

*Proposed Revisions to*  
***City of Colombo Development Plan – 1999***  
***VOL. II***

*Submission to the*  
***Planning Committee of the***  
***Urban Development Authority***

***25<sup>th</sup> of October 2002.***

## Preliminaries

Citation and  
Commencement

1. These Regulations may be cited as the Planning and Building Regulations 1999 approved under section 8F of Urban Development Authority Law and shall come into operation on the 29th day of July, 1999.

## Part I

### Submission of Plans for Approval of Land Sub-Divisions and Buildings

Submission of  
Plan for approval

2. Every application under Section 8J of the Law for a development permit to engage in any development activity shall be made to the Authority in the relevant form accompanied by the fees specified in "Schedule I".

3. (1) Every plan submitted under section 8J of the Law shall-

(a) be signed by the owner of the site or premises;

(b) be submitted in 5 copies ;

(c) be prepared and signed by a local relevant qualified person in accordance with these Regulations except a plan -

(i) to carry out minor addition or alteration to a building which does not affect any structural part thereof ;

(ii) for the construction of a single or two storey building with a total floor area not more than 280 square metres, (3000 square feet) and whose walls or columns are not situated on the boundary of the property and the construction does not involve pile or raft foundation;

(d) be prepared on standard metric size sheets of the international A series;

(e) be signed by the owner of the building or premises or proposed building in respect of which the plans are submitted by applicant and bear the owners or applicant's name and address,

(f) be accompanied by a statement setting out the purpose of development of the building or premises to which the plan relates;

(g) be accompanied by a copy of the relevant approved survey plan of the premises in which the building is situated or in which the proposed building is to be situated or building works to be carried out.

(2) The Authority may require additional sets of plans or enlarged details, specifications or other information thereof or other documents relating thereto to be submitted.

(3) (i) Any land parcelling or sub-division should be prepared and signed by a Licensed Surveyor and leveller.

(ii) When such land exceeds 0.05 hectare it should be certified by a Town Planner

(4) The Authority may give preliminary planning clearance prior to the formal approval of plans.

(5) For the purpose of this regulation the names of those who are eligible to sign the plan prepared under 3 (1) c (i) and (ii) should be registered with the Authority.

Preliminary Planning  
Clearance

4. An application for Preliminary Planning Clearance may be granted pending evaluation on the development concept proposed with all detailed planning and technical matters reserved for a

Formal planning approval  
Appeals

subsequent detailed formal submission. A preliminary planning clearance may be granted to the applicant without prejudice to the right of the Authority to impose any additional requirement when detailed proposal plan is submitted for approval.

(1) The applicant will be informed by a letter upon approval of the outline proposal, with or without conditions imposed. He shall then make detailed formal proposal within 12 months. During that time, the applicant will liaise with the various other relevant agencies/departments on their requirements. The provisional permission will lapse by the end of the 12 months' period.

(2) The applicant shall submit a detailed proposal for formal approval under Section 8 J of the Law in the prescribed Forms. The proposed plans shall incorporate the technical requirements of the various departments as well as other planning requirements communicated to the applicant.

(3) The preliminary planning clearance shall not constitute a permit nor shall entitle the applicant or any person to commence or carry out any development activity whatsoever.

5 (1) Every development permit shall be in writing and shall be subject to the restrictions and conditions set out therein.

(2) Formal written permission will be released only after the final plans are in order and Development Charges paid.

(3) Only one application, either for clearance approval or formal will be considered for a particular site at any one time.

6. Where an applicant is aggrieved by the decision of the Authority in respect of his preliminary planning clearance application or formal application for planning approval, may lodge an appeal in writing to the Minister within 30 days of the decision being conveyed to him..

Plans for additions and alterations

7. Where any building works consist of repair or alteration of an existing building or any or any addition thereto, a plan or plans of such building works submitted under the Law shall, if so required by the Authority, be accompanied by a prescribed certificate in form issued by a qualified person stating that he has examined the building and is of the opinion that the building is capable of bearing the loads and stresses which may be increased or altered in any way by reason of the repair, alteration or addition.

Non acceptance of plans

8. If the Authority is of the opinion that a plan, drawing or calculation submitted under the law is beyond the scope of the professional competence of a qualified person signing the same it may refuse to accept such plans, drawings or calculation or, if it accepts, the authority may return the plans drawings or calculations.

Scales of plans

9. All plans signed by a qualified person and submitted under the section 8J of the UDA Law, shall be drawn to the following scales and consist of

(a) a sketch plan of the surrounding area sufficient to locate the building site;

(b) site plan - 1 : 1000;

(c) key or location plan - 1 : 1000;

(d) Plan of a building - 1 : 100 except where the size of building is too large for the plan to be drawn on the required standard size paper, in such case, the Authority may accept a plan prepared to a scale not smaller than 1:200;

(e) 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.

Particulars to be on plans,  
Site Plan & Sub-division  
plans

**10. A plan of any building or building works submitted under the Law shall, include**

**(a) a site plan or subdivision plan showing –**

- (i) the location of the lot and site of the building to be erected or the building works to be carried out (clearly coloured) including figured dimensions of the lot and of the distances between the building or place where the building works are to be carried out and the lot boundary;**
- (ii) the scale of the plan, the North-point and the numbers of adjoining lots or buildings.**
- (iii) the means of access to the site from a street;**
- (iv) all street lines, building lines, any road widening line and any adjustment of land or holding for a service road, back lane, and drainage reserve, and such other details as may be shown on the relevant development plan which has been approved by the Minister and or as may be shown in any street lineplans of the Local Authority.**
- (v) all existing drains, watercourses, sewer lines, manholes, fences, retaining walls, and slopes on the lot or adjoining lots and the nearest fire hydrant on an existing road including figured dimensions of the distances between the drains, and fire hydrant, and the building or the place where the building works are to be carried out;**
- (vi) the highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Reclamation & Development or**

any other authority where the land is subject to floods ;

(vii) all existing contours or spot levels of the site and of adjoining roads and lands, with slopes steeper than 45° and exceeding one and a half metres in height being clearly indicated;

(viii) any formation of a new slope or embankment and the provision of a retaining wall or other structure to stabilize such slope or embankment if the slope or embankment is higher or steeper than that which is safe for such prevailing site conditions as may be determined by an approved soil engineer's report or as may be specified by the Authority, including an endorsement that the necessary plan or plans of the wall or structure will be subsequently submitted to the Authority for approval;

(ix) any proposed surface or subsoil drain and its point of discharge or connection to an existing drain or a watercourse;

(x) any proposed sewer line and manhole and their respective connections to an existing sewer line and manhole;

(xi) all parking arrangements for the proposed development, and

(xii) proposed landscaping.

(b) a floor plan of each storey and flat roof of the building containing or showing-

Floor Plan

(i) clear statement indicating the purpose for which every part of the

storey is to be used, and the provision in accordance with the

(ii) requirement of the Code of fire practices of means of escape in case of fire.

(ii) the type of materials to be used for the walls, super-structure and floor slabs of the building or in the building works and the maximum permissible live load that such floor slabs are designed to carry;

(iii) dimensions in figures dimensions of the building and all rooms, compartments, corridors, staircases, verandas and roof terraces and the thickness of the walls and columns thereof;

(iv) dimensions in figures of the clear areas of every air-well, back-yard, court-yard and open space in and around the building and the distances from the external walls of the building to the centre line and side of every street, road reserve, and drainage reserve within the lot or adjoining thereto;

(v) dimensions in figures of space between all walls, piers and stanchions;

(vi) the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;

(vii) all the lines of the surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of these outlet drains;

(viii) the means of escape from fire and the fire prevention measures taken in respect of the building including the provisions of fire extinguishing equipment and installations therein; and

(ix) clear statements indicating every part of each storey of the building that is to be air-conditioned, mechanically ventilated or pressurised and, where such part is to be air-conditioned, whether the air-conditioning shall be by means of a centralised system or package unit and wherever possible the position or positions of the air-conditioning plant or unit shall be indicated on the floor plan;

#### Sections

(c) cross, longitudinal and other sectional drawings of the building clearly delineating the disposition of the adjoining ground and showing -

(i) the types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, beams, roof slabs, drains, and aprons, and other related parts of the building;

(ii) the existing ground level or levels and any proposed new ground level or levels if the building site is to be raised or lowered with clear statements as to how the new ground level or levels might affect the stability of all adjoining land or buildings and what steps are being taken to safeguard the same;

(iii) dimensions in figures of the distances from any existing or required retaining wall or slopes of the site, which exceeds one and a half metres in height, to the proposed building, the lot boundaries thereof and any

existing building on adjoining land that is within ten metres of the retaining wall or slope and is nearest thereto; and

(iv) dimensions in figures of the door, window or ventilation openings, the height of every storey, the ceiling height and the ground floor level or levels and footway level or levels of the Building in relation to the existing ground and street level or levels thereof, and the clear distances between the lot boundary and the external walls of the building;

(d) front, rear and side elevations of the building showing-

Elevations

(i) all the external walls, external columns, parapet walls and doors, windows or ventilation openings, canopies and balconies and the roof of the building with dimensions in figures and the types of materials to be used in the construction of the external walls, external columns, parapet walls, openings canopies, balconies and roof where required by the Authority;

