

MINISTRY OF LOCAL GOVERNMENT HOUSING AND CONSTRUCTION



# **CITY OF COLOMBO DEVELOPMENT PLAN**

## **Volume II**



urban development authority

NOVEMBER 1985

342+

CITY OF COLOMBO DEVELOPMENT PLAN



VOLUME TWO

PLANNING AND BUILDING REQUIREMENTS

NOVEMBER 1985

CONTENTS

- Submission of Plans
- Building Categories
- Submission of structural and service plans
- Preliminary Planning clearance and approval of plans
- Appeal Against Refusal
- Development to be in Conformity with the Permit
- Suitability of Site
- Use of Site
- Floor Area Ratio (FAR)
- Access
- Height of Buildings
- Street lines and Building Lines
- Sub-Division of land
- Layouts for flats and Housing Units
- Open spaces around Buildings
- Additional Requirements for Highrise Building
- Parking
- Architectural Control
- Conservation of Places of Historical, Architectural interest or Landscape Value
- Landscape and Tree Preservation
- Advertisement Control
- Clearance at Transmission Paths of Telecommunication etc.
- Clearance from Electric Lines
- Building Requirements
- Stair Case
- Lighting and Ventilation

Mechanical Ventilation and Air Conditioning

Foundation

Lifts

Water Supply and Sewerage

Drainage

Waste Disposal

Electrical and Plumbing Work

Fire Safety

Certificate of Conformity

Miscellaneous

Temporary Permit  
Works not Requiring a Permit  
Unsafe Buildings

Definitions

Schedule One

Form	A		
Form	B		
Form	B	- Annexure	(I)
		Annexure	(II)
		Annexure	(III)
Form	C		
Form	C	- Annexure	
Form	D		

Schedule (II)

Parking Space Standards

Schedule (III)

Access to Developing Unit  
Access to Residential Buildings  
Specification as to Lots  
Specification as to Building  
Maximum Lot Coverage  
Width of Aisling of Parking Stalls  
Aggregate Unobstructed Area of openings  
Specification as to Lifts

Schedule (IV)

Standards for Provision of Sanitary facilities

Schedule (V)

Processing Fees and Service Charges for obtaining  
Development Permit

Service Charges for Car Parking Bays

Charges for Change of use of Residential Unit into other  
uses

Additional Floor Area permitted in excess of prescribed

CITY OF COLOMBO DEVELOPMENT PLAN

VOLUME II

PLANNING AND BUILDING REQUIREMENTS

1. These requirements may be cited as the Planning and Building Requirements of the City of Colombo Development Plan, 1985.
2. These Requirements shall be applicable to Colombo M.C. Area declared by the Minister by notification published in the Gazette, to be an Urban Development Area under the UDA Law.

SUBMISSION OF PLANS

3. All applications under section 8J of the Law for the purpose of obtaining a development permit to engage in any development activity shall be made to the Authority in the relevant form specified in Schedule (I) to these requirements and be accompanied by the fees specified in "Schedule V".
4. All plans submitted under these requirements shall :-
  - (i) be prepared and signed by a qualified person;
  - (ii) be signed by the owner of the site or premises; and
  - (iii) be submitted in triplicate

5. (1) The Authority may, where it deems necessary require the submission of additional copies of the plans submitted under regulation 4.
  - (2) If the plans, drawings, specifications and information given, do not provide all the particulars necessary to deal satisfactorily with the application, the Authority may require production of such additional particulars and plans as it deems necessary in order to satisfy itself as to the exact nature of the development activity envisaged.
6. All plans submitted for the purpose of obtaining a development permit in respect to any specific development activity shall consist of :-
- (1) Where no building work is involved in the development activity or it is restricted to land development :-
    - (a) a location plan of the site in relation to the adjoining streets to a scale of not less than 1 : 4000;
    - (b) a survey plan of the site to a scale of not less than 1 : 1000 showing :-
      - (i) the location of the site including figured dimensions of buildings, if any ;
      - (ii) the scale of the Plan, the north point and the assessment numbers of adjoining lots or buildings;
      - (iii) the means of access to the site;
      - (iv) all existing drains and water courses; and
      - (v) contour or spot levels of the site and levels on the street or street in 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.

(2) Where building work is involved in the development activity :-

- (a) a sketch plan of the surrounding area sufficient to locate the building site;
- (b) the approved blocking out plan to a scale of not less than 1 : 1000;
- (c) a floor plan of each storey drawn to a scale of 1 : 100 except where the building is so extensive as to render a smaller scale necessary when the scale of 1 : 200 may be used 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 connection to drain lines;
  - (iv) fire escapes;
  - (v) clearance from aerial electricity supply lines;
  - (vi) the type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the building;
- (d) cross and longitudinal sectional drawings of the building along appropriate lines, showing :-
  - (i) the thickness of all walls, floors,

roofs, foundations, beams and other related parts of the buildings;

(11) 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 existing ground or street level and the clear distances between the site boundaries and the external walls of the building;

- (e) front and side elevations of the building showing elevations of every existing building within the site showing its height, floor level and other external visible features;
- (f) means of disposal of rain water;
- (g) whether the building is to be centrally air conditioned; and
- (h) such other particulars or information relating to the building as the Authority may require in order to satisfy itself as to the exact nature of the development activity envisaged;

7. 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.

#### BUILDING CATEGORIES

8. For purpose of these requirements, buildings shall be categorised as follows :-

- (1) Category A - means any building consisting of five or more floors including the ground floor or any building the height of which exceeds fifteen metres above the adjoining street.



(2) Category B - means any building not being a high rise building which consists of :-

- (i) a basement;
- (ii) two or more floors including the ground floor where a wall or column is situated on the property boundary;
- (iii) pile or raft foundation;
- (iv) roof spans exceeding ten metres;
- (v) a place of public assembly or a public building;
- (vi) a building which is wind sensitive such as warehouses and factories; and
- (vii) any other type of building not covered under categories A & C.

(3) Category C -

- (i) includes any residential building which does not exceed three hundred square metres in extent which is not covered under Category B (ii); and
- (ii) includes any building other than a residential building which does not exceed one hundred square metres in extent which is not covered under category B (ii).

