

Document Information

Name of Book

Greater Nuwara Eliya Development Plan – volume ii

Area

The GN Divisions of Bambarakele, Bangalahata, Bulu Ela, Hawaeliya-East, Hawaeliya-North, Hawaeliya-West, Kalapura, Kalukele, Kelegala, Magastota, Meepilimana, Mihidapura, Nuwara Eliya, Ruwaneliya, Sandathenna, Seetha Eliya, Shanthipura, Toppass and WindyConner within Nuwara Eliya Municiple Council and Nuwara Eliya Pradeshiya Sabha area

Servers / Stakeholders

Residents of the area and all government, private institutions, societies , companies and Investors.

Date of submission

Status of Book

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Honorable Minister's forward



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for all urban development areas in the Central Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Nuwara Eliya Municipal Council area and part of Nuwara Eliya Pradeshiya Sabha area.

Nuwara Eliya town which is the administrative capital of the Nuwara Eliya District and becomes most attractive tourism destination of the country. It provides services for large catchment of both residential and tourist's population. Further, the Nuwara Eliya is highly sensitive and most beautiful area.

In order to that, the balanced economic development can be reached by prioritizing of Eco tourism industry, upcountry cultivation and tea economy by protecting unique environment system and sensitivity of Nuwara Eliya

Therefore, our effort is "Nuwara Eliya" as a most comfortable living area for all stakeholders via enhancing and protecting the most sensitive environmental system of highest altitude area of Sri Lanka.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Greater Nuwara Eliya Development Plan a success.

Hon.Patali Champika Ranawaka,MP

Ministry Of Megapolis & Western Development

Chairman's forward



Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Urban Development Authority Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Greater Nuwara Eliya has been prepared and enforced under such provisions. As a result of the declaration of the Nuwara Eliya area as an urban development area, the Urban Development Authority initiated the preparation of Greater Nuwara Eliya development plan considering physical, economic, social and environmental aspects of the Nuwara Eliya and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Nuwara Eliya the “Paradise of the Misty Hills”.

I take this opportunity to offer my sincere gratitude to the Planning Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

Dr.Jagath Munasinghe

Chairmen ,Urban Development Authority

Mayor's Forward



Nuwara Eliya is a city situated in the central hills with natural beauty and with its unique environment. The significance in Nuwara Eliya, comparing to other cities is the high elevation and the cool climate condition with a long history of the British ruling this city has developed to a great extent.

High altitude city surrounded by the mountains with green vegetation and colorful flowers, adding more glamour to the surrounding.

Due to the above reason, tourist attraction to this city gives more prominence. At present tourism has become the more important sector of income to the Nuwara Eliya people. It is the fact that the Nuwara Eliya city to the commercial hub of Nuwara Eliya district therefor the prominence should be given to develop the city to its maximum.

As I mentioned above I am grateful to Hon. Minister of Mega police and Western Development and UDA staff for giving priority to uplift the development in Nuwara Eliya and giving to the people of Nuwara Eliya.

Giving consideration to the “Greater Nuwara Eliya Development Plan” proposed by the Urban Development Authority. I found that the Economic, Social Environmental and Tourism benefits which focus for next 10 years booming the Nuwara Eliya City as a touristic city of the paradise island.

I wish all the very best and the fullest co-operation will be given by the Municipal Council, Nuwara Eliya to make the projects a success.

Deshamanya P.D.Chandana Lal Karunaratne,

Hon.Mayor of Nuwara Eliya

Message from the Chairman of the Nuwara Eliya Pradeshiya Sabha



Nuwara Eliya is a natural attraction for both local and foreign tourists. Centrally located in the central highlands, this region has its own unique peculiarities and environmental features. High altitude location. The high land area is characterized by a forested area, a unique land use pattern with upland tea and upland vegetable cultivation.

With the commencement of the popularization of the Nuwara Eliya region which was identified during the British period, infrastructure facilities have been developed and the Nuwara Eliya area is further enhanced by the plantation economy of the Kandyan tea plantation. Therefore, the area is currently looking for economic, environmental and social improvements. Nuwara Eliya is also an important administrative center.

As a result, I am pleased to be the Chairman of the Nuwara Eliya Pradeshiya Sabha for the future Nuwara Eliya Development Plan, which will be prepared by the Urban Development Authority under the aegis of the Ministry of Municipal and Western Development after considering these developments.

We have studied this plan and hope to develop the economic, social, environmental and tourism sector of the area.

I wish the Nuwara Eliya area to become a paradise in the Sita Mountains within the next 10 years and I hope that this plan can be successfully implemented and will continue to contribute fully as a Nuwara Eliya Pradeshiya Sabha.

Vely Jogaraj

Hon. Chairman- Nuwara Eliya Pradeshiya Sabha

Preface

This development plan has been completed for the Nuwara Eliya Municipal council area and part of Nuwara Eliya Pradeshiya Sabha area with comprising 21 no of Grama Niladari Divisions for next 10 years period. The Nuwara Eliya which is the capital of the Nuwara Eliya District is situated on a plateau between two erosion scraps slightly above 6000 ft.MSL. Also narrow mountain slopes ,Low rounded hills, crests,foot hills , dissected plateaus and valleys make a unique landscape within and around the town, The climatic condition and greenery of the area is increase the beauty of this geographic pattern. As a reasons that it is become a most tourist attractive town in Sri Lanka.

Currently Nuwara Eliya Municipal council area has about 35,000 of residence population and it will 52,000 for greater Nuwara Eliya plan area. Annual 950,000 of local tourist are arrival and foreign tourist are about 135,000 .The economy is mainly based on Tourist and Agricultural sectors. Tea estate sector also contribute some part to the economic development.

The main objective of this development plan is to achieve sustainable development while preserving the environment sensitiveness. These plans have laid out the vision, objectives and strategies for the next 10 years while safeguarding the economic development and environmental beauty of the tourism and agriculture sector

AKNOWLEDGMENT

It is a sincere gratitude to all resource persons and stakeholders who have contributed directly and indirectly to the preparation and launch of this greater Nuwara Eliya Development Plan.

first and foremost it is sensually thanks to Mr. Chandana Lal Karunaratne, the Hon.Mayor of Nuwara Eliya Municipal Council and all members of Municipal council, Mr.Velu Yogaraja , the Chairman of Nuwara Eliya Pradeshiya Sabha and all members of Pradeshiya Sabha ,all staff of the Nuwara Eliya Municipality council and Nuwara Eliya Pradeshiya Sabha for contribution given to prepare this Greater Nuwara Eliya development plan – 2030.

Secondly we would like to tanks all government officers in Nuwara Eliya district including District Secretary and Divisional Secretary of Nuwara Eliya for kindly help giving to prepare this development plan.

We are also grateful to the Chairman, Director General of the Urban Development Authority, Deputy Director General Planning, Development Planning Division, Research and Development Division, Environment and Landscape Division, Geographic Information Systems Division and Enforcement Division for their comments, assistance and encouragement. .

Finally, we thank all stakeholders who contributed to the implementation of the Greater Nuwara Eliya Development Plan.

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01.Zoning Common Regulation

01. These regulations are enforced in the areas of Bambarakele, Bangalahatha, Buluela, Hawaeliya east, Hawaeliya north, Hawaeliya west, Kalapura, Kalukele, Kelegala, Magasthota, Meepilimana, Mihindupura, Nuwaraeliya, Nuwaraeliya central, Nuwaraeliya west, Ruwaneliya, Sandathenna, Seethaeliya, Shanthipura, Toppass, Windicorner, in the grama niladari divisions within the administrative limits of the Nuwaraeliya local authority area (Nuwaraeliya Pradesiya saba) and Nuwaraeliya municipal council area declared by the extraordinary gazette notification number dated under the time to time amended chapter 3 of the Urban Development Authority act No.41 of 1978.
02. This development plan is enforced under the basic instructions of divisional development plan of national physical planning department notified by the national physical planning department in due cause.
03. Any location or property should be used for specified use when it is defined to use said activity in the development plan.
04. Urban development authority has the authority to take decision for the development activity when it not covers the development plan regulations.
05. Though these regulations are mentioned in any form, authority has the right to make use of the plot of land, do any kind of development activity, prohibit or limit or relaxing the regulation or introducing new regulation to fulfill the aims of the development plan.
06. When in the land portion is located within the two local authority areas/within two grama niladari division, and said land portion is considered to be owned to accessible local authority or grama niladari division. When in the land portion is accessible by two local authority areas or two grama niladari divisions, then they said portion is considered to be owned to the main road accessible local authority or grama niladari division. And also these two roads are in the same width, and then it belongs to the large portion of land area located local authority or grama niladari division.
07. When the land or house land is not separated for specific task, then its use will be compatible with land located zone use.
08. If the any use incompatible with the legally zoning use when the development plan regulation enforced date, said use is not permitted by the extension of period or its building extension or its machinery dispersing or extension of adjoining land portion or for any kind of project activity. In addition to that the proposed land or building is implied not favorable to continue further it can be given order to stop the incompatible use.
09. It should not be obstructed accordingly zone approved usages when the property or location is not specified for special use.
10. If the any land portion is located in between the two zones, that land portion is considered to be belongs to the accessible zone area. And also any land portion is accessible from two

access by each zones and that land portion is belongs to the main accessible zone area. If the land portion accessible two roads are same width then the said land is considered to be belong to large portion of land located zone.

11. Mostly shown boundaries in the zoning map are considered basically roads or sub roads or railway roads or water ways. When those physical boundaries are unavailable then it has to be considered the zoning boundary in the development plan as according to Decimal Degree in the Google Earth based on by the X and Y co-ordinate numbers.
14. Establish the reservation or barrier zones for the protection and continuing of environment background of specific location, has the right to the urban development authority to take final decision.
15. Special approval should be obtained from the Authority for construction of hazardous toxic pollutants or projects which have implications for forests and ecosystems.
06. When a land or a plot of land is allocated for a cemetery, approval of the Urban Development Authority should be obtained. .
16. When in the complication situation arise regarding the boundaries of the zones, such situation urban development authority has the right to take final decision.
17. Where a plot of land or home is reserved for a specific use, no one can change the use of the land. But on the recommendation of the Planning Committee, With the approval of the Chairman of this authority, the local authority may consider modifying these if the following matters are completed.
 - i. Such facilities should not be obstructed by facilities in the area
 - ii. Such uses should not cause problems with traffic congestion
 - iii. Such practices should not impair the integrity of the environment by creating health hazards from pollution.
 - iv. Land size should be sufficient to provide infrastructure
 - v. Adequate arrangements must be made to protect against fire and other hazards.
 - vi. Do not make any changes to the landscape of the area by cutting down trees, pruning or maliciously destroying natural vegetation
 - vii. No changes shall be made to the buildings, mountains, historical and archaeological value monuments in the area.
18. The Zone Factor is based on the development density of designated areas in the development plan. Further, in calculating the Zonal factor, the following are based
 - I. Environmental and cultural sensitivity
 - II. Improving infrastructure facilities in the respective region

III. Development affordability of the respective region based on geographical factors, population density and similar factors.

19. Zone factors are not applicable for protected areas and special protected areas. Only the zoning regulations apply to those zones.

20. The UDA has the power to reduce or increase the zonal factor for specific or future developments.

21. The UDA has the power to take final decision when problems are arising, in determining the “total developable area” for the development.

1.2. Zoning plan

1.2.1. Back ground of the zoning plan.

New technology and scientific methodology applied for the introduced zoning plan by the Nuwaraeliya greater development plan. It is need to consider the development trends in the areas in future 10 years of time, considering interconnected areas, and specially pay more attention on preserving environment sensitivity of the areas while enforcing development control activity process. Basically follow the zoning density methodology based on the zoning areas in the development plan. In that process get the existing land use pattern into the systematic way and control its intensity. For that completed the analysis of Environment sensitivity study, Livability analysis and Development potential analysis.

1.2.2. Environment sensitivity study

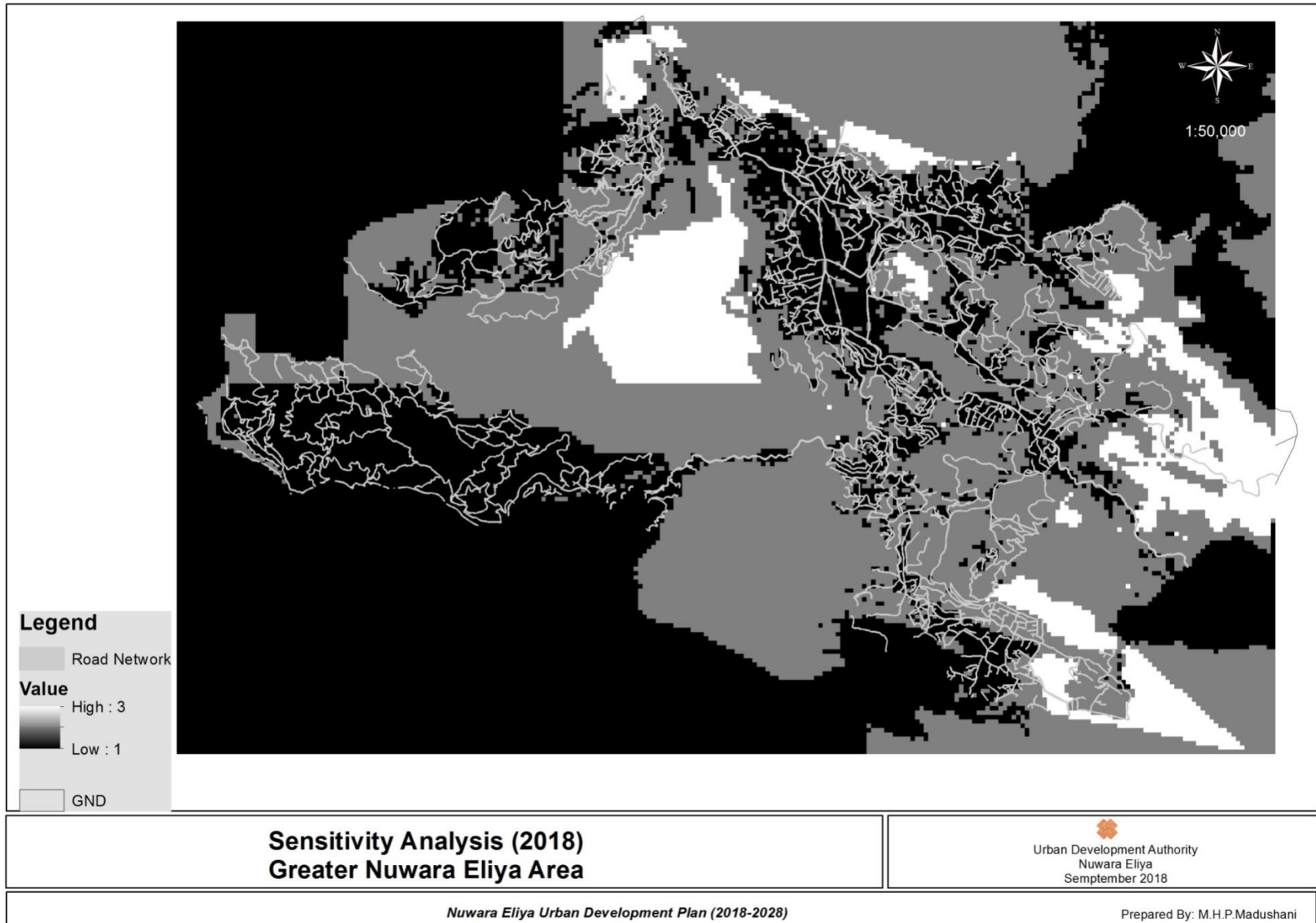
Following criteria based on for basic environment sensitivity analysis. Accordingly apply the weightage to the criteria. This analytical weightages considered protect existing sensitivity in Nuwaraeliya area, preservation of the quality of sensitivity, and also weightages were put considering their importance. Said weightages and criteria given below.

Table No. 1.1, Criteria for senility analysis

	Criteria	Weightage
1	Forest area	20%
2	Water Catchment area	18%
3	Upcountry vegetable cultivation usage lands.	14%
4	Tea cultivation areas	17%
5	Disaster prone areas	11%
6	Steep slopes and high altitude lands	11%
7	Green lands	9%

Apply the weightages for the whole development plan areas with the assistant of the geographical data system and done the sensitivity analysis plan. Accordingly prepared map shown on map no 1.2

Map no 1.1 Sensitivity Analyses



1.2.3. Livability Analysis

Mainly it has been considered the tourist attraction area and new development potential area and infrastructure for residential and related use within the Greater Nuwara Eliya area. Accordingly Following criteria shown in table 1.2 as considered.

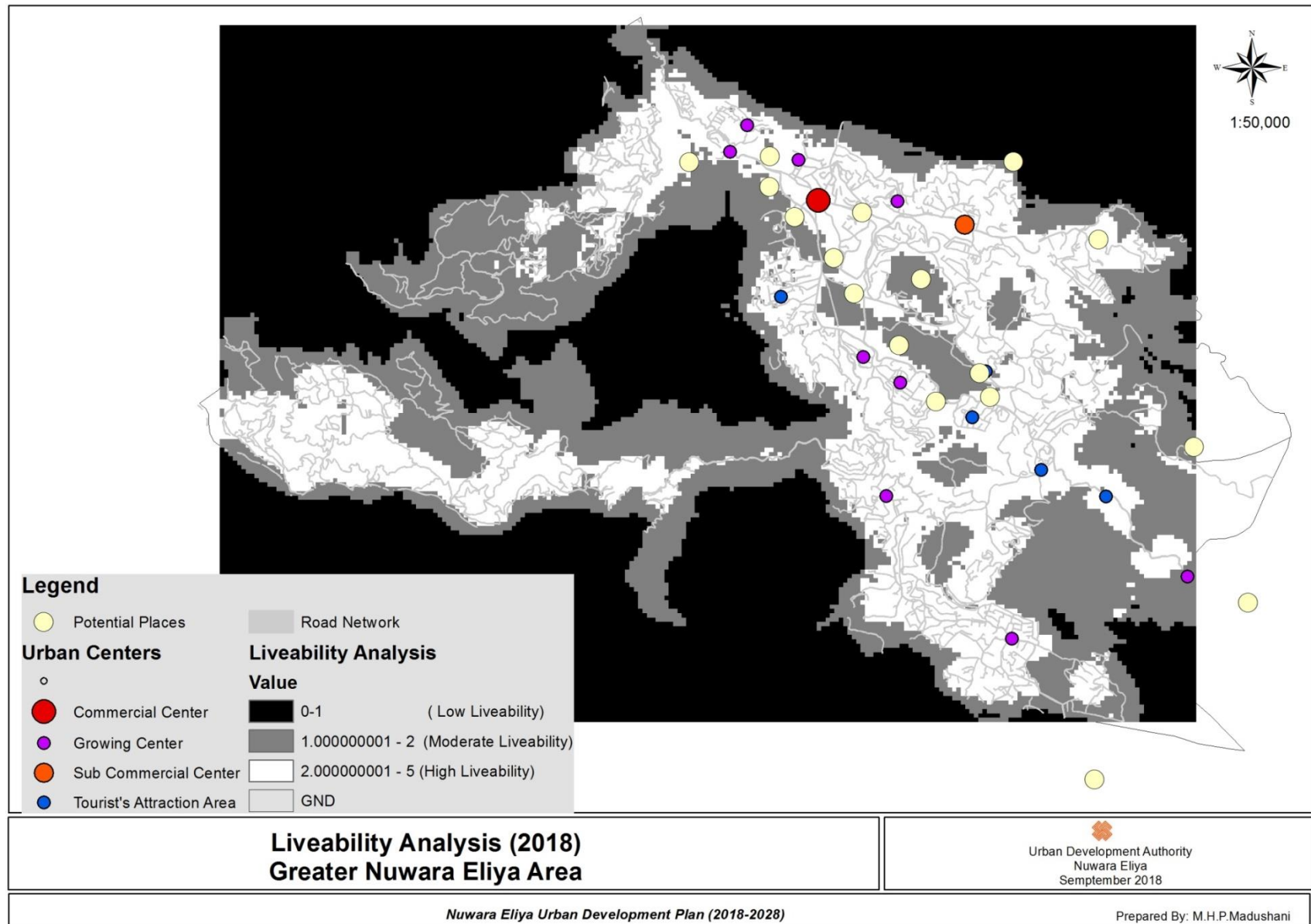
Tendency to tourism industry is considered as main economic strategy in Nuwaraeliya area. AS well as supply of health ,education and commercial infrastructure facilities are also considered. Accordingly it is considered the importance of the respective zones and weightages given for the zones.

Table No. 1.2, Criteria for livability analysis

	Criteria	Weightage
1	Sub urban center	16
2	Tourist attractive locations	16
3	High altitude areas	4
4	Main road approach facility	16
5	Education centers	16
6	Medical centers	07
7	Population growth	13
8	Building density	12
9	Disaster minimum zone (Protective zone)	

According to this weights Analytical map is shown following map No. 1.2, which is referenced in Geographic Information Systems .

Map no 1.2 Livability Analyses



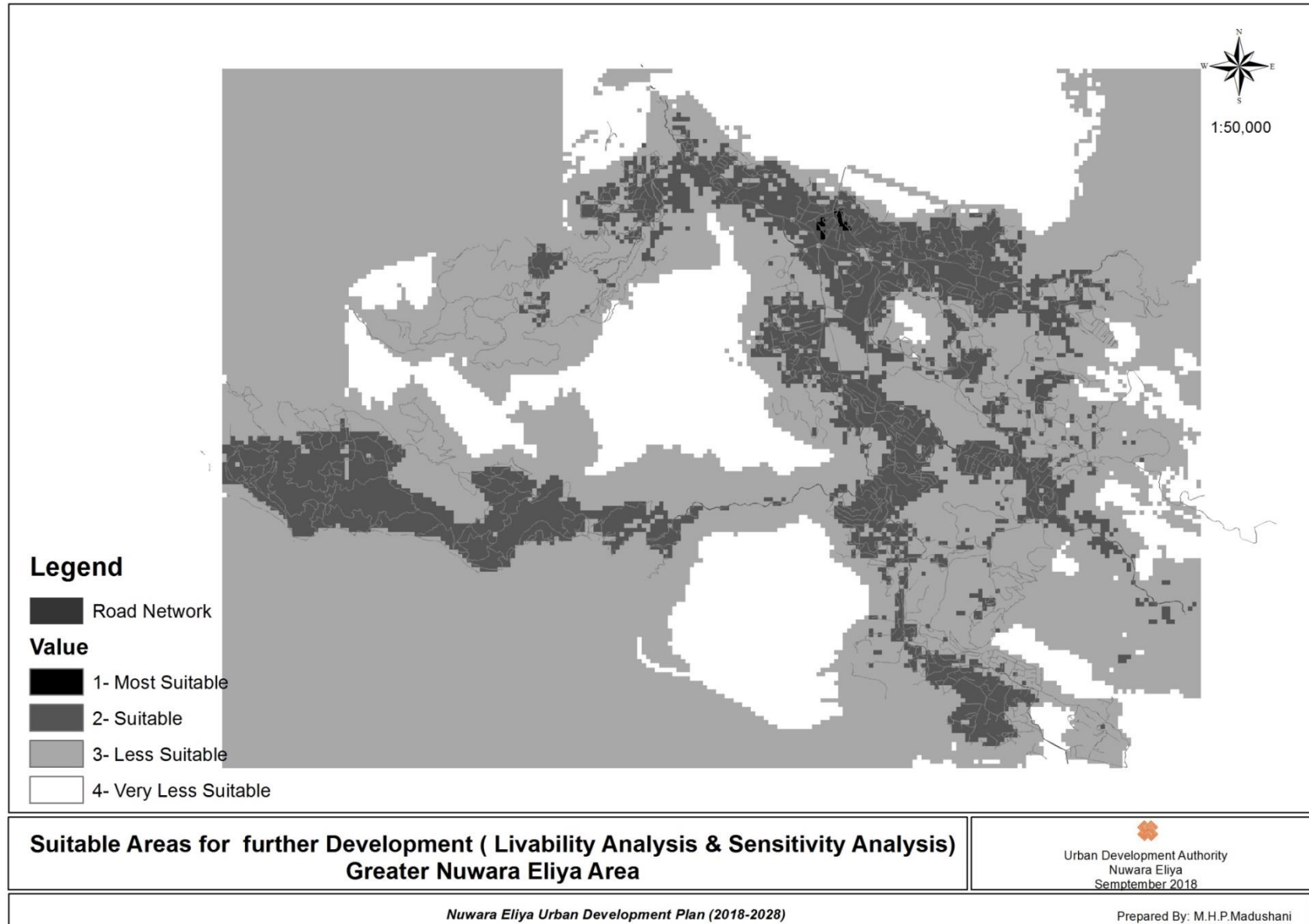
1.2.4. Development Potential Analysis

Analysis of the development potential of Nuwara Eliya town was done by considering the areas suitable for the future development of the town Accordingly a combination analysis was used The combination analysis will identify the economic benefits of the city, identify areas that can be further developed, and avoid sensitive areas. Accordingly, the geographical information analysis sucks the analytical maps and is represented by the map number 1.3.

The zoning composite map was obtained by combining the above environmental sensitivity analysis, the analysis of the livability areas and the development potential analysis. Map 1.4 shows the zoning map.

It identified areas suitable for living / tourism / development as well as undesirable areas and mediocre areas. Considering all these factors, the areas with high density and low density and sensitive area were identified with high specificity.














Map no 1.3 Suitable areas for future development



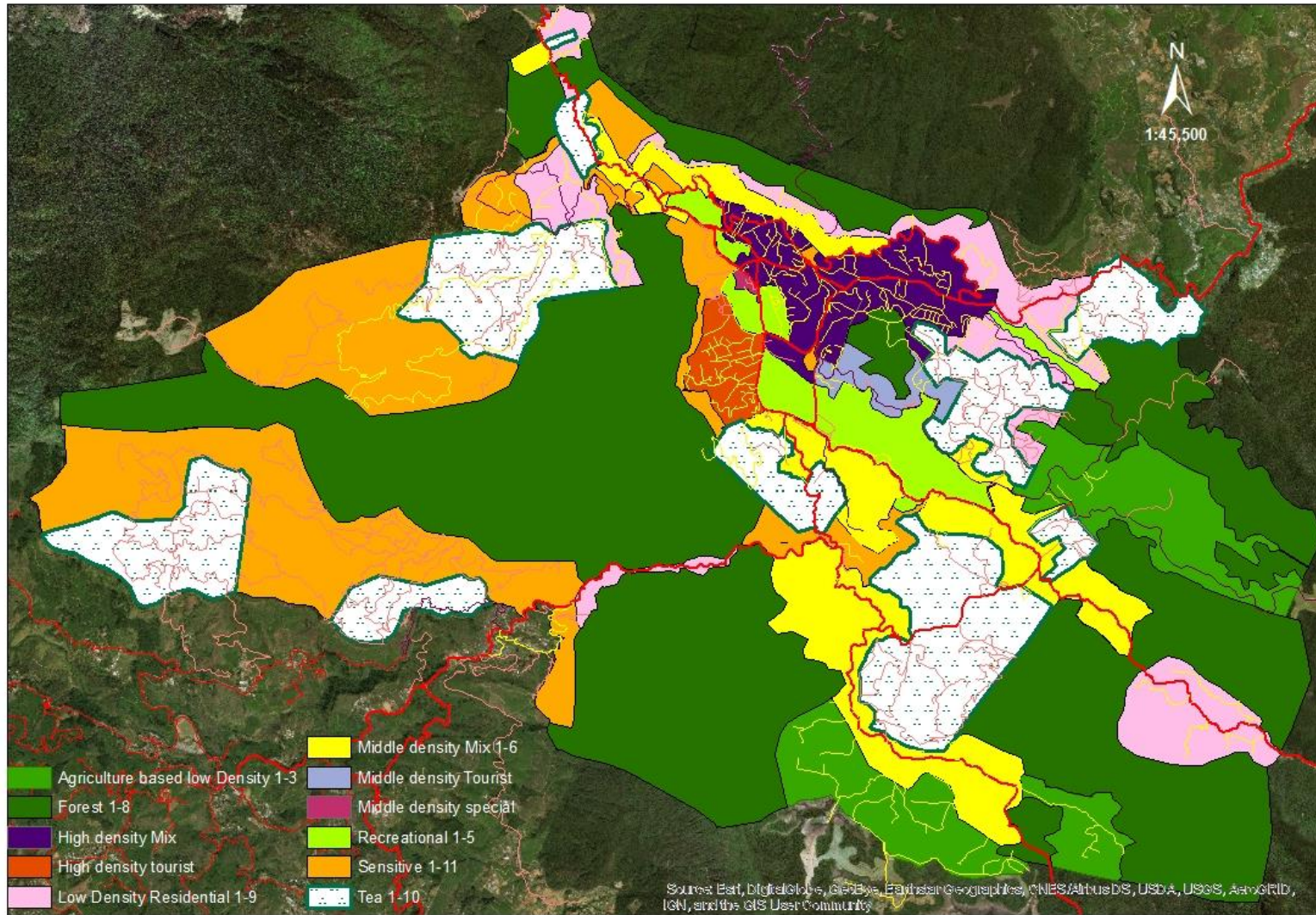
1.3. Zones and zones conditions

Zone No. and zones conditions.

