	426	620
5 Mattakkuliya	340	70	509	89
6 Kotahena	231	83	306	103
7 Grandpass	288	183	472	271
8 Dematagoda	390	69	611	95
9 Borella	245	50	389	75
10 Cinnamon Gardens	297	60	630	76
11 Bambalapitiya	432	67	676	117
12 Wellawatte	629	90	888	131
13a Narahenpita				
13b Kirillapone	775	107	1250	127
<b>TOTAL</b>	<b>4611</b>	<b>2637</b>	<b>7343</b>	<b>3751</b>

Source : UDA Estimate 1981

TABLE 5.6

## INFRASTRUCTURE REQUIREMENT - PROJECTIONS

PLANNING Unit	1 9 6 6		2 0 0 1		Electricity* Maximum Demand KW.
	Water Liters/day ( '000)	Sewerage Design Flow 2 1/2 DWF + infiltration Litres/day ( '001)	Water Litres/day ( '001)	Sewerage Design Flow 2 1/2 + Infiltration Litres/day (001)	
1. Fort	25220	51975	25520	51487	46142
2. Kochchikade	17186	3330	17990	34916	1548
3. Maradana	13264	26524	14840	29512	19160
4. Kollupitiya	14926	29505	15400	30236	25540
5. Mattak -kuliya	13752	23573	14330	26914	6354
6. Kotanena	6840	13552	7540	14615	4813
7. Grandpass	11957	21877	14140	26459	12390
8. Dematagoda	15175	28901	17060	33222	7403
9. Borella	6578	12491	7900	15358	4995
10. Cinnamon Gardens	6726	13660	9220	18602	7158
11. Bambalapi -tiya	8316	16657	10250	20681	7422
12. Wellawatte	12442	25663	15540	31352	10620
13a. Narahenpita	18271	33044	22280	39140	13795
13b. Kirillapone					
TOTAL	170673	830812	372494	19201	182275

\* Excludes Industrial Demand

SOURCE : UDA Estimate 1981

## 6.0 PLANNING GUIDELINES

- 6.1 The Regulations forming part of this Development Plan in their very nature have to be broad based. While the Zoning Regulations together with the Planning and Building Regulations can ensure that every development conforms to certain basic requirements, it does not follow that developments regulated according to these Regulations would automatically produce all the desirable qualities in the urban environment. These can be fully achieved only by taking up detailed planning for the different areas.
- 6.2 The preparation and enforcement of Detailed Plans covering the entire area of M.C. would be a long process and even covering the crucial areas would take time. A list of priority areas suggested for detailed planning is given in Table 8.1. However, it is possible to attain a good measure of orderliness and desirable qualities in development by the use of the several provisions in the Regulations, particularly those relating to conservation, landscaping and architectural control and using the performance criteria built in the zoning provisions when dealing with the grant of development permits.
- 6.3 The planning guidelines given under this chapter would therefore be an additional guide to those in charge of dealing with development permits to achieve the limited objectives mentioned above.
- 6.4 The planning guidelines given for each planning unit separately deal with four aspects - the type of developments that should be encouraged, the type of developments that need to be discouraged or prevented, areas, buildings or characteristics that need to be conserved or improved and the areas and sectors that may be taken up for detailed planning or policy formulation.
- 6.5 While these guidelines would help to focus on the particular needs of the planning units, implementation of solutions should necessarily conform to the overall sectoral policies framed for the City as a whole, particularly in Housing, Commerce and Office development, Industry, Traffic and Transportation, Infrastructural services, Social and Recreational facilities. The importance of preparing these policy papers urgently is evident.

PLANNING UNIT 3 - MARADANA

ENCOURAGE

1. Snops and Offices on Maradana Road, Panchikawatte Road, Sangaraja Mawatha, Deans Road, Jaya Mawatha and Union Place
2. Offices and Apartments along Beira Lake.
3. Shifting of large automobile worksnops and warenouses from Union Place

PREVENT

1. Noisy trades
2. Pollution of Beira Lake

CONSERVE/IMPROVE

1. Public Buildings like Maradana Railway Station, Tower Hall

PREPARE DETAILED PLANS

1. Panchikawatte triangle
2. Railway lands
3. Beira Lake Margin

4. Assembly and readjustment of plots.
5. Parking areas.
6. Landscaping particularly along Maradana Road and Beira Lake.

3. Individual development that cannot be related to adjoining development in Scale, Height and Architecture particularly on Sangaraja Mawatha, Maradana Road, Union Place and Dharmapala Mawatha.

2. Premises of educational institutions - St. Joseph's College, Zanira College and Ananda College.

4. Traffic and parking
5. Water supply and Sewerage

PLANNING UNIT 4 - KOLLUPITIYA

ENCOURAGE

1. High environmental quality uses
2. Nodal Centres at Union Place and Kollupitiya
3. Sifting of warehouses and workshops
4. Assembly of plots along Galle Road in particular
5. Parking areas close to Galle Road and the nodes
6. Landscaping along Belra Lake and coastline.

