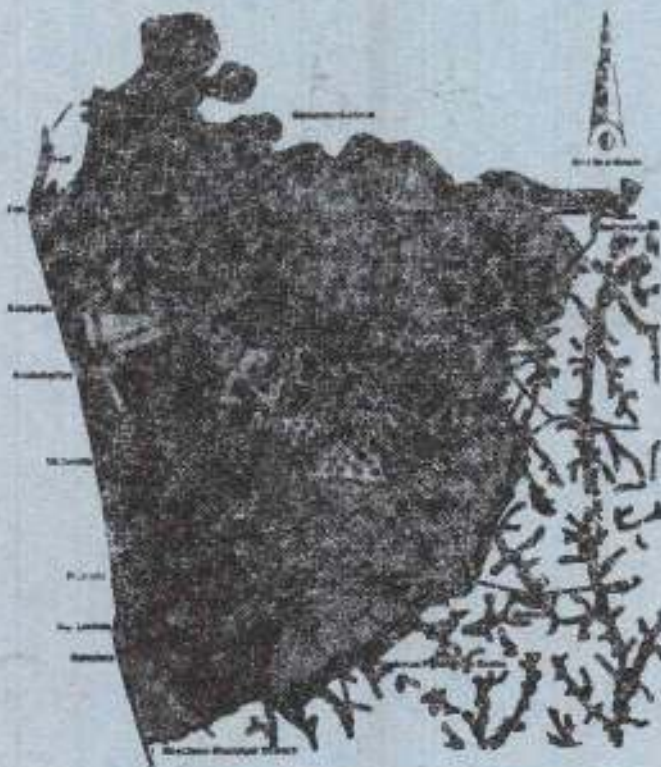


Planning & Building Regulations

2008 - 2020

Sri Jayawardanepura Kotte Municipal Council Area,
Dehiwala - Mount Lavinia Municipal Council Area,
Maharagama Urban Council Area,
Kaduwela Pradeshiya sabha,
Homagama Pradeshiya sabha.

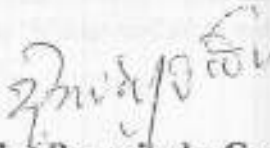


Urban Development Authority
Ministry of Urban Development & Sacred Area Development
"Sethsiripaya"
Battaramulla

Web Site : WWW.uda.lk
E mail : dwp@uda.lk

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN
DEVELOPMENT AREA OF SRI JAYAWARDENEPURA KOTTE
MUNICIPAL COUNCIL**

I, Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development & Sacred Area Development do hereby approve the Development Plan for the Urban Development Area of Sri Jayawardenepura Kotte, constituted of the Municipal Council Area of Sri Jayawardenepura, having considered the recommendation made by the Board of Management of the Urban Development Authority on 5th December 2006 by virtue of the powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act No.4 of 1982.



Dinesh Chandra Rupasinghe Gunawardene

Minister Of Urban Development & Sacred Area Development

"Sethsiripaya"

Battaramulla.

..... 26th March 2008

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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 1546/3 - 2008 අප්‍රේල් මස 21 වැනි සඳුදා - 2008.04.21
No. 1546/3 - MONDAY APRIL 21, 2008

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL AREA OF SRI JAYAWARDENEPURA KOTTE

PUBLIC are hereby noticed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Municipal Council Area of Sri Jayawardenepura Kotte, has been approved on 26th March, 2008, by Hon. Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development and Sacred Area Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act and it will be effective from the date of this *Gazette* Notification.

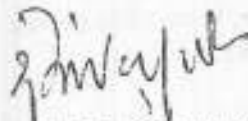
Urban Development Authority.

17th April, 2008.

05-67

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN
DEVELOPMENT AREA OF MAHARAGAMA CONSTITUTING
MAHARAGAMA URBAN COUNCIL AREA**

I, Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development & Sacred Area Development do hereby approve the Development Plan for the Urban Development Area of Maharagama, constituted of the Urban Council Area of Maharagama, having considered the recommendation made by the Board of Management of the Urban Development Authority on 30th July 2008 by virtue of the powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act No.4 of 1982.



Dinesh Chandra Rupasinghe Gunawardena

MINISTER OF URBAN DEVELOPMENT & SACRED AREA DEVELOPMENT

"Sethsiripaya"

Battaramulla.

7th August 2008

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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 1566/29 - 2008 සැප්තැම්බර් 12 වැනි සිකුරාදා - 2008.09.12
No. 1566/29 - FRIDAY, SEPTEMBER 12, 2008

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA
OF MAHARAGAMA CONSTITUTING MAHARAGAMA URBAN COUNCIL AREA**

I, Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development and Sacred Area Development, do hereby approve the Development Plan for the Urban Development Area of Maharagama, constituted of the Urban Council Area of Maharagama, having considered the recommendation made by the Board of Management of the Urban Development Authority on 30th July, 2008 by virtue of the powers vested in me under Section 8“F” of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

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

“Sethsiripaya”,
Battaramulla.
07th August, 2008.
09-1078/1

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN COUNCIL AREA OF MAHARAGAMA

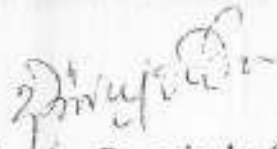
PUBLIC are hereby noticed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Council Area of Maharagama, has been approved on 7th August, 2008, by Hon. Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development and Sacred Area Development by virtue of powers vested on him under Section 8“F” of the said Amendment Act, and it will be effective from the date of this *Gazette Notification*.

Dr. P. RAMASUBRAMANIAM,
Chairman,
Urban Development Authority

12th September, 2008.
09-1078/2

**Approval of Development Plan for
Dehiwala-Mt.Lavinia Municipal Council Area**

I, Dinesh Gunawardena, Minister for Urban development And Sacret Area Development do hereby approve the development plan for the Dehiwala Mt. Lavinia Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 12.03.2008, by virtue of the powers vested in me under section 8 F of the Urban Development Authority (amended) Act No.4 of 1982.



Dinesh Chandra Rupasinghe Gunawardena
Minister of Urban Development And Sacret Area Development.

“Sethsiripaya”
Battaramulla
2008.04.04

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EXTRAORDINARY

අංක 1594/32 - 2009 මාර්තු 27 වැනි සිකුරාදා - 2009.03.27
No. 1594/32 - FRIDAY, MARCH 27, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL AREA OF
DEHIWALA - MOUNT LAVINIA**

PUBLIC are hereby noticed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Municipal Council Area of Dehiwala - Mount Lavinia, has been approved on 04th April, 2008, by Hon. Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development and Sacred Area Development by virtue of powers vested on him under Section 8“F” of the said Amendment Act and it will be effective from the date of this *Gazette Notification*.

PRASANNA SILVA,
Director General,
Urban Development Authority.

27th March, 2009.
04-305/1

**APPROVAL OF THE DEVELOPMENT PLAN FOR DEHIWALA - MOUNT LAVINIA
MUNICIPAL COUNCIL AREA**

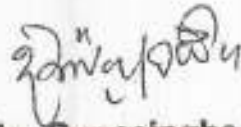
I, Dinesh Chandra Rupasinghe Gunawardena, Minister for Urban Development and Sacred Area Development do hereby approve the development plan for the Dehiwala - Mt. Lavinia Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 12th March, 2008, by virtue of the powers vested in me under Section 8 F of the Urban Development Authority (amended) Act, No. 4 of 1982.

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

“Setasiripaya”,
Battaramulla,
04th April, 2008.
04-305/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF KADUWELA PRADESHIYA SABHA

I, Dinesh Chandra Rupasinghe Gunawardene, Minister of Urban Development & Sacred Area Development do hereby approve the Development Plan for the Urban Development Area of Kaduwela Pradeshiya Sabha, constituted of the Pradeshiya Sabha Area of Kaduwela, having considered the Recommendation made by the Board of Management of the Urban Development Authority on 30th July 2008 by virtue of the powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act No: 4 of 1982.



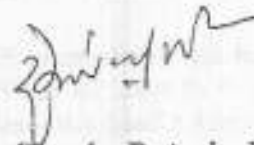
Dinesh Chandra Rupasinghe Gunawardene
Minister of Urban Development & Sacred Area Development

"Sethsiripaya"
Battaramulla

11.7.2008

**Approval of Development Plan for
Homagama Pradeshiya Sabha Area**

I, Dinesh Chandra Rupasinghe Gunawardena, Minister for Urban Development and Sacred Area Development, do hereby approve the development plan for the Homagama Pradeshiya Sabha area having considered the recommendations made by the board of Management of the Urban Development Authority on 13th November 2008 by virtue of the powers vested in me under section 8 F of the Urban Development Authority (amendment) Act No.4 of 1982.



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

"Sethsiripaya"
Battaramulla
2009/10/ 27

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EXTRAORDINARY

අංක 1627/28 - 2009 නොවැම්බර් 13 වැනි සිකුරාදා - 2009.11.13
No. 1627/28 - FRIDAY, NOVEMBER 13, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE HOMAGAMA PRADESHIYA SABHA AREA

PUBLIC are hereby notified that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Pradeshiya Sabha Area of Homagama has been approved 27th October, 2009, by Hon. Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development as Sacred Area Development by virtue of powers vested in him under Section 8F of the said Amendment Act and it will be effective from the date of this Gazette Notification.

PRASANNA SILVA,
Director General,
Urban Development Authority

10th November, 2009.

11-786

APPROVAL OF THE DEVELOPMENT PLAN FOR THE KADUWELA PRADESHIYA SABHA AREA

PUBLIC are hereby notified that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Pradeshiya Sabha Area of Kaduwela has been approved on 11th August, 2008, by Hon. Dinesh Chandra Rupasinghe Gunawardena, Minister of Urban Development as Sacred Area Development by virtue of powers vested in him under Section 8F of the said Amendment Act and it will be effective from the date of this Gazette Notification.

PRASANNA SILVA,
Director General,
Urban Development Authority

06th November, 2009.

11-787

Preface

Development Plans for most of the Local Authority Areas declared under the Urban Development Authority Law No. 41 of 1978, have already been gazetted. Development Plans of other Local Authorities are nearing completion and in the process of finalization for gazetting.

The objective of this document is to introduce a set of Planning and Building Regulation applicable for relevant planning area. These planning area include Sri Jayawardenapura Kotte Municipal Council, Dehiwala Mt. Lavinia Municipal Council, Maharagama Urban Council, kaduwela Pradeshiya Sabha and Homagama Pradeshiya sabha initially. Land Use Zoning Regulations applicable for these Local Authority areas are presented in separate documents.

CONTENT

		Page No.
Part - I	Subdivision of Plans for approval of land parceling or Sub Division and Building	1-10
Part - II	Duties of Persons preparing or submitting Plans, carrying out Building Works and obtaining Certificate of Conformity for the occupation of buildings and other development activities.	11-20
Part - III	Planning Regulations	21-28
Part - IV	Building Regulations space in and around buildings	29-39
Part - V	Mechanical Ventilation and Air Conditioning	40
Part - VI	Sanitation	41-43
Part - VII	Definitions	44-52
Part - VIII	Schedules	53-89
Part - IX	Annexure	

Preliminaries

Introduction

These regulations approved under Section 8F of the Urban Development Authority (amended) Act No. 4 of 1982 known as Planning & Building Regulations and will come into operation with effect from 21.04.2008 in Sri Jayawardanepura Kotte MC Area, 12.09.2008 in Maharagama UC Area, 27.03.2009 in Dehiwala Mount-Laviniya MC Area and 13.11.2009 in Kaduwela Pradesiya Sabha Area & Homagama Pradeshiya Sabha Area.

Part I Regulation

Submission of Plan For approval

1. Submission of Plans for approval of land parceling or sub division and Building construction.

Every application under Section 8J of the Law for the purpose of obtaining a development permit to engage in any development activity shall be made to the Authority the relevant form accompanied by the fees specified in "Schedule 5".

2. (1) Every plan submitted under Section 8J of the law shall-
 - (a) be signed by the owner of the site or premises; or a person who is authorized to do so by the fees specified to do so by the owner.
 - (b) be submitted in 4 copies ;
 - (c) be prepared and signed by a qualified person in accordance with these regulations except a plan :-
 - i. to construct a boundary wall which does not require extra reinforcement.
 - ii. To carry out minor addition or alterations to a building which does not affect any structural part thereof;
 - iii. For the construction of a single or two storey building with a total floor area not more than 300 square meters, and whose walls or columns are not situated on the boundary of the property which do not exceed the height of 8.0 m. 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 accompanied by a statement setting out the purpose of development of the building or premises to which the plan relates;
 - (f) 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 related to same if necessary.
- (3) i. Any land parceling or sub-division should be prepared and signed by a licensed Surveyor and Leveler
- ii. When an extent of such land exceeds 0.5 hectares it should be certified by a Chartered /Registered Town Planner.

3. For the purpose of this regulation the person who are qualified to sign the plans prepared under regulation 2 (1) c (i) (ii) and iii should submit relevant documents to prove the eligibility to the satisfaction of the authority.

Preliminary Planning Clearance

4. A preliminary Planning Clearance may be granted pending evaluation on the development concept proposed with all detailed planning and technical information. 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 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 twelve months. During that time, the applicant will liaise with the various other relevant Agencies/Department to clear the matters if applicable to respective Institutions. The provisional permission will lapse by the end of the twelve months period.
- (2) The applicant shall submit a detailed proposal for formal approval under Section 8 J of the Law in the prescribed form. The proposed plans shall incorporate the technical requirements of the relevant institutions as well as other planning requirements communicated to the applicant.
- (3) The preliminary planning clearance shall not constitute a permit or shall not entitle the applicant or any person to commence or carry out any development activity whatsoever.

Formal Planning Approval	5.	<p>(1) Every development permit shall be in writing and shall be subject to the restrictions and conditions set out therein.</p> <p>(2) Formal written permission will be released only after the final plans are in order and relevant development charges paid.</p> <p>(3) The validity of the Development Permit only for a period of one year. Further extension of will be considered by the Authority as per the request made by the developer.</p>
Appeals	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, an appeal may be lodged in writing to the Minister within thirty days of such decision being conveyed to him.
Plans for additions and Alterations	7.	Where any building works consists of repair or alteration to an existing building 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 issued by a qualified person stating that he has examined the building and to his opinion, the building is capable of bearing the loads 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, Authority may return the plans, drawings or calculations.
Scale of Plans	9	<p>All plans signed by a relevant qualified person and submitted under the Section 8 J of the UDA Law, shall be drawn to the following scales and consists of –</p> <p>(a) A sketch plan of the surrounding area sufficient to locate the building site, ;</p> <p>(b) Site plan – 1 : 1000,</p> <p>(c) Plan of a building – 1:100 except for instances where the size of building is too large for the plan to be drawn on the required standard size paper. In such occasion, the Authority may accept a plan prepared to a scale not smaller than 1:200;</p>

- (d) A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed 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 plans and sub divisions plans
- 10 A plan of any land submission, land development or building or building works submitted under the Law shall, include following details recommended columns and symbol.
- (a) a site plan or blocking out 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 demarcated) 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 premises numbers of adjoining lots or buildings;
 - iii. the means of access to the site;
 - iv. all street lines, building lines, any road widening line and adjustment of land or holding for a service road, back lane, or 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 line plans or 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, fire hydrants, 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 Corporation or any other Authority in case 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 degrees and exceeding one and a half meters 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 which is safe for such prevailing site. Conditions as may be determined by an approval Soil Engineers 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 connecting points to an existing sewer line and manhole;
- xi. proposed landscape arrangements.
- xii. all parking arrangements for the proposed development, and
- xiii. Proposed electrical, telecom or radio transmission lines and their respective connections to an existing networks.

Floor Plan

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

- i. clear statement indicating the purpose for which every part of the storey is to be used,
- ii. provisions in accordance with the requirement of the Code of Fire Practices i.e., means of escape;
- iii. 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 loads that such floor slabs are designed to carry;
- iv. dimensions in figures of the building and all rooms, compartments, corridors, staircases, verandas and roof terrace and the thickness of the walls and columns thereof;
- v. dimensions in figures of the clear areas of every air-well, back-yard, court-yard and open spaces 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 reservation, and drainage reserve within the lot or adjoining thereto;
- vi. dimensions in figures of spaces between all walls, piers and sunchions;

- vii. the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;
- viii. 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;
- ix. the means of escape from fire and the fire prevention measure taken in respect of the building including the provisions of fire extinguishing equipment and installations therein and lighting protection measures in case of high rise buildings;
- x. clear statement indicating every part of each storey of the building that is to be air-conditioned, mechanically ventilated or pressurized and, where such part is to be air-conditioned, whether the air-conditioned shall be by means of a centralized system or package unit and wherever possible the position or positions of the air-conditioning plants or units shall be indicated on the floor plan;
- xi. the position of parking bays, ramps, landings, standby generators, electrical transformers, security huts etc. and in the case of building categories of intermediate rise and above, it shall be provided with a space for LP Gas central distribution point.
- xii. In the case of condominium property; requirements of the Apartment Ownership Law No. 11 of 1973 and its amendments shall be adhered to and plans for the same to be prepared and signed by a relevant qualified person;
- xiii. The position of garbage disposal point as may be required by the Authority;

Section

- (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 lands or buildings and what steps are being taken to safeguard the same;
- iii. dimensions in figures of the distance from any existing or required retaining wall or slopes of the site, which exceeds one and a half meters in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within ten meters of the retaining wall or slope and is nearest thereto; and
 - iv. dimensions in figures of the doors, windows or ventilation openings, the heights of every storey, the ceiling heights 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 boundaries and the external walls of the building;
- Evaluation (d) front, rear and side elevation of the building showing -
- 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 as may be 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 special locations where the Authority is required to give detailed guidelines; and
 - iii. the levels of every adjoining footway, veranda way, street and ground of the building and the levels of all proposed counterparts of the footway, veranda way, street and ground; and
- Other Details (e) such other details, particulars or information relating to the building or building works as may be required by the Authority.

