

PART I: GENERAL REGULATION

REGULATIONS

1. These regulations may be cited as the urban development authority planning and building regulations 1986.
2. The provisions of these regulations shall be applicable to Mannar Island for the time being declared by the minister by notification published in the gazette to be an urban development area.

SUBMISSION OF PLANS

3. (1) All application under section 8 J of the law for the purpose of obtaining a development permit to engage in any development activity shall be made to the authority in the relevant forms specified in schedule (I) of these regulations and be accompanied by the fees specified in “schedule V”.

(2) Receipt of applications, Processing of building applications, charging of relevant Processing fees and issuance of building Permits/approvals to be obtained from Authority for the following activities.

- i. Any construction with more than 04(G+03), floors, any development activity more than 4000 sq.ft and all government and semi government buildings.
 - ii. Environment polluted industries and fuel filling stations.
 - iii. Building coming under Condominium Low.
 - iv. Land development and subdivision more than 40 perches (Hec.0.1)
 - v. Proposed development activities within the sacred areas under the Town & Country planning Ordinance of 1947
 - vi. Proposed development activities declared by UNESCO as” World Heritage” sites.
 - vii. Within the areas that are/will be identified by UDA as site with National and Regional significance
 - viii. Proposed development activities within the conservation areas identified by the Coast Conservation Department.
 - ix. Within land slide prone areas as identified by National Building Research Organization (NBRO)
 - x. Proposed development activities within the Environmental Sensitive areas identified by Central Environment Authority
 - xi. Proposed development activities along the buffer zone of expressways.
4. All plans submitted under these regulation shall :-
 - i. be prepared and signed by a qualified person;
 - ii. be signed by the owner of the site or premises; and
 - iii. be submitted in triplicate, if Authority directs developer to be submitted required copies.
5. (1) The authority may, where it deems necessary require the submission of additional copies of the plans submitted under regulation 4.

(2) If the plans, drawings specifications and information given, do not provide all the particulars necessary to deal satisfactory with the application. The authority may require production of such additional particulars and plans as it deems necessary in order to satisfy itself as to the exact nature of the development activity envisaged.

6. All plans submitted for the purpose of obtaining a development permit respect to any specific development activity shall consist of:-

(1) where no building work is involved in the development activity or it is restricted to land development:-

- a) a location plan of the site in relation to the adjoining street to a scale of not less than 1:4000;
- b) a survey plan of the site to a scale of not less than 1:1000 showing:-
 - i. the location of the site including figured dimensions of buildings, if any;
 - ii. The scale of the plan, the north point and the assessment numbers of adjoining lots or buildings.
 - iii. the means of access to the site;
 - iv. all existing drains and water course; and
 - v. Contour or spot levels of the site and levels on the street in front of the site, where necessary;

7. (1) All plans shall be drawn neatly and accurately in ink or reproduced in print showing all proposals including new building works and all part of any existing building and features that are to be retained or removed in a distinct manner by colour or notation.

(2) In the case of building applications without proper sub-divisions, in such areas, the following guidelines may be followed:-

- i. The applicant has to submit a plan showing the land pertinent to the building he proposes to construct together with access road to the lot.
- ii. The applicant has to make a declaration that he owns the property (if there is a co-ownership both parties have to sign the declaration).
- iii. The access requirements have to be examined both in relation to the public road which provides access to the overall site and then access to the proposed lot within the site.
- iv. If the road is only a cart track or a foot path. The council has to decide on a suitable street line for the road taking into account, the future land uses and access requirements which have to be incorporated into the development plan. The council should programmer for the widening and construction of the road over a period of time.
- v. Access to the lot within the site has to be ensured by requiring the necessary internal reservations maintained without encroachments.

BUILDING CATEGORIES

8. For the purpose of these regulations, buildings shall be categorized as follows:-

- 1) Category A- means any building consisting of five or more floors including the ground floor or any building the height of which exceeds fifteen meters above the adjoining street.
- 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;
- 3) Category C shall comprise of the following Sub Categories-
 - (a) C I (i) any building which is used for residential purposes and shall not exceed five hundred (500) square meters in extent which does not fall under Category “B”
 - (ii) any building which is used for residential purposes and shall not exceed three hundred (300) sq.m in extent which does not fall under Category “B”
 - (b) C II (i) any building which is used for residential purpose and does not exceed four hundred (400) sq.m in extent which does not fall under Category “B”
 - (ii) any building which is used for non residential purpose and does not exceed Two hundred (200) sq.m in extent which does not fall under Category “B”
 - (c) C III- any building which is used-
 - (i) any building which is used for residential purpose and does not exceed Two hundred (200) sq.min extent and is not covered under category “B”
 - (ii) any building which is used for non residential purpose and does not exceed Hundred (100) sq.m which is not covered under category “B”
 - c) A detailed blocking out plan to a scale of not less 1:1000 showing the proposed sub division of lots together with their dimensions, direction, width and levels of all proposed street, open spaces for other amenities to be served and the use to which every site will be put to.

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

- a. a sketch plan of the surrounding area sufficient to locate the building site;
- b. the approved blocking out plan to a scale of not less than 1:1000;

- c. a floor plan of each storey drawn to a scale of 1:100 except where the building is so extensive as to render a smaller scale necessary when the scale of 1:200 may be used showing:-
 - i. figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building is intended to be put to;
 - ii. the positions and dimensions of all doors, windows and other openings;
 - iii. the position of all sanitary appliances and their connection to sewer lines;
 - iv. fire escape;
 - v. clearance from aerial electricity supply lines;
 - vi. the type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the building;
- d. cross and longitudinal sectional drawings of the building along appropriate lines, showing:-
 - i. The thickness of all walls, floors
 - ii. the position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the building in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the building ;
- e. front and side elevations of the buildings showing elevations of every existing building within the site showing its height, floor level and other external visible features;
- f. means of disposal of rain water;
- g. whether the building is to be centrally air conditioned; and
- h. such other particulars or information relating to the building as the authority may require in order to satisfy itself as to exact nature of the development activity envisaged;

SUBMISSION OF ARCHITECTURAL, STRUCTURAL AND SERVICE PLANS

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 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 result of any soil tests carried out, the calculations for determined 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 system is to be installed in a building or part thereof or where any such system therein 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 1 and C11 of Category C, service plans relating to water supply, sewage, 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 building in falling within Sub Category C1 and C11 of Category C, service plans relating to Electricity prepared and signed by a qualified person.

PRELIMINARY PLANNING CLEARANCE AND APPROVAL OF PLANS

10.

- (1) Preliminary Planning Clearance should be taken from authority where any development taking place within urban development authority declared area.
- (2) When lease out the crown land to a state Agency, a Private Institution or the Public, the government agent should apply for the Preliminary Planning Clearance from this Authority by indicating the purpose of the proposed lease. And same procedure should be adopted with regard to the leasing of one or more blocks of crown land already occupied with or without permission of the proper Authority
- (3) The Preliminary Planning Clearance shall be in writing and may include such restrictions and conditions as may be imposed.
- (4) It shall be valid for a period of one year.
- (5) The Preliminary Clearance will not constitute a permit and shall not entitle the applicant or any person to commence or carry out any Development Activity whatsoever.
- (6) The development permit should be obtained for any development activity.

APPEALS AGAINST REFUSAL

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

DEVELOPMENT TO BE IN CONFORMITY WITH THE PERMIT

12.