PREVENT

1. Subdivision of land into small sites
2. Pollution of Belra Lake
3. Intensive commercial development on Duplication Road.
4. Individual development that cannot be related to adjoining development in scale, Height and Architecture, particularly along Galle Road and Union Place.

CONSERVE/IMPROVE

1. Belra Lake and Galle Face Green and environs
2. Coastline

PREPARE DETAILED PLANS

1. Galle Face Green and coastal belt including Marine Drive
2. Kollupitiya node
3. Union Place and Belra Lake
4. Slave Island
5. Traffic and parking on Galle Road and the nodes at Kollupitiya and Union Place.

PLANNING UNIT 5 - MATIACKULIYA

ENCOURAGE

1. Low and Medium Income Residential development
2. Shifting of warehouses and large workshops
3. Small scale industries

PREVENT

1. Intrusion of warehousing and large workshops

CONSERVE/IMPROVE

1. Residential environment
2. Kelani River Margins and coastline

PREPARE DETAILED PLANS

1. Marshes to be reclaimed
2. Development of Prince of Wales Avenue Area

4. High quality commercial development on the approaches from Victoria Bridge

2. Pollution of Kelani Ganga

3. Historic buildings like the Whyst Bungalow and Houses of the Dutch period particularly in the Mutwal area

3. Kelani River margin and coastline
4. Surface drainage

PLANNING UNIT 6 - KOTCHENA

ENCOURAGE

1. Offices on George R. De Silva Mawatha and Port frontage roads
2. Small scale Industries

PREVENT

1. Intrusion of warehouses and large workshops

CONSERVE/IMPROVE

1. St. Lucia's Cathedral, Kotachena Temple and Paramanda Buddhist Temple area.
2. Residential environment

PREPARE DETAILED PLANS

1. St. Lucia's Cathedral and surrounding area.

PLANNING UNIT 7 - GRANDPASS

ENCOURAGE	1. Medium scale industries and warehousing 2. Slum and shanty Rehabilitation	3. Off-street parking for heavy vehicles 4. Assembly and readjustment of plots on Prince of Wales Avenue.
PREVENT	1. Inter mixture of Residential and Industrial use. 2. Subdivision of sites into small plots	3. Individual development that cannot be related to adjoining development in Scale, Height and Architecture
CONSERVE/IMPROVE	1. Sugathadasa Stadium and environs.	2. St. Sebastian Canal
PREPARE DETAILED PLANS	1. Reclamation areas north of Sugathadasa Stadium and Bloemendal marshes 2. Victoria - New Kelani Bridge - Baseline Road area	3. Traffic and parking 4. Surface Drainage

PLANNING UNIT 8 - DEMATAGODA

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ENCOURAGE

1. Office and Institutional uses on the new Malignawatte Road Link and Baseline Road.
2. Shanty and Slum Rehabilitation
3. Low and Medium Income housing

PREVENT

1. Intrusion of warehousing and workshop south of Kelani Valley Railway Crossing with Baseline Road.
2. Prevent individual development that cannot be related with adjoining developments particularly on Baseline Road.

CONSERVE/IMPROVE

1. Malignakanda Reservoir Site and environs
2. Ela margins

PREPARE DETAILED PLANS

1. Baseline Road
2. Marshy areas to be reclaimed on the eastern boundary.
3. Dematagoda/Kolonnawa Road Nodal development.

PLANNING UNIT 9 - BORELLA

ENCOURAGE

1. High environmental quality use on Sri Jayawardenepura Mawatha
2. Residential Apartments
3. Slum and Shanty Rehabilitation
4. Off-street parking around Borella Intersection.

PREVENT

1. Noisy trades
2. Intensive Commercial development on Kynsey Road.
3. Individual development that cannot relate to neighbouring developments in Height, Scale and Architecture.

CONSERVE/IMPROVE

1. Campbell Park
2. Ridgeway Hospital and environs

PREPARE DETAILED PLANS

1. BORELLA Nodal Centre
2. Manathamulla - Saravanamuttu Stadium (Oval)
3. Baseline Road frontage.

PLANNING UNIT 10 - CINNAMON GARDENS

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ENCOURAGE

1. High environmental quality use
2. Residential apartments
3. Semi public uses on large sites
4. Commercial and office uses on Maradana Road

PREVENT

1. Subdivision of land into small sites
2. Intrusion of offices and shops
3. Intensive Commercial development of Kynsey Road.

CONSERVE/IMPROVE

1. Town Hall and environs
2. Racecourse Area
3. Avenue planting

PREPARE DETAILED PLANS

1. Racecourse area

PLANNING UNIT 11 - BAMBALAPITIYA

ENCOURAGE

1. Nodal Commercial activity at the Intersection of Baudhaloka Mawatha, Bambalapitiya Station Road
2. Guest houses along Marine Drive
3. High quality environmental use on Havelock Road.
4. Assembly and readjustment of Plots on Galle Road.

PREVENT

1. Intensive commercial development of Duplication Road.
2. Individual development which cannot be related to neighbouring developments particularly on Galle Road.

