

**Approval of Development Plan for
Batticaloa Municipal Council Area**

I, Mahinda Rajapaksa, Minister for Defence and Urban Development, do hereby approve the development plan for the Batticaloa Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 09.10.2013, by virtue of the powers vested in me under section 8F of the Urban Development Authority (amended) Act No.4 of 1982.



**Mahinda Rajapaksa
Minister of Defence and Urban Development**

Ministry of Defence and Urban Development,
No.15/5, Baladaksha Mawatha,
Colombo 03.

19.05.2014

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Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR KALMUNAI MUNICIPAL COUNCIL

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Development Area of Kalmunai Municipal Council has been approved on 19th May 2014, by Hon. Mahinda Rajapaksa, Minister of Defence and Urban Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

NIMAL PERERA,
Chaiman,
Urban Development Authority.

03rd June 2014.

Approval of Development Plan for Kalmunai Municipal Council Area

I, Mahinda Rajapaksa, Minister of Defence and Urban Development, do hereby approve the development plan for the Kalmunai Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 09.10.2013, by virtue of the powers vested in me under Section 8 F of the Urban Development Authority (amended) Act, No. 04 of 1982.

MAHINDA RAJAPAKSA,
Minister of Defence and
Urban Development .

Ministry of Defence and Urban Development,
No. 15/5, Baladaksha Mawatha,
Colombo 03.
19th May 2014.

07-207/1



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1A

APPROVAL OF THE DEVELOPMENT PLAN FOR BATTICOLOA MUNICIPAL COUNCIL

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Development Area of Batticaloa Municipal Council has been approved on 19th May 2014, by Hon. Mahinda Rajapaksa, Minister of Defence and Urban Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

NIMAL PERERA,
Chairman,
Urban Development Authority.

03rd June 2014.

Approval of the Development Plan for Batticaloa Municipal Council Area

I, Mahinda Rajapaksa, Minister of Defence and Urban Development, do hereby approve the development plan for the Batticaloa Municipal Council area having considered the recommendations made by the board of Management of the Urban Development Authority on 09.10.2013, by virtue of the powers vested in me under Section 8 F of the Urban Development Authority (amended) Act, No. 04 of 1982.

MAHINDA RAJAPAKSA,
Minister of Defence and
Urban Development .

Ministry of Defence and Urban Development,
No. 15/ 5, Baladaksha Mawatha,
Colombo 03.
19th May 2014.

07-207/2

APPROVAL OF THE DEVELOPMENT PLAN FOR BALANGODA URBAN COUNCIL

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Development Area of Balangoda Urban Council has been approved on 19th May 2014, by Hon. Mahinda Rajapaksa, Minister of Defence and Urban Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

NIMAL PERERA,
Chairman,
Urban Development Authority.

03rd June 2014.

Approval of the Development Plan for Urban Development Area of Balangoda

I, Mahinda Rajapaksa, Minister of Defence and Urban Development, do hereby approve the development plan for Balangoda Urban Development Area, having considered the recommendations made by the board of Management of Urban Development Authority on 09.10.2013, by the virtue of the powers vested with me under Section 8 F of the Urban Development Authority (amendet) Act, No. 4 of 1982.

MAHINDA RAJAPAKSA,
Minister of Defence and
Urban Development .

Ministry of Defence and Urban Development,
No. 15/ 5, Baladaksha Mawatha,
Colombo 03.
19th May 2014.

07-207/3

PREFACE

Batticaloa is a main city situated in the Eastern Province of Sri Lanka. This city is relatively different, physically and environmentally. This consists of Peninsula and Islands. Favourable the environment in the lagoon fishing industry has created a conducive situation especially for the expansion of prawn farming. Further, the lagoon environment attitude for the high bio-diversity.

The fundamental objective of the Batticaloa town development is to develop a modern town with minimum impact of natural disasters.

ACKNOWLEDGEMENT

It is our proud privilege to express the feelings of our gratitude to our resource persons who helped directly and indirectly to prepare the Batticaloa Development Plan 2030.

First and foremost we would like to thank the Commissioner of Batticaloa Municipal Council Mr. M. Udayakumar and his staff and Former Mayor of Batticaloa Municipal Council Sivageetha Prabakaran and Former Commissioner of Batticaloa Municipal Council Mr. K. Sivanathan for extending their fullest support to successfully complete the Batticaloa Development Plan 2030.

We would further want to express our special appreciation and thanks to the UN-Habitat for their coordination, for providing necessary technical equipment and for their support in successfully conducting the stakeholder meetings regarding the development plan. At this moment we are extremely thankful to Plnr. Indu Weerasoori Project Manager of DRR and her term and Plnr. Jude Prassanna DRR Projects Office for their help at various stages of this Batticaloa Development Plan.

We also express our heartfelt and a deep sense of gratitude to the Former Directors Urban Development Authority Plnr. K.A.D. Chandradasa, Plnr. W.J. Senewiratne, Plnr. H.A. Dayananda and Deputy Director, Plnr. E.M. Ekanayake for initiating the preparation of the Development Plan for Batticaloa.

We deeply indebted to the Asian Foundation for providing necessary technical equipment and for their support.

Last but not least we are very much thankful to Plnr. Sachithra Kularatne, Planning Division of Urban Development Authority and Plnr. Shalini Mariyathas, Lecturer, Department of Town and Country Planning, Faculty of Architecture, University of Moratuwa for their invaluable contribution and brilliant comments and suggestion to this Batticaloa Development Plan.

Finally we thanks all the people for their help directly and indirectly to complete the Batticaloa Development Plan 2030.

The Team participated in the Preparation of Town Development Plan of Batticaloa Municipal Council Area

1. Mr. Mahinda Withanaarachchi, Former Director (Development Planning)
2. Mr. L.D. Gamini, Deputy Director (Planning)
3. Ms. J.P.S. Somasekara, Head (Development Planning)
4. Ms. Thushithra Weerawaghu, Planning Assistant
5. Mr. M. Nazaar, Planning Officer
6. Mr. D. Shathishkumar, Clerk and Computer Operator
7. Mr. U. Jabeer, Clerk
8. Mr. M. Fahmi, Clerk
9. Mr. S. Sithiravelautham, Office Aide
10. Mr. A. Sitty Hanan, Office Aide
11. Mr. Burhadeen, Labour
12. Mr.S Navaneesan, Driver.
13. Ms. U.G.H. Rupasinghe, Computer Operator (Head Office) .
14. Ms. K.Rajeswaran, Computer Operator (Head Office).

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CHAPTER 01: PROPOSED DEVELOPMENT PLAN

1.2 Vision - 2030

“Create Disaster Resilient Commercial & Tourism Hub of the East”

1.2 Mission

Modern Batticaloa City with Conserving its Uniqueness, Heritage and Natural Resources while mitigating Disaster Vulnerability.

1.3 Objectives and Strategies

1.3.1 Objectives

1. To preserve and conserve environmental sensitive areas in a sustainable manner.
2. To develop specific planning guidelines for minimizing existing and future possible hazards.
3. To develop potentials for enhance the economic base of the city.
4. To enhance orderly development through appropriate planning standards.
5. To provide and improve existing infrastructure facilities for enhance efficiency of the city.
6. To implement major development projects in order to enhance economic base of the area.
7. To create healthy & green environment in sustainable manner.
8. To provide opportunities for promote tourism developments

1.3.2 Strategies

Factor	Strategies
Land use	<ul style="list-style-type: none">• Introduction of zoning plan.• Introduction of Planning and Building Regulations.• Development of Guide plans.
Transport	<ul style="list-style-type: none">• Allocation of more vehicle parking spaces.• Implementation of Building Lines and Street Lines.• Improvement to the existing road network.