Clarity of Plans
Specifications of
Materials used in
Building Works
using appropriate
techniques

11. (1) Every plan submitted under the Law shall be clearly drawn and produced in prints. All extensions to the existing building works should be shown clearly. In cases where the Plan is for more than one unit such units shall be clearly shown using different colours.
- (2) All parts of an existing building that are to be removed shall be shown in broken 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 for which the plans are submitted.

Installation, 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 or altered, the layout and detailed plans of the installation or the extension or 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 the relevant qualified person, notwithstanding plans of the building in which the system is to be installed extended or altered have been provided under regulation 7.

Structural Details &
Calculations

- 13 (1) The detailed Structural Plans of any building works other than those indicated in Regulation 2 (1) c (i), (ii) & iii shall be submitted to the Authority together with a copy of the design calculation as directed.
- (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 relevant 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;
 - (b) 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 foundations to be used; and
 - (d) the type of piles, method of pile drilling and type of machinery to be used for piling work at applicable.
- (3) A certificate from the relevant qualified person shall be submitted.

Where a plan of any development activity is submitted under the Law, Authority may approve the plan with or without imposing any terms or conditions within eight weeks from the registered date of application. In the case of a temporary building, a plan or the application for permission to erect the building may be approved by issuing a temporary permit on terms and conditions as may be deemed to be decided fit by the Authority.

Prior to issue such a permit if the Authority is of the view that the proposed development activity may cause an impact on environment or any other way or the site in question is considered more suitable for any other purpose, views of the public may obtain upon displaying a hoarding at the site for a period of 30 days indicating the nature of the proposed development, its purpose and period of construction.

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.

Where the temporary building is -

- i. a shed for entertainment purposes; or
- ii. a shed for funeral, religious or other purposes; or
- iii. a builder's working shed or store or any other shed used in connection with any new building works; or
- iv. a hoarding or frame for the display of advertisements or sign boards or other advertising devices; or
- v. a protective hoarding, catch platform or sidewalk shed on street or footway in connection with an building works; or
- vi. a scaffolding on a street; or

a stall or shed in a building or other premises for trade fair, fun fair or exhibition purposes, the permit to be issued shall be valid for a period 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 and conditions, if any, on which such approval has been granted and shall return one copy of the plan to the applicant.
- Revocation of Approval 15 Where there is a contravention or mis-presentation of facts or a failure to comply with terms or conditions on which an approval or a permit is granted under this regulation or failure to submit plan and other particulars as required by the Authority, such approval or permit, as the case may be, shall be revoked.
- Rejection of Approval 16. (i) Where the Authority disapproves a plan of any development activity submitted under the law, the Authority shall notify the owner of the permission 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 17 of such disapproval with the reasons therefore and return one copy of the plan to the applicant within four weeks from the registered date of the application and retain the fees.
- (ii) Every application for the certificate of conformity under Section 8 K of the law shall be accompanied with the certificate issued by a relevant qualified person as per regulation 17 (c).

Part II

Duties of persons preparing or submitting plans, carrying out building works and obtaining certificate of conformity for the occupation of building & other development activities

Duties of qualified
Person employed or
Engaged to prepare
the plans or to
supervise building
work & other
development

17 A qualified person shall

- (a) Without misrepresentation or supervision 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 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 other regulation made under the Code of Fire Precautions for Building or any directions 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 and any written order or direction given by the Committee 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.
- (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, as per Regulation 20 (1).
 - 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 calculations submitted under regulation 13;
 - iv. on completion of all the building works;
 - v. when there is a termination of his/her service in the building works, within 14 days of such termination, a summary report on all those building works which have been carried out under his/her supervision and a certificate to that effect;
 - vi. notify the Authority in writing if the building or part thereof is occupied or used before the Authority issues a Certificate of Conformity for the occupation thereof under Regulation 23 or a License for the temporary occupation thereof under Regulation 25.
- Change of qualified Person 18 (1) Where there is a change of a 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/her services within fourteen days (14) 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 his/ her appointment as the qualified person to supervise the building works under paragraph (c) of regulation 17.
- (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 17.
- Offence by qualified Person 19 i. A 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 suppress such particulars or information.
- (b) submits an incorrect progress reports or certificates to the Authority under paragraph (d) of Regulation 17.
- (c) contravenes or fails to comply with any of the provisions of Regulations 17 or 18.

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

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

20.

- (1) prior to the commencement or carrying out of any building works or resumption of any building works which have been suspended for three months, the owner, 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 plans of 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 17.
- (2) A notice required to be given under this regulation shall be complete and shall not contain any incorrect particulars or information.

Offences in carrying out building works or any development activity

21. (1) An owner, occupier or 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-
- (a) contravenes or fails to comply with the provisions of Regulation 20;
 - (b) commences, continues or resumes any building work or any development activity without the services of the relevant qualified person who prepared the plan or plans of such development activities or, if the services of the relevant qualified person are terminated, without the services of another relevant qualified person appointed under paragraph (1) of Regulation 18 for the purpose of supervising such development activities in accordance with the provisions of paragraph (c) of Regulation 17.
- (2) Owner, occupier or developer 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, occupier or developer prior to the occupation of a completed

22. On completion or part thereof in accordance with an approved plan, the owner, occupier or developer shall apply to the Authority.
- (a) for a Certificate of Conformity to occupy such building or part thereof where the building is new;
 - (b) License for the temporary occupation of the any 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 regularized or complied with, under these Regulations.

Certificate of Conformity for occupation

23. The Authority may grant a Certificate of Conformity for the occupation of a building or part thereof or any other development activities when 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; and shall be accompanied with under these regulations.
- (1) 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 17, have been complied with and a certificate from the relevant qualified person is forwarded to that effect; and

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

(3)(a) In case of land development or sub-division of land

- i. a certificate from a Licensed Surveyor and Chartered/Registered Town Planner if applicable stating that the sub-division has been carried out as per the approval plan and permit;
- ii. involves engineering work such as construction of roads and culverts a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an engineer by the Government, shall be submitted stating that the development works have been carried out under his supervision as per the approved plans, specifications and permit.

(b) In the case of construction of buildings except for buildings falling within Regulation 2, (1) (C) i, ii and iii

- i. a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an Architect by the Government stating that the development was carried out under his supervision and in accordance with the approved plan and permit.
- ii. a certificate from Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an Engineer by the Government stating that the structural details of building works are in accordance with the approved plans, permit and in compliance with the designs submitted to the Authority under his supervision and that the buildings are structurally safe and;
- iii. certificate from relevant qualified persons for mechanical, electrical, drainage, air conditioning or other related fields stating that such works have been carried out under their supervision and in accordance with the approved plans and specifications as may be required by the Authority.

Inspections by the Authority 24

- (1) The Chairman or his authorized representative may inspect at all reasonable times a building before a of Conformity for the occupation thereof is issued under regulation 23 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-compliance of the development activity in accordance with such plan or plans or to any non-compliance with a provisions of these Regulations or the permit or plans or requirements shown thereon which he may have to observe.
- (2) The authorized 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.

License for the temporary occupation of a building 25.

- (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 the building or non-compliance with requirements endorsed on the plan or plans by the Authority or non-completion of the building works in respects of the building, the Authority may grant or renew a License for the temporary occupation of such building or part thereof for a period not exceeding six months in the event that such deviation, non-compliance or non-completion is in its opinion neither of a serious nature or 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 License 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 a building

- (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 License 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 that each floor could support.
- (2) In a non-residential building, Copies of the Certificate of Conformity for the occupation or the License 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 rout or routes from that floor or part of the building where the License is disloyed.
- (3) The possession of a Certificate of Conformity for the occupation or a License 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 is not sufficient to carry the loads indicated in the certificate or the buildings no longer used for the purpose permitted in the Certificate.
- (5) A Certificate of Conformity for the occupation of a building shall not be recalled under paragraph (4) where 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 in the Certificate of Conformity which is likely to increase the danger of fire within 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 work as may be required by these Regulations to make the building or part thereof suitable for such 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.
Offences after completion of building work	27		The owner, occupier or developer 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 20 or paragraph 2,6,7 of regulation 26 be guilty of an offence under the law and shall be liable on conviction to a fine as described in Section 28 of the Urban Development Authority (Amendment) Act No. 4 of 1982.
Unauthorized occupation & use of any building or any lot	28	(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 an amalgamated or 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 8K (4) Part II of the Urban Development Authority (Amendment) Act No. 44 of 1984.
Public Building Certificate	29	(1)	An owner, occupier or developer of a public building or part thereof having an occupant load of more than five 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, occupier or developer 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 authorizing 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, occupier or developer. Such request shall be two months prior to the expiry of a valid permit.
		(3)	An application for the issue or renewal by the Authority of a public building certificate having an occupant load of more than five hundred persons shall be accompanied by -

- (a) a certificate from a qualified person confirming that the building is structurally sound to hold an occupancy load of more than five hundred persons.
- (b) four 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 showing 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 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 of the Fire Chief.
 - iv. the position and size of every window and other openings 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 equipments.
- (c) 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 systems and equipments 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 there under and these Regulations and the Code of Fire Precautions for buildings;
- (d) 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 30.

- (4) In an application for the renewal of a public building certificate under paragraph (3), the floor plan referred to in sub-paragraph (b) 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.
- (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 on such terms and conditions as it thinks suitable.
- (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) a failure to comply with the provisions of regulation 30;
 - 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) a knowledge that the fire hazards within the building certificate was issued, have increased without adequate fire safety measure being taken to the satisfaction of the Fire Chief.

Responsibility
for Safety

30

The owner, occupier or developer of a public building or part thereof which has a floor area of more than 5000 m² 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 escapes, lifts, and fire protection systems and equipments, within the building or part thereof;
- (c) organizing 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 escapes in case of fire.

Offences in the
use of public
building

31.

The owner or occupier of a building or part thereof, having an occupant load of more than five 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 regulation 29.

Part III

Planning Regulations

- Sub-division or
parceling of land 32.
- (1) No Government Agency or any other person shall carry out or engage in any development activity deviating from 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 wetlands horticulture shall be sub-divided unless a plan relating to such sub-division has been approved by the Authority.
 - (b) any person intending to parcel or sub-divide a land shall submit to the Authority an application which is in conformity with the requirements of Regulation 2, 9 and 10.
 - (3) The Authority in approving the plans for parceling or sub-division of land may require the applicant to modify the plan as it may consider necessary. The sub-division or parceling on the site shall be carried out only after the approval of the Authority is granted.
 - (4)
 - (a) The minimum extent of land and width of lots shall be in accordance with the provisions of Form "C" of Schedule 6 in regulation 38 unless it is mentioned in Volume I.
 - (b) The drains which are demarcated on subdivision or parceling plans should be given a lot number and shall clearly indicate the way of disposing storm water from the site.
 - (c) No lot in such sub-division shall have depth less than 12 meters.
 - (5) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on a site to less than those required under this Regulation.
 - (6) No lot in a sub-division plan shall be utilized for any purpose other than the purpose for which it was approved.
 - (7) In the case of a sub-division of land for the purpose of accommodating a Condominium Development, the size of such lots shall be as per this Regulation. This requirement shall not be applicable for lots allocated for common elements.

Access to residential lots

33. Every lot in a sub-division shall abut an existing or proposed street or a street in accordance with the provisions of paragraphs (b), (c) and (d) of this Regulation.

- (a) 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 3.0 meters.
- (b) no site or lot abutting street less than 9.0 meters in width, shall be used for non-residential use or construction of any building for such use except as provided under Regulation 34 of this Regulation.
- (c) the width of private roads, in a new sub-division or parcelling of land in all land use zones, other than in special residential zone, Residential Zone, Mixed Residential Zone in Volume I shall be not less than 9.0 meters.
- (d) the number of dwelling units given in Form "A" in Schedule 3 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 provided that the width of such public street shall be not less than 4.5 m.
- (e) in the case of condominium residential developments, maximum dwelling units per lot mentioned in the Form "A" in Schedule 3 shall be relaxed subject to fulfillment of the requirements in the Form "C" of Schedule 6 and availability of an access road of not less than 6.0 m. in width.

Access to non-residential lots

34. A street meant serve one or more lots for non-residential use buildings may be permitted with access less than 9 meters in width subject to conformity with the specifications set out in Form "B" in Schedule 3.

35. However if the Authority is of the opinion that undue hardship will be caused to a person in the case of complying with the minimum access requirements for a dwelling house as stipulated in Form "A" of Schedule 3, the minimum width of access may be reduced on the recommendations of the Planning Committee subject to the following:

- (i) A minimum width of not less than 3.0m, is available for access.
- (ii) This reduction will not apply in case of a new sub-division.

(iii) If the settlements are of Low cost character.

(a) Every such street shall connect on to a public street or a private street for which the owner of such private street has a right of way which connects on to a public street having a width not less than 6m.

Turning circles;
round about
common open

36

- (a) Every street which less than 9.0 meters in width and exceeds 30 meters in length, shall be provided with a turning circle of not less than 9.0 meters in diameter on any other form of space acceptable to the Authority at a suitable location along the street.
- (b) In the case of non-residential activities located abutting a dead end road of not less than 9.0 meter in width, a turning circle of 15 meter in diameter or any other form of space acceptable to the Authority shall be required.
- (c) No lot in an sub-division shall be put to use or built upon unless the streets are demarcated, opened out to their full width and developed with infrastructure to the satisfaction of the Authority.
- (d) Submitted for sub division of making lots or COC for the same under Regulation 32 of the Urban Development Authority Law shall be submitted with a certificate from a Licensed Surveyor or Chartered /Registered Town Planner to the Authority under Section 2 (3) (ii) to the effect that the sub-division or parceling of land has been carried out in accordance with the approved plan and permit issued for the land concerned.
- (e) Where the parcel of land or site to be sub-divided exceed 1.0 hectare in extent; an area of not less than ten percent (10%) of the land excluding streets and drains shall be reserved for community recreation and open space uses in appropriate locations as follows:-
- i such reserved space shall be vested with the Authority free of all charges.
 - ii, the developer shall make & methodology financial arrangements to develop and maintain such space in consultation with the Authority.
 - iii. use of such reserve for unauthorized activity is an offence and punishable under Section 28(1) of 1982 of the Law.
 - iv. in commercial and industrial land sub-divisions, if the minimum land parcel of the sub-division is not less than 2,024 Sq.m. (80 Perches) and all the road widths are not less than 9 meters the land may be sub-divided without reserving 10 percent (10%) of the land for open space uses

but subject to the condition that in the event of further sub division of any of the parcels the developer shall either -

- (i) reserve the 10% of the land so sub-divided; or
 - (ii) deposit the market value of 10% of the land so sub-divided at the relevant Local Authority.
- v. Residential land sub-divisions, if the minimum land parcel of the sub division is not less than 1,102 Sq.m. (40 Perches) and the development is limited to two housing units per lot, the land may be sub-divided without reserving 10% of the land for open space uses but subject to the condition that in the event of further sub-division or construction of more than two housing units per lot, the developer should deposit the market value of 10% of the land so sub-divided or developed at the relevant Local Authority.
- vi. When the land to be sub-divided is located within 0.5 km. from a public open space such as a lake, public playground, etc., which is more than 4,047 Sq.m. (one acre) in extent and if the Authority directs the developer, the developer should deposit at the relevant Local Authority the market value of the area of land of the open space required for the sub-division, instead of providing the open space physically within the site.
- vii. When the open space requirement of a sub-division is not more than 500 Sq.m. (20 Perches) in extent or if the Local Authority directs the developer to do so with the approval of the Chairman of the Urban Development Authority, the developer should deposit at the relevant Local Authority the market value of the area of land of the open space required for the sub-division instead of providing the open space physically.
- viii. In unauthorized land sub-divisions where the reasons for not approving is the non-provision of 10 % open space, the individual land parcels may be permitted for development or further sub-division subject to depositing at the relevant Local Authority the market value of 10% of the land parcel, or reserve 10% of the land parcel so developed or sub-divided.

Street line &
Building line,
Parking & Traffics
Control

37 (1) a.

Street Lines and Building Lines as specified in the development plan for the area sanctioned by the Local Authority under resolution adopted by the Council a general meeting will be considered as those street lines and building lines applicable within the administrative limits of the Local Authority.

b. (i) when there is a necessity to determine any new street lines or building lines or opening up of 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 proposals made.