(ii) part elevation or elevations of every existing adjoining building showing its height, floor levels, external walls, doors, windows, roof and other external and visible features, with indications of the types of materials used in the construction thereof; in such special locations where the Authority has to give detailed guidelines; and

(iii) the levels of every adjoining footway, verandah way, street and ground of the building and the levels of all proposed counterparts of the footway, verandah way, street and ground; and

- Other details (e) such other details, particulars or information relating to the building or building works as the Authority may require.
- Colouring of plans specifications of material used in building works 11. (1) Every plan submitted under the Law shall be drawn in black ink or produced in print and all extension to the existing building works shown on the plans shall be coloured red. Each unit should be given a different colour.
- (2) All parts of an existing Building that are to be removed shall be shown in dotted lines on the plans
- (3) If so required by the Authority a plan submitted under the Law shall be accompanied by specifications of all materials proposed to be used in the building works of which the plans are submitted.
- Installation or extension or alteration of any air conditioning mechanical ventilation or fire protection system 12.- Where any air- conditioning, mechanical ventilation or fire protection system is to be installed in a building or part thereof or any such system therein is to be extended altered, layout and detailed plans of the installation or the extension of alteration as the case may be, shall, before the installation, extension or alteration is carried out, be submitted to the Authority for approval along with a certificate from qualified person, not withstanding plans of the buildings in which the system is to be installed extended or altered have been provided under regulation 7.
- Structural details and calculation 13 (1) The detailed structural plans of any building works other than those indicated in Regulation 3 (1) c (i) & (ii) shall be submitted to the Authority together with a copy of the design calculation before the building works are carried out or resumed.
- (2) The detailed structural plans and design calculations shall be prepared in accordance with the provision of the Law these regulations, and any other written law relating to building construction and signed by the qualified person who prepared the detailed structural plans and design calculations, and shall show -
- (a) clearly the superimposed load for which each floor system or part thereof has been designed;

(d) the results of any soil test carried out, the calculations for any determination of soil bearing capacity and complete boring investigations and details of the soil;

(c) the type or types of foundation to be used; and

(d) the type of piles, method of pile driving and type of machinery to be employed in piling, if the same is required.

(3) A certificate from a qualified person shall be submitted.

Approval of Plans

14 (1) Where a plan of any development activity is submitted under the Law, Authority may approve the plan with or without any terms or conditions imposed within 8 weeks from the registered date of application and, in the case of a temporary building, a plan or the application for permission to erect the building may be approved by the issue of a temporary permit on such terms and conditions as the Authority thinks fit.

(2) A temporary permit for the erection of a temporary building which is issued under paragraph (1), shall be valid for such period of time as may be specified in that permit.

(3) Where the temporary building is -

(a) a shed for entertainment purposes; or

(b) a shed for funeral, religious or other purposes; or

(c) a builder's working shed or store or any other shed used in connection with any new building works; or

(d) a hoarding or frame for the display of advertisements or sign boards or other advertising devices; or

(e) a protective hoarding, catch platform or sidewalk shed on street or footway in connection with any building works; or

(f) a scaffolding on a street ; or

(g) a stall or shed in a building or other premises for trade fair fun fair or exhibition purposes, the permit shall be valid for not more than one year.

(4) On the approval of a plan of any building or building works the Authority shall notify the owner of the building or the premises in which the building works, are to be commenced, carried out or resumed and any qualified person who prepared the plan or who is to supervise the building works of such approval and of the terms or conditions, if any, on which such approval has been granted and shall return one copy of the plan to the applicant/owner.

(5) Where there is a contravention or misrepresentation of facts or a failure to comply with a term or condition on which an approval or a permit is granted under this regulation, such approval or permit, as the case may be, shall be revoked.

**(6) Certificate of Conformity**

**Every application for a Certificate of Conformity under section 8 K of the Law shall be substantially in the form 'D' set out in Schedule (1) 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 recognized for**

employment as an Engineer under the Government, where engineering works are involved in the development such as construction of roads and culverts, that the 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 a Category A of regulation 3:-

- i. a certificate from a Registered or Chartered Architect or a person whose qualifications have been recognized for employment as an Architect under the Government to the effect that the development has been carried out under his supervision in accordance with the approved plan and permit;
- ii. a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognised for employment as an Engineer under the Government to the effect that the foundations and super structure and other works have been carried out according to the approved plans, permit and according to designs submitted under the regulation 9, under his supervision and the Buildings are structurally safe; and
- iii. a certificate from a qualified Electrical Engineer, qualified Sanitary or a Chartered, Civil Engineer, qualified Refrigeration Engineer or a person whose qualifications have been recognized for employment as an Electrical, Sanitary, Civil or Refrigeration Engineer that the Electrical, Sanitary and air conditioning systems have been installed under their supervision in accordance with the approved plans and specifications and satisfy all safety requirements.

Dis approval of the plans

15. Where the Authority disapproves a plan of any development activity submitted under the Law, the Authority shall notify the owner of the premises in which the development activities are to be commenced, carried out or resumed and any qualified person who prepared or submitted the plan under regulation 3 or who is to supervise the building works under paragraph (c) of regulation 16 of such disapproval with the reasons therefore and return one copy of the plan to the owner or qualified person within 4 weeks from the registered date of the application and retain the fees.

**Part II**  
**Duties of persons preparing or submitting**  
**plans, carrying out building works and obtaining**  
**certificates of conformity for the occupation of**  
**buildings & other development activities**

Duties of qualified person  
 employed or engaged to  
 prepare the plans or to  
 supervise building work &  
 other development  
 activities

16. A **relevant** qualified person shall

(a) without misrepresentation or suppression of any particulars or information give as correctly and clearly as possible information that are required to be given on a plan which shall be signed by him and submitted under the Section 8 J of the Law.

(b) ensure that all the plans and specifications, which he signs, and submits under the Law are in conformity with the provisions of these Regulations, and any regulation made under the Code of Fire Precautions for Buildings or any direction given by the Fire Chief.

(c) supervise all building works and other development activities of which the plan or plans are prepared by him or for which he is otherwise responsible under these Regulations for the purpose of ensuring that the works are carried out in accordance with such plan or plans, **by the Committee** and any written order or direction given by the Chairman and submit his certificate of supervision to the Authority on completion of the building works and before issuing a certificate of conformity of the building in respect of which the building works are carried out, to any other person.

(d) submit to the Authority such progress reports on the building works and where applicable such certificate relating thereto as may be specified below at the appropriate times or stages of the building works **if directed by the Authority** -

(i) at the end of every three months beginning from the date of the submission to the Authority of a notice of intention to commence, carry out or resume the building works under sub-paragraph (c) of paragraph (1) of regulation 18;

(ii) when the foundation and the structural parts of the building below the ground level are completed and before any work on the structural parts of the building above ground level is carried out, a progress report accompanied by a record plan and details of all piling works which have been carried out on the building site;

(iii) when all the structural parts of the building are completed, a report on the completion including a certificate, that all the building works relating to the structural parts have been carried out under his/her supervision in accordance with the detailed structural plans and calculation submitted under regulation 13;

(iv) on completion of all the building works;

(v) when there is a termination of his service in the building works, within fourteen days of such termination, a summary report on all those building works which have been carried out under his supervision and a certificate to that effect; and

(vi) when otherwise required by the Authority and in such manner as may be required.

(e) notify the Authority in writing if the building or part thereof is occupied or used before the Authority has issued a certificate of conformity for the

(2) Any person who is found guilty of an offence under this regulation shall be debarred from submitting plans for any development activity to the Authority.

Duties of owner or occupier or developer prior to the commencement of work

19 (1) Prior to the commencement or carrying out of any building works or the resumption of any building works which have been suspended for 3 months, the owner or occupier or developer of the premises shall-

(a) ascertain that all the plans of the building works which have to be submitted under the section 8 J of the Law have been approved and that such approval has not been withdrawn or is still valid;

(b) ensure that the detailed structural plan of the building works have been submitted to the Authority in accordance with the provisions of regulations 13;

(c) give at least seven days' notice of his intention to commence, carry out or resume the building works and apply to the Authority for a permit to commence, carry out or resume such building works.

(d) have the written confirmation in the usual form issued by the relevant qualified person or persons, employed or engaged by him to supervise the building works, that the person or persons, as the case may be, shall supervise the building works in accordance with paragraph (c) of regulation 13.

(2) A notice required to be given under this regulation shall be complete and shall not contain any incorrect particulars or information.

Offences in the carrying out building works or any development activity

20 (1). An owner or occupier, developer of the premises in which any building works or any development activity have been commenced, carried out or resumed shall be guilty of an offence under these Regulations if he or she -

occupation thereof under regulation 22 or a licence for the temporary occupation thereof under regulation 24.

Change of qualified  
Person

17. (1) Where there is a change of a **relevant qualified person** employed or engaged to prepare a plan of any building works or to supervise the same and such change is made after the plan has been submitted under the Section 8 J of the Law, the **relevant qualified person** whose services are being terminated shall notify the Authority in writing of the termination of his services within fourteen days of such termination and with effect from the date of such termination no building work shall be commenced, carried out or resumed unless another qualified person has notified the Authority in writing of this appointment as the qualified person to supervise the building works under paragraph (c) of regulation 16.

