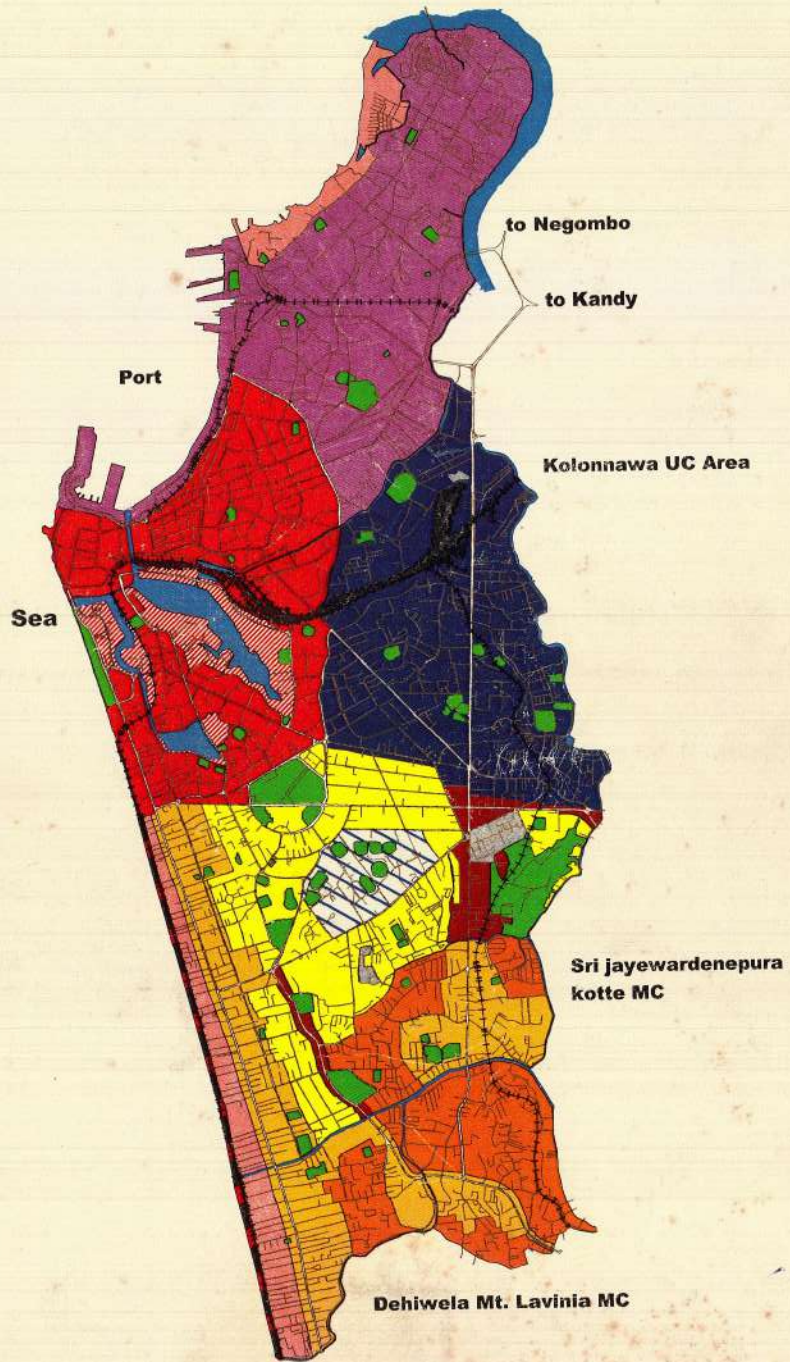


City of Colombo Development Plan (Amendment) - 2008



Paul
DD/11/11
27/03/08



Urban Development Authority
Ministry of Urban Development & Sacred Area Development
"Sethsiripaya",
Battaramulla
6th February, 2008

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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

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No. 1535/4 — WEDNESDAY, FEBRUARY 06, 2008

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

**NOTICE OF CANCELLATION OF THE GAZETTE NOTIFICATION No. 1423/7
DATED 13TH DECEMBER, 2005**

I do hereby give notice to the General Public of the Democratic Socialist Republic of Sri Lanka, the cancellation of the *Gazette Notification* No. 1423/7 dated 13th December, 2005 on the subject of the Development Plan, cited as the Colombo Metropolitan Region Core Area Development Plan, Volumes I and II, approved under Section 8F of the Urban Development Authority Law No. 41 of 1978.

DINESH CHANDRA RUPASINGHE GUNAWARDENA,
Minister of Urban Development and Sacred Area Development.

1st February, 2008.
02-560

**NOTICE OF APPROVAL OF THE CITY OF COLOMBO DEVELOPMENT PLAN (AMENDMENT) - 2008
PREPARED UNDER THE URBAN DEVELOPMENT AUTHORITY LAW No. 41 OF 1978**

NOTICE is hereby given to the General Public of Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law No. 41 of 1978 as amended from time to time, that I, Dinesh Chandra Rupasinghe Gunawardena, Minister in-charge of the subject of Urban Development and Sacred Area Development, by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved on the 1st day of February, 2008, amendments to the City of Colombo Development Plan 1999, for the Development Area of Colombo Municipal Council.

This amended Plan hereinafter shall be cited as the City of Colombo Development Plan (Amendment) - 2008.

DINESH CHANDRA RUPASINGHE GUNAWARDENA,
Minister of Urban Development and Sacred Area Development.

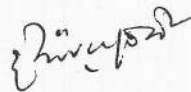
1st February, 2008.
02-561

GOVERNMENT NOTIFICATION

Notice of approval of the
City of Colombo Development Plan (Amendment)-2008
prepared under the
Urban Development Authority Law No. 41 of 1978

Notice is hereby given to the General Public of Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law No. 41 of 1978 as amended from time to time, that I, Dinesh Chandra Rupasinghe Gunawardena, Minister in-charge of the subject of Urban Development and Sacred Area Development, by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved on the ...^{1st} day of February 2008, amendments to the City of Colombo Development Plan 1999, for the Development Area of Colombo Municipal Council.

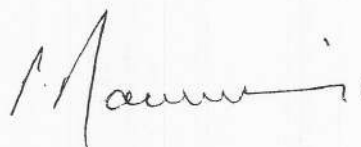
This amended Plan hereinafter shall be cited as the City of Colombo Development Plan (Amendment)-2008.



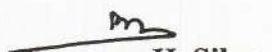
Dinesh Chandra Rupasinghe Gunawardena
Minister of Urban Development & Sacred Area Development

.....^{1st} Feb - 2008.

We the Acting Chairman and the Director General of the Urban Development Authority on behalf of the Board of Management, hereby recommend to the Hon. Minister of Urban Development & Sacred Area Development the draft amendment to the City of Colombo Development Plan – 1985 and its amendments of 1999, cited as City of Colombo Development Plan (Amendment) – 2008 for the approval.



P. Ramanujam,
Actg. Chairman
Urban Development Authority



Prasanna H. Silva,
Director General

Urban Development Authority

ACKNOWLEDGEMENTS

The work on amending the City of Colombo Development Plan - 1999 followed a Ministerial directive in February 2007. Assistance was obtained from a committee consisting of official nominees of the following Institutions :-

The Colombo Municipal Council (CMC) ;
The Institute of Town Planners Sri Lanka;
The Sri Lanka Institute of Architects;
The Institution of Engineers Sri Lanka; and
The Urban Development Authority (UDA)

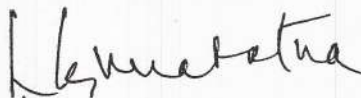
The main meetings were held during the period February to May 2007 culminating in a two-day Workshop. A few supplementary meetings were held later and those were concluded in August 2007. There was also a separate meeting with representatives of the Surveyors' Institute of Sri Lanka in October 2007. The sustained interest and contributions made by the authorized representatives of these Institutions are hereby acknowledged. There was then the task of drafting the City of Colombo Development Plan (Amendments) – 2008 and the official notifications for publication.

The assistance extended to me by the Chairman, Director General, the Deputy Director General (Finance), Director (Legal) of the UDA, the Municipal Commissioner and the members of the under-mentioned team in the midst of their many other duties, is acknowledged:

Mrs Devasriyani Jayasundera	-	Deputy Director (Planning), UDA – Team Leader
Mr Ananda Gamage	-	Director (Planning), CMC
Mr Nihal Wickramaratne	-	Director (Traffic), CMC
Mrs Shirani Ariyatillake	-	Director (Corporate Planning), UDA
Mrs Pushpa Gamage	-	Deputy Director (GIS), UDA
Mrs Hester Basnayake	-	Director (Environment & Landscape), UDA
Mrs Nilanthi Ratnayake	-	Deputy Director (Gampaha District), UDA
Mr Somapala de Silva	-	Specialist Advisor

I have also to record the cooperation readily given to the team by the support staff of the UDA with special mention of the secretarial assistance provided by Mrs M S Wickramasekara.

It is intended that the amendments contained herein will be incorporated shortly into a single comprehensive document.



Dr Locana Gunaratna
Consultant
Ministry of Urban Development &
Sacred Area Development

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	Schedule V of Annexure 1 & 11	

City of Colombo Development Plan (Amendment) – 2008

- Preliminaries** **1.0** City of Colombo Development Plan (Amendment)-2008 is a Plan to amend the City of Colombo Development Plan 1999 approved on 15th March, 1999 by the Minister of Housing & Urban Development by virtue of the powers vested in him under Section 8F of the Urban Development Authority (UDA) Law No. 41 of 1978.
- Title and commencement** **2.0** This plan may be cited as the City of Colombo Development Plan (Amendment) -2008, prepared under Section 8H and approved under Section 8F of the Urban Development Authority (UDA) Law No. 41 of 1978, with a view to promoting and regulating the integrated planning and physical development in the Colombo Development Area, declared under Gazette Notification No. 4/1 dated 30th September 1978, containing provisions in respect of the matters in the schedule to the Law, and shall come into operation on 6th February 2008.
- Part 1A**
Zoning Regulations **3.0** Part II Volume I of the City of Colombo Development Plan - 1999 is hereby repealed and the following new part is substituted in Volume II as Part I A.
- Zones** **4.0** Land use zoning in the City of Colombo are as follows :
- i. Special Primary Residential Zone
 - ii. Primary Residential Zone
 - iii. Special Mixed Residential Zone
 - iv. Sea Front Zone
 - v. Mixed Development Zone
 - vi. Port Related Activity Zone
 - vii. Commercial Zone
 - viii. Concentrated Development Zone
 - ix. Public Open Spaces

Map No. 01 depicts the Proposed Zoning – 2020, and the permissible uses for each zone are given below :

- Permissible uses in Special Primary Residential Zone**
- 4.1(a)**
- i Dwelling Houses/Units, Apartment Buildings
 - ii Hotels - each having not more than 10 bed rooms within a site extent exceeding 1000 sq.m.
 - iii Restaurants, Banks – each within a site extent exceeding 1000 sq.m.
 - iv Professional offices – each having a net floor area not exceeding 500 sq.m. and each within sites of extent exceeding 500 sq.m.
 - v Educational Institutions – Pre-Schools and Primary Schools each within sites of extent exceeding 1000 sq.m. and 0.5 ha. respectively.
 - vi Customer Care Services - Barber shops, Beauty salons and allied activities, each having a net floor area not exceeding 100 sq.m.
 - vii Retail shops - each having a net floor area not exceeding 50 sq.m.
 - viii Places of Religious Worship – each within sites of extent, exceeding 500 sq.m.
 - ix Socio Cultural and other Institutions - each within sites of extent, exceeding 500 sq.m.
 - x Petrol Filling Stations
 - xi Vehicle Parks
 - xii Outdoor Recreational Spaces
- 4.1(b)**
- i Minimum Plot Size - 500 sq.m.
 - ii Maximum number of floors - five storeys (G+4)
 - iii Specifications of site extents and number of floors for existing lots (sub divided and approved prior to August 1999) are as follows :-
 - Plot size – 150 - 299 sq.m. - three storeys - (G+2)
 - Plot size – 300 - 499 sq.m. - four storeys - (G+3)
- 4.1(c)** Maximum Plot Coverage - 65%
- 4.1 (d)** Other specifications : -
- Subdivision of a lot having an extent of 500 sq.m. or more, may be permitted for the construction of a Terrace house subject to the following conditions :-

- i The building shall be divided among the owners by common internal walls based on the ownership of the land.
- ii Each sub-divided lot among the owners should not be less than 150 sq.m.
- iii The building in external appearance to remain as a single entity.
- iv A building plan depicting proposed development with three dimensional views shall be submitted to the Authority to obtain planning clearance prior to submitting plans for approval to the Local Authority.
- v Adherence to all other regulations of the Authority.