SUBMISSION OF STRUCTURAL AND SERVICE PLANS

9. (1) An applicant shall in respect of all buildings other than those buildings falling within Category C, submit before the commencement of any building works, a detailed structural plan of the building with a copy of the design calculations.

- (2) Detailed structural plans and design calculations shall be prepared and signed by the qualified person who prepared such plans and calculations and shall in respect of all buildings specified in Category A of Section 8, and where required by the Authority in the case of buildings specified in Category B of Section 8, shall contain the following :-
- (a) statements indicating clearly the superimposed load for which each floor system or part thereof has been designed;
  - (b) the results of any soil test carried out, the calculations for determination of soil bearing capacity and boring investigations; and
  - (c) the type or types of foundations to be used.
- (3) Where any air conditioning or mechanical ventilation system is to be installed in a building or part thereof or where any such system therein is to be extended or altered the layout and detailed plans of the installation, extension or alteration to be carried out, with information in relation to capacities, shall be submitted to the Authority for approval along with plans of the building in which the system is to be installed, extended or altered.
- (4) The applicant shall submit in respect of all 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.

PRELIMINARY PLANNING CLEARANCE AND APPROVAL  
OF PLANS

- 10 (1) The Preliminary Planning Clearance shall be in writing and may include such restrictions and conditions as may be imposed.
- (2) It shall be valid for a period of one year.

- (3) The Preliminary Clearance will not constitute a permit and shall not entitle the applicant or any person to commence or carry out any Development Activity whatsoever.
- (4) Every development permit granted shall be in writing and shall be subject to the restrictions and conditons set out therein.
- (5) The development permit shall be valid for a period of one year.
- (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 been commenced but not been completed due to unforeseen circumstances.

APPEALS AGAINST REFUSAL

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

DEVELOPMENT TO BE IN CONFORMITY WITH THE PERMIT

- 12 (1) No Development Activity shall be commenced or carried out in contravention of the Development Permit.
- (2) The Development Permit may be revoked by the Authority if, there is :-
  - (a) a breach of a term or condition of the permit,
  - (b) a contravention of the provisions of the Development Plan,
  - (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 Section 9.

SUITABILITY OF SITE

13 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 centimetres 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 centimetres above the highest known flood level of the site.

USE OF SITE

14 No site or building whether existing or to be constructed be used for any purpose other than what is provided in the City of Colombo Development Plan.

FLOOR AREA RATIO

15 The volume of floor space of a building within a plot is regulated by the Floor Area Ratio (FAR) assigned for the particular plot of land in the City of Colombo Development Plan.

However, in special cases where circumstances warrant the floor area ratio may be permitted to exceed up to a maximum of thirty per centum for the site on payment of a service charge as determined by the Planning Committee, having taken into account the available capacities of the infrastructure systems in the area and land values.

(2)A basement to be used for parking and for the location of the air conditioning plant or other service machinery may be permitted in addition to the floor area ratio permissible.

If a permanent parking space is provided under these requirements as specified in Schedule (II) at the level of any floor in a building, such parking place shall be excluded from the calculation of the floor area ratio.

ACCESS

- 16 (1) No site or lot abutting a street less than nine metres in width shall be used for non-residential use or construction of any building for such use except as provided under regulation 16 (2)b.
- (2) (a) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form "A" of Schedule (III); and
- (b) A street meant to serve one or more 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 specification set out in Form "B" of Schedule (III).
- (3) Every such street shall connect on to a public street or a private street of which the owner of such private street has a right of way which connects on to a public street.
- (4) Every street which is less than nine (9.0) metres in width and exceeds thirty metres in length, shall be provided with a turning circle of not less than nine (9.0) metres in diameter at the dead end.

SPECIFICATION AS TO LOTS

- 17 (1) The minimum extent and the minimum width of lots for different classes of buildings, not being highrise buildings, should be in conformity with the specification set out in Form "C" of schedule (III) unless the Authority has stipulated a higher or lower minimum extent and/or higher or lower width of lots in a Development Plan already approved for the area or proposed for the area.
- (2) Every lot or site which abuts on to the end of a deadend street may have a frontage less than the width in Form "C" of Schedule (III), but shall have a frontage which is not less than 3.0 metres wide perpendicular to the line of the street.
- (3) The Authority may relax the requirements of the specified site extent and width in the case of an existing lot provided that a building satisfying the other regulations can be built on the site.

HEIGHT OF BUILDINGS

- 18 (1) The maximum height of a building on an existing lot which is six (6.0) metres or less in width and or has less than one hundred and fifty (150) square metres in extent shall not exceed seven and a half (7.5) metres or two floors unless the Authority directs otherwise.
- (2) The maximum height of a building in other cases not being a highrise building shall not exceed 15 metres or twice the distance between any storey of a building and the further edge of the abutting street, whichever is less.
- (3) 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.

- (4) In measuring the height under this regulation 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 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.

STREET LINES AND BUILDING LINES

- 19 (1) Where no street lines have been determined for any street under any act or regulation the authority may determine a street line for such street taking into account the existing and proposed character of development and the nature and volume of traffic anticipated in such street.

- (2) The building line for every lot on the side abutting the street shall be in conformity with the specifications and categories set out in Form "D" of Schedule (III) and shall be determined according to whether the street on to which it abuts is categorised as a local, secondary or principal street by the Authority.

In the case of local roads, a lesser width than what is stipulated in Form "D" of Schedule (III) may be permitted provided that such a reduced width is in conformity with the City of Colombo Development Plan.

- (3) Whether the street which the lot abuts is a local, secondary or principal street will be determined by the Authority.
- (4) No building shall extend beyond the building line provided that balconies, sunshades or eaves, not exceeding 1.0 metre in width may be permitted between the building line and the street line and a fence or boundary wall not exceeding two metres in height may be permitted on the street line.
- (5) Any street line approved or sanctioned by the Colombo Municipal Council shall not be varied without the prior approval of the Authority.