CONSERVE/IMPROVE

1. Coastline
2. Character of Development on Havelock Road
1. Galle Road
2. Bambalapitiya node
3. Coastal area

PLANNING UNIT 12 - WELLAWATTE

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ENCOURAGE

1. Intensive Commercial development at Wellawatte Node
2. Residential apartments
3. Slum and Shanty Rehabilitation and Low Income Housing
4. Guest Houses along coastline
5. Shifting of Government Food Stores
6. Assembly and readjustment of Plots on Galle Road

PREVENT

1. Pollution of Kirillapone and Dehiwela Canals
2. Individual development that cannot relate to neighbouring development in scale, Height and Architecture along Galle Road and Havelock Road

CONSERVE/IMPROVE

1. Coastline
2. Havelock Park and environs
3. Kirillapone and Dehiwela Canals

PREPARE DETAILED PLANS

1. Galle Road
2. Wellawatte Nodal Centre
3. Coastal area

PLANNING UNIT 13a - NARAHENPITA

ENCOURAGE	1. High quality environmental uses 2. Office use on Baseline Road	2. Slum and Shanty Rehabilitation
PREVENT	1. Land subdivision into small plots	2. Intrusion of Industries
CONSERVE/IMPROVE	1. Residential environment particularly on Baudhaloka Mawatha	2. Landscaping 3. Golf Course
PREPARE DETAILED PLANS	1. Baseline Road area	2. BMICH and surroundings

PLANNING UNIT 13b - KIRILLAPONE

ENCOURAGE

1. Commercial activity along Nugegoda Road
2. Low Income Housing
3. Shifting of garages and concrete building yard of S.E.C

PREVENT

1. Pollution of canals

CONSERVE/IMPROVE

1. Residential environment
2. Landscaping

PREPARE DETAILED PLANS

1. Kirillapone Nodal Centre
2. Dairy area for warehousing and small scale industries
3. Marshy areas on the eastern edge of the City.

PART (II)ZONING, STREET LINES & OTHER RESERVATION LINE REQUIREMENTS1. SCOPE

It extends to the whole of the area within the administrative limits of Colombo M.C. declared as Urban Development Area under the UDA Law No. 41 of 1978 as amended from time to time.

2. USE ZONES AND FLOOR AREA RATIO

- (1) Where the use of a site or premises is designated for a specific use in the Development Map it shall be used only for the purpose so designated.
- (2) Where the use of a site or premises is not designated for a specific use, its use shall not be contrary to the use permissible in the Zone in which it lies.
- (3) No person shall use any site or building for a purpose other than the one approved in the Development Permit.

3. USE ZONES

- (1) All sites and premises not designated for a specific use shall form part of an area zoned in one or other of the use Zones mentioned hereunder, and indicated in Land Use Zoning Map in Annexure (II).
  - (a) Primary Residential Zone
  - (b) Mixed Residential Zone
  - (c) Commercial Zone
  - (d) General Industrial Zone
  - (e) Special Industrial Zone
  - (f) Public and Semi Public Zone
  - (g) Park, Playground and Open Space Zone
  - (h) Agricultural Zone
  - (i) Deferred Zone
- (2) The Authority where appropriate, may define any area comprised in the Development Plan as a Special Project Area, Redevelopment Area, Planned Development Area, Low Income Housing Area, Slum and Shanty Area, Central Business Area, Cultural Area, Scenic Area, Conservation Area or other areas for special treatment.

- (3) In such areas the Authority may restrict or prohibit the use of the site or construction of any particular type of building, relax any restrictions placed by these rules, impose new restrictions or may formulate separate regulations in order to attain the purpose for which the area has been defined.
- (4) Any site or sites designated for a specific use, the use zones under Section 3(1) and areas defined under Section 3(2) shall be demarcated on the Development Map to suitable scale by boundaries, distinct hatching, colouring or other notation, which map with all explanatory matter thereon and all maps which by amendments of this requirements may be substituted or made supplementary thereto shall be deemed to be and hereby made a part of these requirements.
- (5) Where uncertainty exists as to the location of any boundaries or zones shown on the Development Map, the following rules shall apply :-
- (a) boundary lines of the zone follow site or plot boundaries, street boundaries, municipal or ward boundaries, railway boundaries, water course, unless the zonal boundary lines are fixed by dimensions as shown on the Development Map.
- (b) if any property is shown as falling in two zones, the classification zone for that property will be the same as that for the portion of the property directly abutting the road from which it gets its principal access unless the zonal boundary lines are fixed by dimensions as shown on the Development Map.

#### 4. PRIMARY RESIDENTIAL ZONE

- (1) (a) In the Primary Residential Zone, the following uses may be permitted :  
Dwelling Houses
- (b) The Authority may also permit in the zone the following category of uses provided it is satisfied that;

- A. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or in any other manner and is not likely to cause nuisance.
- B. Such use will not hinder traffic movement or create traffic hazards, and
- C. That the extent of the site is adequate for the use and sufficient arrangements will be made for parking, water supply, effluent and waste disposal and safety from fire and other hazards.
- i. Flats, Dormitories and Hostels
  - ii. Educational Institutions, Libraries and the like
  - iii. Medical Institutions
  - iv. Places of Public Worship
  - v. Professional Offices not exceeding a floor area of 100 square metres
  - vi. Hotels and Lodges not exceeding 20 rooms and Restaurants with a gross floor area not exceeding 200 square metres.
  - vii. Public Buildings not exceeding a gross floor area of 500 square metres.
  - viii. Small shops
  - ix. Diplomatic Embassies and Consulates
  - x. Petrol Filling Stations

- xi. Cottage Industries run by electric power using not more than 3 H.P., employing not more than 10 persons and occupying a gross floor area not exceeding 50 square metres.