(ii) such proposals should be table and approval obtained both the Planning Committee and Council of the Local Authority.

c. no shall extended beyond the building line except balconies, sunshades or eaves, not exceeding 1.0 meters in width. A fence or boundary wall not exceeding two meters in height or security hut not exceeding 5 Sq.m. of floor area may also be permitted within such reservation upon signing a no compensation agreement with the Local Authority.

d. any street line or building line approved or sanctioned by the Local Authority shall not be changed without the prior approval of the Urban Development Authority.

e. 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.

(2) a

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 2, of Parking requirements.

in addition, the Authority could request Traffic Impact Assessment (TIA) of required as specified in the Schedule 2(a)

- b. the Authority may request the Police to enter upon and inspect at all reasonable times, any building, where they found and deviations from the approved parking and traffic control requirements for the permitted development.
 - c. the Authority shall levy a service charge Rs.10,000/- per month in respect of each vehicle parking shall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any activity other than vehicle parking.
- (3) The Authority may require the corner of any buildings including boundary walls or fences to be erected at the corner of two streets to be rounded off or splayed, with the tangent length from the point of intersection to the curve, being half the road width across the direction of the tangent unless otherwise directed by the Authority.
- Specifications as to Lots and Development Guide Plans (DGP) 38 (1) (a) the minimum extent, number of floors, road widths, minimum width of plots and open space around the building shall be in conformity with the specifications set out in Form "C" of Schedule 6 below unless the Authority stipulates a higher or lower minimum extent and/or higher or lower width of lots in a approved development plan.
- (b) every lot or site which abuts on to end of a dead end street may have a frontage less than the width specified in Form "C" of Schedule 6 above, but have a frontage which is not less than 3.0 meters in width perpendicular to the line along the street.
- Existing Lots (c) 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 satisfies the other regulations.
- (d) the maximum height of a building on an existing lot which has a width of 6 meters or less and extent less than One Hundred and Fifty square meters, shall not exceed the height of 8.0 meters or two floors unless the Authority direct otherwise.

- (e) limitations for middle rise requirements of specified in Form "C" of Schedule 6 may be reconsidered by the "Chairman" in consultation with the Planning Committee of the Urban Development Authority having undertaken an in-depth study of the surrounding development pattern, future development scenarios, character of urban fabric, use of particular building, location and other related factors.
 - (f) the Authority granting approval for Condominium Developments in phases provided the Master Plan for the entire development is approved by the Authority before commencement of any phase. In such instance, FAR Plot Coverage and Infrastructure Services shall be worked out for the entire development. Any change or amendment to Master Plan once approved shall require the prior approval of the Authority.
- (2)
- (a) The Authority is responsible for the preparation and issue of Development Guide Plan (DGP), which includes objectives and vision for future development of particular area identified in the development plan of the Local Authority Area.
 - (b) DGP will cover planning and design policies and guidelines on building set backs, other reservations, land use, roads reservation, environmental improvements, infrastructure services, pedestrians and vehicle movements, location of open spaces, building heights, intensity of development, conservation, re-development, building finishes & appearance, advertisement, control and preservation of trees etc.
 - (c) Until such time the DGP is prepared, the Authority may in the interest of harmonizing 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.
 - (d) DGPs will be prepared on certain unit area basis depending on the planning requirements. However there will be DGP's covering the entire Local Authority area finally. This Development Plan will provide a clear

guideline to landowners as to how the development of each property will have to be undertaken. It also identifies areas where special and detailed controls are to be effected.

- (e) Each DGP should identify architecturally, environmentally, aesthetically and archeologically valuable areas and buildings and prepare a list of them. Any demolitions, alterations or additions to such building should be undertaken with the prior approval of the Authority. Authority may also consider change of use of such building taking into account its surrounding development pattern, existing plot coverage, width of the access road, zoning categorization and availability of amenities with a view to facilitate maintenance and conservation of such properties.

Control of
Advertisements/
Sign
Boards/Exhibition
Stalls/Telephone
Booth etc.

- (f) There shall be no display of advertising board, erection of antenna mast, construction of exhibition stalls/telephone booths etc., undertaken without prior approval of the Authority. Depending on the circumstances the Authority may impose conditions on these activities. Any such activity found to be not in conformity shall be removed as per the applicable Law as may be decided by the Authority.

Part IV

Building Regulations

Space in and around Buildings

- | | | | |
|---------------------------------------|-----|--------|---|
| Open space to be provided | 39 | (1) | In every buildings to be erected on a lot wherever an open yard or space is provided 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 38 and Form "C" of Schedule 6. |
| | | (2) | In the case of a building where an open space is intended to be provided on the site for purpose of access, maintenance of the building or separating it from adjoining properties, such open space shall in no case be less than 1.0 m. in width. |
| Boundary Clearance, building set back | 40. | (1)(a) | The building set back required to be provided as per Regulation 38 Form "C" in Schedule 6. The Authority may also impose additional building set backs to satisfy the requirements of any other applicable law or regulation. |
| | | (b) | Such building shall also be in compliance with the open space requirements where applicable as mentioned in the Volume 1. |
| | | (c) | Any building work which involve construction up to boundaries shall be in accordance with the following; |
| | | i. | Upon submission of a Certificate from a relevant qualified Engineer stating that the construction will no way cause any damage to the adjoining properties and comprehensive insurance policy to cover all damages that may occur to adjoining properties worked out on the basis of a valuation done by a qualified Valuer, the Authority may consider relaxation of side open space required to be maintained as per regulation 38 Form "C" in Schedule 6 and allow construction up to side boundaries. |
| | | ii. | Shall Certificate shall be submitted to Authority prior to obtaining the Development Permit. |

Overhangs and other sun-shading devices building	<p>(2) Notwithstanding the provisions of regulation 21 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 construction materials used are of non-combustible type.</p> <p>(3) In the case where such a balcony is faced 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.</p>
Rear Space	<p>41. (1) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further most 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, authorizes or directs, shall be deemed to be the face which is furthestmost from the widest of such street.</p> <p>(2) There shall be no rear space required to be provided if the rear of such building abuts in its entirety on to a public street or a private street having legal right of way with minimum width of 6 m.</p>
Irregular Shape	<p>(3) 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 considered the circumstances of the case. In the rear space, the Authority may allow construction of an open well or spiral stair case to be used as an emergency means of escape provided that such components shall not obstruct the sources of natural light and ventilation to the building at the premises.</p>
Width of the footway	<p>42. Any uncovered footway, arcade or veranda-way required to be provided and constructed shall be –</p> <p>(a) located within the building lot;</p> <p>(b) continuous along the entire portion of the building lot abutting the street or as otherwise directed by the Authority.</p>
Access	<p>43. 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 or parceling plan approved by the Authority. The owner of such building lot shall have legal right over such street.</p>

Splaying of building Corners	44.	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 Regulation 37(3) (to a height not less than 6.0 m. above the street level.
Projection beyond street, road-widening line etc.	45.	No part of any building shall project beyond <ul style="list-style-type: none"> (a) 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	46.	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 there under, it shall be an offence under these Regulations – <ul style="list-style-type: none"> (a) to carry out or maintain, or permit to carry out or maintain any alteration in the open space, footway or access; (b) to construct or maintain, or permit to construct or maintain 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 cause, any obstruction whatsoever to the open space, footway or access.

Space Inside Building

Minimum width of buildings	47	Every new row house, shop building or other building shall have a minimum width of 6.0 m. measured between the centres of party or external walls or partition and external walls at ground level, except that the minimum width for a new building to be erected on a corner site may be 4.5 m.
Height of Building	48.	Height of building and the number of storeys that it may comprise shall be in accordance with the provisions of Regulation 38 Form "C" in Schedule 6, (except for rooms required for accommodating essential building services i.e lift well, stair well, water tank, swimming pools, changing room, utility room etc. not exceeding 10% of the Floor Area.
Minimum area of rooms in residential building	49.	The area of any habitable room in a residential building according to the Form "D" in Schedule 3 and shall be not less than 8.0 square meters with a minimum clear width of 2.5 m. between walls except -

		(a)	a kitchen which have a minimum area of 5.0 square meters with a minimum clear width of 1.8m.between walls;
		(b)	a store or utility room which shall have as area of not more than 2.5 sq m.
		(c)	Any room specified in regulation 50.
Minimum dimensions of lavatories, water closets and bathroom	50.		For all buildings the size of lavatories, water closets and bathrooms shall be -
		(a)	in the case of a water-closet or lavatory with pedestal type closet fittings, minimum dimension to be 1.7 m .x 0.8m.
		(b)	in the case of a water-closet or lavatory with fittings other than pedestal type closet fittings, minimum dimension to be 1.3 m.x0.8 m.
		(c)	in the case of a bathroom area not less than 1.5 sq m. with a width of not less than 0.5 m.; and
		(d)	in the case of a bathroom with closet fittings, not less than 2.0 sqm. with a minimum dimension of 1.7m.x 0.8m. In addition to that the Form "E" of the Schedule 3 should be adhered.
Height of rooms in residential buildings	51.	(1)	The height of rooms in residential buildings shall be-
		(a)	not less than <u>2.8</u> m. average with not less than <u>2.4</u> m. at the lowest point for living rooms and bedrooms.
		(b)	not less than 2.8m. average with not less than 2.4 m. at the lowest point for kitchen.
		(c)	Not less than 2.2m. for bathrooms, lavatories, water-closets, porches, balconies, terraces and garages.
Shops		(2)	The height of ground floor rooms in a shop shall be not less than 3.1 m. and the height of upper floor rooms shall be not less than 2.8 m. average and 2.4 m. minimum at the lowest point.
Schools		(3)	The height of classrooms in a school shall be not less than 3.0 m. average and 2.5 m. minimum at the lowest point.
Hospitals		(4)	the height of rooms used for the accommodation of patients in a hospital shall be not less than 3.0 m. average and 2.8 m. minimum at the lowest point.

Factories	(5)	The height of rooms in a factory in which any person works shall be not less than 3.1 m. average and 2.8 m. minimum at the lowest point.
Resort buildings	(6)	<p>(a) The height of rooms in a place of public resort shall be not less than 3.1 m. Where a balcony is provided in a place of public resort the height between the level of the top most tier of the balcony and the ceiling over such topmost tier, and the height between the floor immediately under balcony and underside of the balcony, shall be not less than 3.0 m., in each case.</p> <p>(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.</p>
Other buildings	(7)	<p>In a building other than any of those specified in 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 –</p> <p>(a) 2.6 m. if such part is left open and used as a covered garden; or</p> <p>(b) 2.4 m. if used for car parking purposes.</p>
Basement	(8)	<p>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 –</p> <p>(a) 2.8 m. if used as shops, offices, business premises, plant rooms or the like;</p> <p>(b) 2.6 m. if used for storage purposes; or</p> <p>(c) 2.4 m. if used for car parking purposes.</p>
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 & width of covered footways & stairways	52	I. The height of any covered footway constructed pursuant to regulation 51 shall be not less than 2.8 m., below which height only the following items may project if the underside of such items be not less than 2.5 m. above the footway paving :-

- (a) beams;
- (b) stairways and landings;
- (c) screens
- (d) signboards and advertisements.

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

- (1) Residential developments having maximum of 12 units minimum of 1.0 m.
- (2) All other developments – minimum of 1.2 m.
- (3) In Condominium Development; width of an entrance passage in any housing unit shall be not less than 1.2 m.

Light and Ventilation

Provision of lighting and ventilation

53. Every building shall be provided with -

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

Location of Sources of natural light & ventilation.

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

- (a) Those of
 - i. the sky;
 - ii. A public road or a street with right of way or public use.
 - iii. a courtyard or open space located within the building lot and complying with the relevant provision, of regulation 39 or 40 as the case may be;
 - iv. an air well complying with the requirements of regulation 59 and obtaining natural light and ventilations of the building.

(b) in the case of a building other than that specified in sub-paragraph (c), no part of the room served by such sources shall be more than 10 m. away from

such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 3 m. away from the edge of the opening in a direction parallel to the plane of the opening.

- (c) in the case of go downs and factories, workshops and warehouses no part of the room served by such sources shall be more than –
- i. 12 m. away from such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 5 m. away from the edge of the opening in a direction parallel to the plane of the opening.
 - ii. 9 m. away vertically from a source, if that source is a ventilation opening other natural ventilation device in the roof of the room.

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

- (2) Sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, veranda or porch if –
- (a) such balcony, veranda 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 39, 45 and 54 (1).
 - (b) the maximum depth of the room served by such sources does not exceed 10 m. measured from the outer face of the enclosure wall of the balcony, veranda or porch; and
 - (c) the front of the balcony, veranda or porch has an opening to external air, the area of which shall be at least 75 % of the floor area of such balcony, veranda or porch.

Sources of natural light and ventilation 55.

Every room in any building shall be provided with natural light and ventilation by means of one or more sources in accordance with the specification in Form "G" in Schedule 3 having an aggregate area of not less than -

Rooms for residential purposes

- (a) 15% of the floor space of the room of which at least 70% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for residential purposes excluding such room as referred to in following paragraph (c).

- (b) if such room is in a ground and upper floor building there 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 non residential purposes etc. (c) 15% of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for business resort, a factory or any other usage not mentioned in this regulation;
- Stores, Garages, etc. in residential building (d) 10% of the floor space of the room of which 50% shall be open-able or permanently open 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.
- (e) i. 10% of the floor space of the room or 0.2 Sq.m. whichever is greater shall be fully open-able or permanently open so as to allow free uninterrupted passage of air, if such room is a water-closet, latrine, urinal, bathroom, toilet or laundry room; or
ii. A ventilation duct open to sky having an area not less than 1 Sq.m. with minimum depth of 1 m. perpendicular to the plane of the opening of water closet, toilet or bathroom.
- Schools (f) 20% of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge as a school or teaching space.
- Hospital (g) 20% of the floor space of the room shall be fully open-able or permanently open 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 (h) i. 10% of the floor area per floor in the case of an enclosed staircase, corridor or lobby of which 50% shall be open-able or permanently open so as to allow a free uninterrupted passage of air except as required under the provisions of the Code of Fire Precautions for buildings.
ii. The minimum width of the stairs and the minimum dimensions of treads and risers shall be as specified in Form "F" of Schedule 3.

- Parking
- (i) i. 10% of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage or air,
- ii. The dimension of parking stalls of vehicles shall be as specified in Form "C" Schedule 3.
- Factories; warehouses and godowns
- (j) 10% of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used as a godowns or any other storage area. Such uses may be provided with light and ventilation by one or more sources.
- Lifts
- (k) Lift under specifications should be installed at the main entrance or suitably dispersed for buildings of 5 storied or height more than 15.0m.
- Basement Floor and Ground Floor
- (l) In case of Basement Floor 1/3 of the height of the building should be kept open for natural light and ventilation, if required.
- Terrace Houses 56. In the case of terrace houses of depth greater than 12 m. there shall be provided 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 Sq. m.
- Adjoining Rooms 57 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 common wall is open and unobstructed.
- Basement Rooms 58 When any room is located in a basement and is intended to be naturally lite and ventilated, such room shall have at least one third of the height of its external walls above the ground level and satisfy Regulation 54.
- Provisions of air-wells or courtyards for the purpose of natural light and ventilation 59 (1) In the case of air-wells meant for obtaining natural light and ventilation following requirements shall be complied with;

**Specification as to air-wells for
Natural Light and Ventilation**

No. of Floors	Minimum Depth	Size of Space
1 up to 2	2.3 m.	06 Sq.m.
2 < up to 4	3.0 m.	12 Sq.m.
7 < up to 10	5.0 m.	24 Sq.m.
10 <	6.0 m.	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, caves or balconies projected over such open space should not exceed 0.5 m. in width.
- (3) The floor of an internal courtyard shall either be paved or turned and maintained as an internal garden with a proper drain system to the satisfaction of the Authority.

Other

- | | | |
|---|-----|--|
| Plot coverage and Floor Area Ratio | 60. | The Authority may limit the plot coverage and or F.A.R. despite the development being complied with Form "C" in Schedule 6 of Regulations 38 due to external reason such as traffic situation, fire safety, health, environment, security, archeological value, surrounding development pattern etc., if impacts due to one or more of above factors to the development are beyond its control. |
| Provision for additional parking | 61. | (a) The Authority may allow additional floor constructed for the exclusive purpose of accommodating parking facilities in addition to the regulatory requirement. |
| Provision of facilities for disabled person | 62. | The application for the approval to construct a public building, such as Hospital, Theatre, Grand stand, Assembly hall, Post office, Government Office, Departmental Stores or any other building that will be utilized by disabled persons, shall endeavor to take measure 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 gazette notification No. 1467/15 and dated 2006.10.17 of the Protection of the Rights or Persons with Disabilities Act, No 28 of 1996. |
| Clearance from electrical | 63. | All buildings shall be separated from any overhead electricity supply lines vertically by a distance of at least 1.5 meters in case of low-tension lines and not less than 4.5 meter in case of high-tension lines. However, clearance from the Electricity Board responsible for the supply and distribution of electricity should be obtained in case of a proposed building in proximity to high-tension lines. |

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| Unsafe buildings | 64. | The Authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair, demolish or deal with otherwise to remove the danger. |
| Provisions for approval of "Prescribed Projects" under the environment act. | 65. | The applications for the approval under the provisions of Part IV C of the National Environmental Act, No.47 of 1980 as amended by Act No. 56 of 1993, should be adhered to when undertaking "prescribed projects". |
| Fire Safety | 66. | <p>(1) Every building shall conform to fire safety requirements applicable or as may be specified by the Authority with a view of providing a greater measure of safety to the inhabitants of such buildings.</p> <p>(2) All building exceeding ground plus three stories, public buildings of more than 400 sq.m. in floor area, factories and warehouses and any other building as may be decided by the Authority, shall conform to fire safety requirements as may be recommended by the Chief Officer of the Fire Department of the Local Authority.</p> |

Part V

Mechanical Ventilation and Air-Conditioning

Mechanical
Ventilation for
a Residential

67. (1) Where air-conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building.
- (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 check fully with the relevant provision of these Regulations when the air-conditioning unit, mechanical ventilation system or artificial lighting is no longer in use.
- (2) In a room used for residential purposes where fresh air is obtained by mechanical means by supplying a minimum of 3 air changes per hour, the area of 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 an case be less than 0.5 square meters.