- (1) Every development permit granted shall be in writing and shall be subject to the restrictions and conditions set out therein.
- (2) The development permit shall be valid for a period of one year.
- (3) The Authority may on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two years, if it is satisfied that the development activity referred to in the permit has been commenced but not been completed due to unforeseen circumstance.
- (4) No development activity shall be commenced or carried out in contravention of the Development Permit.
- (5) Litigation of unauthorized constructions that categorized as “in conflict with public interest”
- (6) The Development Permit may be revoked by the Authority if, there is;
 - (a) a breach of a term or condition of the permit,
 - (b) a contravention of the provision of these regulations,
 - (c) a misrepresentation of facts in the application, plans or other documents submitted by the applicant, or
 - (d) Failure to submit plans and other particulars under regulation 9.

SUITABILITY OF SITE

13. No development activity shall be carried out in respect of:-

- a. Site which has been filled up with any substance impregnated with impregnated with faecal, animal or vegetable matter unless such substance has been removed and the site cleared completely, or the whole ground surface has been rendered innocuous and covered with a layer of earth or any other suitable material which is at least thirty centimeters thick.
- b. a site subject to flooding until the level of the ground covered by the development or building and beyond it for a distance of 3 meters all round or to the boundary of the site, whichever is nearer is raised thirty centimeters above the highest known flood level of the site.

USE OF SITE

14. (1) No site or building whether existing or to be constructed may be used for any purpose other than that approved by the authority. In deciding which purpose should be approved the authority shall take into consideration, the provision of any development plan approved for the development area or the provision of any development plan under consideration. Where no such plans are available, the authority shall take into consideration the characteristic of the area together with the zoning and future land use of that area.

(2) Approval of change of use as described in UDA law

FLOOR AREA RATIO

15. (1) the provisions of any development plan approved for any development area or the provisions of any development plan under consideration shall contain the maximum floor area ratio permissible based on the zone factor on any site.

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

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

ACCESS

16. (1) No site or lot abutting a street less than 9m in width shall be used for non-residential use or construction of any building for such use except as provided under regulation 16 (2) (b)

(2) (a) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form "A" of schedule (III) : and

(b) A street meant to serve one or more lots for construction of any building for non-residential use may be permitted with access less than 9m in width and shall be in conformity with the specification set out in Form "B" of schedule (III).

(3) Every such street shall connect on to a public street which is not less than 7m in width or a private street of which the owner of such private street has a right of way which is not less than 7m in width

(4) Every street which is less than 9m in width and exceeds thirty meters in length, shall be provided with a turning circle of not less than 9m in diameter at the dead end.

SPECIFICATION AS TO LOTS

17. (1) the minimum extent and the minimum width of lots for different classes buildings, not being high-rise buildings, should be in conformity with the specification set out in Form "C" of Schedule (III) unless the authority has stipulated a higher or lower minimum extent and/or

higher or lower width of lots in a development plan approved for the area or proposed for the area.

(2) Every lot or site which abuts on to the end of dead- end Street may have a frontage less than the width in Form “C” of Schedule (III), but have a frontage which is not less than 3 meter wide perpendicular to the line of the street.

(3) The authority may relax requirements of the specified site, extent and width in the case of an existing lot provided that a building stratifying the other regulations can built on the site.

HEIGHT OF THE BUILDING

18. (1) building height should be consist with mean sea level

(2) The maximum height of a building on an existing lot which is 6m or less in width an or as less than 150 m² in extent shall out exceed 7.5m or two floors unless the authority directs otherwise.

(3) the maximum height of a building in other case not being a high-rise building shall not exceed 15m or twice the distance the between any storey of a building and the further edge of the abutting street; whichever is less

(4) If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets so far as it abuts or will abut on the narrower street to a depth of 20 m from the wider street.

(5) In measuring the height under this regulation the lift or motor room not exceeding a height of 6 meters and not exceeding 55m² in extent or a staircase room not exceeding a height of 5 meter and not exceeding 25 m² in extent or a water tank not exceeding a height of 1.5 meters shall be ignored.

STREET LINES AND BUILDING LINES

19.(1) the building line for every lot on the side abutting the street shall be in conformity with specification and categories set out in Form ”D” Of schedule (III) and shall be determine according to weather the street on to which it abuts is categories as a local, secondary or principal street by the authority.

In the case of local roads, a lesser with than what is stipulated in Form ”D” of schedule (III) may be permitted provided that such a reduced width is in conformity with the development plan approved for the area or the development plan propose the area.

(2) Weather the street which the lot abuts is not indicate in the building line (annexure I) will be determined by the authority.

(3) No building shall extend beyond the building line provided that balconies, sunshades or eaves, not exceeding 1 meter in width may be permitted between the building line and a fence or boundary wall not exceeding 2 meters in height may be permitted on the building line.

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

SUB DIVISION OF A LAND

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

(b) Indiscriminate sub-divisions of agricultural land for housing and urban development be not permitted even if the requirements of the sub-division plan are satisfied. When granting approval for sub-divisions the following factors have to be given consideration:-

- i. Whether the proposed site should not remain in agricultural use due to its high agricultural productivity.
- ii. The suitability of the proposed site for residential use agricultural or industrial use in accordance with the proposals the draft development plan
- iii. The cost involved in providing roads and services to the proposed site and whether council has any plan and resources to develop the area in the near future
- iv. Whether the development who has applied for sub-division approval is willing to contribute towards the cost of providing infrastructure services to the site.

(c) Any person intending to sub divide a land shall submit to the authority an application which is in conformity with the requirements of regulation 6.

(d) Approval of land Sub Division mentioned under regulation 2 item No.2.i to 2. x

(2) The authority in approving the plan for subdivision of land may require the applicant to modify the plan as it may consider necessary. The sub division on the site shall be carried out only after the approval of the authority is given.

(3) The minimum extent and width of lots shall be in accordance with the provisions of regulations 17.

(4) No lot in such sub division shall be less than 12 meter in depth.

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

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

21. (1) every lot in a sub division shall abut on an existing or proposed public street or a street in accordance with the provision of the regulation 16.

(2) The minimum width of the carriage way reservation for the street shall be as approved by the authority but in no case shall be less than 3.6 meters for street up to 9 meters width and 6 meters for streets wider than the 9 meters.

22. (1) where the parcel of land or site to be sub divided exceeds 1.0 hectare, and area of not less than 10 per centum of the land or site, excluding street shall be reserved for community and recreation and open space uses in appropriate locations expect in the following instances:-

(a) in commercial and industrial land sub division, if the minimum and parcel of the sub division is not less than 2024sq.m (80perches) and all the road widths are not less than 9m 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 of any of parcels the developer should 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 to the authority.

(b) in residential land sub divisions, if the minimum land parcel of the sub division is not less than 1012 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 divisions or constructions 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 to the authority.

(c) when the land to be sub divided is located within 0.5km from a public open space such as lake, public playground, etc, which is more than 4047 sq.m (1 acre) in extent and if the authority directs the developer, the developer should deposit to the authority the market value of the area land for the open space requirement, instead of providing the open space physically within the site.

(d) When the open space requirement of a sub division is not more than 506 sq.m (20 perches) in extent or if the authority directs the developer to do so with the approval of the chairman of the Urban Development Authority. The developer should deposit to the authority the market value of the area of land of the open space required for the subdivision instead of providing the open space physically.