(c) All other uses shall be prohibited in the zone.

5. MIXED RESIDENTIAL ZONE

(1) (a) In the Mixed Residential Zone, the following uses may be permitted:

- i. All uses permitted in the Primary Residential Zone under rules 4.1 (a), (b) and i to v.
- ii. hotels, Lodges and Restaurants
- iii. Shops
- iv. Public Buildings
- v. Cottage industries run by electric power using not more than 5 H.P. employing not more than 15 persons and occupying a gross floor area not exceeding 75 square metres.

(b) In the Mixed Residential Zone the following uses shall be prohibited :

- i. Dangerous and offensive trades listed in Annexure I.
- ii. Industries, industrial establishments and workshops with a gross floor area in excess of 1000 square metres and or using machinery of more than 20 H.P. or create pollution over and above the standards stipulated by the Central Environmental Authority for Residential zones or generate container traffic.
- iii. Stores and warehouses of more than 250 square metres and container yards.

iii. Industries and industrial establishments engaged in sawing or planing of timber using machinery, manufacture of explosives, manufacture of tiles, bricks and lime, manufacture of materials using asphalt, coal-tar and other petroleum distillates involving heating or any chemical process heating of oils and fats, manufacture involving the use of furnaces, processes involving sand blasting, pulverising of mineral, rock, sand, metal, glass, brick, pottery, porcelain, bone, snell and sulphur.

iv. Quarrying and mining

- (c) The Authority may from time to time by notification add to rule 5(1)(b) other uses which it may consider should be prohibited in the Mixed Residential Zone.
- (d) The Authority may permit within the Zone any use not specifically prohibited under (b) above provided it is satisfied that the proviso under a, b, and c of rule 4(1)(b) are complied with.

6. COMMERCIAL ZONE

- (1) (a) In the Commercial Zone, the following uses may be permitted :
- i. All uses permitted in Mixed Residential Zone under rule 5(1)(a).
  - ii. Markets and Departmental Stores.
  - iii. Places of Public Assembly.
  - iv. Commercial Offices.
  - v. Printing Presses.
  - vi. Motor Repair Garages not exceeding a gross floor area of 500 square metres.

(b) In the Commercial Zone, the following uses shall be prohibited :

- i. Industries, industrial establishments and workshops with a gross floor area in excess of 1000 square metres employing 50 persons or over and or using machinery exceeding 20 H.P. or using other than electricity as motive power and warehouses exceeding 500 square metres.
- ii. Dangerous and offensive trades listed in Annexure (I).
- iii. Quarrying and mining.

(c) The Authority may from time to time by notification add to rule 6(1)(b) other uses which it may consider should be prohibited in the Commercial Zone.

(d) The Authority may permit within the Zone any use not specifically prohibited under (b) above, provided it is satisfied that the proviso under A, B, and C of rule 4(1)(b) are complied with.

## 7. GENERAL INDUSTRIAL ZONE

(1) (a) In the General Industrial Zone the following uses may be permitted :

- i. Manufacture, repair and storage of automobiles, transport equipment and machinery including electrical machinery and electroic equipment.
- ii. Manufacture, processing and storage of textile, rubber and rubber products; leather and leather products except leather tanning, paper and paper products except manufacture of pulp, wood and wood products, glass and glass products, plastics and plastic products and food and food products.

- iii. Manufacture, packaging and storage of tea, spices and tobacco except curing of tobacco.
- iv. Manufacture and storage of cement concrete products.
- v. Manufacture and storage of hardware and metal products.
- vi. Printing and allied industries.

(b) In the General Industrial Zone the following uses shall be prohibited :

- i. Dwellings, on the same site on which industrial use is proposed except quarters for security and essential operational staff.
- ii. Places of Public Assembly.
- iii. Public Buildings except industrial and vocational institutions, Medical institutions and recreational uses intended for use of workers.
- iv. Manufacture, processing and storage of explosives, coal, gases and coke and celluloid.
- v. Manufacture of pulp, petroleum and fertilizer.
- vi. Tanning of leather, curing of tobacco and fish.
- vii. Crushing of metal, quarrying and mining.

(c) The Authority may from time to time by notification add to rule 7(1)(b) above other uses which it may consider should be prohibited in the area.

(d) The Authority may permit within the Zone any use not specifically prohibited under 7(1)(b) above provided it is satisfied that the use will not

- i. Restrict the use of the area for permissible industries.