Table No. 1.3, Zone colour




Zone No.	Zone	Zone colour
01	Low residential density agricultural zone 1, 2, 3	
02	Forests 1,2,3,4,5,6,7,8	
03	High density mix	
04	High density tourism	
05	Low density residential 1,2,3,4,5,6,7,8,9	
06	Medium density mix 1,2,3,4,5,6	
07	Medium density special zone	
08	Medium density tourism zone	
09	Entertainment zone 1,2	
10	Entertainment zone 3,4	
11	Entertainment zone 5	
12	Environmental sensitive zone	
11	Tea cultivation	









Map no 1.4 Zoning Plan





Zoning Plan (2019-2030)
Greater Nuwara Eliya Area









Urban Development Authority
Nuwara Eliya
January 2019







i. Zone No.	01
ii. Zone	Low residential density agricultural zone 1/2/3
iii. Character	Preserve endemic up country agricultural use in Nuwaraeliya.
iv. Zone boundary	 <p>Low density residential agricultural zone 1</p>  <p>Low density residential agricultural zone 2</p>  <p>Low density residential agricultural zone 3</p>
v. Zone Factor	0.5
vi. Permitted use	Construction for agriculture related activities, Residential uses, Tourism with Organic agriculture, Retail shops not exceed 50 sq.m. and retail shops for residential area and pre school
vii. Not allowed uses	Environment pollution industries
viii. Land plot coverage	40%
ix. Minimum land extent	Sq.m.500

i. Zone No.	02
ii. Zone	Forests 1, Forests 2, Forests 3, Forests 4, Forests 5, Forests 6, Forests 7, Forests 8
iii. Character	Preservation of endemic forest eco-system to Nuwaraeliya
iv. Zone boundary	  <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="border: 1px solid black; padding: 2px 10px;">forests 1</div> <div style="border: 1px solid black; padding: 2px 10px;">forests 2</div> </div>
	  <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="border: 1px solid black; padding: 2px 10px;">forests 3</div> <div style="border: 1px solid black; padding: 2px 10px;">forests 4</div> </div>
	  <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="border: 1px solid black; padding: 2px 10px;">forests5</div> <div style="border: 1px solid black; padding: 2px 10px;">Forests6</div> </div>
	  <div style="display: flex; justify-content: space-around; width: 100%;"> <div style="border: 1px solid black; padding: 2px 10px;">forests 7</div> <div style="border: 1px solid black; padding: 2px 10px;">forests 8</div> </div>
v. Zone Factor	0
vi. Permitted use	View point huts, Exploration huts not exceed 50 sq.m., Not allow any kind of construction except telecommunication column and cable car columns.
vii. Not allowed uses	Except other uses mentioned in Vi row
viii. Land plot coverage	0
ix. Minimum land extent	Not allow sub division of lands

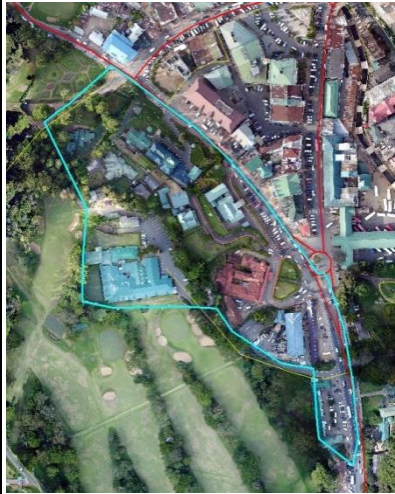
i. Zone No.	03
ii. Zone	High density mix
iii. Character	Main Zone for providing infrastructure facilities for Residential and Commuting People
iv. Zone boundary	
v. Zone Factor	1.5
vi. Permitted use	Houses for living purposes, Shops, Medical centers, Pharmacies, Hospital, Banks and financial institutions, Restaurants, hotels, Vehicle parking locations, Exhibition halls, Cinema halls, Social clubs, Television screen stalls, Restaurants and retail tread shops, Super markets, Professional offices, Apartments, Printing industry, Not more than 100 sq.m, vehicle repairing centers, Public assembly halls, Vehicle service centers, Fuel filling centers, Whole sale centers, State and private offices, Service offices, Public assembly Consultancy training centers, Religion centers, Transport centers. Railway stations, States hospitals and state sector service centers, Parks, Play grounds, Museum, Entertainment uses,
vii. Not allowed uses	Environment pollution industries and over 5000 sq.f. industries
viii. Land plot coverage	50% of the land for living houses and tourist use and 70% of the land for other uses
ix. Minimum land extent	Sq.m.200


i. Zone No.	04
ii. Zone	High density tourism
iii. Character	Tourism infrastructure facility development activities.
iv. Zone boundary	
v. Zone Factor	1
vi. Permitted use	Retail shops, Health centers, Pharmacies, Hospitals, Banks and financial institutions, Restaurants, Restaurants and tourist hotels, Vehicle parking locations, Exhibition halls, Cinema halls , Social clubs, Television screen shops Restaurants and retails shops, Super markets, Professional offices, States sector service centers, Parks, Play ground, Museum, Entertainment uses, Hoses for living, Public assembly halls, Vehicle service centers, Fuel filling stations, State and private services centers, Service centers, Public assembly consultation training centers, Karaoke, Night social clubs, Massage centers
vii. Not allowed uses	Environment pollution industries and over 5000 sq.f. industries
viii. Land plot coverage	50%
ix. Minimum land extent of the land	Sq.m.250



i. Zone No.	05
ii. Zone	Low density residential 1,2,3,4,5,6,7,8,9
iii. Character	Low density residential zone for the barrier zone for forest zone.
iv. Zone boundary	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Low density residential 01</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 02</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 03</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 04</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 05</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 06</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 07</p> </div> <div style="width: 50%; text-align: center;">  <p>Low density residential 08</p> </div> </div>
v. Zone Factor	0.5
vi. Permitted use	Construction for residential uses, Commercial activities not more than 50 sq.m. ,Guest houses not more than 300 sq.m., Pharmacies,State sector service centers, Parks , Play grounds, Museums, Entertainment activities
vii. Not allowed uses	Environment pollution industries or industries over5000 sq.m. area. Wooden associated saw mills or wooden associated workshops.
Viii . plot coverage	40%
ix. Minimum land extent	Sq.m.250



i. Zone No.	6	
ii. Zone	Middle density mix 1,2,3,4,5,6,7	
iii. Character	Residential and commuting population infrastructure facility supply zone.	
iv. Zone boundary		
	Medium density mix1	Medium density mix2
		
	Medium density mix 3	Medium density mix 4
		
	Medium density mix5	Medium density mix 6
v. Zone Factor	0.7	
vi. Permitted use	Houses for living, Retail shops, Health centers, Pharmacies, Hospitals, Banks and financial institutions, Restaurants, Restaurants and hotels, Vehicle parking area. Exhibition halls,Cinema Halls,Social clubs, Television screen shops,Restaurants and retail shops, Super markets, Professional office, Attached flat houses, Printing industries, Vehicle repairing centers not more than 100 sq.f., Community assembly halls,Vehicle service stations, Filling stations ,Whole Sale trade , State and private offices, Service offices, Public assembly consultation training centers. Religion centers, Transport centers, Railway stations. State hospitals and State service centers, Parks, Playground, Museums,Entertainment uses, Massage centers,	


vii. Not allowed uses	Environment pollution industries and extent over 5000 sq.f. industries
viii.Land plot coverage	50%
ix. Minimum land extent	Sq,m,250





i. Zone No.	07
ii. Zone	Middle density special
iii. Character	
iv. Zone boundary	
v. Zone Factor	0
vi. Permitted use	
vii. Not allowed uses	Environment pollution industries and over 5000 sq.f. industries
viii.land plot coverage	50%
ix. Minimum land extent	No allowed to further sub division



i. Zone No.	08
ii. Zone	Middle density tourism
iii. Character	Tourist infrastructure facility development activities.
iv. Zone boundary	
v. Zone Factor	0.7
vi. Permitted use	Shops, Medical centers, Pharmacies, Hospitals, Banks and financial institutions, Restaurants, Guest houses and tourist hotels, Vehicle parking areas, Exhibition halls, Cinema halls, Clubs, Television screen tread stall, Restaurants and retail shops, Super markets, Professional offices, State owned service centers, Parks, Playground, Museums, Entertainment uses, Dwelling houses, Community halls, Vehicle service stations, Filling stations, State and private offices, Service offices, Public assembly consultation training centers, Sports training centers, Karaoke, Night clubs, Massage centers
vii. Not allowed uses	Environment pollution industries and industries over 5000 sq.m.
viii. Land plot coverage	50%
ix. Minimum land extent	Sq. m.250



i. Zone No.	09
ii. Zone	Entertainment zone 01,02
iii. Character	Entertainment and sports facility supply zone for residential and commuting population.
iv. Zone boundary	  <p>Entertainment zone 01</p> <p>Entertainment zone 02</p>
v. Zone Factor	0.5
vi. Permitted use	Allow only development constructions of sports and tourist infrastructure facilities and it need to be obtain preliminary planning clearance from urban development authority for the construction.
vii. Not allowed uses	
viii. Land plot coverage	0.20



i. Zone No.	10
ii. Zone	Entertainment zone 03,04
iii. Character	Continue golf course associated green dense area.
iv. Zone boundary	  <p>Entertainment zone 03</p> <p>Entertainment zone 04</p>
v. Zone Factor	0.0
vi. Permitted use	Not allow any kind of construction.


i. Zone No.	11
ii. Zone	Entertainment zone05
iii. Character	Continue only garden activities.
iv. Zone boundary	 <p>Entertainment zone 04</p>
v. Zone Factor	0.3
vi. Permitted use	Allow only construction for garden activities while keeping green dense area not changing. Preliminary Planning clearance should be taken for construction.
vii. Not allowed uses	
viii. Land plot coverage	0.20








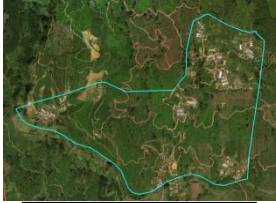


i. Zone No.	12
ii. Zone	Sensitive zone 1,2,3,4
iii. Character	Zone for preservation of environmental sensitivity
iv. Zone boundary	 <p>Sensitive zone 1</p>  <p>Sensitive zone2</p>  <p>Sensitive zone3</p>  <p>Sensitive zone4</p>
v. Zone Factor	0
vi. Permitted use	Existing land use should be keep as it is and not allow any kind of other constructions

i. Zone No.	13
ii. Zone	Sensitive zone5,6
iii. Character	Zone for preservation of environmental sensitivity
iv. Zone boundary	  <p>zone5 Sensitive zone6</p> <p style="text-align: right;">Sensitive</p>
v. Zone Factor	0.3
vi. Permitted use	Residential and guest houses not exceeding 300 sq.m and buildings for commercial use not exceeding 50 sq.km.
vii. Not allowed uses	Factories, tourist hotels, shopping malls, apartment complexes or other uses not mentioned in row vi
viii. Approve land plot coverage	40%
ix. Minimum land extent	Sq. m.375

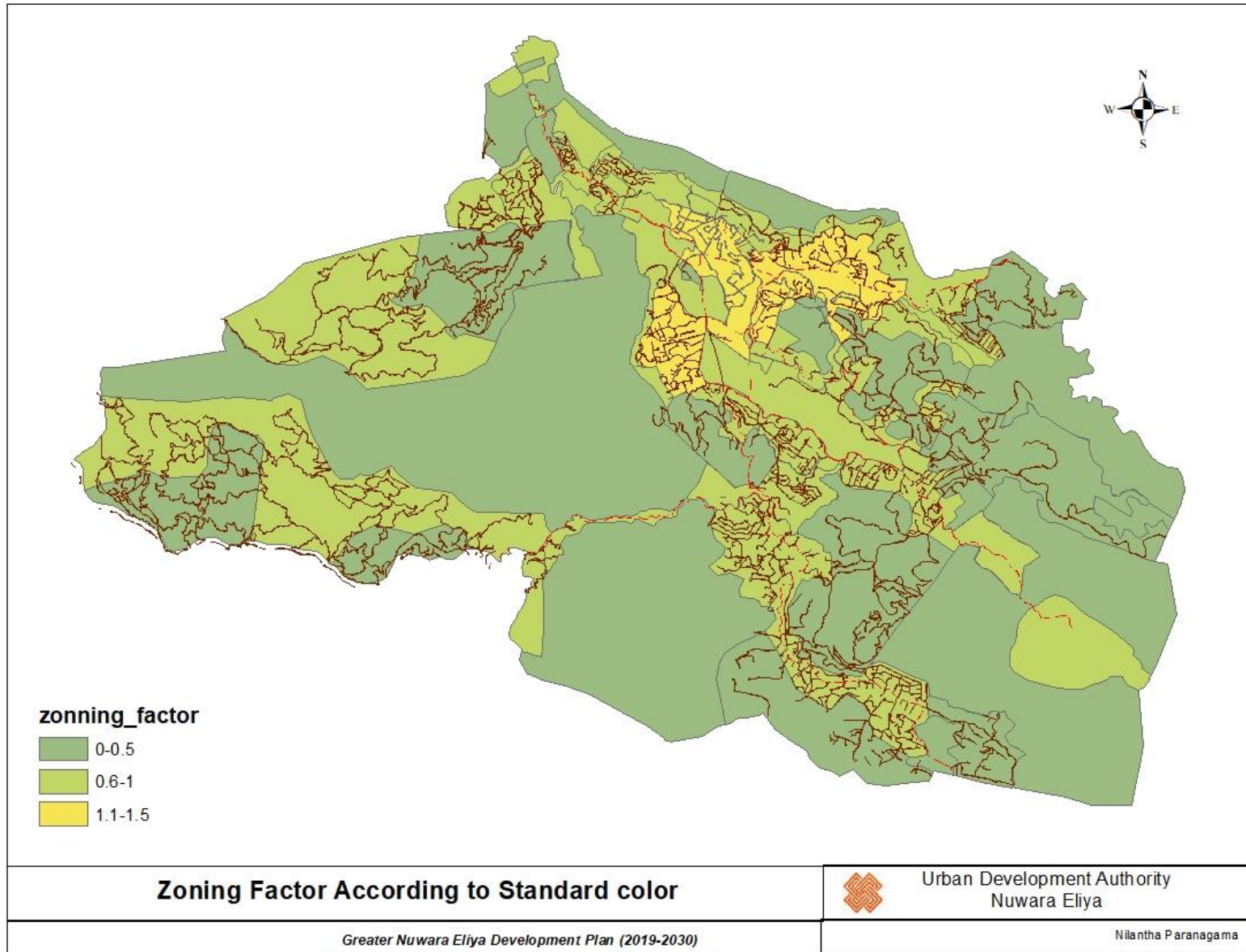
I. Zone No.	14
ii. Zone	Sensitive zones7,8
iii. Character	Zone for preservation of environment sensitivity
iv. Zone boundary	  <p>Zone 7 Sensitive zone8</p> <p style="text-align: right;">Sensitive</p>
v. Zoning Factor	.3
vi. Permitted use	Cabanas not exceeding 100 square meters, field study centers and recreation centers
vii. Not allowed uses	Not allowed Development other than mentioned in row no vi
viii. Approve land plot coverage	30%

i. Zone No.	15
ii. Zone	Sensitive zones 9,10
iii. Character	Zone for preservation of environment sensitivity.
iv. Zone boundary	  <p><u>Sensitive Zone 9 Sensitive zone 10</u></p>
v. Zoning multiplication	0.3
vi. Permitted uses	Existing land use should be keep as it is and not to allow any kind of other constructions

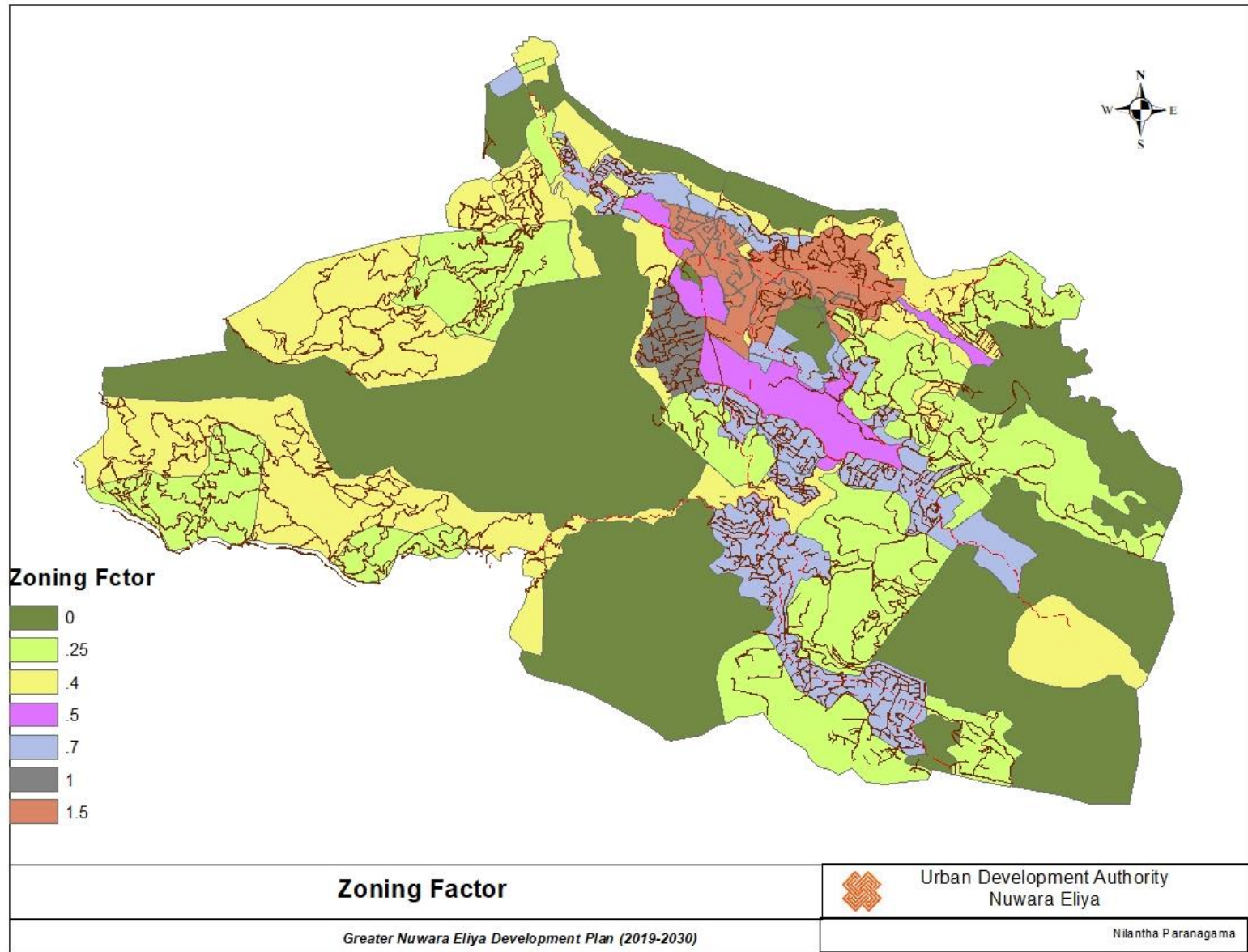
i. Zone No.	16
ii. Zone	Sensitive zone 11
iii. Character	Environment preservation sensitive zone
iv. Zone boundary	 <p>Sensitive zone 11</p>
v. Zoning multiplication	0.3
vi. Permitted use	Only the improvement of existing land use is allowed
vii. Not allowed uses	
viii. Land plot coverage	0.20

i. Zone No.	17
ii. Zone	Tea cultivation 1,2,3,4,5,6,7,8,9,10
iii. Character	Tea cultivation
iv. Zone boundary	 <p>Tea 01</p>  <p>Tea02</p>  <p>Tea03</p>  <p>Tea04</p>  <p>Tea05</p>  <p>Tea06</p>  <p>Tea07</p>  <p>Tea08</p>  <p>Tea09</p>  <p>Tea10</p>
v. Zoning multiplication	0.3
vi. Permitted use	Allowed to use Only those who are directly involved in tea plantation or workers' quarters.
viii. Approved land plot coverage	0.20

1.5.Zoning Factor Plan(According to standard Colour code)



1.6. Zoning Factor Plan(Selected colors for greater Nuwara Eliya Plan)



1.7. Building Height control map (Visibility Analysis map

Basic Information

Introduction

These regulations are enacted by the Hon. Minister of Megapolis and Western Development as per the powers vested in him under the provisions of the clause 8(f) in Section II (a) of the Urban Development Authority Law (Amended Act No. 4 of 1982) together with the provision in Section 21 of the Urban Development Authority Law (Act. No. 41 of 1978) for the area declared as urban development areas under the jurisdictions of

Part I

Regulations for Preliminary Planning Clearance

Applying for Preliminary Planning Clearance

1

(a)

Under the provisions of the Section 8(j) of the Law, the Authority may direct the developers to obtain a Preliminary Planning Clearance to a development, as it deems necessary.

- i. All applications for the purpose of obtaining Preliminary Planning Clearance shall be made to the Authority in the **Form "A"** prescribed in **Schedule 01**.

Electronic applications to the Urban Development Authority shall be forwarded online along with the relevant details prescribed in the following website:

www.applications.uda.lk.

- ii. Processing Fees for such applications shall be paid as prescribed in **Schedule 02**.
- iii. If the total processing fee exceeded Rs. 5000/- an initial payment of Rs. 5000/- shall be paid and the balance shall be paid before issuing of the Preliminary Planning Clearance.

(b)

Upon the submission of the duly filled application along with the necessary documents a Preliminary Planning Clearance shall be granted by the Authority, to the applicant, who may be either the owner of the development or a person authorized by him, notwithstanding the right of the Authority to request for additional information and to impose additional conditions, at the evaluation of the detailed proposal for that development.

		<p>(c)</p> <p>i. The period of Validity of a Preliminary Planning Clearance is one year and may be extended for further two years, upon the request of the applicant. The Processing Fee payable by the applicant for such applications is as prescribed in Schedule 02.</p> <p>ii. If a name change is requested in the renewal of a Preliminary Planning Clearance issued to a person, such request shall be made along with an affidavit from the party to whom the Preliminary Planning Clearance was first issued for the same.</p>
		<p>(d) The Authority shall issue Preliminary Planning Clearance, with or without conditions imposed for the proposed development to the applicant.</p>
		<p>(e) The Preliminary Planning Clearance shall not constitute a development permit or shall not entitle the applicant or any other person to commence or carryout any development activity whatsoever.</p>
		<p>(f) The Authority shall issue a ‘no objection’ letter for metal quarry, soil cutting, soil washing for sand mining, clay and gravel mining and mineral mining only if it is in conformity with the zoning regulations of the development plan subjected to obtaining the recommendations from the relevant agencies.</p>
		<p>(g) A Clearance Certificate shall be obtained from the Urban development Authority to develop, lease or rent any Government Land to assure that such proposals are in accordance with this greater Nuwara Eliya Development Plan.</p>
		<p>(h) When clearances are for developments related to religious purposes and low income housing projects the Authority may consider to waive off the processing fees for such Planning Clearances and only the administrative expenses incurred by Authority for the same, shall be recovered from the applicant as prescribed in Schedule 02.</p>

Part II

Regulations for Land Subdivision, Amalgamation , Resurvey and Development

Applying for land Sub division , Amalgamation , Resurvey and related developments .	2.	(a)	<p>Under the provisions of the Section 8(j) of the Law, every development including sub-division, amalgamation, resurvey and the related developments in lands, shall obtain a prior approval from the relevant Authority for such development.</p>
			<p>i. For the purpose of obtaining an approval for developments mentioned in above 2 (a), application shall be made to the Authority in the Form “B” prescribed in Schedule 01. For land sub-division, application shall be submitted along with the Indemnity form given in Schedule 07.</p> <p>Electronic applications to the Urban Development Authority shall be forwarded online along with relevant details prescribed in the following website:</p> <p style="text-align: center;">www.applications.uda.lk.</p> <p>ii. A Processing Fee for such application shall be paid as prescribed in Schedule 02.</p> <p>iii. An application submitted to relevant Authority for an approval for any Sub Division, Amalgamation , Resurvey or any other development in a land shall carry a declaration by a Qualified Person/Persons as given in Schedule 03.</p> <p>iv. The application shall be attested by the owner or a person, authorized for the same, by the owner of the land.</p> <p>v. If a name change is required for an approval issued to a party, a request for such shall be made along with an affidavit by the first party for whom the approval was granted.</p>
<i>Compatibility of the development</i>		(b)	<p>When such land,</p> <p style="padding-left: 40px;">i. Whose extent exceeds, 0.1 hectares</p> <p style="padding-left: 40px;">or</p>

		<ul style="list-style-type: none"> ii. Proposed to be sub-divided into 04 Lots or more or iii. Involves any sensitivity related to the existing environment <p>the Authority may direct the Applicant to obtain a report and a declaration from a Qualified Person as given in Schedule 03. Proposed development shall be in compliance with the Development Plan prepared for such area, and/or with the environmental conditions of the area shall certified by that document.</p>
<i>Scale</i>		<p>(c) A detailed blocking out plan to a scale of not less than 1:1000 or showing the proposed lots together with their dimensions, direction, width and levels of all proposed streets, open spaces and space for other amenities and the proposed use of every lot, to be submitted along with the application. In a situation, where site extent is too large to be drawn on a standard size paper, the plan prepared at 1:4000 scale to be submitted.</p>
<i>Specifications for the site plan for development</i>		<p>(d) The Survey Plan for the proposed sub-division, amalgamation, resurvey or any other related development, shall be prepared adhering to all relevant Regulations in addition to the following:</p> <ul style="list-style-type: none"> i. If not specified in the Development Plan, the Minimum Plot size of a sub-divided lot shall not be less than 150 Square Meters. ii. The location of the existing buildings if there is any, shall be indicated to the scale. iii. The Scale of the plan, direction of the North and the Assessment Numbers of adjoining lots or buildings shall be clearly indicated. iv. The means of access to the site and the width of the access path shall be indicated. v. All existing and proposed drains and water courses shall be indicated with directions of the water flow. vi. A drainage system shall be provided in the scheme to drain off natural and rainwater and that drainage systems shall be connected to common drains or other common water ways to systematically drain off excess water from the land. If the levels of the

			<p>existing drains are not receptacle of the outflows of the proposed drainage system, an alternative means of drainage shall be proposed and the space to accommodate the same shall be indicated in the plan.</p> <p>vii. In case of a land with observable slope, existing height contours or spot levels of the site and levels of the road shall be requested to indicate in the plan.</p> <p>viii. All the boundaries of a plan shall be marked in Black prepared for the development, and in case where a previous boundaries lines need to be indicated (superimposed) in the same plan, they shall be marked in red including a note.</p> <p>ix. When a Survey Plan for a development is prepared the previous plans shall be included for review and in case such plans are not available, on the declaration by the owner of the land on such non-availability of the original plan a note shall be included into the plan. In all other instances, a note on the original source used for the preparation of the new plan shall be included in the plan.</p> <p>x. The plan shall indicate all street lines, building lines and any other reservations, if there are any, prescribed in the Development Plan approved by the Minister.</p> <p>xi. Existing water courses, sewer lines, manholes, fences or boundaries, retaining walls, electricity and telephone lines shall be shown in the plan.</p> <p>xii. The Authority may requested to superimpose the entire land as a sketch, in case of a portion of a relatively large land is applied for approval</p> <p>xiii. Coordinates of at least four meeting points of main boundaries covering the entire land, shall be shown in the plan</p> <p>xiv. In the case of sub division If the number of lots more than 10 lots and where such lots are less than 250 square meters in extent, a space for a proposal for a Waste Management shall be provided and such space shall be shown in the plan</p> <p>xv. A space of 7½cm x 5½ cm shall be allocate in the</p>
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			<p>front page of the plan to record the details of the Development Permit issued in the approval.</p> <p>xvi. Each plan shall be prepared on standard metric size sheets of the international ‘A’ Series and accompanied in 5 certified copies with the original copy. *</p> <p>xvii. The authority shall cancel the approval given in case where the information submitted and shown in the plan is evidenced to be fraud.</p> <p>xviii. In the case of agriculture land sub division, amalgamation, resurvey the application should submit with the GAP certificated issued by Agriculture department.</p>
Sub Division or Amalgamation of Land	3	(a)	No Government Agency or any other person shall carry out or engage in any Sub Division, Amalgamation and Related development in land, deviating from the Development Guidelines and the Regulations given in the Development Plan prepared, under the provisions of the Section 8(a) of the Law and the Planning and Building Regulations prepared under the provisions of the Section 21 of the Law.
			<p>i. A parcel of land or lot designated or proposed for agriculture, wetlands, horticulture or related uses shall be sub-divided only on a plan relating to proposed use has been approved by the Authority.</p> <p>ii. The Authority may request the Applicant to amend the plan as it may consider necessary, on the grounds that the sub division is not in compliance with the Development Plan or the proposed developments.</p> <p>iii. The sub-division on the site shall be carried out only after the approval of the Authority is granted.</p> <p>iv. Electricity and Water Supply connection to each lot shall be provided by the developer.</p>
<i>Minimum requirements in a sub-divided lot</i>		(b)	<p>i. The minimum plot size of land should be two hundred and fifty square meters (250 sq.m) and its front width should be not more than 10 meters and 12 meters in depth and it shall change according to the zoning regulations of this development plan,</p>
<i>Existing Lots</i>			<p>ii. The Authority may relax the requirements of the</p>

			<p>specified site extent and width, in case of an existing lot, provided that the proposed development therein is in compliance with the other regulations.</p> <p>iii. If the sub division is proposed for a condominium property development and such sub divided portion is not used for common space , the minimum extent of the such land lot shall be in compliance with these regulations</p>
<i>Existing developments in a land</i>		(c)	When a permanent building exists in a land that is subject to sub-division or amalgamation, the minimum requirements for open space, light and ventilation, and other requirements for such building shall be in compliance with these regulations.
		(d)	A land lot in such sub division shall be utilized only for the purpose that is approved by the Authority.
		(e)	The Authority shall issue a Development Permit, with the guidelines for the sub-division, amalgamation or other developments within the land.
		(f)	A Certificate of Conformity (COC) shall be obtained as per Regulation 47, having fulfilled the requirements set out in the development permit mentioned in the above Section 3(e). No advertising or sales regarding development shall be carried out based on the Development Permit.
<i>Reservations</i>		(g)	In case of Sub-division of land where particular land is bordering to a road, drain, river or any other water bodies and water sources, the reservation and other guidelines imposed by the relevant organizations should be maintained for the design of the sub division plan submitted for approval.
Access to Land Lots for Residential Use	4	(a)	<p>Every lot in a sub-division shall obtain the access from existing or proposed street / streets in compliance with the requirements specified in Schedule 04.</p> <p>i. The minimum width of a Carriageway for the street shall be as approved by the Authority and shall not be less than 3.0 meters in any case. However, in a</p>

			<p>case of inaccessible access and where the inclination of the land is more than 25 degrees, a foot path not less than 1 meter can be used as a stairway. Where access to the development site is provided by stairs, each such street shall be connected to a public street or a private street not less than three meters wide. The owner of such a private street shall have access to a public street not less than the width specified in Schedule 2.</p> <p>ii. The carriageway of any road, which is less than 7.0 m in width, shall be kept in full width and drains and other requirements related to such road shall be reserved from such land facing the road, in addition to the width of the carriage width.</p> <p>iii. The width of the Access Roads shall be decided on the cumulative numbers of lots served by such Access Roads.</p> <p>iv. In a situation where a sub division involves a large number of lots, for which the main access required is 9.0 meters or more, at the end of the point of serving the excess number of lots, the width of such access road can be reduced up to to 7.0 meters from the point where the requirement for the rest of the lots served by that road is only 7.0 meters. However, this minimum width of 7.0 meters shall be maintained without further reduction in the balance portion of the main access road.</p> <p>v. Every lot or site which abuts on at the dead end of a road may have frontage less than the width specified in these regulations, but shall have a frontage which is not less than 3.0 meters in width.</p>
Street Lines		(b)	In a case where no street line is applicable for a road, sub division shall be made considering the existing physical width of such road.
			<p>i. In a land served by a road with a Street Line, the number of lots in a sub-division of that land shall be decided upon the Street Line width of the Road. Widening of such street line shall be made equally on either side from the center line of such road and the land subjected to widening of such road shall be gifted to the relevant Local Authority strictly for the purpose</p>

			of widening of the road.
		(c)	<p>In fulfilling the minimum width requirement of the road for residential lots as specified in the Schedule 04, if the Authority is of the opinion that undue hardship is caused to a party, the width of the road can be reduced based on the following factors subject to the recommendation of the Planning Committee</p> <ol style="list-style-type: none"> i. The minimum width of 3.0 meters is available in the access road. ii. This reduction shall not apply for new land sub divisions. iii. If the proposal is to improve the status of an underserved settlement. <p>Every such street shall connect on to a public street or a private street for which the owner possesses the right of way from such private street having a width not less than 7.0 meters.</p>
Access to Land Lots for Non-residential uses	5.	(a)	<ol style="list-style-type: none"> i. A street that serves one lot or more lots for – nonresidential or non-industries use, the width of access road shall not be less than 7.0 meters . And A street that serves one lot or more lots for industrial purpose the width of access road shall not be less than 9.0 meters ii. In a situation where a lot abutting to the road less than 7.0 meters in width and having physical width not less than 6.0 meters and proposed road width is applicable on such road, non-residential activities including Industries and warehouses as prescribed in this Development Plan, may be considered for approval, along with the other factors of concern. iii. Any use in a land lot that needs access to multi axle vehicles shall be permitted only if the Access Roads has a minimum width of 12 meters throughout.
Turning Circles, Roundabouts and open spaces	6	(a)	Every street which is less than 9.0 meters in width and exceeds 30 meters in length, shall be provided with a turning circle of not less than 9.0 meters in diameter or any other form of space acceptable to the Authority at a suitable location on the street.