(e) in unauthorised land sub divisions where the reason for not approving is the non-provision of 10% open space the individual land parcels may 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.

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

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

LAYOUTS FOR FLATS AND HOUSING UNITS

24. (1) the authority may approved any project for construction of flats or construction of housing units and other integrated projects which is conformity with the development for the area in question.

(2) the authority may approved any layout or projects for housing or re-housing of slum and shanty dwellers or housing of low income persons which is conformity with the development plan for the area in question.

OPEN SPACES AROUND BUILDINGS

25. (1) the maximum plot coverage permissible on any site for any of the purposes specified in form “E” of schedule (III) shall be as in conformity with the requirements specified therein.

26. (1) there shall be in the rear of every building and belonging exclusively to it an open space of not less than 3m extending along the entire width of the building unless the rear of the building abuts on to a public street not less than 7m in width;

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

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

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

(3) No building or structure other than cantilevered sunshades or overhanging balconies not exceeding 1m in width may be allowed in such open space.

(4) In sites of irregular shapes where it's impracticable to provide and open space to the entire width of the building in the rear, the Authority may direct that the open space in the rear shall be left as it deems appropriate having regards to the circumstances of the case.

(5) In the case of buildings where an open space is intended to be provided on the site for purpose of access, maintenance of the building, in separating it from adjoining properties, such open space shall in no case be less than 80 centimetres in width.

ADDITIONAL REQUIREMENTS FOR HIGH RISE BUILDING

27. No plan of the site shall be approved for the construction of a high rise building unless:-

(1). The site does not exceed 1000 square meters in extent and has a dimension of at least 20 meters along the shortest side and

(2) the site abuts on a street which is not less than 10 meters in width

28. the authority may permit the construction of the high-rise buildings in any such site, if it satisfied that:-

(1) the building will not interfere with the supply of amenities to the neighbourhood or Mar the harmony of the area,

(2) the building will not create traffic problems and hazards,

(3) Sufficient arrangement can be made for provision of water supply, sewerage, power safety from fire and other hazards and for parking of vehicles.

29. (1) the maximum height of the building shall not exceed twice the horizontal distance between any story of the building and the farther edge of the abutting street.

(2) if the lot is situated in a corner, the height of the building shall be regulated by the of such streets so far as it will abut on the narrower street to a depth of 20 meters from the wider street.

30. (1) there shall be in the least on one side of the building, no being the front or rear side, between the building and the boundary of the site a minimum open space of at least one quarter of the height of the building or 5.5 meters whichever is less.

(2) There shall be in the rear of every building and open space of at least one quarter the height of the building extending along the entire width of the building.

(3) the open spaces required under these regulations shall belong exclusively to the building provided that the width of open space belonging exclusively to it may be reduced to the extent of the width of any public street which is not less than 7 meters on which the full length of the rear of the building abuts.

(4) the total area covered by all buildings on any site shall not exceed 80 percent of the total area of the site and the area not so covered shall belong exclusively to the building and shall be retained as part and parcel thereof.

PARKING AND TRAFFIC CONTROL

31. (1) every plan submitted along with the application for the purpose of the obtaining a development permit to carry out development activities, shall provide for a minimum number of parking spaces within the site at the standard specified in schedule (II) to these regulations.

(2) The dimensions of car parking stalls shall be:

- a) Minimum stall width- 2.4 meters
- b) Minimum stall length- 4.8 meters
- c) Minimum stall length for parallel parking - 5.4 meters

(3) The minimum width of aisles shall conform to the requirements specified in Form "F" Schedule (III)

(4) The width of access to car parking area shall not be less than 3 meters clear of footways and other obstructions if entry and exit are separately provided and 5.5 meters if entry and exit are provided together.

(5) The maximum gradient of ramps shall not be steeper than 1 in 8.

(6) Every such ramp shall start beyond a distance of 6 meter from the street edge.

(7) Where the owner cannot provide the required number of the parking spaces on the site or the authority is of opinion that satisfactory car parking cannot be provided on the site, a service charge shall be paid for each parking space not provided on the site as specified in schedule (V) 7.

“(8) In issuing development permit 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 demarcate with and approved building line, if the owner donate the land within the building line by deed to the local authority or the Road Development Authority as the case may, but without any expense being incurred but either of the authorities.

(9) to ensure efficient control of traffic, any development shall provide for the following:-

(a). only one entrance and exit point for sites with a road frontage width less than 12m is to be permitted: provided that the authority may consider permitting not more than two entrance and exit point for sites if the road frontage width exceeds 12m;

(b) where the parking requirement within the site is more than 100 parking stalls for a residential development and 50 parking stalls for non-residential development a traffic merging lane, or a traffic holding bay as may be necessary in circumstances, suitably designed so as to have the least impact on the free flow of traffic on the access road;

(c) Where it is necessary to provide for more than 50 parking stalls in any development, such development shall not permitted within 50m from the intersection of any two roads which have an average traffic flow of 10,000 vehicles per day, on each road, or 20, 000 vehicles at the junction;

(d) In building facing the road “mirrored glass” shall not be used for the ground, first and second floor of the building.

(10) The authority may request the police to enter upon inspect at all reasonable times, any building, where they suspect any deviations from the approved parking and traffic control requirements for the permitted development.

(11) The authority shall levy a service charge of Rs. 5000 per month in respect of each vehicle parking stalls reduced from the approved number of parking stall if the areas approved for vehicle parking are found to be used for any other activities other than vehicle parking. The levy of such charges, shall be continued until the space which had been for the other activities is converted to a vehicle parking stalls as approved in the development permit; and

SPLAYING OF CORNERS OF STREETS

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

ARCHITECTURAL CONTROL

33 (1) The Authority may in the interest of harmonising the development activity with the surrounding development, direct the owner to make such modification as it deems necessary in the height, architecture, architectural features or facade of any building.

(i) The Authority may in the interest of harmonising the development activity with the surrounding development, direct the owner to make such modification as it deems necessary in the height, architecture, architectural features or facade of public building.

(2) The Authority, may in any street wholly or mainly occupied by shops or commercial buildings may require as a condition of its approval, provision of a public arcade along the face of the building such character and such width as it may direct.

(3) The Authority may direct any mechanical or other equipment located on the top of the buildings to be visually screened in such manner as is necessary to provide protection.

CONSERVATION OF PLACES OF HISTORICAL, ARCHITECTURAL INTEREST OR LANDSCAPE VALUE

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

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

LANDSCAPE AND TREE PRESERVATION

35. (1) The Authority may, in the interest of amenity prohibit the felling, lopping, or wilful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.

(2) The Authority may direct an owner to landscape the site of development and maintain it with planting in the manner approved by it.

(3) The Authority may direct an owner to preserve the Baobab tree and prohibit the construction from 30ft distance of Baobab tree's stem

ADVERTISEMENT CONTROL

36. (1) Any hoarding structure or any device erected or used principally for the purpose of displaying advertisement or use as name boards shall be in conformity with the condition of the Authority may deem fit to impose in the interest of preserving the amenity of the area.

(2) Where an existing hoarding, structure or other device in the opinion of the Authority is injurious to the quality for the environment or safety of persons, it may direct the removal or modification of the hoarding or device.

(3) In the event that there is an intention of displaying some advertisement or name board (hoarding) the Urban Development regulations require that approval should be obtained from the Urban Development Authority.