- ii. Hinder traffic movement or create traffic hazards.
  - iii. That the extent of the site is adequate for the use and sufficient arrangement will be made for parking, loading and unloading of goods, water supply, effluent and waste disposal and safety from fire and other hazards of the area and
  - iv. The manufacturing process will not produce noxious effluents or excessive vibrations affecting neighbouring uses.
- (e) In permitting any use in the area, the Authority may impose restrictions and conditions so as to eliminate or reduce water, air and environmental pollution, vibration and glare and ensure safety from fire and other hazards.

8. SPECIAL INDUSTRIAL ZONE

- (1) (a) In the Special Industrial Zone the following uses may be permitted :

Industries and industrial buildings not permissible in the General Industrial Zone.

- (b) In the Special Industrial Zone the following uses shall be prohibited.

i. Dwellings, dormitories, hostels, hotels except quarters for security and essential operational staff.

ii. Places of Public Assembly.

iii. Public Buildings except industrial and Vocational institutions, Medical institutions and recreational uses intended for use of workers.

- (c) The Authority may from time to time by notification add to rule 8(1)(b) above other uses which it may consider should be prohibited in the area.

i. Restrict use of the area for noxious industries.

- ii. Hinder traffic movement and create traffic hazards.
  - iii. That the extent of the site is adequate for the use and sufficient arrangements will be made for parking, loading and unloading of goods, water supply, effluent and waste disposal and safety from fire and other hazards.
- (d) The Authority may permit within the Zone any use not specifically prohibited under 1(b) above, provided it is satisfied that such use will not :
- i. Restrict use of the area for noxious industries.
  - ii. Hinder traffic movement and create traffic hazards.
  - iii. That the extent of the site is adequate for the use and sufficient arrangements will be made for parking, loading and unloading of goods, water supply, effluent and waste disposal and safety from fire and other hazards.
- (e) In permitting any use in the area, the Authority may impose restrictions and conditions so as to eliminate or reduce water, air and environmental pollution, vibration and glare and to ensure safety from fire and other hazards.

9. PUBLIC AND SEMI PUBLIC

- (1) (a) In the Public and Semi Public Zone the following uses may be permitted :
- i. Public Buildings and Government and quasi-Government Buildings.
  - ii. Places of Public Assembly.
  - iii. Parks, Playgrounds, Open Spaces and recreational uses.
  - iv. Libraries, Museums and the like.

- (b) In the Public and Semi Public Zone the following uses shall be prohibited :
- i. Industries and Industrial Buildings.
  - ii. Dangerous and offensive trades listed in Annexure I.
- (c) The Authority may from time to time by notification add to rule 9(1)(b) above other uses which it may consider should be prohibited in the area.
- (d) The Authority may permit within the Zone any use not specifically prohibited under(b) above provided it is satisfied that the proviso under A, B and C of clause 4(1)(b) are complied with.

10. PARKS, PLAYGROUND AND OPEN SPACE ZONE

- (1) (a) In the Parks, Playground and Open Space Zone the following uses may be permitted :
- i. Parks and Playgrounds
  - ii. Fair and Exhibition grounds
  - iii. Recreation clubs, Gymnasiums, Studios, and Swimming pools
  - iv. Aquaria, Zoological gardens and the like
- (b) The total floor area of buildings that may be permitted in the Zone shall not exceed more than 4% of the site area on sites less than 0.5 hectares and 2% of the site area in all other cases.
- (c) In the Parks, Playground and Open Space Zone the following uses shall not be permitted :
- i. Industries and Industrial Buildings
  - ii. Commercial Offices
  - iii. Dangerous and offensive trades listed in Annexure I

- (d) The Authority may permit within the Zone any use not specifically prohibited under (b) above provided it is satisfied that the use is incidental to the main use and the proviso under A, B and C of clause 4(1)(o) are complied with. Provided further that the total floor area of buildings that may be permitted does not exceed more than 4% of the site area on sites less than 0.5 hectare and 2% of the site area in other cases.

#### 11. AGRICULTURAL ZONE

- (1) (a) In the Agricultural Zone the following uses may be permitted.
- i. Markets gardens, horticulture and the like.
  - ii. Farm houses and building for processing and storing of agricultural produce grown on the land and incidental uses.
  - iii. Dairy farm and poultry farm  
Provided the total floor area of buildings that may be permitted under i and ii above shall not exceed 4% of the site area on sites less than 0.5 hectare and more than 2% of the site area in other cases.
- (b) In the Agricultural Zone the following uses shall be prohibited :
- i. Residential uses other than farm houses
  - ii. Commercial uses except convenience shops
  - iii. Industries and industrial buildings
  - iv. Dangerous and offensive trades listed in Annexure I except quarrying for cobble, gravel, metal, coral stones and mining.
- (c) The Authority may from time to time by notification add to the above list in 11(b) above other uses which it may consider should be prohibited in the Zone.

- (d) The Authority may permit within the Zone any use not specifically prohibited under 1(b) above.

Provided it is satisfied that the proviso mentioned under A, B and C of clause 4(1)(b) are complied with.

Provided also that in permitting the use in the area the Authority may impose restrictions and conditions to reduce water, air and environmental pollution and to ensure safety from fire and other hazards and in the case of quarrying and mining the action to be taken for the restoration and reuse of the area.