Other rooms
required to be
mechanically
ventilated

68. Except as specifies in paragraph (2) of regulation 67, 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

69. (a) Plans for the installation, extension or alteration of an air-conditioning, mechanical ventilation or other ventilation system shall be prepared by a relevant qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these Regulations.
- (b) Every building exceeding five floors or above 15 m. in height, there shall be provided generators and transformers at the suitable locations to obtain mechanical light and ventilation for lifts.

Part VI
Sanitation

Water Supply
and Sewerage

70. (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 source 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 feels that the supply of water is not regular taking into consideration the situation of the building and other land marks of the area.
- (4) (a) No well water used for the supply of drinking shall be located away less than 15.0 meters from a cess pit or a soakage pit of a septic tank.
- (b) A well located minimum of 10 m. away from a cess pit or a soakage pit of a septic tank shall be considered on a recommendation obtained from a qualified geologist or the medical officer of Health of the relevant area in the absence pipe borne water.
- (c) In areas where there are no pipe borne water supply systems installed, the minimum plot size should be 200 Sq.m.

In case of condominium development, water treatment plant should be installed where no pipe born water supply is available for which approval and recommendations should be obtained from CEA and NWS&DB.

Sanitary
facilities

71. (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 closet, urinals, wash basins and other sanitary conveniences, number of water closets, urinal, wash basins, and other sanitary conveniences to be provided in any building shall be as specified in Schedule 6.
- (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 waster water to be pre-treated to bring

them to acceptable standards before being connected on to a public sewerage system.

- (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 cess pit or septic tank.
- (b) In the case of Housing Schemes located in an areas where Public Sewerage Disposal Systems are not available and individual septic tank or Package Treatment Plants are not intended to be provided, common septic tanks and soakage pits shall be provided cluster wise. Number of housing units in such cluster shall be limited to maximum of five. However, the Authority may consider any alternative system if recommended by a relevant qualified person. In the case of condominium housing development exceeding 15 units, it shall be provided with a sewerage treatment plant to satisfy standards specified by the relevant Authorities.
- (c) Waste Water shall be suitably disposed of through a soakage pit.

Rain Water
Harvesting &
Drainage

72

Every building both existing and proposed, shall be provided with adequate drainage facilities to drain off water from the roof, inclusive or gutters appropriately sized and fixed to prevent leakage or overflow, down pipes and related appurtenances, fixed to all flat, curved single gabled, or hipped roofs in such a manner that provision is made for Rain Water Harvesting and minimal rain water falls directly from the roof to the ground.

- (1) The following shall be prohibited for disposal of rain water.
 - (a) direct discharge from roof to street drain.
 - (b) Connection to either a septic tank soakage pit, infiltration trench or public sewerage system.
 - (c) Discharge in to an adjacent property.
- (2) The infiltration into the ground shall be without casing dampness to the walls or foundation the building or those of adjacent buildings.
- (3) Collected water shall be conveyed towards the rainwater holding facilities. The developer should be agreed for required Equivalent rain Water Holding Provision.

- (4) After providing the minimum equivalent rain water holding provision requirement excess may be discharged to the street drain or any other approved outlet.

In addition to requirements of Form "H" of Schedule 3 and conformity with the criteria of Schedule 7 in Gazette Notification No. 1597/8 of 17th April 2009.

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| Solid Waste Disposal | 73. | Waste generated within any premises or public building shall not be disposed of in a manner which damage the public health or environment. Any identified waste should not be disposed off to any public place, wet land or any environmental sensitive areas as guided by the Gazette Notification No. 1459/20 on 23.08.2006. |
| Electrical and Plumbing Work | 74. | All electrical and plumbing work in any building or premises shall be carried out by a relevant qualified person as the case may be, and these works shall conform to standards and specifications as the Authority may require with a view to ensure maximum safety and sanitary conditions within any such building or premises. |

Part VII Definition

In these Regulations, unless the content 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-conditioned space

“air change” means the rate of air entering or leaving a space by natural or mechanical means in terms of the volume 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, 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 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 the UDA.

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

“approved plan” means a plan of a building or any building work 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 authorized 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;

"ground floor" means that floor 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.

"basement" means a storey which is located below the corresponding natural ground level in its entirety or to an extent of 1/3 of its height above such ground level in case where natural light and ventilation is intended to be obtained.

"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 solid wall constructed using translucent material having no openings.

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

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

"building envelop" means the elements of a building which enclose air conditioned space through which thermal energy may be transfer from the exterior.

"building line" means the line up to which a building will be permitted to construct.

"business premises" means a building or part thereof designed, adapted or used for the carrying on a business with a profit making motive.

"chairman" means the Chairman of the Urban Development Authority.

"chartered Architect" means a person registered with the Architects Registration Board established under Sri Lanka Institute of Architects Amendment Act No. 14 of 1996 under the category of Chartered Architects.

"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 relevant Local Authority.

"column in relation to structural-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 of 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 the 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 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. When such wall is constructed at the boundary it shall be considered as a blind wall.

"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 partially for human habitation for a 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 than such dwellings joined vertically.

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

"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 veranda way at the side of any street;

"foundation" means the 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 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 cut side 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.
- (d) a building, means the vertical distance measured from the corresponding location to its highest part.

"habitable room" means any room not less than 8.0 Sq.m. in area but does not include any bathroom, water-closet, open veranda, terrace or garage;

"hospital" means a building or part thereof designed, adapted or used for the care or treatment of the sick, infirm, aged, convalescent and 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 partially constructed, adapted for human habitation or for human habitation and business.

"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 and its amendments;

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

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

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

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

"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 veranda;

"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 regularly 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 Section 8 of the Law as amended in 1982.

“plot coverage” means the percentage of total plinth area of a building in relation to the total land area in the plot where the building situated. In the case of buildings or part thereof which include roof projection or balcony exceeding 1 m. in width, such additional areas shall also be added for the purpose of calculating the plot coverage.

“public building” includes any building or part thereof used or constructed or adapted to be used for the purpose of public worship, instruction, recreation, meeting, shopping centre, medical institution or a nursing home or government / private office.

“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;

“reinforced concrete” shall have the same meaning as in the Code of Practice C.P. 110 or equivalent

“relevant qualified person” means any person who has obtained his professional qualification in the specified field as -

- (a) Chartered or Registered Architect
- (b) Chartered Town Planner
- (c) Professional Engineer in the discipline that is appropriate for the works of which a plan is submitted under the Law;
- (d) Licensed Surveyor & Leveller
- (e) Valuer
- (f) Any other person whose qualifications are recognized in the construction industry by the Government of Sri Lanka.

(According to annexure 11)

“repair” means 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 any business where the primary purpose is the sale of food stuffs 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 sludge 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 underside 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, sidewalks 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, windows or internal partition thereof;

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

"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 buildings;

"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.

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

PART-VIII

SCHEDULES

SCHEDULE 1
(As per Regulation -1)

FORM "A"

**APPLICATION FOR OBTAINING DEVELOPMENT PERMIT FOR
SUB DIVISIONS OF LAND**

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,
Urban Development Authority
Through,
Mayor/ Chairman / Authorized Officer
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We hereby apply for Permit for Sub-Division of my/ our land bearing Assessment No.....
StreetWardof.....Town

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

1. A map of the area showing the site/land in relation to the adjoining properties and streets drawn to a scale 1:4000 (the site in question and any other adjoining sites owned by the applicant should be clearly shown)
2. A survey plan of the site/land to a scale of not less than 1:1000 showing the following
 - (i) the location of the site including figured dimensions of buildings if any
 - (ii) the scale of the plan, the north point, and the assessment numbers of adjoining lots or buildings
 - (iii) the mean of access to the site
 - (iv) all existing drains and water courses
 - (v) contours or spot levels of the site and the levels of streets in front.
 - (vi) service lines including electric power lines.
 - (vii) trees and natural vegetation
3. A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed sub-division of lots together with their dimensions and extent, and directions with all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to

4. The proposed formation levels of streets in relation to existing levels with cross sections and longitudinal sections to scale
5. The particulars detailed in Annexure

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

I/We undertake not to commence any development activity till the permit is granted.

Signature of owner

Signature of Qualified Person:

Name and Address:

Telephone No:

E mail No:

Fax No:

Date

Form "A" Annexure
(Please type or write in block capitals)

1 Particulars of owner:

Name:
Address:

Telephone No:
Email No:
Fax No:

2 (a) Particulars of Existing Development

Location:
Assessment No:
Ward:
Street:
Lot/Survey Plan No:

(b) Present Use:

Land:
Extent (square meters)
Use:
Buildings (if any)

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

(b) Details of amenities and facilities:

(c) Proposed land use:

Residential:
Commercial :
Industrial:
Institutional:
Open spaces, parks and playgrounds:
Streets and access ways:
Any other use:

(d) Infrastructure:

(i) Availability (give the source for each item)

Water:
Sewerage:
Drainage:
Electricity:
Telephone:
Solid waste disposal:
Waste water disposal:

(ii) Arrangement proposed where the above facilities are not available or inadequate (give the source for each item)

Water:

Sewerage:

Drainage:

Electricity:

Telephone

Solid waste disposal:

Waste water disposal:

- 4 Landscape: Location of trees to be indicated on the site plan
- 5 If the sub division involves the division of a building state how each part of building will be brought into conformity with the Planning and Building Regulations
- 6 Approximate date of commencement and phasing

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

Signature of Qualified Person:

Signature of owner

Name and address :

Telephone No:

E-mail No:

Fax No:

SCHEDULE 1
(As per Regulation 1)

FORM B

**APPLICATION FOR OBTAINING DEVELOPMENT PERMIT FOR
BUILDING, CHANGE OF USE OF LAND AND BUILDING AND ANY OTHER
DEVELOPMENT (EXCEPT SUB DIVISIONS OF LAND)**

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,
Urban Development Authority
Through,
Mayor /Chairman/ Authorized Officer
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We hereby apply for a Permit to carry out the development.

I/We intend to use the land or building in.....for..... The
site sub-division has been approved byin.....

I/We hereby forward the following particulars in triplicate..

1. A map of the area showing the site/land in relation to the adjoining properties and streets (the site in question and any other adjoining sites owned by the applicant should be clearly shown)
2. The approved blocking out plan to a scale of not less than 1: 4000 showing the dimensions of the site and all existing topographical features, buildings and structures and widths of the abutting streets.
3. A detailed plan of the site to a scale of not less than 1:1000 including the position of the proposed building in relation to the site (existing buildings to be retained), street lines, the setback from the street and the boundaries of the site, access ways and location of parking areas, drains and water courses, contours and spot levels, distance to electricity lines and trees and vegetation.

4. In case where only building work is involved:
- (a) A sketch plan of the surrounding area sufficient to locate the building site
 - (b) Approved blocking out plan to a scale of not less than 1:4000
 - (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is extensive as to render a smaller scale is necessary. In such cases the scale of 1:200 may be used showing:
 - i. The dimensions of the rooms and different parts of the building shall be stated in figures. The use for which different parts of the building and each room is intended shall be stated
 - ii. The position and dimensions of all doors, windows and other openings.
 - iii. The position dimension of all sanitary appliances and their connections to drains
 - iv. Fire escapes
 - v. Clearance from aerial electrical supply lines
 - vi. The types of materials and specifications to be used for the walls superstructure and floor slabs and roof structure of the buildings
 - (d) Cross and longitudinal sectional drawings of the building along appropriate lines showing
 - i. The thickness of all walls, floors, roofs, foundations, beams and other related parts of the building
 - ii. The position and dimensions of all doors, windows and other openings, the height of every storey, the ceiling heights and levels of buildings in relation to existing ground or street level and clear distance between the site boundaries and external walls of the buildings.
 - (e) Showing elevation of every existing building with the site, front and side elevation of the building and showing its heights, floor levels and other external visible features
5. The particulars given in Annexure B-1

6. The particulars given in Annexure B-2 (In case the development relates to industrial usage of site and building)
7. The particulars given in B-3 (in case the development relates to a hotel)

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

I/We undertake not to commence any development activity till the permit is granted.

Signature of owner

Signature of Qualified Person:

Name and Address:

Telephone No:

E mail No:

Fax No:

Date

FORM "B"
ANNEXURE 1

(Please type or write in block capitals)

1 Particulars of owner:

Name:

Address:

Telephone No:

Email No:

Fax No:

2 (a) Particulars of Existing Development

Location:

Local Authority

Ward:

Street:

Assessment No

Lot/Survey Plan No:

(b) Present Use:

I Land:

Extent (square meters)

Use: (Provide particulars about present uses)

II Buildings (Provide particulars about all the building in the site)

No. of Stories

Height (Stories)

Total floor area (In square meters)

3 (a) Nature of proposals

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

(c) Details of development

Maximum height (meters)

Gross floor area of all buildings (Square Meters)

Floor Area = $\frac{\text{Gross Floor Area of All Buildings}}{\text{Site Area}}$
Ratio

Plot = $\frac{\text{Floor Area at Ground Level} \times 100}{\text{Site Area}}$
Coverage

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

Floor Use (Extent in square meters)

(e) Details of floor areas (square meters)

Use	Sq.m.
Residential	
Retail Commerce	
Wholesale Commerce	
Office	
Restaurant	
Factory/Workshops	
Warehouses	
Others (Specify)	
Total	

(f) Floor area of each dwelling unit (square meters)

(g) Parking of Vehicles:

Cars (square meters)

Other Vehicles (specify):(square meters)

(h) Common amenities

Water (liters)

Electricity (kilowatts)

Telephones (in numbers)

4 Estimated number of employees in the building

5 Landscaping

Trees and natural vegetation to be retained

Landscape proposals (describe proposals with outline design)

6 Approximate date of commencement and completion of each phases.

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

Signature of owner

Signature of Qualified Person:

Name and address;

Telephone No:

E-mail No:

Fax No:

FORM "B"
ANNEXURE 2
(Please type or write in block capitals)

**TO BE COMPLETED AND FURNISHED WHERE THE SITE AND BUILDING
ARE TO BE USED FOR FACTORY, WORKSHOP OR WAREHOUSE**

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

No	Horse Power	Motive Power
4.	Provision for Common Amenities	
Amenity	Measure	
Water	Liters	Source:
Sewage	Liters	
Electricity	Kilowatts	Source:
Storm Water Drainage		Disposal Method
Fire Protection	Method	Method
Solid Waste	Cu. Meters	Disposal:

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

Proposed

Future Expansion if any

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

Signature of owner

Signature of Qualified person

Name and address :

Telephone No:

E mail No:

Fax No:

Date:

FORM "B"
ANNEXURE 3

TO BE COMPLETED AND FURNISHED IN RESPECT OF HOTELS, GUEST HOUSES AND RESTAURANTS

1. Brief description of development activity

2. Location and type of educational and religious buildings, and places of archaeological, historical and scenic interest within one kilometer of the site

- 3 (a) Nature of existing natural vegetation and coverage

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

- 4 Additional information for tourist hotels, guest houses and restaurants:
 - (a) Number of rooms
 - Singles
 - Double rooms
 - Suite
 - (b) Restaurant seats
Restaurant floor space (square meters):-
 - (c) Details of approval by Tourist Board

5. Provision of Common Amenities
 - Pipe borne Water
 - Liters:
 - Source:

 - Electricity
 - Kilowatts:-
 - Source:-

 - Sewage
 - Liters:-
 - Method of Disposal:-

 - Disposal of Solid Waste:-

 - Storm Water Drainage
 - Disposal Method:-

 - Fire Protection:

6 Employment

Proposed:-
Future Expansion if any

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

Signature of owner

Signature of Qualified person

Name and address

Telephone No:

E mail No:

Fax No:

Date:

**SCHEDULE 1
FORM C
(Regulation -04)
APPLICATION FOR OBTAINING PRELIMINARY PLANNING CLEARANCE
FOR PROPOSED DEVELOPMENT**

For Office use only

No:
Processing fee paid
Receipt no:
Date:

Chairman,
Urban Development Authority
Through,
Mayor/ Chairman/ Authorized Officer
.....Municipal Council
.....Urban Council
.....Pradeshiya Sabha

Sir,

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

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

- (1). A map showing the site/land in relation to the adjoining properties and streets to a scale of not less than 1:6000 (The site in question along with any other adjoining site in the area owned by the applicant should also be clearly shown)
- (2). I /We fully understand that the Preliminary Planning Clearance does not constitute an entitlement to me/us to carry out any development activity whatsoever.