(4) The sitting of such advertisement board or hoarding should be at the location permitted by the Authority.

(5) Before displaying any hoarding in the town, a schematic plan of the same should be submitted to the Urban Development authority and approval obtained. Permission shall then be granted for their display at the relevant locations provided that they conform to the conditions stipulated by the Authority.

ENERGY ZONES

37. (1) The authority may in consultation with the sustainable energy authority restrict the height of buildings by means maximum height of any structure within this area shall not be more than 9 meters.

(2) The authority may restrict the height of buildings falling in the line of the transmission path of telecommunication, wind turbines, radio, television or similar services in consultation with appropriate agencies.

CLEARANCE FROM ELECTRIC LINES

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

PART (IV) - BUILDING REGULATIONS

39. The internal clear dimensions of every room in a building other than the rooms specified under regulation 40 shall not be less than the minimum specified in form (I) of schedule (III).

40. The internal clear dimensions of bath rooms and toilets shall not be less than the minimum specified in form (J) of schedule (III).

41. (1) storage rooms not requiring legal ventilation shall not have an area in excess of 2.25 m² nor have its width or length exceeding 1.5 meters.

(2) The aggregate area of all storage rooms of the dimensions specified above shall not exceed 5% of the floor area of the building.

42. The minimum height of the room shall be:

(1) For toilets, bathrooms and corridors, not less than 2.1 meters.

(2) For all other rooms in any building, not less than 2.7 meters, provided that beams, trusses and similar supporting structures extending beyond the level of the roof shall not be such as reduce this height below 2.4 meters at any point.

(3) In the case of rooms in a building that is air conditioned through a central air conditioning system 2.4 meters.

43. (1) In the case of rooms with sloping roof the height shall not be less than those mentioned in Regulations 42 at the midpoint of the slope of the roof and in no part of the room shall the height be less than 2.1 meters.

(2) Issuing approvals for Preliminary Planning Clearance on common services, issuing permits for development activities and issuing certificates for conformity has to be adhered with the regulations for safety specifications for the persons with disabilities as specified in Schedule VI.

STAIR CASE

44. (1) the minimum width of the stair and the minimum diminution of treads and risers shall be as specified in form (K) of schedule (III). In the case of circular or geometric stairs the widths of the treads measuring at the middle shall not be less than the width specified in form (K) of schedule (III). Riser height and tread width shall be constant in any flight of stair from storey to storey.

(2) a). There shall be no obstruction in any stair case between the top most landing and the exit door on the ground floor.

b). every stair case, stair case landing, balcony or verandah, shall be protected on any site overlooking a courtyard, void or external air space, by either a handrail, balustrade or parapet which shall have a height of not less than 9 meters and shall be of a suitable design and type of construction to prevent any person from falling over the side of such stair case, stair landing, balcony or verandah.

LIGHTING AND VENTILATION

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

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

- (1). A public street or a street on which the owner or the building has a right of way;
- (2) A courtyard or open space located in the building site.

46. (1) in the case of the rooms other than ware house and factories no part of the room served by such lighting and ventilation opening shall be more than 10 meters away from such opening in a direction perpendicular to the plane of the opening. Further, no part of such room shall be 3 meters away from the edge of the opening in a direction parallel to the plane of the opening.

(2) In case of ware houses and factories no part of the room served by such lighting and ventilation opening shall be more than 12 meters away from such opening in a direction perpendicular to the plane of the opening. Further, no part of such room shall be 3 meters away from the edge of the opening in a direction parallel to the plane of the opening.

47. The sources of natural light and ventilation may open upon and enclosed or partly enclosed balcony or verandah or porch, if,

- (1) Such balcony, verandah or porch faces upon a street or upon a courtyard or open space;
- (2) The maximum depth of the room served by such source does not exceed the distances specified under regulation 46 from the outer face of the balcony, verandah or porch; and
- (3). the front of the balcony, verandah or porch has an opening to external air, of not less than $\frac{2}{3}$ the height between the floor level and ceiling level of such balcony, verandah or porch.

48. (1) every room in any building where the aggregate area of openings is short of the specifications contained in form (G) of schedule (III) shall be provided with natural light and ventilation by means of one or more sources.

(2) corridors and passages may be lighted and ventilated by providing openings in the interior walls of the rooms abutting in the corridor or passage provided that the area of the openings conform to the specifications set out in form (G) of schedule (III)

(3) Any room used as a parking garage for more than 5 motor vehicles shall have at least 5% of the area of 2 or more sides of the room as opening to allow for cross ventilations.

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

50. There shall also be provided in the case of buildings without openings on the sides of a depth greater than 12 meters, permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor.

51. (1) every window or other opening except for toilet and bathrooms must open to a standard light plane and the whole space above such plane must be open to the sky and free from any obstruction other than eaves or sunshades projection to an extent of not more than 1 meters.

(For the purpose of this regulation “standard light plane” means a plane drawn upwards from the exterior face of the building at the lowest floor level of the room and not being a basement floor for car parking or for an air conditioning plant or other service machinery only at an angle of 63 ½ degrees to the horizontal and not impinging on any building wall or other obstruction)

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

(2) Where a window or other opening is situated on the side or interior face of a building, the external open space, shall;

a). be of such width that no portion of such face shall intersect any of a series of imaginary line drawn across the open space from the limit opposite to such face at the level of its lowest floor level not being a basement floor for a car parking or for air conditioning plant or other service machinery only, at an angle of 63 ½ degrees to the horizontal;

b). not be less than 2.25 meters; and

c). be exclusively attached to the building or be dedicated to public use.

(3) In case of toilets and bath rooms the standard light plane may be relaxed by the authority provided a minimum unobstructed width of open space of 1 meter is available within the premises abutting the opening.

52. when any room is located in a basement and is to be naturally lighted and ventilated such room shall have at least 1/3 of the height of its external wall above the outside ground level and shall have all its required sources of natural light and ventilation above the outside ground level.

53. The provision of regulation 48 shall not apply to a room as a photographic dark room or cold storage room where by the nature of the use of the room it cannot have direct opening to external light and air, so long as it shall be artificially lighted and mechanically ventilated to the satisfaction of the authority.

MECHANICAL VENTILATION AND AIR CONDITIONING

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

(2) where windows or other openings of water closets and bathrooms cannot open out on to an exterior or interior open space of the required width they may open out on to a ventilation shaft

the size of which shall in the case of buildings up to a height of 15 meters be not less than 1 square meter with the minimum dimensions of any side being 1 meter and in the case of buildings exceeding 15 meters in height not less than 3m² with the minimum dimensions of any side being not less than 1.5 meters.

Provided that, in the case of buildings of more than 2 storeys the water closets and baths shall be mechanically ventilated with exhaust fans of appropriate capacities placed both in the window openings as well as on the top of the shaft.

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

FOUNDATIONS

55. (1) Every building shall be supported by foundations in order to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such a manner so as not to cause any settlement or other movement which may impair the stability of, or cause damage to the whole or any part of the building or any adjoining building or works.

(2) No part of the ground which supports or helps to support any building shall be subjected to any pressure (whether exerted by any part of the building itself or otherwise) other than such pressure as may be acceptable to the Authority, with a view to ensuring safety of the inhabitants of such buildings.