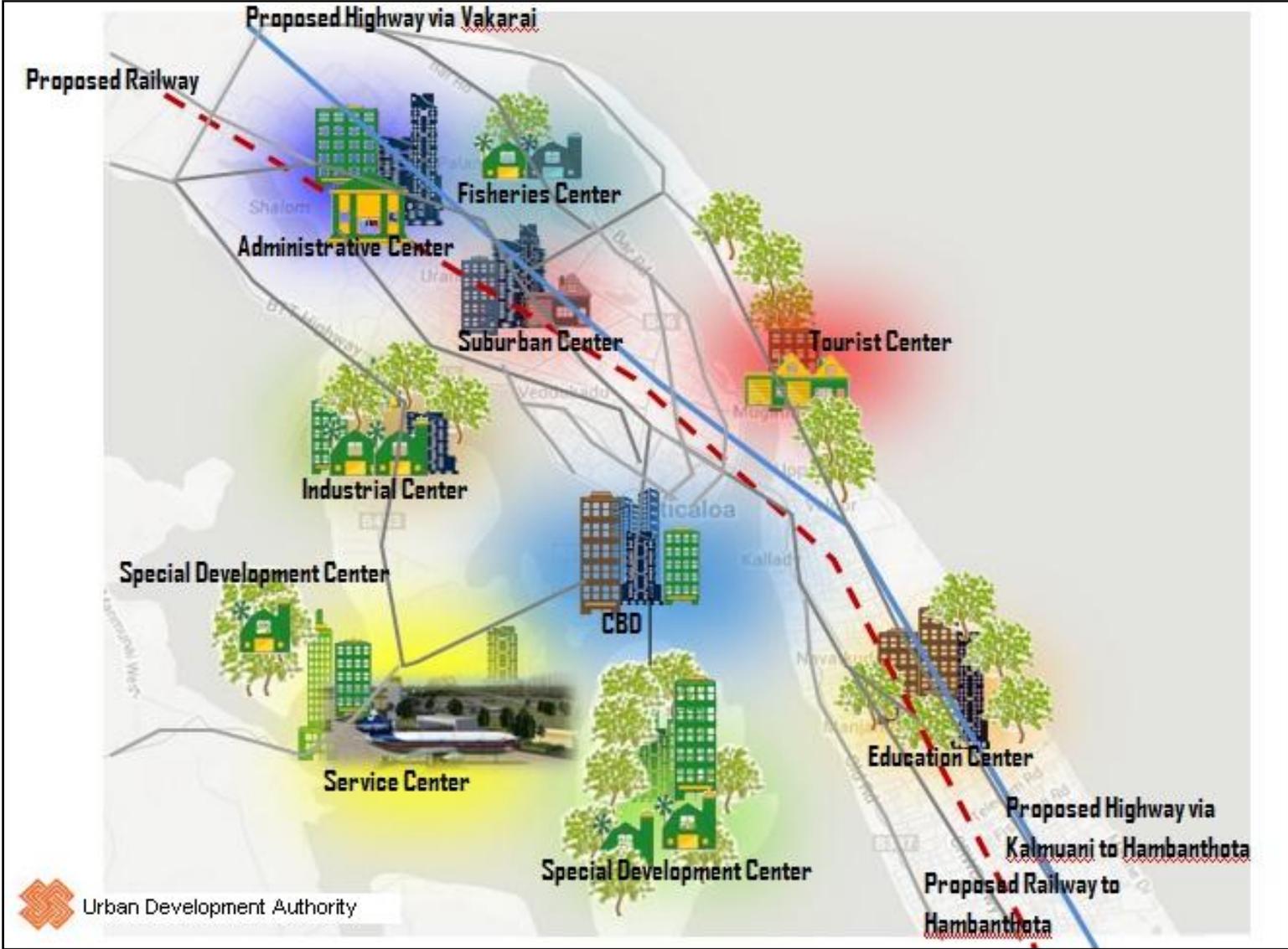
Environment	<ul style="list-style-type: none"> • Conservation of environmentally sensitive areas such as lagoon, agricultural land, water bodies areas and Historically important buildings & places • Setting up of recreational and entertainment activities and preserving the water ways • Introduction of new regulations to safeguard the sensitive areas
Housing	<ul style="list-style-type: none"> • Providing more opportunities for housing development. • Improvement of the substandard houses • Providing Housing Infrastructure Facilities
The Tourist Industry	<ul style="list-style-type: none"> • Make visible of Tourist attraction areas. • Promote coastal belt as a tourism destination site • Introduction of appropriate regulations for the construction of Tourist hotels.
Physical Infrastructure facilities	<ul style="list-style-type: none"> • Cooperation of Public and private sector participation in a committed manner for development of infrastructure facilities. • Development of Drainage system • Development of sewerage system • Improvement of road systems • Introduction of Traffic managements plan for the town area.
Social Infrastructure Facilities	<ul style="list-style-type: none"> • Identification of Teaching Hospital area as a hospital square Development and improvement of Health infrastructure. • Development of Common Open areas, Play grounds and Parks. • Development of Water based recreational activities • Increasing the space for recreational and entertainment activities in the City area.
Mitigation of Natural Disaster	<ul style="list-style-type: none"> • Introduction of disaster risk reduction methods. • Introduction of new techniques to the building regulations. • Improvement of proper drainage pattern.