## 12. DEFERRED ZONE

- (1) (a) In the Deferred Zone, the following uses may be permitted.

All uses permissible in the Agricultural Zone.

- (b) The Authority may from time to time designate any part of the Zone for any specific use or into any of the foregoing use Zones provided it is satisfied that the need to Zone the area for such use has arisen.

## 13. SPECIAL DEVELOPMENT AREAS

There are areas within which normal planning and building requirements can be waived subject to regulation under detail plan but within the land use zone applicable to the area.

## 14. EXISTING USE

- (1) If on the date of coming into force of these rules any lawfully established use becomes non conforming, such use shall not be enlarged either by addition of structures or machinery, annexation of adjoining lands or extension of the hours of operation, nor change to any other non conforming use. Provided that the Authority may permit construction of buildings to be carried out by the owner to comply with the requirements of any law for the time being in force.

- (2) If any such non conforming use is discontinued, suspended or ceases to operate for a period exceeding twelve months, the owner or occupier of such land or building shall not be entitled to use the land or building for such non conforming use.
- (3) Notwithstanding anything contained under (1) above, the Authority may at any time order the discontinuance of the non conforming use or permit continuance of such use, subject to such restrictions and conditions if it is satisfied that the continued use of the land and buildings in their present state would be injurious to the surrounding area.

#### 15. FLOOR AREA RATIO

- (1) The maximum Floor Area Ratio (FAR) for different classes of buildings and for different areas comprised in the Development Area shall be in accordance with the ratios indicated on the Development Map.

Provided that the Authority may permit the ratios to be exceeded upto a maximum of 30% for any site subject to payment of a service charge on the floor area permitted in excess of the stipulated FAR for the site.

- (2) A basement floor or floors for use as parking and location of utilities may be permitted in addition to the floor area permitted under rule (1) provided that the basement shall not cover more than 30% of the site area and the total area of the basement floors shall not exceed the extent of the area.
- (4) Car parking space required to be provided under these regulations, if provided as covered parking space shall be excluded from the calculation of FAR.

#### 16. STREET LINES AND OTHER RESERVATION LINES

The streets and coast and river margins for which reservation lines have been proposed are incorporated in the zoning map forming part of the development plan and are indicated in table 16.1 and 16.2. Most of the street line reservations are those set out by the Colombo Municipal Council. The street or other reservation lines shown on the 1 : 3168 scale zoning maps are approximate and property owners likely to be affected by these reservations should refer to the UDA for correct demarcation of these lines on the sites.

TABLE 16.1

STREET COASTAL AND RIVER MARGIN RESERVATIONS

## I. Street Reservation

	Street Reservation Width in Metres	Reference to Development Map No.
Aluthmawatha Road	18	9
Alwis Place	12	12
Arthur de Silva Mawatha	18	12
Awai Zaviya Road	9	17
Akbar's Lane	12	20
Aramaya Road	12	22
Anthony's Road	9	25
Akbar Mawatha	18	27
Arnold Ratnayake Mawatha	18	28
Ananda Rajakaruna Mawatha	21	29
Ananda Kumaraswamy Mawatha	18	31
Ananda Kumaraswamy Mawatha	36	32
Austin Place	12	33
Alfred Place	12	36
Adams Avenue	12	40
Anula Road	12	47
Alexandra Road	9	49
Beira Road	12	20
Bagatale Road	12	36
Baudhaloka Mawatha	22.5	37, 40
Boswel Place	12	49
Chittampalam Gardiner Mawatha	36	23
Church Passage	12	27
Castle Street	22.5	33, 34
Cotta Road	30	34
Charles Circus	9	36
Clifford Road	12	36
Cnitra Lane	12	44
Collingwood Place	9	49
Dawalasingharama Mawatha	12	9
Dr. Danister de Silva Mawatha	30	18, 22
Dr. Danister de Silva Mawatha	24	26

Street	Reservation Width in Metres	Reference to Development Map No.
Dan Street	16	20
Deans Road	30	28
Dharamapala Mawatha	21	32
D.S. Senanayake Mawatha	30	34
Duplication Road	18	36
Danston Place	12	36
De Fonseka Place	10	43
De Fonseka Road	12	43
Daya Road	12	43
Eli House	12	8
E.W. Perera Mawatha	15	29
Elliot Place	12	34
Edinburgh Crescent	30	36
Elvitigala Mawatha	30	38
Edward Lane	9	40
Ferguson Road	18	5
Ferguson Road	18	10
Front Street	30	19
Foster Lane	12	28
Fernando Road	9	49
Frances Road	9	49
Fussels Lane	9	49
Gintupitiya Road	12	16
Gnanartha Pradeepaya Road	24	29
Hultsdorf Street	12	20
Hyde Park Corner	15	32
Havelock Road	27	40, 43
Havelock Road	18	47
Havelock Road	12 - 18	50
Hamer's Avenue	9	49
Harischandra Mawatha	9	50
Independance Avenue	30	36
Iswari Road	12	47
Jam Pettah Street	18	16
Janadhipathi Mawatha	24 - 30	19, 23
Jayantha Weerasekera Mawatha	22.5	25
Jawatta Road	15	44