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

56. The foundations of any buildings shall not extend beyond the boundary line of the building site except in the case of the foundation of a party wall which is being built with the mutual consent of the owners of the sites on which such party wall stands.

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

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

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

LIFTS

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

WATER SUPPLY AND SEWERAGE

59. (1) Every building shall be provided with a protected water supply system connected to an existing public system.

(2) Where it is not possible to provide connection to the public water supply system, a system connected to private service shall be provided.

(3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the authority has reason to believe that the supply of water shall not be continued taking into consideration the situation of the building and other land marks of the area.

(4) No well-used for the supply of drinking water shall be closer than 15m of a cesspit or soakage pit of a septic tank.

60. (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, washbasins and other sanitary conveniences;

Provided that the number of water closet, urinals, washbasins and other sanitary conveniences to be provided in any building specified in schedule (IV) shall conform to the specification contained in that schedule.

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

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

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

RAIN WATER HARVESTING AND DRAINAGE

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 the appropriate outlet approved by the respective Authority:

Provide 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.

Provide 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 (150Sq.m)

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 paragraphs (1) of this regulation shall be applicable to the Uses of Building specified in Schedule VII (Part I) to these regulations and the Minimum Equivalent Rainwater Holding provisions Requirement for each of such categories shall be 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 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 Ground water 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) 100Sq.m of unpaved ground sufficient for 0.5Sq.m
- 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 manner;
 - (ii) Be capable of discharging the first flush of drain;
 - (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 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 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 makings;

WASTE DISPOSAL

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

- (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 paragraph (a) and (b) of this regulation, shall be guilty of an offence.

ELECTRICAL AND PLUMBING WORK

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

(3) For erection of antenna masts shall be processed here after confirming to following guidelines by Authority.

a. Extent of the land area required for the tower should be properly landscaped too.

Tower Height (m)	Extent (m ²)
Up to 59	150
From 60 -100	250
Above 100	More than 375

General guidelines

- i. The entire plot reserved for the tower should be covered with a chain link fence or wire fence. The site should be properly landscaped too.
 - ii. Approval can be considered for a monopole having a height less than 40 m within an existing block of land provided the extent of such land is more than 500 sq.m (20 perch)
- b. Open space to be maintained around the Antenna Tower
- Irrespective of building lines, the base of the Antenna Tower or any other relevant structures should be located maintaining the minimum distance as per the schedule below.

(1) Ground tower

Tower Height (m)	Distance from boundary (m)
Monopoles	3.1
60 -100	3.7
Above 100	4.6

(2) Roof top tower

Tower Height (m)	Distance from edge of the roof slab (m)
Monopoles	1
Up to 14	1
Above 15	1.5

c. Accessibility

The minimum width of the access road shall be as approved by the Authority but in no case shall be less than 3.0 meters. However in high terrain area, where no road constructions are permitted due to environmental impacts, foot paths less than 3.0m wide may be considered.

d. Stability of the tower

Developer should submit a report to the TRC regarding the structural of the tower, obtained from a Qualified Structural Engineer.

e. Development permit

Development Permit shall be obtained by the Developer for all such developments from the relevant Local Authority prior to undertaking any development activities at the site as per the Planning and Building Regulations of the Urban Development Authority.

The following documents should be submitted to the Local Authority for obtaining Development Permit.

- i. Application (duly Filled)
- ii. Copy of the Approved Survey Plan
- iii. Approved Building Plan & Certificate of Conformity (in case roof Top Antenna).
In case of building under construction, approved building plan and stability report from Structural Engineer should be submitted. If building consists of additional unauthorized floor/s, new building plan should be approved before granting permission for erection of antenna mast.
- iv. Set of drawings of the Antenna tower and equipment cabin.
- v. Payment of processing fees.
- vi. Final Clearance Letter from TRCSL with the conditions stipulated therein laid down by all relevant agencies.
- vii. Insurance coverage for any damages that may cause to the neighbouring properties/ communities due to erection of the Antenna Tower.
- viii. Letter of consent from the operate to the effect that may are prepared to dismantle and relocate the mast telecommunication/ Radio transmission facilities in the event it is found that the same causes problems to public security, disturbances to the neighbouring community and noncompliance with the future physical planning proposals of the area.
- f. Special Requirements
 - i. In addition to that it should also satisfy location specific planning regulation enforced for the area by the relevant local authority.
 - ii. Location of towers should be in a manner that they do not disturb the scenic beauty especially in areas not accustomed to all structures.
 - iii. Possibilities should be looked into for encouraging operators to share towers as much as possible with a view to minimize the visual impacts created due erection of several towers in the same locality.
 - iv. In case of where new tower is required in proximity to an existing tower, operator of the new tower should submit justification for such requirement to

Telecommunication Regulatory Commission. Having considered the technical parameters, such as number of potential service providers, expected number of antenna transmission highest requirements and future requirement of existing operator, applicant and other services provided the request for new tower/s will be entertained. This decision will be taken by the commission based on the technical requirement of the operators.

- g. Clearance to be taken from,
TRISCL, CEA, UDA, Civil Aviation Authority and Ministry of Defence.

FIRE SAFETY

64. Every building shall confirm to fire safety requirements applicable to the area or type of building or as may be specified by the Authority with a view to providing a greater measure of safety to the inhabitants of such buildings.

65. All high-rise buildings, public assembly buildings, factories and warehouses of more than 400m² in extent. The installations therein shall conform to any additional fire safety requirements as may be recommended by the chief Officer of the Fire Brigade.

66. All buildings which have two or more floors and 280m² in extent and which are located in areas where pipe-borne water supply is available, should provide for a sump to store water to be used in an event of a fire. The dimensions of the sump will be determined by the Planning Authority in relation to the size and use of the buildings.

CERTIFICATE OF CONFORMITY

67. Every application for a certification of conformity under section 8 k 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 specification of the permit.

(b) In the case of construction of building falling within category A of Regulation:-

- 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 plans and permit;
- ii. A certificate from a qualified person to the effect the foundation 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 building are structurally safe;

- iii. A certificate from a qualified person to the effect the design, supervision and installation of electrical works, sanitary, plumbing and drainage water, rain water harvesting specification, air conditioning and fire safety works, have been carried out in accordance with the approved plans, and specification and satisfy all safety regulation;

(c) In the case of construction of building falling within category C and 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 safety;

(d) In the case of construction of building falling within sub categories CI and CII of category C of Regulation 8 of Regulation 8, a certificate from a qualified person to the effect that the works has been carried out and under his supervision in accordance with the approved plans and permit, and

(e) In the case of construction of building falling within sub categories CIII of category C of Regulation 8 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 reasonable have been taken to ensure the structural safety of the building;

(f) Issuance of “Certificate of Conformity” for the items mentioned in 02 above accordingly, please make necessary arrangements to divert all falling under the regulation 2, mentioned category applications received at your Municipal Council / UC/PS to the provincial/ District and Sub office of the Urban Development Authority.

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

UNSAFE BUILDINGS

69. The authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair or demolish or deal with otherwise to remove the danger, if the building is certified as unsafe by the Director, Building Department and National Building Research Organization Sri Lanka.

DEFINITIONS

70. in these regulations:-

“Apartment” means a units as defined in the apartment ownership law No 11 of 1973.

“Access” includes any street used as means of access to buildings or other premises weather the public have a right of way there over or not;

“Authority” means the urban development authority constituted under the urban development authority law No 41 of 1978.