1.4 Proposed Structure Plan with Concept (Map 01)

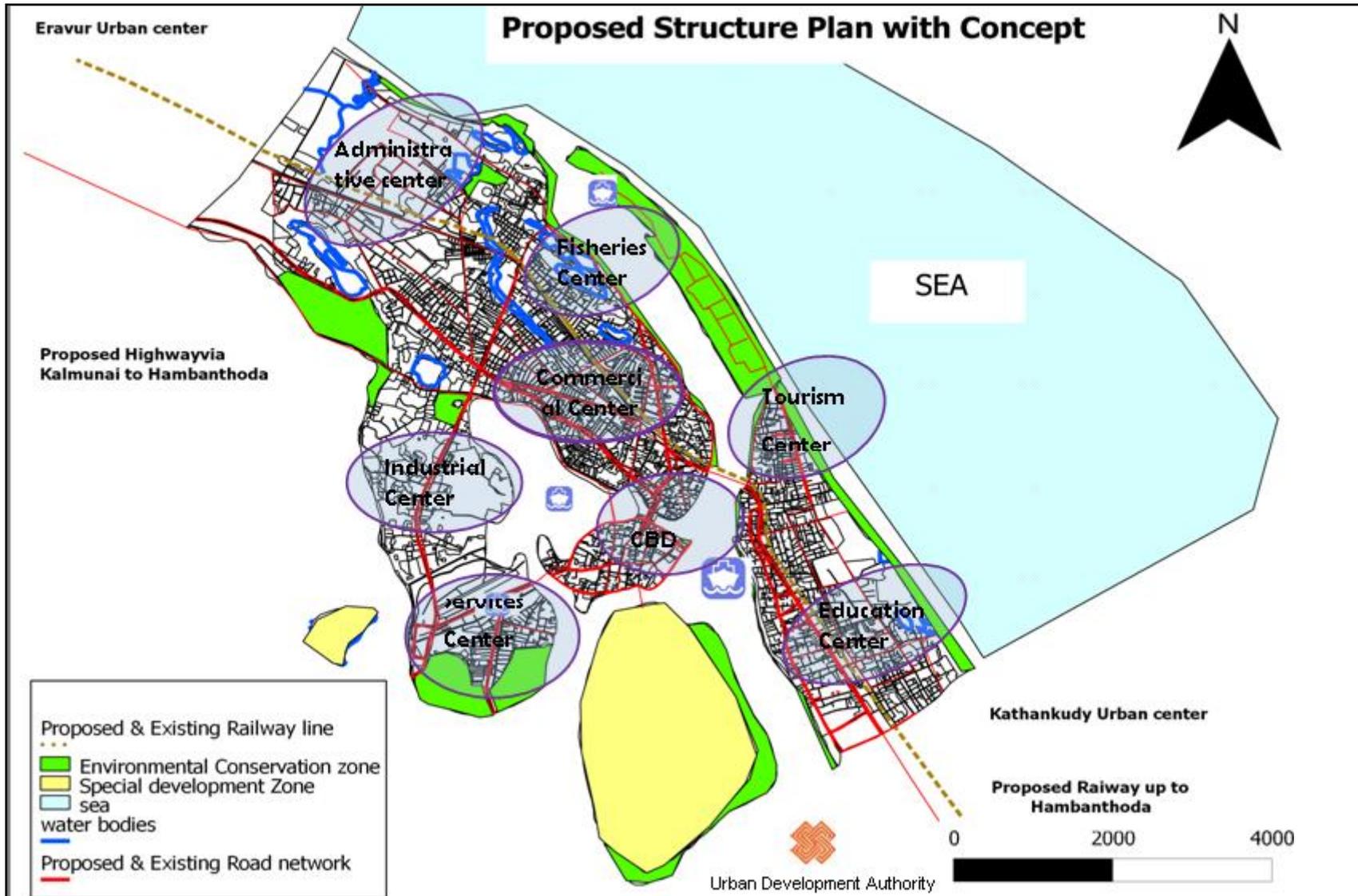
1.4.1 Introduction

Since the Batticola city is a nationally important city focused to many national policies, development of the area has to be taken place in oderly manner in order to harness its potential while developing the area as a commercial hub to cater many suburbs in the the region with reduction of disaster vulnerability. Although commercial stretch of the city has been developed in a linear pattern along Trincomalee road and new Kalmunai road, it can be identified sub centers connected to CBD of the area in a differnt themes. So the Poly Centric Form of Developemnt will be appllied for the area as a direction to the development of the area.

Figure 01: Conceptual Diagram of the Proposed Concept of the Batticaloa Urban Development Area



Map 01: Proposed Structure Plan with Concept



1.4.2 The Poly Centric Form of the Area

- CBD area – It consists of bus terminal, commercial, Administration, Courts Complex, Teaching Hospital, Schools and Playgrounds catering to many sub centres. It also acts as a main commercial hub of the area with given services to 75,000 – 100000 commuter population per day.
- Commercial Centre – The Irruthayapuram and Koolavadi areas identified as commercial sub centres and it consists of markets, whole & retails shops, service centres.
- Industrial Centre – The Thiruperunthurai area identified as a low population area with less housing density and solid waste dumping site also located in this area .Developable vacant lands are also available and direct connection with Domestic Air port also will be advantage for the Industrial development of the area.Specially Small & Medium Industrial development will be promoted based on this center.
- Administrative centre – The Thiraimadu area has enough state lands for development of all administrative Setup under one roof with office quarters & circuit bungalows, currently most of Administrative offices are functioning in Dutch fort and those uses are not compatible with the Historical & Archeologically character of the Dutch fort, since the Thiraimadu area proposed to relocate Administrative setup from Dutch fort, this centre will be act as administrative centre.
- Fishery centre – The Palameenmadu area is suitable place for develop as a whole sale and retails fish market, as this area connected with lagoon & sea. And fishing boats landing sites are also available in this area.
- Aviation Service Centre – At present ,Air port at Valayaravu is being used only for military purpose , since the area is nationally important city ,the present airport can be developed as a Domestic Air port while promoting as a Tourists transit Point.
- Education Centre- The Kallady, Nochchimunai areas are suitable places for develop as a education Centre, as these areas consist of Music College of Eastern University, Technical college, Schools and some private computer education centres.

1.5 Recommended Action Projects

1. Establishment of New Administrative Complex
2. Identify Historical Evidence and Conserve Maintain its unique character
3. Development Dutch Fort as a Museum & cultural Hall
4. Proposed Housing project at Thiraimadu
5. Wetland conservation project
6. Commercial complex Development
7. Industrial park Development
8. Fishery Development in Palameenmadu

9. Opening up Domestic airport to the public - Valayaravu
10. National wildlife Sanctuary Park Development in Manthivu Island
11. IT Development Project In Buffalo Island
12. Beautification of Roundabouts & Pedestrians
13. Introduce Commercial and institution Name Boards in Same Colure & Same size
14. Landscape Design, in Gandhi Squire
15. Tourism related development in Born Island
16. Establish Crematorium at Hindu cemetery
17. Conserve existing Kallady Bridge & open for public to see scenic beauty of the lagoon
18. Lagoon based floating recreational development
19. Lifting the level of existing bridges
20. Gabion Flood retention wall, construction of Stone Bench installation of street lamp & walk way along the Batticaloa lagoon.
21. Sport and Recreational development in Puliyanthivu area
22. Children Park & Tennis court development projects
23. Redevelopment Fondant Park
24. Vehicles Parking with Walk Way Design in Puliyanthivu area
25. Multi Green belts along the Coastal area
26. Proposed and Improvement of Existing drainage system
27. Proposed Sewerage system
28. Low income Housing upgrading system
29. Improvement of internal Road network
30. Private Bus stands development and Bus holed development
31. Tourism development Projects-in Nochchimunai
32. Landscape design projects for Loids avenue
33. Slaughterhouse development.
34. Kallady Bridge reservation area beautification.
35. Proposed Faculty of Health-care Sciences. Eastern University, Pillayaradi.
36. Linear park at Kannaki Amman Kovil road
37. Botanical garden in kallady area.
38. Proposed evacuation route Navalady to Kallady
39. Puthur Children park development
40. Police quarters relocation at Kallady & area using parking and advertisement
41. Court Relocation
42. Prison relocation and hospital expansion
43. Conference hall at Thiruperunthurai
44. Long distance Transport hub in Thiruperunthurai
45. Lagoon Capacity development projects
46. New Library Complex Development
47. National Sports complex in Webber stadium
48. Marain Park & Tsunami memorial park at Navalady
49. Batticaloa Entrance gate Beautification
50. Proposed identity monument and water fondant in lagoon

Figure 02: Proposed Projects of the Batticaloa Urban Development Area



CHAPTER 02: PROPOSED SUB PLANS

2.1 Proposed Zoning Plan

Proposed Zoning Plan is prepared based on the existing development activities and future requirement of the Batticaloa Municipal Council Area up to the planning period of 2030. Accordingly, the area is divided into 09 zones while recognizing disaster prone areas within such zones. The zoning plans prepared for the year 2030 has been included in map no 02.

Table No. 01: Proposed Zones

No.	Proposed Zones	The Extent	
		(ha)	(%)
1	Residential Zone	1145.6	28.1
2	Commercial Zone	251.2	6.1
3	Mixed Development Zone	1288.7	31.4
4	Airport related Activity Zone	151.9	3.7
5	Administrative Zone	253.8	6.3
6	Environmental Conservation Zone	394.2	9.6
7	Fort conservation Zone	1.41	0.03
8	Information Technology zone	490.6	12.0
9	Agricultural Zone	114.9	2.8
Total		4092.31	100

2.1.2 General Zoning Regulations

1. Where the use of a site or property is designated for a specific use in the zoning plan, the same site or property should be used only so designated.
2. Disaster Prone Area I & II are identified within the zones of mixed Development, environmental conservation, administrative, agriculture & residential and the guidelines for such zones are specified in no 3 of general zoning regulations.
3. If any development activity falls within the Disaster Prone Area I & II, Guidelines specified under this section should be followed.