		(b)	In the case of non-residential activities located abutting a dead-end road of not less than 9.0 meter in width, a turning circle of 15 meter in diameter or any other form of space acceptable to the Authority shall be provided.
<i>Splaying of Corners</i>		(c)	From the meeting point of the two roads shall be rounded off or splayed maintaining a half a width of the road towards both ends as may be necessary in the interests of the safety of the users of the street.
Space allocate for Community Recreational and Open Space	7	(a)	Where the extent of the land proposed to be sub-divided exceeds 1.0 hectare; an area of not less than ten percent (10%) of such land excluding streets and drains shall be reserved for community recreation and open space uses in an appropriate location and the location of such 10% land as a strip or any other suitable form may be considered by the Authority. The Authority may consider compensating or otherwise providing up to fifty percent of the ten percent allocation ,the area of land reserved for public walking or cycling, green path or landscape and tree planting areas of the development site.
		(b)	Such reserved space shall be vested with the relevant Authority free of all charges.
		(c)	The developer shall introduce the occupants a mechanism and a financial arrangement to develop and maintain such open space in consultation with the relevant Authority.
		(d)	Use of such reservation for an unauthorized activity is an offence and punishable under the Section 28(1) of the Law.
		(e)	In commercial and industrial land sub-divisions, if the minimum land parcel of the sub-division is not less than 2,000 square meters and all the road widths are not less than 9.0 meters the land may be sub-divided without reserving 10 percent (10%) of the land for open space uses, but at the sub division of any of the parcels of such land, the developer shall; <ul style="list-style-type: none"> i. reserve the 10% of the land so sub-divided; or. ii. deposit a sum equal to the market value of the 10% of the land so sub-divided at the relevant Authority.
		(f)	i. In Residential land sub-divisions, if the minimum

			<p>land parcel of the sub division is not less than 1,000 square meters 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 in situation of further sub-division or construction of more than two housing units per lot, the developer shall deposit a sum equal to the market value of 10% of the land so sub-divided or developed at the relevant account of the relevant Authority.</p> <p>ii. When the land to be sub-divided is located within 0.5 km away from a public open space such as lake, public playground etc. which is more than 4000 sq.m. (01 Acre) in extent, At the time of allocating 10% for community use, If the amount allocated for such public purpose is more than 40 perch the authority may requires the developer to allocate 50% of the land in the open area and deposit the remaining 50% of the market value to the relevant local authority,</p> <p>iii. When the open space requirement of a sub-division is not more than 300 sq.m. (12 Perches) in extent or other than provide physically such reservation, the market value of the such open space shall be deposited in relevant account of the relevant Authority.</p>
		(g)	<p>If a land sub-division has not provided the 10% open space, a sum equal to 10% of the market value of such land and additional 25% of service charge shall be deposited in the relevant Authority, upon which the individual land parcels may be permitted by the relevant Authority for development or further sub-division.</p>
		(h)	<p>The funds collected from such deposits shall be used only for the purpose of providing community recreation and open space development in the relevant Local Authority Area.</p>
		(i)	<p>A Public open space which is allocated for community and recreational activities, as said in the section 7 (a) above, can be used for indoor pavilion, swimming pool, building for sports and recreational activities, subject to a maximum plot coverage of 40% and other building regulations are in place</p>

Part III

Regulations for Construction, Alteration and Renovation of Buildings

Applying for Building Construction	8.	(a)	Under the provisions of the Section 8(j) of the Law, any building construction, alteration and renovation shall obtain a Development Permit from the relevant Authority, prior to the commencement of such development.
			<p>i. To obtain a Development permit, an application shall be made to the Authority by the applicant in the Form “C” prescribed in Schedule 01.</p> <p>Electronic applications to the Urban Development Authority shall be forwarded online along with relevant details prescribed in the following website:</p> <p>www.applications.uda.lk.</p> <p>ii. Processing Fees payable for such applications shall be made as prescribed in Schedule 02.</p> <p>iii. Under the provisions of Section 8 (j) of the Law, an applicant shall submit the development proposal for the approval along with the relevant form the technical requirements prescribed by the relevant Institutions/Departments and the other requirements as informed through the Preliminary Planning Clearance for the purpose of the proposed development, shall be complied.</p> <p>iv. The Period of Validity of a Development Permit is one year and may be extended for further two years , upon the request of the applicant, and the application for such extension shall be submitted within the period of validity.</p> <p>v. The applications for extensions of the Period of Validity of a Development Permit shall be made along with the Post Permit Monitoring and Audit Report obtained according to the regulation 45 and the processing fee shall be paid as prescribed in Schedule 02.</p> <p>vi. When validity period of the Development Permit lapsed after the three years, and if need to continue , a new Development Permit shall be obtained with a new application submitted to the Authority, with a</p>

			copy of the approved building plan and the payment of the relevant Processing Fee as prescribed in Schedule 02.
Requirements of applying for a Development Permit	9	(a)	All applications submitted to the relevant Authority to obtain Development Permits for construction of buildings shall accompany declarations from Qualified Person/Persons as given in Schedule 03.
		(b)	Application shall be attested by the owner or a person, authorized for the same, by the owner of the land.
		(c)	At an instance, when the name change is requested in the Development Permit issued to a person, such request shall be made along with an affidavit from the party to whom the Development Permit was first issued.
		(d)	All Plans shall be: <ul style="list-style-type: none"> i. Prepared on standard metric size sheets of the international 'A' Series. ii. Include a title setting out the purpose of the development of such building or premises to which the plan relates. iii. Shall be submitted in 05 copies* iv. Plans shall be submitted in accordance with the building characteristics specified in Schedule 21
		(e)	The Authority may require additional sets of plans or enlarged details, specifications or other information thereof or other documents related to same if necessary.
		(f)	Applicant shall ensure to keep a copy of the approved Survey Plan and approved building plan at the site and shall be presented to the officer of the Authority when necessary
		(g)	A sketch plan of the surrounding area which is sufficient to locate the development site, shall accompany the application.
		(h)	A copy of the approved survey plan relevant to the premises where the proposed building is being built or the building is located and when the area coming under the visibility analyzing area or gross slop is more than 30 degree or when the authority determine the spacing of the survey plan shall be accompanied by a contour diagram showing the height

			from the sea level not exceeding 1 m.
Building Categories	10	(a)	<p>Category “A”</p> <p>Means any building consisting of five or more floors including the Ground floor or any building, the height of which exceeds 15 meters above the adjoining street.</p>
		(b)	<p>Category “B”</p> <p>Means any building not being high-rise building which consists of;</p> <ol style="list-style-type: none"> i. Two or more floors including the Ground floor where a wall or column is situated on the property boundary. ii. A basement, roof, foundation, beams and other related parts of the buildings. iii. Pile or raft foundation iv. Roof expands exceeding 10 meters v. A place of public assembly or a public building vi. A building which is wind sensitive such as Warehouse and factories; and, vii. Any other type of building not covered under category “A” and “C”
		(c)	<p>Category “C”</p> <p>Shall consists following sub categories</p>
<p>*out of them 02 copies shall be issued to the applicant and one copy shall be retained with the Urban Development Authority and another shall be retained with the Local Authority upon the approval.</p>			
			<p>C I</p> <p>Means any building exceeds 400 sq.m. and height exceeds 12 meters which does not falls under the Category “B”</p> <p>C II</p> <p>Any building less than 400 sq.m. and height less than 12 meters which does not falls under the Category “B”</p> <p>C III</p> <p>Any building less than 100 sq.m. consisting Ground Floor</p>

			and one upper floor which does not falls under Category “B”
Scale of Plans	11	(a)	<p>All Building Floor Plans, Sections and Elevations submitted shall be drawn in to the following scale and consist of:</p> <ul style="list-style-type: none"> i. Site plan – 1:1000 or a suitable scale depending on the extent of the land. ii. Floor Plans and Sections of a building- 1:100 except at the instances where the size of the building is too large for the plan to be drawn on the required standard size paper. In such instances, the relevant Authority may accept drawings prepared to a scale not smaller than 1:200
Particulars to be included in Site Plan and Floor Plans	12	(a)	A plan for any development that involves either a building/s or building related works submitted for the purpose of obtaining a Development Permit shall include the following details recommended in colours and symbols..
<i>Site Plan</i>		(b)	<p>A Site Plan or the Blocking-out Plan showing the following details:</p> <ul style="list-style-type: none"> i. Boundaries of the development premises and the length and the width of the premises and distance between the existing building to the boundary shall be included with figured dimensions. ii. the scale of the plan, the North-Point and the premises numbers of adjoining lots or buildings, as specified in the approved survey plan iii. the means of access to the site; iv. All street lines, building lines, any road widening line according to the schedule 18 of this development plan and a service road, or drainage reserve and such other details as may be shown in Development Plan which has been approved by the Minister and or any street line imposed by the Local Authority. v. Distance from the proposed building to all existing drains, watercourses, sewer lines, manholes, fences, retaining walls and slopes on the lot or adjoining lots to be shown with figured dimensions vi. A certification from Qualified person according to the recommendation from the Building Research

			<p>Institute on the stability of the land, soil acquisition status and structural plans for the proposed development activities. The highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Development Corporation or any other Authority in case the land is subjected to inundation.</p> <p>vii. height contours or spot levels of the site and of adjoining roads, with slopes steeper than 45 degrees and exceeding one and a half meters (1.5 meters) in height being clearly indicated.</p> <p>viii. any formation of a new slope or embankment and the provision of a retaining wall or other structure to stabilize such slope or embankment if the slope or embankment is taller or steeper than which is safe for such prevailing site.</p> <p>ix. Conditions as may be determined by an approval of a Geological Engineer's report or as may be specified by the Authority, including an endorsement that the necessary plan or plans of the wall or structure will be subsequently submitted to the Authority for approval.</p> <p>x. Any proposed surface or subsoil drain and its point of discharge or connection to an existing drain or a watercourse.</p> <p>xi. any proposed sewer line and manhole and their respective connecting point to an existing sewer line and manhole.</p> <p>xii. proposed landscape arrangements</p> <p>xiii. all parking arrangements for the proposed development.</p> <p>xiv. proposed electrical and telecommunication lines and their respective connections to an existing network.</p>
<i>Floor Plan and Other Requirements</i>		(c)	<p>A Floor Plan of each floor and roof of the building containing or showing:</p> <p>i. Clear statement indicating the purpose for which every part of the floor is to be used.</p> <p>ii. The type of materials to be used for the walls, super-</p>

			<p>structure and floor slabs of the building or in the building works and the maximum permissible live loads that such floor slabs are designed to carry;</p> <p>iii. Clearly showing all rooms, compartments, corridors, staircases, verandahs and roof terrace of a building and the thickness of the wall and columns thereof;</p> <p>iv. dimensions of every air-well , back-yard , court-yard and open spaces in and around the building and the distances between the external walls of the building and to the center line of road/s, road reservation and drainage reservation within the lot or adjoining thereto;</p> <p>v. dimensions of spaces between all walls, columns and piers</p> <p>vi. the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;</p> <p>vii. surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of such outlet drains;</p> <p>viii. As specified in the Fire clearance, the means of escape from fire and the fire prevention measure taken in respect of the building including the location of fire extinguishing equipment and installations therein and lighting protection measures in case of high rise buildings;</p> <p>ix. In each floor of the building that is to be air-conditioned, mechanically ventilated or pressurized, and where such part is to be air-conditioned, by means of a centralized system or package unit and wherever possible the position or positions of the air-conditioning plants or units shall be indicated on the floor plan;</p> <p>x. The allocated space for parking bays, ramps, staircases, landings, standby generators, electrical transformers, central point of LP gas distribution etc, shall be shown on floor plan.</p> <p>xi. In case of a condominium property; requirements of the Apartment Ownership Law No. 11 of 1973 and</p>
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			<p>its amendments shall be adhered to and plans for the same to be prepared and signed by a relevant qualified person;</p> <p>xii. the position of garbage disposal point as may be required by the Authority.</p> <p>xiii. A landscape plan for open land on the premises should be submitted in terms of Rule 79 with all architectural plans.</p>
<i>Cross Sections</i>		(d)	<p>Cross, longitudinal and other Section Drawings of the building clearly delineating the disposition of the adjoining ground and showing:</p>
			<p>i. the types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, pillars, beams, roof terrace and other related parts of the building;</p> <p>ii. the existing ground level or levels and any proposed new ground level or levels if the building site is to be raised or lowered with clear statements as to how the new ground level or levels might affect the stability of all adjoining lands or buildings and what steps are being taken to safeguard the same;</p> <p>iii. dimensions in figures of the distance from any existing or required retaining wall or slopes of the site, which exceeds 1.5 meters in height, to be proposed building, the lot boundaries thereof any existing building on adjoining land that is within 10.0 meters of the retaining wall or slope and is nearest thereto; and</p> <p>iv. dimensions in figures of the doors, windows or ventilation openings, the heights of every storey, the ceiling heights and the ground floor level or levels and footway level or levels of the building in relation to the existing ground and street level or levels thereof, and the clear distances between the lot boundaries and the external walls of the building.</p>
<i>Elevation</i>		(e)	<p>Front, Rear and Side Elevation of the building showing-</p> <p>i. all the external walls , external columns, parapet walls and doors, windows or ventilation openings, canopies and balconies and the roof of the building</p>

			<p>with dimensions in figures and the types of materials to be used in the construction of the external walls, external columns, parapet walls , openings, canopies, balconies and roof and colors as may be required by the Authority.</p> <p>ii. every existing building within the premises showing its height, floor levels, external walls, doors, windows, roof and other external and visible features with indications of the types of materials used in the construction thereof; in special locations where the Authority is required to provide detailed guidelines; and</p> <p>iii. the levels of every adjoining footway, verandah way , street and ground of the building and the levels of all proposed counterparts of the footway, verandah way, street and ground.</p>
Structural Details & Calculations	13	(a)	The detailed Structural Engineering Design of any building works shall be submitted to the Authority in the form of Plans and Sections, together with a copy of the Design Calculations as directed.
		(b)	<p>The Detailed Structural Engineering Drawings and Design Calculations based on the soil report shall be prepared in accordance with the provision of this regulations, these regulations and any other written law relating to building construction and attested by the relevant Qualified Person as given in Schedule 03, who prepared the detailed Structural Engineering Design the Design Calculations and shall;</p> <p>i. Clearly the superimposed load for which each floor system or part thereof has been designed;</p> <p>ii. The results of any soil test carried out, the calculations for determination of soil bearing capacity and complete boring investigations and details of the soil.</p> <p>iii. The type or types of foundations to be used; and</p> <p>iv. The type of piles, method or pile drilling and type of machinery to be used for piling work if applicable.</p>
Designs for Building Services	14	(a)	Clearance shall be obtained for all Building Services including Plumbing, Mechanical, Electrical and Electronic installations of developments in which the floor areas are

			400 square meters or more, where that the relevant Authority decides as necessary.
		(b)	Plans for such installations mentioned in the above 14 (a), extension or alteration shall be prepared by a Qualified Person, as given in Schedule 03 and submitted to the authority for approval.
Fire Services	15	(a)	Every building shall comply with the Fire safety requirements applicable or as required by the Authority and Fire Department with a view of providing of safety measures to the inhabitants of such building; <ul style="list-style-type: none"> i. All residential buildings exceeding 15m height or five (05) units. ii. Non-residential buildings exceeding 15m height and 400 sq.m.
Clarity of Plans	16	(a)	Every Plan submitted for approval shall be clearly drawn and produced in prints. All extensions to the existing building works should be shown clearly and new additions should be shown in red colour. In cases where the plan is for more than one unit such units shall be clearly shown using different colours.
		(b)	All parts of an existing building that are to be removed shall be shown in black colour broken lines on the plans.
Submissions of Plans for additions and Alterations	17	(a)	Where any building works consists of repair or alteration to an existing building or any addition thereto, a plan or plans of such building works submitted under these regulations if, so required by the relevant Authority, shall be accompanied with a certificate by a qualified person stating that he has examined the building and to his opinion, the building is capable of bearing such loads which may be increased or altered in any way by reason of such repair, alteration or addition
Registration for Green Building Certificate	18	(a)	Green Building Certificate issued by the Urban Development Authority is mandatory for all developments which have a floor area of 400 square meters or more, except private single unit houses.
		(b)	All development activities mentioned in the above 18 (a)

			shall comply with the minimum ‘Certificate Level’ of the Green Building Rating specified in Schedule 15 .
		(c)	Registration for Green Building rating Certificate shall be made at the stage of the submission of application for the Development Permit.
		(d)	Applications for obtaining Green Building Certificates shall be forwarded through the form “G” given in Schedule 01 . Electronic applications to the Urban Development Authority shall be forwarded online with relevant details prescribed in the following website: www.applications.uda.lk .
		(e)	A Processing Fees payable by the applicant for such application shall be made as specified in Schedule 02 .

Part IV

Regulations for Planning, Designing and Calculation of the Development

The Extent of the Development	19	(a)	The “ Total Permissible Floor Area ” for a development within any plot of land shall be decided as a function of : i. The Extent of the Land ii. The length of the boundary of the land directly abutting the road/roads, from which the land has right of way (Road Frontage) iii. The Street line width of the road/roads that provide access to the land iv. The Zone Factor which indicates the Development Density specified for the area by the Development Plan; and, v. Subject to the conditions enforced by the other regulations.
<i>Permissible Floor</i>		(b)	i. The permissible floor area shall be computed as prescribed in Schedule 05 , and the Permissible Floor

<i>Area</i>			<p>Area does not include the spaces allocated for ancillary facilities of such building use.</p> <p>ii. Any space provided for Parking in excess of the 10% of the regulatory parking requirements as per regulation (b) (i) in above , shall be included in the Permissible Floor Area.</p> <p>iii. The floor area of the roof terrace shall be included to in the Permissible Floor Area if it is used for an activity other than the ancillary facilities of such building use.</p> <p>iv. The relevant Zone Factor shall be used for calculating Permissible Floor Area, in case of an approved Development Plan is available as specified in above (b) (i).</p>
<i>Land Extent</i>		(c)	The extent of the land plot, excluding the portion/s that falls within Street Line/Road reservation shall be considered as for the purpose of computing the Permissible Floor Area.
<i>Plot Coverage</i>		(d)	The Plot Coverage, shall comply with the maximum plot coverage requirement prescribed in the relevant Development Plan approved by the Minister.
<i>Road Frontage</i>		(e)	<p>i. The length of boundary that directly abuts the road, from which the land has right of way shall be considered as the Road Frontage for the purpose of computing the Permissible Floor Area of a development.</p> <p>ii. If there are more than one roads from which the land gets right of way, all such frontages shall be considered to decide the Total Permissible Floor Area of a development.</p>
Width of the road		(f)	<p>i. The ‘Street line Width’ of the access road’ shall be considered as the width of the street line for the purpose of computing the Permissible Floor Area., In an event there is no Street line Width specified for a road, the existing physical width of the road from which the land has right of way, shall be considered for the purpose.</p> <p>ii. If there are more than one access road from which the land has right of way, all such road widths shall be considered to decide the total Permissible Floor Area</p>

			for a development.
Proposed road width		(g)	<p>i. The land or part of the land that falls within the proposed road reservation prescribed in this Development Plan, shall be gifted either to the Local Authority or to the road belongs to the Authority, by a deed of gift, at the time of an executions of such development.</p> <p>ii. A development shall be permitted to include an additional floor area that is equal to a half of the land subject to the other regulations.</p>
Special Controls	20.	(a)	The relevant Authority may limit the extent of any development through other regulations, even though the proposal for such development is in compliance with the maximum Permissible Floor Area, on the grounds of likely that such development will have an impact on the vehicular traffic flow in the area; disturbances to the environmental conditions of the surroundings; fire risk, safety of the public, health hazards, security reasons associated with developments; archeological value and the character of the surrounding developments; etc
Green Building Rating	21	(a)	<p>The Authority shall consider to grant additional floor space to the Maximum Permissible Floor Area of a development, on following green building ratings;</p> <p>i. for ‘Silver Level’ - up to 5%</p> <p>ii. for “Gold Level” – up to 8%</p> <p>iii. for “Platinum Level” – up to 10%</p> <p>for that the developer shall agrees to provide adequate evidence to achieve such rating in his development according to the Schedule 15.</p>
Open space in and around the building	22	(a)	In all building developments on a land lot open space shall be provided in and around the building in compliance with the Schedule 06.
		(b)	In case of a development where an open space is intended to be provided on the site for the purpose of access, for maintenance of such building or separating it from adjoining properties, such open space shall not be less than 1.0 meter

			in width.
		(c)	In case where no building line is applicable, all buildings shall setback 1.0 m from the boundary.
<i>Irregular Shape</i>		(d)	<ul style="list-style-type: none"> i. In sites of irregular shapes where it is impracticable to provide an open space to the entire width of the rear and in circumstance where the site is abutting several roads, the Authority may direct that the developer to an alternative means of providing open space of the rear as it deems appropriate, having considered the circumstances of the case. ii. Irregular shaped land lots shall have minimum of 3.0 m frontage of which the development shall be permissible from the point of at which the width of the land is 6.0 m, excluding the land lots abutting at the dead end of a road. iii. River reservation or canal reservation fall within rear side of the building can be considered as rear space. However, rear space requirement shall be kept as per the provisions given in the Schedule 06.
Constructions on the Boundary	23	(a)	The Authority may impose building setbacks to satisfy the requirements of any other applicable law or regulation.
		(b)	<p>Any building work which involves a wall construction on a boundary, such wall shall be a blind wall and prior to the construction of a such wall an application shall be submitted to the Authority for obtaining a Development Permit, along with ;</p> <ul style="list-style-type: none"> i. a declaration from a Qualified Person as given in Schedule 03 that he will provide necessary advice to assure that the construction will no way cause any damage to the adjoining properties. ii. accompany a Comprehensive Insurance Policy to cover all damages that may occur to adjoining properties. iii. The Indemnity Certificate in the form given in Schedule 07.
Boundary walls and		(c)	Maximum height of the boundary wall shall not exceeds

retaining wall			<p>The proposed boundary walls to face the road,</p> <p>Maximum height of 2 feet with gates and retaining walls</p> <p>Must be built with a point-blank wall and it should be a non-plastered 2 1/2 inch point wall. There should be a gap of 1 feet between the drainage and the proposed wall on either side of the road.</p>
Projection beyond street, road-widening line etc.,	24	(a)	<p>No part of any building or a fixture shall project:</p> <p>i. over a street ; or</p> <p>ii. into a street line or acquisition line as shown on the relevant documents or plan approved by the relevant Authority.</p>
Overhangs and other sun-shading devices of the building	25	(a)	<p>The overhangs, canopies, wings or other sun-shading devices of a building shall be permitted to project up to 1.2 meters beyond the building line, or towards the rear space.</p>
		(b)	<p>In case where such a balcony or a terrace is facing an adjacent property a minimum of 1.0 meters clearance should be maintained from the outer edge of such balcony or terrace to the relevant boundary.</p>
		(c)	<p>In the case where any balcony or any other space allocated up to the adjoining boundary shall consider as a blind wall and minimum of 2m height guard wall should be maintained.</p>
Rear Space	26	(a)	<p>For the purpose of this regulation the rear of the building shall 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 relevant Authority, authorize or directs, shall deemed to be the face which is furthestmost from the widest street from which the land gets the right of way.</p>
		(b)	<p>i. In case where the rear space of a building is abutting to a public or private street which is not less than 6.0 m in width, the rear space requirement may be relaxed.</p> <p>ii. The legal light and ventilation obtaining from such rear space, shall not be obstruct by any construction.</p>

Footway	27	(a)	Any uncovered footway, arcade or verandah required to be provided and constructed shall be: <ul style="list-style-type: none"> i. Located within the building lot; ii. Continue along the entire portion of the building lot abutting the street or as otherwise directed by the relevant Authority.
Splaying of Building Corners	28	(a)	Where a building is erected at a junction of two streets and in case where the degree of splay or rounding off is not specified in the Development Plan or any statutory document, the corner of such building shall be splayed or rounded off as provided in Regulation 6 (c) to a height not less than 6.0 meters above the street level.
Provisions of an open space, footway or access for services and maintenance of a building	29	(a)	A footway or any open space provided for maintenance of a building shall not use for the purpose other than for which it is meant. Such footway or open space shall not obstruct or reduced by a construction on or above such foot way or open space in its full length or part thereof.
Height of Building	30	(a)	The height of a building shall be determined in accordance with the zoning regulations set out in Section 1.3 and the maximum building height for each zone. If not, the buildable area that are calculated under Sub-Schedule 5 is in line with the plot coverage ratio assigned to the respective zones and if the proposed development activity is located in the area of height restrictions zone under the visibility analysis map no ,it should not exceed the prescribed height.
		(b)	Unless otherwise specified by the Development Plan, the maximum height of a building shall not exceed 10.0 meters, when; <ul style="list-style-type: none"> i. The extent of the land is less than 150 square meters, ii. The land gets access from a road whose width is less than 3.0 meters, iii. The road frontage of the land is less than 6.0 meters wide,
Minimum Floor Areas and the Sizes	31	(a)	The area of any habitable room in a Residential Building shall be provided in compliance with Schedule 08 .

of Rooms and Utility Spaces			
Height of rooms in residential buildings	32	(a)	<p>The minimum height of rooms in residential buildings shall be:</p> <ul style="list-style-type: none"> i. 2.8 meters average height and 2.4 meters at the lowest point for living rooms and bedrooms. However, accordingly the Nuwara Eliya architectural features can accommodate an attic floor with a height of not less than 3 meters. In such a deck, a room for residential use, not less than 60% of the floor area, must be at least 2.4 meters high. ii. 2.8 meters average height and 2.4 meters at the lowest point for kitchen. iii. 2.2 meters for bathrooms, lavatories, water-closets, verandah, balconies, terraces and garages.
<i>Shops</i>		(b)	The height of ground floor rooms in a shop shall not be less than 3.0 meters and the height of upper floor rooms shall be not less than 2.8 meters average and 2.4 meters minimum at the lowest point.
<i>Schools</i>		(c)	The height of classrooms in a school shall not be less than 3.5 meters average and 2.5 meters minimum at the lowest point..
<i>Hospitals</i>		(d)	The height of rooms used for the accommodation of patients in a hospital shall not be less than 3.5 meters average and 2.8 meters minimum at the lowest point.
<i>Factories</i>		(e)	The height of rooms in a factory shall not be less than 3.5 meters average and 2.8 meters minimum at the lowest point.
<i>Resorts</i>		(f)	<ul style="list-style-type: none"> i. The height of a habitable rooms in a resort shall not be less than 3.1 meters. ii. In a resort, the provisions mentioned in section (g) bellow shall apply to lavatories, water-closets, cloak rooms, kitchens, corridors and rooms to which the commonly do not use.
<i>Other buildings</i>		(g)	<ul style="list-style-type: none"> i. Any building other than any of those specified in paragraphs (a) to (f) the height of the rooms on the ground floor shall not be less than 2.8 meters and on upper floors shall not be less than 2.4 meters.

			<ul style="list-style-type: none"> ii. Except (g) i. above, any roof terrace used as open or covered garden, the height shall not be less than 2.6 meters.
<i>Basement floor</i>		(h)	<ul style="list-style-type: none"> i. A minimum of 1.0 meter distance shall be maintained between the boundary of a land and the excavation line for a basement. ii. Minimum clear height of a basement shall not be less than 2.4 meters, if it used for stores, vehicle parking and other utility services and if the basement is totally below the ground level. iii. Minimum clear height of a basement shall not be less than 3.0 meters, if it used for shops, offices, commercial buildings, manufacturing machinery rooms or allied activities. iv. If the basement floor is used for purposes other than the above, it shall be constructed in accordance with this regulations and terms and conditions laid down by the relevant authority.
<i>Clear height of car parking buildings</i>		(i)	Notwithstanding the provisions of sections (g) and (h), a building or part thereof intended to be used principally for car-parking purposes except ground floor, the minimum clear height at any part including the underside of ceiling, beams, ducts, sprinkler heads, service pipes, lightings fixtures and the like shall not be less than 2.4 meters.
<i>Minimum height & width of covered footways & stairways</i>		(j)	<p>The height of any covered footways & stairways constructed within the building, the minimum height shall be not less than 2.4 meters below which height, the following items shall not be permitted:</p> <ul style="list-style-type: none"> i. Beams ii. Stairways and landings iii. Screens iv. signboards and advertisements
Staircases	33	(a)	The minimum width of the stairs and the minimum dimensions of treads and risers shall be as specified in Schedule 09.
		(b)	<ul style="list-style-type: none"> i. When a building is not a public building, the minimum height of a hand rail or guard wall shall

			<p>not be less than 1.0 meters.</p> <p>ii. When a building is a public building, the minimum height of a hand rail or guard wall shall not be less than 1.2 meters.</p>
Lifts	34		Lifts of required standards shall be installed at the main entrance and other suitable locations in the buildings exceeding 4 floors or more than 15.0 meters in height. An undertaking letter from a qualified person shall be submitted confirming the installation of the same.
Provision for light and ventilation	35	(a)	<p>Every building shall be provided with;</p> <p>i. natural lighting by one or more means eg: glazed windows, skylights, fanlights, doors or other approved natural light transmitting media;</p> <p>ii. natural ventilation by one or more means. eg: windows, skylights, fanlights, doors, louvers or ventilation openings.</p>
		(b)	In a building the size of windows and openings through which natural light and ventilation to be obtained into a room/space shall be not less than 1/5 of such room/space and at least 50% of the device shall be totally or permanently openable.
		(c)	<p>All such openings shall open to;</p> <p>i. an area open to sky;</p> <p>ii. a public road or a street from which the building has right of way;</p> <p>iii. a courtyard, open space or air well complying with the provision of regulation 22 and 36 and suitably located within the building.</p>
		(d)	In case of a building other than specified in section (e) below, no part of the room served by such sources shall be more than 10.0 meters away from such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 3.0 meters away from the edge of the opening in a direction parallel to the plane of the opening.
		(e)	In case of godowns and factories, workshops and warehouses, no part of the room served by such sources

			<p>shall be more than:</p> <ul style="list-style-type: none"> i. 12.0 meters away from such opening in a direction perpendicular the plane of the opening. Further no part of such room shall be 5.0 meters away from the edge of the opening in a direction parallel to the plane of the opening. ii. 9.0 meters away vertically from a source, if such source is a ventilation device in the roof of the room or other natural ventilation.
		(f)	<ul style="list-style-type: none"> i. If sources of natural light and ventilation may open upon balcony, verandah or porch, the depth of the room served by such sources does not exceed 10m measured from the outer face of the enclosure wall of the balcony, verandah or porch; ii. The front of the balcony, verandah or porch has an opening to external air, the area of which shall be at least 75% of the floor area of such balcony, verandah or porch.
Location of air-wells or courtyards for the purpose of natural light and ventilation.	36	(a)	Air-wells or court yards meant for obtaining natural light and ventilation shall comply with the requirement in Schedule 10 .
		(b)	The internal air-well or courtyards provided for the purpose of natural lighting and ventilation shall not be roofed.
		(c)	If the shortest side of the air-well is less than 5.0m, overhangs, canopies, sun shading devices, eaves or balconies projected over such air-well shall not exceed 0.5 meters.
		(d)	The floor of an internal courtyard shall either be paved or turfed and maintained as an internal garden with a proper drain system.
		(e)	The source for natural light and ventilation in a room of a building with ground floor and upper floor, the distance between such source and the opposite boundary of the open space shall not be less than 2.3 meters.
<i>Toilets wash-rooms & bath rooms.</i>		(f)	The minimum clear distance for obtaining natural light and ventilation for water-closets, toilets or bathrooms shall be

			1.0 meter. However, 24 hours exhaust fans are in operation in such rooms, the distance between the external wall of which the exhaust fans are installed and the opposite boundary of the open space shall not be less than 2.3 meters.
<i>Staircases, corridors and lobbies</i>		(g)	Unless otherwise specified in the Code of Fire safety, the minimum dimensions of an opening for natural light and ventilation for enclosed staircase, corridor or lobbies shall be in accordance with regulation 35 (b).
<i>Terrace House</i>		(h)	In case of terrace houses of depth greater than 12 meters. there shall be permanent means of ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square meters.
<i>Adjoining Rooms</i>		(i)	For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the common wall is open and unobstructed.
<i>Basement Rooms</i>		(j)	When any room is located in a basement and is intended to be naturally light and ventilated , such room shall have at least 1/3 (one third) of the height of its external walls above the ground level and satisfy Regulation 35 (b).
Mechanical Light & Ventilation for a Residential Building	37.	(a)	Where air-conditioning, mechanical ventilation or artificial lighting is installed or intended to be installed in a building: <ul style="list-style-type: none"> i. such installation is in accordance with the relevant provisions of these Regulations considering the particular type of use of the building or part thereof; ii. When the air conditioning unit, mechanical ventilation system or artificial lighting is no longer in use of a building, an approval shall be obtained by fulfilling the requirements of these regulations for obtaining natural light and ventilation.
		(b)	Where fresh air is obtained by mechanical means by supplying a minimum of 3 air changes per hour, the area of openings of the natural ventilation sources may be reduced to half of that specified in Regulation 35 (b) as the case may be, but in any case shall not be less than 0.5 square meters.
<i>Other rooms required to be</i>		(c)	Except as specifies in regulation 35 , mechanical ventilation shall be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under

<i>mechanically ventilated</i>			these Regulations are not met.
<i>Installation , extension or alternation of any Air conditioning mechanical ventilation or fire protection system.</i>		(d)	<ul style="list-style-type: none"> i. Where air conditioning, mechanical ventilation or artificial lighting is installed minimum One Third (1/3) area of the building shall have openings to the natural sourced of ventilation. ii. In case where underground constructions involve in the development 100% of the area shall be provided with mechanical ventilation and artificial lighting, installed in compliance with the standards specified by the CIDA and generator should be installed to facilitate emergency power requirements. An undertaking letter from a qualified person shall be submitted confirming the installation of the same. iii. Such installations in the (d) (ii) above shall be on the recommendations and certifications of the relevant Qualified Person.
Parking Facilities	38.	(a)	Every proposal submitted along with the application for the purpose of obtaining a Development Permit, shall comply with the parking requirements given in Schedule 11 .
		(b)	The minimum width of the parking stalls of vehicles shall be as prescribed in Schedule 12 and no parking spaces are allowed within the building line reservation.
		(c)	In case when the provision of the required parking spaces as mentioned in the above (a) and (b) is not practically possible, a service charge shall be levy as per Schedule 02 based on the decision of the Planning Committee.
		(d)	In every development where the total parking requirement exceeds 10 stalls, maximum of 25 pedal parking and motor cycle parking shall be provided equaling to ½ of the above requirements.
		(e)	<ul style="list-style-type: none"> i. The width of access to Residential parking areas shall not be less than 3.0 meters clear of all footways and other obstructions if entry and exit are separately provided. However, in case of if entry and exit are provided together, the clear width shall not be less than 6.0 meters. ii. If the entry and exit are provided separately in a

			parking area for commercial purposes, the clear width should be 4.5 m and if entry and exit are provided together, the clear width shall not be less than 6.0 m.
		(f)	In building where it is required to provide more than three parking spaces, all vehicle maneuver of parking and reversing shall be located wholly inside the site. No reversing shall be allowed from or onto the street.
		(g)	<ul style="list-style-type: none"> i. The Authority may consider reducing the width of a drive way for the parking area to 3.0 meters, which of a development sites having road frontage less than 10 meters and depth less than 40 meters subject to the following. ii. Provision of traffic holding base of required size at acceptable locations along such drive way to the satisfaction of the authority. iii. The total parking requirements of such development shall not exceeds 10 Nos.
		(h)	<ul style="list-style-type: none"> i. The maximum gradient of ramps shall not be steeper than 1:8. ii. Every such ramp, a flat space of not less than 6.0 meters shall be provided at the edge of the proposed or existing street line and in the absence of an existing or proposed street line from the boundary of the plot of land shall be provided.
		(i)	Traffic consolidation lane or parking space required for parking purposes shall be provided as recommended by the Traffic Planning Committee.
		(j)	The Authority may request the Police to enter upon and inspect at reasonable times, any building, where there is sufficient grounds to believe in any deviation from the approved parking and traffic control requirements for the permitted development.
		(k)	<p>The Authority may take measures as given in Schedule 13 and request a Traffic Impact Assessment (TIA) of the proposed development when parking stalls exceeds 50 and there are grounds to view:</p> <ul style="list-style-type: none"> i. that the proposed development is likely to generate

			<p>volumes of vehicular traffic which are more than what is envisaged in the Development Plan, based on the observations of any critical impact that such volumes will have in the surrounding area</p> <p>ii. that the proposed development is significantly change the vehicular and pedestrian movement patterns in the area</p> <p>iii. that the internal arrangement of the proposed development needs improvements related to the access, flow patterns, parking and the regulatory and monitoring systems of the vehicles.</p>
Sanitary Facilities	39.	(a)	Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of water closet, urinals, wash basins and other sanitary conveniences in compliance with Schedule 14.
		(b)	All sewerage and waste water outlets shall be connected to an existing public sewerage system and if the public sewerage system are not available or before the connecting of such sewerage system ,when the proposed development is more than 300 square meter residential development or tourist hotel or guest house more than 5 rooms or urban hotels, restaurants, public toilets, public meeting rooms, hospitals, schools, factories, toilets set up for people meeting more than 50 people daily, the waste should dispose through the Separate Sewerage and waste water treatment plant with Central Environment Authority standard level.
		(c)	Where a public sewerage system does exist, or where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through septic tank and waste water to a sokage pit.
		(d)	In the case of Housing Schemes located in an areas where Public Sewerage Disposal Systems are not available and individual septic tank or Package Treatment Plants are not intended to be provided, common septic tanks and soakage pits shall be provided in cluster wise. No. of housing units in such cluster shall be limited to maximum of five (5). However, the Authority may consider any alternative system if recommended by a relevant Qualified Person.