(2) A notice of the termination of services given by a **relevant qualified person** under paragraph (1) shall be accompanied by his summary report and certificate in accordance with sub-paragraph (v) of paragraph (d) of regulation 16.

Offences by qualified  
person

18. (1) A **relevant qualified person** who has submitted any plan or specifications under the Law or who is required to supervise any building works under these Regulations shall be guilty of an offence under these Regulations if he/she, without any reasonable cause,-

(a) misrepresents any relevant particulars or information required to be given on such plan or specifications under the Law or these Regulations or suppresses therefrom such particulars or information;

(b) submits an incorrect progress report or certificate to the Authority under paragraph (d) regulation 16

(c) contravenes or fails to comply with any of the provision of regulation 16 or 17.

(a) every certificate and report in respect of the building or part thereof or any other development activity have been submitted to the Authority pursuant to the provisions of regulation 13;

(b) all the requirements shown on the plan or plans and all the written directions given by the Authority to the relevant qualified person or persons, who prepared the plan or the building or part thereof or the building works under paragraph (c) of regulation 16, have been complied with and a certificates relevant from the qualified person is forwarded to that effect; and

(c) all the fees payable under these Regulations have been paid.

Inspections by the  
authority

23. (1) The Chairman or his authorised representative may enter upon and inspect at all reasonable times a building before a certificate of conformity for the occupation thereof is issued under regulation 22 or any building works at any stage thereof for the purpose of determining whether all the provisions of the Law and these Regulations have been complied with, and of calling the attention of the relevant qualified person or persons who prepared the approved plan or plans of the development activity to any deviation from the approved plan or any other plan of the development activity submitted under these Regulations or to any non-completion of the development activity in accordance with such plan or plans or to any non-compliance with a provision of the these Regulations or the plan or plans or a requirement shown thereon which he may have to observe.

(2) The authorised representative of the Authority shall, before entering upon and inspecting a building or any development activity under paragraph (1) identify himself by producing and exhibiting his written authority

Licence for the temporary  
occupation of the building

- 24 (1) Notwithstanding the fact that a certificate of conformity for the occupation of a building or part thereof is not issued because of a deviation from the approved plan or plans of

(a) contravenes or fails to comply with the provision of regulation 19:

(b) commences, continues or resumes any building work or any development activity without the services of any qualified person who prepared the plan or plans of such development activities or, if the services of the qualified person are terminated, without the services of another qualified person appointed under paragraph (1) of regulation 17 for the purpose of supervising such development activities in accordance with the provisions of paragraph (c) of regulation 16.

(2) Owner or occupier who is guilty of an offence under the provisions of this regulation shall be liable on conviction, to a fine prescribed under section (28) of the Law.

Duties of owner  
or occupier *or developer*  
to the occupation of  
completed building

21. On completion of any building works in accordance with an approved plan or plans and prior to the building or part thereof in respect of which the building works have been completed being occupied or used or permitted to be occupied or used, the owner or occupier of the building or part thereof, or the current owner or occupier, if there has been a change of ownership or tenancy, or the developer if the building is part of a housing development or any other building development, shall apply to the Authority-

(a) for a certificate of conformity for the occupation of such building or part thereof where the building is new;

(b) for a licence for the temporary occupation of the building or part thereof where the certificate of conformity could not be obtained due to minor deviations from the plan or plans which need to be regularised or other requirements still need to be complied with under these Regulations.

Certificate of conformity  
for occupation

22. The Authority may grant a certificate of conformity for the occupation of a building or part thereof or any other development activities when

the building or non-compliance with a requirement endorsed on the plan or plans by the Authority or non-completion of the building works in respect of the building, the Authority may grant or renew a licence for the temporary occupation of such building or part thereof for a period not exceeding six months at a time if the deviation, non-compliance or non-completion is in his opinion neither of a serious nature nor in any way detrimental to the well-being and safety of the person or persons who may occupy the building or part thereof during such period.

(2) A licence may be granted or renewed under paragraph (1) on such terms or conditions as the Authority thinks fit and shall be revoked on a breach of any of those terms or conditions.

Contents and display of  
certificate of conformity  
for the occupation of  
Building

25

(1) A certificate of conformity for the occupation of a building or a license for the temporary occupation thereof shall state the purpose for which the building has been constructed and where the building is a non-residential or multi-purpose building the certificate or licence shall also indicate --

(a) the intended use or uses for which the building in its several parts has been designed and approved;

(b) the number of persons for whom means of escape in case of fire are provided in the building; and

(c) the maximum permissible live load which each floor may support

(2) In a non-residential building, copies of the certificate of conformity for the occupation or the licence for the temporary occupation of the building shall be displayed on every floor or part of the building in such manner as the Authority may direct together with a copy of the direction of fire escape floor diagram showing clearly the approved fire escape route or routes from that floor or part of the building where the licence is displayed.

(3) The possession of a certificate of conformity for the occupation or a licence for the temporary occupation of a building or part thereof shall not exempt the owner thereof from having to comply with the requirements of relevant authorities which may be endorsed on the approved plan, or plans of the building or part thereof, or written permit or may otherwise be applicable to the building or part thereof under any other written law.

(4) The Authority may recall and cancel a certificate of conformity for the occupation of a building if, in the opinion of the planning committee, the strength of the building has become less than required to carry the loads indicated on the certificate or the building no longer complies with these regulations for the purpose or use stated on the Certificate.

(5) A certificate of conformity for the occupation of a building shall not be recalled under paragraph (4) only because the building fails to comply with a written law not in force when the certificate was issued.

(6) Before a building or part thereof is used for a purpose other than as stated on the certificate of conformity for the occupation of the building or for a purpose which is likely to increase the danger of fire occurring within the Building or a part thereof, the owner of the building or part thereof shall notify the Authority of such purpose or proposed use and shall comply with all written directions given by the Authority in respect of the purpose or use and carry out such building works as may be required by these Regulations to make the building or part thereof suitable for the purpose or use.

(7) The exit from a building other than a private dwelling house and every door opening on to a staircase of the Building and all other means of fire-escape which are provided therein in accordance with the Code of Fire Precautions for Buildings shall, except where otherwise required by the fire chief, not be locked or obstructed whilst the building or a part thereof is being used or occupied.

ii. The fees prescribed for such issue or renewal to be paid direct to the Department of Buildings.

(b) the fees prescribed for such issue or renewal;

(c) three copies of the plan of every floor of the building or part thereof which is drawn to a scale not smaller than 1:200 and signed by the owner of the building or part thereof or his agent and which shows the following particulars in distinct colours:-

i the intended use and occupant load of the building or part thereof

ii the approved means of fire escape and the approved fire escape routes of the Building or part thereof and any requirement pertaining thereto as laid down in the Code of Fire Precautions for building or by fire Chief.

iii the position and type of every fire extinguishing equipment installed in the building or part thereof in accordance with the Code of Fire Precautions for Buildings or fire Chief.

iv the position and size of every window and other opening in every external wall for lighting, natural ventilation, air-conditioning system and other means of ventilation, if any; and

v the position of every lift, escalator, fire protection system, portable fire extinguishers and other service equipment

Offences after completion  
of building work

26. The owner or occupier of a building or part thereof or, if the building or part thereof is part of a housing development or any other building development, the developer shall if he, without any reasonable cause, contravenes or fails to comply with the provision of regulation 21 or paragraph (2) (6) or (7) of regulation 25 be guilty of an offence under the Law and shall be liable on conviction to a fine as described in section 25 of the Law.

Unauthorised occupation  
& use of any building or  
any lot

27 (1) No person shall occupy or use a building or part thereof or permit the building or part thereof to be occupied or used or construct any structure on a sub-divided lot without a Certificate of Conformity.

(2) A person who contravenes the provisions of paragraph (1) shall be guilty of an offence under Section 8 K of the Law.

Public building Certificate

28 (1) An owner or occupier of a public building or part thereof havingn occupanty load of more than two hundred persons shall apply for and obtain, in addition to a certificate of conformity for the occupation of the building or part thereof, a public building certificate from the Authority. The owner or occupier shall not occupy or use the building or part thereof or permit the building or part thereof to be occupied or used without a public building certificate authorising such occupation.

(2) A public building certificate shall be valid for not more than five years as may be specified therein but may be renewed on a request made by the owner or occupier. Such request shall be made 2 months prior to the expiry of such permit.

(3) An application for the issue or renewal by the Authority of a public building certificate having an occupant load of more than two hundred persons, shall be made in a prescribed form and shall be accompanied by -

- (a) i. a certificate from the Director of Buildings confirming that the building is structurally sound to hold an occupancy load of more than two hundred persons.

(d) such certificate as the Authority may require from one or more **relevant** qualified persons certifying that they have examined the building or part thereof and every system and equipment referred to in sub-paragraph (c) and the Building or part thereof and the system and equipment are in good working condition and in conformity with the Act and any regulations made thereunder and these Regulations and the Code of Fire Precautions for Buildings; and

(e) the name, qualifications and such other relevant particulars as the Authority may require of the person designated to act as a safety officer for the building or part thereof under regulations 29.

(4) In an application for the renewal of a public building certificate under paragraph (3), the floor plan referred to in sub-paragraph (c) of the paragraph need not be submitted again if no change to the particulars shown on the plan has taken place since the date of its last submission to the Authority under the sub-paragraph.