Disaster Prone Area I -

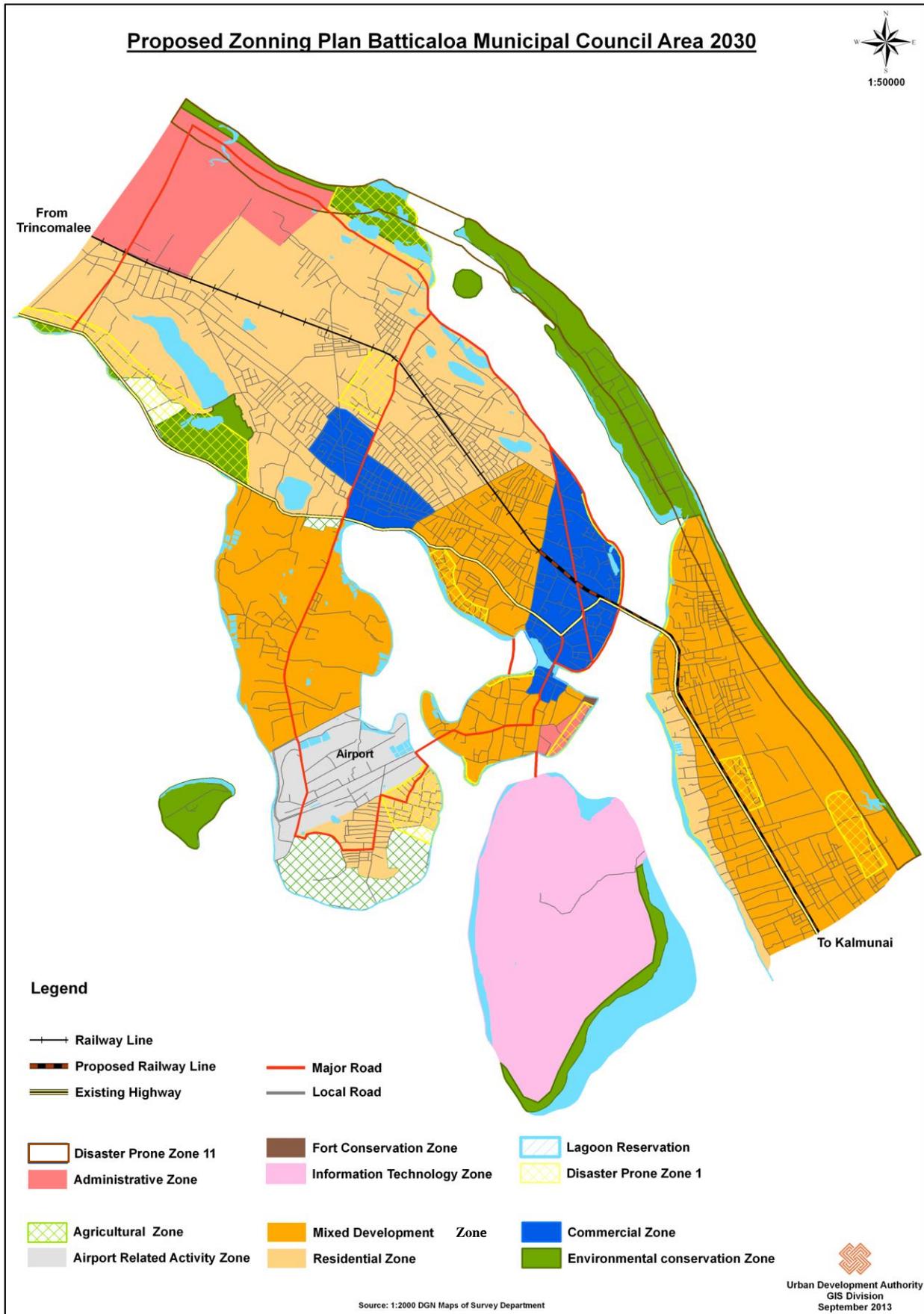
- A clearance from UDA and other relevant institutions should be Obtained before undertaking any development activity.
- Certificate of a structural engineer should be provided together with Building plan regarding the disaster mitigation measures.

Disaster Prone Area II -

- No new development activity shall be permitted except the following activities
 1. Green areas
 2. Activities associated with the fisheries harbour, fish landing center, ferry, anchor
 3. Vehicle parks
 4. Tree planting, Playground
 5. Recreational activities
 - Clearance should be obtained from the Coast Conservation Department
 - Alterations & modifications can be done for the existing development activity with applying structural mitigation measures certified by a Structural Engineer.
4. No person shall use any site or building for the purpose other than the one approved in the Development Permit.
 5. Other uses also are allowed except permissible uses if the authority satisfied.
 6. Where a site or premises located adjoining lagoon or canals or, the reservation should be kept as indicated in Annex 03.
 7. All the buildings within the 300m coastal zone should be constructed with prior approval of Department of Coast Conservation for any construction.
 8. Prior approval should be obtained from the Sri Lanka Low Lying Reclamation and Development Corporation in respect of reclamation of low lying land, marshes, water lodged areas and wetlands irrespective of any direction is given in the Land Use Zoning Plan.
 9. Wherever or it indented to construct a building statue construction of symbols and marks ,location ,change of use ,declare, publish reconstruct or improve a place or religious worship, the applicant must establish that there is no objection from resident within a radius of 0.5 km from the respective location.
 10. The Urban Development Authority may define any area comprised in the Development plan as a special development area by a gazette notification or circular notification.
 - i. Special Industrial Zones
 - ii. Special Residential zone
 - iii. Specially protected zones subject to natural disasters
 - iv. Other special projects areas
 11. Wherever any area in the zoning plan is shown as coming under two zones the Zone classifications for the area will be decided on the basis of the major portion of land coming under a zone.

12. Where any property falls under more than two zones it shall be lawful to treat such plot as coming under the zone most favorable to the objectives of this development plan.
13. Tourism related activities may be promoted within any zone of the area with Considering its suitability subject to the following conditions.
14. If the site falls within the land strip of 300m from high tide level in the coastal area, clearance should be obtained from the costal conservation department.
15. If the site falls in close proximity to disaster prone areas, structural mitigation should be applied for such development as specified in no 3 of general zoning regulation.
16. Wherever a dispute arises with regarded to any boundaries or zones shown in the zoning plan the following provisions shall apply.
 - i If the boundary lines of zones are not marked by the length and breadth as indicated in the zoning plan the boundaries of such the land or parcel of land, follow permanent land mark such as ,road, railway line, canal etc will be treated as the boundary lines of the zone.
 - ii. Wherever there is any problems with regards to boundaries the final decision will rest with the Urban Development Authority.

Map 02: Zoning Plan of the Batticaloa Urban Development Area



2.1.3 Permittable Uses & Recommendations

01. Residential Zone

No.	Permitted Uses	Minimum Land Extend (Perches)
01.	Residential Building(housing, Dwelling Houses)	06
02.	Residential use apartment	40
03.	Consumer service centers –Minimum Land extent 300sq.m.Floor area shall not exceed 200sq.m.	12
04.	Hostels & Guest houses – minimum land extent 1000 sq.m	40
05.	Retail shops, shops, open stalls – minimum land extent 250sq.m. Floor area shall not exceed 100sq.m.	10
06.	Banks & Insurance Institutions – Minimum extent of land 300sq.m. Floor area shall not exceed 200sq.m.	12
07.	Indoor entertainment, small parks and play grounds – minimum land extent 250sq.m	10
08.	Religious places – minimum land extent 1000sq.m	40
09.	Multi- storey car parks – minimum land extent to be 500sq.m.	20
10.	Primary Educational institutions and Vocational Training centers – minimum land extent to be 2000sq.m.	80
11.	Day-care centers and pre-schools – minimum land extent to be 500sq.m.	20
12.	Medical centers – minimum land extent to be 250sq.m. Floor area shall not exceed 50sq.m.	10
13.	Common public meeting places – minimum land extent to be 1000sq.m.	40
14.	Bakeries – minimum land extent to be 375sq.m. Floor area shall not exceed 100sq.m.	15
15.	Professional offices – minimum land extent to be 250sq.m.Floor area shall not exceed 150sq.m.	10
16.	Cottage industries (with residential development)- minimum land extent to be 500sq.m. maximum floor area shall not exceed 50sq.m and employment not more than 10 persons or machinery utilize not more than 5Hp subject to maximum decibel level off 55 in day time and 45 in night time stipulated for the residential zone by center environmental clearance.	20
17.	Educational institutions – minimum land extent to be 500sq.m. Floor area shall not exceed 100sq.m.	20
Minimum land extent		150sq.m.
Land plot coverage		Residential-65% Non Residential- 80%.
Floor area ratio		1:2.75
Vehicle parking requirement		Provision of space for car parks shall be in accordance with Volume II schedule ii (Regulation 30)
Remarks		
<ul style="list-style-type: none"> If necessary, Recommendations of the clearance certificate will decide by the planning committee 		