SUB-DIVISION OF LAND

- 20 (1) (a) No parcel of land or lot destined or proposed for any use other than agriculture or horticulture shall be subdivided unless a plan relating to such sub-division has been approved by the Authority.
- (b) Any person intending to sub-divide a land shall submit to the Authority an application which is in conformity with the Planning and Building requirements of the City of Colombo Development Plan.
- (2) The Authority in approving the plans for sub-division of land may require the applicant to modify the plan as it may consider necessary. The sub-division on the site shall be carried out only after the approval of the Authority is given.
- (3) The minimum extent and width of lots shall be in accordance with the provisions of Section 17.
- (4) No lot in such sub-division shall be less than 12 metres in depth.
- (5) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these requirements.
- (6) No lot in a sub-division plan shall be utilised for any purpose other than the purpose for which it was approved.
- 21 (1) Every lot in a sub-division shall abut an existing or proposed public street or a street in accordance with the provisions of Section 16.
- (2) The minimum width of a carriageway reservation for the streets shall be as approved by the Authority but in no case shall be less than 3.6 metres for streets upto 9.0 metres in width and 6.0 metres for streets wider than the 9.0 metres.

- 22 (1) Where the parcel of land or site to be sub-divided exceeds 1.0 hectare, an area of not less than ten per centum of the land or site, excluding streets shall be reserved for community and recreation uses in appropriate locations.
- (2) Such reserved space shall be vested with the Authority free of all charges.
- 23 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.

LAYOUTS FOR FLATS AND HOUSING UNITS

- 24 (1) The Authority may approve any project for construction of flats or construction of housing units and other integrated projects which is in conformity with the City of Colombo Development Plan.
- (2) The Authority may approve any layout or project for housing or rehousing of slum and shanty dwellers or housing of low income persons, which is in conformity with the City of Colombo Development Plan.

OPEN SPACES AROUND BUILDINGS

25. The maximum lot coverage permissible on any site for any of the purposes specified in Form "E" of Schedule (III) shall be as in conformity with the requirements specified therein.
- 26 (1) There shall be in the rear of every building and belonging exclusively to it as open space of not less than three (3) metres extending along the entire width of the building unless the rear of the building abuts on to a public street not less than six (6) metres in width ;

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

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

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

- (3) No building or structure other than cantilevered sunshades or overhanging balconies not exceeding one metre in width may be allowed in such open space.
- (4) In sites of irregular shapes where it is impracticable to provide an open space to the entire width of the building in the rear, the Authority may direct that the open space in the rear shall be left as it deems appropriate having regard to the circumstances of the case.
- (5) In the case of buildings where an open space is intended to be provided on the site for purposes of access, maintenance of the building, in separating it from adjoining properties, such open space shall in no case be less than 80 centimetres in width.

ADDITIONAL REQUIREMENTS FOR HIGHRISE BUILDING

- 27 No plan of a site shall be approved for the construction of a highrise building unless :-
- (1) the site does not exceed 1000 square metres in extent and has a dimension of at least 20 metres along the shortest side ; and
- (2) the site abuts on a street which is not less than 12 metres in width.

- 28 The Authority may permit the construction of highrise buildings in any such site, if it is satisfied that :-
- (1) the building will not interfere with the supply of amenities to the neighbourhood or mar the harmony of the area.
  - (2) the building will not create traffic problems and hazards.
  - (3) sufficient arrangements can be made for provision of watersupply, sewerage, power, safety from fire and other hazards and for parking of vehicles.
- 29 (1) The maximum height of the building shall not exceed twice the horizontal distance between any storey of the building and the farther edge of the abutting street.
- (2) If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets so far as it will abut on the narrower street to a depth of 20 metres from the wider street.
- 30 (1) There shall be in the least on one side of the building, not being the front or rear side, between the building and the boundary of the site a minimum open space of at least one quarter of the height of the building or 5.5 metres whichever is less.
- (2) There shall be in the rear of every building an open space of at least one quarter the height of the building extending along the entire width of the building.
  - (3) The open spaces required under these requirements shall belong exclusively to the building provided that the width of open space belonging exclusively to it may be reduced to the extent of the width of any public street which is not less than 6.0 metres on which the full length of the rear of the building abuts.
  - (4) The total area covered by all buildings on any site shall not exceed 80 per cent of the total area of the site and the area not so covered shall belong exclusively to the building and shall be retained as part and parcel thereof.

PARKING

- 31 (1) Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide for a minimum number of parking spaces within the site at the standards specified in Schedule (II) to these requirements.
- (2) The dimensions of car 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 "F" of Schedule (III).
- (4) The width of access to car 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 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 car parking cannot be provided on the site, a service charge shall be paid for each parking space not provided on the site as specified in Schedule (II).

SPLAYING OF CORNERS OF STREETS

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

ARCHITECTURAL CONTROL

- 33 (1) The Authority may in the interest of harmonising the development, activity with the surrounding development, direct the owner to make such modification as it deems necessary in the height, architecture, architectural features or facade of any building.
- (2) The Authority, may in any street wholly or mainly occupied by shops or commercial buildings may require as a condition of its approval, provision of a public arcade along the face of the building of such character and such width as it may direct.
- (3) The Authority may direct any mechanical or other equipment located on the top of buildings to be visually screened in such manner as is necessary to provide protection.

CONSERVATION OF PLACES OF HISTORICAL,  
ARCHITECTURAL INTEREST OR  
LANDSCAPE VALUE

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

- (2) If any premises or area, in the opinion of the Authority is of scenic or landscape interest, the Authority may give directions as it deems fit for the conservation and maintenance of such premises or area as the case may be.

LANDSCAPE AND TREE PRESERVATION

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

ADVERTISEMENT CONTROL

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

CLEARANCE AT TRANSMISSION PATHS OF TELECOMMUNICATION ETC.

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

CLEARANCE FROM ELECTRIC LINES

38. All buildings shall be separated from any overhead electric supply line vertically by a distance of at least 2.5 metres and horizontally by a distance of 1.5 metres in the case of low tension lines and by not less than 4.5 metres and 2.5 metres respectively in the case of high tension lines.

BUILDING REQUIREMENTS

- 39 The internal clear dimensions of every room in a building other than the rooms specified under regulation 40 shall not be less than the minimum specified in Form (I) of Schedule (III).
- 40 The internal clear dimensions of bath rooms and toilets shall not be less than the minimum specified in Form J of Schedule (III).
- 41 (1) Storage rooms not requiring legal ventilation shall not have an area in excess of 2.25 square metres nor have its width or length exceeding 1.5 metres.
- (2) The aggregate area of all storage rooms of the dimensions specified above shall not exceed 5% of the floor area of the building.
- 42 The minimum height of rooms shall be :
- (1) For toilets, bath rooms and corridors, not less than 2.1 metres.
- (2) For all other rooms in any building, not less than 2.7 metres, provided that beams, trusses and similar supporting structures extending beyond the level of the roof shall not be such as to reduce this height below 2.4 metres at any point.
- (3) In the case of rooms in a building that is Air Conditioned through a central air conditioning system 2.4 metres.