(5) Where an application for the issue or renewal of a public building certificate is made under paragraph (3), the Authority may refuse to issue or renew the public building certificate or may issue or renew the public building certificate on such terms and conditions as he thinks fit.

(6) The Authority may revoke any public building certificate that has been issued or renewed under this regulation when there is -

(a) a breach of any of the terms or conditions of the certificate;

(b) failure to comply with the provisions of regulation 29;

(c) any misrepresentation of a material fact in the application for such public building certificate or accompanying plans or

documents upon the basis of which the certificate was issued ; or

(d) knowledge that the fire hazards within the building or part thereof, for which the public building certificate was issued, have increased without adequate fire safety measures being taken to the satisfaction of the Fire Chief.

**Responsibility for safety**

29. The owner or occupier developer of a public building or part thereof which has a floor area of more than 5000 m<sup>2</sup> or an occupancy load of more than one thousand persons shall designate a responsible person to act as a safety officer for the purposes of -

(a) enforcing good housekeeping rules and fire safety precautions within the building or part thereof;

(b) exercising supervision over the maintenance of all means of fire - escape, lifts, and fire protection systems and equipment, within the Building or part thereof;

(c) detecting and removing all fire hazards and obstructions which may prevent the effective use of any means of escape in case of fire; and

(d) organising periodical fire drills in order to ensure that all persons employed in or using the building or part thereof are familiar with all means of escape in case of fire.

**Offences in the use of a public building**

30. The owner or occupier of a public building or part thereof, having an occupancy load of more than two hundred persons, shall be guilty of an offence under Section 28 of the Law if he, without a reasonable cause, contravenes or fails to comply with any of the provisions of paragraph (1) of regulation 28 or of regulations 29.

### Part III Planning Regulations

Sub-division  
Or Parcelling of land

31

(1) No Government Agency or any other person shall carry out or engage in any development activity within the UDA declared Areas of Colombo City except in accordance with the development guidelines given in the *relevant* Development Plan prepared under Section 8A and the Planning and Building regulations prepared under Section 21, of the Law.

(2) (a) No parcel of land or lot designated or proposed for any use other than agriculture or horticulture shall be sub-divided unless a plan relating to such sub-division has been approved by the Authority.

(b) Any person intending to parcelling and sub-divide a land shall submit to the Authority an application which is in conformity with the requirements of regulation (3),(9) and (10)

(3) 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.

(4) (a) The minimum extent of land and width of lots shall be in accordance with the provisions of regulation 35 (1);

(b) The drains which are demarcated on subdivision plans should be given a lot number.

(5) No lot in such sub-division shall be less than 12 metres in depth.

(5) (a) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these regulations.

(b) The Sub division plan shall indicate proposal for arrangement of storm water drainage.

(7) No lot in a sub-division plan shall be utilised for any purpose other than the purpose for which it was approved.

(8) Every lot in a sub-division shall abut on an existing or proposed public street or a street in accordance with the provisions of paragraphs (10), (11) and (12) of this regulation.

(9) The minimum width of a carriageway reservation for the street 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 9.0 metres.

(10) 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 paragraph (15) of this regulation.

(11) The width of private roads, in a new sub-division of land in any land use zone, other than special primary Residential and Primary Residential zone should be not less than 9.0 metres.

(12) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form "A" below.

**Form "A"**

**Access to Residential Units**

1 Minimum Width of Street (Metres)	2 Maximum Length of Street (Metres)	3 Maximum No. of Lots.	4 Maximum Dwelling Units per Lot
3.0	50.0	4	2
4.5	100.0	8	2
6.0	-	20	10
9.0	-	-	-

- In addition to the above Form "A", the regulations stipulated in Form C should be adhered to, where necessary.

(13) The number of dwelling units given in Column 4 in Form "A" could be doubled, if both origination and destination of such streets mentioned in Column 1, are connected on to a public street. In such case the maximum lengths shown in Column 2 also could be doubled but the minimum width of the road shall not be less than 4.5 m.

(14) 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" below.

### Form "B"

#### Access to non-residential Buildings

1 Maximum Extent of Land Served (square metres)	2 Minimum Width of Street (Metres)	3 Maximum Length of Street (Metres)
500 Where the street serves more than 1 lot or site but not more than 4 lots	6.0	50
2500 Where the street serves only one lot or site	6.0	150

However if the Authority is of the opinion that undue hardship will be caused to a person in the case of residential use of a lot if the minimum access requirements for a dwelling house as stipulated in Form 'A' above, are to be complied with, the minimum width or access may be reduced on the recommendations of the Mayor/Authority and in consultation with the Planning Committee subject to the following:

(i) A minimum width of 3 metres is available for access

(ii) This reduction will not apply in case of a new sub-division.

(iii) If the settlements are of Low Income

**Nature**

(15) Every such street shall connect on to a public street which is not less than nine (9.0) metres in width or a private street of which the owner of such private street has a right of way which connects on to a public street which is not less than nine (9.0) metres in width.

(16) (a) Every street which is less than (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 or any other form of space acceptable to the Authority.

Within last 30 m from the dead end of the street.

(c) If the road is 9 m. in width and if it is a dead end road, a turning circle of a diameter of 15 m. should be provided in the Port related zone and other zones for non residential activities where necessary.

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

(18) On land parcelling and a sub division every application for a Certificate of Conformity under Section 8K of the Law shall be submitted to the Authority with a certificate from a Licensed Surveyor or and or a Chartered Town Planner that the sub-division of land has been carried out as per the approved plans and permit.

Land sub division of

Parcelling

(19) (1) Where the parcel of land or site to be subdivided exceed 1.0 hectare an area of not less than ten percent of the land or site excluding streets and drains shall be reserved for community recreation and open space uses in appropriate locations.

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

(3) The developer shall setup initial financial arrangement to develop and maintain such a space in consultation with the local authority.

Splaying of street corners

20. The Authority may require the corner of any buildings including bound-ary walls or fences to be erected at the corner of two streets to be rounded off or splayed, unless otherwise directed by the Authority, with the tangent length from the point of intersection to the curve being half the road width across the direction of the tangent.

Street line and Building line

21 (1) Street Lines and Building Lines sanctioned by the Local Authority under a resolution adopted by the Council at a general meeting will be considered as those street lines and building lines applicable within the administrative limits of the Local Authority.

(2) (i).When there is a necessity to determine any new street lines or building lines or open up new streets or roads in areas where there are no sanctioned street lines or building lines, a detailed planning study shall be carried out before any action is taken to propose new street lines or building lines or opening up of new roads or streets.

(ii) Such proposals should be tabled and obtain approval at the Planning Committee and Council of the Local Authority.

(3) No building shall extend beyond the building line, provided that balconies, sunshades or eaves, not exceeding 1.0 meter in width may be permitted between the building line, and the street line, and a fence or boundary wall not exceeding two metres in height may be permitted on the street line.

(4) Any street line approved or sanctioned by the local authority shall not be varied without the prior approval of the Authority

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

Parking and traffic Control

22 Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall comply with the requirements in Schedule II on Parking Requirements.

Specification as to lots

(1) The minimum extent, number of floors and road widths, the minimum width of plots and open space around the building except front of the plot for different class of buildings, should be in conformity with the specification set out in Form "C" below unless the Authority has stipulated a higher or lower minimum extent and/or higher or lower width of lots in the Development plan approved for the Colombo Municipal Council area.

(2) Every lot or site which abuts on to a dead end of dead end street may have a frontage less than the width in Form "C" above, but 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 the proposed building satisfying the other regulations .

(4) The maximum height of a building on an existing lot which is six metres or less in width and or has less than one hundred and fifty square metres in extent shall not exceed seven and half metres in height or two floors unless the Authority direct or otherwise.

Development Guide Plan  
(DGP)

(23) (1) The Authority is responsible for the preparation and issue of Development Guide Plan (DGP), which is a statement, objectives and vision for a particular area identified in the development plan of the Local Authority area.

(2) It will cover planning and design policies and guideline on land use, transport, environmental improvement, pedestrian and open space system, building height, intensity of development, conservation and redevelopment of local areas, conservation of historic areas, advertisement control and tree preservation etc.

Clearance from electric lines

(3) Until such time the DGP is prepared, the Authority may, in the interest of harmonising the development activities with the surrounding development, direct the owner and relevant qualified person, to make such modifications as it deems necessary to keep to the requirements of this regulation.

(4) As each DGP is completed it will be gazetted as the plan for local areas. When all D.G.P.s are completed the whole of the Local Authority Area will be covered by the new Development Plan. This Development Plan will provide a clear guide to landowners on what their land could be used for. It also identifies where special and detailed controls are applicable.

(5) Each DGP should identify the architecturally, environmentally, aesthetically and archaeologically valuable areas and buildings and it should be listed so that no demolitions, changes, alterations or additions should be done without the prior approval of the Authority.

24. All buildings shall be separated from any overhead electric supply lines by a distance of atleast 1.5 metres in case of low tension lines and not less than 4.5 metres in case of high tension lines. However, clearance from the Electricity Board or the Authority responsible for the supply and distribution of electricity should be obtained in case of a proposed building in proximity to high tension lines.