4.1 (e) Service charges in lieu of Vehicle Parking

Service charges shall not be accepted in lieu of vehicle parking for any of the permissible uses or for any change of use of residential buildings.

4.1 (f) Masonry Boundary Walls

Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry boundary all.

**Permissible uses
in Primary
Residential Zone**

- 4.2 (a)**
- i Dwelling Houses/Units, Apartment Buildings
 - ii Banks, Professional Offices – each of net floor area not exceeding 200 sq.m., each within sites of extent exceeding 500 sq.m.
 - iii Retail shops not exceeding a floor area of 100 sq.m.
 - iv Customer Care Services – Barber Shops, Beauty Salons, health & fitness centres and allied activities ; each having a net floor area not exceeding 200 sq.m, each within sites of extent exceeding 500 sq.m.
 - v Places of Religious Worship - each within a site extent exceeding 500 sq.m.
 - vi Educational Institutions – Preschool and Primary Schools, each within sites of extent exceeding 500 sq.m. and 0.5 ha, respectively.
 - vii Socio Cultural Institutions
 - viii Public Outdoor Recreational Spaces
 - ix Vehicle Parks
 - x Petrol Filling Stations

- 4.2 (b) Minimum Plot Size - As per Form C1 & C2
- 4.2 (c) Maximum Plot Coverage - As per Form C1 & C2
- 4.2 (d) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2
- 4.2 (e) Service Charges in lieu of Vehicle Parking
 Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings within this Zone.
- 4.2 (f) Masonry Boundary Walls
 Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry wall.
- Permissible uses in Special Mixed Residential Zone**
- 4.3 (a) i Dwelling Houses/Units, Apartment Buildings
 ii Restaurants in a site extent exceeding 1000 sq.m
 iii Offices and Institutions – each in a site extent, exceeding 500 sq.m.
- 4.3 (b) Minimum Plot Size - As per Form C1 & C2
- 4.3 (c) Maximum Plot Coverage - As per Form C1 & C2
- 4.3 (d) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2
- 4.3 (e) Service charges in lieu of Vehicle Parking
 Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings.
- 4.3 (f) Masonry Boundary Walls
 Heights of Masonry Boundary Walls facing access roads are permitted to a maximum height of 1.0m from the ground level. Fences or hedges may be permitted, above the masonry boundary wall.

- Permissible uses in Sea Front Zone**
- 4.4 (a)**
- i Dwelling Houses/Units, Apartment Buildings
 - ii Banks and Offices
 - iii Hotels and Restaurants
 - iv Open Air Trading Spaces
 - v Customer Care Services - Barber Salons and allied activities.
 - vi Indoor Amusement and Entertainment Establishments
 - vii Places of Public Worship – each within sites of extent exceeding 500 sq.m.
 - viii Socio-Cultural Institutions
 - ix Public Outdoor Recreational Spaces
 - x Educational Institutions – Preschools and primary schools, each within sites of extents exceeding 500 sq.m. and 0.5 ha respectively.
 - xi Vehicle Parks
 - xii Petrol Filling Stations

4.4 (b) Minimum Plot Size - 500 sq.m.

4.4 (c) Maximum Plot Coverage - 50% of the total lot

4.4 (d) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2

4.4 (e) Service Charges in lieu of Vehicle Parking

Service charges shall not be accepted in lieu of car parking for any of the permissible uses or for any change of use of residential buildings within this Zone.

4.4 (f) Masonry Boundary Walls

Heights of masonry boundary walls facing access roads are permitted to a height of 1.0 m from the ground level. Fences or hedges are permitted, above the masonry boundary wall.

**Permissible uses
in Mixed
Development
Zone**

- 4.5 (a)**
- i Diplomatic Embassies (Chanceries)
 - ii Banks, Commercial Offices, Professional Offices and Retail Shops.
 - iii Hotels and Restaurants
 - iv Dwelling Houses/Units and Apartment buildings
 - v Health Institutions
 - vi Educational Institutions
 - vii Open Air Trading Areas
 - viii Customer Care Services - Barber Shops, Beauty Salons and allied activities.
 - ix Indoor Amusement and Entertainment Establishments
 - x Places of public worship – each within sites of extent exceeding 500 sq.m.
 - xi Socio-Cultural Institutions
 - xii Service Industries - Bakeries, Laundries, Printing Presses, Computer Repair and allied activities subject to regulatory requirements of Central Environmental Authority, where necessary.
 - xiii Public Outdoor Recreational Spaces
 - xiv Vehicle Parks
 - xv Petrol Filling Stations

4.5 (b) Specification for Educational Institutions

- i Pre schools minimum site extent – 1000 sq.m.
- ii Primary schools minimum site extent – 0.5 ha
- iii Secondary schools minimum site extent – 1.5 ha & above
- iv Service charges in lieu of required regulatory car parking will not be accepted
- v The minimum width of the street shall be 12 m

4.5 (c) Minimum Plot Size - As per Form C1 & C2

4.5 (d) Maximum Plot Coverage - As per Form C1 & C2

4.5 (e) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2

4.5 (f) Masonry Boundary Walls

Heights of masonry boundary walls along roads running perpendicular to Galle Road shall not be more than 1.0 m from the ground level. Fences or hedges are permitted, above the masonry boundary wall.

- Permissible uses in Port Related Activity Zone**
- 4.6 (a)**
- i Port Related activities - Warehouses, Container Yards, Value Addition (non polluting) Industries, Power Supply Establishments and allied activities.
 - ii Banks, and Offices.
 - iii Departmental Stores, Wholesale shops, Supermarkets and Retail Shops.
 - iv Customer Care Services - Barber Shops, Beauty Salons and allied activities.
 - v Service Industries - Bakeries, Laundries, Automobile Repair, Printing Presses, Vehicle Service Stations and allied activities, subject to regulatory requests of Central Environmental Authority, where necessary.
 - vi Hotels and Restaurants
 - vii Dwelling Houses/Units, Apartment buildings
 - viii Health Institutions
 - ix Educational Institutions
 - x Indoor Amusement and Entertainment Establishments
 - xi Places of public worship – each within a site extent exceeding 500 sq.m
 - xii Socio-Cultural Institutions
 - xiii Public Outdoor Recreational Spaces
 - xiv Car Parks
 - xv Petrol Filling Stations

4.6 (b) Specification for Educational Institutions

- i Pre Schools minimum site extent – 1000 sq.m.
- ii Primary Schools minimum site extent – 0.5 ha
- iii Secondary Schools minimum site extent – 1.5 ha
- iv Service charges in lieu of required regulatory vehicle parking will not be accepted
- v The minimum width of the access street shall be 12 m

4.6 (c) Specification for Port Related Activities

- i The minimum plot size shall be 600 sq.m for the uses specified under item 4.6 (a)(i) of Port Related Activities
- ii 3.0 m buffer zone to be reserved around the site in order to mitigate pollution
- iii The minimum width of the street shall be 12m for activities specified under item 4.6 (a)(i) of Port Related Activities.
- iv Any such activity shall not hinder traffic movement and create traffic problems.

- 4.6 (d) Minimum Plot Size - As per Form C1 & C2 except for Port Related Activities.
- 4.6 (e) Maximum Plot Coverage - As per Form C1 & C2
- 4.6 (f) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2
- Permissible uses in Commercial Zone**
- 4.7 (a)
- i Diplomatic Embassies (Chanceries)
 - ii Banks and Offices, Departmental Stores, Wholesale Shops, Supermarkets and Retail Shops
 - iii Customer Care Services – Barber Shops, Beauty Salons and allied activities.
 - iv Service Activities - Bakeries, Laundries, Automobile Repair, Printing Presses, Vehicle Service Stations and allied activities subject to regulatory requirements of Central Environmental Authority, where necessary.
 - v Hotels and Restaurants
 - vi Dwelling Houses/Units and Apartment buildings
 - vii Health Institutions
 - viii Educational Institutions
 - ix Warehouses each up to 1000 sq.m.
 - x Non-polluting light industries subject to regulatory requirements of Central Environmental Authority
 - xi Open Air Trading
 - xii Indoor Amusement and Entertainment Establishments
 - xiii Places of Public Worship – each within sites of extent exceeding 500 sq.m.
 - xiv Places of Public Assembly
 - xv Socio-Cultural Institutions
 - xvi Public Outdoor Recreational Spaces
 - xvii Vehicle Parking
 - xviii Petrol Filling Stations
- 4.7 (b) Specification for Educational Institutions
- i Pre Schools minimum site extent – 1000 sq.m.
 - ii Primary Schools minimum site extent – 0.5 ha.
 - iii Secondary Schools minimum site extent – 1.5 ha.
 - iv Service charges in lieu of required regulatory vehicle parking will not be accepted
 - v The minimum width of the street shall be 12 m.

- 4.7 (c) Minimum Plot Size - As per Form C1 & C2
- 4.7 (d) Maximum Plot Coverage - As per Form C1 & C2
- 4.7 (e) Maximum Floor Area Ratio (FAR) - As per Form C1 & C2

**Permissible uses
in Concentrated
Development
Zone**

- 4.8 (a)
 - i Diplomatic Embassies (Chanceries)
 - ii Banks, Offices and Retail Shops.
 - iii Hotels and Restaurants
 - iv Dwelling Houses/Units and Apartment buildings
 - v Health Institutions
 - vi Educational Institutions
 - vii Open Air Trading Areas
 - viii Customer Care Services - Barber Shops, Beauty Salons and allied activities.
 - ix Indoor Amusement and Entertainment Establishments
 - x Places of public worship – each within a site extent of not less than 500 sq.m.
 - xi Socio-Cultural Institutions
 - xii Service Industries such as Bakeries, Laundries, Printing Presses, Computer Repair and allied activities subject to regulatory requirements of Central Environmental Authority, where necessary.
 - xiii Outdoor Recreational Spaces
 - xiv Vehicle Parks
- 4.8 (b) Specifications for Educational Institutions
 - i Pre Schools minimum site extent – 1000 sq.m.
 - ii Primary schools minimum site extent – 0.5 ha
 - iii Secondary schools minimum site extent – 1.5 ha & above
 - iv Service charges in lieu of required regulatory car parking will not be accepted
 - v The minimum width of the street shall be 12 m
- 4.8 (c) Minimum Plot Size - As per Form C1 & C2
- 4.8 (d) Maximum Plot Coverage - As per Form C1 & C2

4.8 (e) Maximum Floor Area Ratio (FAR)-As per item (i) & (ii) below :-

(i)

Minimum Land Extent (Sq.m)	Minimum width between building lines of a Public Street/Road (m)	Maximum permissible FAR
1500 less than 2000	22	10.0
1500 less than 2000	24	11.0
2000 and above	24	Unlimited

(ii) All other sites – As per Form C1 & C2

Permissible uses in Open Spaces

4.9 (a) In the Open Space Zone, the following uses may be permitted.

- i Parks and Playgrounds
- ii Fair and Exhibition Grounds
- iii Recreation Clubs, Gymnasiums, Swimming Pools

4.9 (b) The total floor area of buildings that may be permitted in this Zone shall not exceed 2% of the total open space.