- 43 In the case of rooms with sloping roof the heights shall not less than those mentioned in Section 42 at the mid point of the slope of the roof and in no part of the room shall the height be less than 1.1 metres.

#### STAIR CASE

44. (1) The minimum width of stairs and the minimum dimensions of treads and risers shall be as specified in Form K of Schedule (III). In the case of circular or geometric stairs the widths of the treads measuring at the middle shall not be less than the widths specified in Form K of Schedule (III). 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 top most landing and the exit door on the ground floor.
- (b) Every staircase, staircase landing, balcony or verandah shall be protected on any side overlooking a courtyard, void or external air space, by either a hand-rail, balustrade or parapet which shall have a height of not less than 0.9 metres and shall be of a suitable design and type of construction to prevent any person from falling over the side of such staircase, staircase landing, balcony or verandah.

#### LIGHTING AND VENTILATION

- 45 Every room in a building shall be provided with natural light and ventilation by means of windows, doors or any other approved openings.

Every such room of a building to be lighted and ventilated shall have windows and opening through which natural light and ventilation can be obtained, so located that they face and open upon,

- (1) A public street or a street on which the owner of the building has a right of way;

- (2) A courtyard or open space located in the building site.
- 46 (1) In the case of rooms other than warehouses and factories no part of the room served by such lighting and ventilation openings shall be more than 10 metres away from such opening in a direction perpendicular to the plane of the opening. Further, no part of such room shall be 3 metres away from the edge of the opening in a direction parallel to the plane of the opening.
- (2) In case of warehouses and factories no part of the room served by such lighting and ventilation openings shall be more than 12 metres away from such opening in a direction perpendicular to the plane of the opening. Further, no part of such room shall be 4 metres away from the edge of the opening in a direction parallel to the plane of the opening.
- 47 The sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, verandah or porch, if,
- (1) such balcony, verandah or porch faces upon a street or upon a courtyard or open space;
- (2) the maximum depth of the room served by such source does not exceed the distances specified under regulation 46 from the outer face of the balcony, verandah or porch; and
- (3) the front of the balcony, verandah or porch has an opening to external air, of not less than  $\frac{2}{3}$  the height between the floor level and ceiling level of such balcony, verandah or porch
- 48 (1) Every room in any building where the aggregate area of openings is in excess of the specifications contained in Form G of Schedule (III) shall be provided with natural light and ventilation by means of one or more sources.
- (2) Corridors and passages may be lighted and ventilated by providing openings in the interior walls of the rooms abutting the corridor or passage provided that the area of the openings conform to the specifications set out in Form G of Schedule (III).

- (3) Any room used as a parking garage for more than 5 motor vehicles shall have at least 50 per centum of the area of two or more sides of the room as openings to allow for cross ventilation.
- 49 For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when one half of the area of the common wall is open and unobstructed.
- 50 There shall also be provided in the case of buildings without openings on the sides of a depth greater than 12 metres permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor.
- 51 (1) Every window or other opening excepting for toilets and bathrooms must open to a standard light plane and the whole space above such plane must be open to the sky and free from any obstruction other than eaves or sunshades projecting to an extent of not more than 1.0 metre. (For the purpose of this requirement "standard light plane" means a plane drawn upwards and outwards from the exterior face of the building at the lowest floor level of the room and not being a basement floor for car parking or for a air conditioning plant or other service machinery only at an angle of  $63 \frac{1}{2}$  degrees to the horizontal and not impinging on any building wall or other obstruction.)

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

- (2) Where a window or other opening is situated on the side or interior face of a building, the external open space, shall :
- (a) be of such width that no portion of such face shall intersect any of a series of imaginary lines drawn across the open space from the limit opposite to such face at the level of its lowest floor level not being a basement floor for car parking or for air conditioning plant or other service machinery only at an angle of  $63 \frac{1}{2}$  degrees to the horizontal ;



- (b) not be less than 2.25 metres; and
  - (c) be exclusively attached to the building or be dedicated to public use.
- (3) In case of toilets and bath rooms the standard light plane may be relaxed by the Authority provided a minimum unobstructed width of open space of one metre is available within the premises abutting the opening.
- 52 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 above the outside ground level and shall have all its required sources of natural light and ventilation above the outside ground level.
- 53 The provisions of Section 48 shall not apply to a room such as a photographic dark room or cold storage room where by the nature of the use of the room it cannot have direct openings to external light and air, so long as it shall be artificially lighted and mechanically ventilated to the satisfaction of the Authority.

MECHANICAL VENTILATION AND AIR CONDITIONING

- 54 (1) Where the Authority, taking into account the type and size of the building, is of the view that a central air conditioning plant is necessary for the building, the provisions relating to natural light and ventilation and the height of rooms may be so modified in accordance with the prevailing circumstances so that the ventilation and lighting system will be designed and maintained according to the conditions laid down by it while granting the development permit, under section 8 J of the Law and a standby generator of such capacity as specified by the Authority will be installed and operated at times of interruption of the public electric supply, and

- (2) Where windows or other openings of water closets and bathrooms cannot open out on an exterior or interior open space of the required width, they may open out on to a ventilation shaft the size of which shall in the case of buildings upto a height of 15 metres be not less than 1 square metre with the minimum dimension of any side being 1 metre and in the case of buildings exceeding 15 metres in height not less than 3 square metres with the minimum dimensions of any side being not less than 1.5 metres.

Provided that, in the case of buildings of more than two storeys the water closets and baths shall be mechanically ventilated with exhaust fans of appropriate capacities placed both in the window openings as well as on the top of the shaft.

- (3) The owner of the building which is subject to mechanical ventilation and air conditioning shall give an undertaking affirming that he will comply fully with the relevant provisions of these requirements when the air conditioning or, mechanical ventilaiton system or artificial lighting is no longer in use, and such building shall be deemed to be unfit for occupation and shall not continue to be occupied until the owner complies with the relevant requirements.