		(e)	In the case of condominium housing development exceeding 15 units, it shall be provided with a sewerage treatment plant to satisfy standards specified by the relevant Authorities.
		(h)	All waste water, kitchen waste water, or any other waste generate by the proposed development should nod disposed to the public drain to be dumped into the soakage. Considering the scale of development the authority shaell order to fix the treatment .
Water Supply	40.	(a)	Every building shall be provided with a protected water supply system.
		(b)	Where it is not possible to provide connection to the public water supply system, a system connect to a private source shall be provided.
		(c)	Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority feels that the supply of water is not regular taking into consideration the situation of the building and other land marks of the area.
		(d)	A well used for the supply of drinking water shall be located 15.0 meters away from access pit or a soakage pit of a septic tank and 1.0 meters from the boundary.
		(e)	A well located of 10.0 meters away from access pit or a soakage pit of a septic tank shall be considered upon a recommendation of a qualified geologist or the medical officer of Health of the relevant area in absence of pipe borne water.
		(f)	In areas where the pipe borne water supply system is not available, a suitable water supply system shall be provided under the recommendations of relevant agencies.
Rain Water Harvesting and Drainage	41.	(a)	Every building both existing and proposed, shall be provided with adequate drainage facilities to drain off water from the roof, inclusive or gutters appropriately sized and fixed to prevent leakage or overflow, down pipes and related appurtenances, fixed to all flat, curved single gabled, or hipped roofs in such a manner that provision is made for Rain Water Harvesting and minimal rain water falls directly from the roof to the ground.
		(b)	The following shall be prohibited for disposal of rain water. The specifications and other requirements set out in

			<p>Schedule 16 (Part I, Part II and Part III)</p> <ul style="list-style-type: none"> i. Direct discharge from roof to street drain. ii. Connection to either a septic tank soakage pit, open trench or public sewerage system. iii. Discharge into an adjacent property.
		(c)	Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority.
		(d)	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.
		(e)	Provided that the above provisions shall not apply in respect of, where the size of the premises is less than 6 perches (150 m2).
		(f)	<p>Every application submitted for the purpose building construction;</p> <ul style="list-style-type: none"> 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 consists 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.
		(g)	<ul style="list-style-type: none"> i. The guidelines set out in (a) to (f) above of this regulation shall be applicable to the Uses of Buildings specified in Schedule 16 (Part I) to these regulations and the Maximum Equivalent Rainwater Holding provisions Requirement for each of such categories shall be as specified in the said Schedule (Part II); ii. Provided that where any applicable building uses or relevant rainfall band is not clearly identifiable,

			<p>relevant Authority shall on a consideration of all conditions, make the required identification:</p> <p>iii. Provided further that the Proposed Distribution of Rain Water Harvesting Holding Provision shall be calculated in accordance with the Storage and Groundwater Infiltration of the premises as specified in Part III of Schedule 16.</p> <p>iv. 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 relevant 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.</p>
		(h)	<p>In assessing the Equivalent Rainwater Holding Provision of any premises the following matters shall be considered,</p> <p>i. Available storage space for the requirements, provided measure are adopted to meet fire requirements at all times;</p> <p>ii. 100 m² of unpaved ground sufficient for 0.5 m³;</p> <p>iii. Location of infiltration trenches specially for rainwater; and</p> <p>iv. Any facilities available on adjacent premises where, the written consent of the owner thereof has been obtained for the use of such facilities.</p>
		(i)	<p>In assessing the Equivalent Rainwater Holding Provision the following matters shall not be considered;</p> <p>i. Storage spaces for public mains supply;</p> <p>ii. Availability of septic tank effluent soakage pit or trench.</p>
		(j)	<p>The rainwater system and plans shall be prepared by the Qualified Persons regarding the collecting of Rain Water in compliance with these regulations and shall -</p> <p>i. Be constructed in competent manner;</p> <p>ii. Be capable of discharging the first flush of rain;</p>

			<p>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;</p>
		(k)	<p>The storage structure shall be covered and protected against accidents and shall -</p> <p>i. Be built in a structurally sound manner;</p> <p>ii. Contain provision for the elimination of dust, vermin and other contaminants;</p> <p>iii. Be of such design which shall not conflict with any other building regulations or aesthetic considerations imposed by the relevant Authority;</p> <p>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;</p>
		(l)	<p>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.</p>
		(m)	<p>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;</p>
		(n)	<p>Shall not contain direct cross flow connections between the rainwater and the public mains systems;</p>
		(o)	<p>Shall contain such filtration devices as are specified by the relevant Authority</p>
		(p)	<p>All pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by color and makings;</p>
Solid Waste Disposal	42	(a)	<p>Waste generated within any premises or public space shall not be disposed of in a manner which damage the public health or environment.</p>
		(b)	<p>Any identified waste shall not be disposed off to any space intended to be used as public place, wetland or any</p>

			environmental sensitive area.
		(c)	For the residential buildings whose floor areas exceed 400 square meters and nonresidential building whose floor area exceed 100 square meters a proposal for Solid Waste Disposal with spaces provided for collection and storage and necessary flow of actions, shall be submitted.
		(d)	As deemed to be required, the Authority shall request the Applicant to obtain a clearance from the relevant Local Authority for the means proposed for the disposal of the Solid Waste.
Civil, Electrical and Plumbing Work	43	(a)	All civil, electrical and plumbing works of a building shall be designed in compliance with the standards specified by the CIDA, and certified and carried out under the supervision of the relevant qualified persons as given in Schedule 03 in order to ensure the maximum safety and sanitary conditions within such building or premises.
		(b)	All developments which are more than 15 meters in height or for buildings that the relevant authority may deemed as required shall be provided with a space dedicated for a electrical transformer..
Part V			
Regulations for Commencement of Building Works			
Formal Planning Approval	44	(a)	No development shall commence, continue or complete without the Development Permit issued by the relevant Authority.
		(b)	Every Development shall be strictly in compliance with the limits and conditions set out in the Development Permit.
		(c)	The Authority may consider for permission of a temporary building which facilitates the commencement or continuation of building works, for a particular time period.
Post-Permit Audit and Monitoring Report	45		The Authority, in terms of powers vested with it, shall carry out periodic inspections during the construction period, generally once in six months, from the date of the issue of the Development Permit, to confirm that the development work is being carried out in conformity with the design for which the Development Permit was granted, and issue a

			Post-Permit Audit and Monitoring Report to the developer or owner. If no objection forwarded within 14 days from the date of issue of such report, the Authority shall forward such report for further actions.
Part VI			
Regulations for Certificate of Conformity			
Submission of applications for Certificate of Conformity	46	(a)	After completion of all developments and before the occupation, the developer, applicant or owner of such development shall obtain the Certificate of Conformity from the relevant Authority to ensure such development in compliance with.
		(b)	All applications for the purpose of obtaining Certificate of Conformity shall be made to the Authority along with Form “D” given in Schedule 01 . Electronic applications to the Urban Development Authority shall be forwarded online by the submission of relevant details prescribed in the following website: www.applications.uda.lk .
		(c)	Processing Fees payable for such applications shall be made as prescribed in Schedule 02 .
Land Development	47	(a)	In applying for the Certificate of Conformity for land sub division, amalgamation or resurvey, all conditions specified in the Development Permit issued for such development shall be fulfilled.
		(b)	The application shall accompany a certificate from a Qualified Person, where applicable as given in Schedule 03 , confirming that the sub-division, amalgamation or re-survey has been carried out as per the approved plan and adhering to the conditions given in the Permit;
		(c)	The application shall accompany a certificate from a relevant Qualified Person, as given in Schedule 03 shall accompany, if the development involves any engineering

			work such as the construction of roads and culverts, confirming that such works have been carried out as per the approved plans and conditions given in the Permit.
Building Construction	48	(a)	On completion of the building or part thereof in accordance with an approved plan, the owner, occupier or developer shall request the relevant Authority for a Certificate of Conformity to occupy such building.
		(b)	After completion of the entire building, according to these Regulations, the Certificate of Conformity for such completed building shall be obtained, in case where a Certificate of Partial Completion has been issued, for the occupation of part of such building.
		(c)	<p>In applying for Certificate of Conformity under Regulation 46 for a completed building or part thereof the applicant shall;</p> <ol style="list-style-type: none"> i. Fulfill all conditions specified in the Development Permit. ii. All relevant fees have been paid. iii. Accompany a certificate from a relevant Qualified Person/s, as applicable and given in Schedule 03, confirming that the development has been carried out under his/her supervision and in compliance with the approved plan and adhering to the conditions given in the Development Permit. iv. Accompany a certificate from a Chartered Civil or Structural Engineer as applicable and given in Schedule 03, confirming that the structural engineering works of the building are in compliance with the approved plans, Development Permit and the designs submitted to the Authority and carried out under his/her supervision; v. Accompany a certificate from relevant Qualified Persons for mechanical , electrical , drainage, air conditioning or other related fields, as applicable and given in Schedule 03, confirming that such works of the building are in compliance with the approved plans, Development Permit and the designs submitted to the Authority and carried out under his/her supervision;

			<p>vi. Final certificates for Fire Services, Electricity, Water Supply, Sewerage Disposals, Waste Water Disposal and Solid Waste Management obtained from relevant Authorities, if necessary;</p> <p>vii. Any other final certificates mentioned in the Development Permit.</p>
Inspections by the Authority	49	(a)	The Chairman or his authorized representative may enter and inspect at reasonable times a building before a Certificate of Conformity for the occupation of the building or part thereof is issued under regulation 46 or any building works at any stage thereof for the purpose of determining whether all the provisions of the Law and these Regulations have been complied with
		(b)	The authorized representative of the Authority shall before entering upon and inspecting a building or any development activity under regulation 49 (a) above identify himself/herself by producing and exhibiting his/her written authority.
Certificate for Occupation of the part of the building	50	(a)	If a building or part thereof has deviated from the approved plan or plans of the building or non-compliance with a requirements on the plan or plans of the building or Development Permit, the Authority may grant or renew a certificate for the occupation of such building or part thereof if such deviation, non compliance or non-completion is deemed by the Authority as neither of a serious nature nor in any way detrimental to the well-being and safety of the person or persons who may occupy the building or part thereof.
		(b)	The certificate of conformity issued under regulation 50 (a) above shall be revoked together with Development Permit issued for the same, if the relevant Authority deemed that a breach of any term or condition in the Development Permit issued for such building.
Contents and display of Certificate of Conformity	51	(a)	The Certificate of Conformity of a building or part thereof shall display on a suitable location for the awareness of the occupants of such building.
		(b)	Fire certificate together with particular floor plan clearly showing the evacuation route or routes of fire shall be displayed on suitable location of each floor in residential

			buildings of which the height exceeds 15.0 meters or exceeds 5 units and in non-residential buildings whose floor area exceeds 400 sq. meters.
		(c)	The owner or holder of Certificate of Conformity of a building or part thereof shall not be exempted from the obligation of compliance to the approved plan or the Development Permit after the possession of such certificate of Conformity.
		(d)	The Authority may recall and cancel a Certificate of Conformity for the occupation of a building if, in the opinion of the Authority, that the building is no longer complies with conditions in the Development Permit.
		(e)	A Certificate of Conformity for the occupation of a building shall not be recalled under regulation 51 (d) only because the building fails to comply with a written law not in force when the certificate was issued.
		(f)	Before a building or part thereof is used for a purpose other than as stated on the Certificate of Conformity for the occupation of such building or part thereof, the owner of the building shall notify the relevant Authority on such purpose or proposed use and the Authority may consider such propose or use which shall comply with all written directions given by the Authority in respect of such purpose.
		(g)	A building or part thereof in use or occupation with a Fire certificate, the means of fire escape shall not be obstructed whilst the building or a part thereof is being used or occupied, unless otherwise directed by the Chief Fire officer
Offences after completion of building work.	52		The owner, occupier or developer of a building or part thereof shall, without any reasonable cause, contravenes or fails to comply with the provision of regulation 46 and 51 be guilty of an offence under the Law and shall be liable on conviction as described in Section 28 of the Law.
Unauthorized occupation or use of land or building	53	(a)	No person shall occupy or use a building or part thereof or permit the building or part thereof to be occupied or used or construct any structure on a sub-divided lot without a Certificate of Conformity.
		(b)	A person who contravenes the provisions of paragraph 53 (a) above shall be guilty of an offence under Section 28 of the law.
Public Building	54	(a)	An owner or occupier of a public building or part thereof

<p>Certificate</p>			<p>that;</p> <ul style="list-style-type: none"> i. provides access to general public or ii. planned to accommodate more than hundred (100) persons in an ordinary day, <p>shall apply for and obtain, in addition to a Certificate of Conformity for the occupation of the building or part thereof, a Public Building Certificate from the Authority. The owner or occupier shall not occupy or use the building or part thereof to be occupied or used without a Public Building Certificate authorizing such occupation.</p>
		<p>(b)</p>	<p>A Public Building Certificate shall be valid for not more than five years as may be specified therein. But may be renewed on a request made by the owner or occupier. Such request shall be made 2 months prior to the expiry of such permit.</p>
		<p>(c)</p>	<p>An application for the issue or renewal of a Public Building Certificate having an occupant load of more than one hundred persons shall be made to the Authority in a prescribed form and shall be accompanied by :</p> <ul style="list-style-type: none"> i. a certificate from the Qualified Person confirming that the building is structurally sound to hold an occupancy load of more than 100 persons or the numbers. ii. Four (04) copies of the plan of every floor of the building or part thereof, as may be the case, drawn to a scale not smaller than 1:200 and signed by the owner of the building or part thereof or his agent which shows relevant information in distinct colours iii. the intended use and occupant load of the building or part thereof, iv. the approved means of fire escape and the approved fire escape routes of the Building or part thereof and any requirement pertaining thereto as laid down in the Code of Fire Precautions for building or by fire Chief. v. the position and type of every fire extinguishing equipment installed in the building or part thereof in

			<p>accordance with the Code of Fire Precautions for Buildings or Chief Fire Officer.</p> <p>vi. the position and size of every window and other opening in every external wall for lighting, natural ventilation, air-conditioning system and other means of ventilation, if any; and</p> <p>vii. the position of every lift, escalator, fire protection system, portable fire extinguishers and other service equipment.</p>
		(d)	Such certificate as the Authority may require from one or more qualified persons certifying that they have examined the building or part thereof and every system and equipment referred to in Regulation 54 (c) and the Building or part thereof and the system and equipment are in good working condition and in conformity with the Act and any regulations made thereunder and these Regulations and the Code of Fire Precautions for Buildings; and
		(e)	The name, qualifications and such other relevant particulars as the Authority may require of the person designated to act as a Safety Officer for the building or part thereof under regulations 55.
		(f)	In an application for the renewal of a Public Building certificate under Regulation 54 (b), the floor plan referred to in Regulation 54 (c) ii. need not be submitted again if no change to the particulars shown on the plan has taken place since the date of its last submission to the Authority.
		(g)	Where an application for the issue or renewal of a Public Building certificate is made under Regulation 54 (b), the Authority may refuse to issue or renew the public building certificate on such terms and conditions as the Authority thinks suit.
		(h)	<p>The Authority may revoke any Public Building certificate that has been issued or renewed under this regulation when there is:</p> <p>i. a breach of any of the terms or conditions of the certificate;</p> <p>ii. failure to comply with the provisions of regulation</p>

			<p>54 (c);</p> <p>iii. any misrepresentation of a material fact in the application for such public building certificate or accompanying plans or documents upon the basis of which the certificate was issued; or</p> <p>iv. knowledge that the fire hazards within the building or part thereof , for which the public building certificate was issued, have increased without adequate fire safety measures being taken to the satisfaction of the Fire Chief.</p>
Responsibilities for safety and security	55	(a)	<p>The owner, occupier or developer of a public building or part thereof which has a floor area of more than 400 square meters or an occupancy load of more than 100 persons shall designate a responsible person to act as a safety officer for the purposes of :</p> <p>i. enforcing good housekeeping rules and fire safety precautions within the building or part thereof;</p> <p>ii. exercising supervision over the maintenance of all means of fire escapes, lifts and fire protection systems and maintenance of equipment within the building or part thereof;</p> <p>iii. organizing periodical fire drills in order to ensure that all persons employed in or using the building or part thereof are familiar with all means of escapes in case of fire.</p> <p>iv. exercising supervision of the safety and security surveillance systems of the building</p>
Offenses in the use of Public Buildings.	56		<p>The owner or developer of a building or part thereof, having an occupant load of more than 100 persons, shall be guilty of an offence under Section 28 of the Law if he/she, without a reasonable cause, contravenes or fails to comply with any of the provisions of regulation 54 and 55.</p>
Obtaining Final Green Building Certification	57	(a)	<p>For all developments which shall registered for Green Building Certification, at the time of applying for the Certificate of Conformity, the owner or developer must ensure that the development complies with following;</p>

			<ul style="list-style-type: none"> i. minimum Certificate Level of the Green Building Rating. ii. the agreed Level for which the additional Permissible Floor Area benefit was obtained as per the Regulation 21 herein.
		(b)	The Authority may direct the Owner or the Developer for necessary corrective measures to retrofit the development to the minimum Certificate Level of the Green Building Rating, within the criterion given in Schedule 15 , before the issue of the Certificate of Conformity.
		(c)	In case the Owner or the Developer fails to bring the development to the minimum Certificate Level or the Agreed Level of the Green Building Rating, the Authority shall impose a surcharge on the development, proportionate to the gap between the score for the minimum Certificate Level or the Agreed Level for which the Floor Area Benefits were obtained, and the achieved level of the development.

Part VII

Regulations for Change of Use

Approval for Change of use	58	(a)	No building shall be occupied for any purpose other than the purpose for which the approval granted in the Development Permit according to the Regulation 08 herein.
		(b)	The Authority is vested with the power to order to change the approved use and occupy the building deviating from the Development Permit and obtain a service charge as per the Schedule 02 by issued legal notice under the 28 a(1) of the Law.
<i>Procedures to be followed</i>		(c)	<p>When there is a development plan published by a gazette notification, the relevant Authority,</p> <ul style="list-style-type: none"> i. shall carryout a survey of the properties used for any purpose other than the permitted use. ii. shall notify the parties, who engaged in such change of the permitted use, aboutthe legality of their occupation and inform either to revert back the

			<p>building or convert into the approved use or to obtain approval for the current use of the building or the development.</p> <p>iii. If any occupant agrees to (c) ii. above, a duly filled change of use application form “E” in Schedule 01 should be submitted along with the copies of approved Survey Plan, Building Plan and Assessment Payment receipt to the Authority and payment shall be made as per Schedule 02.</p> <p>iv. The Authority having considered the practical situation of, if the new activity is in compliance with the zoning regulations of the gazetted Development Plan, and is compatible with the existing land use pattern and no adverse impacts on the existing environmental, social, civil and other conditions, satisfies the parking, open space and other requirements within the site, width of the access roads and infrastructure and the safety and security of the neighbors, etc will grant a temporary permit for such change of use for a period of one year.</p> <p>v. The Authority may decide to extend the time period for new use upon the requests of the applicants if the Authority is satisfied with the change of use within the preceding one-year period.</p>
		(d)	If the Authority decided that the proposed change of use will adversely effect, the Authority vested with the power to terminate the temporary permit without charges.
		(e)	If the Applicant is unable to submit the approved plans, the Authority is satisfied with the existing use of the building, an as-built drawing of the existing building shall be consider to follow the procedure specified in the regulation 58 (a) to (d) above.
		(f)	If any party intended to change the use permanently where an approved plan is available, an approval shall be obtained for the proposed use based on the planning and building regulations of the Development Plan.
		(g)	If any party disagrees to comply with the requirements given in paragraphs (c) to (f) above, such party shall be notified to revert back to its approved use and legal action shall be instilled under the provisions of the Section 28 and the

			relevant amendments to the Law.
		(h)	The service charge for The total floor area changed or to be changed for proposed use shall calculate according to these regulations.
Part VIII			
Regulations for Other Conditions			
Appeals	59	(a)	Where an Applicant is aggrieved by the decision taken by the relevant Authority in respect of his application for a Preliminary Planning Clearance, Development Permit, or Certificate of Conformity, an appeal may be lodged in writing to the Minister in charge within thirty days (30) of such decision being conveyed to him.
Rights of the Authority to accept or to reject Applications	60	(a)	The relevant Authority shall not accept an Application for a Preliminary Planning Clearance, Development Permit, or Certificate of Conformity, for planning approval, if: <ul style="list-style-type: none"> i. the plans, drawings or calculation submitted under these regulations, is beyond the scope of the professional competence of the Qualified Person, ii. the information provided and the particulars requested to be given in the application form are incomplete or inaccurate. iii. The application is not duly attested by the Applicant and relevant Qualified Person/s.
		(b)	The authority may have right to keep the relevant reports on plans and the calculation provided with the application.
		(c)	The Authority shall direct the Applicant to display a hoarding at the site for a period of 30 days indicating the nature of the proposed development for the observations of the public.
		(d)	When the Authority is not in a position to grant approval or a permit for any development activity, the Authority shall inform in writing to the Applicant with the reasons for such refusal to grant the approval, returning one copy of the

			relevant plan and no refund of the processing fees
Time Frame for approval of the plans.	61	(a)	<p>When an application for any development activity is submitted, it may be processed and approvals will be granted with or without imposing any terms and conditions within a maximum period of 21 working days from the date of registration of the application provided,</p> <ol style="list-style-type: none"> i. that all information required by the Authority is provided and the particulars in the Application Form is duly completed and, ii. the proposed development is free from objections from a Government Agency or any private party and, iii. the proposed development or any part thereof does not have an impact on the proceedings of a case being heard in a Court of Law, an investigation being processed in Bribery and Corruption Commission, Human Rights Commission or any other statutory body.
		(b)	In the situation any building or building works approved with or without conditions, before the commencement of the construction works of such building one copy of such plan shall be returned to the owner of the premises, developer and qualified person/s.
Revocation of Approval	62		Where there is a contravention or incorrect presentation of facts or a failure to comply with terms or conditions on which an approval or a permit is granted under this regulation or failure to submit plan and other particulars as required by the Authority, such approval or permit , as the case may be , shall be revoked by the Authority.
Conservation of buildings and properties	63	(a)	Notwithstanding the provisions of any other Law, the Authority shall maintain buildings and places in the Development Plan which are of Architectural, Environmental, Aesthetical and Archeological value of which any additions, alteration, shall not be carried out, including by the owner and the occupier without the prior approval of the relevant agency or Authority.
		(b)	The maintenance, conservation and the change of use of such building or the property, shall be allowed only in compliance with the planning and building regulations stated herein.

Development of Condominium Properties	64	(a)	The Authority may consider any property development stage by stage or part by part as per Condominium Management Law, subject to: <ul style="list-style-type: none"> i. the approval shall obtained for the proposal in the total land extent at the first stage of the development. ii. the Plot Coverage, floor area ratio and service requirements shall be assessed for the total development. iii. if any changes to the approved plans are made later, the entire plan with amendments shall be re submitted and approval shall be obtained.
		(b)	No further sub-division or separation into units shall not be consider for approval, if it is not in accordance with these regulations.
		(c)	A final approval from the Condominium Management Authority shall not be obtained prior to the sales of the such condominium units.
		(d)	All residential condominium property developments shall be in compliance with the Apartment ownership Law No11 of 1973 and its amendments.
		(a)	The Authority shall prepare and publish the Development Guide Plans (DGPs) for special areas which are identified by the Development Plan with in view of architectural conservation, heritage management, aesthetic quality improvement, physical and environmental improvement etc.
Development Guide Plans	65	(b)	All the development activities carried out within the GDP areas shall be in compliance with building setbacks, all reservations, land use, environmental improvements, infrastructure services, roads and traffic flow, location of open spaces, heights of buildings, intensity of developments, conservation, redevelopments, building construction and its facades, advertisements, tree preservation, safety and security measures, etc.,
		(c)	Until preparation of the DGP the Authority may direct the owner or the Developer or the relevant Qualified Person to make any modification in harmony with the expected character and the quality of the development in the subject area.

<p>Control of Advertisements/ Sign Boards/ Exhibition stalls/ Telephone Booths etc.,</p>	<p>66</p>	<p>(a)</p>	<p>Before installing any type of Outdoor Notices (01-07 below), should be get approval from the Planning Committee of the Nuwara Eliya Municipal Council / Nuwara Eliya Pradeshiya Sabha and road or bicycle lanes should not be blocked by those boards.</p> <p>01.Name boards of commercial / other organizations (including public organizations)</p>
		<p>(b)</p>	<p>No person or institution shall erect, display or maintain any commercial advertisement board, without prior approval of the relevant Authority.</p>
		<p>(c)</p>	<p>Before exhibiting any advertisement or a name board in an area, a sketch plan of the same shall be submitted to the relevant Authority for prior approval to erect such boards and a certificate from a qualified structural engineer shall be furnished where necessary.</p>
		<p>(d)</p>	<p>Every installation for commercial advertisements/name board shall be in a manner that assures not masking important landscapes or landmarks in the area, and compatible with the landscape of the area, proposed commercial advertisement/name board shall in compliance with the environmental values of the place, identity and the architectural character of the location and its surroundings. No advertisement or name board shall be allowed in public places in the manner that would directly obstruct the view of such places. (eg. schools, temples, churches, hospitals, cemeteries, courts)</p>
		<p>(e)</p>	<p>Permission shall not be granted for the display of advertisements which contain messages which are detrimental to the inherent qualities and characteristics of the proposed development zones or containing nude/obscene pictures.</p>
		<p>(f)</p>	<p>No any advertising board shall be erect, maintained and displayed in a manner that disturb the vehicular movements and likely to misguide the users of the roads. The colour, shape, font types and symbols used for advertisement shall not be misguiding the road symbols.</p>
		<p>(g)</p>	<p>Every advertisement board shall be erected away from the physical boundary limits of the access roads and it shall not</p>

			cause any disturbances to the access paths.
		(h)	Every advertisement panel shall be free from obstructions to the doors, windows, emergency doors, staircase or any other means through which the legal light and ventilation is obtained.
		(i)	No hoarding, or bill board shall be erected in front of a commercial building or a public building, in a manner that would cover more than 50% of the facade of the building.
		(j)	No advertisement shall be erected or displayed with the support of trees, telephone and electricity posts, rocks, bridges, parapet walls, walls, vehicles and road sign boards.
		(k)	All advertisements and sign boards shall be maintained in pleasant and protective manner
		(l)	In case of special commercial event, cultural or religious festivals or any other special occasions, displaying of advertisements, and notices shall be permitted to be for a shorter duration. All hoardings erected temporarily shall be removed on the first day of the week after the purpose of which such advertisement is erected, ends and the place should be restored to the original state.
		(m)	If any advertisement board erected on a temporary basis on a special event and if such event no longer exist shall remove such board within 14 days of notice by the relevant authority. Failure to do so will result it to be removed it by the relevant Authority and the Authority may have the power to remove such advertisement board by obtaining all expenses involved in removing of the same by the property owner.
		(n)	The Authority may at any time shall pursue legal action, give directions or advice in connection with all display boards for which the Authority reserve rights to do so.
Provisions of facilities for disabled persons	67		All public buildings shall compliance with the provisions of the Gazette No. 1467/15 dated 17/10/2006 for protection of the Right of persons with Disabilities under the Act No. 28 of 1996 .
Clearance from Service lines Telecommunication	68	(a)	Clearances shall be obtained from relevant organizations if there are any underground or ground level Water Supply lines, Sewer lines, Drainage Lines, Telecommunication lines

& Electric Lines.			& Electric lines in the land where the proposed development is located.
		(b)	In case of overhead high tension electricity supply lines, all buildings shall be cleared from a vertical distance of 4.5 meters and horizontal distance of 2.5 meters from such lines and clearance shall obtained from Ceylon Electricity Board.
Unsafe Buildings	69	(a)	<p>If any existing building is caution to the Safety of the occupants or other persons, the relevant Authority shall:</p> <ul style="list-style-type: none"> i. order the owner of the property to do any modification or demolish or do any other accepted manners after obtaining recommendations from a competent Government Agency to avoid the accidents. ii. the authority may have to powers to remove the building if owners not do so. iii. recover all costs incur in doing so from the owner.
Provisions for approval of “Prescribed Projects”	70		The applications for the approval for developments falling under the ‘Prescribed Projects’ as in the provisions of IV (C) of the National Environmental Act No. 47 of 1980 as amended by Act No 56 of 1993 shall be in compliance with the requirements of the same.
Religious Activities	71		For new developments for Religious purposes, the consent should be obtained from the General Public of the area through Grama Niladhari of the Division and submit along with a certification from the Divisional Secretary and permission of relevant institution.
Street Lines and Building lines	72	(a)	The street lines and building lines specified in Schedule 18 shall be in force for all development purposes of this greater Nuwara Eliya Development plan area. Half of the Building line or street line that specified in Schedule 18 shall be maintained at the center of the road to the particular development.
		(b)	The street lines & building lines given in the Development Plan for relevant declared areas are shall be enforced on all developments.
		(c)	A fence or boundary wall not exceeding 2.0 meters in height or security hut not exceeding 5.0 Square meters of floor area may be permitted within such reservation upon the owner or the developer entering into a ‘No Compensation Agreement’

			with the Local Authority.
		(d)	The Authority may take into consideration the full Street Line Width as the physical width of the road when the access road to the development site is sanctioned with a street line, upon gifting of the land within the street line by the owner by means of a 'Deed of Gift' to the Local Authority or the other Development Agency as the case may be, with no compensation or any other costs incurred by the Authorities.
Responsibilities of the Qualified Person	73	(a)	The Qualified Person, for each category of requirements in a Development activity as given in Schedule 03 , is expected to exercise duty of care adhering to professional ethics and to accepted standards and:
		(b)	provide all particulars and information required in the application, submitted to the Authority for a Development Permit or any approval, fully, clearly and accurately without misrepresentation or suppression
		(c)	ensure that all the plans and specifications, which he/she attests, and submits under the Law are in conformity with the provisions of Regulations given herein, and any other regulation imposed under the provisions any other Law.
		(d)	attend supervision/inspection of all building works and other development activities of which the plan or plans are prepared by him/her or for which he is otherwise responsible under the regulations herein for the purpose of ensuring that the works are carried out in accordance with conditions given in the Development Permit. His / her supervisory certificate shall be submitted before the completion of the building work and before the issuance of the conformity certificate of the building where the work is being carried out.