A Letter of Consent from the landowner is attached herewith.

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

Signature of owner

Signature of Qualified person

Name and address
Telephone No:

E mail No:

Fax No:

Date:

FORM "C"
ANNEXURE 1
(Please type or write in block capitals)

1. Particulars of Applicant

Name:-

Address:-

Telephone No:-

E-mail No.

Fax No.

2.(a) Particulars of Existing Development:

Location:

Assessment No:-

Local Authority:-

Ward:-

Street:-

Plot No/Survey Plan No:-

(b) Present Use:

i. Land

Extent (Square Meters):-

Use (give in details the present use):-

ii. Building (give detail for every building on the site):-

No: of floors:-

Maximum height (meters):-

Gross floor area (square meters):-

Floor area of each use (square meters):-

3. Particulars of proposed development:

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

(b) Nature of proposals (give a brief description with line plans and elevation):-

4. Site Particulars

Extent of site (Square Meters)

5. Common Amenities that can be provided

- Streets and access ways:-
- Water supply:-
- Sewage:-
- Electricity:-
- Disposal of solid waste
- Drainage of waste water

6.(a) Gross floor area for the proposed development activity (Square Meters)

(b) Number of floors and maximum height of building:-

(c) Floor Area Ratio (FAR) = $\frac{\text{Gross Floor Area of all buildings}}{\text{Site Area}}$

(d) Plot Coverage = $\frac{\text{Floor Area at Ground Level}}{\text{Site Area}} \times 100$

(e) Basement:

- i. Extent
- ii. Ground coverage

(f) Details of Floor Space

Use	Square Meters
Residential	
Retail Commercial Activities	
Wholesale Commercial Activities	
Offices	
Restaurants	
Factory or Workshops	
Others (Specify)	
Total	

(g) Parking Spaces Provided
Motor Vehicles

Others (Specify)

7. (a) Details of site sub-division

Details of Sub-Division	Square Meters	Percentage of Total Area
Land use		
Residential		
Commercial		
Industrial		
Institutional		
Open Spaces, Parks		
Playgrounds		
Roads		
Others		
Total		

(b) Number, type and extent of plots

(c) Number and type of any proposed buildings

(d) Amenities if any proposed in the plan

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

Signature of owner

Signature of Qualified Person:

Date

Telephone No:-

E-mail No:-

Fax No:

**SCHEDULE 1
(Regulation No. 23)**

FORM 'D'

APPLICATION FOR OBTAINING CERTIFICATE OF CONFORMITY

For office use only

No.
Processing fee paid.....
Receipt No
Date

Chairman Urban Development Authority
Through
Mayor /Chairman/Authorized Officer of the
.....Municipal Council
.....Urban Council
..... Pradeshiya Sabha

Sir,

I/We apply for a Certificate of Conformity in respect of development carried out at
.....(state the location) in terms of the Permit No.....dated
.....20.. issued to me by

The work has been completed in fully compliance with the Permit/ The work has been
completed with the following deviations. (strike inapplicable)

Details of deviations:

The following certificates in terms of Regulations are attached.

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

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

Signature of the Owner

Signature of Qualified Person:-

Address

Date:

Telephone No:-

E-mail:-

Fax:-

Date.....

SCHEDULE 2
Regulation 37(2) "A"
Parking Requirements

Name of Use	Space for Vehicle Parking	
	Car	Other
(1) Residential		
i. Dwelling House	1 for 1 Unit	
ii. Flats	1 for 1 Unit	
(2) Non – Residential		
i. Retail shops/shops	1 for 50 sq.m.	
ii. Departmental Stores	1 for 50 sq.m.	
iii. Bank	1 for 50 sq.m.	
iv. Hardware/Building material	1 for 50 sq.m.	1 for 50 sq.m.
v. Automobile shops	1 for 50 sq.m.	1 for 50 sq.m.
vi. Office	1 for 100 sq.m.	
vii. Restaurant	1 for 20 sq.m. including service area	
viii. Star Hotels	1 for 100 sq.m.	1 for 500 sq.m.
ix. Guest Houses, Clubs	1 for 20 sq.m.	
x. Cinemas, Theaters, Auditorium and similar to other building	1 for 10 seats or 1 for 20 sq.m. whichever is more	
xi. Other commercial buildings	1 for 50 sq.m.	1 for 1000 sq.m.
Health		
i. Nursing Homes & Private Hospitals	2 for 3 beds or 1 for 20sq.m. whichever is more	
ii. Consultation Room minimum floor area per sq.m 8	6 for 1 room or 2 for 10 sq.m which ever is more	
iii. Medical Laboratories	1 for 20 sq.m.	
Education		
i. Private School, International School, pre schools	1 for 10 students 1 for 20 sq.m which ever is more	
ii. Tuition Classes	1 for 100 sq.m.	
(3) Recreational place	1 for 50 sq.m. or number of specs can be decided by the planning committee according to the project	
Where the number of car parking spaces arrived at on the above standards consist of a fraction of half or more it should be counted as one		

Note : Instead of this Schedule please refer Schedule 7 for Parking Requirements for DMMC area.

Schedule 2(a)
Regulation 37, 2 "A"
Parking & Traffic Control
The Detail of Traffic Impact Assessment Report

- (1) (a) The Authority shall appoint a Traffic Planning Committee for every specified development to study, evaluate and to recommend for approval Parking and Traffic Control Arrangements for any development referred by the Planning Committee
- (b) The developer or the promoter should provide a full and detailed assessment of how the trip and from the development might affect the highway network the trips and/or public transport facility.
- (c) The Traffic Impact Assessment (TIA) should be an impartial description of the impact and should outline both positive and negative aspect of the proposed development. The TIA should not be a promotional exercise undertaken on behalf of the scheme promoter.
- (2) (i) The Traffic Planning Committee shall comprise not less than 3 members who shall be experts in the fields of
- a. Qualified person of Traffic Engineering / Transport planning
 - b. Qualified person of Urban /Town Planning
 - c. A Senior Police Officer (of rank not less than Assistant Superintendent of Police)
 - d. The Chief Engineer of the Local Authority /superintendent of works / Planning Officer of the Local Authority
- (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 at the standards specified of Schedule 2 of Regulation 10 .
- (ii) Where provision of parking as per (i) above is not practical a service charge shall be levied as indicate in should by the Planning Committee as per schedule 5.
- (ii) In every development where the total parking requirement exceeds 10 stalls, 1/2 number of pedal cycle parking stalls shall be provided.
- (iii) The minimum plan dimensions of parking stalls for each type of vehicle shall be as follows:-

Vehicle Type	Stall width (Metres)(Angled Parking or Parallel Parking)	Stall Length (Metres) (Angled Parking)	Stall Length (Metres) (Parallel Parking)
Standard (Car Equivalent,)	2.4	4.8	5.5
Two and Three Wheelers	2.1	2.4	2.5
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

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

Parking Angle Degree's	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	6.0
90 deg. Angle	6.0	6.4	7.2

- (vi) The width of access to parking areas shall not be less than 3 meters clear of all footways and other obstructions if entry and exit are separately provided and 5.5 meters if entry and exit are provided together and free of a centre median divider. For commercial vehicle parking areas, the widths shall be 4.5 meters and 6.0 meters respectively.
- (vii) In buildings where it is required to provide more than three parking spaces, all vehicle maneuvers of parking and reversing shall be located wholly inside the site. No reversing shall be allowed from or onto the street.
- (viii) In sites having road frontage less than 10 meters and depth less than 40 meters, the width of drive way to parking area, may be reduced to 3 meters.
- Provision of traffic holding base of required size at acceptable locations along such drive way to the satisfaction of the authority.
 - The total parking requirements such development not exceeds 10 Nos.
- (ix) Where a sidewalk continues across the openings for entry or exit to any, parking area, the Authority shall specify any alterations to be made at the developers cost, to the curbs or any part of such a sidewalk to maintain mobility of pedestrians, with special consideration to handicapped persons. The Authority may also specify the developer to paint and maintain a pedestrian crossing across such openings.

- (x) A minimum inner and outer turning radius shall be provided from entry and exit to street as specified in the following table.

	Passenger Car	Two Axle Commercial Vehicles	Multi Axle Commercial Vehicles
Inner turning radius (Meters)	7.3	12.8	13.8
Outer turning radius (Meters)	4.7	8.7	6.9

- (xi) In such an instance, where it may be satisfactorily proven to the Authority that the minimum turning radius as given above cannot be provided for the development, then a margin lane of width not less than 3 meters and located within the site shall be provided for any such entry and /or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Authority.
- (xii) The maximum gradient of ramps shall not be steeper than 1:8 Every such ramp shall start only beyond a distance of 6.0 meters from the site edge.
- (xiii) The width of ramps shall not be less than 3.0 meters clear of all footways and other obstructions if entry and exit are separately provided and 6 meters if entry and exit are provided together and free of centre median divider. As per Section 3(VI) in this schedule.
- (xiv) A minimum clearance height of 2.1 meters shall be kept on ramps and in multistory parking areas.
- (xv) Security Clearing and Parking Control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6 meters from the edge of the street to such barrier. For each 25 parking stalls or part thereof, the aggregate clear distance shall increase by 6 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvi) Vehicle weighing areas shall not be located within a minimum clear distance of 20 meters from the edge of the street. For each 15 commercial parking stalls or part thereof, the aggregate clear distance shall increase by 15 meters, which may be provided in one and the same lane or in multiple lanes.
- (xvii) In the case of sloping floors for parking areas, the gradient of such shall not exceed 1:20.
- (xviii) No entry to parking area for commercial vehicles or exit from such area shall be allowed where the clear width of the street to which such openings have been made are 4.5 meters for a one way street and 6.5 meters for a two way street.

4. (i) Only one entrance and exit points sites shall be provided for sites which have a road frontage of less than 12.0 meters.
- (ii) Where the parking requirement within the site is more than 100 parking stalls in case of a more residential development, and 50 parking stalls in the case of a non residential development traffic merging lane or a traffic holding bay as may be necessary is provided with least impact on to the free flow of traffic in the access road as recommended by the traffic planning committee.
5. Where it is necessary to provide for more than 60 parking stalls for non-residential use or 120 stalls for residential use, or a pro-rated combination in a mixed development, the Authority shall on the findings of a traffic impact study, require the developer to meet the cost of specific traffic control improvements as recommended in such a report, provided that the need for such is established by the increased traffic activity due to the proposed development.
6. The Authority may request the Police to enter upon and inspect at reasonable times, any building, where there is sufficient grounds to believe in any deviation from the approved parking and traffic control requirements for the permitted development.
7. The Authority shall levy a service charge of Rs. 10,000/- per month for each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges shall be affected from the date of issue of the certificate of conformity or a date of subsequent inspection in which the charge of activity conformity has been established and documented. It shall be continued until the space which has been for other activities is converted to a vehicle parking stall as approved in the development permit.
8. "Mirrored glass" or any other reflecting material shall not be used facing a public street, for the ground, first and second floors of any building.
9. The Authority may also specify maximum parking spaces for developments in any given area or street where such streets and areas have been declared by the Authority as a **Vehicle Restricted Area**.
10. (i) The Authority may also determine and levy an annual service charge for each and any parking stall utilized within an existing development on the declaration of such street or area where the development is, as a Vehicle Restricted Area.
- (ii) Notwithstanding any other regulations, the Authority may on the written recommendation of the Traffic Planning Committee, give notice of rectification to the owners of a developed property in which-
 - a. Repairs or refurbishing to vehicles are carried out on any National Highway or part thereof without providing within its premises, all the parking stalls required for such work or where such spaces provided for are not being utilized for that purposes, or
 - b. Where any other trade or business is carried on, which in the opinion of the Traffic Planning Committee causes seriously adverse impacts on traffic flow.

11. The owners of such buildings may within a period of six months, submit a Traffic Impact Study and take steps to mitigate such negative impacts to the satisfaction of the Traffic Planning Committee. In the event of the failure to do so by the owner, the Authority shall take steps to revoke at any time, the permit for that building.
12. "In issuing development permits the physical width of the road or the proposed street line, whichever is less shall be considered as the road width available for the development". 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, but without any expense being incurred either of the authorities.

SCHEDULE 3
Regulation 33
FORM "A"
Access to Residential Units

1 Minimum width of Street (Meters)	2 Maximum Length of Street (Meters)	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	4
9.0	-	-	-

SCHEDULE 3
Regulation 34
FORM "B"
ACCESS TO NON-RESIDENTIAL BUILDINGS

Maximum Extent of the land served (Square Meters)	Maximum FAR on each site	Minimum Street width meters	Maximum Street Length meters
Where the street serves more than one lot or site but not more than four lots 300	2.0	6.0	75
Where the street serves only one lot or site 1500	1.5	6.0	150

Schedule 3
As per the Regulation 55 I (ii)
Form C
Width for Aisles for Parking Spaces

Parking Angle Degrees	One way traffic one Sided Bays (Meters) 2	One way Traffic Two sided Bays (Meters) 3	Two way Traffic (Meters) 4
Parallel	3.6	3.6	6.0
30 Deg. Angle	3.6	4.2	6.3
45 Deg. Angle	4.2	4.8	6.3
60 Deg. Angle	4.8	4.8	6.6
90 Deg. Angle	6.0	6.3	7.2

Note: The above particulars in 1 to 4 rows are not applicable to containers/torries. Requirements for torries/containers will be determined the considering nature of the industry.

Dimensions of Parking Stalls Parking Spaces

Vehicle	Width (Meters)	Length (Meters)
Standard Car Equivalent	2.4	4.8
Commercial (Bus/Lorry) Two Axle	3.6	10.0
Commercial (Truck) Multi Axle	3.6	18.0

SCHEDULE 3

FORM "D"

Regulation 49

INTERNAL CLEAR DIMENSIONS OF ROOMS

Room 1	Minimum Extent (Square Meters) 2	Minimum Length (Meters) 3	Minimum Width (Meters) 4
(i) Room in a dwelling unit	8.0	-	2.5
(ii) Kitchen	5.0	-	1.8

SCHEDULE 3

FORM "E"

Regulation 50

INTERNAL CLEAR DIMENSIONS OF BATH ROOMS AND TOILETS

Room 1	Minimum Extent 2	Minimum Length 3	Minimum Width (Meters) 4
Bath Rooms	1.5	-	0.8
Toilets	1.7	-	0.8
Bathroom and Toilets Combined	2.0	1.7	0.8

SCHEDULE 3

FORM "F"

Regulation 55 H (ii)

STAIR CASES

Type	Width of Staircase Centimeters	Minimum Height Meters	Riser Centimeters	Tread Centimeters
(a) internal stairs serving only one upper floor	75	2.0	19.0	22.5
(b) Stairs in buildings used as places of public assembly	105	2.1	17.5	22.5
(c) All other types	90	2.1	17.5	22.5

**SCHEDULE 3
FORM "G"
Regulation 55
AGGREGATE AREA OF UNOBSTRUCTED OPENINGS**

Type	Total Area for Natural Lighting & Ventilation	Percentage of area Openable
(1) Bathrooms and Toilets	1/10	100
(2) Vehicle parking Garage	1/10	50
(3) Factories and Warehouses	1/10	50
(4) All other rooms	1/7	50

**SCHEDULE 3
FORM "H"
Regulation 72
Requirements for provision of Rain Water Harvesting**

- a) Where no building work is involved in development activity or it is restricted to land development,
 - i. The location and dimensions of the existing drainage system.
 - ii. The proposed Rain Water Harvesting System with all dimensions & flow directions.
- b) Where building work is involved in the development activity,
 - i. A sketch plan of the surrounding area, sufficient to locate the existing storm water drains.
 - ii. The floor plan of each storey and flat roofs of the building, showing all the lines of drainage in or around the building, sizes and locations of storage and infiltration, and the outlet drains to which the remaining water discharges, with arrows indicating the direction of flow of water.
 - iii. The cross and longitudinal sections of the buildings incorporating storage tanks, rainwater down pipes and other related appurtenances.

SCHEDULE 4
FORM "A"
Regulation -71
STANDARD FOR SANITARY FACILITIES

Use	Extent Square Meter	Toilets No.	Wash Basin No.
All Residential Building Units	150	1	1
Offices/Shops/Institutions	100	Male-1 Female-1	Male-1 Female-1
Cinema Halls/Vehicle Parks/Auditoriums	100	Male-1 Female-1	Male-1 Female-1
Hotels/Guest Houses	100	Male-1 Female-1	Male-1 Female-1
Other	200	1	1

One for females and males separately for every 50 students in Private Educational Institutions /Tuition Classes/and International Schools

**Schedule 5
(Regulation 1)**

(Regulation 3)

Processing Fees, Fees for covering approval and Service Charges for obtaining Development Permits.