“Basement” means that part of the floor below the ground floor which is wholly below ground level or to an extent of 2/3 of its height below the adjoining ground level;

“Building – high-rise” means any building with more than 4 floors including the ground floor or whose height at any part of it above the ground level exceeds 15 meter excluding a lift or motor room not exceeding 56 sq.km in extent or a satire case room not exceeding a height of 3 meter and not exceeding 25 sq.m in extent or a water tank not exceeding a height in 1.5 meter.

“Building residential” means a building exclusively consisting of one dwelling unit or a number of dwelling units;

“Building line” means the line up to which a building will be permitted to extend;

“Building works” includes erection of re-erection of a building or making additions or alternations to an existing building;

“Chairman” means the chairman of the authority;

“dwelling house” or “dwelling unit” means a building a part of a building consisting of a room or group of rooms forming a self-contained living unit with independent sleeping, cooking and sanitary facilities;

“Development activity” has a same meaning as in the law;

“Existing lot” means a lot which is an existence before the coming into operation of the law;

“Factory” includes a building or part of a building used for the manufacture or production or repair of any article;

“Fla” means a units as defined in the apartment ownership law No 11 of 1973.

“Floor area” means a 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 all areas having a roof and capable of being enclosed.

“Floor area gross” means the total of the floor area of every floor in a building;

“Floor area Ratio” means the gross floor area of all buildings on a lot divided by the area of such lot;

“Floor space” means a horizontal area of a room or space in a building measured from the interior faces of the enclosing walls;

“Housing complex” means 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 warehouse;

“Law” means the urban development authority law No 41 of 1978.

“Large scale Industry”

“Local authority” has the same meaning as in law;

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

“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 50 sq.m and the estimated average cost per sq.m does not exceed rupees 20,000.

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

“Place of public assembly” means a place or building used whether regularly or occasionally for public congregation such as theatre, cinema hall, public hall, concert room, lecture room, exhibition room or for similar purpose and includes a public building;

“Planning committee” means the committee appointed under section 8 B of the law;

“Public building” includes any building used for the purpose of public worship, instructions, or recreation or meeting and a medical institution or a nursing home or government 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 foot way attached thereto;

“Qualified person” means any person required to approve or certify any development activity in terms of regulation 8, 9, 61, 67 and 70 of these regulations and who is specified in column IV of schedule VI of these regulations.

“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 line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the authority;

“Warehouse” includes a building or a part of building mainly used for storing merchandise or articles for trade.

SCHEDULES

SCHEDULE (I)

Form “A”

Application for obtaining a development permit for subdivision of land

Form “B”

Application for obtaining a development permit for building, change of use of land & building
& any other development

Form “C”

Application for obtaining a Preliminary Planning Clearance for proposed development

Form “D”



Application for Obtaining Certificate of Conformity

For Office Use Only

File No	:
Processing Fees Paid	:
Receipt No	:
Date	:

To:
Chairman
Urban Development Authority

Sir,

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

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

Details of Deviations

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

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address :

Telephone :

Date :

SCHEDULE (II)

Regulation (31)

Parking space standards for Mannar Island (UC & PS area)

	Usage	Types of Vehicle			
		Standard Minimum parking space			
		Car	Motor bike/ Bicycle	Two Axel Commercial	
				Bus	Lorry
	1	2	3	4	5
1	Residential				
	(i) dwelling units exceeding a gross floor area of 200 sq.m	1 for 1 unit			
	(ii) flats exceeding a gross floor area of 100 sq.m	1 for 1 unit			
	(iii) flats with gross floor of less than 50 sq.m	1 for 5 unit or 1 for 200 sq.m whichever is more			
	(iv) flats with gross floor area between 50 -75 sq.m				
	(v) flats with gross floor area between 75 - 100 sq.m				
2	Commercial				
	(i) Shops, departmental stores, offices and other commercial buildings	1 for 200 sq.m			
	(ii) City hotel	1 for 300 sq.m		2 bus bays	1 lorry bay close to service area
	(iii) Star Class Hotels	1 for 5 rooms & 1 for 2 suites		2 bus bays	2 lorry bays close to service area
	a. Banquet Hall	1 for 5 seats			
	b. Conference Hall	1 for 5 seats			
	c. Staff Quarters				
	i. Executive staff	1 for 2 rooms			
	ii. Other staff		1 for 4 bed		
	(iv) Guest houses & Lodges	1 for 5 rooms			
	(v) Restaurants	1 for 10 seats	1 for 5 seats		
	(vi) Banquet halls	1 for 10 seats			
3	Cinemas, theaters, auditorium and similar uses	1 for 40 seats			
4	Factories, Industrial establishments and warehouses	1 for 200 sq.m			1 lorry parking stall of not less than 3m by 8m or 1000 sq.m

5	Institutional				
	(i) Nursing home and private hospitals	1 for 5 beds			
	(ii) Consulting rooms	1 for 10 sq.m of consulting room space			
	(iii) Medical laboratory	1 for 100 sq.m			
6	Others	As may be decided the authority for each such use but not less than 1 for 200 sq.m			
7	Non Residential		1 stall for not less than 0.6m by 2.25m for 20 sqm and to a maximum of 25 stalls for development		

SCHEDULE III

(Regulation 16)

Form "A"

ACCESS TO RESIDENTIAL UNITS

1	2	3
Number of Dwelling Units Served	Minimum Width (m)	Minimum Length (m)
Under 4 dwelling units	3.0	50
More than 4 but not more than 8 dwelling units	4.5	100
More than 8 but not more than 20 dwelling units	6.0	-
More than 20 dwelling units	9.0	-

SCHEDULE III

(Regulation 16)

Form “B”**ACCESS TO NONRESIDENTIAL BUILDINGS**

Maximum Extent of Land served	Maximum FAR on each site	Minimum width of street (Meters)	Maximum Length of street (Meters)
500 Where the street more than 1 lot or site but not more than four lots	1.5	6.0	50
2500 Where the street served only one lot or site	1.5	6.0	150

SCHEDULE III

(Regulation 17)

Form “C”**SPECIFICATIONS AS TO LOTS**

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

SCHEDULE III

(Regulation 19)

Form “D”**SPECIFICATIONS AS TO BUILDING LINES**

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

SCHEDULE III

(Regulation 25)

Form “E”**MAXIMUM LOT COVERAGE**

Character of Building 1	Maximum Lot coverage 2	Minimum open space at the ground level 3
Dwelling units, Hotels, Hostels, Guest Houses and Public Assembly Building	66 ½	3
Offices, Shops, Other Commercial and Industrial Buildings	80	20

SCHEDULE III

(Regulation 31)

Form “F”**WIDTH OF AISLES OF PARKING STALLS**
One Way Traffic

Parking Angle 1	Bays on one Side (m) 2	Bays on Two Sides (m) 3	Two Way Traffic (m) 4
Parallel	3.6	3.6	6.0
30deg.	3.6	4.2	6.3
45deg	4.2	4.8	6.3
60deg	4.8	4.8	6.6
90deg.	6.0	6.3	7.3

SCHEDULE III

(Regulation 48)

Form “G”**AGGEEGATE UNOBSTRUCTED ARES OF OPENCER**

Column I	Column II	Column III
Category	Aggregate unobstructed area of Opening for natural lightning and Ventilation	% of area operable
Bathroom and toilet	1/10	100
Vehicle parking garage	1/10	50
Factories and Warehouses	1/10	50
All other rooms	1/7	50

SCHEDULE III

(Regulation 58)

Form “H”**SPECIFICATION AS TO LIFTS**

- i. Lifts (minimum) at main entrance and other suitably dispersed for building 5 stores and above. Main lifts to be of 12-16 passenger capacity while other to be 8-12 passenger capacity.
- ii. Medium speed lifts for 5-10 storey height.
- iii. High speed lifts taller buildings.