#### FOUNDATIONS

58. (1) Every building shall be supported by foundations in order to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such a manner so as not to cause any settlement or other movement which may impair the stability of, or cause damage to the whole or any part of the building or to any adjoining building or works.
- (2) No part of the ground which supports or helps to support any building shall be subjected to any pressure (whether exerted by any part of the building itself or otherwise) other than such pressure as may be acceptable to the Authority, with a view to ensuring safety of the inhabitants of such buildings.

- (3) If the ground adjacent to any proposed building exerts pressure upon or causes the application of an undue load to any part of the building, that building or part thereof shall be so constructed as to be capable of safely sustaining and transmitting the pressure or load without exceeding the appropriate limitations of permissible stresses.

59 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 on which such party wall stands.

- 60 (1) Whenever any foundations or related earthworks such as the driving of piles, compaction of soil and excavations, which may impose loads on adjoining property or cause movements in the grounds or in any way adversely affect the structural stability of any part of the adjoining effects of such works on the adjoining property shall be carefully considered by the qualified person at the time of preparation of the plans and designs as required under these requirements before any such works are commenced on the site.

- (2) The qualified person and the owner shall at all times and at their own expense be responsible for preventing any damage to any adjoining building or property.

- (3) The entire construction site including foundation excavations, and temporary retaining walls shall be separated from any adjoining road or property by a suitable fence or enclosure as may be required by the Authority.

#### LIFTS

- 61 The number of passenger and goods lifts to be provided in any building and their design, construction, installation, testing, inspection and operation shall comply with such requirements as may be specified in Form H of Schedule (III) to these requirements.

WATER SUPPLY AND SEWERAGE

- 62 (1) Every building shall be provided with a protected water supply system connected to an existing public system.
- (2) Where it is not possible to provide connection to the public water supply system, a system connected to private service shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority has 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) No well used for the supply of drinking water shall be closer than 15.0 metres of a cess pit or a soakage pit or a septic tank.
- 63 (1) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of water closets, urinals, wash basins and other sanitary conveniences;

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

- (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 pretreated to bring them to acceptable standards before being connected on to a public sewerage system.
- (3) (a) where a public sewerage system does not exist, or in other cases where the Authority is of the opinion that the outlets cannot be connected to the public system the sewerage shall be disposed of through a septic tank; and

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

DRAINAGE

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

WASTE DISPOSAL

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

ELECTRICAL AND PLUMBING WORK

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

FIRE SAFETY

- 67 Every building shall conform to fire safety requirements applicable to the area or type of building or as may be specified by the Authority with a view to providing a greater measure of safety to the inhabitants of such buildings.
- 68 All highrise buildings, public assembly buildings, factories and warehouses of more than 400 square metres in extent, the installations therein shall conform to any additional fire safety requirement as may be recommended by the Chief Officer of the Fire Brigade.

- 69 All buildings which have two or more floors and 280 sq. metres in extent and which are located in areas where pipe-borne water supply is available, should provide for a sump, to store water to be used in an event of a fire. The dimensions of the sump will be determined by the Planning Authority in relation to the size and use of the buildings.

CERTIFICATE OF CONFORMITY

- 70 Every application for a Certificate of conformity under section 8K of the Law shall be substantially in the form 'D' set out in Schedule (I) and shall be accompanied by the following :-

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

(i) a certificate from a Town Planner and or a Licensed Surveyor that the sub-division has been carried out as per the approved plans and permit;

(ii) a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognised for employment as an Engineer under the Government, where engineering works are involved in the development such as construction of roads and culverts, that the development works have been carried out under his supervision in accordance with the approved plans, specifications and permit.

- (b) In the case of construction of buildings falling within Building Category A of Section 8 :-

(i) a certificate from a Registered or Chartered Architect or a person whose qualifications have been recognised for employment as an Architect under the Government to the effect that the development has been carried out under his supervision in accordance with the approved plans and permit;

- (ii) a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognised for employment as an Engineer under the Government to the effect that the foundations and super structure and otherworks have been carried out according to the approved plans, permit and according to designs submitted under regulation 9, under his supervision and the building are structurally safe; and
  - (iii) a certificate from a qualified Electrical Engineer, qualified Sanitary or a Chartered Civil Engineer, qualified Refrigeration Engineer or a person whose qualifications have been recognised for employment as an Electrical, Sanitary, Civil or Refrigeration Engineer that the Electrical, Sanitary and air conditioning systems have been installed under their supervision in accordance with the approved plans and specifications and satisfy all safety requirements.
- (c) In the case of construction of buildings falling within Category B of Section 8, a certificate from a Registered or Chartered Architect or Civil Engineer or a person whose qualifications have been recognised by Government for employment as an Architect or Engineer under Government to the effect that the works have been carried out in accordance with the approved plan and permit under his supervision and that the building is structurally safe.
- (d) In the case of construction of buildings falling within Category C of Section 8, a certificate from the builder or the owner where the owner is also the builder to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building.

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

MISCELLANEOUS

TEMPORARY PERMIT

- 72 The Authority may issue a temporary permit for a period not exceeding one year at a time on such terms or conditions as it thinks fit and on payment of such fees and deposits as may be determined, for a structure for use as :-
- (1) a builder's working shed or store or any other shed used in connection with any new building work
  - (2) stalls or sheds for a fair or an exhibition
  - (3) booths and kiosks for serving the public so long as the floor area of each booth does not exceed 10 square metres
- 73 The Authority may on the expiry of the period of the temporary permit order removal of the building or remove the building in question and recover the cost of removal, if any.

WORKS NOT REQUIRING A PERMIT

- 74 No permit shall be required in the case of alterations and works listed below which do not infringe any of the requirements of these Sections.
- (a) Changing the positions of windows and doors and providing additional openings.
  - (b) Retiling of an existing tiled roof or reroofing of a building without changing the character of the original roof.

- (c) Reflooring
- (d) Construction of sun shades not exceeding 1.0 metres in width provided they do not infringe any of the Requirements.

UNSAFE BUILDINGS

75. The Authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair or demolish or deal with otherwise to remove the danger, if the building is certified as unsafe by the Director, Buildings Department.

DEFINITIONS

76 In these regulations :-

"APARTMENT" means a unit as defined in the apartment Ownership Law, No. 11 of 1973.