Field Inspection		(e)	<ul style="list-style-type: none"> i. The relevant qualified persons shall be supervised every six months until the completion of the construction work for the category “A” and category “ B” buildings. ii. All buildings except category "A", category "B" ,category "C II" and "C III" shall be supervised by the relevant qualified persons until the completion of the building work every three (03) months after notifying the Authority of the commencement of construction work. .
			<ul style="list-style-type: none"> i. As per clause 73 (e) above, a progress report of the building work shall be submitted to the relevant authority by the qualified persons until the completion of the building work. ii. Upon completion of the building work and prior to the issuance of the certificate of conformity, the qualified persons shall submit to the relevant authority that the building has been constructed in accordance with the approved plan / plans and the conditions specified in the development permit.
Change of the Qualified Person	74	(a)	<p>Where there is a change of a Qualified Person employed or engaged who prepare a building plans after the Application has been submitted, the Qualified Person whose services are being terminated shall notify to the Authority in writing of the termination of the services, within 14 days from such termination and with effect from the date of such termination no building work shall commence, carried out or resumed unless another Qualified Person has been appointed and notified the Authority in writing of this appointment as the qualified person to supervise the building works under regulation 73.</p>
		(b)	<p>A notice of the termination of services given by a qualified person under paragraph (1) shall be accompanied by his summary report and certificate in accordance with regulation 74 (a).</p>
Offenses by the Qualified	75	(a)	<p>A Qualified Person, who has submitted any Plan or Specification for a development or supervise any building works, shall be guilty of an offence under these Regulations</p>

Person			<p>if he/she:</p> <ul style="list-style-type: none"> i. provides a false or inaccurate information, without a reasonable cause, ii. misrepresents any relevant particulars or information required to be given on such plan or specifications under the Law or these Regulations suppresses there from such particulars or information; iii. submits an incorrect progress report or certificate to the Authority under regulation 73 iv. contravenes or fails to comply with any of the provision of regulation 73, any person who is found guilty of an offence under this regulations.
		(b)	The relevant authority shall inform in written the relevant Professional Institution, if any person is found guilty of an offence under these regulations.
Regulations for existing Highways & Proposed Highways	76		Developments along both side of existing or proposed Highways shall be in compliance with the regulation specified in the circulars issued by the UDA.
Communication Towers	77	(a)	Applications seeking approval for communication towers shall be submitted through the Telecommunication Regulatory Commission and accompany recommendations of relevant other agencies with the final recommendation of TRC.
		(b)	5.0 meter reservation from the boundary of the land to the edge of the proposed tower shall be maintained without any construction therein.
		(c)	In case of roof top towers, recommendations of the relevant institutions, along with the copies of approved Building Plans and the Certificates of Conformity shall be furnished.
Use of Solar Power	78		If solar energy is used for the building, the maximum height for installation of solar panels on a flat roof shall be 1 meter.
Landscape design	79	(i)	According to the authority if a place or area is important in terms of aesthetics or landscape, Provisions may be made by the Authority to conserve those places or areas,

		<ul style="list-style-type: none"> (ii) The Authority has the power to reject or suspend such development if any changes the significant important landscape or lopping or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of any site based on the plans. (iii) The Authority may direct an owner to landscape the site of development and maintain it with planting in the manner approved by the Authority. (iv) It shall be lawful for the authority to require the developer to submit an outline landscape design plan with the applications for preliminary planning clearance in case of any development unless the Authority is satisfied with the progress of implementation of the approved landscape plan. (v) All building plan to be accompanied by a landscape plan for open areas on the premises. The natural landscaping strategy should be applied to at least 75% of the open land. At least five trees should be planted in the open land. At least 60% of the trees planted should be in the Schedule 20. (vi) Considering the commercial use of a development project and the location of the town center, When there is no space for tree planting in the premises for each tree planted, Rs. 2,500.00 should be deposited for the relevant local authority. This funds to be used for the increase of green coverage and maintain of trees of the town by the local authority.
Architectural features, standards and specifications	80	When constructing a new building or a new addition to a building, it must be built in accordance with the characteristics of the Schedule 21.
Conservation of places of historical or architectural / landscape	81	<p>The following rules to be apply for building shown in Annex 1 to Schedule 17 or buildings built before 1948 or Buildings identified by the Authority, the Department of Archeology or the Central Cultural Fund for conservation.</p> <p>(i). It shall be lawful for the Authority in consultation with the commissioner general of Archaeology or otherwise to direct any owner or occupant of above building not to demolish ,redevelop, alter, improve or change the use of such building or structure ,or to direct such owner or occupant to maintain such building or structure to the</p>

			<p>satisfaction of authority.</p> <p>(ii).Any new construction on lots adjoining the building specified in above abutting a public street providing access to such lot shall conform to the architectural characteristics of such existing adjoining building and where such lot is situated in between two such building the authority may direct the developer as to the architectural characteristics which it should conform to.</p> <p>(iii).Any extension of existing building shall be conformity with the architectural character of the existing building</p> <p>(iv) The specifications specified in Annex 2 to the 17th Schedule should be fulfilled when subdivision of land for which a above building is located, adding to the land, or constructing or renovating a section of the building.</p>
Reservation of waterways	82		For the proposed construction, the developer shall conduct water reserves as specified in Schedule 22.
Unsafe Building	83		The Authority may direct the owner of any building that may construct 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 cert certified as unsafe by the Director ,Building department of National Building Research organization.
Telecommunication Tower	84		Telephone or telecommunication or other towers in the Greater Nuwara Eliya Development area should be designed and built in the form of a tree.
The Validity of the Plan	85	(a)	Development Plan is valid for a 10 year period from the date of its enactment. It is mandatory for it to be updated/revised with necessary inputs, following the process stipulated in the paragraph 8 of the Urban Development Authority Law Amendment Act No. 4 of 1982.
		(b)	In an event that necessary updates/revisions could not be completed within before the expiry of the validation of this plan, an extension of one year shall be granted by the Authority to practice such plan and no further extensions shall be granted.
Amendments of the Development Plan & regulations	86		The amendment of a development plan and regulations shall be adhered to the section 8H of the No. 04 of Amended Act No. 1982 of Urban Development Authority.

Part IX

Definitions

In these Regulations, unless the content otherwise requires;

“apartment” means a building with one or more vertically connected dwelling units, consisting of a single kitchen, toilet, toilet, bathroom or toilet, which is either used for a single-family residence or more

“access” means any street used as means of access to building or a plot of land.

“air conditioning” means the processing of treating air so as to control. simultaneously its temperature, humidity, purity, distribution and movement to meet the requirement of the air-conditioned space.

“air well” means any space within or out side the building for the purpose of obtaining natural light & ventilation.

“approved” means approved by the Urban Development Authority or the relevant Local Authority , under the authority delegated the powers.

“approved plan” means a plan of a building or any building works or any land subdivision amalgamation , perimeters or resurvey approved by the UDA or the Local Authority in accordance with the Law and the Regulations;

“relevant authority” means the Planning Committee either of the UDA; or a Local Authority, or any other Authority; or an officer, for whom the powers and the functions vested in the UDA, under the provisions of the Section 8 of the Urban Development Authority Law of 1978 and the Amendments thereafter, has been delegated by the approval of the Board of Management of the UDA, generally or specially to exercise the powers, functions and duties conferred by these Regulations;

“ancillary facilities” means the other uses inside the building which directly facilitate the main use.

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

“basement” means a story which is constructed or designed below the ground floor entirely or 2/3 of the height of such story.

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

“blind wall” means a wall in any construction work having no openings.

“building” means any construction made using permanent raw materials including walls and roof.

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

“chairman” means Chairman of the Urban Development Authority.

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

“concrete” shall have the meaning given to it in the accepted code of the Sri Lanka Institute of Engineers.

“developer” means the person designating the name of the permit issued by the relevant authority for the purpose of development activity.

“development activity” has the same meaning as in the Law.

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

“Chartered Engineer” means a person registered in the Engineering Council of Sri Lanka.

“existing lot” means a lot sub divided before the area declared as an urban development area.

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

“flood level” means such flood level as may be specified for an area by the Department of Irrigation and Sri Lanka Land Reclamation & Development Corporation for the purpose of these Regulations.

“floor” includes a horizontal platform forming the surface of a storey constructed using, timber, stone, concrete, steel or other substance.

“foot way” includes a footway or verandah way at the side of any street;

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

“Flat roof” means a roof constructed using concrete instead of a roof.

“garage” means includes a building or part thereof, used for housing or parking of motor vehicles.

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

“ground floor” means the floor of a building most nearly on a level of access road with the ground. In a case where two or more adjacent roads, the highest floor is the floor closest to the main access to the building..

“height” means a clear distance between two points mentioned in the regulations.

“industrial building” includes factories, workshops and warehouses;

“law” means the Urban Development Authority Law of No 41 of 1978 and its amendments;

“licensed Surveyor” means a person who is authorized by the Surveyor General of Sri Lanka to practice;

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

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

“owner” means whose name is registered in the assessment registry of the Local Authority and person who provided the ownership by relevant documents;

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

“party wall” means a wall forming part of a building and used or constructed to be used along any part of its height or length for the separation of adjoining buildings, lands or part of the building that belong to different owners or are intended to be occupied by different persons;

“permissible floor area” means Maximum floor area for construction and it can be single or multy storeyed.

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

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

“plot coverage” means the percentage of total plinth area of a building in relation to the total land area in the Plot where building situated

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

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

“relevant qualified person” means any person who has obtained his professional qualification in Sri Lanka as:-

- (a) Chartered Architect or Registered Architect, who is registered in the Institute of Architects,
- (b) Town Planner, who is registered in the Institute of Town Planners,
- (c) Qualified Engineer of relevant subject, who is registered in the Institute of Engineers.
- (d) Licensed Surveyor, who is registered in the Survey Council,
- (e) Valuer, who is registered in the Valuation Institute,
- (f) Soil Engineer,
- (g) A Green Certificate awarded person who is a corporate member of a professional Institute Incorporated by and act of parliament and obtained certificate from the course which has minimum of 3 credits in green building.

“repair” is the making good of a defective part of a building not amounting to a reconstruction thereof.

“residential building” means a building or part thereof designed or used for human habitation such as a single storeyed or apartment complex.

“retaining wall” means a protective wall constructed to stabilize the slope or prevent deformation of the soil layer in a steep slope.

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

“sewerage” means any sewer or liquid waste and includes water-borne sullage and trade effluent;

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

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

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

“terrace house” means a residential building designed as a single dwelling unit and forming part of a row or terrace,

“Town planner” means a Corporate Member of the Institute of Town Planners of Sri Lanka enacted by the Parliament Act No. 23 of 1986. .

“Valuer” means a corporate member of the Institute of Valuers which is incorporated under the Institute of Valuers of Sri Lanka Law No. 33 of 1975.

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

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

“wall” means a short wall constructed on a boundary, balcony or verandah.

“zone factor” is a tool introduced to guide the development to optimize the utility of the developable lands and infrastructure and to regulate the form of the physical environment and distribution of the development density as envisaged in the development plan.

Part X
Schedules
SCHEDULE 01 - Form A

Preliminary Planning Clearance | Reference No:

Applicant's details

Name:
 N.I.C/Passport number:
 Contact:
 Additional Mobile Number: -
 Address:

Application details

Local Authority:
 Cluster:
 Submitted on:

Preliminary Planning Clearance Application (මූලික සැලසුම් නිරාකරණයක් ලබාගැනීමේ අයදුම්පත)

1.0 SUMMARY OF PROPOSED DEVELOPMENT (යෝජිත සංවර්ධන කටයුත්ත පිළිබඳ සංක්ෂිප්ත විස්තරය)

1.1 Proposed Site Development (යෝජිත සංවර්ධන කටයුත්ත)

BOI Project ආයෝජන මණ්ඩලයේ ව්‍යාපෘති

Specify / if other project වෙනත් ව්‍යාපෘතියක් නම් සඳහන් කරන්න

1.2 Assessment Number (වර්ෂනම් අංකය)

1.3 Local authority name/ (පළාත් පාලන ආයතනයේ නම)

1.4 GN Division (ග්‍රාම නිලධාරී වසම)

1.5 Road Name (පාරේ නම)

1.6 Address of the proposed site for the development(සංවර්ධනය කරන ස්ථානයේ ලිපිනය)

1.7 Ownership of the land (ඉඩමේ අයිතිය)

Freehold (සිත්තක්කර)

Please Specify (වෙනත් සඳහන් කරන්න)

1.8 Upload the Deed/ Ownership Certificate (ඔප්පුව හෝ හිමිකම් සහතිකය ඇතුළත් කරන්න)

1.9 Current use of the land (ඉඩමේ වර්තමාන භාවිතය)

Residential - Apartment (නේවාසික - බද්ධ නිවාස)

Specify the use mentioned in 1.9 (ඉහත 1.9 හි සඳහන් භාවිතය විස්තර කරන්න)

02. Applicant/s Information (අයදුම්කරුගේ/වන්ගේ විස්තර)

Salutation

Mr. (මහත්මා)

2.1 Full Name of the Applicant (අයදුම්කරුගේ සම්පූර්ණ නම)

2.2 NIC Number (ජාතික හැඳුනුම්පත් අංකය)

Upload a scanned copy of NIC / ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න

2.3 Telephone No (දුරකථන අංකය)

Mobile No (ජංගම දුරකථන අංකය)

2.4 Fax Number (ෆැක්ස් අංකය)

2.5 Email Address (විද්‍යුත් ලිපිනය)

2.6 Postal Address (For correspondence) (ලිපි ගනුදෙනු කල යුතු ලිපිනය)

Details of other applicants (අනෙකුත් අයදුම්කරුවන්ගේ විස්තර)

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number (අයදුම්කරු ව්‍යාපාර ආයතනයක් හෝ සමාගමක් වේ නම් වැට් ලියාපදිංචි අංකය)

2.8 Upload the Applicant's (s) Declaration (අයදුම්කරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

Owner's Details (If Applicant is not the Owner of Land)/ (අයදුම්කරු ඉඩමේ හිමිකරු නොවේ නම් ඉඩම් හිමිකරුගේ විස්තර)

2.10 Upload the Owner's declaration (ඉඩම් හිමිකරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

03 Access to Site (යෝජිත ඉඩම සඳහා වන ප්‍රවේශකත්වය පිළිබඳ තොරතුරු)

3.1 Location of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks) (පිහිටි ස්ථානයේ සැලසුම)(ප්‍රධාන නගරය, මංසන්ධිය, ප්‍රධාන මාර්ගයේ සිට ඉඩමට පැමිණෙන මාර්ගය, විශේෂ සලකුණු, යාවද ඉඩම් විස්තර ඇතුළත් දළ සටහනක් හෝ සිතියමක් ඇතුළත් කරන්න)

3.2 Ownership of the main road/access way (ප්‍රවේශ මාර්ගයේ අයිතිය)

Private (පෞද්ගලික)

3.3 Physical Width of the Road/Access way (m) (පාරේ භෞතික පළල (මීටර්))

4.0 Details of Proposed Site (සංවර්ධනය කිරීමට යෝජිත ඉඩමේ විස්තර)

4.1 Size of the Land(Perch) (ඉඩමේ ප්‍රමාණය)(පර්චස්)

4.2 Survey Plan Number (මිනින්දෝරු සැලැස්මේ අංකය)

Upload the Survey Plan (අදාළ මිනින්දෝරු සැලැස්ම ඇතුළත් කරන්න)

4.3 Name of the Surveyor (මිනින්දෝරුකරුගේ නම)

4.4 Date of the Survey Plan (දිනය)

4.5 Lot Number of proposed site to be developed (සංවර්ධනය කිරීමට යෝජිත කැබලි අංකය)

4.6 Width of the Road Frontage of the Site in Meters (පාරට මුහුණලා ඇති ඉඩම් පළල (මීටර්))

4.7 Are there any existing buildings on the site? (යෝජිත ඉඩමෙහි ගොඩනැගිලි පිහිටා තිබේද?)

Yes (ඔව්)

Details of existing buildings (දැනට පවතින ගොඩනැගිලි වල විස්තර ඇතුළත් කරන්න)

4.8 Upload the approved building plan and certificate of conformity of existing buildings (දැනටමත් පවතින ගොඩනැගිලි වල අනුමත ගොඩනැගිලි සැලසුම් සහ අනුකූලතා සහතික ඇතුළත් කරන්න)

6.0 Details of proposed development (යෝජිත සංවර්ධනය පිළිබඳ විස්තර)

6.1 Is the site proposed to be filled up and raised? /යෝජිත ඉඩම ගොඩකර එසවීමට අදහස් කරන්නේද?

Yes (ඔව්)

6.2 If Yes,give details of such proposals in relation to roads and drainage proposals. (ඉහත පිළිතුර ඔව් නම් ප්‍රධාන පිවිසුම් මාර්ගයේ පිහිටි මට්ටමට සාපේක්ෂව ගොඩකිරීමට අපේක්ෂිත උස, ජලය බැස යාමට යොදා ඇති වැඩපිළිවෙල විස්තර කරන්න)

6.3 Upload the drawings/ proposals related to site development (If Applicable) (යෝජිත භූමියෙහි සංවර්ධනයට අදාළ සැලසුම් සහ යෝජනා ඇතුළත් කරන්න)(අදාළ වේ නම්)

6.4 Details of proposed development (Give a brief description with line plans and elevations)/ යෝජිත සංවර්ධන කටයුත්ත පිළිබඳ විස්තර කරන්න (දළ සැලසුම් සහ අපේක්ෂිත උස පිළිබඳ විස්තර ඇතුළත්ව)

6.5 Upload drawings/ plans related to proposed development (If Available)/ (යෝජිත සංවර්ධන කටයුත්ත පිළිබඳ සැලසුම් සහ ව්‍යාපෘති යෝජනා තිබේ නම් ඇතුළත් කරන්න)

6.6 Gross Floor Area of the Building (Sq.m)/ යෝජිත ගොඩනැගිල්ලේ මුළු වර්ග ප්‍රමාණය (වර්ග මීටර්)

6.7 Number of Floors in proposed building (යෝජිත ගොඩනැගිල්ලේ මහල් ගණන)

6.8 Upload a schedule of floor area by uses at each floors (එක් එක් මහල් වල යෝජිත භාවිතයන් සහ අදාළ වර්ග ප්‍රමාණයන් දැක්වෙන උපලෙඛනයක් ඇතුළත් කරන්න.)

6.9 Proposed Floor Area Ratio (FAR) (Gross Floor Area of All Buildings/ Site Area) /යෝජිත ගෙබිම් අනුපාතය (සියලුම ගොඩනැගිලි වල බිම් ප්‍රමාණය/ඉඩමේ වර්ග ප්‍රමාණය)

6.10 Proposed Plot Coverage (Floor Area at Ground Level/ Site Area)x 100) (බිම් ආවරණ ප්‍රතිශතය = (ගොඩනැගිල්ලෙන් ආවරණය වන බිම් ප්‍රමාණය/ඉඩමේ වර්ග ප්‍රමාණය)x100)

6.11 Upload a tentative cost estimate of the project certified by a qualified person (If applicable) (සුදුසුකම් ලත් තැනැත්තකු විසින් පිළියෙළ කරන ලද දළ ඇස්තමේන්තුවක් ඇතුළත් කරන්න) (අදාළ වේ නම් පමණි)

7.0 Infrastructure availability/ (අපරව්‍යුහ පහසුකම්)

7.1 Describe the water availability to the site (පානීය ජලය ලබාගැනීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.2 Describe the Solid Waste Disposal arrangements (සෂණ අපද්‍රව්‍ය බැහැර කිරීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.3 Describe the availability of sewer/ wastewater disposal facility (මල /අපවිත්‍ර ජලය බැහැර කිරීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.4 Is the proposed site can be served through national electricity grid? (යෝජිත අනුබද්ධ කොටස් සඳහා ජාතික විදුලිබල පද්ධතියෙන් විදුලිය ලබාගත හැකිද?)

Yes (ඔව්)

7.5 No. of car parking bays provided /කාර් රථ නැවතවීම සඳහා යෝජිත අංශන ගණන

7.6 Other parking arrangements (specify) /වෙනත් වාහන නැවතීමේ වැඩිපිළිවෙල විස්තර කරන්න)

8.0 Details of Land Subdivision (ඉඩම් අනුබද්ධ සඳහා වන විස්තර)

8.1 Total extent of the land proposed to be subdivided (Perch) (අනුබද්ධ යෝජිත ඉඩමේ මුළු ප්‍රමාණය) (පර්ච්ස්)

8.2 Proposed Use (යෝජිත භාවිතයන්)

Specify the use mentioned in 8.2 (ඉහත 8.2 හි සඳහන් භාවිතය විස්තර කරන්න)

8.3 Upload a schedule lots including proposed uses (එක් එක් ඉඩම් කට්ටිවල යෝජිත භාවිතයන් දැක්වෙන උපලෙඛනයක් ඇතුළත් කරන්න.)

8.4 Total No. of lots to be subdivided (අනුබද්ධ යෝජිත මුළු කැබලි ගණන)

9.0 Additional Information (අමතර තොරතුරු)

Upload 01

Upload 02

Annex. 01



Urban Development Authority

Preliminary Planning Clearance Application

Reference No

Declaration form of the Applicant

PPC /...../...../...../.....

Details of the proposed development

Proposed development type	
Address of the site	
Assessment No	

*If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal

I/we declare that,

- The information furnished herein by me/us is true and correct
- I/We understand that an effective date will be given to my application only if, all plans and documents specified in the application have been submitted.
- I/We understand that incomplete applications will not be accepted nor registered.
- I/we am/are aware that I/We will be informed within 8 days of any major shortcomings, which prevent the determination of the application
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

I/We hereby declare that the following agents/ companies have prepared the plans submitted by me/us.

Name of the Applicant/s	1.	2.		
NIC No:	1.	2.		
Signature of the Applicant/s	1.	2.		
Date	1.	2.		
Does the applicant owns the land proposed for development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>



Urban Development Authority

Preliminary Planning Clearance Application

Reference No

Declaration form of the Owner of the Land

PPC /...../...../...../...../.....

(If the Applicant is not the owner of the land please get this declaration signed from the owner of the land)

Details of the Proposed Development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type			
Address of the site			
Assessment No			

I/we declare that,

- I am/ we are the absolute owner/lessee of the land on which the developer intends to erect the building
- I am/ we are enclosing copies of the relevant documents of ownership/ lease certified by Magistrate, DC Judge/ Notary Public or gazzetted officer authorized by the commission on this behalf
- I/we have given my/our legal authority to undertake above development on my land.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

Name of the Owner/s	1.	2.
NIC No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.

SCHEDULE 01 - Form B

Land Sub-Division Application | Reference No:

Applicant's details

Name:
N.I.C/Passport number:
Contact:
Additional Mobile Number: -
Address:

Application details

Local Authority:
Cluster:
Submitted on:

Land Sub-Division Application (ඉඩම් අනුබෙදුමක් සඳහා වන අයදුම්පත්‍රය)

01. SUMMARY OF PROPOSED DEVELOPMENT (යෝජිත සංවර්ධන කටයුත්ත පිළිබඳ සංක්ෂිප්ත විස්තරය)

1.1 Type of Proposed Development (යෝජිත සංවර්ධනයේ ස්වභාවය)

Subdivision (අතුරු බෙදීමක් සඳහා)

1.2 Previously approved plan No. of proposed site for development (if applicable)/ (සංවර්ධනය කිරීමට යෝජිත ස්ථානයේ පෙර අනුමත සැලසුම් අංකය (අදාළවේ නම් පමණි))

1.3 Assessment No (වරිපනම් අංකය)

1.4 Local authority name/ (පළාත් පාලන ආයතනයේ නම)

1.5 GND name (ඉම නිලධාරි වසම)

1.6 Road Name (පාරේ නම)

1.7 Address of the proposed site for the development (සංවර්ධනය කරන ස්ථානයේ ලිපිනය)

1.8 Ownership of the land (ඉඩමේ අයිතිය)

Freehold (සිත්තක්කර)

1.9 Upload the Deed/ Ownership Certificate (ඔප්පුව හෝ හිමිකම් සහතිකය ඇතුලත් කරන්න)

1.10 Is a rate clearance receipt available for proposed site?/ (සංවර්ධනය කිරීමට යෝජිත ස්ථානයට අදාළ වරිපනම් බදු ගෙවූ සහතිකයක් තිබේද?)

Yes (ඔව්)

1.11 If Yes, provide the receipt no and date paid of Rate Clearance/ (ඉහත පිළිතුර ඔව් නම් වරිපනම් බදු ගෙවූ ලදුපත් අංකය සහ ගෙවූ දිනය ඇතුලත් කරන්න)

1.12 Upload the rate clearance receipt/ (වරිපනම් බදු ගෙවා ඇති සහතිකය ඇතුලත් කරන්න)

02. Applicant/s Information (අයදුම්කරුගේ/වන්ගේ විස්තර)

Salutation

Mr. (මහත්මා)

2.1 Full Name of the Applicant (අයදුම්කරුගේ සම්පූර්ණ නම)

2.2 NIC Number (ජාතික හැඳුනුම්පත් අංකය)

Upload a scanned copy of NIC / ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න

2.3 Telephone No (දුරකථන අංකය)

Mobile No (ජංගම දුරකථන අංකය)

2.4 Fax Number (ෆැක්ස් අංකය)

2.5 Email Address(විද්‍යුත් ලිපිනය)

2.6 Postal Address (For correspondence)(ලිපි ගනුදෙනු කල යුතු ලිපිනය)

Details of other applicants (අනෙකුත් අයදුම්කරුවන්ගේ විස්තර)

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number (අයදුම්කරු ව්‍යාපාර ආයතනයක් හෝ සමාගමක් වේ නම් වැට් ලියාපදිංචි අංකය)

Upload the business registration certificate if the Applicant is a company or other organization / අයදුම්කරු සමාගමක් හෝ වෙනත් ආයතනයක් වේ නම් අදාළ ලියාපදිංචි සහතිකය ඇතුළත් කරන්න

2.8 Upload the Applicant's (s) Declaration (අයදුම්කරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

2.9 Does the applicant owns the land proposed for development/ (අයදුම්කරු සංවර්ධනය කිරීමට යෝජිත ඉඩමේ හිමිකරුද?)

Yes (ඔව්)

If the APPLICANT is NOT the OWNER of the land, details of the Land Owner (අයදුම්කරු ඉඩමේ හිමිකරු නොවේ නම් ඉඩම් හිමිකරුගේ විස්තර)

2.10 Upload the Owner's declaration (ඉඩම් හිමිකරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

Upload a scanned copy of NIC of the Owner (If Applicable) /ඉඩම් හිමිකරුගේ ඡායා හඳුනාගැනීමේ පිටපතක් ඇතුළත් කරන්න (අදාළවේ නම් පමණි)

03. Details of proposed land to be sub divide/ amalgamate / (අතුරුබෙදීම/ ඒකාබද්ධ කිරීමට යෝජිත ඉඩම පිලිබඳ තොරතුරු)

3.1 Current use of the land (ඉඩමේ වර්තමාන භාවිතය)

Vacant / Bare land (හිස් හෝ මුඩු ඉඩමක්)

Specify the use mentioned in 3.1 (ඉහත 3.1 හි සඳහන් භාවිතය විස්තර කරන්න)

3.2 Are there any buildings located in the proposed site?/ (යෝජිත ඉඩමේ ගොඩනැගිලි පිහිටා තිබේද?)

Yes (ඔව්)

04. Details of Sub Division/ Amalgamation / (අතුරුබෙදීම/ ඒකාබද්ධ කිරීම පිලිබඳ තොරතුරු)

4.1 Upload the survey plan (scale not less than 1:1000)/ 1:1000 පරිමාණයට නොඅඩු පරිමාණයට අදින ලද මිනිත්දෝරු සැලැස්මක් ඇතුළත් කරන්න)

4.2 Survey plan No.(මිනිත්දෝරු සැලැස්මේ අංකය)

4.3 Date of surveyed (මිනුම් කටයුතු කරන ලද දිනය)

4.4 Name of the licensed surveyor (අවසරලත් මිනිත්දෝරුකෑනගේ නම)

4.5 Total No. of lots (මුළු කැබලි ගණන)

4.6 Total land extent in Acres, Rood and perches (ex- 2A 5R 3P)/ (ඉඩමේ වර්ග ප්‍රමාණය (අක්කර/රූඩ්/පර්චස්)

4.7 Proposed Use (යෝජිත භාවිතයන්)

Residential (Apartments)/ නේවාසික(අනු නිවාස)

Specify the use mentioned in 4.7 (ඉහත 4.7 හි සඳහන් භාවිතය විස්තර කරන්න)

4.8 Are all the existing/ demolishing buildings, boundary walls, fences and other details shown in the plan? (දැනට ඇති සියලු භෞමිකර්ම, කඩා දැමීමට නියමිත භෞමිකර්ම, මායිම් කාප්ප, වැටවල්, සහ වෙනත් අදාළ විස්තර සැලැස්මේ දක්වා තිබේද?)

Yes (ඔව්)

5.0 Details of access roads (යෝජිත ඉඩම සඳහා වන ප්‍රවේශකක්විය පිළිබඳ තොරතුරු)

5.1 Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks) (පිහිටි ස්ථානයේ සැලසුම) (ප්‍රධාන නගරය, මංසන්ධිය, ප්‍රධාන මාර්ගයේ සිට ඉඩමට පැමිණෙන මාර්ගය, විශේෂ සලකුණු, යාබද ඉඩම් විස්තර ඇතුළත් දළ සටහනක් හෝ සිතියමක් ඇතුළත් කරන්න)

5.2 Ownership of the main road/access way (ප්‍රවේශ මාර්ගයේ අයිතිය)

Public (පොදු)

5.3 Physical Width of the Road/Access way (m) (පාරේ භෞතික පළල (මීටර්))

5.4 If private access, Number of lots already served by the private street/ පෞද්ගලික වීථියෙන් දැනට සේවා ලබන ඉඩම් කැබලි ගණන

5.5 Number of lots proposed to obtain access from private street/ පෞද්ගලික වීථියෙන් සේවා ලබාගැනීමට යෝජිත ඉඩම් කැබලි ගණන

6.0 Details of storm water drainage / වැසි ජලය බස යාමේ කාණු පිළිබඳ විස්තර

6.1 Is there any drainage (belongs to any local authority/private owned) within or adjacent to proposed development site/ සංවර්ධනය කිරීමට යෝජිත ඉඩම තුළ හෝ මායිමක පළාත් පාලන ආයතනයට අයත් හෝ පෞද්ගලික කාණුවක් තිබේද?

Yes (ඔව්)

6.2 If Yes, is it shown in the survey plan?/ ඔව් නම් එය මිනුම් සැලැස්මේ දක්වා තිබේද?

Yes (ඔව්)

6.3 Is there any arrangement made for storm water disposal?/ වැසි ජලය බස යාම සඳහා අවශ්‍ය පහසුකම් සපයා තිබේද?

Yes (ඔව්)

7.0 Infrastructure availability/ (අපරව්‍යුහ පහසුකම් ලබාගැනීමට හැකියාව)

7.1 Describe the water availability to the site (පානීය ජලය ලබාගැනීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.2 Describe the Solid Waste Disposal arrangements (සෂ් අපද්‍රව්‍ය බැහැර කිරීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.3 Describe the waste water disposal arrangements (අපවිත්‍ර ජලය බැහැර කිරීමට ඇති වැඩපිළිවෙල විස්තර කරන්න)

7.4 Is the proposed site can be served through national electricity grid? (ජාතික අනුබද්ධිත කොටස් සඳහා ජාතික විදුලිබල පද්ධතියෙන් විදුලිය ලබාගත හැකිද?)