SCHEDULE III

(Regulation 39)

Form “I”**INTERNAL CLEAR DIMENSION OF ROOMS**

Room 1	Minimum Extent Sq. meters 2	Minimum Length meters 3	Minimum Width meters 4
1.Where there is only one room in a dwelling unit	11	-	3
2.Where there are more than one room in a dwelling unit			2.4
(i). First room	8.5	-	2.4
(ii). Additional rooms.	7.5	-	
3.Rooms in non-residential Building	7.5	-	2.4
4.	5.5	-	1.8
(i). Kitchen	-	0.9	0.4
(ii). Kitchen alcove			

SCHEDULE III**(Regulation 40)****Form “J”****INTERNAL CLEAR DIMENSION OF BATHROOMS AND TOILETS**

Room 1	Minimum Width meters 2	Minimum Length meters 3
Bath	0.9	1.2
Toilet	0.9	1.2
Combined Bath & toilet	0.9	1.7

SCHEDULE III**(Regulation 44)****Form “K”****STAIR CASES**

Type 1	Width of stair centimeters 2	Minimum Head Room meters 3	Riser Centimeters 4	Tread Centimeters 5
Internal stairs serving one upper floor only	75	2.0	19	22.5
stairs building used as place of public assembly & public building	105	2.1	17.5	22.5
All other types	90	2.1	17.5	22.5

SCHEDULE IV

(Regulation 66)

STANDARDS FOR PROVISION OF SANITARY FACILITIES

	Water Closed	Urinal	Wash Basin
Cinemas, Theatres and Auditoriums	One for every 100 seats up to 400 seats and one for every additional 250 seats or part thereof Separate facilities for men and women to be Suitable provided.	One for every 25 seats or seats part thereof.	One every 25 seats or part there of
Restaurants	One for every 50 seats and one every additional 100 seats or part thereof Separate facilities for men and women to be part thereof Suitably provided.	One for every 50 seats or seats of part thereof.	One for every 50 seats or part thereof .
Offices & Shops	one for every 200 sq.m floor area. Separate facilities for Men and women to be suitably provided. Subject to a minimum of one each for men and women	one for every 200 sq.m of floor area or part thereof.	one for every 200 sq.m of floor area or part thereof.

SCHEDULE (V)

(Regulation 3)

PROCESSING FEES, 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 Feesb (i) Plot Size	Fees for each plot (Excluding road drains and common Lots)	
I. Land Subdivision Approval	A	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	
II. Issuing of Development Permits for erection of Buildings/ addition to existing buildings/ re-erection	B	(ii) Floor area (Sq.m)	Residential Uses Rs.Cts	Commercial or Other uses Rs.Cts
		Less than 45	500.00	1000.00
		45 – 90	1500.00	2000.00
		91 – 180	2500.00	3000.00
		181 – 270	3500.00	4000.00
		271 – 450	4500.00	6000.00
		451 – 675	5500.00	8000.00
		676 – 900	6500.00	10000.00
		901 – 1225	7500.00	12000.00
		Above 1225	7500.00	12000.00
			Rs. 1,000/= for every 90Sq.m in excess of 1226 Sq.m	Rs. 1,250/= for every 90Sq.m in excess of 1226 Sq.m
		(iii) Residential (Per linear meter)	Commercial and other (Per linear meter)	
			Rs.300.00	Rs.400.00
			Rs.500.00	Rs.600.00
III. Erection of Parapet Walls/ Retaining walls				
❖ Outside building line				
❖ Within building line				
IV. Reclamation of Low Lying lands/ Paddy Lands		(iv) Rs.1,500/= for land less than 150Sq.m and Rs. 1,000/= for each 150Sq.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		Processing Fees		
		(i) Floor area (Sq.m)	Rs.Cts	
		Below 45	500.00	
		45 – 90	1000.00	
		91 – 180	1250.00	
		181 - 270	1500.00	
		271 – 450	1750.00	
		451 – 675	2000.00	
		676 – 900	2250.00	
		Above 900	2250.00	

			Rs. 500/- for every 90Sq.m in excess of 901 Sq.m
3. Preliminary Planning Clearances	C	Processing Fees	
(I) Subdivision of lands		(i) Land Below 1000Sq.m	Rs.2000.00
		Between 1001 – 5000Sq.m	Rs.5000.00
		Between 5001 – 10,000Sq.m	Rs.10,000.00
		Rs.1,000.00 for every 1000Sq.m in excess of 10,000Sq.m	
(II) Erection of building/ addition to existing building/ re-erection		(i) Residential (Per linear meter) Rs.2,000.00	Commercial and other (Per linear meter) Rs.5,000.00
(III) Erection of Parapet walls/ Retaining walls		(i) Rs.1500.00	Rs.3,000.00
(IV) Reclamation of Low Lying lands/ Paddy lands		Land Area less than 150Sq.m	Rs.2,500.00
		Between 151 and 300Sq.m	Rs.5,000.00
		Rs.3,000/= for each 150Sq.m in excess of 301Sq.m	
		Height Between 5 -20m	Rs.20,000.00
(V) Erection of Telecommunication Antenna Towers		Rs.100/= for each 01 meter in excess of 20m	
(VI) Special Development Projects		Small scale Projects Less than 5 Million Rupees	Rs.10,000.00
		Medium scale Projects Between 5 – 50 Million Rupees	Rs.50,000.00
		Large scale Projects Above 50 Million Rupees	Rs.150,000.00
4. Issuing of Certificate of Conformity (Certificate of Conformity should be obtained for all developments)	D	Fees for granting Certificate of Conformity	
(i) Land Subdivision		Rs.1,000/= for first land lot and Rs.500/= for each lot in excess	
(ii) *Residential Construction		Rs.3,000/= for below 300Sq.m floor area and Rs.10/= for each Sq.m in excess	
*Commercial and other Construction		Rs.3,000/= for 100Sq.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 below 150Sq.m and Rs.20/= for each Sq.m in excess	
(v) Erection of Telecommunication Antenna Towers		Rs.2,000/= for towers between 5 -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
5. Parking Bays (Service Charges for parking spaces not providing within premises but required under the UDA regulations)		Service Charges	
(i) Colombo Municipal Council		Light vehicle and cars	Rs.500,000.00
		Lorries	Rs.1,000,000.00
		Large vehicle including containers	Rs.2,500,000.00
		All vehicles	Rs.500,000.00
(ii) Other Municipal Council		All vehicles	Rs.250,000.00
(iii) Urban Council and Pradeshiya Sabha			
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 other per Sq.m
Stage of Construction		
(i) Only foundation work completed (up to plinth level)	Rs.200.00	Rs.500.00
(ii) Construction up to roof level (excluding roof)	Rs.300.00	Rs.1000.00
(iii) Construction including roof	Rs.400.00	Rs.1500.00
(iv) Construction completed	Rs.500.00	Rs.2000.00
III. Erection of Parapet walls/ Retain walls	Rs.400.00	Rs.400.00
IV. Reclamation of low lying paddy Lands	Rs.5000.00 for every 150Sq.m	
V. Erection of Telecommunication and Antenna Towers	Rs.10000.00 for every 5m in height	
VI. Special Developments projects	Rs.10000.00 for every 5million project cost	
VII. Occupation/ usage without obtaining Certificate of Conformity	Rs.50.00 per day	

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

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

(4) Additional floor area permitted in excess of prescribed Floor Area Ratio

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

- (i) Residential Houses Rs. 20,000.00 per Sq.m
- (ii) Residential flats, commercial and office Buildings up to 4 storeys Rs. 30,000.00 per Sq.m
- (iii) Residential flats, commercial and office Building over 4 storeys Rs. 60,000.00 per Sq.m
- (iv) Light industrial buildings Rs. 45,000.00 per Sq.m
- (v) Ware houses Rs. 30,000.00 per Sq.m

(5) For Provision of Service, reports or other Service activities.