"ACCESS" includes any street used as means of access to buildings or other premises whether the public have a right of any thereover 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;

"BUILDING" includes any structure for whatsoever materials constructed and every part thereof and includes any temporary shed, a compound wall and any enclosure.

"BUILDING - HIGHRISE" means any building with more than four floors including the ground floor or whose height at any part of it above the ground level exceeds 15.0 meters excluding a lift or motor room not exceeding 56 sq.m. in extent or a staircase room not exceeding a height of 3.0 m. and not exceeding 25 sq.m. in extent or a water tank not exceeding a height of 1.5 m.

"BUILDING RESIDENTIAL" means a building exclusively consisting of one dwelling unit or a number of dwelling units;

"BUILDING LINE" means the line upto 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 Authority;

DWELLING HOUSE or "DWELLING UNIT" means a building or part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities;

"DEVELOPMENT ACTIVITY" has the same meaning as in the Law;

"DEVELOPMENT PERMIT" means a permit issued by the Authority to carryout any development activity in accordance with the Act and Regulations thereunder.

"DEVELOPMENT MAP" means a map or maps annexed to these regulations indicating among other things the designated use of sites, the land use zones, the maximum permissible floor area ratios, street and other reservation lines.

"EXISTING LOT" means a lot which is in existence before the coming into operation of the Law;

"FACTORY" includes a building or part of a building used for the manufacture or production or repair of any article;

"FLAT" means a unit as defined in the Apartment ownership Law, No. 11 of 1973;

"FLOOR AREA" means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such common wall and shall include all roof projections and balconies exceeding 1.0 m. in width and all areas having a roof and capable of being enclosed.

"FLOOR AREA - GROSS" means the total of the floor area of every floor in a building;

"FLOOR AREA RATIO" means the gross floor area of all buildings on a lot divided by the area of such lot;

"FLOOR SPACE" means the horizontal area of a room or space in a building measured from the interior face of the enclosing walls;

"HOUSING COMPLEX" means a group of dwelling units on a site which is permanently in "common enjoyment" and may include a block of flats;

"INDUSTRIAL BUILDING" includes factories, workshops and warehouses;

"LAW" means the Urban Development Authority Law, No. 41 of 1978;

"LOCAL AUTHORITY" has the same meaning as in Law;

"LOT" in relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or to a set of co-owners and approved as a lot by the Local Authority or the Authority;

"OWNER" includes a person for the time being receiving the rent of the premises in connection with which the work is used whether in his own account or as an agent or trustee for any other person or who would receive the same if such premises were let to a tenant;

"PLACE OF PUBLIC ASSEMBLY" means a place or building used whether regularly or occasionally for public congregation such as a theatre, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purpose and includes a public building;

"PLANNING COMMITTEE" means the Committee appointed under section 8B of the Law;

"PUBLIC BUILDING" includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home;

"PUBLIC STREET" means any street over which the public have a right of way and has become vested in any Authority under any Law or by operation of any Law and includes the drain or footway attached thereto;

"PLOT OR SITE" in relation to land means the entirety of any land which has been demarcated by boundary marks or is enclosed within boundary walls or fences where such land belongs to one single person or to set of co-owners and approved as a plot by the Authority.

"QUALIFIED PERSON" in relation to a development activity means :

- (a) where no building work is involved or any works involving site layout or sub-division exceeding 0.5 hectares, a Registered or Chartered Town Planner and in works involving a site layout or sub-division not exceeding 0.5 hectares a Registered or Chartered Town Planner or a Licensed Surveyor and Leveller;
- (b) where building Category A and B are involved, a Registered or Chartered Architect or Engineer, or a person whose qualifications have been recognised 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 the right of way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;

"STREETLINE" 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.

SCHEDULE 1

(Section 3)

FORM "A"

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

For Office Use only

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

To :  
Chairman,  
Urban Development Authority.

Thro"

Mayor/Chairman/Authorised Officer.  
.....Municipal Council  
.....Urban Council  
.....Development Council Sub-Unit

Sir,

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

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

1. A map of the area showing the site/land in relation to  
the adjoining properties and streets to a scale of not  
less than 1:4000 (The site in question along with any  
other adjoining site owned by the applicant should also  
be clearly shown).

2. A survey plan of the site/land to a scale of not less than 1 : 1000.
  - (i) the location of the site including figured dimensions of buildings, if any
  - (ii) the scale of the plan, the north point and assessment numbers of adjoining lots or buildings
  - (iii) the means of access to the site
  - (iv) all existing drains and water courses
  - (v) contours or spot levels of the site and levels on the street in front
  - (vi) service lines including electric power lines
  - (vii) trees and vegetation
  
3. A detailed blocking out plan to a scale of not less than 1 : 1000 showing the proposed sub-division of lots together with their dimensions and extent, direction and width of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to.
  
4. The proposed formation levels of street in relation to existing levels with cross sections and longitudinal sections to scale.
  
5. The particulars detailed in the Annexure.

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Date: .....

FORM "A" - ANNEXURE  
(Please type or write in block capitals)

1. Particulars of Owner

Name :

Address :

Telephone :

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 Land Use

Residential :

Commercial :

Industrial :  
Institutional :  
Open spaces, parks and play fields :  
Streets and Accessways :  
Any other use :

(d) Infrastructure

(i) Availability:

Water :  
Sewerage :  
Drainage :  
Electricity :

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

Water supply :  
Sewerage :  
Drainage :  
Electricity :

4. Landscape

Location of trees to be indicated on the site plan.