02. Commercial Zone

No.	Permitted Uses	Minimum Land Extend (Perches)
01.	Houses	6
02.	Residential use apartment	40
03.	Restaurants and hotels	10
04.	Shopping complexes/ super markets- minimum extent of the premises shall be 1000 sq.m	40
05.	Banks, Insurance and financial institutions- minimum extent of the premises 500 sq.m	20
06.	Retail shops and shops-	6
07.	Car parks and multi-storey car parks.	40
08.	Bakeries	10
09.	Printing presses – Floor area should not exceed 150sq.m.	06
10.	Vehicle show rooms and selling centers- minimum extent of the premises1000sq.m	40
11.	Lodges and Guest Houses - minimum extent of the premises300sq.m.	12
12.	Cinema halls and clubs a and recreational park – minimum extent of the premises1000sq.m.	40
13.	Open markets and common markets	40
14.	Offices – should not exceed 200sq.m, Professional offices	20
15.	Fuel filling and vehicle service station	20
16.	Medical Counseling service centers, Dispensaries- Minimum extent of the premises 300sq.m and floor area should be 300sq.m.	12
17.	Vehicle repairing centers- minimum extent of the premises 500 sq.m.	20
18.	Utility services and common services center	10
19.	Show rooms	15
20.	Indoor entertainment and related activities	40
21.	Social and cultural centers- minimum extent of the premises 1000sq.m.	40
22.	Hospitals, Medical institutions – minimum extent of the premises 1000 sq.m	40
23.	Cottage industries (with residential development)- minimum land extent to be 500sq.m. maximum floor area shall not exceed 50sq.m and employment not more than 10 persons or machinery utilize not more than 5,Hp subject to maximum decibel level off 55 in day time and 45 in night time stipulated for the residential zone by center environmental clearance.	20
24.	Whole sale trading	15
	Minimum land extent	150sq.m.
	Land plot coverage	Residential -65%. Non Residential-80%
	Floor area ratio	1:2.75
	Vehicle parking requirement	Provision of space for car parks shall be in accordance with Volume II schedule ii (Regulation 30) or 100 Sq m for 1 Unit
	Remarks. <ul style="list-style-type: none"> • Recommendations of the Central Environmental Authority shall be obtained for: bakeries, vehicle service centers and vehicle repairing. • If necessary, Recommendations of the clearance certificate will decide by the planning committee 	

03. Mixed Development Zone

No.	Permitted Uses	Minimum Land Extend (Perches)
01.	Residential buildings	6
02.	Lodges and Guest houses-Minimum extent of the premises500sq.m.	10
03.	Hotels & Restaurants-Minimum extent of the premises 500sq.m.	12
04.	Indoor entertainment – minimum extent of the premises 250 sq.m	10
05.	Religious places –Minimum extent of the premises 1000sq.m.	40
06.	Social & cultural centers –minimum extent premises300sq.m.	12
07.	Community centers – minimum extent of the premises 500 sq.m.	10
08.	Professional Offices – minimum extent of the premises 500sq.m.	12
09.	Multi Storey Car Parks –minimum extent of the premises 500sq.m.	20
10.	Fuel Filling stations – minimum extent of the premises 1000sq.m.(40
11.	Service Industry-minimum extent of the premises 1000sq.m.	40
12.	Banks, Commercial &financial institutions- minimum extent 500sq.m	20
13.	Offices –minimum extent of the premises 500sq.m.	12
14.	Open markets (in selected places)	40
15.	Consumer service centers – minimum extent of the premises 550sq.m.	10
16.	Vehicle repairing places –minimum extent of the premises 500sq.m.	20
17.	Health institutions – minimum extent of the premises500sq.m.	20
18.	Medical centers- minimum extent of the premises 500sq.m.	12
19.	Public assembly places – minimum extent of the premises1000sq.m.	40
20.	Educational institutions-minimum extent of the premises 2000sq.m.	80
21.	Utility services, Social Welfare institutions, Service industries	40
22.	Shopping complexes and warehouses – minimum extent of the premises1000sq.m	40
23.	Retail trade stalls and shops.	10

24.	Employment generating industries that do not pollute the environment –Minimum extent of the premises 100sq.m. Garment industry, Electric and Electronic equipment production, Production & storing of motor vehicle equipment , production of spices, packing and storing, Paper related productions, Printing industry	40
25.	industries light and non polluted (Garages (without tinkering), Computer processing, Stores, Grinding mills, rice mill, food processing)	40
26.	Container yard	120
27.	Office related to industries and its management, amenities Services.	40
28.	Concrete precast industries.	40
29.	Warehouse and stores.	40
30.	Industries and Vocational training institutions- minimum extent of the premises 250 sq.m	40
	Minimum land extent Industrial related activities	150sq.m.(6Perches) 1000sq.m. (40perches)
	Land plot coverage	Residential -65% Non Residential-80%.
	Floor area ratio	1:2.75
	Vehicle parking requirement	Provision of space for car parks shall be in accordance with Volume II schedule ii (Regulation 30)
	<p>Remarks.</p> <ul style="list-style-type: none"> • Recommendations of the Central Environmental Authority shall be obtained for: industries which create environmental pollution. • Recommendations of the Fire Service Department shall be obtained for Fuel Filling stations. • If necessary, Recommendations of the clearance certificate will decide by the planning committee • Permission to change the uses within the zone without payment shall be considered. 	

04. Environmental Conservation Zone

No.	Permitted Uses
01.	Green belt, Bio-diversity parks.
02.	Nature parks. Parks, Play Ground and Recreational Open Areas.
03.	In exceptional circumstances only in Dry weather using of abandoned paddy lands as grasslands, Public grounds, Continuation of existing Paddy field.
04.	Bird sanctuaries.
05.	Field labs for nature studies.
06.	Facility centers, Information centers & outdoor exercise places
07.	Tourist activities based on natural environment.
08.	Places for picnics, camps and bird watching.
09.	Entertainment activities based on nature.
10.	Wetland parks not harmful to valuable flora and fauna.

11.	Environment friendly restaurants.	
12.	Water related eco-tourism.	
13.	Small auditoriums.	
14.	Physical health centers.	
15.	Wetland museums.	
16.	Playgrounds, common parks, open mountainous areas.	
17.	Tourist industry not harmful to the environment.	
18.	Essential, common infrastructure facilities projects.	
19.	Exhibition grounds and recreational activities.	
20.	Open Plot forms.	
21.	Fishing activities, Traditional fishing	
22.	Nature parks which conserve the natural eco-system, Field Study/information Centers on stilts.	
23.	Raised board walks, decks on stilts, shelters/rest huts on stilts.	
24.	Natural trails, hides, observation towers, canopy walkways, carefully located cycle path, bridleways, Camping, picnicking, bird watching and the like, while ensuring that the natural habitat is not disturbed.	
	Vehicle parking requirement	Provision of space for car parks shall be in accordance with Volume II schedule ii (Regulation 30)
	Remarks. * All buildings shall be designed to retain the natural beauty and shall not obstruct the open areas and the view. Recommendation of CEA, SLLRDC for land clearance.	