Nature of development activity to be engaged in	Form to be used	Fees																														
I. Issue of Development Permits (I). Land Subdivision Approval (II). Issuing of Development Permits for erection of Buildings / addition to existing buildings / re-erection.	A	Processing Fees <u>(i). Plot Size</u> <i>Fees for each plot (Excluding road drains and common Lots)</i> ♦ Between 150-300 Sq.m. Rs. 500/- ♦ Between 301-600 Sq.m. Rs. 400/- ♦ Between 601-900 Sq.m. Rs. 300/- ♦ Above 900 Sq.m. Rs. 200/-																														
	B	<u>(ii). Floor area (Sq.m.)</u> <table border="1"> <thead> <tr> <th></th> <th><u>Residential Uses</u></th> <th><u>Commercial or Other uses</u></th> </tr> </thead> <tbody> <tr> <td>Less than 45</td> <td>Rs. 500/-</td> <td>Rs. 1000/-</td> </tr> <tr> <td>45 - 90</td> <td>Rs. 1500/-</td> <td>Rs. 2000/-</td> </tr> <tr> <td>91 - 180</td> <td>Rs. 2500/-</td> <td>Rs. 3000/-</td> </tr> <tr> <td>181 - 270</td> <td>Rs. 3500/-</td> <td>Rs. 4000/-</td> </tr> <tr> <td>271 - 450</td> <td>Rs. 4500/-</td> <td>Rs. 6000/-</td> </tr> <tr> <td>451 - 675</td> <td>Rs. 5500/-</td> <td>Rs. 8000/-</td> </tr> <tr> <td>676 - 900</td> <td>Rs. 6500/-</td> <td>Rs. 10000/-</td> </tr> <tr> <td>901-1225</td> <td>Rs. 7500/-</td> <td>Rs. 12000/-</td> </tr> <tr> <td>Above 1225</td> <td>Rs. 7500/-</td> <td>Rs. 12000/-</td> </tr> </tbody> </table> Rs. 1000/- for every 90 Sq.m. in excess of 1226 Sq.m. Rs. 1250/- for every 90 Sq.m. in excess of 1226 Sq.m.			<u>Residential Uses</u>	<u>Commercial or Other uses</u>	Less than 45	Rs. 500/-	Rs. 1000/-	45 - 90	Rs. 1500/-	Rs. 2000/-	91 - 180	Rs. 2500/-	Rs. 3000/-	181 - 270	Rs. 3500/-	Rs. 4000/-	271 - 450	Rs. 4500/-	Rs. 6000/-	451 - 675	Rs. 5500/-	Rs. 8000/-	676 - 900	Rs. 6500/-	Rs. 10000/-	901-1225	Rs. 7500/-	Rs. 12000/-	Above 1225	Rs. 7500/-
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(IV) Reclamation of Low Lying lands / Paddy Lands		(iv).Rs. 1500/- for land less than 150 sq.m and Rs. 1000/-for each 150 sq.m. in excess																				
(V). Erection of telecommunication Antenna Towers		(v). Rs.20,000/- for tower height between 5-20 meters. Rs. 100/- for each meter in excess of 20m.																				
(VI). Issue of Development Permits for Special Projects		(vi). Rs.5000/- for project Cost of 5 million and Rs.100/- for each millions in excess.																				
2. Change of Use of Residential Units	B	Processing Fees																				
		<table border="0"> <thead> <tr> <th data-bbox="774 683 1053 728"><i>(i) Floor area (Sq.m.)</i></th> <th data-bbox="1165 683 1220 728"><u>Rs.</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="805 728 925 772">Below 45</td> <td data-bbox="1141 728 1276 772">Rs. 500/-</td> </tr> <tr> <td data-bbox="805 772 901 817">45 - 90</td> <td data-bbox="1141 772 1260 817">Rs. 1000/-</td> </tr> <tr> <td data-bbox="805 817 909 862">91 - 180</td> <td data-bbox="1141 817 1260 862">Rs. 1250/-</td> </tr> <tr> <td data-bbox="805 862 925 907">181 - 270</td> <td data-bbox="1141 862 1260 907">Rs. 1500/-</td> </tr> <tr> <td data-bbox="805 907 933 952">271 - 450</td> <td data-bbox="1141 907 1260 952">Rs. 1750/-</td> </tr> <tr> <td data-bbox="805 952 933 996">451 - 675</td> <td data-bbox="1141 952 1260 996">Rs. 2000/-</td> </tr> <tr> <td data-bbox="805 996 933 1041">676 - 900</td> <td data-bbox="1141 996 1260 1041">Rs. 2250/-</td> </tr> <tr> <td data-bbox="805 1041 949 1086">Above 900</td> <td data-bbox="1141 1041 1260 1086">Rs. 2250/-</td> </tr> <tr> <td colspan="2" data-bbox="1093 1131 1316 1243">Rs. 500/- for every 90 Sq.m. in excess of 901 Sq.m.</td> </tr> </tbody> </table>	<i>(i) Floor area (Sq.m.)</i>	<u>Rs.</u>	Below 45	Rs. 500/-	45 - 90	Rs. 1000/-	91 - 180	Rs. 1250/-	181 - 270	Rs. 1500/-	271 - 450	Rs. 1750/-	451 - 675	Rs. 2000/-	676 - 900	Rs. 2250/-	Above 900	Rs. 2250/-	Rs. 500/- for every 90 Sq.m. in excess of 901 Sq.m.	
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3. Preliminary Planning Clearances		Processing Fees																				
(I). Sub Division of Lands	C	(i). * Land Below 1000 sq.m. Rs. 2000/- * Between 1001-5000 sq.m. Rs. 5000/- * Between 5001 10000 sq.m. Rs. 10,000/- * Rs. 1000/- for every 1000 sq.m. in excess of 10000 Sq.m																				
(II). Erection of buildings / addition to existing building / re-erection.	C	(i). Residential (Per linear m) Rs. 2000/-																				
(III). Erection of Parapet walls / Retaining Walls.	C	(i). Rs. 1500/-																				
		Commercial & Other (Per linear m) Rs. 5000/- Rs. 3000/-																				

(IV). Reclamation of Low Lying lands / Paddy Lands	C	<ul style="list-style-type: none"> * Land Area less than 150 sq.m. Rs. 2500/- * Between 151 and 300 sq.m. Rs. 5000/- * Rs. 3000/- for each 150 sq.m. in excess of 301 sq.m.
(V). Erection of Telecommunication Antenna Towers	C	<ul style="list-style-type: none"> * Height Between 5-20m Rs. 20,000/- * Rs. 100/- for each 01 meter in excess of 20m
(VI). Special Development Projects	C	<ul style="list-style-type: none"> * Small scale projects Rs. 10,000/- Less than 5 Million Rupees * Medium scale Project Rs. 50,000/- Between 5-50 Million Rupees * Large Scale Project Rs. 150,000/- Above 50 Million Rupees
<p>4. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all developments)</p> <ul style="list-style-type: none"> i. Land Subdivision ii. * Residential Construction <li style="padding-left: 20px;">* Commercial and other Construction iii. Erection of Parapet walls / Retain Walls. iv. Reclamations of Low Lying lands / paddy lands v. Erection of Telecommunication antenna towers vi. Special Projects 	D	<p>Fees for granting Certificate of Conformity</p> <ul style="list-style-type: none"> Rs. 1000/- for the first land lot and Rs. 500/- for each lot in excess Rs. 3000/- for below 300 Sq.m. floor area and Rs. 10/- for each Sq.m. in excess. Rs. 3000/- for 100 Sq.m. and Rs. 20/- for each Sq.m. in excess Rs. 1000/- for 100 per linear meter and Rs. 10/- for per linear meter each in excess Rs.3000/- for land below 150 Sq.m. and Rs. 20/- for each Sq.m. in excess. Rs. 2000/- for towers between 5m to 20m in height and Rs. 100/- for each meter in excess. Small Scale Rs. 5000/- Medium Scale Rs. 10,000/- Large Scale Rs. 20,000/-

<p>5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations)</p> <p>I. Colombo Municipal Council</p> <p>II. Other Municipal Council</p> <p>III. Urban Council and Pradeshiya Sabha</p>	D	<p>Service Charges</p> <p>* Light vehicles and Cars Rs. 500,000/-</p> <p>* Lorries Rs.1,000,000/-</p> <p>* Large vehicles including Containers Rs. 2,500,000/-</p> <p>* All vehicles Rs. 500,000/-</p> <p>* All vehicles Rs. 250,000/-</p>
<p>6. Covering Approvals</p> <p>I. sub division of lands without obtaining necessary approval</p> <p>II. Erection of buildings / additions/re-erectations without obtaining Development Permits.</p>		<p>Fees for granting Covering approvals</p> <p>(i). Rs. 750/- for every Lot.</p> <p>(ii). Residential per sq.m. Commercial and Others per sq.m.</p>
<p>Stage of Construction</p> <p>(i) Only foundation work completed (up to plinth level).</p> <p>(ii) Construction up to roof level (excluding roof)</p> <p>(iii) Construction including roof.</p> <p>(iv) Construction completed</p> <p>III. Erection of Parapet walls / Retain Walls</p> <p>IV. Reclamation of low lying lands / paddy lands</p> <p>V. Erection of Telecommunication and Antenna Towers</p> <p>VI. Special Development projects</p> <p>VII. Occupation / usage without obtaining Certificate of Conformity</p>		<p>Rs. 200/- Rs. 500/-</p> <p>Rs. 300/- Rs. 1000/-</p> <p>Rs. 400/- Rs. 1500/-</p> <p>Rs. 500/- Rs. 2000/-</p> <p>Rs. 400/- Rs. 400/-</p> <p>Rs. 5000/- for every 150 sq.m.</p> <p>Rs. 10,000/- for every 05 meter in height.</p> <p>Rs. 10,000/- for every 05 million project cost.</p> <p>Rs. 50/- per day</p>

7. Charge for Change of Use of residential unit into other permitted uses.

- (i) Rs. 2000/- per Sq.m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800/- per Sq.m. to convert a residential unit to any other permitted uses, if the property is located in any zone, other than Special Primary Residential Zone.

8. Additional floor area permitted in excess of prescribed Floor Area Ratio

The Service Charges to be calculated as a percentage of the cost of construction of the building which will vary from 40% to 10% based on the following factors.

- i. Location of the building
- ii. Status of available common amenities.
- iii. Type of development
- iv. Environment effects
- v. Zoning as per the Development Plan, if any

The building costs that will be taken into consideration for this calculations should not be less than the following values.

i. Residential Houses	Rs. 20,000/- per Sq.m.
ii. Residential flats , commercial and office buildings up to 04 storeys	Rs. 30,000/- per Sq.m.
iii. Residential flats , Commercial and Office building Over 04 storeys	Rs. 60,000/- per Sq.m.
iv. Light industrial buildings	Rs. 45,000/- per Sq.m.
v. Warehouses	Rs. 30,000/- per Sq.m.

09 for Provision of Services, reports or other Service activities.

- i. Transport charges for issuing of Preliminary Planning Clearances, Development Permits, Certificates of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35/- per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
- ii. A minimum service Charge of 10% of the estimated cost of the project for provision of Special consultancy services, preparation of layout plans, preparation of estimates, project planning shall be levied.
- iii. Service Charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, should be deposited in a separate bank account and these monies could only be used for development of open spaces, parking facilities, improvements to pavements or common urban development projects.

10. Deviation from the approved plan.

In cases of the deviation from the approved building plan, occurred at the time of setting out the building etc., the Authority may consider the same and a letter authorizing the owner to occupy the building be issued upon fulfillment of following without the certificate of conformity

- I. There shall be a request by the applicant
- II. Such portion of the building shall not be easily removable
- III. Limit of such access floor area shall not be more than 50 Sq.m
- IV. Such area shall not effect light and ventilation required to the building
- V. Refundable deposit of Rs20000 Per Sq.m is paid to the Authority subject to same being depreciate at an annual rate of 20%

11 Service Charges for the development which are not categorized as low cost residence buildings.

Service Charges should be paid as per the Regulations of Gazette Notification No. 1459/20 dated 23rd August 2006 and No. 1555/32 dated 27th June 2008 in Annex I.

Form C
Specification to Developments
(38 Regulation)

Specification to lots

Lot Extent – (Sq.m.)	Floor Area Ratio
From 250 to 750	2.5
From 751 to 375	3.0
From 376 to 500	4.0
From 501 to 750	4.5
From 751 to 1000	5.0
From 1001 to 1500	6.0
From 1501 to 2500	8.0
From 2501 to 3500	10.0
Over 3500	Unlimited

Specifications to floors

Number of Floors	Minimum Site Frontage	Minimum Road Width
Ground Floor	6	3.0
2(G+1)	6	3.0
3(G+2)	6	4.5
4(G+3)	6	6.0
5(G+4)	8	6.0
6(G+5)	10	9.0
7(G+6)	12	12.0
8(G+7)	15	12.0
9(G+8)	20	12.0
10(G+9)	25	15.0
11(G+10)	30	15.0
12(G+11)	36	15.0
Above 13	40	15.0

Development Guidelines

Details of the Building	Number of Floors	Rear Space (m.)	Open Space		Front Space (m.)	Plot Coverage	
			One Side (m.)	Both Side(m.)		Residential	Non Residential
Lower Height	Ground Floor	2.5				65%	80%
	2(G+1)	2.5				65%	80%
	3(G+2)	3.0				65%	80%
	4(G+3)	3.0				65%	80%
Inter Medium Height	5(G+4)	3.5	1.5		01	65%	80%
	6(G+5)	4.0	1.5		01	65%	80%
	7(G+6)	4.0		1.5	02	65%	80%
	8(G+7)	5.0		1.5	02	65%	80%
Medium Height	9(G+8)	5.0		3.0	03	60%	60%
	10(G+9)	6.0		3.0	03	60%	60%
	11(G+10)	6.0		4.0	04	60%	60%
High Rise	12(G+11)	6.5		6.0	6.0	50%	50%
	13(+)	10.0		6.0	6.5	50%	50%

- * Maximum floor area ratio 1:1.4 for the cooling lots less than 150 Sq.m.
- * Maximum floor area ratio for the educational and health institutions 1:200 and 50% of the plot coverage.
- * Note: Please refer Schedule 8 instead of this Schedule for DDMC Area.

SCHEDULE 7
(As per Regulation No. 37 (2)a)
Parking Space Requirement for Dehiwala Mt. Lavinia Municipal Council Area

Usage	Parking space requirements		
	Standard (Motor vehicles)	Commercial vehicles (lorry/Bus) Two Axle	Commercial vehicles(Truck) Multi Axle
01. Residential			
i. Flats dwelling units and terrace houses Gross Floor Area been less than 75 sq.m.but not condominiums	One for two units		
ii. Flats exceeding Gross Floor Area of 75 sq.m.	One for one units		
02. Commercial			
i. Retail shops, Groceries and similar uses.	One space for 100sq.m		
ii. Shopping complexes/ super markets	One space for 50sq.m	One space for 500sq.m	
iii. Banks	One space for 100sq.m		
iv. Hardware shops	One space for 100sq.m	One space for 50sq.m	
v. Vehicle Spare parts shops	One space for 100sq.m	One space for 50sq.m	
vi. Officers	One space for 100sq.m		
vii. Hotels, Guest houses and clubs	One space for 25sq.m (Including all services areas)		
viii. Star Hotels	One space for 50sq.m	One space for 500 sq.m (One space for 200 m for Busses)	
ix. Hotels, Guest Houses and Clubs	One space for 50sq.m or one space for 3 rooms		
x. Cinema Halls, Auditoriums and similar uses	One space for 25sq.m		

Usage	Parking space requirements		
	Standard (Motor vehicles)	Commercial vehicles (lorry/Bus) Two Axle	Commercial vehicles(Truck) Multi Axle
xi. Industries and all other Industrial Uses.	One space for 100sq.m	One space for 200sq.m	
xii. Ware houses	One space for 100sq.m	One space for 200sq.m	
xiii. Other commercial buildings	One space for 100sq.m		
03. Health Institutions			
i. Nursing homes, Private hospitals, OPD	One space for 25sq.m	One space for 500sq.m	
ii. Medical consultancy Buildings	One space for 10sq.m	One space for 500sq.m	
iii Medical laboratories and Medical centers.	One space for 10sq.m		
04. Educational Institutions.			
i Private schools, International schools, and nursery schools	One space for 50sq.m		
ii Private tuition classes, education institutions.	One space for 100sq.m	One space for 100sq.m	

SCHEDULE 8
(Regulation -32.4(A))
Form "C"

Specifications of Land Plots for Dehiwala Mt.Lavinia Municipal Council Area

Land Extent (Sq. Metres)	Maximum Number of Floors		Plot Coverage Ratio		Visiting Car Park (As a percentage of requirement)
	Residential	Commercial	Residential	Commercial	
150 - 250	2 (G+1)	3(G+2)	65%	80%	-
251 - 325	3 (G+2)	4 (G+3)	65%	80%	-
326 - 500	4 (G+3)	5 (G+4)	65%	80%	-
501 - 625	5 (G+4)	6 (G+5)	65%	80%	-
626 - 750	6 (G+5)	7 (G+6)	65%	80%	-
751 - 1000	7 (G+6)	8 (G+7)	65%	80%	-
1001 - 1125	8 (G+7)	9 (G+8)	60%	70%	-
1126 - 1250	9 (G+8)	10 (G+9)	60%	70%	5%
1251 - 1500	10 (G+9)	11 (G+10)	60%	70%	6%
1501 - 1625	11 (G+10)	12 (G+11)	50%	60%	8%
1626 - 1750	12 (G+11)	13 (G+12)	50%	60%	9%
1751 - 1825	13 (G+12)	14 (G+13)	50%	60%	10%
1826 - 2000	14 (G+13)	15 (G+14)	50%	60%	15%
2001 - 2500	16 (G+15)	20 (G+19)	50%	60%	18%
2501 - 3000	20 (G+19)	25 (G+24)	50%	60%	18%
More than 3000	unlimited	Unlimited	50%	60%	18%