Yes (ඔව්)

8.0 Clearances & Certificates Issued by Other Organization (අනෙකුත් ආයතන වලින් ලබා ගන්නා ලද නිර්දේශ සහ නිශ්කාණ)

Details of other relevant Clearances / Certificates/ (අනෙකුත් අදාළ නිශ්කාණ/ සහතිකවල පිටපත් ඇතුළත් කරන්න)

8.2 Upload the Checklist of submitted documents (ඉදිරිපත් කරන ලද ලේඛනවල පිරික්සුම් ලැයිස්තුව ඇතුළත් කරන්න)

9.0 Declaration of the Qualified Person (Licensed Surveyor) (සුදුසුකම් ලත් තැනැත්තාගේ සහතිකය)

9.1 Name of the Qualified Person (Licensed Surveyor)/සුදුසුකම් ලත් තැනැත්තාගේ නම (බලයලත් මිනිස්දෝරුතු)

9.2 Email Address (විද්‍යුත් ලිපිනය)

9.3 Upload the declaration of qualified person (සුදුසුකම්ලත් තැනැත්තාගේ ප්‍රකාශය ඇතුළත් කරන්න)

10.0 Declaration of the Qualified Town Planner (සුදුසුකම් ලත් නගර නිර්මාණ ශිල්පියාගේ සහතිකය)

10.1 Name of the qualified Town Planner/ (සුදුසුකම්ලත් නගර නිර්මාණ ශිල්පියාගේ නම)

10.2 Email Address (විද්‍යුත් ලිපිනය)

10.3 Upload the declaration of Town Planner / සුදුසුකම්ලත් නගර නිර්මාණ ශිල්පියාගේ ප්‍රකාශය ඇතුළත් කරන්න

10.4 Upload the report of qualified Town Planner / සුදුසුකම්ලත් නගර නිර්මාණ ශිල්පියාගේ වාර්තාව ඇතුළත් කරන්න

11.0 Additional Information Requirements (අමතර තොරතුරු)

Upload 01

<http://applications.uda.lk/file/BOP1-LADEMO-2018-03-05-1640Q-5a9cde9e794a2.jpg>

Upload 02

N/A

Other details (වෙනත් තොරතුරු)

Annex. 01

**SUBDIVISION APPLICATION
Declaration form of the Applicant**

Reference No

..... /...../...../..../..../.....

Details of the proposed development

Proposed development type (Perimeter Plan, Extraction, Subdivision, Amalgamation)	
Address of the site	
Assessment No	

*If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal

I/we declare that,

- The information furnished herein by me/us is true and correct
- I/We understand that an effective date will be given to my application only if, all plans and documents specified in the application have been submitted.
- I/We understand that incomplete applications will not be accepted nor registered.
- I/we am/are aware that I/We will be informed within 8 days of any major shortcomings, which prevent the determination of the application
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

I/We hereby declare that the following agents/ companies have prepared the plans submitted by me/us.

Name of the Town Planner	
Name of the Surveyor	

Name of the Applicant/s	1.	2.		
NIC No:	1.	2.		
Signature of the Applicant/s	1.	2.		
Date	1.	2.		
Does the applicant owns the land proposed for development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Annex. 02

SUBDIVISION APPLICATION

Declaration form of the Owner of the Land

(If the Applicant is not the owner of the land please get this declaration signed from the owner of the land)

Reference No

BOP /...../...../..../..../.....

Details of the Proposed Development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the site			
Assessment No			

I/we declare that,

- I am/ we are the absolute owner/lessee of the land on which the developer intends to erect the building
- I am/ we are enclosing copies of the relevant documents of ownership/ lease certified by Magistrate, DC Judge/ Notary Public or gazetted officer authorized by the commission on this behalf
- I/we have given my/our legal authority to undertake above development on my land.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

Name of the Owner/s	1.	2.
NIC No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.

Annex. 03

SUBDIVISION APPLICATION

Reference No

BOP /...../...../....../.....

Declaration form of Licensed Surveyor

Details of the applicant's and proposed development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the site			
Assessment No			

I certify that,

I have prepared the Survey Plan No. Dated and plans is in accordance with subdivision regulations as per Urban Development Authority and other relevant Laws & Enactments.

I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

Signature of the Licensed Surveyor		Date	
Name			
Email Address		Tele. No:	
Registration No of the Professional Institute (If available)			
Postal Address		N.I.C No	
Seal			

Annex. 04

SUBDIVISION APPLICATION

Reference No

BOP /...../...../..../..../.....

Declaration form of Town Planner

Details of the applicant's and proposed development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the site			
Assessment No			

I certify that,

- I am a Qualified Town Planner who is a registered in the Institute of Town Planners Sri Lanka.
- I have personally checked and verified that the plans and documents are in accordance with the Planning and Building Regulations of the Urban Development Authority (U.D.A) and other relevant Laws, Enactment and building requirements.
- I have examined the validity of the evidence produced by the applicant along with this Application.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.
- If the site is develop to release to the real estate market, I will make periodic supervision and provide necessary instructions during the period of site development until the Certificate of Conformity is obtained.
- I/we aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I/we aware that I have to inform the Urban Development Authority with a two week prior notice, If I/We am/are planning to resign from the responsibilities of the proposed project.

Signature of the Town Planner		Date	
Name			
Email Address		Tele. No:	
Registered no of the Professional Institute			
Postal Address		N.I.C No	
Seal			

SHEDULE 01 - Form C

Applicant's details

Name:
N.I.C/Passport number:
Contact:
Additional Mobile Number: -
Address:

Application details

Local Authority:
Cluster:
Submitted on:

Building Application (ගොඩනැගිලි අයදුම්පත්‍රය)

01. SUMMARY OF PROPOSED DEVELOPMENT (යෝජිත සංවර්ධන කටයුත්ත පිළිබඳ සංක්ෂිප්ත විස්තරය)

1.1 Type of Proposed Development (යෝජිත සංවර්ධනයේ ස්වභාවය)

New construction (නව ඉදිකිරීමක්)

1.2 Upload the previously approved building plan (amendment, alteration, renewal of approval or addition) යෝජිත සංවර්ධන කටයුත්ත සංශෝධනයක්, වෙනස්කිරීමක්, අනුමැතිය අලුත් කිරීමක් හෝ එකතුකිරීමක් නම් පෙර අනුමත ගොඩනැගිලි සැලසුමෙහි පිටපතක් ඇමිණිය යුතුය.

1.3 Assessment Number (වර්පනම් අංකය)

1.4 Local Authority (පළාත් පාලන ආයතනය)

1.5 GN Division (ග්‍රාම නිලධාරී වසම)

1.6 Road Name (පාරේ නම)

1.7 Address of the proposed site for the development (සංවර්ධනය කරන ස්ථානයේ ලිපිනය)

1.8 Ownership of the land (ඉඩමේ අයිතිය)

Freehold (සින්තක්කර)

Please Specify

1.9 Upload the Deed/ Ownership Certificate (ඔප්පුව හෝ හිමිකම් සහතිකය ඇතුළත් කරන්න)

1.10 Current use of the land (ඉඩමේ වර්තමාන භාවිතය)

Vacant / Bare land (හිස් හෝ මුදු ඉඩමක්)

Specify the use mentioned in 1.10 (ඉහත 1.10 හි සඳහන් භාවිතය විස්තර කරන්න)

1.11 Proposed use of the building (ගොඩනැගිල්ලේ යෝජිත භාවිතය)

Vacant / Bare land (හිස් හෝ මුදු ඉඩමක්)

Specify the use mentioned in 1.11 (ඉහත 1.11 හි සඳහන් භාවිතය විස්තර කරන්න)

1.12 Is a rate clearance receipt available for proposed site?/ (සංවර්ධනය කිරීමට යෝජිත ස්ථානයට අදාළ වරිපනම් බදු ගෙවූ සහතිකයක් තිබේද?)

Yes (ඔව්)

1.13 If Yes, provide the receipt no and date paid of Rate Clearance/ (ඉහත පිළිතුර ඔව් නම් වරිපනම් බදු ගෙවූ ලදුපත් අංකය සහ ගෙවූ දිනය ඇතුළත් කරන්න)

sdd

1.14 Upload the rate clearance receipt/ (වරිපනම් බදු ගෙවා ඇති සහතිකය ඇතුළත් කරන්න)

<http://applications.uda.lk/file/BA1-11HMGPS1-2019-02-26-2639R-5cda73be7e61f.pdf>

02. Applicant/s Information (අයදුම්කරුගේ/වන්ගේ විස්තර)

Salutation

Mr. (මහත්මා)

2.1 Full Name of the Applicant (අයදුම්කරුගේ සම්පූර්ණ නම)

2.2 NIC Number (ජාතික හැඳුනුම්පත් අංකය)

Upload a scanned copy of NIC / ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න

2.3 Telephone No (දුරකථන අංකය)

Mobile No (ජංගම දුරකථන අංකය)

2.4 Fax Number (ෆැක්ස් අංකය)

2.5 Email (විද්‍යුත් ලිපිනය)

2.6 Address (For correspondence)(ලිපිනය)(ලිපි ගනුදෙනු කල යුතු ලිපිනය)

Details of other applicants (අනෙකුත් අයදුම්කරුවන්ගේ විස්තර)

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number (අයදුම්කරු ව්‍යාපාර ආයතනයක් හෝ සමාගමක් වේ නම් වැට් ලියාපදිංචි අංකය)

2.8 Upload the Applicant's (s) Declaration (අයදුම්කරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

2.9 If the APPLICANT is NOT the OWNER of the land, details of the Land Owner (අයදුම්කරු ඉඩමේ හිමිකරු නොවේ නම් ඉඩම් හිමිකරුගේ විස්තර)

2.10 Upload the Owner's declaration (ඉඩම් හිමිකරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

Upload a scanned copy of NIC of the Owner (If Applicable) /ඉඩම් හිමිකරුගේ ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න (අදාළවේ නම් පමණි)

3.0 Access to Site (යෝජිත ඉඩම සඳහා වන ප්‍රවේශකතාවය පිළිබඳ තොරතුරු)

3.1 Location of the site (Please submit a sketch/map of the location, indicating the main town, junction,access road to the land from the main road, adjoining properties and special land marks) (පිහිටි ස්ථානයේ සැලසුම)(ප්‍රධාන නගරය, මංසන්ධිය, ප්‍රධාන මාර්ගයේ සිට ඉඩමට පැමිණෙන මාර්ගය, විශේෂ සලකුණු, යාබද ඉඩම් විස්තර ඇතුළත් දළ සටහනක් හෝ සිතියමක් ඇතුළත් කරන්න)

3.2 Ownership of the main road/access way (ප්‍රවේශ මාර්ගයේ අයිතිය)

Public (පොදු)

3.3 Physical Width of the Road/Access way (m) (පාරේ භෞතික පළල (මීටර්))

4.0 Details of Proposed Site (සංවර්ධනය කිරීමට යෝජිත ඉඩමේ විස්තර)

4.1 Size of the Land(Perch) (ඉඩමේ ප්‍රමාණය)(පර්ච්)

4.2 Is the Subdivision Plan approved? (අනුබද්ධ සැලැස්ම අනුමත වී තිබේද?)

4.3 If a Sub-Division Plan is approved, its Reference Number & Date (අනුමත අනුබද්ධ සැලැස්මක් තිබේ නම්, යොමු අංකය සහ දිනය)

4.4 Upload the Approved Sub Division Plan (අනුමත අනුබද්ධ සැලසුම ඇතුළත් කරන්න)

4.5 If No for above item 5.2, Survey Plan Number (ඉහත 5.2 සඳහා පිළිතුර නැත නම් මිනින්දෝරු සැලැස්මේ විස්තර)

4.6 Name of the Surveyor (මිනින්දෝරුතුන්ගේ නම)

4.7 Date of the Survey Plan (දිනය)

4.8 Lot Number of proposed site to be developed (සංවර්ධනය කිරීමට යෝජිත කැබලි අංකය)

4.9 Width of the Road Frontage of the Site in Meters (පාරට මුහුණලා ඇති ඉඩම් පළල (මීටර))

5.0 Distances to the Boundaries from proposed building (යෝජිත ගොඩනැගිල්ලේ සිට මායිම් වලට ඇති දුර ප්‍රමාණයන්)

Distance to the boundaries from proposed building (m) (යෝජිත ගොඩනැගිල්ලේ සිට මායිම් වලට ඇති දුර ප්‍රමාණයන් දක්වන්න)

Entry 1

Distance to boundaries (m) (මායිම් වලට ඇති දුර ප්‍රමාණයන් (මීටර))

From rear boundary (පිටුපස මායිමේ සිට)

Distance (meters) (දුර ප්‍රමාණය මීටර වලින්)

6.0 Details of proposed development (යෝජිත සංවර්ධනය පිළිබඳ විස්තර)

6.1 Number of Floors in proposed building (යෝජිත ගොඩනැගිල්ලේ මහල් ගණන)

6.2 Total Floor Area of the Building (Sq.m)/ ගොඩනැගිල්ලේ මුළු වර්ග ප්‍රමාණය (වර්ග මීටර)

6.3 Upload the schedule of floor area including existing, proposed and total floor area of each floors (සියළුම මහල් වල පවතින, යෝජිත සහ මුළු වර්ග ප්‍රමාණය දැක්වෙන උපලේඛණයක් ඇතුළත් කරන්න.)

Details of floor area, if total number of floors less than 04/ සම්පූර්ණ මහල් ගණන 04 ට වඩා අඩු නම් මහල් වල වර්ග ප්‍රමාණයන් පිළිබඳ තොරතුරු ඇතුළත් කරන්න)

6.4 Plot Coverage (Area covered by the Building / Site Area (excluding area within street line x 100) (ගොඩනැගිල්ලෙන් ආවරණය වන ප්‍රමාණය)

6.5 Floor Area Ratio (Gross floor area on all floors (excluding area reserved for parking) / Site Area (excluding area within street line))(ගෙඩිම් අනුපාතය)

6.6 If the proposed site to be reclaimed or raised, please UPLOAD the proposal indicates the existing buildings, roads and drainage plan.(යෝජිත භූමිය ගොඩනර සංවර්ධනය කිරීමට අදහස් කරන්නේ නම් ඒ සඳහා වන යෝජනාවන් ඇතුළත් කරන්න)

6.7 Upload a schedule of floor area by uses at each floors (එක් එක් මහලේ වල යෝජිත භාවිතයන් සහ අදාළ වර්ග ප්‍රමාණයන් දැක්වෙන උපලෙඛනයක් ඇතුළත් කරන්න.)

6.8 Upload the Plans of Proposed Development (යෝජිත ගොඩනැගිලි සැලසුම් ඇතුළත් කරන්න)

6.9 Value of Investment for the Proposed Development (සංවර්ධනය සඳහා යෙදවීමට අපේක්ෂිත ආයෝජනයේ වටිනාකම)

6.10 Type of Air Conditioner (If Applicable) (වායුසමනය කිරීමට බලාපොරොත්තුවන්නේ නම් වර්ගය)

Central (මධ්‍යගත)

Details of construction materials (යොදා ගැනීමට බලාපොරොත්තුවන ගොඩනැගිලි ද්‍රව්‍ය සඳහන් කරන්න)

7.0 Additional details related to non residential developments (නේවාසික නොවන ගොඩනැගිලි සඳහා වන අමතර තොරතුරු)

Details of Parking and Traffic Impact (වාහන නැවතීමේ සහ රථවාහන බලපෑම පිළිබඳ තොරතුරු)

Details of condominium residential properties (සහායිත නේවාසික ගොඩනැගිලි සඳහා වන තොරතුරු)

8.3 Is/ Are Elevator(s) provided? (if yes, location(s) should be clearly shown in the floor plan)/ විදුලි සෝපාන යොදා තිබේද? (ඔව් නම් පරිමාණය සහ පිහිටි ස්ථානය සැලැස්මේ පැහැදිලිව දැක්විය යුතුය)

Yes (ඔව්)

8.4 Is a Standby Generator provided? /විදුලි ජනක යන්ත්‍රයක් යොදා තිබේද?

Yes (ඔව්)

8.5 Is a Transformer provided? / ප්‍රාන්ස්ෆෝමරයක් යොදා තිබේද?

Yes (ඔව්)

9.0 Other Arrangements (අනෙකුත් අවශ්‍යතා)

9.1 Describe the Surface Water Drainage arrangements (මතුපිට ජලය බැසයාම සඳහා යොදා ඇති වැඩපිළිවෙල විස්තර කරන්න)

9.2 Describe the Sewage Disposal arrangement (මල අපවහනය සඳහා යොදා ඇති වැඩපිළිවෙල විස්තර කරන්න)

9.3 Waste water disposal arrangements (අපවිත්‍ර ජලය බැහැර කිරීමේ ක්‍රමවේදය විස්තර කරන්න)

9.4 Describe the Solid Waste Disposal arrangements (සෂ්‍ය අපද්‍රව්‍ය බැහැර කිරීමේ ක්‍රමවේදය විස්තර කරන්න)

9.5 Provision of facilities of disabled persons? (as per the Gazette Notification No. 1467/15, dated 17.10.2006)

(ආබාධිත පුද්ගලයන් සඳහා අවශ්‍ය පහසුකම් සලසා තිබේද? (අංක 1467/15 හා 2006-10-17 වැනි දිනැති ගැසට් නිවේදනයේ රෙගුලාසි අනුව)

Yes (ඔව්)

9.6 Provision of facilities for rain water harvesting (වැසි ජල කළමනාකරණය සඳහා පහසුකම් සපයා තිබේද?)

Yes (ඔව්)

10.0 Checklist of Submitted Plans & Documents (ඉදිරිපත් කරන ලද සැලසුම් සහ ලියකියවිලි වල පිරික්සුම් ලැයිස්තුව)

10.1 Upload the Checklist of submitted documents (ඉදිරිපත් කරන ලද ලේඛනවල පිරික්සුම් ලැයිස්තුව ඇතුළත් කරන්න)

11.0 Declaration of the Qualified Person (Architect/ Draftsman) (සුදුසුකම් ලත් තැනැත්තාගේ සහතිකය)

11.1 Name of the Qualified Person (Chartered Architect/ Draftsman)/සුදුසුකම් ලත් තැනැත්තාගේ (වරලත් වාස්තුවිද්‍යාඥ / සැලසුම් ශිල්පී)

11.2 Email Address (විද්‍යුත් ලිපිනය)

11.3 Upload the declaration of qualified person (සුදුසුකම්ලත් තැනැත්තාගේ ප්‍රකාශය ඇතුළත් කරන්න)

12.0 Declaration of the Structural Engineer/ වරලත් ව්‍යුහමය ඉංජිනේරු වරයාගේ සහතිකය

12.1 Name of the Structural Engineer (ව්‍යුහමය ඉංජිනේරුවරයාගේ නම)

12.2 Email Address (විද්‍යුත් ලිපිනය)

12.3 Upload the declaration of structural engineer (ව්‍යුහමය ඉංජිනේරුවරයාගේ ප්‍රකාශය ඇතුළත් කරන්න)

13.0 Available Clearances already obtained from relevant agencies /අනෙකුත් ආයතන මගින් දැනටමත් ලබාගෙන ඇති නිශ්කාශණ ඇතුළත් කරන්න

Details of Available Clearances/ අනෙකුත් ආයතන මගින් ලබාගෙන ඇති නිශ්කාශණ ඇතුළත්කරන්න

14.0 Additional Information Requirements /අමතර තොරතුරු

Upload 01

Upload 02

Description

Annex. 01



Urban Development Authority

**BUILDING APPLICATION
Declaration form of the Applicant**

Reference No

BA /...../...../...../.....

Details of the proposed development

Proposed development type (New construction, Re construction, Amendment, Alteration, Addition)	
Address of the site	
Assessment No	

*If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal

I/we declare that,

- The information furnished herein by me/us is true and correct
- I/We understand that an effective date will be given to my application only if, all plans and documents specified in the application have been submitted.
- I/We understand that incomplete applications will not be accepted nor registered.
- I/we am/are aware that I/We will be informed within 8 days of any major shortcomings, which prevent the determination of the application
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

I/We hereby declare that the following agents/ companies have prepared the plans submitted by me/us.

Name of the Architect/ Town planner	
Name of the Draughtsman	
Name of the Engineer	

Name of the Applicant/s	1.	2.		
NIC No:	1.	2.		
Signature of the Applicant/s	1.	2.		
Date	1.	2.		
Does the applicant owns the land proposed for development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Annex. 02



Urban Development Authority

BUILDING APPLICATION

Reference No

Declaration form of the Owner of the Land

BA /...../...../...../...../.....

(If the Applicant is not the owner of the land please get this declaration signed from the owner of the land)

Details of the Proposed Development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (New construction, Re construction, Amendment, Alteration, Addition)			
Address of the site			
Assessment No		Gross floor area (sq. m)	

I/we declare that,

- I am/ we are the absolute owner/lessee of the land on which the developer intends to erect the building
- I am/ we are enclosing copies of the relevant documents of ownership/ lease certified by Magistrate, DC Judge/ Notary Public or gazzetted officer authorized by the commission on this behalf
- I/we have given my/our legal authority to undertake above development on my land.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.

Name of the Owner/s	1.	2.
NIC No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.



Urban Development Authority

BUILDING APPLICATION

Declaration form of Qualified Person

*(If the proposed building **not exceeds** floor area of 280 m² of walls and columns are situated on the boundary)*

Reference No

BA /...../...../...../.....

Details of the applicant's and proposed development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (New construction, Re construction, Amendment, Alteration, Addition)			
Address of the site			
Assessment No		Gross floor area (sq. m)	

I certify that,

- Site and building plans are accordance with the provisions under UDA law and other relevant Laws, Enactment and building requirements.
- Alterations to the existing building which does not affect any structural part thereof.
- The walls or columns are not situated on the boundary of the property and the construction does not involve pile or raft foundation.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.
- I/we aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I/we aware that I have to inform the Urban Development Authority with a two week prior notice, If I/We am/are planning to resign from the responsibilities of the proposed project.

Signature of the Qualified Person		Date	
Name			
Email Address		Tele. No:	
Registration No of the Professional Institute (If available)			
Postal Address		N.I.C No	
Seal			

Annex. 04



Urban Development Authority

BUILDING APPLICATION

Reference No

BA /...../...../...../...../.....

Declaration form of Architect

(If the proposed building exceeds floor area of 280 m² of walls and columns are situated on the boundary)

Details of the applicant's and proposed development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (New construction, Re construction, Amendment, Alteration, Addition)			
Address of the site			
Assessment No		Gross floor area (sq. m)	

I certify that,

- I am a Chartered Architect who is a registered in the Sri Lanka Institute of Architects.
- I have personally checked and verified that the plan is in accordance with the Planning and Building Regulations of the Urban Development Authority (U.D.A) and other relevant Laws, Enactment and building requirements.
- I have examined the validity of the evidence produced by the applicant along with this Application.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.
- During the construction period, I will make periodic supervision and provide necessary instructions until the Certificate of Conformity is obtained.
- I/we aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I/we aware that I have to inform the Urban Development Authority with a two week prior notice, If I/We am/are planning to resign from the responsibilities of the proposed project.

Signature of the Architect		Date	
Name			
Email Address		Tele. No:	
Registered no of the Professional Institute			
Postal Address		N.I.C No	
Seal			

Annex. 05

Urban Development Authority



BUILDING APPLICATION

Reference No

BA /...../...../...../.....

Declaration form of Structural Engineer

(For structural designs, stability of the proposed building and safety of adjacent buildings/ neighboring properties as per Planning Building Regulations of Urban Development Authority)

Details of the applicant's and proposed development

Name of the applicant			
N.I.C No		Tel. No.	
Proposed development type (New construction, Re construction, Amendment, Alteration, Addition)			
Address of the site			
Assessment No		Gross floor area (sq. m)	

I certify that,

- I am a qualified Structural Engineer who is a member of Institute Engineers Sri Lanka and Society of Structural Engineers.
- I have prepared the structural plans and design calculations for the proposed building under this application and ensure the structural stability of the building during and after construction.
- I/we am/are aware that if any of the information provided by me/us is/are found to be false by the Urban Development Authority, the permit issued with regard to the development will be cancelled.
- During the construction period, I will make periodic supervision and provide necessary to protect ant damages to adjacent structures and neighboring properties until the Certificate of Conformity is obtained.
- I/we aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I/we aware that I have to inform the Urban Development Authority with a two week prior notice, If I/We am/are planning to resign from the responsibilities of the proposed project.

Signature of the Structural Engineer		Date	
Name			
Email Address		Tele. No:	
Registered no of the Professional Institute			
Postal Address		N.I.C No	
Seal			

SHEDULE 01 - Form D

Certificate of Conformity Application Reference No: Previous document:	
Applicant's details Name: N.I.C/Passport number: Contact: Additional Mobile Number: - Address:	Application details Local Authority: Cluster: Submitted on:

Certificate Of Conformity Application / අනුකූලතා සහතිකය ලබාගැනීමේ අයදුම්පත්‍රය

01. SUMMARY OF THE DEVELOPMENT (සංවර්ධන කටයුත්ත පිළිබඳ සංක්ෂිප්ත විස්තරය)
1.1 Type of Development (සංවර්ධන කටයුත්තේ ස්වභාවය) Land Sub-Division (ඉඩම් අනුබෙදුමක් සඳහා) -----
1.2 Reference No of Development Permit (සංවර්ධන බලපත්‍රයේ යොමු අංකය) -----
1.3 Date of Development Permit issued (සංවර්ධන බලපත්‍රය නිකුත් කල දිනය) -----
1.4 Upload a scanned copy of condition letter/ development permit issued by UDA (කොන්දේසි ලිපියේ/ සංවර්ධන බලපත්‍රයේ පිටපතක් ඇතුළත් කරන්න) -----
1.5 Assessment No of the site (සංවර්ධය කරන ලද ස්ථානයේ වර්ෂනම් අංකය) -----
1.6 Local authority name (පළාත් පාලන ආයතනයේ නම) -----
1.7 Road Name (සරේ නම) -----
1.8 Address of the developed site (සංවර්ධනය කරන ස්ථානයේ ලිපිනය) -----
1.9 Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks) (පිහිටි ස්ථානයේ සැලසුම)(ප්‍රධාන නගරය, මංසන්ධිය, ප්‍රධාන මාර්ගයේ සිට ඉඩමට පැමිණෙන මාර්ගය, විශේෂ සලකුණු, යාබද ඉඩම් විස්තර ඇතුළත් දල සටහනක් හෝ සිතියමක් ඇතුළත් කරන්න)
02. Applicant/s Information (අයදුම්කරුගේ/වන්ගේ විස්තර)

Salutation

Mr. (මහත්මා)

2.1 Full Name of the Applicant (අයදුම්කරුගේ සම්පූර්ණ නම)

2.2 NIC Number (ජාතික හැඳුනුම්පත් අංකය)

Upload a scanned copy of NIC / ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න

2.3 Telephone No (දුරකථන අංකය)

Mobile No (ජංගම දුරකථන අංකය)

2.4 Fax Number (ෆැක්ස් අංකය)

2.5 Email Address(විද්‍යුත් ලිපිනය)

2.6 Address (For correspondence) (ලිපි ගනුදෙනු කල යුතු ලිපිනය)

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number (අයදුම්කරු ව්‍යාපාර ආයතනයක් හෝ සමාගමක් වේ නම් වැට් ලියාපදිංචි අංකය)

2.8 Upload the Applicant's (s) Declaration (අයදුම්කරුගේ ප්‍රකාශය ඇතුළත් කරන්න)

03. Details of deviations from development permit/ condition letter (සංවර්ධන බලපත්‍රය හෝ කොන්දේසි ලිපියට අනුකූල නොවේ නම් ඒ පිළිබඳ විස්තර)

3.1 Is the development carried out in conformity with the conditions of the permit? / සංවර්ධන බලපත්‍රයේ/ කොන්දේසි ලිපියේ කරුණු වලට අනුකූලව සංවර්ධනය සිදුකර තිබේද?

Yes (ඔව්)

3.2 If No, details of deviations (ඉහත පිළිකුර නැත නම් වෙනස් කිරීම් පිළිබඳ විස්තර)

3.3 Upload the details of deviations from the development permit / සංවර්ධන බලපත්‍රයට අනුකූල නොවන වෙනස් කිරීම් වල විස්තර ඇතුළත් කරන්න

04. Other relevant conformity certificates & recommendation letters (අනෙකුත් නිර්දේශිත ලිපි සහ අනුකූලතා සහතික)

4.1 Is all the certificates and recommendation letters specified in the development permit, enclosed with this application. (සංවර්ධන බලපත්‍රයේ සඳහන් සියළුම අනුකූලතා සහතික සහ නිර්දේශිත ලිපි අයදුම්පත සමඟ යොමුකර තිබේද?)

Yes (ඔව්)

4.2 List down all the certificates/ recommendation letters enclosed with the application (අයදුම්පත සමඟ ඉදිරිපත් කර ඇති සියළුම සහතික සහ නිර්දේශිත ලිපි සඳහන් කරන්න)

Details of other relevant certificates/ recommendation letters/ (අනෙකුත් අදාළ සහතික/ නිර්දේශිත ලිපිවල පිටපත් ඇතුළත් කරන්න)

SCHEDULE 01 - Form E

Permit for Change of Use | Reference No:

Applicant's details

Name:
N.I.C./Passport number:
Contact:
Additional Mobile Number:
Address:

Application details

Local Authority:
Cluster:
Submitted on:

Permit For Change Of Use

Details of the Applicants and Owners

Applicant's Details

Entry 1

Salutation

Mr

Full name

N.I.C number

Telephone number

Fax number

Email

Address

Owner's Details (if the applicant is not the owner)

Particulars of the Existing Development

Local Authority

Ward

Address

Assessment Number

Survey Plan Number -----
Date of the Survey Plan -----
Lot Number -----
Land Extent (sq.m) -----
Upload the Survey Plan -----
Present Use of the Building -----
Upload the details of every building on the site from Layout Plan or existing use of every floors shown by the relevant plan

Building Plans
Number of Approved Building Plans -----
Approved Building Plans. Please upload the plans and other supportive documents. If there is more than one document, please zip them into a single file and upload.

Particulars of the Changes of Use of the Building(s)
Change of Use - Details

Parking Space
Parking Space for Cars (sq.m) -----
Parking Space for Other Vehicles (sq.m)

Supporting Documents

A Sketch Plan of the proposed location indicating the surrounding areas in order to identify the premises properly

Survey Plan

Approved Building Plan

Permit issued by the Local Authority

Certificate of Conformity (C of C)

Plan of the Proposed Development (The areas to be converted should be indicated by Red Colour)

Parking Provisions Diagram

National Identity Card of the Owner(s) / Applicant(s). Please upload the plans and other supportive documents. If there is more than one document, please zip them into a single file.

Declaration

Upload the signed Declaration

SHEDULE 01 - Form F

Application for Re-validation of Permits / Clearance | Reference No:

Applicant's details

Name:
 N.I.C/Passport number:
 Contact:
 Additional Mobile Number: -
 Address:

Application details

Local Authority:
 Cluster:
 Submitted on:

Application For Re-validation Of Permits / Clearance - බලපත්‍ර කාලය දීර්ඝ කිරීම සඳහා වූ අයදුම්පත්‍රය (ගොඩනැගිලි අයදුම්පත්‍ර / මූලික සැලසුම් නිරාකරණය)

01.Applicant's Details (අයදුම්කරුගේ විස්තරය)
<p>Salutation Mr.(මහත්මා)</p> <p>-----</p> <p>1.1 Applicant's Name (අයදුම්කරුගේ නම)</p> <p>-----</p> <p>1.2 Address (ලිපිනය)</p> <p>-----</p> <p>1.3 National Identity Card Number (ජාතික හැඳුනුම්පත් අංකය)</p> <p>-----</p> <p>1.4 Upload a scanned copy of NIC of the Applicant (අයදුම්කරුගේ ජාතික හැඳුනුම්පතෙහි පිටපතක් ඇතුළත් කරන්න)</p> <p>-----</p> <p>1.5 Upload the Applicant's (s) Declaration (අයදුම්කරුගේ ප්‍රකාශය ඇතුළත් කරන්න)</p> <p>-----</p>

02.Details Of Previous Application (පෙර අයදුම් පත්‍රයේ විස්තර)
<p>2.1 Type of the Application (අයදුම්පත් වර්ගය) Building Application (ගොඩනැගිලි අයදුම්පත්‍රය)</p> <p>-----</p> <p>2.2 Nature of the Development (සංවර්ධනයේ ස්වභාවය)</p> <p>-----</p> <p>2.3 Permit's Number (බලපත්‍රයේ අංකය)</p> <p>-----</p> <p>2.4 Date Of Issue (නිකුත් කල දිනය)</p> <p>-----</p>

SCHEDULE 01 - Form G

**URBAN DEVELOPMENT AUTHORITY
APPLICATION FOR GREEN BUILDING (REGISTRATION FORM – 01)**

Chairman,
Urban Development Authority.

(Please provide all required details to register your building for Green Building process)

01. Information of the applicant :-

Institution belongs to the proposed building/ Name of the applicant : .

.....

Ministry of the Institution (For Government and Semi Government Buildings) .

Address:.....

Information of the liable person for the proposed building

Name :.....

Designation :

Telephone No :.....

02. Information of the location of proposed building :-

Location :.....

Local Authority :

Province :

Address -

Specify the road to enter the location clearly in a map :

03. Information of the land :-

Land Extent (square meters) :.....

First / Present land usage:.....

Nature of proposed building (give a brief description) :.....

Attach a copy of survey plan of the land.

The above mentioned building is proposed to be developed in accordance with the Green Building concept and hereby kindly request for the advices and guidance for the proposed development.

Date :.....

Applicant's

.....
Head of the Institute / Authorized Officer's/

Signature

Schedule 02

Processing Fees for issuing Preliminary Planning Clearances and Renewal.