Demarcation of Zoning boundaries

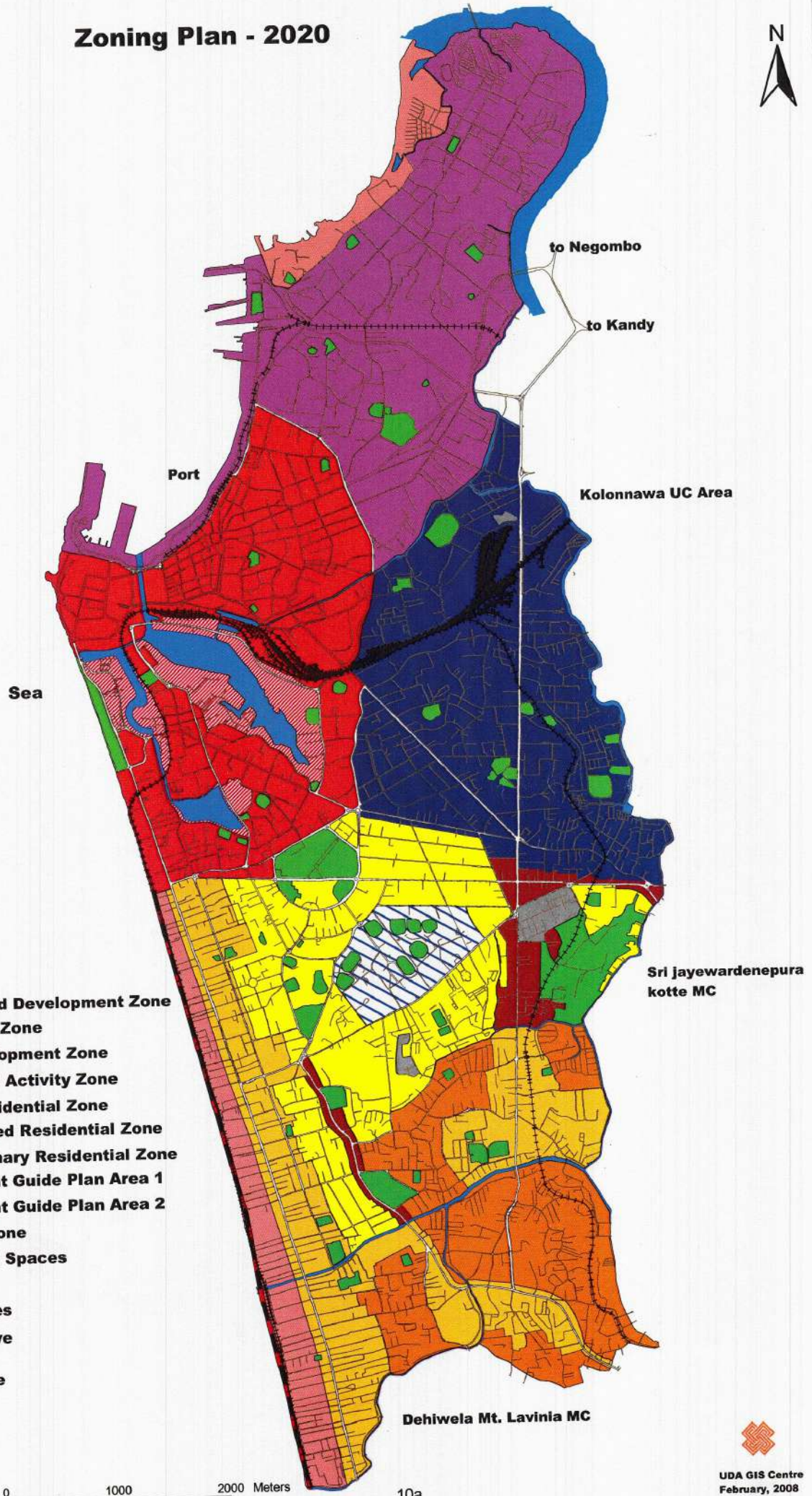
5.0 Zoning boundaries are depicted in the Zoning Plan-2020 (Map 01)

The Mixed Development Zone along the Western side of the Galle Road, the Commercial Zone along the Southern side of the Ward Place and Special Mixed Residential Zone along both sides of Havelock Road extend up to the end of the front lots having a frontage from each of those roads.

Special Areas

6.0 The Authority where appropriate may define any area comprised in the Development Plan as a Special Project Area, Re-development Area, Under-Served Settlement Area, Slum and shanty Area, Cultural Area, Scenic Area, Conservation Area or other areas for special treatment.

In such areas, the Authority may restrict or prohibit the use of the site, or construction of any particular type of building, relax these building and planning regulations, impose new regulations or formulate separate regulations in accordance with Urban Development



Legend

- Concentrated Development Zone
- Commercial Zone
- Mixed Development Zone
- Port Related Activity Zone
- Primary Residential Zone
- Special Mixed Residential Zone
- Special Primary Residential Zone
- Development Guide Plan Area 1
- Development Guide Plan Area 2
- Sea Front Zone
- Public Open Spaces
- Cemetery
- Water Bodies
- Marine Drive
- Roads
- Railwayline



Authority Law No. 41 of 1978 to attain the purpose for which the area has been defined.

**Planning
&
Building
Regulations**

7.0 Volume II of the City of Colombo Development Plan – 1999 is hereby amended as follows :-

7.1 In Section 2, the words “ schedule I ” is amended as Schedule 1 “A”

7.2 In Sub Section 3(1) (b) immediately after the word “copies”insert the phrase “in addition, where the proposed building is more than 4 stories an electronic copy of the plans shall be submitted together with description of the souring of that particular building.

7.3 In Sub Section 3 (1) (c), insert the word “relevant” Immediately before “ qualified person ”

7.4 Section 3(3) (ii) is hereby repealed and substituted with the following Sub-Section.

“When such land exceeds 0.25 hectares in extent, a separate certificate from a Qualified Town Planner shall be submitted stating that the Survey Plan is in conformity with the town planning requirements of the City of Colombo Development Plan”.

7.5 In Sub Section 4 (2) after the words ‘ various departments ’ insert “ relevant agencies ”

7.6 Insert the word “relevant” before the words “qualified person” whenever it appears in the document of City of Colombo Development Plan 1999 - (volume II).

7.7 In Sub Section 10 (a) (i) add the words “preferably with Ground positioning System (GPS) co-ordinates and dimensions” immediately after the word ‘site’. and in Section 10 (a) (ii) immediately before the word “numbers” add “premises”

7.8 Immediately after Section 14(1) insert the following two new paragraphs and number them as 14(1) (a) & 14 (1) (b).

“ 14 (1) (a)

Prior to issuing such a permit, if the Authority feels that the proposed development activity may cause an

adverse impact upon the environment, the views of the public may be obtained upon display of a notice board at the site for a period of 30 days, indicating the nature of the proposed development, its volume and period of construction . The Authority shall also reserve the right to suspend the issue of a permit for such development until the time period mentioned above is over.

14 (1) (b)

Having considered such views of the public, the Authority may direct to alter development plans or impose conditions, or restrain from issuing a permit, if necessary.”

- 7.9** In Section 15 immediately after the words “regulation 3 or” insert the words “failure to submit plan and other particulars as required by the Authority”
- 7.10** In Part II – Sub Section 16 (c) delete the words “to any other person” immediately after words “works are carried out”.
- 7.11** In Sub Section 19(1) immediately after the word “Owner” Insert the words “ developer, relevant qualified person ”
- 7.12** In Sub Sections 20 (1), 20 (2) and Section 21, immediately after the word “owner” insert the word “or developer”.
- 7.13** Sub Section 31(1) is repealed and substituted with the following :
- “No person shall carry out or engage in any development activity within the declared area of Colombo City, except in accordance with the matters for which, provisions are made in the Development Plan under the Part II A and its schedule of the Urban Development Authority Law No. 41 of 1978.
- 7.14** Sub Section 31(4)(a) is amended by substituting, immediately after Regulation 35(1), with the following: “and amended Part I A of City of Colombo Development Plan -(Amendment) 2008 ”
- 7.15** Sub Section 31(4)(b) is amended by adding words immediately after “lot number” with words and shall clearly indicate the way of disposing storm water from the site”.
- 7.16** Form A in Sub Section 31(12) is amended as Form “ A1” as follows :-

Access to Residential Units

FORM "A1"

Minimum Width of Private Streets (meters)	Maximum Length of private Streets (meters)	Maximum No. of Lots	Maximum Dwelling Units per Lot
3.0	30.0	2	1
4.5	50.0	4	2
6.0	80.0	9	3

7.17 Whenever the word " Form A " appears in these Regulations, it shall be substituted with the words " Form A1 "

7.18 Section 33(1) is repealed and the following new Section is inserted :

" (1) (i) Street Lines sanctioned by the Local Authority under a resolution adopted by the Council at a general meeting will be considered as those street lines applicable within the administrative limits of the Local Authority;

(ii) Also shall comply with the requirements in schedule V as building lines applicable for public roads, prepared under the Provisions of the UDA Law"

7.19 Sub Section 35 (1) is repealed and new Section is inserted as follows:

"The minimum land extent, width between building lines, minimum width of private roads and maximum permissible floor area ratios are given in Form C1 and building categories, number of floors, minimum site frontage, maximum plot coverage and open spaces around the buildings are given in Form C2."

7.20 In Sub Section 35 (3), insert the word "the" in place of "a" before building and immediately after "building" delete the word "satisfying the other regulations" insert the words "satisfies all other requirements".

7.21 Immediately after Sub Section 35 (4) a new Sub Section inserted as 35 (5) as follows:

" In case of a building with one or more basements, it shall require to set back such basement floors minimum of one meter away from all boundaries of the land."

7.22 In Sub Sections 38(1) and 39(1) immediately after the word "Form" repeal "C" and insert "C1 & C2" and whenever " Form C " appears in the document insert with " Form C1 & C2 "

- 7.23 Short title of Section 47 is amended as “Number of Storeys”.
- 7.24 Short title of Section 51 is amended as “Minimum Height and Width of Covered Footways”.
- 7.25 Section 51 is renamed as 51(1) and immediately after this Section add Section 51(2) as follows:

The clear width of any stairway or covered footway shall be as follows:

- (a) Residential developments having maximum of two units shall have a clear minimum width of 1.0 metre.
- (b) All other developments except condominium developments shall have a clear minimum width of 1.2 meters.
- (c) In Condominium Developments; width of an entrance passage in any housing unit shall be not less than 1.5 meters.”

- 7.26 Sub Section 58(1) is repealed and following paragraph is inserted:-

“ The minimum requirements for obtaining natural light and ventilation from courtyards/air wells in any building is given in Form D. ”

**Specifications of Air -wells for Natural Light & Ventilation
Form "D"**

No of floors	Minunum width	Minimum Area
1 – 2	2.3 m.	06 sq.m
3 – 4	3.0 m.	12 sq.m.
5 – 9	6.0 m.	36 sq.m.
10 & above	7.0 m.	*

Minimum area shall be increased by 1 Sq. m. for every additional storey.

- 7.27 In Sub Section 58 (3) delete the words “with concrete which falls immediately after “paved”, and insert with the words “to fall”.
- 7.28 (a) The definition “basement” in Section 70 is amended by deleting paragraph (a) & (b) thereof and substituting with the following paragraph :
“A storey which is completely or 2/3 below the ground level and such basements shall be minimum of 1.0 m away from all the boundaries of the respective lot of the land.
- (b) The definition of a “building line” in Section 70 is amended by deleting it and inserting the following :
“Means the building line defined in Schedule V and up to which a building will be permitted to extend”.
- (c) The definition of an “existing lot” in Section 70 is amended by deleting the word “this regulation” and thereafter inserting the following :
“ the provisions in the City of Colombo Development Plan - 1999”.
- (d) Insert the definition of “private street/road” immediately after the

definition of "Planning Committee" by the following definition:
 "means a street/road approved by the Local Authority or UDA for
 limited ownership and right of way"

7.29 Repeal Item (3) (i), (ii), (iii), (iv) & (v) of Schedule III and substitute with the following:

3. (i)

Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide a minimum number of parking spaces, within each site, specified in Schedule III of Annexure II A.

(ii)

The parking requirements for residential development shall be provided within its site itself. No service charges shall be accepted in lieu of parking for any such development in any Zones. In case of non-residential development, service charges in lieu of parking shall be accepted for not more than 25% of such parking requirements and the balance 75% shall be provided within site itself.

(iii)

In every development where the total parking requirement exceeds 10 stalls, there shall be 1/3 of such parking requirement of pedal/motorcycles, provided in such development. Such calculation may be considered to the nearest whole number.