Street	Reservation Width in Metres	Reference to Development Map No.
K. Cyril C. Perera Mawatna	15	9
K. Cyril C. Perera Mawatna	18	13
Kettarama Mawatna	9	17
Kew Road	36	23
Kolonnawa Road	12	26
Kollupitiya Duplication Road	20	31
Kynsey Road	20	33
Kollupitiya Lane	12	36
Kitulwatte Road	12	38
Kirula Road	15	44
Kelani Road	9	30
Lotus Road	30	19
Lotus Road	18 - 28	23
Lauris Road	9	40
Modera Street	15	5
Modera Lane	9	5
Mattakkuliya Centre Road	12	5
Mattakkuliya Church Road	12	5
Mutwal Street	18	9
Manawatte Road	12	9
Madampitiya Road	18	9
Maligawatte Place	12	21
Mayfield Lane	12	12
Madampitiya Road	12	13
Maligawatte Lane	12	21
Monideen Road	12	24
Maradana Road	24	29
Magazine Road	12	34
Muhandiram E.D. Dabare Road	40	42
Maya Avenue	27	47
Moors Road	9	49
Pransawatte Lane	6	3
Palitna Road	12	26
Pedris Road	12	36
Park Road	12 - 18	44
Perakumba Place	12	47
Peterson Lane	12	47
Pamankañde Road	22	50
Quarry Lane	12	12

Street	Reservation Width in Metres	Reference to Development Map No.
Rodrigo Place	9	6
Ran Chitta Road	9	17
Reid Avenue	30	40
Sri Wickrama Mawatna	12	3
St. Mary's Road	12	5
St. Mary's Lane	9	6
St. Andrew's Road	19	9
Sea Beach Road	12 - 14	16
St. Anthony's Mawatha	21	16
Sriwath Ramanathan Mawatha	18	16
Sri Sivananda Veediya	18	17
Stace Road	18	17
Sir Baron Jayatillake Mawatha	24 - 30	19
Sri Dharmarama Mawatha	24	26
Sir Macan Macar Mawatha	18	27
Saunders Court	18	27
Saranapala Himi Mawatha	18	30
Serpentine Road	12	30
Sri Naginda Rama Mawatna	20	30
Sir Marcus Fernando Mawatha	30	32
Sir Earnest de Silva Mawatha	21	32
Sir James Peiris Mawatha	20	32
Sarasavi Lane	9	34
School Lane	9	40
Sunethra Lane	12	41
Suvisuddnarama Road	12	47
Station Road	18	49
Stratford Road	18	50
Temple Road	12	3
Temple Road	6	29
T.B. Jayan Road	24	24
Temple Lane	12	40
Torrington Avenue	12	41
Inimbirigasyaya Road	20	41, 44
Tissa Road	9	50
Union Place	22.5	32
Unity Place	12	36
Vystwyke Road	12	5
Veluvana Road	12	26
Vauxhal Street	21	28
Vinyalankara Mawatna	12	28

Reservation	Width in metres	Reference to Development Map No.
Wijerama Mawatha	22.5	33
Ward Place	18	34
W.A. Silva Mawatha	22.5	49
6th Lane	12	13
17th Lane	12	12
27th Lane	12	36
10th Lane	9	40
5th Cross Street	36	20
New Road N1 N1	24	30

Note : The street lines in Feet as prescribed by C.M.C. have been converted into Metres as follows :-

<u>Ft.</u>	<u>M.</u>	<u>Ft.</u>	<u>M.</u>	<u>Ft.</u>	<u>M.</u>	<u>Ft.</u>	<u>M.</u>
20	6	54	16	75	22.5	100	30
30	9	60	18	80	24	120	36
40	12	66	21	90	27		

## II. Other Reservation Lines

Reservation	Width in metres	Reference to Development Map No.
Beira Lake Margin	6	24,27,28,31,32
Coastline	12	8, 9
	18	10,27,31,35,39,40 43,46,49,52
Canal Bank	18	30
Dematagoda Ela	18	14
Kelani Ganga River Margin	12	2, 3, 6
Kelani Valley Railway	30	25,26,30,34,38,42 45,48,51
Kittampahuwa Ela	18	14

Source : Colombo Municipal Council.

TABLE 16.2  
CATEGORY OF STREETS

I Principal Streets	Reservation in metres 30
Ananda Kumaraswamy Mawatna, Horton Place D.S. Senanayake Mawatha	Galle Face Centre Road, Kollupitiya Road, Bambalap- itiya Road and Galle Road Municipal Limits.
Baudnaloka Mawatna	Guildford Crescent
Central Road, Maha Vidyalaya Mawatha Jetawana Road, Layards Broadway	Havelock Road, Maya Avenue, Avisawella Road, (Highlevel Road) upto Municipal Limits.
Cotta Road from Borella Junction to Municipal Limits.	Independence Avenue
Dr. Danister de Silva Mawatha, D.S. Senanayake Mawatha, Elvitigala Mawatna	Janadhipathi Mawatna  Jayantha Weerasesera Mawatha
D.R. Wijewardene Mawatna	Kumaran Ratnam Road
Deans Road, Symonds Road	Kumaratunga Munidasa Mawatha
Dharmapala Mawatha	Kirula Road
Fifth Cross Street - Gas Works Street	Lotus Road
F.R. Senanayake Mawatha	Lower Chatham Street Layden Bastion Road
Maradana Road, Gnanartha Pradeepaya Road	Sir Baron Jayatillake Mawatha
Main Street from Layden Bastion Road Junction to N.H.M. Abdul Kader Road N.H.M. Abdul Kader Road, Sea Beach Road	Sir C.A. Gardiner Mawatha Sir James Peiris Mawatha Sir Marcus Fernando Road, Albert Crescent