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

6. Approximate date of commencement and phasing :

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address :

Telephone :

Date :

SCHEDULE (I)

(Section 3)

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.  
and Date  
\_\_\_\_\_

To :  
Chairman,  
Urban Development Authority

Thro"

Mayor/Chairman/Authorised Officer  
.....Municipal Council  
.....Urban Council  
.....Development Council Sub Unit

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, accessways 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 :  
Date :

FORM "B" - ANNEXURE 1

(Please type or write in block capitals)

1. Particulars of Owner :

Name :

Address :

Telephone :

2. (a) Particulars of Existing Development :

Location of site :

Local Authority :

Ward :

Street :

Assessment No. :

Lot No./Survey Plan No. :

(b) Present use of the land and building :

(i) Land

Extent (In Square 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)

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

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

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

<u>Floor</u>	<u>Use</u>	<u>Extent (Square Metres)</u>
--------------	------------	-------------------------------

(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 :  
Other (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 :

Date :

FORM B

FORM B - ANNEXURE 2

(Please type or write in block capitals)

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

1. Nature of Factory, Workshop or Warehouse (Give details of goods to be manufactured, repaired or stored and in the case of manufacture indicate raw materials used and a brief description of the Manufacturing process)

2. Details of permission of the concerned Ministry or Department for setting up the factory or workshop or warehouse

3. Details of machinery employed and motive power

<u>No.</u>	<u>Horse Power</u>	<u>Motive Power</u>
------------	--------------------	---------------------

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, there mode of treatment and disposal
  
6. Noise, dust and pollution characteristics and measures proposed for their control
  
7. Employment  
Proposed :  
Future expansion, if any :

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address :

Telephone :

Date :

FORM B - ANNEXURE 3

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

1. Brief description of Development Activity :
  
2. Location and type of Educational and Religious buildings and buildings and places of archaeological, historic or scenic interest within one kilo metre of the site
  
3. Distance of proposed buildings from the permanent vegetation line of the coast
  
4. (a) Nature of existing vegetation and coverage  
  
(b) Details of natural and physical features within the site such as water courses, rock formation, sand dunes etc.

5. Details of approval by Coast Conservation Division of the Ministry of Fisheries (a permit should be obtained under the Coast Conservation Act No. 57 of 1981 for any construction falling within the coastal zone which is 300 metres landwards of the high water line).

6. Additional information for Tourist Hotels, Guest Houses & Restaurants

(a) No. of rooms - Single :  
Double :  
Suite :

(b) Restaurant Seats

Restaurant floor space (square metres) :



7. Details of approval by Tourist Board :

8. Provision made for infrastructure facilities :

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

9. Employment :

Proposed :

Future expansion, if any :

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address :

Telephone :

Date :

SCHEDULE (I)

(Section 10)

FORM "C"

Application for obtaining Preliminary Planning Clearance for proposed development.

For Office Use Only

---

No :  
Processing Fees Paid :  
Receipt No. and Date :

---

To :

Chairman,  
Urban Development Authority,

Thro"

Mayor/Chairman/Authorised Officer  
.....Municipal Council  
.....Urban Council  
.....Development Council Sub Unit

Sir,

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

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

1. A map of the site showing the site/land in relation to the adjoining properties and streets to a scale of not less than 1:6000. (The site in question along with any

other adjoining site in the area owned by the applicant should also be clearly shown).

2. The particulars detailed in the Annexure.

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

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner/Applicant

Date :

FORM "C" - ANNEXURE

(Please type or write in block capitals).

1. Particulars of applicant :

Name :

Address :

Telephone :

2. (a) Particulars of existing development

Location :

Assessment No. :

Local Authority :

Ward :

Street :

Plot/Survey Plan No. :

(b) Present Use

(i) Land

Extent (Square Metres) :

Use (Give in detail the present use)

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

No. of floors :

Maximum height (metres) :

Gross floor area (Square metres) :

Floor area of each use (Square Metres) :

3. Particulars of proposed development :

(a) Site Development

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

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

4. Site particulars

Extent of site (Square Metres)

5. Availability of infrastructure :

Streets and Accessways :  
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

	<u>Square metres</u>	<u>% of total area</u>
(a) Landuse :		
Residential :		
Commercial :		
Industrial :		
Institutional :		
Open spaces, parks & play fields :		
Roads :		
Others :		
(b) No., type and size of plots :		

(c) No., type of buildings, if any proposed :

(d) Amenities if any, to be provided :

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

.....  
Signature of Owner/Applicant

Date :

SCHEDULE (I)

(Section 70)

FORM "D"

Application for obtaining Certificate of Conformity

For Office Use Only

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

To :  
Chairman,  
Urban Development Authority

Thro"  
Mayor/Chairman/Authorised Officer  
.....Municipal Council  
.....Urban Council  
.....Development Council Sub Unit

Sir,

I/We hereby apply for a Certificate of Conformity in respect of development carried out at ..... (give location etc.) in terms of permit No..... dated.....19...issued to me by .....

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

Details of Deviations

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

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

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

.....  
Signature of Qualified Person

.....  
Signature of Owner

Address :

Telephone :

Date :

SCHEDULE (II)

(Section 31)

PARKING SPACE STANDARDS

---

Usage	Minimum Car Parking Space
	Colombo M.C. Area
1	2

---

1. RESIDENTIAL

- (i) Dwelling Units exceeding a gross floor area of 200 sq.m. 1 for 1 Unit
- (ii) Flats exceeding a Gross Floor area of 100 sq.m. 1 for 1 Unit
- (iii) Flats with a Gross floor less than 100 sq.m. 1 for 5 units or 1 for 200 sq.m. whichever is more

2. COMMERCIAL

- (i) Shops, Departmental stores, Offices and Other commercial buildings 1 for 200 sq.m.
- (ii) Restaurants and Night Clubs 1 for 10 sq.m. of Restaurant space or 1 for 20 sq.m. of total floor space whichever is more
- (iii) Hotels, Guest Houses and Clubs 1 for 100 sq.m. of Floor Area or 1 for 5 rooms and one for 2 suites whichever is more

3. Cinemas, Theatres, Auditoriums and similar uses 1 for 20 seats

---

---

Usage	Minimum Car Parking Space
1	Colombo M.C. Area

---

4. Factories, Industrial Establishments and Warehouses	1 for 200 sq.m. and 1 lorry parking stall of not less than 3.0 m. by 8.0 m. or 1000 sq.m.
5. INSTITUTIONAL (i) Nursing Home & Private Hospitals	1 for 3 beds
(ii) Consulting Rooms	2 for 10 sq.m. of consulting room space
(iii) Medical Laboratory	1 for 100 sq.m.
6. OTHERS	As may be decided by the Authority for for each such use but not less than 1 for 200 sq.m.