(iv) The minimum dimensions of parking stalls for each type of vehicles shall be as follows:-

Vehicle Type	Stall Width for angled parking or parallel parking (m)	Stall Length for angled parking or parallel parking (m)	Stall Length for parallel parking(m)
Standard (Car Equivalent)	2.4	4.8	5.5
Cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.0
Commercial (Multi Axle)	3.6	18.0	20.0

(v) The minimum width of aisles shall conform to the requirements as given below:

Parking Angle Degrees	One way Traffic one sided bays (meters)	One way Traffic Two sided bays (meters)	Two way Traffic (meters)
00 deg. Parallel	3.6	3.6	6.0
30 deg. Angle	3.6	4.2	6.0
45 deg. Angle	4.2	4.8	6.2
60 deg. Angle	4.8	4.8	6.4
90 deg. Angle	6.0	6.0	7.2

7.30 Immediately after item 12 of Schedule III, insert item 13 as follows:-

“The Authority may allow additional floors for parking, irrespective of the regulatory requirement of Floor Area Ratio mentioned in Form C1. Such additional number of parking stalls may exceed by 50% of the regulatory parking requirement. However, such additional number of parking floors shall be counted for the total number of floors to satisfy the requirements of Form C2. This provision shall not apply for developments in the Special Primary Residential Zone.”

7.31 In Annexure I of Schedule III the paragraph “E” with the table is deleted.

7.32 Annexure II of Schedule III is repealed and the new schedule is substituted as Annexure II (A) of Schedule III.

$$FAR = \frac{\text{Gross Floor Area}}{\text{Basement area}} > 100$$

ADA -

Specifications for Development

Form C 1

Row No	Minimum Land Extent (sq.m.)	Minimum width between building lines of a public Street/Road (meters)	Minimum width of private Street/Road (meters)	Maximum permissible FAR
1	150 less than 250	-	3.0	1.5
2	150 less than 250	-	4.5	1.75
3	150 less than 250	-	6.0	2.0
4	150 less than 250	-	9.0	2.5
5	150 less than 250	12.2	12.2	3.0
6	250 less than 400	12.2	12.2	3.5
7	400 less than 500	12.2	12.2	4.5
8	500 less than 700	12.2	12.2	5.0
9	500 less than 700	15.0	-	5.5
10	700 less than 900	15.0	-	6.0
11	900 less than 1000	15.0	-	7.0
12	900 less than 1000	22	-	7.5
13	1000 less than 1500	22	-	8.0
14	1500 less than 2000	22	-	9.0
15	1500 less than 2000	24	-	9.5
16	2000 less than 2500	24	-	10.0
17	2500 less than 3000	24	-	12.0
18	3000 and above	24	-	Unlimited

Form - C 2

Building category	Maximum number of floors including ground floor	Maximum site frontage (m)	Maximum Plot coverage (%)	Open space around the building		
				Minimum Rear space (m)	Minimum one side space (m)	Minimum space on each side (m)
Low Rise	Ground floor	6.0	65	2.3	-	-
	2	6.0	65	2.3	-	-
	3	6.0	65	3.0	-	-
	4	6.0	65	3.0	-	-
Inter-mediate Rise	5	8.0	65	3.0	2.0	-
	6	10.0	65	4.0	2.0	-
	7	14.0	65	4.0	3.0	-
Middle Rise	8	16.0	65	4.0	3.0	-
	9	22.0	65	5.0	-	2.0
	10	26.0	65	5.0	-	3.0
	11	30.0	65	5.0	-	3.0
High Rise	12	30.0	65	5.0	-	3.0
	13	35.0	50	6.0	-	4.0
	14	35.0	50	6.0	-	4.0
	15-20	40.0	50	6.0	-	6.0
	21 & above	40.0	50	6.0	-	6.0

Minimum Processing Fees, Fees for Covering approval & Service Charges
SCHEDULE I (A)

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.		
3. Covering approval for Development	Stage of Construction	Charges per square meter of Ground floor (Rs.)	Charges per square meter of each upper floor (Rs.)
	i. Only foundation work completed (plinth level)	400	-
	ii Construction up to roof level (excluding roof)	800	800
	iii Construction including roof	1200	1200
	iv Complete construction	2000	2000
	v Erection of parapet wall	Rs. 200 per linear meter	
4. Certificate of Conformity	Processing fees to be decided by the Planning Committee of the Authority.		
5. Preliminary Planning Clearance for any development activity	Floor Area (Sq.m.)		Processing Fees (Rs.)
	Less than 300		500/-
	301-500		1000/-
	501-700		2000/-
	701-900		3000/-
	901-1000		4000/-
	1001 & above		5000/-
Rs.500/- for every additional floor area of 100 sq.m.			
6. Preliminary Planning Clearance for Special Development Projects	(a) Communication Towers - Rs. 5000/- (b) Any other special Developments		

7. Parking of vehicles	<p>Service Charges for each car parking space not provided within the premises but required under the UDA regulations.</p> <table border="1"> <thead> <tr> <th data-bbox="596 483 798 517">Type of Vehicle</th> <th data-bbox="1018 479 1182 512">Amount (Rs)</th> </tr> </thead> <tbody> <tr> <td data-bbox="596 584 807 651">Standard Vehicles (Cars)</td> <td data-bbox="1043 573 1158 607">500,000/-</td> </tr> <tr> <td data-bbox="596 680 852 748">Two axle commercial (Lorries)</td> <td data-bbox="1034 674 1168 707">1,000,000/-</td> </tr> <tr> <td data-bbox="596 770 863 804">Multi axle commercial</td> <td data-bbox="1034 763 1168 797">2,500,000/-</td> </tr> </tbody> </table>	Type of Vehicle	Amount (Rs)	Standard Vehicles (Cars)	500,000/-	Two axle commercial (Lorries)	1,000,000/-	Multi axle commercial	2,500,000/-
Type of Vehicle	Amount (Rs)								
Standard Vehicles (Cars)	500,000/-								
Two axle commercial (Lorries)	1,000,000/-								
Multi axle commercial	2,500,000/-								
8. Communication towers	<p>Service Charges for the unauthorized execution</p> <p>Rs. 300.00 per cubic meter of the tower. (Calculation of the volume of the tower shall be based on the area of the base of the tower multiplied by half the height of the tower).</p>								
9. Change of Use of Residential Units into other uses	<p>Service Charges</p> <ul style="list-style-type: none"> <li data-bbox="667 1144 1362 1256">i. Rs. 2000 per sq. metre to convert a residential unit to any other use, if the property is located in a special primary Residential Zone. <li data-bbox="667 1290 1417 1368">ii. Rs. 800 per sq. metre to convert a residential unit to any other use, if the property is located in any other zone. 								
10. Additional floor area in excess of prescribed Floor Area Ratio (FAR.) or additional floors constructed, which cannot be covered by covering approval.	<ul style="list-style-type: none"> <li data-bbox="667 1435 1378 1559">i. In the event of unauthorized constructions, a service charge may be levied at the rate of twice the construction cost (200%) per sq. meter. <li data-bbox="667 1592 1398 1671">ii. Such moneys shall be remitted to a special fund in the Urban Development Authority. 								

Parking Requirements
Annexure II (A) of Schedule III

(1) Type of Usage	(2) Type of Vehicles		
	Standard	Two Axle Commercial (Lorry/Bus)	Multi Axle Commercial (Truck Semi)
1. Residential			
i. Flats, dwelling units and terrace houses less than 50 sq.m. in gross floor area	1 for 2 units	-	-
ii. Flats, Dwelling units with Gross Floor Area more than 50sq. m.	1 for 1 unit	-	-
2. Commercial			
i. Retail Shops/Grocery	1 for 50 sq.m.	-	-
ii. Departmental Shops, Shopping Complexes	1 for 50 sq.m.	1 for 500 sq. m.	-
iii. Banks with Customer Services	1 for 50 sq. m	-	-
iv. Hardware	1 for 50 sq.m.	1 for 50 sq.m.	-
v. Offices	1 for 150 sq.m.	-	-
vi. Restaurants and Night Clubs	1 for 10 sq.m. or restaurant space (excluding all service areas)	1 for 500 sq.m.	-
vii. Star Class Hotels	1 for 100 sq.m. or 1 for 5 rooms and 1 for 1 suite, whichever is more	1 for 500 sq.m.	-
viii. Guest Houses, Recreational Clubs and Lodges	1 for 50 sq.m. or 1 for 3 rooms whichever is more	1 for 500 sq.m	-
ix. Cinemas, Theatres, Auditoriums and similar uses.	1 for 20 seats	1 for 500 sq.m	-

x. Factories and Industrial establishments	1 for 200 sq.m	1 for 200 sq.m	1 for 500 sq.m
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xi Warehouses	1 for 500 sq.m	1 for 200 sq.m	1 for 500 sq.m
xii. Other Commercial Buildings	1 for 100 sq.m	1 for 500 sq.m	

3. Health

i. Nursing Homes and Private Hospitals	1 for 2 beds	1 for 500 sq.m.	
ii Medical Laboratories and OPD areas	1 for 20 sq.m.		
iii Consulting Rooms (min. size of rooms to be 8 sq.m.)	6 for 1 consultation room		

4. Education

i. Private Schools, International school, Nursery Schools.	for 20 students		
ii Tutories and Tutor Educational Institute	1 for 200 sq.m.		

5. Recreational & Amusement

	As may be decided by the Authority for each such use, but not less than 1 for 100 sq.m.		
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6. Other

	As may be decided by the Authority for each such use, but not less than 1 for 100 sq.m.	As may be decided by the Authority for each such use, but not less than 1 for 500 sq.m.	
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Development Guide Plan (DGP)

8.0 In part III-Volume 1 of the Colombo City Development Plan-1999, following sub sections are inserted immediately after the Development Guide Plan (specimen)-Colombo Fort

8.1 Development Guide Plan (DGP) area 1 - Development of Independence Square and surroundings

Map No. 02 depicts the proposed Zoning and the permissible uses for each Zone given below :

Specification for Development of Independence Square and Surroundings

No	Zone	Minimum site extent (sq.m.)	Maximum No. of Floors	Plot coverage		Rear Space of the building (meters)	Space on the other sides (meters)
				Residential	Non-Residential		
01	Zone I Conservation Zone	-	-	-	-	-	-
02	Zone II Leisure & Recreational Zone	2000	G +2	-	10%	3.0	3.0
03	Zone III Institutional Zone (1)Facing Gregory's Road (2)Rest of the area Zone III	1000	G+3	50%	50%	3.0	3.0
			G+2	-	50%	3.0	3.0
04	Zone IV Cultural & Amusement Zone	1000	G +2	-	50%	3.0	3.0

Permissible uses 8.1 No further constructions are allowed in order to preserve the existing character of the area unless the Authority decided otherwise and allow essential structures required purely to ensure proper functioning of the existing developments.

Zone1- Conservation Zone (a)

Permissible uses 8.1 i Restaurants
Zone II (b) ii Fair & Exhibition Grounds
Leisure & Recreational Zone iii Recreational Clubs
iv Gymnasium & Swimming Pools
v Recreational related Commercial activities
vi Public car Parks and toilets
vii Parks – (National/Regional & Community levels)
viii Botanical Gardens
ix Sports Complexes
x Indoor Stadiums
xi Camp Sites
xii Chalets
xii Theme Parks
xiii Public Promenades

Permissible uses 8.1 i Community Centers
Zone III – Institutional Zones (c) ii Art Galleries
iii Libraries
iv Museums
v Professional Institutes
vi Religious/Meditation Centers
vii Public Car Parks and Toilets

Permissible uses 8.1 i Television Film Studios
Zone IV – Cultural & Amusement Zone (d) ii Performing Art Centers
iii Libraries.
iv Museums
v Exhibition Centers
vi Concert Halls
vii Public Car Parks and Toilets
viii Civic Centers

8.2 Development Guide Plan (DGP) area II -Beira Lake & Surroundings – Obtain a Planning Clearance from the Urban Development Authority prior to submitting Building Plans to the Colombo Municipal Council.

Building Lines

9.0 The names of streets with the existing width and approved building line are given in Annexure I & II of Schedule V.

9.1 Centre Line of proposed Building Line

(a)

- i Center line of the existing road and the centre line of the two building lines on either side of that particular road shall consider as the same. The Building Lines are specified in Annexure I of schedule V.
- ii When sanctioned street line do not fall equally on either side of the Center Line of the existing road, the building line shall be measured from the existing street line as defined by Colombo Municipal Council. These building lines are given in Annexure II of Schedule V.