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

Nature of Development Activities	Processing Fee	
1. Sub-division of lands	Land Extent (Sq m)	Amount (Rs)
	i. 150 > 500 sq.m.	Rs 2,000/-
	ii. 500 > 1000 sq.m.	Rs. 3,000/-
	iii. 1000 > 5000 sq.m.	Rs. 7,500/- Rs. 10,000/-
	iv. 5000 > 10000 sq.m.	
	v. 10000 sq.m. onwards	Rs 10,000/- + Rs 1,000/- for every additional 1,000 sq meter or part thereof, in excess of 10,000 sq meters
2. Reclamation of Low lying lands / paddy lands.	i. upto 250 sq m.	Rs.2500/-
	ii. More than 250 sq m.	Rs 2,500/- + Rs 2,500 for every additional 100 sq meters or part thereof, in excess of 250 sq meters
3. Erection of parapet walls/ retaining walls.	Per linear meter.	Rs. 100/-
4. Communication Towers/ Antenna Towers/ Transmission Towers	i. Tower height between 1m - 20m	Rs. 50,000/-
	ii. More than 20m	Rs. 50,000/- + Rs 500 for every additional 1 meter or part thereof, in excess of 20 sq meters
5. Filling Station / Service Stations	i. Emission testing	Rs. 25,000/-
	ii. Filling Station	Rs. 75,000/-
	iii. Vehicle Service Station	Rs. 50,000/-
	iv. Vehicle Service	Rs. 75,000/-

	Station & Emission Testing	
	v. Filling stations & related other uses	Rs. 150,000/-
6. Advertising boards	i. Digital Advertising boards (Per Sq.m.)	Rs. 5000 /-
	ii. Non digital Advertising boards (Per sq.m.)	Rs. 3000 /-
	iii. Name Boards (Per sq.m.)	Rs. 1000/-
	iv. Gantries (Per s.m)	Rs. 6000 /-
7. Garbage Dumping yards/ Transfer Stations / Compost plant / Sanitary Land filling and other related activities.	i. Land extent upto 1 Acre	Rs.50,000/-
	ii. More than 1 Acre	Rs. 50,000 + Rs 10,000/- for every additional 1 Acre or part thereof, in excess of 1 Acre.
8. Water related Buildings and other water related developments		Rs. 50,000/-
9. Metal quarry / crusher plant, soil cutting, soil washing for sand mining, clay and gravel mining on Commercial, purposes.		Rs.10,000/-
10. i. Any other Mineral Mining not falling within above item No. 10	i. Up to 1 Sq.km.	Rs. 100,000/-
	ii. More than 1 sq.km.	Rs. 100,000/- + Rs. 10,000 for every additional 1 sq.km. or part of thereof, in excess of 1 sk.km.
ii. Investigations on Mineral Mining	iii. Up to 1 Sq.km.	Rs. 100,000/-
	iv. More than 1 sq.km.	Rs. 100,000/- + Rs. 10,000 for every additional 1 sq.km. or part of thereof, in excess of 1 sq.km.

11. Children Homes /Elders homes/ Center. Rehabilitation	Land Extent		Amount	
	Up to 400 Sq.m		Rs. 2,500/-	
	400Sq.m. > 500Sq.m.		Rs. 5,000/-	
	500 Sq.m > 750Sq.m.		Rs. 10,000/-	
	750Sq.m. > 1000Sq.m.		Rs. 20,000/-	
More than 1000 sq.m.		Rs. 20,000 + Rs. 200/- for every additional 100 sq.m. or part thereof, in excess of 1000 sq.m.		
12. i. Additions and extensions to the approved plan	Floor Area		Residential	Non Residential
	Up to 400 sq.m.		Rs.2,000/-	Rs. 5,000/-
	400sq.m. > 500sq.m		Rs.3,000/-	Rs.10,000/-
	500 sq.m > 1000 sq.m		Rs.4,000/-	Rs.25,000/-
	More than 1000 sq.m.		Rs. 4,000/-+ Rs. 500 for every additional 100 sq.m. or part thereof in excess of 1000 sq.m./-	Rs. 25,000/- + Rs. 1000 for every additional 100 sq.m. or part thereof in excess of 1000 sq.m./-
ii. Refurbishments/Renovations and Internal Changes to the approved plan (without increasing floor area)	25% from the fee for total floor area.			
13. Other Development activities except above 1 to 13	Floor Area		Amount	
	Up to 400 sq.m		Rs. 5000/-	
	400 sq.m. > 500sq.m		Rs. 10000/-	
	500 sq.m > 750 sq.m		Rs. 25000/-	
	750sq.m > 1000sq.m.		Rs. 50000/-	
More than 1000 sq.m.		Rs. 50,000/- + Rs. 500 for every additional 100 sq.m. or part thereof in excess of 1000 sq.m./-		
14. Traffic Impact Assessments Clearance	Rs. 50,000/-			

15. Environmental Recommendation (ECC)	₹. 50,000/-										
16. Renewal of Preliminary Planning Clearance.	<ul style="list-style-type: none"> i. If applying before the validity period - 25% of the amount received at the time of obtaining the Preliminary Planning Clearance. ii. If applying within a year from the date of expiry of the validity period - 50% of the proceeds of the initial Preliminary Planning Clearance iii. If applying after one year from the date of expiration – Total payment of Preliminary Planning Clearance 										
17. Issuing of Certified copies of the Preliminary Planning Clearance.	₹.2,500/-										
18. Speedy Approval (within 7 working days from the day of the fulfillment of all necessary requirements)	Double charges of normal fees										
19. Acceptance of appeal (subject to decision of Planning Sub Committee/Main Planning Committee of UDA)	<table border="1"> <thead> <tr> <th>An Appeal</th> <th>Payment</th> </tr> </thead> <tbody> <tr> <td>1st appeal</td> <td>Free</td> </tr> <tr> <td>2nd appeal</td> <td>25% of original processing fee</td> </tr> <tr> <td>3rd appeal</td> <td>50% of original processing fee</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table>	An Appeal	Payment	1 st appeal	Free	2 nd appeal	25% of original processing fee	3 rd appeal	50% of original processing fee		
An Appeal	Payment										
1 st appeal	Free										
2 nd appeal	25% of original processing fee										
3 rd appeal	50% of original processing fee										
20. Administrative expenses	Fees not exceeding 5000/- for field inspection charges and documentary charges										

Processing Fees for issuing Development Permits and Renewal.

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

Nature of Development Activities	Processing Fee	
1. Sub-division of lands	land extent	Processing Fees
	150 >300 sq.m	Rs. 1000/- per lot
	300 > 600sq.m	Rs. 800/- per lot
	600 > 900sq.m	Rs. 600/- per lot
	Above 900 sq.m	Rs. 500/- per lot
2. Erection of parapet walls/ retaining walls	per linear meter	Rs.100/-
3. Communication Towers/Antenna Towers/ Transmission Towers	i. Tower height between 1m- 20m	Rs. 20,000/-
	ii. More than 20m	Rs. 20,000/- + Rs 100 for every additional 1 meter or part thereof, in excess of 20 sq meters
4. Filling Stations/ Vehicle Service Station/ Emission Testing	Per 1 sq.m.	Rs. 100/-
5. Advertising boards	i. Digital Advertising boards (Per Sq.m.)	Rs. 2500 /-
	ii. Non digital Advertising boards (Per sq.m.)	Rs. 1500 /-
	iii. Name Boards (Per sq.m.)	Rs. 500/-
	iv. Gantries (Per s.m)	Rs. 1000 /-
6. Garbage Dumping yards/ Transfer Stations / Compost plant/Sanitary Land filling	upto 1 ha	Rs.25,000/-
	More than 1 ha	Rs. 25,000 + Rs 5,000/- for every additional 1 ha or part thereof, in excess of 1 ha.

7. Residential and Non-residential Buildings	Floor Area (sq.m.)	Residential (sq.m.)		Non Residential (sq.m.)
		Individual	Apartment	
	Up to 400 sq.m.	Rs.20/-	Rs. 25/-	Rs. 25/-
	400sq.m. > 1000sq.m	Rs.22/-	Rs. 27/-	Rs.27/-
	1000 sq.m > 1500 sq.m	Rs.25/-	Rs. 30/-	Rs.30/-
	1500 sq.m > 2000 sq.m	Rs. 25/-	Rs. 32/-	Rs. 32/-
More than 2000 sq.m.	Rs. 2000/- for every additional 90 sq.m.	Rs. 2000/- for every additional 90 sq.m.	Rs. 2000/- for every additional 90 sq.m.	
8. Extension of validity period of Building permit for another one year	i. Upto 1000 sq.m.	Rs. 5000/-		
	ii. More than 1000 sq.m.	Rs. 10,000/-		
9. On commercial purpose	<ul style="list-style-type: none"> • Swimming pool (with deck) • Solar panel 			
	Floor area (sq.m.)	Fee (Rs)		
	Up to 300sq.m	Rs. 6000/-		
	300 > 500sq.m	Rs. 15,000/-		
	500 > 1000sq.m.	Rs. 30,000/-		
	More than 1000 sq.m.	Rs. 30,000/- + Rs 1,000/- for every additional 100 sq.m. or part thereof, in excess of 1000 sq.m..		
10.				
i. Additions and extensions to the approved plan	For the additional sq.m., which includes 25% of the total initial payment fee, shall be paid at the value of a unit.			
ii. Refurbishments/Renovations and Internal Changes to the approved plan (without increasing floor area)	25% of the total processing fee			

**Service Charges for Covering Approval
(In addition to Processing fees)**

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

Nature of Development Activities	Processing Fee	
1. Covering Approvals for Sub Division of lands without obtaining necessary approvals	Rs. 3000/- per lot	
2. Erection of Buildings / Additions/ re-erection without obtaining Development Permit.	Residential (fee for 01 sq.m.)	Non-Residential (fee for 01 sq.m.)
i. Only foundation work completed (Upto plinth level)	Rs. 200/-	Rs. 500/-
ii. Construction upto roof level (excluding roof)	Rs. 300/-	Rs. 1000/-
iii. Construction of walls with roof	Rs. 400/-	Rs. 1500/-
iv. Completed construction	Rs. 500/-	Rs. 2000/-
v. Erection of Parapet Walls/Retaining Walls	Rs. 200/- (per linear meter)	Rs. 500/- (per linear meter)
vi. Erection of Telecommunication and Antenna Towers	Rs. 10,000/- for every 5 m height	
3. Occupation /Usage without obtaining Certificate of Conformity	Rs. 100/- per day	
4. Car Parking Places (Service Charges for each car parking space not provided with in the premises but required under the UDA Regulations)		
i. Colombo Municipal Council	Standing parking	- Rs. 500,000/-
	Lorry	- Rs. 1,000,000/-
	Multi axle including container	- Rs. 2,500,000/-
ii. Other Municipal Council	For all vehicles	- Rs. 500,000/-
iii. Urban Council/Pradeshiya Sabha	For all vehicles	- Rs. 250,000/-

<p>5. Use of approved parking spaces for any purpose other than the use of approved development.</p>	<p>In the event of approved parking spaces used for any purpose other than the approved development, the service charge of Rs. 20,000 / - will be charged to the Authority on an increment of 10% per annum. Relevant fees shall continue to be levied until the space utilized for that purpose is converted into a parking space as approved by the Development Permit.</p>
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Processing Fees for issuing Certificate of Conformity
Value Added Tax and Nation Building Tax (excluding VAT + NBT)

Nature of Development Activities	Processing Fee																
1. Sub division of Land	Rs.1,000/- per lot																
2. Construction of building	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th data-bbox="691 1066 901 1234" rowspan="2">Floor Area (sq.m.)</th> <th colspan="2" data-bbox="908 1066 1241 1149">Residential (sq.m.)</th> <th data-bbox="1248 1066 1449 1149" rowspan="2">Non-residential</th> </tr> <tr> <th data-bbox="908 1158 1082 1234">Individual</th> <th data-bbox="1088 1158 1241 1234">Apartment</th> </tr> </thead> <tbody> <tr> <td data-bbox="691 1243 901 1319">up to 400m²</td> <td data-bbox="908 1243 1082 1319">Rs. 4000/-</td> <td data-bbox="1088 1243 1241 1319">Rs. 5000/-</td> <td data-bbox="1248 1243 1449 1319">Rs. 5000/-</td> </tr> <tr> <td data-bbox="691 1328 901 1785">More than 400 sq.m.</td> <td data-bbox="908 1328 1082 1785">Rs. 4000/- + Rs 15/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..</td> <td data-bbox="1088 1328 1241 1785">Rs. 5000/- + Rs 20/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..</td> <td data-bbox="1248 1328 1449 1785">Rs. 5000/- + Rs 25/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..</td> </tr> </tbody> </table>			Floor Area (sq.m.)	Residential (sq.m.)		Non-residential	Individual	Apartment	up to 400m ²	Rs. 4000/-	Rs. 5000/-	Rs. 5000/-	More than 400 sq.m.	Rs. 4000/- + Rs 15/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..	Rs. 5000/- + Rs 20/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..	Rs. 5000/- + Rs 25/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..
Floor Area (sq.m.)	Residential (sq.m.)		Non-residential														
	Individual	Apartment															
up to 400m ²	Rs. 4000/-	Rs. 5000/-	Rs. 5000/-														
More than 400 sq.m.	Rs. 4000/- + Rs 15/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..	Rs. 5000/- + Rs 20/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..	Rs. 5000/- + Rs 25/- for every additional 1 sq.m. or part thereof, in excess of 400 sq.m..														
3. Communication Towers/Antenna Towers/ Transmission Towers	Rs.10,000/- for tower height of 1-20m and Rs.100/- each meter in excess 20m.																
4. Parapet walls/retaining walls	Rs. 100/- per linear meter																

Service Charges and Processing fee for issuing Change of Use

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

Processing Fee	
Floor Area (sq.m.)	Fee (Rs.)
Upto 45	1,000/-
45 – 90	1,500/-
91 – 180	1,750/-
181 – 270	2,000/-
271 – 450	2,500/-
451 – 675	2,750/-
676 – 900	3,000/-

Fee for Permit	
1. Low Density Zone (approved uses in to other uses)	Rs. 750/- per 1 sq.m.
2. Other Zones (approved use in to other use)	Rs. 500/- per 1 sq.m.

Processing fee for Post Audit and Monitoring Report

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

1. Post Monitoring Certificate	₹. 5,000/-
2. Service Charge for non obtaining monitoring Certificate	₹. 10,000/-

Processing Fee for Green Building Certificate

Value Added Tax and Nation Building Tax (excluding VAT + NBT)

1. Registration fee of Green Building Certificate (per application)	Certificate Level	} Rs. 5,000/-
	Silver Level	
	Gold Level	
	Platinum Level	
2. Fees for obtaining final Green Certificate of Green Building Certificate	Certificate Level	Free of charge
	Silver Level	Rs. 25/-
	Gold Level	Rs. 27/-
	Platinum Level	Rs. 30/-

When there is a negative difference between the green level mark which indicates the level of agreement agreed upon in obtaining the development permit and the final green level score obtained on the compliance certificate;

1. 10% of the total cost of construction of additional floor area
2. In case of not having reached the minimum certification level, 10% of the prepayment fee

Shall be paid.

- In addition to the above , Rs. 50/- will be charged per sq.m. as transport cost for site inspection . However , Authority may change the fee subject to fuel price in the market.

Schedule 03

Qualified Person

Qualified person shall take the responsibility and provide a declaration of the compatibility of the subject development with the standards and conformity with the Planning and Building regulations of the Development Plan. Organizations concerned with the registration of the eligible person must maintain an annual membership list and submit a copy to the UDA annually.

	Column I <i>Nature of Development Activity</i>	Column II <i>Extent (Where Relevant)</i>	Column III <i>Specific Task Requiring a Declaration by the 'Qualified Person'</i>	Column IV <i>Minimum Qualification Requirement of the 'Qualified Person'</i>
1.	If the development activity does not involve building work	Lands less than 0.1 hectare in extent	Perimeter Survey	Licensed Surveyor and Leveler
			Responsibility of carrying out Land Sub-Division /Amalgamation in full compliance with the existing Development Plans and Planning Regulations	Licensed Surveyor and Leveler
2.	If the development activity does not involve building work	Lands either 0.1 hectare or more in extent	Responsibility of the preparation of Site Layout Plan and Sub Division /Amalgamation Plan in full compliance with the existing Development Plans and Planning Regulations	Licensed Surveyor and Leveler
			Responsibility of checking the compliance of the proposed development of the Land with the objectives of the Development Plans and Planning Regulations, and the compatibility with the environmental conditions.	Corporate member of the Institute of Town Planners Sri Lanka

	Column I <i>Nature of Development Activity</i>	Column II <i>Extent (Where Relevant)</i>	Column III <i>Specific Task Requiring a Declaration by the 'Qualified Person'</i>	Column IV <i>Minimum Qualification Requirement of the 'Qualified Person'</i>
3.	If the development activity involves engineering works (construction of roads culverts, drains etc.,)	All Lands	Undertaking for the compatibility of the Structural Engineering Designs and the Construction of all Civil Engineering work with the relevant standards applicable to Sri Lanka	Chartered Civil or Structural Engineer registered in the Engineering Council of Sri Lanka
4.	If the development involves a building activity .	Floor Area not exceeding 100 square meters and single storey and only for Residential uses	Undertaking for the compatibility of the building design to existing planning and building regulations and to be carried out under his / her supervision until obtaining the Certificate of Conformity.	Applicant or any person qualified more than that
		Floor Area not exceeding 400 square meters and height not exceeding 12.0 meters from the lowest existing level of the land	Undertaking for the compatibility of the building design to existing planning and building regulations and to be carried out under his /her supervision until obtaining the Certificate of Conformity.	Chartered Architect Registered in the Architectural Registration Board in Sri Lanka or Architectural Licentiate, or Drafting Technical Officer of NVQ Level V or or any qualified Architect

			<p>Undertaking for the compatibility of the Structural Engineering Design with the Standards applicable to strength and the safety of the building and to be carried out under his/her supervision until obtaining the Certificate of Conformity and advising the developer on adequate precautionary measures to avoid damages and disturbances to neighboring properties</p>	Chartered Civil Engineer registered in the Engineering Council of Sri Lanka
		<p>Floor Area 400 square meters or more and the height is 12 meters or more</p>	<p>Undertaking for the compatibility of the building design to existing planning and building regulations and to be carried out under his /her supervision until obtaining the Certificate of Conformity.</p>	Chartered Architect Registered in the Architectural Registration Board in Sri Lanka
			<p>Undertaking for the compatibility of the Structural Engineering Design with the Standards applicable to strength and the safety of the building and to be carried out under his/her supervision until obtaining the Certificate of Conformity and advising the developer on adequate precautionary measures to avoid damages and disturbances to neighboring properties</p>	Chartered Civil Engineer registered in the Engineering Council of Sri Lanka

		<p>Undertaking for the compatibility of the Building Services Designs including electricity, water supply, sewerage, drainage and rain water harvesting, fire safety, air conditioning, or any specialist services, in conformity with the Standards applicable to Sri Lanka</p> <p>(Only if so required by the Authority at the time of submitting documents for approval.)</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 Registered in the Engineering Council of Sri Lanka</p>
		<p>Undertaking for the conformity of the Design with the standards of Green Building design (minimum 'Certificate' Level) and advising the developer to carry out the construction work in compliance with Green Practices under his/her supervision until obtaining the Certificate of Conformity</p>	<p>A Corporate Member of a Professional Institute Incorporated by an Act of Parliament and obtained a relevant Certifying Qualification having followed a course that has minimum weight of 03 Credits in Green Building, according to the SLQF</p>

Schedule 04

(Regulation 4)

Accessibility to Land Lots for Residential Use

Minimum Width of Access Road/ Street (meters)	Maximum Length of Access Road/Street (meters)	Maximum Number of Lots Served	Maximum Dwelling Units per Lot
3.0	upto 50 meters	4	2
	At a distance of 100 m or less, but both ends connected to main public roads whose widths are more than 07 meters	8	2
4.5	upto 100 meters	8	2
	At a distance of 200 m or less, but both ends connected to main public roads whose widths are more than 07 meters	16	2
7.0	-	20	Permissible Floor Area applies
9.0 or more	-	unlimited	Permissible Floor Area applies

Note: This relaxation does not apply to internal land subdivisions.

Schedule 05

(Regulation 19)

Computation of the “Total Permissible Floor Area” for a development in a given plot of land

The Total Permissible Floor Area in a development in a given site shall be computed in the following manner.

Step I

Find the extent of the land that is free from road reservations (excluding the area that falls within the street Line, if there is any)

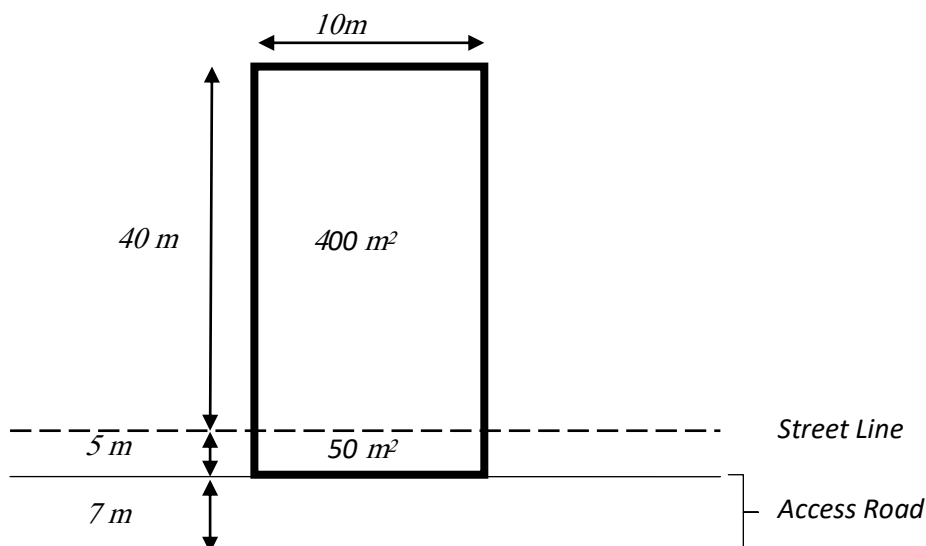
$$\text{Permissible floor area} = \text{Zoning factor} \left[\frac{\text{Developable Land Extent (C)}}{\sqrt{1 + \frac{\text{Developable Land Extent (C)}}{10000 + \text{unbuilt area (E)}}}} + \frac{1}{2} (\text{Road Frontage (L)} \times \text{Road Width (W)}) \right]$$

Example 01: For land extents up to 1,000 Square meters

Total extent of the land **A** = 450 m²

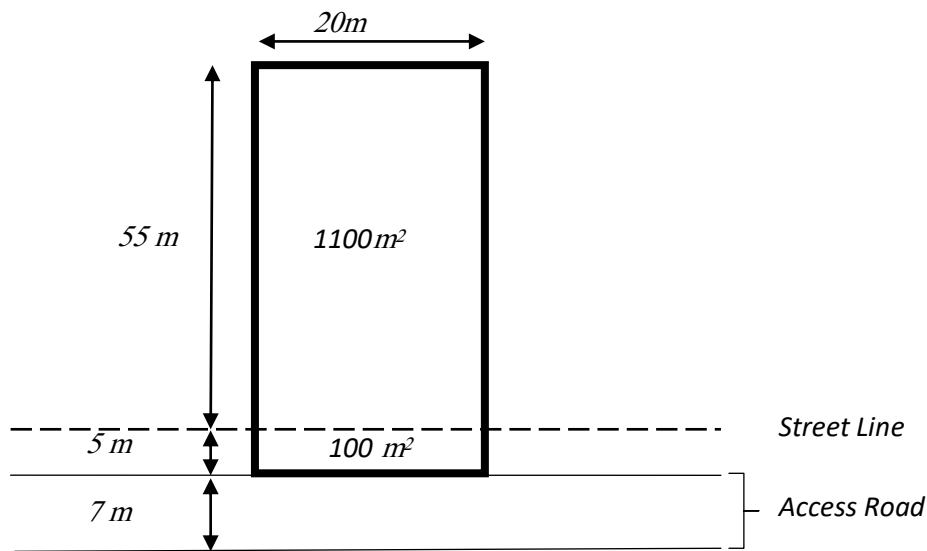
The area that falls within the building line **B** = 50 m²

Developable land **C** = 450m² – 50m² = 400m²



Example 02: For land extents which exceed 1,000 Square meters

Total extent of the land **A** = 1200m²
 The area that falls within the building line **B** = 100m²
 Developable land **C** = 1200m² – 100m² = 1100m²



Step II

For land extents up to 1,000 Square meters

Following formula shall use for get powered value for developable land less than 1000m²

$$\text{Developable land Extent (C)} = \sqrt{1 + \frac{\text{Developable Land Extent (C)}}{10000}}$$

The area that can be used for development will be identified as the **(D)** after the factorization

Example 01: For land extents up to 1,000 Square meters

for the above developable land whose extent is 400 square meters the value for **D** is:

$$\text{Developable land area after factorization (D)} = \sqrt{1 + 400\text{m}^2 / 10000}$$

$$\begin{aligned}
& 400\text{m}^2 \\
= & 400\text{m}^2 \sqrt{1+0.04} \\
= & 400\text{m}^2 \sqrt{1.04} \\
= & 400\text{m}^2 \cdot 1.0198 \\
= & 450.93\text{m}^2
\end{aligned}$$

For all land extents which exceed 1,000 Square meters:

To get the powered value of developable land **C** by using 1.05 as powered factor

Example 02: For land extents which exceed 1,000 Square meters

For a land whose reservation free developable extent is 1,100 square meters:

$$\begin{aligned}
\text{Developable land area after factorization (D)} & = 1100\text{m}^2 \cdot 1.05 \\
& = 1561.21\text{m}^2
\end{aligned}$$

For your information please refer the attached table annex hereto

Note : *The Powered Value will provide the developments with relatively larger extents of lands with an added advantage. The objective is to discourage the fragmentation of lands for developments by providing more floor space as an incentive for larger extents.*

Step III :

Find the Area that will be kept ‘unbuilt’ at the completion of the proposed development. **E**

$$\text{Unbuilt Area (E)} = [(1 - \text{Plot Coverage}) \times \text{Developable land Extent}]$$

Example 01:

for the above developable land whose extent is 400 square meters the value of unbuilt area **E** can be calculate as followed.

Assumption: 75% plot coverage

$$\begin{aligned}\text{Unbuilt Area (E)} &= [(1 - 75\%) \times 400 \text{ m}^2] \\ &= [(1 - 0.75) \times 400 \text{ m}^2] \\ &= 0.25 \times 400 \text{ m}^2 \\ &= \mathbf{100 \text{ m}^2}\end{aligned}$$

Example 02:

For a land whose reservation free developable extent is 1,100 square meters the value of unbuilt area E can be calculate as followed.

Assumption: 75% plot coverage

$$\begin{aligned}\text{Unbuilt Area (E)} &= [(1 - 75\%) \times 1100 \text{ m}^2] \\ &= [(1 - 0.75) \times 1100 \text{ m}^2] \\ &= 0.25 \times 1100 \text{ m}^2 \\ &= \mathbf{275 \text{ m}^2}\end{aligned}$$

Note: *A development is permitted to have an additional floor area that is equal to the land area that will be kept open within the land with no built structures. The objective is to encourage the developments to have more ground areas open to sky for surface water assimilation, landscaping and free air movement.*

Step IV :

Find the length of the boundary of the land that directly abuts the roads from which the land can have right of way. = **L**

Find the 'width of the road': as given in the development plan / as defined by the Local Authority = **W**

Compute the value at step IV = $\frac{1}{2}$ (Road Frontage (**L**) x Road Width (**W**)) = **LW**

Example 01:

for the above developable land whose extent is 400 square meters the value of **LW** can be calculate as followed.

$$\begin{aligned}\text{Compute the value at step IV} &= \frac{1}{2} (\text{Road Frontage (L)} \times \text{Road Width (W)}) \\ &= \frac{1}{2} (10\text{m} \times 7\text{m}) \\ &= 35\text{m}^2\end{aligned}$$

Example 02:

For a land whose reservation free developable extent is 1,100 square meters the of **LW** can be calculate as followed.

$$\begin{aligned}\text{Compute the value at step IV} &= \frac{1}{2} (\text{Road Frontage (L)} \times \text{Road Width (W)}) \\ &= \frac{1}{2} (20\text{m} \times 7\text{m}) \\ &= 70\text{m}^2\end{aligned}$$

Note : *A development is permitted to have an additional floor area that is equal to the land area that is there in the road space at the front of the land. The objective is to promote developments which are proportionate to road frontages and the width of the roads.*

Step V :

Add the above Value Developable land area after factorization (**D**) in Step 02 and Value of Unbuilt Area (**E**) in step III and Value (**LW**) in Step IV. The total value can be identified as **P**

Example 01:

for the above developable land whose extent is 400 square meters the value of **P** can be calculate as followed.

$$\begin{aligned}\text{Compute the value at step V (P)} &= (\text{D}) + (\text{E}) + (\text{LW}) \\ &= 450.39\text{m}^2 + 100\text{m}^2 + 35\text{m}^2 \\ &= 585.39\text{m}^2\end{aligned}$$

Example 02:

For a land whose reservation free developable extent is 1,100 square meters the of **P** can be calculate as followed

$$\begin{aligned}\text{Compute the value at step V (P)} &= (\text{D}) + (\text{E}) + (\text{LW}) \\ &= 1561.21\text{m}^2 + 275\text{m}^2 + 70\text{m}^2\end{aligned}$$

$$= 1906.21\text{m}^2$$

Step VI :

Multiply the value obtained for **P** in Step 05 above, by the ‘Zone Factor’ **Z** for the relevant zone, given in the Development Plan, in order to find the Maximum Permissible Floor Area (**PFA**) in the given development.

$$\text{Permissible Floor Area (PFA)} = \text{Zone Factor (Z)} \times \text{value of step V (P)}$$

Example 01:

for the above developable land whose extent is 400 square meters the value of (**PFA**) can be calculate as followed.

Assumption: 2.5 Zone Factor

$$\begin{aligned} \text{Permissible Floor Area (PFA)} &= \text{Zone Factor (Z)} \times \text{value of step V (P)} \\ &= 2.5 \times 585.39\text{m}^2 \\ &= 1463.475 \text{ m}^2 \end{aligned}$$

Example 01:

for the above developable land whose extent is 1100 square meters the value of (**PFA**) can be calculate as followed.