Specifications for Land Plots
(Requirements for Access Road)

Minimum Road Width	Maximum Number of land Plots	Maximum Units in Singl Plots (Land extent less than 40 Perches)	Maximum Units in Singl Plots (Land extent more than 40 Perches)
3.0 Metres	4	2	4
4.5 Metres	6	3	4
6.0 Metres	20	-	-
9.0 Metres and above	-	-	-

Specifications for Maximum Number of Floors

No. of Floors	Min. width of site/road frontage (m)	Min. Road Width (m)	Rare Space (m)	Minimum space on sides **		Setback in side (m)	Other Requirements
				One side (m)	Other Side (m)		
2 (G+1)	06	3.0	2.3	-	-	01*	<ul style="list-style-type: none"> • Space for generator where certainly air conditioning and mechanically lighting Lift shall be provided where more than 4 floors • Transformers shall be placed in accordance with the recommendations of CEB
3 (G+2)	06	4.5	3.0	-	-	01*	
4 (G+3)	06	4.5	3.5	-	-	01*	
5 (G+4)	08	06	4.0	-	-	1.5	
6 (G+5)	10	06	4.0	-	-	1.5	
7 (G+6)	12	06	4.5	2.0	-	02	
8 (G+7)	15	09	5.0	2.0	2.0	02	
9 (G+8)	20	09	5.5	3.0	3.0	03	
10 (G+9)	25	09	6.0	4.0	3.0	03	
11 (G+10)	30	09	6.0	5.0	3.0	04	
12 (G+11)	36	09	7.0	6.0	3.0	05	
13 & above	40	09	10.0	6.0	6.0	5.5	

*When there is no building line

** Please see 1.11 in B, in Regulation 37 (1)

- Unless other wise states in the zoning classification the above mention floor area ratios should be the permissible F.A.R for corresponding extent of the lands.
- Permissible F.A.R for Educational and Health institutional should be limited to maximum of F.A.R 2.0 plot coverage for such uses shall be limited to maximum of 50%.
- Shall be permissible for proposed, 3(G+2) floors where only 2 housing unites.
 - Vehicle parks are not included in above floors.
 - Security room and toilet shall be permissible in vehicle parking floor in condominium properties.
 - 1.2 m width of balconies shall be permissible within the building line and rear space.

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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 1,459/20 - 2006 අගෝස්තු 23 වැනි බදාදා - 2006.08.23
No. 1,459/20 - WEDNESDAY, AUGUST 23, 2006

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

LDB.16/78.

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Water Supply under Section 21 of the Urban Development Authority Law, No. 41 of 1978.

DINESHCHANDRA RUFASINGHE GUNAWARDENE,
Minister of Urban Development
and Water Supply.

Colombo,
08th August, 2006.

Regulations

The Urban Development Authority Planning and Building Regulations, 1986, published in *Gazette Extraordinary* No. 392/9 of March 10, 1986, as amended from time to time, are hereby further amended as follows:-

- (1) The Regulations 62 of that regulations under the Heading "Waste Disposal" is hereby amended by addition immediately after that regulations the following sub sections :-
 - "62. (a) No waste generated by polythene materials, from within any premises or in any public place shall be collected and disposed of, in such manner as will endanger, the health of the public or the environment.
 - (b) No waste as identified in paragraph (a) shall be disposed of by dumping the same in any area intended for use by the public, or in any wetland or other environmentally sensitive area.
 - (c) Any person who acts in contravention of paragraphs (a) or (b) of this regulation, shall be guilty of an offence".
- (2) In regulation 70 of that regulation, by the insertion immediately after the definition of the expression "lot" of the following new definition :-

"low Cost residential" in relation, to any development activity, means a residential development activity in which the floor area of a residential unit does not exceed fifty square meters and the estimated average cost per square meter does not exceed rupees twenty thousand,"

(3) Form "B" Annexure I of Schedule I to that regulation, to be amended as follows :-

(a) in item 3 thereof, by the substitution of the following new subsection for the sub paragraph (a) :-

- "(a) Nature of Proposals ;
 Low cost residential ;
 Other residential ;
 Commercial ;
 Industrial ;
 Institutional ;
 Factory or Workshop ;
 Warehouse ;
 Mixed Development ;
 Other (specify) :"

(b) in item 3 paragraph (e) thereof, by the substitution for the sub-heading "Residential" of the following two sub-headings :-

- "Low cost residential ;
 Other residential ;", and

(c) by the addition at the end of item 3 thereof, immediately after paragraph (h) of the following new paragraph :-

"(i) Estimated development cost in rupees, certified by a Chartered Architect or Chartered Quantity Surveyor or Chartered Civil Engineer as follows :-

- Substructure : Rs.....
 Superstructure : Rs.....
 Internal Infrastructure : Rs.....
 Finishes : Rs.....
 Total Estimated Cost : Rs..... ; and

(4) in Schedule V to that regulation, by the addition immediately after item 9 of that Schedule of the following new item :-

10. Minimum service charge for obtaining Development Permits in respect of all developments which are not categorized as low cost residential shall be as set out below. Provided that if a part of any development is categorized as low cost residential, such part shall be exempt from such service charge.

<i>Floor Area (Square Meters)</i>	<i>Percentage Chargeable on the Estimated Average Construction Cost</i>
over 500 and less than 2500	1%
over 2500 and less than 5000	2%
over 5000 and less than 7500	3%
over 7500 and less than :0,000	4%
> 10,000	5%

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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 1555/32 - 2008 ජූනි 27 වැනි සිකුරාදා - 2008.06.27
No. 1555/32 - FRIDAY, JUNE 27, 2008

(Published by Authority)

PART I: SECTION (I) — GENERAL

Government Notifications

THE URBAN DEVELOPMENT AUTHORITY ACT, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Sacred Area Development under Section 21 of the Urban Development Authority Act, No. 41 of 1978.

DENESH CHANDRA RUPASINGHE GUNAWARDENE,
Minister of Urban Development and Sacred Area Development.

Battaramulla,
19th June, 2008.

Regulations

The Urban Development Authority Planning and Building Regulations 1986 published in *Gazette Extra Ordinary* No. 392/9 of 10th March, 1986 as amended time to time is further amended by deleting the content published in *Gazette Extra Ordinary* No. 1538/24 of 27th February, 2008 and substituting it with the following:

"Minimum Service Charge for obtaining Development Permits in respect of all Developments which are in excess of 500 sqm., and not categorized as low cost residential shall be one percent (1%) of the Estimated Average Construction Cost. If a part of any development is categorized as low cost residential, such part shall be exempted from such service charge".

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The Gazette of the Democratic Socialist Republic of Sri Lanka EXTRAORDINARY

අංක 1597/8 - 2009 අප්‍රේල් 17 වැනි සිකුරාදා - 2009.04.17

No. 1597/8 - FRIDAY, APRIL 17, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

L.D.B. 1678.

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

REGULATIONS made by the Minister of Urban Development and Sacred Areas Development under Section 21 of the Urban Development Law, No. 41 of 1978, read with Section 8 of the aforesaid Law.

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

Colombo,
16th April, 2009.

Regulations

The Urban Development Authority Planning and Building Regulations, 1986 as amended from time to time, is hereby further amended as follows :-

(1) in regulation 8, under the Heading "Building Categories" :-

(a) by the substitution for Category B therefore, of the following :-

" (2) Category B — comprise any building, not being a high rise building which consists of :-

- (i) not more than four floors, including the ground floor, where a wall or column is situated on the boundary ;
- (ii) A basement - roofs, foundations, beams and other related parts of the buildings ;
- (iii) A pile or raft foundation ;
- (iv) A roof span exceeding ten meters;

- (v) a place of public assembly or a public building ;
 - (vi) A building which is wind sensitive such as warehouse and factory ; and
 - (vii) Any other type of building not covered under categories A and C ;
- (b) by the substitution for Category C thereof, of the following :-

“(3) Category C shall comprise of the following Sub Categories—

- (a) C I - any building which is used for residential purposes and shall not exceed five hundred (500) square meters in extent and consisting up to G+2 floors which does not fall under Category B ;
 - (b) C II - any building which is used for purposes other than residential and does not exceed three hundred (300) square meters in extent and consisting up to G+2 floors which is not covered under Category B ; and
 - (c) C III- any building which is used—
 - (i) for residential purpose and does not exceed three hundred (300) sq.m. in extent and consisting up to G+1 floor which is not fall under Category B ;
 - (ii) for purposes other than residential and does not exceed one Hundred (100) sq. m. in extent and consisting up to G+1 floor which does not fall under Category B ;
- (2) by the substitution of the heading “Submission of Structural and Service Plan” appearing immediately after regulation 8 of the following heading —

“Submission of Architectural, Structural and Service Plans”.

(3) By the repeal of regulations 9 thereof, and the substitution of the following :-

- “9 (1) An application shall, prior to the commencement of any building works in respect of all buildings other than those buildings falling within sub Category C III of Category C, submit detailed structural plans along with the design calculations of the proposed building, such plan shall be signed by a qualified person.
- (2) the detailed structural plans along with the design calculations of the proposed building, signed by a qualified person shall —
- (a) in relation to all buildings falling within Category A and Category B of regulation 8 ; and
 - (b) in relation to buildings falling within Sub Category C I and C II of category C of regulation 8, if required to do so by the Authority,

Shall consist of the following—

- (i) a statement indicating in clear and precise language, the manner in which the superimposed load for which each floor system or part thereof has been designed ;
- (ii) the results of any soil tests carried out, the calculations for determination of soil bearing capacity and earth boring investigations ; and
- (iii) the type or types of the foundation which is recommended to be used ;

- (3) Where any air conditioning or mechanical ventilation system is to be installed in a building or part thereof or where any such system therein is to be extended or altered the layout and detailed plans of the installation, extension or alteration to be carried out, with information pertaining to capacities, shall be submitted by a qualified person to the Authority for approval along with plans of the building in which the system is to be installed, extended or altered.
- (4) The applicant shall submit before commencing building work in respect of all buildings mentioned in Category A and Category B and if required by the Authority in the case of building falling within Sub Category C I and C II of Category C, service plans relating to water supply, sewerage, drainage and rain water harvesting. Such service plan shall be prepared and signed by a qualified person.
- (5) The applicant shall submit before commencing building work in respect of all buildings mentioned in category A and Category B and if required by the Authority in the case of buildings in falling within Sub Category C I and C II of Category C, service plans relating to Electricity prepared and signed by a qualified person."

(4) by the substitution for the heading "Drainage" appearing immediately after regulation 60 of that regulation, of the heading "Rainwater Harvesting and Drainage".

(5) by the substitution for regulation 61 of that regulation of the following regulation :-

"61. (1) Every owner or developer shall at the time of submission of the building plans for approval of the development activity in terms of these regulations, submit along with such plan, a plan containing such sketches as may be necessary, prepared taking into consideration the specifications and other requirements set out in Schedule VII (Part I, Part II and Part III) to these regulations, of the respective drainage facilities intended to be put in place to drain off and convey rain water from the roof of the proposed building to a drain in the street or other appropriate outlet approved by the respective Authority :

Provided that, in the case of existing buildings, the authority shall give adequate notice to the owners thereof, informing them that they will be required to comply with the provisions of this regulation, within such period as may be determined by the Authority, but such date shall not be later than three (03) years from the date of enforcement of those regulations.

(2) Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority'

(3) The provisions of these regulations shall be applicable in respect of such areas as have been declared as Urban Development Areas by Order published in the *Gazette* in terms of Section 2 of the Law.

(4) In applying these provisions to open space reservations stipulated in relation to the sub division of land, a minimum of ninety (90%) percent of such reservation shall have ground cover vegetation.

61 A. The provisions of regulation 61 shall apply to all premises within any local authority area, declared as Urban Development area under the Law.

Provided that the above provisions shall not apply in respect of premises falling within any local authority area, where the size of the premises is less than 6 perches (150m²).

61 B. (1) Every plan submitted for the purpose of obtaining a development permit shall consist,—

(a) Where no building work is involved in the development activity or the development activity is restricted to land development—

(i) of details of the location and the dimension of the existing drainage system ;

- (ii) of the proposed rainwater harvesting system inclusive of all dimensions and flow directions ;
- (b) Where building work is involved in the development activity,
 - (i) of a sketch of the plan of the surrounding area including positioning of existing water drains.
 - (ii) of the floor plan of each story (where the building consists of more than one floor) and of any areas which will consist of a flat roof (all pipe lines of the drainage, sizes and location of storage and infiltration and outlet drains along which the rain water will be discharged, with arrows indicating the direction of the flow of the water should be shown) ;
 - (iii) of the cross and longitudinal sections of the building, including storage tanks, down pipes and other related appurtenances.
- (2) The guidelines set out in sub-paragraphs (a) and (b) of paragraph (1) of this regulation shall be applicable to the Uses of Buildings specified in Schedule VII (Part I) to these regulations and the Minimum Equivalent Rainwater Holding provisions Requirement for each of such categories shall be as specified in the said Schedule (Part II) ;

Provided that where any applicable building uses or relevant rainfall band is not clearly identifiable, Authority / the Local Authority shall on a consideration of all conditions, make the required identification :

Provided further that the Proposed Distribution of Rain Water Harvesting Holding Provision shall be calculated in accordance with the Storage and Groundwater Infiltration of the premises as specified in Part III of Schedule VII.

- 61.C. (1) Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such place as may be determined by the Authority/ respective local authority ; Provided that the Authority shall satisfy itself that all owners concerned have consented to the joint facility and have given their written consent thereto.

(2) In assessing the Equivalent Rainwater Holding Provision of any premises :-

(a) the following matters shall be considered -

- (i) available storage space for fire requirements, provided measure are adopted to meet fire requirements at all times ;
- (ii) 100m² of unpaved ground sufficient for 0.5m³ ;
- (iii) location of infiltration trenches specially for rainwater ; and
- (iv) any facilities available on adjacent premises where, the written consent of the owner thereof has been obtained for the use of such facilities.

(b) the following matters shall not be considered-

- (i) storage spaces for public mains supply ;
- (ii) availability of septic tank effluent soakage pit or trench.

61 D. The following design and construction consideration shall be applicable in relation to ground water harvesting in terms of these regulations :-

- (a) the rainwater system shall be designed by persons possessing the requisite qualifications as specified from time to time, by the Authority and shall-
 - (i) be constructed in competent matter ;
 - (ii) be capable of discharging the first flush of rain ;
 - (iii) be stored on appropriate structures and sized and be infiltrated into the ground, by means of either a waste water soakage pit, a dug or bore well, pond or other similar measure, ensuring that optimal use of the water is made for home garden and landscaping purposes ;
- (b) the storage structure shall be covered and protected against accidents and shall—
 - (i) be built in a structurally sound manner ;
 - (ii) contain provision for the elimination of dust, vermin and other contaminants ;
 - (iii) be of such design which shall not conflict with any other building regulations or aesthetic considerations imposed by the local authority ;
 - (iv) be located at appropriate locations either above, below or on, ground level, so as to facilitate the potential for the maximum use of the water storage therein ;
- (c) in case the water is not used for home gardening and other purposes, the infiltration structure shall be of such specified dimensions in order to be able to contain the quantity of water directed to it ensuring proper infiltration.
- (d) in the case of common storage structures, be built with suitable backflow prevention devices, so as to prevent rainwater from entering the public mains systems ;
- (e) shall not contain direct cross flow connections between the rainwater and the public mains systems ;
- (f) shall contain such filtration devices as are specified by the local authority ; and
- (g) all pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by color and markings ;

(6) by the substitution for regulation 67 thereof, of the following regulations :-

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

- (a) in the case of land development or sub-division of land :-
 - (i) a Certificate from a qualified person stating that the sub-division has been carried out as specified in the approved plans and permit ;
 - (ii) a Certificate from a qualified person where engineering works are involved in development activities such as the construction of roads, culverts and drains, stating that the development works carried out in conformity with the specifications of the permit.

(b) in the case of construction of buildings falling within Category A of regulations 8 :-

- (i) a Certificate from a qualified person to the effect that the development has been carried out under his supervision and in accordance with the approved plan and permit ;
- (ii) a Certificate from a qualified person to the effect that the foundations and super structure and other works have been carried out under his supervision and according to the approved plans and permit and according to designs submitted under regulation 9, and that the buildings are structurally safe ;
- (iii) a Certificate from a qualified person to the effect that design, supervision and installation of Electrical Work, Sanitary, Plumbing and Drainage Water, Rain Water Harvesting specification, Air conditioning and Fire Safety work, have been carried out in accordance with the approved plans, and specifications and satisfy all safety regulations ;

(c) in the case of construction of buildings falling within Category B of regulation 8, a Certificate from a qualified person to the effect that the works have been carried out under his supervision in accordance with the approved plans and permit and that the building is structurally safe ;

(d) in the case of the construction of buildings falling within sub Categories CI and CII of Category C of regulation 8, a Certificate from a qualified person to the effect that the work has been carried out and under his supervision in accordance with the approved plan and permit ; and

(e) in the case of the construction of buildings falling within Sub Categories CIII of Category C of regulation 8, a Certificate from the builder, or the owner where the owner is also the builder by such owner to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building ;

(7) in regulation 70, by the repeal in the definition of the expression "qualified person" thereof, and the substitution therefore of the following :-

"qualified person" means any person required to approved or certify any development activity in terms of regulations 8, 9, 61, 67 and 70 of these regulations and who is specified in Column IV of Schedule VI to these regulations.