9.1 Development of Land within Building Lines

(b)

- i In case where the area within the building line of a lot is 80% or more of such lot, a maximum of two storeyed (G+1) building may be permitted within such lot, until the land is acquired. When acquiring such land, compensation may be paid for both the building and the land.
- ii When an area of 20% or more of a lot is within the Building Line, the Planning Committee may relax any of the requirements given in Form C1 & C2, having regard to the circumstances of each case for issuing planning clearances.

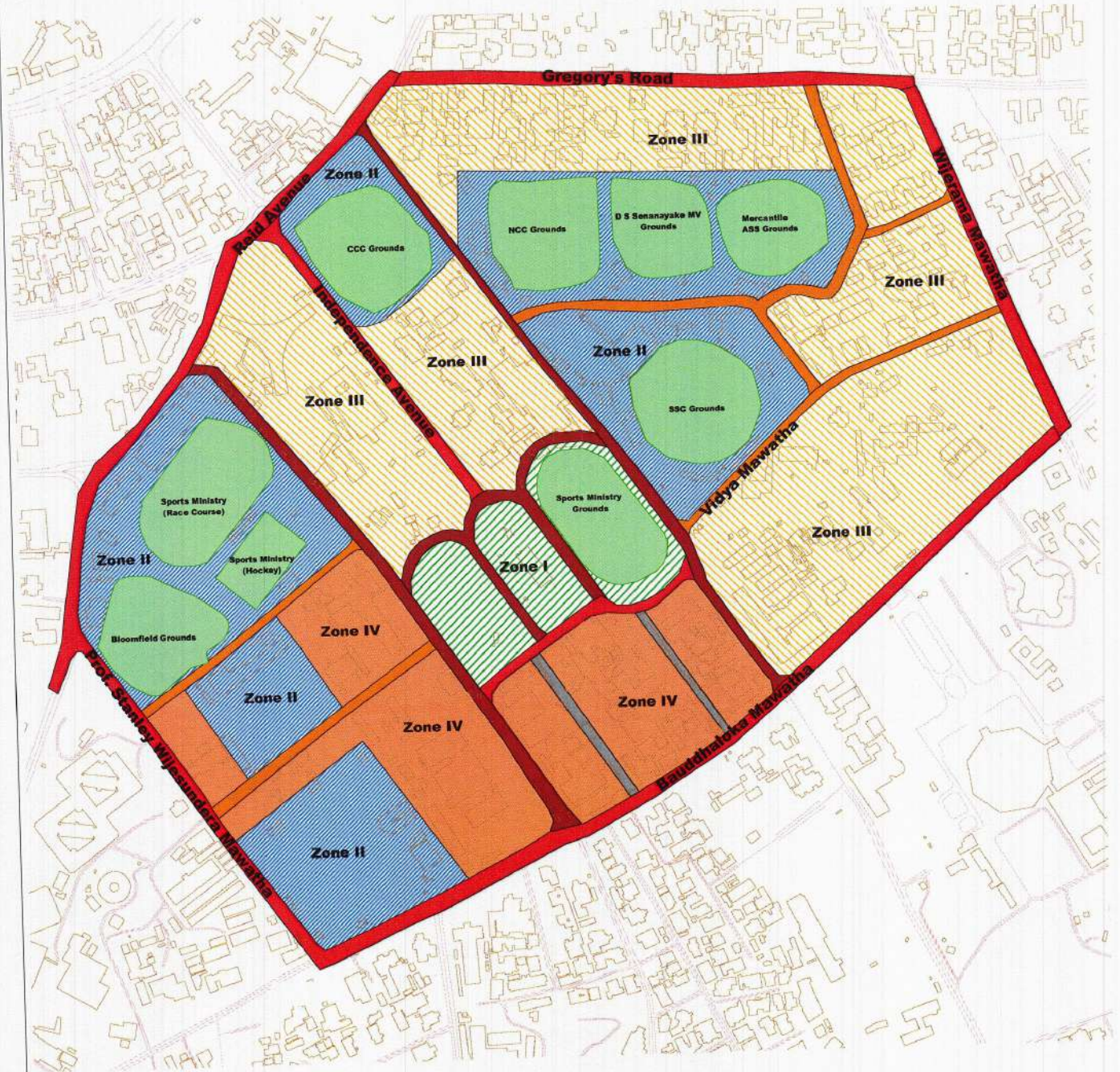
9.1 Landscaping

(c)






The area between street line and building line shall be landscaped and at least there shall be one shady tree planted within such space. Certificate of Conformity shall be considered, only when the above requirement is also fulfilled.



Independence Square & Surroundings



Legend

-  Zone I (Conservation Zone)
-  Zone II (Leisure & Recreational Zone)
-  Zone III (Institutional Zone)
-  Zone IV (Cultural & Amusement Zone)
-  Open Spaces