## Specification to Lots

## Form "C"

1 Class of Building	2 Extent (Square Metres)	3 Max. Number of Floors	4 Max. Height (Metres)	5 Min. Width of Site (Road frontage) (Metres)	6 Min. Road width (Metres)	7 Rear Space (Metres)	8 Minimum Space on other Sides (Metres)	10 Set back in Front (Metre s)	11 Plot Coverage # Res. Non Res.	11 Floor Area Ratio Res Non Res	12 Other Requirements
Low Rise											
-A	150 - 249	2(G+1)	7.50	6	03	2.3	-	01*	65%	1.50	1.50
-B	150 - 249	3(G+2)	11.25	6	4.5	3.0	-	01*	65%	2.00	2.25
-C	200 - 249	4(G+3)	15	6	06	3.0	-	01*	65%	3.00	3.00
Intermediate Rise											
-A	250 - 399	5(G+4)	18.75	8	06	4.0	-	01*	65%	3.00	3.75
-B	400 - 749	6(G+5)	22.50	10	09	4.5	-	01*	65%	3.75	4.50
-C	400 - 749	7(G+6)	30.00	12	09	5.0	-	02	65%	5.00	6.00
-D	750 - 999	8(G+7)	30.00	15	09	5.0	-				
-E											
-F											
-G											
Middle Rise											
-A	1000 - 1499	9(G+8)	31.5	20	09	5.0	4.0	02			
-B	1000 - 1499	10(G+9)	31.5	20	09	5.0	4.0				
-C	1500 - 1999	11(G+10)	45.00	20	09	5.0	5.0				
-D	1000-1999	12(G+11)	45.00	25	09	6.0	5.0		65%	7.50	8.00
High Rise											
	2000 & above	13 & above	46.00 & above	40	12	6.0	6.0 or To be issued with Preliminary Planning Clearance	03	50%	To be issued with Preliminary Planning Clearance	Space for Lift and stand by generator & transport

**Note:** The Urban built form, character of the street and the natural environment within the context of local areas may have a continuity & harmony with the built and natural environment when the Development Guide Plans (DGP's) are enforced until such time the Authority may decide and instruct on open spaces around the buildings. Architectural form and the character of the street and the building etc.

• where there are no building lines  
 Min. - Minimum  
 Res. - Residential  
 # - Plot coverage for new buildings  
 Max - Maximum

Zone	Building Height	Plot Area	Plot Coverage	Building Footprint	Clearance	Development
A1-c	10m	1000-1500	10%	1000	10m	Residential
	12m	1500-2000	15%	1500	12m	Residential
	15m	2000-3000	20%	2000	15m	Residential
	18m	3000-4000	25%	3000	18m	Residential
A2-c	10m	1000-1500	10%	1000	10m	Residential
	12m	1500-2000	15%	1500	12m	Residential
	15m	2000-3000	20%	2000	15m	Residential
	18m	3000-4000	25%	3000	18m	Residential
A3-c	10m	1000-1500	10%	1000	10m	Residential
	12m	1500-2000	15%	1500	12m	Residential
	15m	2000-3000	20%	2000	15m	Residential
	18m	3000-4000	25%	3000	18m	Residential
A4-c	10m	1000-1500	10%	1000	10m	Residential
	12m	1500-2000	15%	1500	12m	Residential
	15m	2000-3000	20%	2000	15m	Residential
	18m	3000-4000	25%	3000	18m	Residential

## Part IV Building Regulations

### Space in and around Buildings

- Open spaces to be provided 38 (1) In every building to be erected on a lot wherever an open yard or space is provided for *in and* around the building, the position and the dimension of it shall be in accordance with the plans approved by the Authority under these regulations and provisions of regulation 35 and 'Form "C" '.
- (2) In the case of building where an open space is intended to be provided on the site for purpose of access, maintenance of the building in separating it from adjoining properties, such open space shall in no case be less than 1.0 m. in width.
- Boundary Clearance 39 (1) a. The Building set back required to be provided in building shall be as stipulated in Form "C " of Regulation 35 and generalized zoning regulations for City of Colombo as required by the Code of Fire Precautions for Buildings.
- Building set back
- b. Such building shall also be in compliance with the open space requirements where applicable as mentioned in the Volumn I of the City of Colombo Development Plan 1999.
- c. Upon submission of written consent from the owners of the adjoining properties for the intended construction method adapted, certified by a qualified engineer, the developer shall construct up to the boundary walls in such instances it is also required to submit an insurance coverage for any damagers that may occur to the adjoining properties.
- In case of failure to submit relevant documents mentioned above, side spaces should be maintained as stipulated. In the form (C)

Overhangs and other sun-shading devices for buildings

(2) Notwithstanding the provisions of regulation 40 the overhangs, canopies, wings or other sun-shading devices of a building shall be permitted to project up to 1.0 m. beyond the building line, provided that the roofing materials used are of the non-combustible type.

**(3) a. In the case where a balcony on those fence to a adjacent property a minimum of 0.8m clearance should be maintained from the outer edge of such balcony or Terrace to the relevant boundary.**

**b. In case where such clearance is maintained the height of the outer walls shall be more than 1:75m.**

Rear space

40. (1) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further from any street on which the building is situated; provided that where the building is situated on more than one street the rear of the building, unless the Authority,authorises or directs, shall be deemed to be the face which is furthestmost from the widest portion of such street.

Irregular Shape

(2) In sites of irregular shapes where it is impracticable to provide an open space to the entire width of the rear, the Authority may direct that the open space of the rear

shall be left as it deems appropriate, having regard to the circumstances of the case.

Width of footway required to be provided

41. (1) Any uncovered footway or (arcade ) verandah-way required to be provided and constructed shall be -

(a) located within the building lot;

(b) continuous along the entire portions of the building lot abutting the street or as otherwise directed by the Authority.

Access from a Street

41. Every building to be erected on a lot which does not abut a public street shall have access from a private street and the means, nature and width of the access shall be in accordance with a sub-division plan and private streets approved by the

Authority. The owner of such building lot shall have legal right over such street.

Splayed corners of buildings

- 43 (a) Where a building is erected at the junction of two streets and in the case where the degree of splay or rounding off is not shown on the Development Plan or any statutory document the corner of such building shall be splayed or rounded off as provided in Section 32, to a height of not less than 6.0 m above the street level.

44. No part of any building shall project beyond-

Projection beyond street, road-widening line etc

- (a) the front face of such building over a street; or  
(b) a street, line or acquisition line, as the case may be, as shown on the relevant documents or plan approved by the Authority.

Offences

45 Whenever an open space, footway or access has been provided in connection with any building in pursuance of the provisions of these Regulations or any other Law or any regulations made thereunder, it shall be an offence under these Regulations -

- (a) to make or maintain, or permit to be made or maintained, any alteration in the open space, footway or access;  
(b) to construct or maintain, or permit to be constructed or maintained, a roof over any portion thereof so as to diminish the area of the open space, footway or access;  
(c) to cause or permit to be caused, any obstruction whatsoever to the open space, footway or access.

#### Space inside Buildings.

Minimum width of Buildings

46. Every new row house, shop building or other building shall have a minimum width of 6.0m measured between the centres of party or external walls or party and external walls at ground

level, except that the minimum width for a new building to be erected on a corner site may be 4.80 m.

47. The height of any building and the number of storeys that it may comprise shall be in strict accordance with the provisions of Regulation 35, Form 'C' and the Development Plan of the relevant Local Authority.

Minimum area of rooms  
in residential buildings

48. The area of any habitable room in a residential building shall be not less than 8.0 square meters with a minimum width of 2.50 m clear between walls except -

(a) a kitchen which shall have a minimum area of 5.0 square meters with a minimum width of 2.0m clear between walls;

(b) a store or utility room which shall have an area of not more than 2.5 square metres.

(c) any room specified in regulation 49

Minimum dimension of  
lavatories, water closets  
and bathrooms

49. In all buildings the sizes of lavatories, water closets and bathrooms shall be -

(a) in the case of a water-closet or lavatory with pedestal type closet fittings, not less than 1.70 m by 0.8m;

(b) in the case of a water - closet or lavatory with fittings other than pedestal type closet fittings, not less than 1.3m by 0.8 m.;

(c) in the case of a bathroom, not less than 1.5 square meters with a width of not less than 0.8 m; and

(d). in the case of a bathroom with closet fittings, not less than 2 square meters with a length of not less than 1.7 m and a width of not less than 0.8 m.

Height of rooms in  
residential buildings

50 (1) The height of rooms in residential buildings shall be-

- (a) for living rooms and bedrooms not less than 2.4 m ;
- (b) for kitchens not less than 2.7 m; and
- (d) for bathrooms, lavatories, water-closets, porches, balconies, terraces and garages not less than 2.2 m.

Shops

Schools

(2) The height of ground floor rooms in a shop shall be not less than 3.0 m and the height of upper floor rooms shall be not less than 2.8 m.

Hospitals

(3) The height of classrooms in a school shall be not less than 3.5 m.

Factories

(4) The height of rooms used for the accommodation of patients in a hospital shall be not less than 3.5 m.

Resort Buildings

(5) The height of rooms in a factory in which any person works shall be not less than 3.0 m.