Schedule V

(Regulation 3)

PROCESSING FEES, FEES FOR COVERING APPROVAL AND SERVICE CHARGES FOR OBTAINING DEVELOPMENT PERMITS

Nature of Development activity to be engaged in	Form to be used	Fees
1. Issue of Development Permits		Processing Fees (i) Plot Size
I. Land Subdivision Approval	A	<p style="text-align: right;"><i>Fees for each plot (Excluding road drains and common Lot)</i></p> <ul style="list-style-type: none"> ❖ Between 150 - 300 Sq.m. Rs. 500.00 ❖ Between 301 - 600 Sq.m. Rs. 400.00 ❖ Between 601 - 900 Sq.m. Rs. 300.00 ❖ Above 900 Sq.m. Rs. 200.00

Schedule V (Contd.)

Nature of Development activity to be engaged in	Form to be used	Fees		
(II) Issuing of Development Permits for erection of Buildings/ addition to existing buildings/ re-erection	B	(ii) Floor area (Sq. m.)	Residential Uses	Commercial or Other uses
			Rs. Cts.	Rs. Cts.
		Less than 45	500.00	1,000.00
		45 - 90	1,500.00	2,000.00
		91 - 180	2,500.00	3,000.00
		181 - 270	3,500.00	4,000.00
		271 - 450	4,500.00	6,000.00
		451 - 675	5,500.00	8,000.00
		676 - 900	6,500.00	10,000.00
		901 - 1225	7,500.00	12,000.00
		Above 1225	7,500.00	12,000.00
			Rs. 1,000/- for every 90 Sq.m. in excess of 1226 Sq. m.	Rs. 1,250/- for every 90 Sq.m. in excess of 1226 Sq. m.
(III) Erection of Parapet Walls/ Retaining walls		(iii) Residential (per linear meter)		Commercial and Other (per linear meter)
* Out side building line		Rs. 300.00		Rs. 400.00
* Within building line		Rs. 500.00		Rs. 600.00
(IV) Reclamation of Low Lying lands/ Paddy Lands		(iv)	Rs. 1,500/- for land less than 150 Sq. m. and	
			Rs. 1,000/- for each 150 Sq. m. in excess	
(V) Erection of telecommunication Antenna Towers		(v)	Rs. 20,000/- for tower height between 5 - 20 meters.	
			Rs. 100/- for each meter in excess of 20m.	
(VI) Issuing of Development Permits for Special Projects		(vi)	Rs. 5,000/- for project Cost of 5 million and	
			Rs. 100/- for each million in excess.	
2. Change of Use of Residential Units	B	Processing Fees		
		(i) Floor area (Sq. m.)	Rs. Cts.	
		Below 45	500.00	
		45 - 90	1,000.00	
		91 - 180	1,250.00	
		181 - 270	1,500.00	
		271 - 450	1,750.00	
		451 - 675	2,000.00	
		676 - 900	2,250.00	
		Above 900	2,250.00	
			Rs. 500/- for every 90 Sq. m. in excess of 901 Sq. m.	

Schedule V (Contd.)

<i>Nature of Development activity to be engaged in</i>	<i>Form to be used</i>	<i>Fees</i>	
3. Preliminary Planning Clearances		Processing Fees	
(I) Sub division of lands	C	(i) * Land Below 1000 Sq. m.	Rs. 2,000.00
		* Between 1001 - 5000 Sq. m.	Rs. 5,000.00
		* Between 5001 - 1,000 Sq. m.	Rs. 10,000.00
		* Rs. 1,000.00 for every 1,000 Sq. m. in excess of 1,0001 Sq.m.	
(II) Erection of buildings/addition to existing building/re-erection	C	(i) Residential (per linear m)	Commercial and Other (Per linear m)
		Rs. 2,000.00	Rs. 5,000.00
(III) Erection of Parapet walls/ Retaining Walls	C	(i) Rs. 1,500.00	Rs. 3,000.00
(IV) Reclamation of Low Lying lands/ Paddy Lands	C	* Land Area less than 150 Sq. m.	Rs. 2,500.00
		* Between 151 and 300 Sq.m.	Rs. 5,000.00
		* Rs. 3,000/- for each 150 Sq. m. in excess of 301 Sq. m.	
(V) Erection of Telecommunication Antenna Towers	C	* Height Between 5 - 20 m	Rs. 2,000.00
		* Rs. 100/- for each 01 meter in excess of 20m	
(VI) Special Development Projects	C	* Small scale projects Les than 5 Million Rupees	Rs. 10,000.00
		* Medium scale Project Between 5-50 Million Rupees	Rs. 50,000.00
		* Large Scale Project Above 50 Million Rupees	Rs. 150,000.00
4. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all developments)	D	Fees for granting Certificate of Conformity	
(i) Land Sub division		Rs. 1,000/- for first land lot and Rs. 500/- for each lot in excess	
(ii) * Residential Construction		Rs. 3,000/- for below 300 Sq. m. floor area and Rs. 10/- for each Sq. m. in excess.	
* Commercial and other Construction		Rs. 3,000/- for 100 Sq. m. and Rs. 20/- for each Sq. m. in excess.	
(iii) Erection of Parapet Walls/ Rainwater		Rs. 1,000/- for 100/- per linear meter and Rs. 10/- for per linear meter each in excess.	
(iv) Reclamations of Low Lying lands /paddy lands		Rs. 3,000/- for land and below 150 Sq. m. and Rs. 20/- for each Sq. m. in excess.	
(v) Erection of Telecommunication antenna towers		Rs. 2,000/- for towers between 5m to 20m in height and Rs. 100/- for each meter in excess.	
(vi) Special Projects		Small Scale	Rs. 5,000.00
		Medium Scale	Rs. 10,000.00
		Large Scale	Rs. 20,000.00

Schedule V (Contd.)

<i>Nature of Development activity to be engaged in</i>	<i>Form to be used</i>	<i>Fees</i>	
5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations)	D	Service Charges	
(I) Colombo Municipal Council		* Light vehicles and Cars	Rs. 500,000.00
		* Lorries	Rs. 1,000,000.00
		* Large vehicles including Containers	Rs. 2,500,000.00
(II) Other Municipal Council		* All vehicles	Rs. 500,000.00
(III) Urban Council and Pradeshiya Sabha		* All vehicles	Rs. 250,000.00
6. Covering Approvals		Fees for granting Covering approvals	
I. Sub division of lands without obtaining necessary approval		(i) Rs. 750/- for every Lot.	
II. Erection of buildings/Additions/ erections without obtaining Development Permits.		(ii) Residential per Sq. m. Commercial and Others per Sq.m.	
Stage of Construction			
(i) Only foundation work completed (upto plinth level)		Rs. 200.00	Rs. 500.00
(ii) Construction up to roof level (excluding roof)		Rs. 300.00	Rs. 1,000.00
(iii) Construction including roof		Rs. 400.00	Rs. 1,500.00
(iv) Construction completed		Rs. 500.00	Rs. 2,000.00
III. Erection of Parapet walls/Retain Walls		Rs. 400.00	Rs. 400.00
IV. Reclamation of low lying paddy lands/		Rs. 5,000/- for every 150 Sq. m.	
V. Erection of Telecommunication and Antena Towers		Rs. 10,000/- for every 05 meter in height.	
VI. Special Development projects		Rs. 10,000/- for every 05 million project cost.	
VII. Occupation/usage without obtaining Certificate of Conformity		Rs. 50/- per day	

7. Charge for Change of Use of residential unit into other permitted uses.

- (i) Rs. 2,000 per Sq.m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800 per Sq. m. to convert a residential unit to any other permitted uses, if the property is located in any zone, other than Special Primary Residential Zone.

8. Additional floor area permitted in excess of prescribed Floor Area Ratio

The Service Charges to be calculated as a percentage of the cost of construction of the building which will vary from 40% to 10% based on the following factors.

- (i) Location of the building
- (ii) Status of available common amenities.
- (iii) Type of development
- (iv) Environment effects
- (v) Zoning as per the Development Plan, if any

The building costs that will be taken into consideration for this calculations should not be less than the following values.

(i) Residential Houses	Rs. 20,000.00 per Sq.m.
(ii) Residential flats, commercial and office buildings up to 04 storeys	Rs. 30,000.00 per Sq.m.
(iii) Residential flats, Commercial and Office building Over 04 storeys	Rs. 60,000.00 per Sq. m.
(iv) Light industrial buildings	Rs. 45,000.00 per Sq.m.
(v) Warehouses	Rs. 30,000.00 per Sq.m.

9. for Provision of Services, reports or other Service activities.

- (i) Transport charges for issuing of Preliminary Planning Clearances, Development Permits, Certificates of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35/- per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
- (ii) A minimum service Charge of 10% of the estimated cost of the project for provision of Special Consultancy services, preparation of layout plans, preparation of estimates, project planning shall be levied.
- (iii) Service Charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, should be deposited in a separate bank account and these monies could only be used for development of open spaces, parking facilities, improvements to pavements or common Urban Development Projects.

Schedule VI
QUALIFIED PERSON

(Regulations 8, 9, 61, 67 and 70).

	<i>Column I</i> <i>Nature of Development Activity</i>	<i>Column II</i> <i>Extent of Land (Where Relevant)</i>	<i>Column III</i> <i>Specific Task Requiring Approval of Qualified Person</i>	<i>Column IV</i> <i>Qualification/Designation Required of Qualified Person</i>
1.	If the development activity does not involve building work	Exceeding 0.5 Hectares	Site Layout Plan	Corporate member of the Institute of Town Planners
Regulation Compatibility			Corporate member of the Institute of Town Planners	
Preparation of Sub division Plan			Licensed Surveyor and Leveller	
2.	If the development activity does not involve building work	Less than 0.5 Hectares	Site Layout Plan and sub division plan	Licensed Surveyor and Leveller
Regulation Compatibility			Corporate member of the Institute of Town Planners	
3.	If the development activity involves engineering works (construction of roads, culverts, drains)		Certificate stating engineering works have been carried out in conformity with the specifications in the permit.	Chartered Civil Engineer
4.	If the development activity involves a sub division or amalgamation of land	Exceeds 0.5 Hectares	Certificate stating that the Survey Plan is on conformity with the Town Planning requirements	Corporate member of the Institute of Town Planners
5.	If the development activity relates to building category A and B		1. Architectural Plan (Certificate stating development has been carried out in conformity with approval plan and permit under his supervision.)	Chartered Architect or Architect registered with the Architect Registration Board.
2. Structural Design Plan along with design calculations (Certificate stating that foundation and building are in accordance with approved plan and building is structurally safe.)			Chartered Civil Engineer or Chartered Structural Engineer	
3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety)			The relevant Engineer from the ones set out below, as is relevant to the service being provided :- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Electrical Engineer	

SCHEDULE VII

[Regulation 61 A (2)]

PART I

USED AND TYPES OF BUILDINGS	
Uses	Types of Buildings
1. Residential	Including Houses, Multiple Dwellings, Apartments, Home for Elders.
2. Commercial	Including Office Building, Hotels, Motels, Guest House, Public Lodging, Shopping Centers, Supermarkets, Restaurants, Car Parks.
3. Industrial	Including Factories, Workshops, Warehouse, Industrial Establishments, Infrastructure Services Centre.
4. Institutional	Government Buildings, Semi-Government Buildings and other Public Buildings

PART II

MINIMUM EQUIVALENT RAINWATER HOLDING PROVISION REQUIREMENT						
*Annual Rainwater Band (mm)	Minimum Volume (m ³) required per 100m ² of roof plan area and hard paved area					
	Residential		Commercial	Industrial	Institutional	
	Domestic	Apartments/ Condominiums				
1. 750 - 1000	1.5	2.5	5	8	10	
2. 1000 - 1500	1.5	2.5	3	8	10	
3. 1500 - 2000	1.5	2.5	3	5	10	
4. 2000 - 2500	1.5	2.5	3	3	5	
5. 2500 - 3000	1.5	2.5	2	2	3	
6. 3000 - 4000	1.5	2.5	1	1	2	
7. 4000 - 5000	1.5	2.5	0.5	1	1	
8. 5000 - 6000	1.5	2.5	0.5	0.5	0.5	

* The rainfall bands are taken from the Sri Lanka National Atlas published by the Department of Surveys.

** Required Equivalent Rainwater = $\frac{\text{Minimum Volume} \times \text{Total Roof plan area and paved area}}{100}$
 Holding Provision (m³)

Note: The ratio of provision of the Required Equivalent Rainwater Holding Provision both by Storage and Infiltration, shall be determined by the respective local authority taking into considering the location, groundwater table fluctuation, available space, topography, permeability, type of soil.

SCHEDULE VII

[Regulation 61 A (2)]

PART I

USED AND TYPES OF BUILDINGS		
	Uses	Types of Buildings
1.	Residential	Including Houses, Multiple Dwellings, Apartments, Home for Elders.
2.	Commercial	Including Office Building, Hotels, Motels, Guest House, Public Lodging, Shopping Centers, Supermarkets, Restaurants, Car Parks.
3.	Industrial	Including Factories, Workshops, Warehouse, Industrial Establishments, Infrastructure Services Centre.
4.	Institutional	Government Buildings, Semi-Government Buildings and other Public Buildings

PART II

MINIMUM EQUIVALENT RAINWATER HOLDING PROVISION REQUIREMENT						
*Annual Rainwater Band (mm)	Minimum Volume (m ³) required per 100m ² of roof plan area and hard paved area					
	Residential		Commercial	Industrial	Institutional	
	Domestic	Apartments/ Condominiums				
1.	750 - 1000	1.5	2.5	5	8	10
2.	1000 - 1500	1.5	2.5	3	8	10
3.	1500 - 2000	1.5	2.5	3	5	10
4.	2000 - 2500	1.5	2.5	3	3	5
5.	2500 - 3000	1.5	2.5	2	2	3
6.	3000 - 4000	1.5	2.5	1	1	2
7.	4000 - 5000	1.5	2.5	0.5	1	1
8.	5000 - 6000	1.5	2.5	0.5	0.5	0.5

* The rainfall bands are taken from the Sri Lanka National Atlas published by the Department of Surveys.

** Required Equivalent Rainwater Holding Provision (m³) = $\frac{\text{Minimum Volume} \times \text{Total Roof plan area and paved area}}{100}$

Note : The ratio of provision of the Required Equivalent Rainwater Holding Provision both by Storage and Infiltration, shall be determined by the respective local authority taking into considering the location, groundwater table fluctuation, available space, topography, permeability, type of soil.

PART III

PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDING PROVISION										
Storage (m ³)				Ground Water Infiltration (m ³)						Total m ³
Above Ground	On Ground	Below Ground	Other	Wastewater Pit	Unpaved Ground	Unlined Pond	Dug Well	Borehole	Other	

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The Gazette of the Democratic Socialist Republic of Sri Lanka EXTRAORDINARY

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No. 1603/53 - SATURDAY, MAY 30, 2009

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

CORRECTION

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

PRINTING Errors in the Notice, No. 04—648 published in the Part I : Sec. I of *Gazette Extraordinary of the Democratic Socialist Republic of Sri Lanka*, No. 1597/8 of 17th April, 2009 under the heading The Urban Development Authority Law, No. 41 of 1978 should be corrected to read as follows :—

1. In page No. 5A—

(*) under 61D(a)(i) the word "matter" is corrected as "manner".

2. In page No. 8 A—

(*) under processing fees in third line "5001 — 1,000 Sq.m." is corrected as "5001 — 10,000 Sq.m.", in 5th line — "10001 Sq. m" corrected as "10000 Sq.m." and in 13th line — "Rs. 2000.00" is corrected as "Rs. 20,000.00",

(*) under the fees for granting certificate of conformity in the 9th line "Land and below" is corrected as "Land below".

3. In the page No. 9 A—

(*) 18th line in the first Column under 6. covering approvals the word, "Antena" is corrected as "Antenna" and 20th line under above heading, — the word "usage" is corrected as "usage".

4. In the page No. 10 A—

(*) the word "couideration" in the 14th line is corrected as "consideration".

5. In the page No. 11 A—

(*) the word "charted" in the 8th cage of Column IV is corrected as "Chartered" and the word "servies" in the 10th cage of Column IV is corrected as "Services".

6. In the page No. 12A—

(*) the word "charted" in the 3rd line in Column IV is corrected as "chartered".

7. In the page No. 13A—

(*) the word "Used" in the main Heading of Part I is corrected as "Uses".

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

Urban Development Authority,
6th and 7th Floors,
Sethsiripaya,
Battaramulla.
11th May, 2009.