ANNEXTURE - 1

Specifications for Building Lines - Schedule V

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
1	11	A.G.Hinni Appuhami Mawatha	No	12.20
2	3	Abdul Caffoor Mawatha	No	22.00
3	12	Abdul Hameed Street	No	22.00
4	5	Abhayarama Lane	9,14	12.20
5	3	Abhayasinharama Road	No	15.00
6	3	Adamaly Place	No	15.00
7	10/12	Adhikarana Mawatha	No	24.00
8	2	Ahamath Lane	No	12.20
9	5	Aintree Street	No	12.20
10	7	Akshidana Mawatha	No	15.00
11	7	Albert Crescent	No	32.00
12	9	Albion Lane	No	12.20
13	6	Alenmethiniyarama Road	No	12.20
14	3	Alfred House Avenue	No	15.00
15	3	Alfred House Garden	No	15.00
16	3	Alfred House Road	No	15.00
17	3	Alfred Place	12.15	22.00
18	3	Aloe Avenue	No	15.00
19	15	Aluthmawatha Road	18.28	32.00
20	8	Alwis Avenue	9.14	12.20
21	13	Alwis Place	9.14	15.00
22	3	Alwis Place	15.24	22.00
23	13	Alwis Place	9.14	12.20
24	3	Alwis Terrace	No	12.20
25	5	Amarasalpura	No	12.20
26	5	Amarasekara Mawatha	NO	22.00
27	10	Ananda Mawatha	NO	22.00
28	5	Anderson Road	No	12.20
29	11	Andival Street	fire gap	12.20
30	9	Aramaya Passage	9.14	12.20
31	9	Aramaya Place	No	15.00
32	9	Aramaya Road	12.19/9.14	15.00
33	7	Arcadia Gardens	No	12.20
34	6	Arethusa Lane	9.14	12.20
35	10	Arnold Ratnayake Mawatha	20.11	22.00
36	13	Arnolda Place	No	12.20
37	13	Arther de Silva Mawatha	No	24.00
38	7	Arunachalam Avenue	No	15.00
39	5	Ascot Avenue	No	15.00
40	4	Asoka Gardens	9.14	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
41	5	Athula Place	9.14	12.20
11	6	Arthur's Place	No	12.2
42	7	Aureliya Gardens	No	12.20
43	8	Austin Place	12.15	15.00
44	6	Averihena Road	9.14	12.20
45	3	Bagatalle Road	12.15	22.00
46	3	Bagatalle Terrace	No	12.20
47	2	Bahiathula Lane	No	12.20
48	6	Balahenmulla Lane	9.14	12.20
49	6	Balapokuna Road	15.24	22.00
50	8	Balcombe Place	No	15.00
51	4	Bambalapitiya Station Road	No	22.00
52	1	Bank of Ceylon Mawatha	No	32.00
53	11	Bankshall Street	NO	15.00
54	7	Barnes Place	No	22.00
55	2	Barracks Lane	No	12.20
56	4 / 7 / 8	Bauddhaloka Mawatha	22.86	32.00
57	4 / 7 / 8	Bauddhaloka Mawatha (Model Farm Road Junction to Dr.N.M.Perera Mawatha)	12.15	24.00
58	8	Bawa Place	No	12.20
59	15	Beach Park Road	No	15.00
60	12	Belmont Street	NO	15.00
61	4	Beltona Lane	No	12.20
62	10	Bharathie Mawatha	No	15.00
63	13	Bloemendhal Lane	NO	22.00
64	12	Bodhiraja Mawatha	21.33	32.00
65	10	Bodhiraja Mawatha	No	32.00
66	5	Bois Place	6.09	12.20
67	13	Bonjean Road	NO	15.00
68	8	Borella Cross Road	No	24.00
69	5	Boteju Mawatha	No	15.00
70	3	Boyd Place	No	15.00
71	11	Brass Founder Street	Fire gap	15.00
72	2	Braybrooke Place	No	12.20
73	2	Braybrooke Street	NO	15.00
74	1	Bristol Street	18.28	22.00
75	4	Buchanan Street	No	12.20
76	7	Bullers Lane	No	12.20
77	7	Cambridge Place	No	32.00
78	7	Cambridge Terrace	No	15.00
79	3	Cameron Place	9.14	12.20
80	10	Campbell Terrace	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
81	6	Canal Lane	9.14	12.20
82	6	Canal Road	12.19	15.00
83	1	Canal Row	No	15.00
84	3	Carlwill Place	No	12.20
85	3	Carmel Road	9.14	12.20
86	8	Castle Avenue	No	15.00
87	4	Castle Lane	9.14	15.00
88	8	Castle Terrace	No	15.00
89	8	Chandraleka Mawatha	No	12.20
90	11	Chapel Lane	No	12.20
91	6	Charlemont Road	12.19	15.00
92	3	Charles Avenue	No	15.00
93	3	Charles Way	12.19	15.00
94	1	Chatham Street [York Street to Lotus Road]	No	32.00
95	3	Chelsea Garden	No	15.00
96	11	China Street	No	15.00
97	5	Chithra Lane	12.19	24.00
98	15	Church Lane	9.14	12.20
99	2	Church Street	No	22.00
100	15	Church Lane	No	12.20
101	5	Circular Road	No	12.20
102	5	Claessen Place	No	12.20
103	3	Clifford Avenue	No	15.00
104	9	Clifton Lane	6.09	12.20
105	3	Col.T.G.Jayawardana Mawatha	NO	22.00
106	13	College Street	NO	22.00
107	6	Collingwood Place	9.14	12.20
108	7	Conston Place	No	15.00
109	7	Cosmos Avenue	No	12.20
110	8	Cotta Gardens	No	12.20
111	8	Cotta Lane	No	12.20
112	12	Court Street	No	15.00
113	3	Cumaratunga Munidasa Mawatha	20.11	32.00
114	6	D.M.Colombage Mawatha	12.15	22.00
115	10	D.R.Wijewardena Mawatha	20.11	32.00
116	8	D.S.Senanayaka Mawatha	No	32.00
117	5	Dabare Lane	No	12.20
118	4	Daisy Villa Avenue	9.14	12.20
119	6	Darmarama Road	12.19	15.00
120	2	Dawson Street	NO	22.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
121	6	De Costa Garden	9.14	12.20
122	5	De Fonseka Place	12.19	15.00
123	5	De Fonseka Road	12.19	15.00
124	15	De La Salle Street	NO	22.00
125	15	De Seram Lane	NO	22.00
126	10	De Seram Place	NO	15.00
127	2	De Soysa Street	No	12.20
128	4	De Vos Avenue	9.14	12.20
129	14	De Waas Lane	6.09	12.20
130	3	Deal Place	9.14	15.00
131	3	Deanston Place	9.14	15.00
132	10	Dematagoda Passage	No	12.20
133	9	Dematagoda Place	No	12.20
134	9	Dematagoda Road (Siri Dhamma Mw. ToDanister De Silva Mawatha)	No	24.00
135	14	Demelwatta Road	No	15.00
136	10	Devanampiyatissa Mawatha	NO	15.00
137	5	Devika Gardens	No	12.20
138	6	Dhammarama Road	12.19	15.00
139	3	Dharmakirthiaramaya Road	9.14	12.50
140	7	Dharmapala Mawatha	No	32.00
141	11	Dias Place	NO	22.00
142	4 / 5	Dickmans Road	No	24.00
143	8	Dillenia Road	No	12.20
144	2	Dispensary Lane	No	12.20
145	5	Don Carolis Road	9.14	12.50
146	6	Dr. E.A.Cooray Mawatha	No	15.00
147	14	Dr.Britto Babapulle Place	NO	22.00
148	7	Dr.C.W.W.Kannangara Mawatha	No	32.00
149	8 / 9	Dr.Danister De Silva Mawatha	30.48	32.00
150	15	Dr.S.D.Fernando Mawatha	NO	22.00
151	8	Dudley Senanayaka Mawatha	22.86	32.00
152	1	Duke Street	18.28	22.00
153	6	E.S.Fernando Mawatha	9.14	12.20
154	10	E.W.Perera Mawatha	9.14	12.20
155	5	Ebert Place	No	15.00
156	6	Edmonton Road	30.48	32.00
157	6	Edward Avenue	No	15.00
158	4	Elfindale Avenue	6.09	12.20
159	9	Elias Place	No	12.20
160	5	Elibank Road	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
161	15	Elie Lane	NO	15.00
162	15	Elle House Road	9.14	12.20
163	8	Elliot Place	12.19	22.00
164	5 / 8	Elvitigala Mawatha	30.48	32.00
165	4	Emilda Lane	No	12.20
166	13	Esakimuthu Place	NO	12.20
167	5	Esther Avenue	No	12.20
168	5	Esther Place	No	12.20
169	5	Evergreen Park Road	No	22.00
170	7	F.R.Senanayaka Mawatha	No	32.00
171	4	Fareed Place	No	12.20
172	14	Fernando Place	No	12.20
173	5	Fife Road	12.19	15.00
174	7	Flower Avenue	No	12.20
175	7	Flower Terrace	12.19	15.00
176	5	Folly Road	No	22.00
177	6	Fonseka Terrace	No	12.20
178	10	Forbes Lane	12.19	15.00
179	10	Foster Lane	12.19	15.00
180	6	Frances Road	9.14	15.00
181	4	Francis Mahadewa Avenue	No	12.20
182	8 / 10	Francis Road	No	12.20
183	4	Frankfort Place	No	12.20
184	6	Fredrica Road	No	12.20
185	6	Fussel's Lane	9.14	12.20
186	11	Gabo's Lane	No	22.00
187	6	Gajaba Place	No	12.20
188	8	Gajaba Road	No	12.20
189	3	Galle Face Centre Road	No	32.00
190	3	Galle Face Drive	No	12.20
191	3	Galle Face Terrace	No	12.20
192	3 / 4 / 6	Galle Road (Galle Face Hotel to city limit)	30.48	32.00
193	13	Galpotta Street	NO	15.00
194	14	Gemunu Patu Mawatha	No	12.20
195	13	George R.De Silva Mawatha	No	32.00
196	11	Gintupitiya Street	12.15	22.00
197	3	Glen Aber Place	No	15.00
198	2	Glennie Street	No	15.00
199	9	Gnanawimala Road	12.19	15.00
200	5	Gomes Drive	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
201	12	Gomes Lane	No	12.20
202	5	Gomes Path	6.09	12.20
203	8	Gorakagaha Path	No	12.20
204	9	Gospal Lane	No	12.20
205	8	Gothami Road	12.15	15.00
206	12	Gouse Mohideen Mawatha	No	24.00
207	5	Gower Street	No	15.00
208	6	Grairo Place	12.19	15.00
209	8	Granier Road	No	12.20
210	11	Green Lane	NO	15.00
211	5	Greenlands Avenue	12.19	15.00
212	6	Greenlands Lane	9.14	12.20
213	6	Gregory Place	No	12.20
214	7	Gregory's Avenue	No	22.00
215	7	Gregory's Road	NO	22.00
216	7	Guildford Crescent	NO	22.00
217	5	Gunarathna Mawatha	9.14	12.20
218	5	Gunarathna Place	No	12.20
219	8	Gunasekara Lane	No	12.20
220	15	H.Joe Perera Mawatha	18.28	32.00
221	10	H.R.Jothipala Mawatha	No	15.00
222	4	Haig Road	9.14	12.20
223	6	Halgaswatta Lane	9.14	12.20
224	6	Hamer's Avenue	9.14	12.20
225	6	Hampden Lane	12.19	24.00
226	6	Hampden Lane	12.15	22.00
227	15	Hamza Lane	NO	12.50
228	6	Harischandra Mawatha	No	15.00
229	6	Havelock Garden	No	15.00
230	5	Havelock Place	No	15.00
231	5	Havelock Road	18.28 /27.93	32.00
232	5	Havelock Terrace	No	12.20
233	10	Hedges Court	NO	22.00
234	5	Heen Ela Mawatha	No	15.00
235	15	Henamulla Lane	No	15.00
236	15	Hendala Ferry Road	No	12.20
237	7	Hewa Avenue	No	12.20
238	10	Hijra Mawatha	No	12.20
239	10	Hikkaduwe Sri Sumangala Thero Mawatha	NO	22.00
240	4	Hildon Place	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
241	15	Hill House Garden	No	12.20
242	11	Hill Street	No	12.20
243	7	Horton Garden	No	12.20
45	7	Horton Place	No	24
244	7	Horton Terrace	No	12.20
245	1	Hospital Lane	No	12.20
246	1	Hospital Street	No	12.20
247	15	Hubert Place	12.15	15.00
248	3	Hudson Road	9.144	12.20
249	12	Hultsdorf Street	12.15	22.00
250	2	Hunupitiya Cross Road	No	15.00
251	2	Hunupitiya Lake Road	20.11	22.00
252	2	Hunupitiya Road	No	15.00
253	12	Hussainiya Street	NO	22.00
254	5	Idama Mawatha	6.09	12.20
255	7	Independence Avenue	30.48	32.00
256	4	Indra Lane	No	12.50
257	7	Inner Flower Road	12.15	22.00
258	6	International Buddhist Centre Road	9.14	12.20
259	6	Iswari Road	12.15	15.00
260	10	J.D.Fernando Mawatha	NO	22.00
261	10	J.E.Gunasekara Avenue	12.15	22.00
262	15	Jampettah Lane	No	15.00
263	1	Janadhipathi Mawatha	No	32.00
264	4	Janaki Lane	6.09	12.20
265	2	Java Lane	9.14	12.20
266	5	Jawatta Avenue	No	15.00
267	7	Jawatta Gardens	No	15.00
268	5	Jawatta Road	15.24	24.00
269	4	Jaya Road	9.14	12.20
270	5	Jayakontha Lane	No	12.20
271	14	Jayantha Mallimarachchi Mawatha	12.15	22.00
272	10	Jayantha Weerasekara Mawatha	30.48	32.00
273	5	Jayarathna Avenue	No	15.00
274	6	Jayasinghe Road	15.24	15.00
275	10	Jayathilaka Place	No	12.50
276	14	Jethawana Road	No	32.00
277	13	Jinananda Road	9.14	12.20
278	5	Joseph Frazer Road	9.14	12.20
279	15	Joseph's Dias Mawatha	9.14	12.20
280	4	Joseph's Lane	9.14	15.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
281	15	Jubilee Mawatha	9.14	15.00
282	2	Justice Akbar Mawatha	20.11	24.00
283	13	K.B.Christie Perera Mawatha	18.28	22.00
284	6	Kalinga Mawatha	9.14	12.20
285	5	Kalinga Place	No	15.00
286	6	Kalyani Road	9.14	12.20
287	10	Karlshue Gardens	No	12.20
288	10	Karlshue Place	No	12.20
289	10	Karunaratne Abeysekara Mawatha	9.14	12.20
290	5	Kassapa Road	9.14	12.20
291	6	Kavinda Place	9.14	12.20
292	15	Kelani Ganga Mill Road	9.14	12.20
293	4	Kensington Garden	No	15.00
294	9	Kent Road	No	12.20
295	5	Keppetipola Road	NO	15.00
296	13	Keragala Avenue	No	12.20
297	9	Ketawalamulla Lane	12.15	15.00
298	9	Ketawalamulla Place	No	12.20
299	2	Kew Point Road	No	15.00
300	2	Kew Road	No	12.20
301	11	Keyzer Street	NO	22.00
302	14	Khettarama Mawatha	9.14	12.20
303	10	Khettarama Temple Road	12.15	22.00
304	4	Kinross Avenue	No	12.20
305	6	Kirillapone Masjid Road	9.14	12.20
306	5	Kirillapone Avenue	30.48/15.24	32.00
307	11	Kirthi Lane	No	12.20
308	5	Kirula Place	12.19	15.00
309	5	Kirula Road	15.24	22.00
310	10	Kittiyakara Road	No	12.20
311	8	Kitulwatta Lane	No	12.20
312	8	Kitulwatta Road	No	12.20
313	6	Kokila Road	No	12.20
314	3	Kollupitiya Station Road	No	22.00
315	9	Kolonnawa Road	12.19	24.00
316	11	Kosala Lane	No	12.20
317	8	Koswatta Road	No	12.20
318	13	Kotahena Street	NO	22.00
319	4	Kotalawala Avenue	No	12.20
320	10	Kovil Veediya	No	15.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
321	2	Kumaran Ratnam Road	20.11	32.00
322	8	Kuruppu Lane	No	12.20
323	8	Kuruppu Road	9.14	15.00
324	8	Kynsey Place	15.24	24.00
325	8 / 10	Kynsey Road	15.24,20.11	22.00
326	8	Kynsey Terrace	No	12.20
327	2	Lake Crescent	No	15.00
328	10	Lakmanjee Square	No	12.20
329	6	Lakshman Place	No	12.20
330	8	Lakshmi Garden	No	15.00
331	4	Lauries Lane	No	12.20
332	14	Layard's Broadway	No	32.00
333	5	Layard's Road	No	15.00
334	1	Layden Bastian Road	No	24.00
335	2	Leachman Lane	No	12.20
336	8	Leslie Ranagala Mawatha	12.15	22.00
337	6	Lily Avenue	No	15.00
338	6	Lionel Edirisinghe Mawatha	9.14	12.20
339	1	Lotus Road	20.11	32.00
340	15	Lower Street Andrew's Place	NO	22.00
341	14	Lucas Road	No	15.00
342	12	M.D.Gunasena Mawatha	No	15.00
343	12	M.J.M.Lafeer Mawatha	NO	15.00
344	14	M.Vincent Perera Mawatha	NO	15.00
345	12	Macam Lane	No	12.20
346	4	Macleod Road	9.14	12.20
347	14 / 15	Madampitiya Road	40/50	24.00
348	8	Magazine Road	12.19	15.00
349	13	Maha Vidyalaya Mawatha	No	32.00
350	14	Mahakumarage Road	NO	22.00
351	3	Mahanuga Gardens	No	12.20
352	15	Mahasanthiago Mawatha	9.14	22.00
353	5	Mahasen Mawatha	No	12.20
354	9	Mahawela Gardens	No	12.20
355	9	Mahawela Lane	No	12.20
356	6	Mahawela Place	No	12.20
357	6	Maheshwari Road	No	12.20
358	6	Mahinda Place	No	12.20
359	1 / 11	Main Street	No	32.00
360	12	Maithree Bodhiraja Mawatha	No	22.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
361	10	Maithree Vihara Mawatha	NO	22.00
362	7	Maitland Crescent	NO	22.00
363	7	Maitland Place	No	24.00
364	4	Majestic Avenue	No	12.20
365	7	Malalasekara Mawatha	NO	22.00
366	7	Malalasekara Place	No	15.00
367	2	Malay Street	No	32.00
368	11	Maliban Street	No	22.00
369	10	Maligawatta Jumma Masjid Road	12.15	22.00
370	10	Maligawatta New Road	NO	15.00
371	10	Maligawatta Road	12.19	24.00
372	6	Mallika Lane	12.15	15.00
373	5	Mallika Place	No	12.20
374	9	Mallikarama Mawatha	9.14	12.20
375	15	Malwatta Lane	12.15	15.00
376	8	Mangala Road	No	12.20
377	6	Manning Place	9.14	24.00
378	5	Mantri Place	No	12.20
379	5	Mantri Road	No	12.20
380	10	Maradana Road	24.38	32.00
381	7	Marina Avenue	No	12.20
382		Marine Drive	No	32.00
383	11	Market Street	No	12.20
384	2	Masjidul Jamiah Road	9.14	12.20
385	8	Mart Terrace	12.19	15.00
386	8	Matha Road	No	12.20
387	15	Mattakkuliya Centre Road	12.19	32.00
388	15	Mattakkuliya Church Road	12.19	24.00
389	15	Mattakkuliya Farm Road	12.15	22.00
390	5	Maurice Place	No	12.20
391	6	Maya Avenue	27.93	32.00
392	13	Mayfield Lane	9.14	15.00
393	13	Mayfield Road	NO	15.00
394	6	Mayura Place	No	22.00
395	5	Meegaha Place	9.14	12.20
396	12	Meeraniya Street	NO	15.00
397	4	Melbourne Avenue	No	12.20
398	2	Mews Street	12.19	15.00
399	12	Mihindu Mawatha	No	24.00
400	4	Milagiriya Avenue	9.14	22.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
401	3	Mile Post Avenue	No	12.20
402	12	Mill Street	NO	15.00
403	12	Mohamed Zain Mawatha	No	32.00
404	10	Mohideen Masjid Road	12.19	15.00
405	6	Moor's Road	9.14	12.20
406	2	Morgan Road	No	15.00
407	15	Mosque Lane	NO	15.00
408	10	Mount Avenue	No	12.20
409	10	Mount Pleasant	No	12.20
410	13	Mowburry Lane	15.24	22.00
411	1	Mudalige Mawatha	No	22.00
412	15	Mudalindu John Rodrigo Mawatha	9.14	15.00
413	6	Mugalan Road	No	12.20
414	5	Muhandiram E.D.Dabare Road	12.19	15.00
415	3	Muhandiram's Road	9.14	12.20
416	6	Murugan Place	No	15.00
417	15	Muthuwella Mawatha	60	24.00
418	7	Muttaiah Pillai Avenue	No	12.20
419	2	Muttaiah Road	NO	22.00
420	9	N.M.Ishak Mawatha	NO	15.00
421	13	Nagalagam Street	NO	15.00
422	6	Nagaswatte Road	No	12.20
423	10	Nalanda Place	9.14	12.20
424	4	Nandana Gardens	9.14	12.20
425	10	Nalanda Place	9.14	12.20
426	4	Nandana Gardens	9.14	12.20
427	6	Nandimitra Place	No	15.00
428	15	Nara Road	No	15.00
429	5	Narahenpita Road	15.24	24.00
430	2	Nawam Mawatha	30.48	32.00
431	6	Nelson Place	9.14	15.00
432	11	New Chetty Street	NO	15.00
433	11	New Ham Square	No	15.00
434	14	New Kelani Bridge Road	No	32.00
435	12	New Moor Street	NO	15.00
436	6	Nihal Silva Mawatha	No	12.20
437	4	Nimal Road	No	12.20
438	3	Nimalka Gardens	No	12.20
439	8	Norris Avenue	No	15.00
440	10	Norris Canal Road	No	24.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
441	10	Norris Gunasekara Lane	No	15.00
442	8	Ohlums Place	No	15.00
443	11	Olcott Mawatha	No	32.00
444	12	Old Moor Street	NO	22.00
445	12	Oliman Street	No	22.00
446	3	Palm Grove	No	12.20
447	3	Palmyrah Avenue	No	15.00
448	6	Pamankada Lane	9.14	12.20
449	6	Pamankada Road	22.55	32.00
450	10	Panchikawatta Road	No	32.00
451	10	Parakkrama Road	NO	15.00
452	13	Paramananda Vihara Mawatha	9.14	12.20
453	10	Parisara Mawatha	No	15.00
454	5	Park Avenue	No	12.20
455	5	Park Avenue	No	12.20
456	5	Park Circus	No	15.00
457	5	Park Drive	No	15.00
458	5	Park Gardens	No	12.20
459	5	Park Lane	No	22.00
460	5	Park Place	No	15.00
461	"	Park Road	12.15	22.00
462	2	Park Street	15.24,20.11	22.00
463	5	Park Terrace	No	15.00
464	5	Pathiba Road	9.14	12.20
465	3	Pedris Lane	No	12.20
466	3	Pedris Road	12.19	15.00
467	12	Peer Saibo Street	No	12.20
468	8	Pelangastuduwa Path	No	12.20
469	3	Pentreve Garden	No	12.20
470	4	Pepin Lane	6.09	12.20
471	6	Peterson Lane	12.19	15.00
472	6	Peterson Road	12.19	15.00
473	13	Pickering's Road	NO	12.20
474	6	Pinto Place	No	12.20
475	10	Piyadasa Sirisena Mawatha	NO	15.00
476	6	Pohengoda Gardens	No	15.00
477	6	Pohengoda Terrace	No	15.00
478	2	Police Lane	No	12.20
479	5	Police Park Avenue	No	12.20
480	5	Police Park Place	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
481	5	Police Park Terrace	No	12.20
482	6	Poorwarama Mawatha	15.24	22.00
483	14	Port Access Road	No	32.00
484	10	Pradeepa Mawatha	30.48	32.00
485	14	Pragathi Mawatha	No	15.00
486	11	Prince Street	No	15.00
487	12	Princes Gate	No	22.00
488	10	Punchi Arakwatta Road	No	12.20
489	6	Purana Vihara Road	9.14	22.00
490	13	Quarry Lane	12.19	15.00
491	6	Quarry Road	No	12.20
492	6	Quarry Road	7.31	12.20
493	3	Queen's Avenue	9.14	12.20
494	3	Queen's Road	No	15.00
495	3	Queen's Terrace	No	15.00
496	3	R.A.De Mel Mawatha	18.28	24.00
497	6	Rajaguru Sri Subuthi Road	12.15	22.00
498	7	Rajakeeya Mawatha	No	22.00
499	15	Rajamalwatta Road	9.14	22.00
500	10	Rajapokuna Mawatha	No	12.20
501	6	Rajasinghe Road	No	12.20
502	6	Rajawatta Terrace	No	12.20
503	6	Ramakrishna Road	NO	22.00
504	6	Ramakrishna Terrace	No	12.20
505	10	Ramya Place	No	15.00
506	4	Ramya Road	Ex.Rd.width	12.20
507	5	Randoli Lane	6.09	12.20
508	6	Ranjan Road	No	12.20
509	4	Ransivi Lane	6.09	12.20
510	4	Rathnam Road	No	12.20
511	15	Rawatta Lane	No	15.00
512	6	Raymond Road	12.19	15.00
513	4	Razeendale Gardens	No	12.20
514	2	Regal Terrace	No	22.00
515	4 / 7	Reid Avenue	20.11	32.00
516	9	Reservoir Road	NO	15.00
517	4	Retreat Road	7.92	12.20
518	3	Rheinland Place	No	12.20
519	4	Ridgeway Place	9.14	12.20
520	2	Rifle Street	No	32.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
521	6	Robert Drive	No	12.20
522	6	Robert Gunawardana Mawatha	30.48,45.72	32.00
523	15	Rock House Lane	NO	22.00
524	8	Rodney Place	NO	12.20
525	8	Rodney Street	No	12.20
526	15	Rodrigo Place	9.14	12.20
527	6	Rohini Road	No	15.00
528	7	Rosmead Place	No	22.00
529	3	Rotunda Gardens	No	12.20
530	6	Roxy Garden	No	12.20
531	6	Rudra Mawatha	9.14	12.20
532	8	Ruhunukala Mawatha	No	12.20
533	5	Ruwan Mawatha	No	12.20
534	5	Sabha Lane	No	12.20
535	4	Sagara Road	9.14	12.20
536	5	Sakvithi Lane	No	12.20
537	6	Saliya Road	No	12.20
538	5	Samagi Mawatha	No	15.00
539	12	San Sebastian Street	12.15	22.00
540	6	Sangabo Place	No	12.20
541	11	Sangamitta Mawatha	NO	22.00
542	15	Santha Santiago Mawatha	9.14	12.20
543	10	Santiarachchis Gardens	9.14/12.19	12.20
544	7	Sarana Road	No	12.20
545	8	Saranapala Himi Mawatha	18.28	22.00
546	8	Sarasavi Lane	9.14	12.20
547	3	Schofield Place	12.19/6.09	12.20
548	9	School Lane	9.14	15.00
549	3	Sea Avenue	No	12.20
550	11	Sea Street	No	15.00
551	3	Sea View Avenue	No	15.00
552	9	Seelaratna Lane	9.14	12.20
553	8	Seevalee Lane	No	15.00
554	8	Seevali Lane		12.20
555	8	Seevali Mawatha	12.19	15.00
556	3	Sellamuttu Avenue	No	15.00
557	3	Serandib Road	No	12.20
558	10	Sevana Mawatha	No	15.00
559	8	Shady Grove Avenue	No	12.20
560	6	Shanthi Mawatha	12.19	15.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
561	11	Shoe Road	NO	12.20
562	4	Shubbery Gardens	12.19	15.00
563	6	Siebel Avenue	No	15.00
564	3	Sigiriya Gardens	No	12.20
565	4	Silva Lane	No	12.20
566	3	Simon Hewavitharana Road	No	12.20
567	6	Sinsapa Road	No	12.20
568	1	Sir Baron Jayathilaka Mawatha	No	32.00
569	2	Sir Chittampalam A.Gardiner Mawatha	No	36.00
570	7	Sir Ernest De Silva Mawatha	NO	22.00
571	2	Sir Henry De Mel Mawatha	12.19	15.00
572	2	Sir James Peiris Mawatha	30.48	32.00
573	3	Sir M.Macan Makar Mawatha	No	32.00
574	7	Sir Marcus Fernando Mawatha	No	32.00
575	10	Siri Dhamma Mawatha	12.19	24.00
576	9	Siri Mahinda Dhamma Mawatha	No	12.20
577	3	Sirikotha Lane	No	12.20
578	14	Sirimavo Bandaranayaka Mawatha	30.48	32.00
579	14	Sirimavo Bandaranayaka Mawatha (JapanFriendship Bridge to Madampitiya Road)	30.48	32.00
580	5	Siripa Lane	9.14 /40	12.20
581	5	Siripa Road	9.14	15.00
582	5	Skelton Gardens	No	12.20
583	5	Skelton Place	No	12.20
584	5	Skelton Road	No	15.00
585	12	Smith Street	No	12.20
586	6	Solaman Avenue	12.19	15.00
587	5	Somadevi Place	No	15.00
588	6	Somagiri Place	No	12.20
589	5	Spathodea Avenue	No	12.20
590	7	Sravasthi Place	No	12.20
591	12	Sri Bodhiraja Pedesa	No	12.20
592	9	Sri Dharmarama Road	24.38	24.00
593	13	Sri Gunananda Mawatha	NO	15.00
594	8	Sri Jayawardenapura Mawatha	22.86	32.00
595	2	Sri Jinaratana Road	NO	22.00
596	13	Sri Kathiresan Street	No	12.20
597	15	Sri Kalyani Gangarama Mawatha	9.14	12.50
598	15	Sri Pannananda Mawatha	18.28	24.00
599	12	Sri Piyadarsanarama Mawatha	No	15.00
600	11	Sri Ratnajothi Saravanamuttu Mawatha	NO	22.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
601	10	Sri Saddharma Mawatha	30.48	32.00
602	10	Sri Sangaraja Mawatha	24.38	32.00
603	2	Sri Saugathodaya Mawatha	No	22.00
604	5	Sri Siddhartha Passage	12.19	15.00
605	5	Sri Siddhartha Path	15.24/9.14	15.00
606	13	Sri Sivananda Veediya	12.15	15.00
607	10	Sri Sugathawansa Mawatha	9.14	12.20
608	12	Sri Sumanatissa Mawatha	No	32.00
609	3	Sri Uttarananda Mawatha	NO	32.00
610	9	Sri Vajiragnana Mawatha	NO	22.00
611	10	Sri Vajirashrama Mawatha	9.14	12.20
612	6	Sri Vijaya Road	9.14	12.20
613	12	Srimath Bandaranayaka Mawatha	NO	22.00
614	4	St. Alban's Place	No	12.20
615	9	St. Anthony's Road	9.14	12.20
616	15	St. Bridgets Lane	No	12.20
617	15	St. Elmo's Lane	No	12.20
618	15	St. James Lane	7.31	12.20
619	15	St. James Street	12.19	15.00
620	11	St. Jhon's Road	No	12.20
621	14	St. Joseph's Place	9.14	12.20
622	15	St. Jude's Mawatha	9.14	12.20
623	3	St. Kilda's Lane	9.14	12.20
624	6	St. Lawrance Road	9.14	12.20
625	13	St. Lucia's Lane	6.09	12.20
626	13	St. Lucia's Square	No	12.20
627	15	St. Mary 's Road	12.19	24.00
628	4	St. Peter's Place	No	12.20
629	12	St. Sebastian Hill	No	24.00
630	13	St. Anthony's Mawatha	22.86	32.00
631	3	St. Anthony's Mawatha	12.15	15.00
632	13	St. Benedict's Street	NO	15.00
633	15	St. John's Way	12.15	15.00
634	14	St. Joseph's Street	NO	22.00
635	13	St. Lucias Street	NO	22.00
636	15	St. Mary's Lane	9.14	12.20
637	5	Stag Place	No	12.20
638	3	Stamboul Place	No	12.20
639	7	Stanley Wijesundara Mawatha	No	24.00
640	7	Stanmore Crescent	No	12.20