I Principal Streets	Reservation in Metres 30
Olcott Mawatha	Sir Earnest de Silva Mawatha
Prince of Wales Avenue, New Kelani Bridge link Road	Sir Macan Marker Mawatha Sri Saddarma Mawatha and its continuation upto junction of Panchikawatta Road
Panchikawatta Road, Sri Sangaraja Mawatha, Sri Sumanatissa Mawatha, George R. de Silva Mawatha.	Sri Sangaraja Mawatha St. Anthony Mawatha, Srimath Ramanathan Mawatha
Polnengoda Road, Kirulapone Avenue	T.B. Jaya Road Timbirigasyaya Road upto Kirula Road Junction
Reid Avenue R.A. de Mel Mawatha, Dickman's Road	Union Place Wijerama Mawatha Ward Place
II. Secondary Streets	Reservation in Metres 18
Alutnamawatha Road Ananda Rajakaruna Mawatha Arnold Ratnayake Mawatha Justice Akbar Mawatha	K. Cyril C. Perera Mawatha Kynsey Road Kollupitiya Station Road Kirulapone Station Road Keppetipola Road
Borella Cross Road Barnes Place Bagatalle Road Bambalapitiya Station Road	Milk Board Road Madampitiya Road Main Street Malay Street
Dickman's Road Fife Road Grandpass Road Gregory's Road Havelock Road from Maya Avenue Junction to Municipal Limits Hampden Lane Hyde Park Corner	Maitland Crescent Maitland Place Norris Canal Road Narahenpita Road Park Road Pamankade Road Park Street, upto Hyde Park Corner Junction Polhengoda Road

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 II. Secondary Streets

Reservation in Metres 18

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 Isipathana Mawatha  
 Jampettan Street  
 Jawatta Road

 Rifle Street  
 Rosmead Place  
 Rajakeeya Mawatha  
 Rajaguru Sri Subuthi Road,

 Stace Road  
 Sri Vajiragnana Mawatha, N.M. Ishak  
 Mawatha, Dematagoda Road

 Veluwanarama Road  
 Torrington Avenue  
 Timbirigasyaya Road from  
 Kirula Road Junction to  
 Elvitigala Mawatha  
 Vauxhal Street  
 Vajira Road  
 W.A. de Silva Mawatha  
 Wellawatta Station Road

 Sri Dhamma Mawatha  
 Stafford Avenue  
 Seibel Avenue

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 III Local Streets

Reservation in Metres 12

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 All public streets within the Colombo Municipal Council Limits not  
 listed under Principal and Secondary Streets above.
 

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17. AMENDMENTS TO LAND USE

- (1) The Authority may amend the designated use of any land or change its land use classification on application in the prescribed form and on payment of the prescribed fee if it is satisfied that such changed of use has become necessary.
- (2) The Authority shall before considering the proposal call for objections and suggestions by the publication of a notice in at least on news paper in English, Sinhala and Tamil circulating in the area and offer an opportunity of being heard to any person desirous of representing in this regard.

18. ANNEXURE (I)

List of Dangerous and Offensive trades prohibited in all Zones except in Industrial Zones.

## 1. Manufacturing, Curing of Processing of

i.	Arecanuts	ix.	Koda
ii.	Blood and offal	x.	Lime
iii.	Bricks and tiles	xi.	Matches using machinery
iv.	Copra, desicated coconut, coconut husk and oil using machinery	xii.	Rubber
v.	Compost, artificial manure	xiii.	Plumbago
vi.	Fibre	xiv.	Sago
vii.	Fireworks	xv.	Tobacco
viii.	Hides and skins	xvi.	Soap
		xvii.	Vinegar

## 2. Dyeing of Fibre and Textiles and Tanning of Leather

## 3. Storing Except for Retail Trade of

i.	Bones	vii.	Fish
ii.	Coal - Charcoal	viii.	Petroleum
iii.	Compost or artificial manure	ix.	Raw hides
iv.	Copra	x.	Straw
v.	Cotton wool	xi.	Timber
vi.	Fibre wool		

3. List of Dangerous and Offensive trades prnoibited in all Zones except in the Agricultural Zone.

## 1. Quarrying for Cabook, Gravel, Metal and Mining

19. ANNEXURE (II)

1. Map indicating Planning Units.
2. Map indicating Land Use Zoning
3. Map indicating Floor Area Ratio

# COLOMBO CITY

## PLANNING UNITS & MUNICIPAL WARDS

SCALE - 1 : 50,000