---

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



SCHEDULE (III)

(Section 17)

FORM "C"

SPECIFICATION AS TO LOTS

---

Character of Building 1	Minimum Site Area (Square Metres) 2	Minimum width of site (Metres) 3
All buildings except those included below	150	6
Public Assembly Buildings and Public Buildings	300	12

---

FORM "D"

(Section 19)

SPECIFICATIONS AS TO BUILDING LINES

---

Category of Public Street	Building line from the Centre of the Street or Streetline if any (Metres)
Local	6.0
Secondary	9.0
Principal	15.0

---

SCHEDULE (III)

(Section 25)

FORM "E"

MAXIMUM LOT COVERAGE

---

Character of Building	Maximum lot coverage	Minimum Open Space at the ground level
1	2	3
Dwelling units, Hotels, Hostels, Guest Houses and Public Assembly Buildings	66 2/3	33 1/3
Offices, Shops, Other Commercial and industrial Buildings	80	20

---

FORM "F"

(Section 31)

WIDTH OF AISLES OF PARKING STALLS

---

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

---

SCHEDULE (III)

(Section 48)

FORM "G"

AGGREGATAE UNOBSTRUCTED AREA OF OPENINGS

Column I	Column II	Column III
Room	Aggregate unobstructed area of openings for natural lighting and ventilation	% of area openable
(1) Bathroom and toilet	1/10	100
(2) Vehicle Parking garage	1/10	50
(3) Factories and warehouses	1/10	50
(4) All other rooms	1/7	50

FORM "H"

(Section 61)

SPECIFICATION AS TO LIFTS

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

SCHEDULE (III)

(Section 39)

FORM "I"

Room	Minimum Extent Sq. Metres	Minimum Length Metres	Minimum Width Metres
1	2	3	4
(i) Where there is only one room in a dwelling Unit.	11	-	3
(ii) Where there are more than one room in a dwelling unit			
(a) first room	8.5	-	2.4
(b) additional rooms	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

(Section 40)

FORM "J"

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

SCHEDULE (III)

(Section 44)

FORM "K"

Type (1)	Width of Stairs (Centi- Metres) (2)	Minimum Head Room (Metres) (3)	Riser (Centi- Metres) (4)	Tread (Centi- Metres) (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)

(Section 63)

STANDARDS FOR PROVISION OF SANITARY FACILITIES

---

1. Cinemas, Theatres and Auditoriums	One for every 100 seats up to 400 seats and one for every additional 250 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 25 seats or part thereof	One for every 25 seats or part thereof
2. Restaurants	One for every 50 seats upto 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 50 seats or thereof.	One for every 50 seats or part thereof.
3. Offices and Shops	One for every 200 sq.m. of floor area. Separate facilities for men and women to be suitably provided, subject to a minimum on one each for men and women.	One for every 200 sq.m. of floor area or part thereof.	One for every 200 sq.m. of floor area or part thereof.

---

SCHEDULE (V)

(Regulation 3)

PROCESSING FEES AND SERVICE CHARGES FOR  
OBTAINING DEVELOPMENT PERMITS

PROCESSING FEES

Nature of development activity to be engaged	Form to be used <sup>7</sup>	Fees
--	------------------------------	------

1. Land sub-division approval	A	<u>Processing Fee</u>
		Rs. 50.00 per lot subject to a minimum of Rs. 100.00.

2. Erection of Buildings	B	1. <u>Processing Fees</u>		
		Floor Area (Square Metres)	Residential Uses. Rs.	Commercial or Other Uses. Rs.
		Below 45	10	50
		45 -90	25	100
		91-180	50	200
		181-270	200	500
		271-450	500	750
		451-675	750	1000
		675-900	1000	1250
		Above 900	1000+	1250+
			Rs. 50/= for every additional floor area of 90 Square Metres	Rs. 50/= 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. 10/=	-
ii. Construction up to roof level (excluding roof).	Rs. 20/=	Rs. 20/=
iii. Construction including roof	Rs. 30/=	Rs. 30/=
iv. Complete construction	Rs. 50/=	Rs. 50/=

3. Erection of Parapet Wall	Form to be used	Processing Fee	
		Residential Uses	Commercial or other Uses
	B	Rs.	Rs.
		10/=	50/=

Granting Covering Approval

Rs. 8/= per Linear metre

---

	Form to be Used	<u>Processing Fees</u>	
		<u>Floor Area (Square Metre)</u>	<u>(Rs.)</u>
4. Change of use of Residential Unit	B	Below 45	25
		46-90	50
		91-180	100
		181-270	250
		271-450	375
		451-675	500
		676-900	625
		Above 900	625 + 25
			For every 90 Square Metres, in excess of 900 Square Metres

---

	C	<u>Processing fee</u>
5. Preliminary Planning Clearance		(i) Rs. 100/= per application if an inspection is required.
		(ii) Rs. 25/= per application if an inspection is not required.

---

	D	<u>Processing Fee</u>
6. Certificate of Conformity		(i) Rs. 100/= where the floor area of the building does not exceed 270 sq. metres.
		(ii) Rs. 100/= and Rs. 1/= for every square metre in case of buildings over 270 square metres.
		(iii) Rs. 50/= per lot in case of land sub-divisions.

---

7. SERVICE CHARGES FOR CAR PARKING BAYS

Local Authority Area

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

---

(1) Colombo M.C.

Rs. 120,000.00

---

8. CHARGE FOR CHANGE OF USE OF RESIDENTIAL UNIT INTO OTHER USES

- (i) Rs. 440/= per sq. metre to convert a residential unit to any other use if the property is located in a primary residential zone.
- (ii) Rs. 330/= per sq. metre to convert a residential unit to any other use if the property is located in any other zone.

9. ADDITIONAL FLOOR AREA PERMITTED IN EXCESS OF PRESCRIBED FLOOR AREA RATIO

The service charges to be calculated as a percentage of the cost of construction of the building, which will vary from 30% to 7% based on the following factors :

- (i) Location of the building
- (ii) Status of the infrastructure availability
- (iii) Type of development
- (iv) Environmental effects

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

- (i) Residential Houses - Rs. 2000/= per square metre

- (ii) Residential flats,  
commercial and office  
buildings up to, and  
inclusive of 4 storeys - Rs. 2700/= per  
square metre
- (iii) Residential flats,  
commercial and office  
buildings over 4 storeys - Rs. 5400/= per  
square metre
- (iv) Light Industrial Buildings - Rs. 4300/= per  
square metre
- (v) Warehouses - Rs. 2000/= per  
square metre