- (i) Transport charge for issuing of Preliminary Planning Clearance, Development Permits, and 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.

NOTE :

- (iv) The processing fees charged from developers on development applications should not be credited to this account. Such processing fees should be credited to the general account of the Urban Council / Development Council/Development Council should be governed as usual by the standing orders related to each Local Authority as currently practiced.
- (v) However the cash deposited in the (Urban Development) Bank Account should not be withdrawn without the prior approval of the U.D.A. The withdrawals from this account could be done only for a development project identified by the Local Authority. If a Local authority requires to utilize the accumulated money in this Bank Account permission should be taken from this Authority after passing a resolution in the Council for the same. The Director- General of this Authority will then Council for the same. The Director – General of this Authority will then release the required money for the Local Authority after obtaining a feasibility report on the project.
- (vi) When the Bank Account is opened the planning Officer attached to Local Authority or the planning Officer who attends planning Committee regularly at the Local Authority may be nominated as one of the second signatories for this Bank Account.
- (vii) As it was observed that at the Monitoring Meetings some of the Local Authorities have not yet opened this Bank Account. The Objective of maintaining this Account properly is to continue the development of the Local Authority in a more appropriate manner and to generate resources required for development projects. All Local Authorities which have not yet opened the Bank Account are kindly requested to take immediate steps to open this Bank Account and report back to Director / planning, U.D.A with following information :

Bank Account Number

Name of the Bank and Address

Whether it is a Current Account⁵ Account or a Savings Account

- (viii) It is also necessary to report to the Director / planning of this Authority the balance on this account at the end of each quarter for his information.

SCHEDULE VI

QUALIFIED PERSON

(Regulation 8, 9,61,67 and 70)

	<i>Column I Nature of Development Activity</i>	<i>Column II Extent of Land(Where Relevant)</i>	<i>Column III Specific Task Requiring Approval of Qualified Person</i>	<i>Column IV 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 Planner
			Regulation Compatibility	Corporate member of the Institute of Town Planner
			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 Survey 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 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
			4. Detailed plan of Air conditioning or mechanical ventilation (For installation, Extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
6			1. Architectural Plan (Certificate station	Chartered Architect or Architect,

	If the development activity relates to buildings of subcategory CI and C II of Category C		<p>development has been carried out in conformity with approval plan and permit under his supervision.)</p> <p>2. Structural Design plan along with design calculations (Certificate stating that building has been carried out in accordance with plan under his supervision).</p> <p>3. Service plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety) only if so required by the Authority at the time of making the application</p> <p>4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration).</p>	<p>Architect, architect or Architectural Licentiate Registered with the Architects Registration Board.</p> <p>Chartered Civil Engineer or Chartered Structural Engineer</p> <p>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 Mechanical Engineer, Chartered Mechanical Engineer, Chartered Electrical Engineer</p>
7	If the development activity Relates to building of sub Category C III of Category C		Certificate that building works Were carried out in accordance With the approved plans and Permit and all precaution have Been taken to ensure the Structural safety of the Building.	Builder/ owner or other or other Person acceptable to the Authority

SCHEDULE VII

FACILITIES FOR THE PERSONS WITH DISABILITIES IN BUILDING CONSTRUCTION

Subject	Specifications
Entrance / Exit of Buildings	<ul style="list-style-type: none"> • One entrance / exit in buildings should be wide enough for wheel chairs to pass through • Its width shall be 90 c. m or more • In Principle sing boards, guide blocks etc., shall be installed from the entrance/ exit to the reception. • At least one entrance / exit to each room shall be Constructed sop that wheel chair user can pass through and its width shall be 90c.m or more
Corridors etc.,	<ul style="list-style-type: none"> • Corridors etc., shall have a width of 150c.m. or more so that a wheel Chair user can pass through them and spaces where a wheelchair user can turn owned wheelchair around shall be provided at fixed intervals in every passage away • Where there is a level difference an equipment to eliminate the difference or slope-away shall be installed.
Step	<ul style="list-style-type: none"> • Shall installed hand rails • Shall installed guide signs on the ends of the hade rails • Height of step shall be not more than 15 c. m
P ways (Ramps)	<ul style="list-style-type: none"> • Its width shall be 120 c. m or more and its incline shall be 1:15 or less • Shall installed hand rails at both sides of the ramp and installed guide blocks on the ramp at the beginning and the end of the ramp.
Elevator Equipment	<ul style="list-style-type: none"> • Buildings with aggregated floor areas of 2000 sq. m or more and the tow stories or more shall in principle be provided with elevators that meet the following specifications or otherwise there shall be services counter fixed permanently in the ground floor to cater the clients for their services. • Entrance /exit shall have a width of 90 c. m. or more the floor area of their cages shall be 1.83 Sq. cm. or more the minimum dimensions of the elevator lobbies shall be a square with sides of 150 c. m. and the specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.
Sanitary and Toilet facilities	<ul style="list-style-type: none"> • Where lavatories are provided in a building at least one toilet shall for wheelchair users shall be provided in the said building. • Each floor in the building provided with a urinal.
Parking area	<ul style="list-style-type: none"> • When parking area is provided one or more parking spaces for vehicles of the persons with disabilities shall be provided • The said space shall be better to locate close to the entrance / exit of the parking area.
Passage – ways on the building site	<ul style="list-style-type: none"> • A passage –way leading to one entrance / exit in the building shall be such that it can be used by wheelchair users and provision shall be made for the guidance of visually / hearing impaired persons. • Its width shall be 120 c. m. or more and where there is a level difference a slope way etc., shall be provided.

	<ul style="list-style-type: none"> • Guide blocks etc., shall be installed for the use of visually impaired persons.
Construction of Roads and pavements.	<ul style="list-style-type: none"> • Road construction in the main urban areas shall be provided facilities for the persons with disabilities and provide precautions to safe guard them by road accidents.
Fixing of Road name boards and Notice boards	<ul style="list-style-type: none"> • Fixing name boards and advertising boards shall not to be fixed on the pavements and those should fixed over 2.1 meter high from the pavement.
Signal Lights	<ul style="list-style-type: none"> • Signal lights shall be installed with audio signals too
Electricity and telephone polls	<ul style="list-style-type: none"> • Fixing of electricity telephone posts shall not be disturbed the roads and the pavements.