(6) (a) The height of rooms in a place of public resort shall be not less than 3.0 m. Where a balcony is provided in a place of public resort the height between the level of the topmost tier of the balcony and the ceiling over such topmost tier, and the height between the floor immediately under the balcony and the underside of the balcony, shall be not less than 3.0 m in each case.

Other Buildings

(b) In a place of public resort the provisions of paragraph (7) shall apply to water -closets, lavatories, cloak rooms, kitchens, corridors and rooms to which the public do not have access.

(7) In a building other than any of those specified in a paragraphs (1) to (6) the height of the rooms on the ground floor shall be not less than 2.8 m and on upper floors not less than 2.4 m except that any part of a ground floor or upper floor may be not less than -

(a) 2.4 m if such part is left open and used as a covered garden; or

(b) 2.40 m if used for car parking purposes.

**Basement**

(8) In a basement storey the height of any part thereof or of any room not otherwise specified in paragraphs (1) to (7) shall not be less than -

(a) 2.8 m if used as shops, offices, business premises, plant rooms or the like;

**Location of source of Natural light and ventilation**

(b) 2.60 m if used for storage purposes; or

(c) 2.4 m if used for car parking purposes.

**Clear height of car parking areas**

(9) Notwithstanding the provisions of paragraph (7) and (8), in those parts of a building used or intended to be used principally for car - parking purposes, the minimum clear height at any part, including the underside of ceiling beams, ducts, sprinkler heads, service pipes, lightings, fixtures and the like, shall be not less than 2.2 m.

**Minimum height of coverage footways**

51. The height of any covered footway constructed pursuant to regulation 50 shall be not less than 3.0 m below which height only the following items may project if the underside of such items be not less than 2.5 m from the footway paving:-

(a) beams;

(b) stairways and landings;

(c) screens; and

(e) signboards and advertisements.

### Light and Ventilation

52. Every building shall be provided with -

(a) natural lighting by means of glazed windows, skylights, fanlights, doors or other approved natural light-transmitting media;

(b) natural ventilation by means of windows, skylights, fanlights, doors, louvres or ventilation openings.

53. (1) In a building the windows and openings through which natural light and ventilation can be obtained shall be so located that-

(a) they face and open upon-

i. the sky;

Sources of natural light and ventilation may open upon a balcony, verandah or porch

ii. A public road or a street with right of way or public space dedicated for public use.

iii. a courtyard or open space located within the building lot and complying with the relevant provision, of regulation 38 or 39 as the case may be; or

iv. an air well complying with the requirements of regulation 58; and

(b) in the case of a building other than that specified in sub-paragraph (c), part of the room served by such sources shall be more than 10m away horizontally from such sources; and

(b) in the case of godowns and factories, workshops and ware houses no part of the room served by such sources shall be more than-

i. 12 m away horizontally from a source if that source is a window, ventilation opening or other natural ventilation device located in an external wall of the room; or

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

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

Sources of natural light and ventilation may open upon a balcony, verandah or porch

(a) such balcony, verandah or porch faces upon a street or service road or upon a courtyard or open space which is located upon the building lot and complies with the relevant requirements of regulations 38 and 45;

b) the maximum depth of the room served by such source does not exceed 10 m measured from the outer face of the enclosure wall of the balcony, verandah or porch; and

(c) the front of the balcony, verandah or porch has an opening to external air, the area of which shall be at least 75 per cent of the floor area of such balcony, verandah or porch.

Sources of Natural Light and Ventilation

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

(a) 15 per cent of the floor space of the room of which at least 70 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for residential purposes

[(excluding such room as referred to in paragraph (c)].

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

**Rooms for Business**

Purposes etc.

(b) 15 per cent of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used for business purposes or in connection with a shop, a place of public resort, a factory or any other usage not mentioned in this regulation;

**Source garage and etc. in residential buildings.**

(c) 10% of the floor space of the room of which 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used as a store, pantry, utility room, garage or the like in a residential building.

**Water closets, toilets and bathrooms**

(d) 10% of the floor space of the room or 0.2 m<sup>2</sup> (whichever is greater) of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is a water-closet, latrine, urinal, bathroom, toilet or laundry room;

**Schools**

(e) 20% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge in school;

**Hospitals**

(f) 20% of the floor space of the room of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is used for the accommodation of patients in a hospital, convalescence home, nursing home or the like;

Staircase Corridors and  
Lobby

(g) 10% of the floor area per floor in the case of an enclosed staircase, corridor or lobby of which 50 per cent shall have openings so as to allow a free uninterrupted passage of air except as required under the provisions of the Code of Fire Precautions for Buildings.

Factories and Warehouse  
and godowns

(h) 10% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air

(i) 10% of the floor space of the room of which at least 50 per cent shall have openings so as to allow free uninterrupted passage of air, if such room is used as a godown or any other storage area.

Terrace houses

54. In addition to the requirements of paragraph (a) of regulation 57 there shall also be provided in the case of terrace houses of a depth greater than 12 m. permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square meters.

Adjoining rooms

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

Natural light and  
Ventilation for basement  
rooms

57. When any room is located in a basement and is to be naturally lighted and ventilated, such room shall have at least one third of the height of its external walls and all its required sources of natural light and ventilating above the outside ground level.

58. 1. Adhere in accordance with Form (D) Below.

#### Form "D"

#### Airwell Specification for Natural Light and Ventilation

Height of Buildings	Minimum width	Size of open space
1-2	2.3	6 Sq.m
3-4	3.0	12 Sq. m
5-10	3.0	18 Sq.m
10<	4.5	36 sq.m

(2) No internal air-well or courtyard required for the purpose of natural lighting and ventilation shall be roofed over. However if the shortest side of the Air Well is less than 5.0 m., overhangs, canopies, wings, sun shading devices, eaves or balconies should not exceed 0.5 m.

(3) The floor of an internal courtyard shall either be paved with concrete which falls to a gully or turfed and maintained as an internal garden and adequately drained to the satisfaction of the Authority.

### Other

Provision of facilities for  
disabled persons

59. The application for the approval to construct a public building, such as a Hospital, Theatre, Grand stand, Assembly hall, Departmental Stores or any other building that will be utilised by disabled persons, shall endeavour to take measures so that the entrance/exits; corridors, stairs, elevatory equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the provisions of Schedule II in order to give effect to section 23 (2) of the Protection of the Rights of Persons with Disabilities Act, No 28 of 1996.

Provisions for approval  
of "Prescribed Projects"  
under the Environmental  
Act.

60. The applications for the approval under the provisions of Part IV C of the National Environmental Act. No. 47 of 1990 as amended by Act No. 56 of 1993, should be adhered to when preparing "prescribed projects" under the above mentioned Environmental Act.

Fire Safty

61. (1) 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.

(2) All Intermediate Rise, Middle Rise, High Rise buildings and Public buildings of more than 300 sq.m. in floor area, factories and ware houses, shall conform to fire safety requirements as may be recommended by the Chief Officer of the Fire Brigade

(S)

## Part V

### Mechanical Ventilation and Air - Conditioning

Natural light and  
ventilation  
Requirements may be  
waived or modified

- 62 (1) Where air-conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building, the provisions of these Regulations relating to natural light and ventilation and the height of rooms may be waived or modified at the discretion of the Authority if-

Mechanical ventilation for  
a Residential room

(a) such installation is in accordance with the relevant provisions of these Regulations, having regard to the particular type of occupancy of the building or part thereof; and

(b) the owner of the building has given an undertaking to the Authority affirming that he will comply fully with the relevant provision of these Regulations when the air-conditioning unit, mechanical ventilation system or artificial lighting is no longer in use.

(2) Any room used for residential purposes where fresh air is obtained by mechanical means supplying a minimum of 3 air change per hour, the openings of the natural ventilation sources may be reduced to half of that specified in paragraph (a) to (c) of regulation 54, as the case may be, but shall not in any case be less than 0.5 square meters.

Other rooms requiring to  
be mechanically ventilated

Ventilation shall

63 Except as specified in paragraph (2) of regulation 62, mechanical ventilation shall -

(a) be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these Regulations are not met;

(b) in other cases, be provided in accordance with the other provisions of these Regulations or as may be required by the Authority.

Plans for air-conditioning or other ventilation system

64 Plans for the installation, extension or alteration of an air-conditioning, mechanical ventilation or other ventilation system shall be prepared by a qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these Regulations.

## Part VI

### Sanitation

Water Supply & Sewerage

65. (1) Every building shall be provided with a protected water supply system connected to an existing public water supply system.
- (2) Where it is not possible to provide connection to the public water supply system, a system connected to a private service shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority has reason to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.
- (4) (a) No well used for the supply of drinking water shall be located less than 15.0 meters from a cess pit or a soakage pit of a septic tank.
- (b) A well used for the supply of drinking water should not be located within 10.0 m. from a cess pit or a soakage pit of a septic tank, unless a recommendation is obtained from a qualified Geologist and the Medical Officer of Health of the relevant area, in the absence of pipe borne water.
- (c) In areas where ~~there~~ no pipe borne water supply systems are installed, the minimum lot size should be 10 perches in extent.
- (d) The bottom level of a soakage pit, a cess pit or a septic tank should not be lower than the water table of such area.

Sanitary Convenience

66. (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 with an adequate number of water closets, urinals, wash basins and other sanitary conveniences.

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

(2) All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority may, in any particular case, require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.