05. Administrative Zone

No.	Permitted Uses	Minimum Land Extent (Perches)
01.	Government and public Building Complexes.	40
02.	Related housing complexes .	40
03.	Public building and government building related utility services	40
04.	Government international school.	40
05.	Vocational training institutes	40
06.	Town hall, Libraries, mini theater, Seminar hall	40
07.	Park play ground and open spaces	
08.	Restaurants (not exceeding 200 sqm)	40
09.	industries light and non polluted (Garages (without tinkering),Packing industries, Computer processing, Stores, Grinding mills, rice mill, food processing)	40
10.	Office related to industries and its management, amenities Services.	40
Minimum extent of premises		1000sq.m. (40perches)
Land plot coverage		80%
Floor area ratio		1:2.75
Vehicle parking requirement		According to Volume II of Form C (Space for parking shall be provided within the premises.)

06. Fort Conservation Zone

This zone is subject to the regulations & guidelines stipulated in special regulation specified in 3.4. of Volume II of Batticaloa Development Plan. Compatibility of the permit in this zone could be allowed subject to the approval of the Planning Committee with regard to the regulations & guidelines provided in special regulation of 3.4.

07. Agricultural Zone

No.	Permitted Uses	Minimum Land Extend (Perches)
01.	Agricultural Farm including paddy cultivation	80
02.	Residential related agro farms	20
03.	Cattle farming ,farms, animal husbandry	80
04.	Agro Base Processing Production	80
05.	Compost producing	80
06.	Plant Nurseries, Ornamental flowers and related	40
07.	Agro based Industries /selling Outlets	40
08.	Paddy stores/Fertilizer selling(small level)	40
09.	Selling centers of plants and horticultural.	20
10.	Fishing, ornamental fishing related activities.	
Floor area ratio		1:1.0
Vehicle parking requirement		Provision of space for car parks shall be in accordance with Volume II schedule ii (Regulation 30)
Remarks. <ul style="list-style-type: none">• Clearance should be obtained from Agrarian service Department & Central Environmental Authority.		

08. Information Technology Zone

No.	Permitted uses
01.	IT/Technology Universities and related Education Institutes.
02.	Research and development (R&D) institutions.
03.	Computer Software Development institution.
04.	Computer Hardware manufacturing and assembling institutions.
05.	Incubators.
06.	Earth Stations for Data Transmission purposes.
07.	Restaurant with a maximum gross Floor area of 150sqm.
08.	Multi storied housing/Hostel complexes.
09.	Medical institution.
10.	Sport and related uses with a site extent not exceeding 0.25 Ha.
11.	Dwelling units.
12.	Other IT allied activities.
13.	Other education institutes
14.	Management and financial institutes.
15.	Other training institutes.
16.	Conservation and exhibition center with accommodation and parking facilities

17.	Indoor sport stadium.
	<ul style="list-style-type: none"> ❖ In permitting any activity within the zone, the authority may impose restrictions and conditions so as to eliminate water, air and noise pollution. ❖ Landscaping shall be carried out along the frontage of the building to a minimum depth 2m from the edge of the boundary. ❖ Special Building regulation specified for IT zone is attached in Annex No. 05 ❖ Provision of space for car parks shall be in accordance with Volume II of schedule ii (Regulation 30)

09. Airport related Activity Zone

Airport related activities are permitted within this zone. Clearance should be obtained from Civil Aviation Department within the limit of 100 m radiation from the edge of the Airport Premises, following uses are prohibited within the limit of 100 m radiation from the edge of the Airport Premises

1. Public and Semi-public Uses
2. Churches
3. Day Care centres
4. Emergency Response Services
5. Exhibition halls and playgrounds
6. Halls/Auditoriums Hospitals
7. Clinics
8. Libraries
9. Nursing Homes
10. Outdoor Recreation Facilities
11. Schools
12. Entertainment activities
13. Sports Facilities

2.2 Proposals for Road and Transportation Development

- Allocation of more vehicle parking space.
- Implementation of Building Lines and Street Lines.
- Improvements to the existing road network.
- Improvement of existing Drainage & proposed additional drainage network.
- Preparation of Traffic Management plan.
- System Greeneries and Roundabouts Development.
- Street Beautification.

2.3 Solid Waste Management Programme

- Preparation of integrated solid waste management procedure

1. Reduction of solid waste generation.

The people will have to change their pattern of living by purchasing food items which are packeted in bio-degradable or re-cycling materials. For this, a distinct change should be made in the food consumption and living patterns of the people. (e.g. Using reusable materials for packing instead of polythene and plastics)

2. Sorting of Solid Waste

The Municipality employees could educate the people on sorting out the garbage. The sorted out garbage could be collected in recommended coloured bags/bins.

3. Recycling

Clearly labeled garbage bins of accepted colour should be displayed at public places and the public should be informed on disposing recyclable items such as paper, glass iron and other things separately. The collected garbage should be disposed by the Municipal Council on regular intervals.

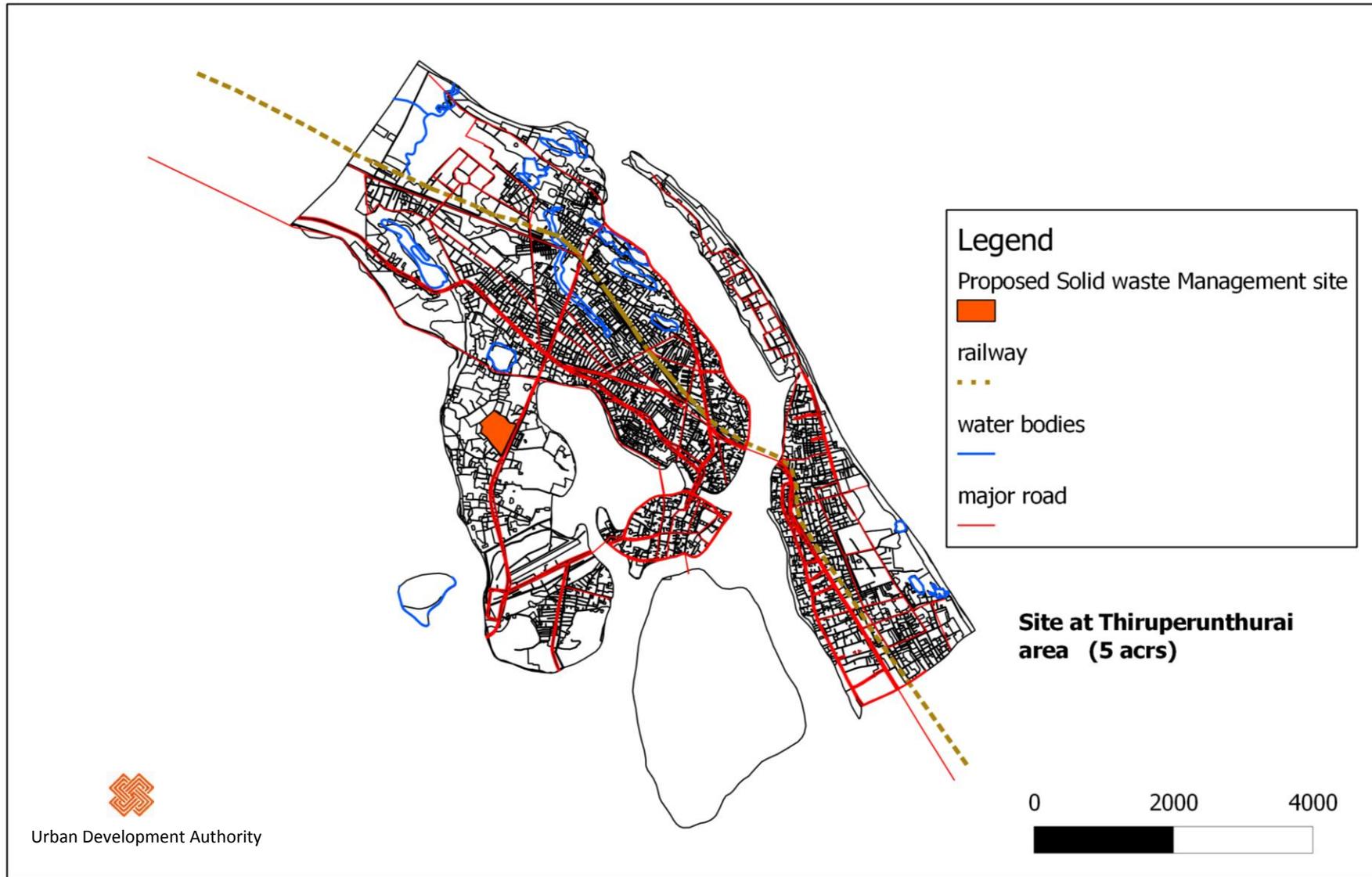
4. Sorting of garbage at the temporary collecting centers:

The garbage that is brought to temporary collecting centers by Municipal vehicles could be sorted out again before being taken to final disposal centers. This will enable the recycling industrialists to purchase the suitable items from the temporary collecting centers.