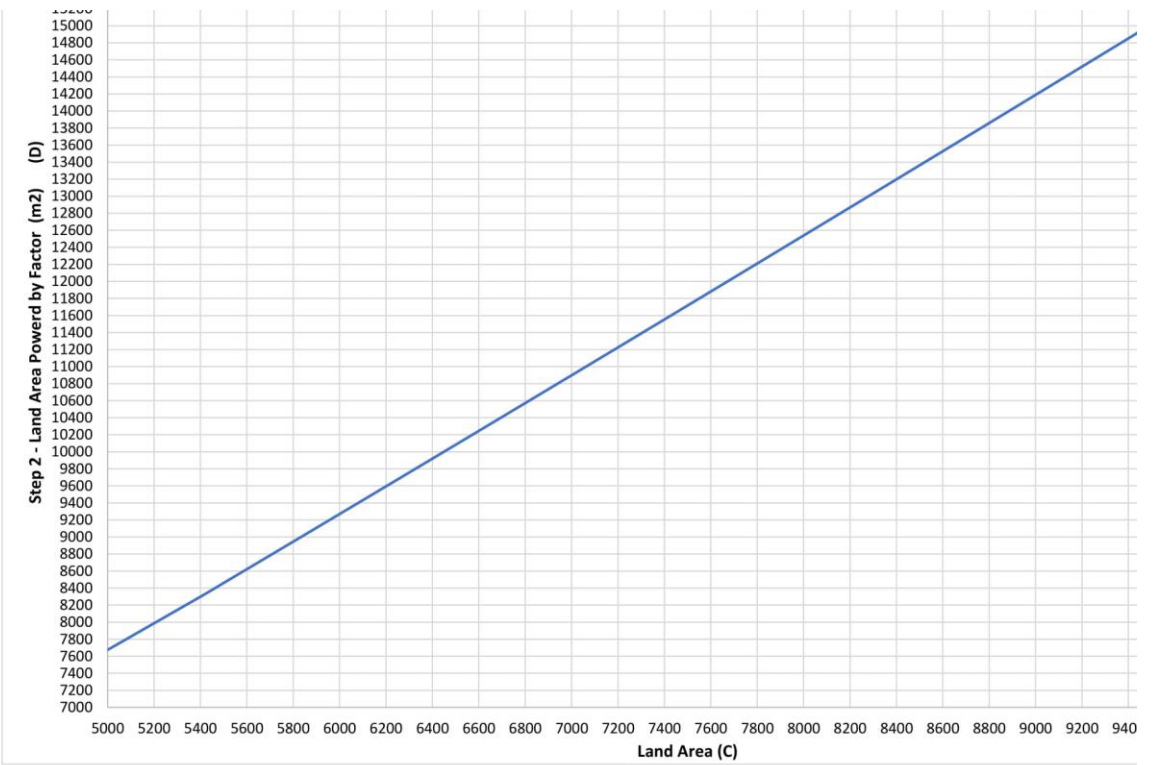
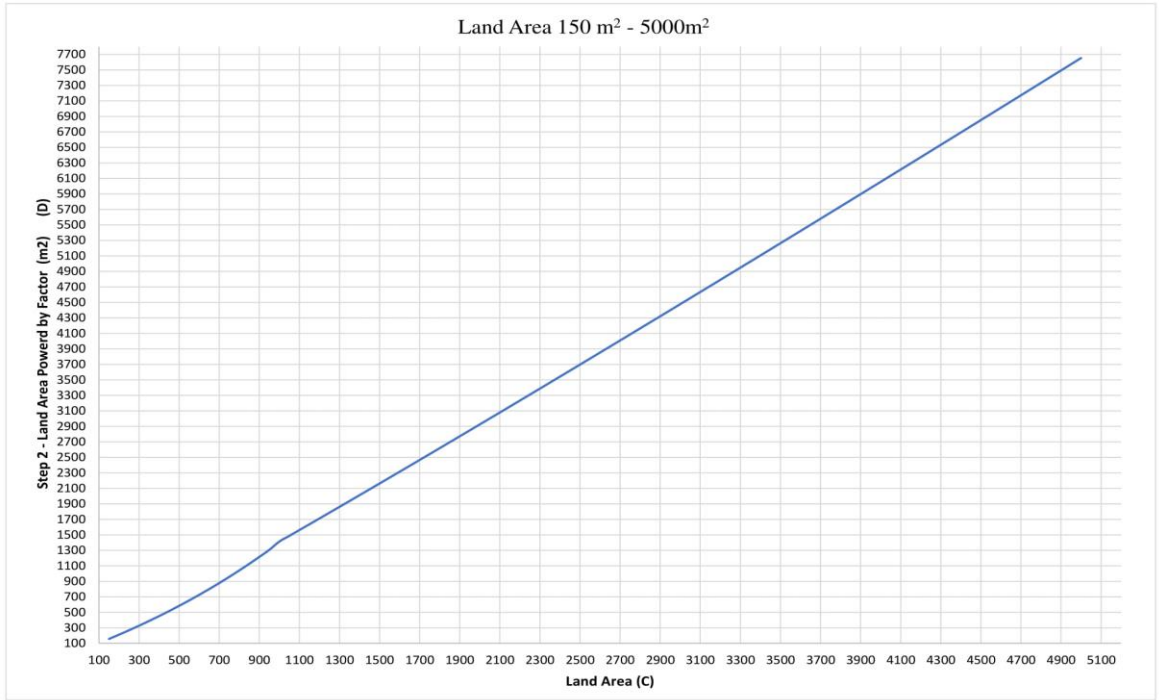
Assumption: 2.5 Zone Factor

$$\begin{aligned} \text{Permissible Floor Area (PFA)} &= \text{Zone Factor (Z)} \times \text{value of step V (P)} \\ &= 2.5 \times 1906.21\text{m}^2 \\ &= 3812.42 \text{ m}^2 \end{aligned}$$

Land Area (m ²) (C)	Power Factor	Step 2 Land Area Power by Factor (m ²) (D)
1000	1.049	1401
1100	1.050	1561
1200	1.050	1711
1300	1.050	1861
1400	1.050	2011
1500	1.050	2162
1600	1.050	2314
1700	1.050	2466
1800	1.050	2618
1900	1.050	2771
2000	1.050	2925
2100	1.050	3078
2200	1.050	3233
2300	1.050	3387
2400	1.050	3542
2500	1.050	3697
2600	1.050	3852
2700	1.050	4008
2800	1.050	4164
2900	1.050	4320
3000	1.050	4477
3100	1.050	4634
3200	1.050	4791
3300	1.050	4948
3400	1.050	5106
3500	1.050	5263

Land Area (m ²) (C)	Power Factor	Step 2 Land Area Power by Factor (m ²) (D)
3600	1.050	5421
3700	1.050	5580
3800	1.050	5738
3900	1.050	5897
4000	1.050	6056
4100	1.050	6215
4200	1.050	6374
4300	1.050	6533
4400	1.050	6693
4500	1.050	6853
4600	1.050	7013
4700	1.050	7173
4800	1.050	7333
4900	1.050	7494
5000	1.050	7655
5100	1.050	7815
5200	1.050	7976
5300	1.050	8137
5400	1.050	8299
5500	1.050	8460
5600	1.050	8622
5700	1.050	8784
5800	1.050	8945
5900	1.050	9107
6000	1.050	9270
6100	1.050	9432
6200	1.050	9594
6300	1.050	9757
6400	1.050	9919
6500	1.050	10082
6600	1.050	10245
6700	1.050	10408
6800	1.050	10571
6900	1.050	10735
7000	1.050	10898
7100	1.050	11062
7200	1.050	11225
7300	1.050	11389
7400	1.050	11553
7500	1.050	11717
7600	1.050	11881
7700	1.050	12045
7800	1.050	12210

Land Area (m ²) (C)	Powerd Factor	Step 2 Land Area Power by Factor (m ²) (D)
7900	1.050	12374
8000	1.050	12538
8100	1.050	12703
8200	1.050	12868
8300	1.050	13033
8400	1.050	13198
8500	1.050	13363
8600	1.050	13528
8700	1.050	13693
8800	1.050	13858
8900	1.050	14024
9000	1.050	14189
9100	1.050	14355
9200	1.050	14520
9300	1.050	14686
9400	1.050	14852
9500	1.050	15018
9600	1.050	15184
9700	1.050	15350
9800	1.050	15516
9900	1.050	15683
10000	1.050	15849



Schedule 06

(Regulations 22)

Minimum Side Space, Rear Space and Setback requirement from the Building line of a Building

Height of the building (Meters)	Minimum Side space requirement from the boundary (Meters)	Minimum Rear Space requirement from the boundary (Meters)	Minimum Setback Requirement from the Building line (Meters)
i. Less than 15.0	-	3.0	-
ii. 15.0 – 30.0	1.0 on one side and 3.0 on the other side.	5.0	1.0
iii. More than 30m	Either 6.0 or 1/10 th of the height of the building, whichever is less on either sides	10.0 or 1/5 th of the height of the building, whichever is less	3.0

Schedule 07
(Regulations 23)

Indemnity (For construction)

The Urban Development Authority
7th Floor
Sethsiripaya Stage I
Battaramulla.

I/Weboth
(Name of the owner/s or M.D./CEO/Director with the name of the Company)
of(Permanent
Address of the owner/Head Office of the Company) do hereby agree and undertake to pay or
rectify any damages which can be caused to any third party and indemnify the Urban
Development Authority against any such claims or demands for any damages to the adjacent
structures and movable & immovable properties due to the construction and also relating to
boundary disputes and / or ownership disputes including access roads and service lines and
issues relating to the height or number of floors issues at the said property bearing Assesment
No.(Location of the Development)
.....depicted in Plan No.dated made
byLicensed Surveyor stated in the building application bearing
Reference No.in respect of the said consruction.

Signature of the owner/MD/CEO

Name : N.I.C. No.

Signature of the Co.owner/MD/CEO

Name : N.I.C. No.

Witness :

1. Name :
Address
Signature :
N.I.C.No.
Tel. No.

2. Name :
Address :
Signature:
N.I.C.No.
Tel. No.

Date :

Tel No.

.....

Justice of the Peace/Commissioner for Oaths

(Copies of the National Identity Cards are attached herewith.)

Indemnity (for Sub Division)

The Urban Development Authority
Sethsiripaya,
Battaramulla

I / We (both)

(name of the owner/s or M. D / CEO / Director with the name of the Company)

.....of(Permanent Address of the owner / Head Office of the Company) do hereby agree and undertake to pay or rectify and damages which can be caused to any third party and indemnify the Urban Development Authority against any such claims or demands for any damages arising due to boundaries disputes and / or ownership disputes relating to the said property bearing Assessment No.(Location of the Development)

(address) depicted in the Plan No.datedmade byLicensed Surveyor sated in the Sub Division /Amalgamation Application bearing No.

Signature of the owner /MD/CEO

Name : NIC No.

Signature of the CO/ Owner/ Director

Name : NIC No.

Witnesses :

- | | |
|-------------------|------------------|
| 1. Name: | 2. Name : |
| Address : | Address : |
| Signature : | Signature: |
| N.I.C. No. | N.I.C. No. |
| Tel No. | Tel. No. |

Date:

Tel No. Justice of the Peace/Commissioner for Oaths

(Copies of the National Identity Cards are attached herewith)

Schedule 08
(Regulation 35)

Minimum Space Requirements in Habitable Rooms and Utilities

Room	Minimum Floor Area (sq.m)	Minimum width (m)
(a) When there is one Habitable room	11.0	3.0
(b) When there are more than 1 room		
i. First room	9.5	2.5
ii. Additional room	8.5	2.5
(c) Rooms in non-residential buildings	7.5	2.4
(d) Kitchen	5.5	1.8
(e) Bathroom	1.7	1.0
(f) Toilet	1.7	1.0
(g) Bathroom with WC	2.0	1.5

Schedule 09
(Regulation 36)

Minimum Size Requirements for Stair Cases

Category	Minimum Unobstructed Width of the Stairs (mm)	Minimum Height Clearance (Meters)	Maximum Riser (mm)	Minimum Tread (mm)
1. Internal stairs serving only one upper floor.	750	-	175	250
2. Internal stairs serving 2 Units	900	2.4	175	250
3..Stairs in buildings, used as places of public building and condominium residential flat and all other categories.	1000	2.1	150	275

Schedule 10

(Regulation 36)

Sizes of the Air well to obtain Natural light and ventilation

	All Rooms		For Utility/Ancillary Spaces (eg: Toilets, Store Rooms, Garage, Washing Areas)	
Height of the building (meters)	Minimum Clear width (meters)	Minimum Area of space (square meters)	Minimum Clear Width (meters)	Minimum Area of Space (square meters)
(a) Less than 15	3.0	9.0	1.0	1.0
(b) 15.0 – 30.0	5.0	25.0	1.0	2.0
(c) More than 30.0	Either $1/10^{\text{th}}$ of the height of the building or 6.0, whichever is less	Either area equal to $1/10 \times 1/10$ of the height of the building or 36.0 whichever is less	1.5	Either area equal to $1/20 \times 1/20$ of the height of the building or 4.5 whichever is less

Schedule 11
(Regulation 38)

Parking Space Requirement

Usage	Parking Space requirement			
	Standards			
	Standard	Bus	Lorry	Multi Axle
Residential				
Flats , dwelling units, Apartments	1 for one unit + additional 1 for floor area exceeds 300 sq.m.. 1 visitor parking for 10 parking slots.			
Commercial				
Retail shops, Groceries and Similar uses	1 space for 50 sq m			
Shopping complex, supermarket	1 space for 50 sq.m.		1 space for 500 sq.m.	
Banks and customer service	1 space for 50sq.m			
Hardware shops	1 space for 50sq.m		1 space for 500sq.m.	1 space for 500sq.m.
Office	1 space for 100 sq.m			
City Hotel	1 space for 200 sq.m.	01 bus bay for hotels more than 10 rooms	1 lorry bay close to service area	
Star Class Hotel	1 space for 5 rooms and 1 space for 2 suites	1 bus for 50 rooms and 2 bus bays if exceeds 50 rooms	2 lorry bay close to service area	
a. Banquet Hall	1space for 05 seats			
b. Conference Hall	1space for 05 seats	1 bus bay for more than 200 seats		

Usage	Parking Space requirement			
	Standards			
	Standard	Bus	Lorry	Multi Axle
c. Staff quarters i. Executive staff	1 space for 2 rooms			
ii. Other Staff	1 space for 5 rooms			
Guest House, Lodges and boutique hotel	1 space for 5 rooms			
Hostels	1 space for 50 sq.m.			
Restaurant	1 space for 10 sq.m. (except service area)			
Cinema halls, Theaters Auditorium and Similar uses	1 space for 10 seats or 1 space for 20 sq.m. whichever is more.	1 for 500 Sq.m.		
Factories & Industries	1space for 500sq.m.		1 space for 300 sq.m.	1 space for 500 sq.m.
Stores/warehouse	1 space for 500 sq.m.		1 space for 300 sq.m.	1 space for 500 sq.m
Other commercial building	1 space for 100sq.m		1 space for 500sq.m	
Health				
Nursing homes, Private Hospitals	1 space for 02 bed or 1space for 20 sq.m. whichever is more		1 space for 500sq.m	
Medical laboratories and OPD	1 space for 20sq.m.		1 space for 500sq.m.	
Medical Consultative room (minimum room, sixe – 8sq.m.)	6 space for one consultancy room or 2 spaces for 10 sq.m. whichever is more.		1 space for 500sq.m.	
Usage	Parking Space requirement			

	Standards			
	Standard (meter vehicles)	Bus	Lorry	Multi Axle
Education				
Universities	1 space for 200sq.m.			
Private Schools, International Schools	1 space for 20 students or 1 space for 50 sq.m. whichever is more.	1 bus bay for more than 100 students		
Pre Schools	1 space for 10 students			
Private Tuition class & other Educational Institutions	1 space for 200sq.m.			
Leisure & other Recreational activities				
Leisure & Recreational activities.	1 for 50 sq.m.			
Other Usage				
Other usages decided by the Authority	1 space for 100sq.m. (based on the requirement)	1 space for 500sq.m. . (based on the requirement)	1 space for 500sq.m. . (based on the requirement)	

Schedule 12

(Regulation 38)

Width of Aisles for parking spaces

Parking Angle (degrees)	One way traffic one side bays (m)	One way Traffic Two side bays (m)	Two way Traffic (m)
Parallel	3.6	3.6	6.0
30 Deg. Angle	3.6	4.2	6.0
45 Deg. Angle	4.2	4.8	6.0
60 Deg. Angel	4.8	4.8	6.0
90 Deg. Angel	6.0	6.0	6.0

Note :

1. The above particulars are not applicable for lorries & containers. Requirement for lorries/containers will be determined by the Authority considering nature of the industry.
2. If total parking requirement exceeds 100 bays , 80% of it should be provided as per the regulations and balance can be provided as back to back parking (Tandem) It is mandatory to obtain vallet service.

Dimensions of parking stalls / parking spaces

Type of vehicle	Stall width (meters) (Angle parking or parallel parking)	Stall length (meters) Angle parking	Stall length (meters) Parallel parking
Standard	2.4	4.8	5.5
Two & Three wheelers	2.1	2.4	2.5
Pedal cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.00
Commercial Multi Axle)	3.6	18.0	20.0

Schedule 13

(Regulation)

Parking & Traffic Control

- (i) Where a sidewalk continues across the openings for entry or exit to any, parking area, the Authority shall specify and alterations to be made at the developers cost, to the curbs or any part of such a sidewalk to maintain mobility of pedestrians , with special consideration to handicapped persons. The Authority may also specify the developer to paint and maintain a pedestrian crossing across such openings.
- (ii) A minimum inner and outer turning radius shall be provided from entry and exit to street as specified in the following table.

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

- (iii) In such an instance , where it may by satisfactorily proven to the Authority that the minimum turning radius as given above cannot be provided for the development , then a mergin lane of width not less than 3 meters and located within the site shall be provided for any such entry and /or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Authority.
- (iv) Security Clearing and Parking Control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6 meters from the edge of the street to such barrier. For each 25 parking stalls or part thereof the aggregate clear distance shall increase by 6 meters which may be provided in one and the same land or in multiple lane.
- (v) Vehicle weighing areas shall not be located within a minimum clear distance of 20 meters from the edge of the street. For each 15 commercial parking stalls or part thereof, the aggregate clear distance shall increase by 15 meters, which may be provided in one and the same lane or in multiple lane.
- (vi) In the case of sloping floors for parking areas the gradient of such shall not exceed 1:20.
- (vii) Only one entry & exit point shall be provided for sites which have a road frontage of less than 12.0 meters.

- (viii) The developer shall bear the costs of implementing the recommendations made by the Traffic Impact Assessment Committee of the Authority in any development.
- (ix) The Authority has the right to limit the maximum parking space on a road or area declared by the Authority as a vehicle restricted area.

Schedule 14

(Regulation 39)

Standards for Providing Sanitary facilities

Use		Female		Male		
		WC	Wash Basin	WC	Urinal	Wash Basin
1	Restaurants, Hotels, Tourism related developments	1 per 300 sq.m.	1 per 400sq.m	1 per 500sq.m	1 per 400 sq.m.	1 per 500 sq.m.
2	Cinemas, Theatres, Seminar Halls	1 per 40 seats	1 per 50 seats	1 per 120 seats	1 per 40 seats	1 per 120 seats
3	Shopping Complexes, Departmental Stores, Super Markets and related uses	1 per 800 sq.m.	1 per 1200 sq.m.	1 per 1,200 sq.m.	1 per 1,000 sq.m.	1 per 1,200 sq.m.
4	Offices	1 per 500 sq.m.	1 per 750 sq.m.	1 per 800 sq.m.	1 per 400 sq.m.	1 per 800 sq.m.
5	Schools/Private Educational institutes/ Tuition Classes/ International schools	1 per 50 students	1 per 50 students	1 per 50 students	1 per 50 students or partition	1 per 50 students
6	Public spaces, Public assembly places, Parks and related uses	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person
	Other	1 per 200 sq.m.	1 per 200 sq.m.	1 per 200 sq.m.	1 per 200 sq.m.	1 per 200 sq.m.

- The above floor areas shows the area, excluding common facilities.
- Toilets and wash basins shall be provided separately for females and males.

Schedule 15
(Regulations 18,21,57)
Specifications for Green Building Concept



Score Summary

No	Item	Marks	Applicant	UDA
EE	Energy Efficiency	27		
Design				
EE1	Zoning of lighting sources/equipment	02		
EE2	Electricity Sub - Metering	02		
EE3	Renewable Energy	08		
EE4	High performance energy efficiency	05		
EE5	Efficiency of Electric Illumination	02		
EE6	Power Factor Correction	02		
Improvement and Quality Improvement				
EE7	Improvement and Operation of Energy Efficiency	04		
Evaluation of accuracy and maintenance				
EE8	Sustainable maintenance	02		
SM	Sustainable Site Planning and Management	23		
Site Planning				
SM1	Site selection	04		
SM2	Abandoned (Brown field) Site Redevelopment	03		
SM3	Development Density and Community coordination/ management / involvement	01		
SM4	Preparation of Environmental Management and Environmental Safeguard Plan	01		
SM5	Laying and improvement of green ground cover	02		
Construction Management				
SM6	Mitigation of construction pollution	01		
SM7	Quality assurance in building construction	01		
SM8	Workers facilities	01		
Transportation				
SM9	Minimizing the use of private vehicles and encouraging public transport usage	02		
SM10	Parking capacity	02		
SM11	Rainwater drainage plan - quantity and Quality Control	02		
SM12	Green cover and roofs	02		
SM13	User's manual for building users.	01		
MR	Materials and Resource Management	20		
Recycling and re-use of materials				
MR1	Re-use and selection of materials	02		
MR2	Material Containing recycled substance	02		
MR3	Re-use of existing buildings	02		
Sustainable Use of Resources				
MR4	Regionally available materials for building construction	03		
MR5	Sustainable timber	03		
Waste Management				
MR6	Use of high-value green building materials	03		
MR7	Construction waste management	02		
Green Products				
MR8	Refrigerants & Clean Agents	03		

4	EQ	Quality the Building Environment	13		
	Internal air quality				
	EQ1	Monitoring and controlling of CO ₂	02		
	EQ2	Indoor air pollutants	02		
	The optimum Temperature				
	EQ3	Designing and installation of optimum temperature control units	02		
	EQ4	Air change effectiveness	01		
	The optimum level of visual light and sound				
	EQ5	Day light	02		
	EQ6	Controlling the glare of intake sunlight	01		
	EQ7	Electric Light level	01		
EQ8	Internal and external views	01			
EQ9	Internal noise level	01			
5	WE	Water Efficiency	10		
	Rain water collection and water recycling				
	WE1	Rain water Harvesting	02		
	WE2	Waste water recycling and efficient use	04		
	Enhancement of Efficiency				
WE3	Water metering and water leaks identification system	02			
WE4	Water efficiency tools equipment	02			
6	IN	Green Innovation	05		
	IN1	Utilization of innovations	05		
7	SC	Socio-cultural compatibility	02		
	SC1	Design and building of socially and culturally compatible Buildings	02		
		Total	100		

GREEN RATING CATEGORIES

GREEN PLATINUM	+70 MARKS
GREEN GOLD	- 60-69 MARKS
GREEN SILVER	- 50- 59 MARKS
GREEN CERTIFIED	- 40-49 MARKS

Schedule 16
(Regulation 41)

Rain Water Harvesting

PART I

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

PART II

Minimum Equipment Rainwater Holding Provision Requirement

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

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

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

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

PART III

Proposed Distribution Of Rain Water Harvesting Holder Provision

Storage (m ³)				Ground Water Infiltration (m ³)						Total m ³
Above Ground	On Ground	Below Ground	Others	Wastewater Pit	Unpaved Ground	Unlined Pond	Dug Well	Borehole	Other	

Schedule 17

Annexure – I,

HISTORICALLY AND ARCHITECTUURALLY VALUABLE BUILDINGS – NUWARA ELIYA MUNICAIPLA COUNCIL AREA – 2002

ROADS		ASSESSMENT NO.	PLOT COVERAGE %					NO DETAILS	TOTAL	AGE OF THE BULIDINGS (YEARS)		NO OF DETAILS	TOTAL
			>1 0	11-20	21-30	31-40	41<			>100	101<		
01	Queen Elizabeth Drive	Queen's Cottage, 44,140,02U.V.,132A,126,1 14,108,104,50,01,42,38	03	02	05	01	02	-	13	01	10	02	13
02	Upper Lake Road	39,34,43/2,71(71/1,71/2,7 1/3),55,(55/1,)35,(35/2,35 /3,35/4,37),85,(85/1),81/2	02	02	02	01	-	01	08	-	04	04	08
03	Badulla Road	162,34,68,66,46,142,1/1,2 5,144,136/3,156	07	01	02	-	-	01	11	07	02	02	11
04	Haddon Hill Road	16(17),07,02,71	02	01	-	01	-	-	04	02	01	01	04
05	Wedaban Road	02,05,12,14(14/1),24,09,7/ 5,22,13(13/1,13/2)	03	04	-	-	-	02	09	03	05	01	09
06	Church Road	06,6/1,15,10,12,26,(26/1,2 6/2),30(30/1,)1/22,30,34/1 ,32	08	02	01	-	-	-	11	02	07	02	11
07	Park Road	25,31(31/1)	01	01	-	-	-	-	02	02	02	-	02
08	Kandy Road	340,381,395,(395/1,401/1, 325/1	03	-	-	-	-	01	04	02	02	-	04
0	St. Andrews Drive	150,132/1,128,20,100,160,	01	03	-	-	-	-	07	01	03	03	07

9		124											
1 0	Water Field Drive*	102,96,98,92,55,56,26,46, 20/1	03	06	-	-	-	-	09	-	04	05	09
1 1	Lady Macculam Drive	02,11,17,18,20,33,26,28(2 8A),35,4,3/4,90/4,4/2,2/2, 10,80,190,55,01,149,157	07	06	02	01	02	02	20	02	09	09	20
1 2	Unique View Road	07	-	01	-	-	-	-	01	-	-	01	01
1 3	Lebanon Road	112/11	01	-	-	-	-	-	01	-	01	-	01
1 4	Glean Fall Road	¾,1/1,25	02	01	-	-	-	-	03	-	03	-	03
1 5	Uda Pussellawa Road	95,123,125,2/143* Old station building	01	01	-	-	01	02	05	02	02	01	05
1 6	Mount Mary Road	18(24/1)	01	-	-	-	-	-	01	-	-	01	01
1 7	Rahula Mawatha	07,06,20,	03	-	-	-	-	-	03	-	-	03	03
1 8	Keena Road	25	01	-	-	-	-	-	01	01	-	-	01
1 9	Grand Hotel Road	17,29,76,19/10,10,21	04	02	-	-	-	-	06	02	04	-	06
2 0	Hill Street	14,	-	-	01	-	-	-	01	-	01	-	01
2 1	Kanagaratne Mawatha	09,11	01	01	-	-	-	-	02	-	02	-	02
2 2	Old Bazaar Street	90	-	-	-	-	01	-	01	-	-	01	01
2 3	Long Street	05	-	-	01	-	-	-	01	01	-	-	01
2	Cross Street	25	-	01	-	-	-	-	01	-	01	-	01

4													
2	Jayathilake	24,10,20,17	01	03	-	-	-	-	04	-	04	-	04
5	Mawatha												

* Old Assessment Number

U.V. – Unique View

Source: UDA, Office – Nuwara Eliya

Schedule 17

Annexure – ii

Item no	Type of Building	Minimum Land area (s.qm)	Minimum width of the land	Minimum depth of the land	Plot Coverage
01	Buildings mentioned in Annexure 01 to the 17th Schedule	1000	Width shall be adequate to maintain a reservation of 5 meters between the edge of the outer wall of the building and the boundary of the site on either side of the building not being the rear and front of such building .	Depth shall be adequate to maintain a minimum reservation of 15m on the side abutting the road and 10m on the side of opposite.	40%

Schedule 18

Building Line / Street Line Limit

01. The building line of the following roads shall not be less than 30 meters.

01. St Andrews Road
02. Lady Macclum Road
03. Old Bazaar Road
04. Lawson Street
05. New Bazar Street
06. Udapussallawa Road
07. Double Cut Road
08. Race Course Road
09. Kandy Road

10. Queen Elizabeth Drive (Badulla Road)

11. Nanuoya Road

2. The building line of the following roads shall not be less than 20 meters

01. Oliphant Shanthipura Road
02. Meepilimana "gammedda" road from GPS coordination $6^{\circ} 55' 27.78''$ N/ $80^{\circ} 47' 22.45''$ to $6^{\circ} 55' 40.70''$ N/ $80^{\circ} 47' 02.85''$ E
03. Grand Hotel Road

04. Clinic Road (Court Road)

05. Park Road

06. Hospital Road

07. Moon Plain Road (Vajira Road)

08. Upper Lake Road

09. Kalukale Road

03. building line of the following roads shall not be less than 20 meters

01. Glean Fall Road from GPS coordination $6^{\circ} 58' 03.05''\text{N}/80^{\circ} 46' 00.09''\text{E}$ to
 $6^{\circ} 58'00.13'' \text{N}/80^{\circ} 45' 49.57''\text{E}$

02. Haddon Hill Road from GPS coordination $6^{\circ}57'44.96''\text{N}/ 80^{\circ} 46' 00.33''\text{E}$ to
 $6^{\circ} 57'40.06'' \text{N}/80^{\circ} 45'52.20''\text{E}$

03. Unique View Road from GPS coordination $6^{\circ}57'47.48''\text{N}/ 80^{\circ} 46' 00.61''\text{E}$ to
 $6^{\circ} 57'48.05''\text{N} /80^{\circ} 45'49.66''\text{E}$ and
 $6^{\circ}57'45.48''\text{N}/80^{\circ}45'53.17''\text{E}$

04. Jayathilaka Mawatha

04. Building line or street line of the following roads shall not be less than 12 meters

1. Sri Piyatissapura Road	38. John Street
2. Under Bank Road	39. Long Street
3. Water filed Road	40. Mount Marry Road
4. Keena Road	41. Gajabapura Road
5. Cross Street	42. Military Road
6. Chapel Street	43. Galway's Road
7. Hill Street	45. Old Kalegala Road
8. James Street	46. Bambarakele Road (ස.ප.කො.කාර්යාලය දක්වා)
9. Kanagarthnam Street	47. Bambarakele Bolram Road
10. Srimath Jayathilaka Mawatha	48. Jayathilaka Mawatha Short cut
11. Sri Rahula Mawatha	49. Kalukale Short Cut Road
12. Police Lane	50. Kalukale – Bonavista Road
13. Gamunu Mawatha	51. Gajabapura Short cut Road
14. Sri Sumangala Mawatha	52. Loverslip Short Cut

15. Rajasinghe Mawatha	53. Bruwary Short cut
16. Convent Short Cut Road	54. Moon Plain temple road
17. Werdaban Road	55. Boralanda Temple Road
18. Church Road	56. RahulaMawatha Short cut
19. Broom filed Road	57. Nawagamgoda Road
20. Crighton Village Road	58. Magsthita මාගස්තොට සුසාන භූමි පාර
21. Baroos Road	59. නගර සභා නිවාස පාර
22. Agriculture Road	60. Magasthota Kalukale Short Cut
23. Experimental Garden Road	61. Magasthota 1 st Lane
24. Kovila Road	62. Magasthota 2 nd Lane
25. EdirisingheMawatha	63. Magasthota 3 rd Lane
26. MahindaMawarha	64. Katti seeya road
27. Dun Short Cut Road	65. Ranawiru Gammana Road
28. Abeyapura Road	66. Meepilimana Gammedda road
29. Lady Macclum Road	67. Jayawardhana Road
30. Upper Gibson Road	68. Mukalana Road
31. Lower Gibson Road	69. Dharmapalapura Road
32. Single Tree Hill Road	70. Rose Garden Road
33. Haddon Hill Road	71. Windmayor Park Road
34. Unique View Road	72. Spenser Park Road
35. RanasingheMawatha	73. Misty hill Road
36. Lebanon Road	74. Seetha Eliya Gammedda Road
37. Glean Fall Road	75. Haggala Gammedda Road

05. Minimum Building line or street line limits is 7 meters for the road not mention in above list.

Schedule 19

Trees endemic to Nuwara Eliya and suitable for planting

අංක	නම	විද්‍යාත්මක නම
01	Walburutha	Psydraxmontanus
02	Lunu Ankenda	Euodialunu-ankenda
03	Wal sapu	Michelianilagirca
04	Rathu Mihiriya	Adinandralasiopetala
05	Mihiriya	Gordoniaceylanica
06	Rathu Mihiriya	Gordoniaspeciosa
07	Kihiriya	Gordoniaauxalaris
08	Yakul Maran	Syzygiumzeylancium
09	Maharathmal(Rhododendron)	Rhodendronaboriumzeylanicum
10	Gal Veralu	Elecarpus Montana
11	Kudu Dawla	Neolitseafulcata
12	Beeriya	Litesaovalifolia
13	Mal Beriya	Morus alba
14	Bombu	Symplocouscochinensis
15	Bora	Ligustrumrobustum
16	Nika Dawla	Miliosmapinnata
17	China Pera	Psidiumcattleyanum
18	Embul Pera	Psidiumguineense
19	Gurunda	Celtistimorensis
20	Atteriya	Murrayapaniculata
21	Kahako	Cassia spectabilis
22	Iththa	Scheffleraheterobotrya
23	Etaburu	Fagraceilania

Schedule 20

Architectural Standards and specification

Applicable for all zone

Description	Prescribed Standard
(a).Roof	
(i) Roof Angle	Should not be less than 30 degree.
(ii) Recommended roof for	Gable and hip roof
(iii) Pribihited Roofing Material	RCC flat roof
<p>Note : - Balcony, Roof, Surface Backyard Open Floor (Terrace) are approved subject to a maximum of 20 square meters or less than 10% of the plot cover.</p>	
(iv) Colour	The recommended colour for roofing sheet are Dark green, Shades of green ,Brown,
(b) Prohibited metirial in facades	<ul style="list-style-type: none"> i. Glazed Tile ii. Shading and contrasting aluminum cladding iii. Contrasting aluminum for door and window iv. Shining colours..
(c) Wall colour	
(d) Doors and windows	Bright primary colour are not allowed.
(e) Balcony railing	Preferably doors and windows shall not the fully glazed but divided into rectangles by center mullions in case of glass door and windows..
(i) Recommended Materials	Shall be made out of timber, masonry, flat iron ,angle iron or box iron
(II) Prohibited Materials	Steel rods, stainless steel,Shining meterias
(f) Valance Board	Concrete facia to cover the eaves and roof shall not be allowed .A matching valance board is allowed.

Schedule 21

Reservation for water bodies

	Water Body	Reservation from the bank
1	Small water ways Bed width less than 1 meter	The bed width of the water way
2	Large water ways bed width between 1 and 3 meters	The bed width of the water way +01
3	Large water ways bed width between 3 and 16 meters	The bed width of the water way +03
4	Water ways Bed with more than 16 meters	The bed width of the water way +05