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

(b) In the case of Housing Scheme located in area where Public Sewerage disposal Systems are not available and Package Treatment Plants are not intended to be provided, a common septic tank and soakage pit shall be provided in cluster wise. However number of housing Units in such clusters should be limited to maximum of five.

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

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

68. 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.

69. All electrical and plumbing work in any building or premises shall be carried out by a qualified person as the case

Drainage

Solid Waste disposal

Electrical and plumbing  
work

may be, and these works shall conform to such standards and specifications as the Authority may require with a view to ensuring maximum safeguard and sanitary conditions within any such building or premises.

## Part VII Definition

70. In these Regulations, unless the context otherwise requires –

"apartment" means a unit as defined in the apartment ownership Law No. 11 of 1973.

"accepted codes of practice" means codes, standards or manuals acceptable to the Urban Development Authority.

"access" means any street used as means of access to building or other premises where the public have a right of way or not;

"air conditioning" means the process of treating air so as to control

simultaneously its temperature, humidity, purity, distribution, and movement to meet the requirement of the air-conditioning space

"air change" means the rate of air entering or leaving a space by natural or mechanical means in terms of the number of volumes of the space:

"air well" means any space within or out side the building for the purpose of obtaining natural light & ventilation. Out side the building is the space within that lot of land, enclosed by one or more faces of such building or one or more boundaries of such lot.

"amendment plan" means a plan showing any deviation from or amendment of or addition to an approved plan of a building, or any land subdivision for the occupation of which a certificate of conformity has not been issued.

"approved" means approved by the Urban Development Authority or the relevant Local Authority, under the authority delegated by UDA.

"approved on a temporary permit" means approved for such limited period as may be specified by the UDA or any Local Authority in the permit issued in granting such approval;

"approved plan" means a plan of a building or any building works or any land subdivision approved by the UDA or the Local Authority in accordance with the Law and the Regulations;

"authority" means the Urban Development Authority and includes any Authority or officer authorised by the Chairman with the approval of the Board of Management generally or

specially to exercise the powers, functions and duties conferred by these Regulations;

"balcony" means any stage, platform, oriel window or other similar structure projecting outwards from the wall of a building beyond the outer face of an external wall of the building and supported by brackets or cantilevered;

"basement" means -

(a). a storey which is below the ground storey and the floor of which is situated at such a level which is wholly or that more than  $\frac{2}{3}$  the height of such storey is below the level of the ground adjoining its perimeter walls for more than  $\frac{2}{3}$  the length of such perimeter walls;

(b). where there is no ground storey, a storey the floor of which is situated at such a level that more than  $\frac{2}{3}$  the height of such storey is below the level of the

ground adjoining its perimeter walls for more than  $\frac{2}{3}$  the length of such perimeter walls;

"boundary wall" means any wall, enclosure or screen built on or along a boundary line of a parcel of land for the purpose of separating such land from another adjoining parcel of land:

"blind Wall" means a wall in any construction work having no openings.

"building" includes a house outhouse, stable latrine, shed, godown or any structure made out of masonry bricks, mud, timber, metal or any other material.

"building" includes a house outhouse, stable latrine, shed, godown or any structure made out of masonry bricks, mud, timber, metal or any other material.

"building envelope" means the elements of a building which enclose air-conditioned spaces through which thermal energy may be transferred from the exterior"

"building line" means the line upto which a building will be permitted to extend.

"building residential" means a building exclusively consisting of one dwelling unit or a number of dwelling units.

"business premises" means a building or part thereof designed, adapted or used for the carrying on of a business or profession, sale or exchange of goods with a profit making motive, private, hospitals and nursing homes, and private educational institutes etc.

"chairman" means the Chairman of Urban Development Authority.

"chartered Architect" means Architectural designer of any construction requesting development permit should be certified as an Architect as described in the relevant Qualified Person.

"code of Fire Precautions for Buildings" means the Code of Fire Precautions for Buildings that will be published by the Publication No. ICTAD/DEV/14 or any other fire regulation by the Fire Department of Colombo.

"column in relation to structure-steel or reinforced concrete", means a part of a construction which by its resistance to compression in the direction of its length and to bending actions induced by such compression, supports and transmits a load;

"competent authority" has the same meaning as in the Planning Authority

"concrete" shall have the same meaning as in the Code Practice accepted by the Institute of Engineers Sri Lanka :

may be, and these works shall conform to such standards and specifications as the Authority may require with a view to ensuring maximum safeguard and sanitary conditions within any such building or premises.

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simultaneously its temperature, humidity, purity, distribution, and movement to meet the requirement of the air-conditioning space

"air change" means the rate of air entering or leaving a space by natural or mechanical means in terms of the number of volumes of the space:

"air well" means any space within or out side the building for the purpose of obtaining natural light & ventilation. Out side the building is the space within that lot of land, enclosed by one or more faces of such building or one or more boundaries of such lot.

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"authority" means the Urban Development Authority and includes any Authority or officer authorised by the Chairman with the approval of the Board of Management generally or

specially to exercise the powers, functions and duties conferred by these Regulations;

"balcony" means any stage, platform, oriel window or other similar structure projecting outwards from the wall of a building beyond the outer face of an external wall of the building and supported by brackets or cantilevered;

"basement" means -

(a). a storey which is below the ground storey and the floor of which is situated at such a level which is wholly or that more than  $\frac{2}{3}$  the height of such storey is below the level of the ground adjoining its perimeter walls for more than  $\frac{2}{3}$  the length of such perimeter walls;

(b). where there is no ground storey, a storey the floor of which is situated at such a level that more than  $\frac{2}{3}$  the height of such storey is below the level of the

ground adjoining its perimeter walls for more than  $\frac{2}{3}$  the length of such perimeter walls;

"boundary wall" means any wall, enclosure or screen built on or along a boundary line of a parcel of land for the purpose of separating such land from another adjoining parcel of land:

"blind Wall" means a wall in any construction work having no openings.

"building" includes a house outhouse, stable latrine, shed, godown or any structure made out of masonry bricks, mud, timber, metal or any other material.

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"column in relation to structure-steel or reinforced concrete", means a part of a construction which by its resistance to compression in the direction of its length and to bending actions induced by such compression, supports and transmits a load;

"competent authority" has the same meaning as in the Planning Authority

"concrete" shall have the same meaning as in the Code Practice accepted by the Institute of Engineers Sri Lanka :

"construct" means build, erect and place in position and includes reconstruct, rebuild, re-erect and replace in position;

"cross wall" means an internal wall dividing a party wall or an external wall into distinct lengths;

"dead load" or "dead loading" means the weight of all walls, floors, roofs, partitions and other like permanent structures;

"detached building" means a building or part thereof which is used or is intended, adapted, or designed to be used for living purposes and is a self-contained unit;

**Developer means person who carries out the development activity.**

"development activity " has the same meaning as in the Law.

"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 unit with independent living, cooking and sanitary facilities.

"duct" means a passageway for conveying air;

"duct covering" means the outside covering of a duct.

" duct lining" means the inside lining of a duct fan casing or duct plenum inclusive of materials such as adhesive, insulation, coating and film;

"existing Lot" means a lot recognized by the Local Authority as a Lot, with an assessment Number, which is in existence before the coming into operation of this Regulation .

"external wall" means an outer wall or vertical enclosure of a building not being a party wall even though it may adjoin a wall of another building;

"factory " means a building or part thereof designed, adapted, or used for-

(a) the making of any article, commodity or product or part thereof or;

(b) the altering, repairing, ornamenting, finishing, cleaning, washing or the breaking up or demolition of any article, commodity or product or part thereof; or

(c) the adapting for sale or assembly of any article, commodity or product or part thereof;

"flat" means a separate dwelling used or constructed or adapted to be used wholly or principally for human habitation for a single family, where the kitchen, lavatory, bathroom or water-closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more such dwellings joined vertically;

"flexible joints" means connections between ducts and equipment normally provided to prevent vibration and to allow for thermal movement;

"flexible connection" means connection at the extremity of ventilation ductwork connecting terminal units, extract units and grills;

"flood level" means such flood level as may be specified for an area by the Department of Irrigation or Sri Lanka Land Reclamation & Development Corporation for the purposes of these Regulations.

"floor" includes a horizontal platform forming the surface of a storey and any joist board, timber, stone, concrete, steel or other substance connected with or forming part of such platform;

"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;

"footing" means the construction by which the weight of a building is transferred to the foundation or piles of the building.

"floor area ratio" means the gross floor area of all buildings on a lot divided by the area of such lot "foot way" includes a footway or verandah way at the side of any street;

"foundation" means that part of a construction immediately below the footings of a building, which is in direct contact with and through which the weight of the building is transmitted to the ground;

"fresh air" means "normal outdoor " not unduly affected by odours, smoke, effluent, dust, fumes discharges from mechanical plant and the like;"garage" means includes a building or part thereof, used for housing or parking of motor vehicles.