- Identification & Development of Solid Waste Disposal site.
- Conducting of Awareness program on integrated solid waste management and its benefits.

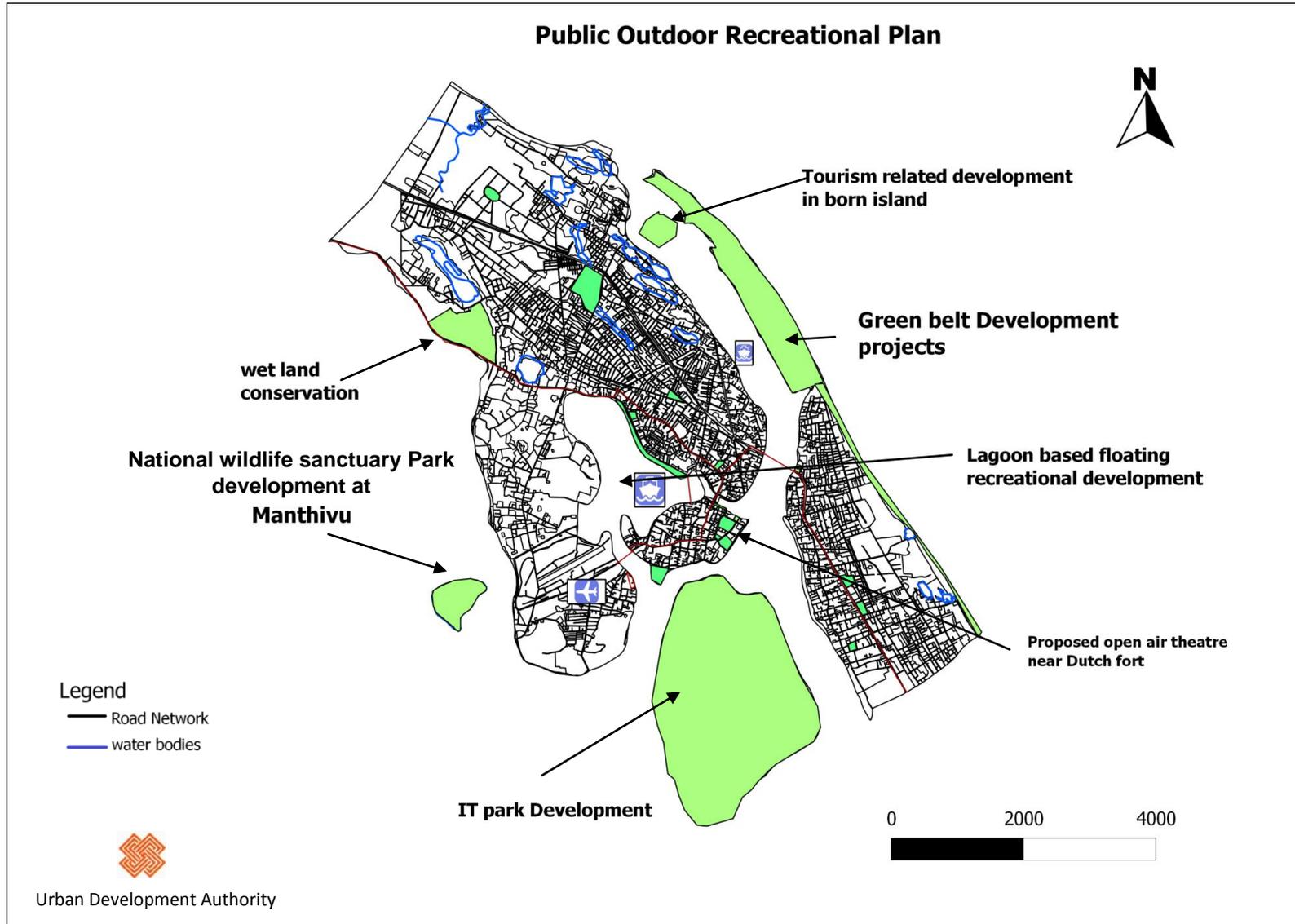
Map No. 3: Proposed Solid Waste Disposal Site

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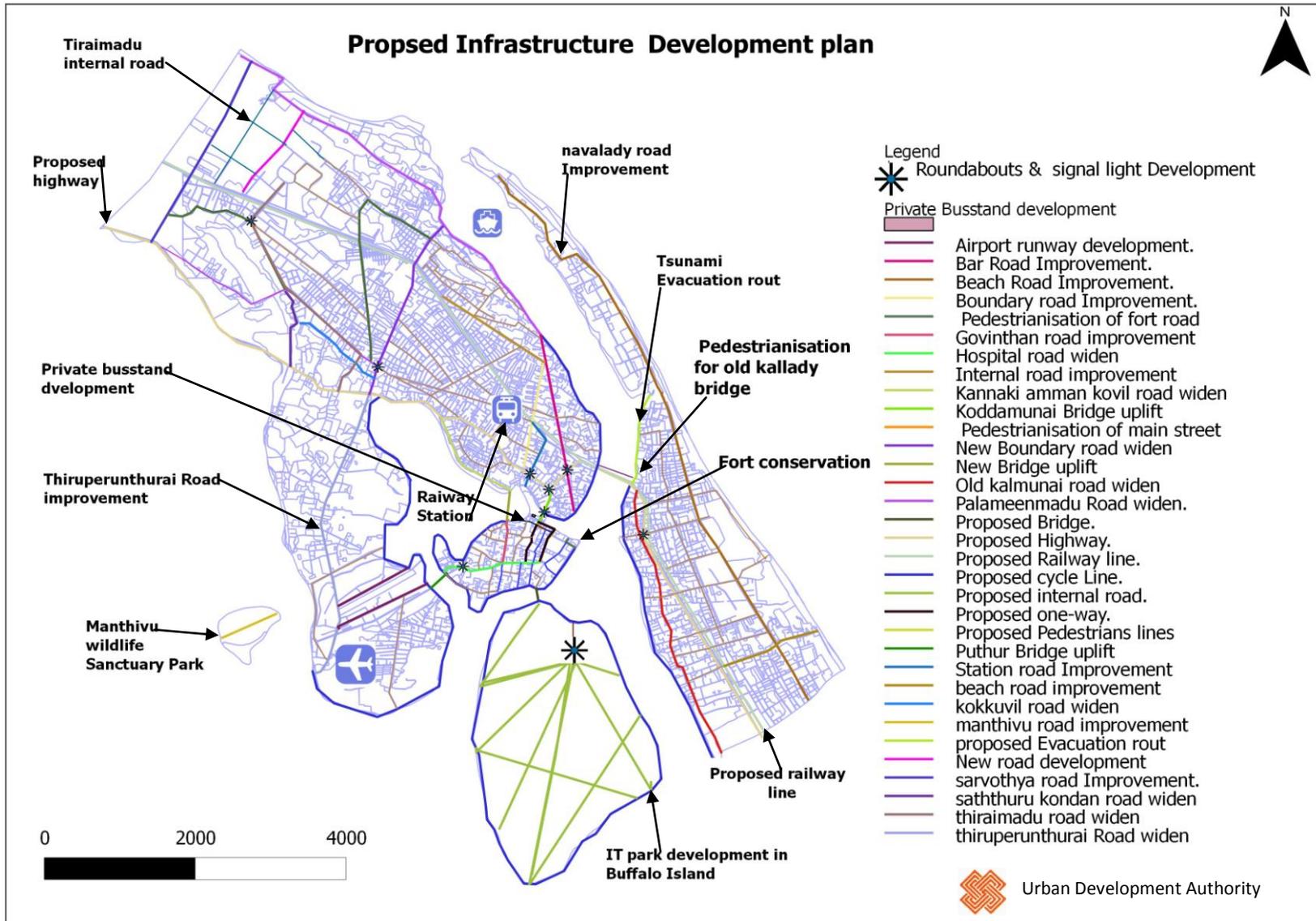
2.4 Proposed Open Space and Recreational Development Plan