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
641	2	Staples Street	NO	22.00
642	6	Station Avenue	No	12.20
643	2	Station Passage	No	12.20
644	3	Station Road	No	15.00
645	10	Stork Place	No	15.00
646	6	Stratford Avenue	18.28	24.00
647	6	Stratford Avenue	18.28	22.00
648	6	Stratford Place	18.28	22.00
649	6	Stratford Terrace	No	15.00
650	2	Stuart Street	No	12.20
651	5	Stubbs Place	No	12.20
652	7	Sukhastan Gardens	No	12.20
653	5	Sulaiman Avenue	No	15.00
654	5	Sulaiman Terrace	No	12.20
655	13	Sumithrarama Mawatha	NO	12.20
656	8	Sumner Place	6.09	12.20
657	5	Sunethra Lane	12.15	15.00
658	6	Suranimala Place	No	15.00
659	10	T.B.Jayah Mawatha	20.11	32.00
660	6	Taxila Place	9.14	15.00
661	5	Thalakotuwa Gardens	15.24	15.00
662	5	Thimbirigasyaya Lane	6.09	12.20
663	5	Thimbirigasyaya Place	9.14	12.20
664	10	Tichborne Passage	No	12.20
665	8	Tickell Road	No	15.00
666	6	Tissa Road	9.14	12.20
667	7	Torrington Avenue	12.19	24.00
668	7	Torrington Garden	No	12.20
669	4	Trelawney Place	No	12.20
670	6	Trevine Garden	No	12.20
671	8	Turnour Road	No	12.20
672	5	Udyanapura Road	No	15.00
673	11	Umbichi Place	No	15.00
674	2	Union Place	22.86	32.00
675	3	Unity Place	12.19	15.00
676	4	Upatissa Road	7.31	12.20
677	15	Upper Street Andrews Place	NO	15.00
678	5	Vajira Lane	No	12.20
679	2	Vauxhall Lane	No	12.20
680	2	Vauxhall S treet	NO	22.00