"godown" means a building or part thereof designed, adapted or used for the storage but not for the sale of goods in connection with the carrying on of any trade or business;

"ground storey" means that storey of a building to which there is an entrance from the outside on or above the level of the natural ground at the front of the building;

"height" in relation to-

(a) a room, means the vertical distance measured between the finished floor level and the underside of the ceiling;

(b) any storey, means the vertical distance measured between the upper surface of the floor immediately above it;

(c) a wall, means the vertical distance measured from the base of the wall to its highest part or, in the case of a gable, to half the height of the gable;

"habitable room" means any room not less than 8.0 m<sup>2</sup> in area but does not include any bathroom, water-closet, open verandah, terrace or garage;

"hospital" means a building or part thereof designed, adapted or used for the care of treatment of the sick, infirm, aged, convalescent or pregnant;

"hotel" means a building specially designed and constructed or substantially adapted to be used to accommodate persons for the purpose of gain or profit, with or without arrangements for communal feeding.

"housing accommodation" includes a building or tenement wholly or principally constructed, adapted for human habitation or for human habitation and as business premises;

"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 of No 41 of 1978;

"licensed Surveyor & Leveller " means a person who is authorised by the Surveyor General of Sri Lanka to practice.

"load bearing wall" a wall which supports any load in addition to its own weight;

"local Authority" has the same meaning as in Law;

"local Qualified Person" means whose qualifications are recognized by a professional institute of Sri Lanka.

"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;

"maintained " means maintained in an efficient state, in proper working order and in good repair.

"masonry" means brick, stone , hollow or solid concrete block, granite or other similar building material or a combination of the same put together and set in mortar;

"mechanical ventilation" means the process of supplying or removing air to or from a building or part thereof by mechanical means or devices;

"natural ventilation" means the supply of outside air to a building or removal of inside air from a building by means of windows and other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building;

"non-load bearing wall" means a wall which supports no load other than its own weight;

"occupant load" of a building or part thereof means the total number of persons that may occupy such building or part thereof at any one time;

"owner" means whose name is registered in the assessment registry of the Local Authority.

"office" means a building or part thereof used for office purposes or for the purposes of administration, clerical work, book keeping, accounting, drawing, editorial work or banking;

"panel wall" means a non-load bearing wall in frame construction built between columns or piers and wholly supported at each storey;

"parapet" means that a short wall constructed on a balcony or verandah;

"partition" means a temporary or easily removable vertical structure made of panel work covered with metal, wood or plastic sheets or other similar material used for the sub-division of spaces within a building;

"partition wall" means an internal wall used for the purpose of subdividing a storey of a building into sections and which supports no load other than its own weight;

"party wall" means a wall forming part of a building and used or constructed to be used along any part of its height or length for the separation of adjoining buildings, lands or part of the

building that belong to different owners or are intended to be occupied by different persons;

"person with disability" means any person who, as a result of any deficiency in his physical or mental capabilities, whether congenital or not, is unable by himself to ensure for himself, wholly or partly, the necessities of life;

"place of public worship" means a building or a defined or enclosed place used or constructed or adapted to be used either ordinarily or occasionally as a church, chapel, mosque, temple or other place where public worship is or religious ceremonies are performed.

"planning Committee" means the Committee appointed under 8B of the Law

**"Professional Engineer" engineering design of any construction requesting development permit should be certified by an engineer in the relevant field as specified in the Clause 3.1 C of relevant qualified person.**

"public building " means a building or part thereof used or constructed or adapted to be used as a shop, office, hospital or place of public resort, not being a church, chapel, mosque, temple or other place where public worship is or religious ceremonies are performed;

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

"qualified person means any person who has obtained his professional qualification in Sri Lanka as -

(a) Chartered or Registered architect

(b) Town Planner

(c) a professional engineer in the discipline that is appropriate for the works of which a plan is submitted under the Law;

(c) Licensed Surveyor & Leveller

(e) Valuer

(f) Any other person whose qualifications are recognised in the construction industry by the Government of Sri Lanka.

"reinforced concrete" shall have the same meaning as in the Code of Practice C.P. 110

"repair" is the making good of a defective part of a building not amounting to a reconstruction thereof

"residential building" means a building or part thereof designed, adapted or used for human habitation such as a detached, semi-detached or terrace house or a residential flat, and includes any outbuilding and other covered structure which are intended for enjoyment of the occupiers of the building or part thereof or are otherwise appurtenant to a residential building as such;

"restaurant" means a building or part thereof to, which the public has access and used for the carrying on of any business where the primary purpose is the sale of foodstuffs for consumption in the building or part thereof.

"retaining wall" means a wall used to resist the lateral displacement of any material;

"room" means a portion of a building enclosed by walls or partitions.

"sanitary facilities" includes toilets, wash-basins, bathrooms, sinks and facilities for washing clothes which connect, directly or otherwise with a private sewage treatment plant or with a public sewerage system.

"school" means a building or part thereof designed, adapted or used for the dissemination of knowledge.

"service garage " includes a building or part thereof, used for the repairing, painting, washing, of motor vehicles;

"sewage" means any liquid waste and includes water-borne sullage and trade effluent;

"sewerage system" means any sewer, drain line, cess-pit, septic tank, treatment plant, or any appurtenance thereof;

"shop or shopping centre" means a building or part thereof to which the public has access and used for the carrying on of a trade or business where the primary purpose is the sale of goods and includes a building used for the purposes of a hairdresser, ticket agency, pawnbroker, dispensary, or receiving office for goods to be washed, cleaned or repaired, or any other similar trade or business;

"standard form" means such standard type of form as may be determined by the Urban Development Authority;

"storey" means the space between the upper surface of every floor and the surface of the floor next above it, or if there is no such floor then the underside of the tie or collar beam of the roof or other covering or if there is neither a tie nor a collar beam then the level of half the vertical height of the under side of the rafters or other support of the roof;

"street" includes any road, footway or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;

"street line" means a line or lines defined on one or both sides of any street, existing to show its future width or to show the width of a future street as sanctioned by the Local Authority or as defined by the Urban Development Authority.

"structural part of a building" includes the roof, column, or main post, beam, foundation, wall suspended floor, or staircase of a building but not include a door, window or internal partition thereof;

"superimposed load" or "superimposed loading" means all loading other than dead loading;

"temporary building" means a building which is permitted by the Authority to remain for a specified period at the expiration of which the building shall be demolished.

"terrace house" means a residential building designed as single dwelling unit and forming part of a row or terrace of not less than three such residential building;

"Town Planner" means a person whose name appears on the register kept in the Institute of Town Planners of Sri Lanka.

"warehouse" includes a building or a part of building mainly used for storing merchandise or articles for trade.

"valuer" means a corporate member of Institute of valuers which is incorporated under the Institute of Valuers of Sri Lanka Law No 33 of 1975.

"verandah - way " means a covered foot-way at the side of a street.

**SCHEDULE I**

**Minimum Processing Fees, Fees for Covering Approval & Service Charges**

Nature of development activity engaged in	Fees			
1. Land Sub Division approval	Processing fees to be decided by the Planning Committee of the Authority			
2. Erection of Buildings	Processing fees to be decided by the Planning Committee of the Authority			
	<b>Fees for granting covering Approval</b>			
	<table border="1"> <thead> <tr> <th data-bbox="750 526 989 604">Stage of Construction</th> <th data-bbox="1005 526 1212 672">Charges per square metre of Ground floor (Rs)</th> <th data-bbox="1260 526 1516 672">Charges per square metre of each Upper Floor (Rs)</th> </tr> </thead> </table>	Stage of Construction	Charges per square metre of Ground floor (Rs)	Charges per square metre of each Upper Floor (Rs)
	Stage of Construction	Charges per square metre of Ground floor (Rs)	Charges per square metre of each Upper Floor (Rs)	
	i. Only foundation work completed (plinth level)	200		
	ii. Construction up to roof level (excluding roof)	400	400	
	iii. Construction including roof	600	600	
iv. Complete Construction	1000	1000		
3. Certificate of Conformity	v. Erection of Parapet wall Rs. 100 per linear metre Processing fees to be decided by the Planning committee of the Authority			
4. Preliminary Planning Clearance	<b>Processing Fees</b> Rs. 500/- per application (Residential) Rs. 1000/- per application (Non - residential)			
5. Preliminary Planning Clearance for Special Development Project				
a. BOI Project	Rs. 5000/-			
b. Hotel Project forwarded by Ceylon Tourist Board				
c. Communication Towers				
d. Any other special development				
7. Service Charges for Parking of vehicles	<b>Service Charges for each car parking space not provided within the premises but required under the UDA Regulations</b>			

	Type of Vehicle	Rs.	Cts.
	Cars	200,000	. 00
	Lorries/Buses(Two axle)	250,000	. 00
	Truck/Containers (multi axle)	300,000	. 00
8. Service Charges for the Unauthorised execution of communication towers	Rs. 200/00 per cubic meter of the Tower. Calculation of the volume of the tower should be based on (Area of the base of the tower X tower height / 2		
9. Charges for Change of Use of Residential Unit into other uses <u>for the period of one year</u>			
i. Rs. <u>5000/-</u> per sq. metres to convert a residential unit to any other use, if the property is located in a special primary Residential Zone.			
ii. Rs. <u>1200</u> per sq. metres to convert a residential unit to any other use, if the property is located in any other <u>zone</u> .			

*Proposed Revisions to*  
***City of Colombo Development Plan – 1999***  
***VOL. II***

*Submission to the*  
***Planning Committee of the***  
***Urban Development Authority***

***25<sup>th</sup> of October 2002.***