Nos.	Postal Zone No.	Road Name	Existing Street Line Width(m)	Approved Building Line Width (m.)
681	2	Vellons Passage	6.09	12.20
682	9	Veluwana Road	12.19	15.00
683	9	Veluwana Terrace	12.19	15.00
684	10	Ven. S Mahinda Mawatha	No	12.20
685	8	Victoria Place	No	15.00
686	7	Vidya Mawatha	No	15.00
687	13	Vidyala Mawatha	NO	15.00
688	10	Vidyalaya Place	9.14	12.20
689	5	Vijaya Kumaratunga Mawatha(From Kirillopone bridge to Edmonton road.)	30.48	32.00
690	5	Vijaya Kumaratunga Mawatha(From Edmonton road to Poorwarama road)	12.15	15.00
691	10	Vinayalankara Mawatha	12	15.00
692	10	Vipulasena Mawatha	NO	22.00
693	4	Visakha Road	9.14	15.00
694	2	Vithanage Mawatha	12.19	15.00
695	6	Vivekananda Avenue	No	15.00
696	11	Vivekananda Hill Road	NO	15.00
697	6	Vivekananda Road	No	12.20
698	11	W. E. Bastian Mawatha	No	24.00
699	2	W.A.D.Ramanayaka Mawatha	NO	22.00
700	13	Wasala Road	NO	15.00
701	2	Wekanda Jumma Masjid Road	No	22.00
702	2	Wekanda Road	12.19	15.00
703	7	Wijerama Mawatha	22.86	24.00
704	6	Williams Avenue	No	12.20
705	15	Wilson Lane	No	12.20
706	12	Wilson Street	No	12.20
707	13	Wolfendhal Lane	No	12.20
708	1	York Street	No	32.00
709	9	Zavia Mosque Road	9.14	12.20

Specifications for Building Lines - Schedule V

NO	Postal Zones	Road Name	Classification for	Existing	Approved
			Street Line	Street Line	Building
				Width (m)	Line Width(m)
1	4	Adam's Avenue	Other	12.20	15.00
2	11	Akbar Lane.	Other	12.19	15.00
4	6	Alexandra Road	Other	9.14	12.20
5	3	Alfred Place	Feeder Roads	12.19	22.00
6	7	Ananda Coomaraswamy Mw.	Feeder Roads	20.11	22.00
7	10	Ananda Rajakaruna Mw.	Bus Routs(2 Dual)	21.33	24.00
8	6	Andarawatta Road	Other	12.19	15.00
9	6	Anula Road	Other	12.19	15.00
10	4	Arthur's Place	Other roads	9.14	15.00
12	6	Ash Tip Road	Other roads	12.19	15.00
13	9	Baseline Lane	Other Roads	12.19	15.00
14	11	Beach Road	Bus Route(3 Dual)	22.86	32.00
15	12	Beira Road	Other Roads	12.19	15.00
16	5	Bethesda Place	Other Roads	9.14	12.20
17	6	Boswell Place	Other Roads.	12.19	15.00
18	6	Byrde Place	Other Roads	12.19	15.00
19	3	Charles Circus	Other Roads	9.14	12.20
20	3	Charles Drive	Other Roads.	12.19	15.00
21	3	Charles Place	Other Roads	12.19	15.00
22	4	Clifford Place	Other Roads	9.14	15.00
23	6	Collingwood Place	Other Roads	9.14	12.20
24	5	D. S. Fonseka Road	Other Roads	12.19	15.00
25	12	Dam Street	Feeder Roads	18.28	22.00
26	4	Davidson Road.	Other Roads	9.14	12.20
27	6	Daya Road	Other Roads	9.14	12.20
28	4	De Krester Place	Other Roads	9.14	12.20
29	10	Deans Road	Feeder Roads	9.14	32.00
30	6	Dhammarama Road	Other Roads	12.19	15.00
31	15	Dhawala Sinharama Mawatha	Other Roads	9.14	12.20
32	8	Dr. N. M. Perera Mawatha	Bus Rd, 3 Dual)	30.48	32.00
33	10	E. W. Perera Mawatha	Other Roads	9.14	12.20
34	4	Edward Lane	Other Roads	9.14	12.20
35	8	Fairfield Gardens	Other Roads	12.19	15.00
36	14/15	Ferguson's Road	Feeder Roads	18.28	22.00
37	14/15	Ferguson's Road(Mattakuliya Centre Rd to Mattakuliya church Rd)	Bus Route(2 Dual)	18.28/21.33	24.00
38	6	Fernando Road.	Other Roads	9.14	12.20
39	7	Flower Terrace	Other Roads	12.19	15.00
40	15	Fransewatta Lane	Other Roads	9.14	12.20
41	11	Front Street	Feeder Roads	24.00	24.00
42	5	Greenlands Avenue	Other Roads	12.19	15.00
44	5,6	High Level Road	Bus Route (3 Dual)	30.48	32.00
46	2	Hyde Park Coner	Feeder Roads	15.00	22.00
47	5	Isipathna Mawatha	Feeder Roads	18.28	22.00
48	6	Iswari Road	Other Roads	2.19	15.00
49	6	Jayasinghe Road	Other Roads	15.00	15.00
50	13	K. Cyril C. Perera Mawatha.	Bus Route (2 Dual)	18.28	24.00

NO	Postal Zones	Road Name	Classification for	Existing	Approved
			Street Line	Street Line Width (m)	Building Line Width(m)
51	6	Kavirathna Place	Other Roads	9.14	12.20
52	5	Kirimandala Mawatha	Other Roads	15.00	15.00
53	5	Kirillapone Avenue	Other Roads	30.48/ 15.24	32 , 15
54	9	Kopiyawatta Road.	Other Roads	9.14	12.20
55	8	Kynsey Place.	Bus Route(2 Dual)	15.00	24.00
56	5	Lauries Road.	Other Roads	9.14	12.20
57	4	Lorensz Road.	Feeder Roads	9.14	12.20
58	1	Louts Road.	Bus Route(3 Dual)	20.11	32.00
59	6	Madangahawatta Lane	Other Roads	9.14	12.20
60	14	Mahawatta Lane	Other Roads	9.14	12.20
62	10	Maligakanda Lane	Other Roads	12.19	15.00
63	10	Maligawatta Lane	Feeder Roads	12.19	15.00
64	10	Maligawatta Place	Other Roads	12.19	15.00
65	12	Marties Lane	Other Roads	12.19	15.00
66	4	Mary's Road.	Other Roads	9.14	12.20
67	15	Modara Street.	Bus Route(2 Dual)	18.28	24.00
68	8	Model Farm Road.	Other Roads	9.14	15.00
69	10	Mohideen Masjid Road.	Other Roads	12.19	15.00
71	11	N. H. M. Abdul Cader Road	Bus Route(3 Dual)	22.86	32.00
72	3	Nelson Lane	Other Roads	9.14	12.20
73	2	New Ferry Lane	Other Roads	12.19	15.00
74	10	Palitha Place	Other Roads	9.14	12.20
75	6	Pennyquick Road.	Other Roads	9.14	12.20
76	6	Perakumba Place	Other Roads	12.19	15.00
77	6	Pereira Lane.	Other Roads	9.14	12.20
78	12	Saunders Place	Bus Route(2 Dual)	30.48	32.00
79	3	School Lane	Other Roads	9.14	12.20
80	12	Silver Smith Lane	Other Roads	12.19	15.00
81	6	Sri Bodhirukkarama Road	Other Roads	9.14	12.20
82	9	Sri Nigrodharama Mawatha.	Other Roads	20.11	22.00
83	15	Sri Wickrama Mawatha.	Other Roads	12.19	15.00
84	15	Srimath Ramanathan Mawatha	Bus Route (3 Dual)	22.86	32.00
85	15	St. Andrew's Road.	Bus Route (2 Dual)	19.50	24.00
86	3	St.Michael's Road.	Other Roads	9.14	12.20
87	15	St. Wilfreds Lane.	Other Roads	9.14	15.00
88	14	Stace Road.	Bus Route (2 Dual)	18.28	24.00
89	6	Stratford Avenue	Bus Route (2 Dual)	18.28	24.00
90	6	Suvisuddarama Road.	Feeder Roads	9.14-12.19	15.00
91	6	Swarna Road.	Feeder Roads	12.19	15.00
92	3	Temple Lane.	Other Roads	12.19	15.00
93	10	Temple Road.	Feeder Roads	12.19	15.00
94	15	Temple Road.	Feeder Roads	12.19	15.00
95	6	Thimbrigasyaya Road.	Bus Route (2 Dual)	20.11	24.00
96	6	Veluanarama Road.	Feeder Roads	12.15	15.00
97	10	Ven. Baddegama Wimalawansa Thero Mw.	Bus Route (3 Dual)	24.38	32.00
98	5	Vijaya Kumaratunga Mawatha.	Feeder Roads	12.19	15.00
99	15	Vystwyke Road.	Feeder Roads	12.19	15.00
100	6	W. A. Silva Mawatha.	Bus Route (2 Dual)	22.55	24.00
101	15	Wall's Lane.	Other Roads	10.09	12.20
102	3	Walukarama Road	Other Roads	9.14	12.20
103	7	Ward Place	Bus Route (3 Dual)	20.12	32.00
104	6	Wellawatta Station Road.	Feeder Roads	12.19	15.00
105	15	Whist Passage.	Feeder Roads	12.19	15.00
106	15	Zavia Lane.	Feeder Roads	9.14	12.20