Map 04: Proposed Recreation & Open Space Development



2.5 Proposed Infrastructure Development Plan

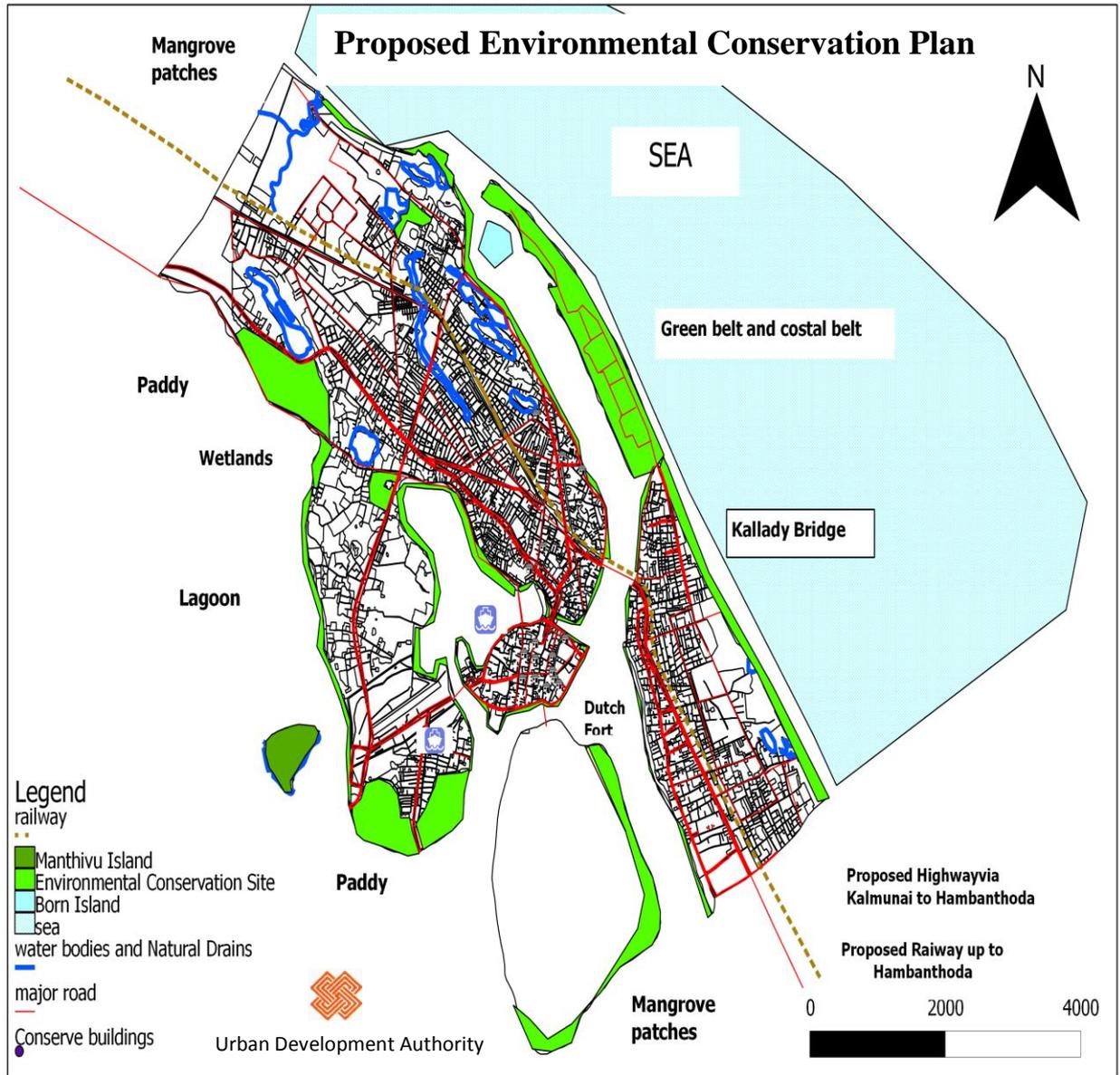
Figure 03: Proposed Recreation & Open Space Development



2.6 Proposed Environmental and Conservation Plan

The available natural resources of this area such as wetland at Sathrukondan, Manthivu Island, Coastal belt, Mangrove patches and identified Historical/ Archeological Building are proposed to be conserved with compatibility to the development of the area.

Map 05: Proposed Environmental Conservation Plan



2.7 Disaster Management Plan

2.7.1 Background

Batticaloa city affect by multiple hazards namely flood, cyclones, sea level rise and Tsunami. Ultimately adverse impact of disaster severely affects the livelihood of the people in Batticaloa Municipality. Dominant characteristics of institutional set up in Batticaloa city features that lack of coordination among various institutions on development initiatives. Apparently this leads to haphazard development which is main cause for the adverse impacts of disasters in the city. One of the main weaknesses of Batticaloa municipality is outdated and insufficiently maintained infrastructure system to cope with disaster, which deteriorate the city environment further. Batticaloa municipality needs revitalization in the city's economy because at the moment most urban fringe in the city increasingly marginalized in income level and social terms compare with the people who live in the city centre and its vicinities. Disaster is the main reason which affects the city's smooth progress and causes severe damages to the city. Therefore city has to develop two important tools to manage disaster: future scanning of disaster situations and strategic urban planning incorporated with DRR.

In this background disaster risk reduction plan of Batticaloa City has been formulated based on following concepts.

1. All hazards and their potential risks from all sources identified and considered in the planning process and local and site-specific assessments of risks.
2. Development activities should preferentially be located in areas with little or no hazard thereby avoiding or minimizing the risk.
3. Development should only be permitted in areas at risk of hazards when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development.
4. Where development is necessary in areas at risk of hazards an appropriate land use should be selected.
5. A precautionary approach should be applied, where necessary, to reflect uncertainties in hazard datasets and risk assessment techniques and the ability to predict the future climate and performance of existing disaster defenses.
6. Development should be designed with careful consideration to possible future changes in flood risk, including the effects of climate change and potential disaster so that future occupants are not subject to unacceptable risks.

Based on above principles disaster risk reduction plan of the city has been prepared along with strategic plan focuses to solve the problems of the area in order to make Batticaloa as sustainable disaster resilient city. Main vision of the plan is “**to provide better living place to its citizens particularly to the future generation and visitors**”. Therefore the vision is to make Batticaloa as a livable city by harnessing its local potentials. As part of DRR Plan strategic action projects have been identified based on the problems of the city in relation with Disaster Risk Reduction. These projects need to be implemented with great concern to create Batticaloa as a disaster resilient city to provide better living place to its citizens particularly to the future generation and visitors. Following are the action projects have been identified;

2.7.2 Action Projects

1. Green Belt Development

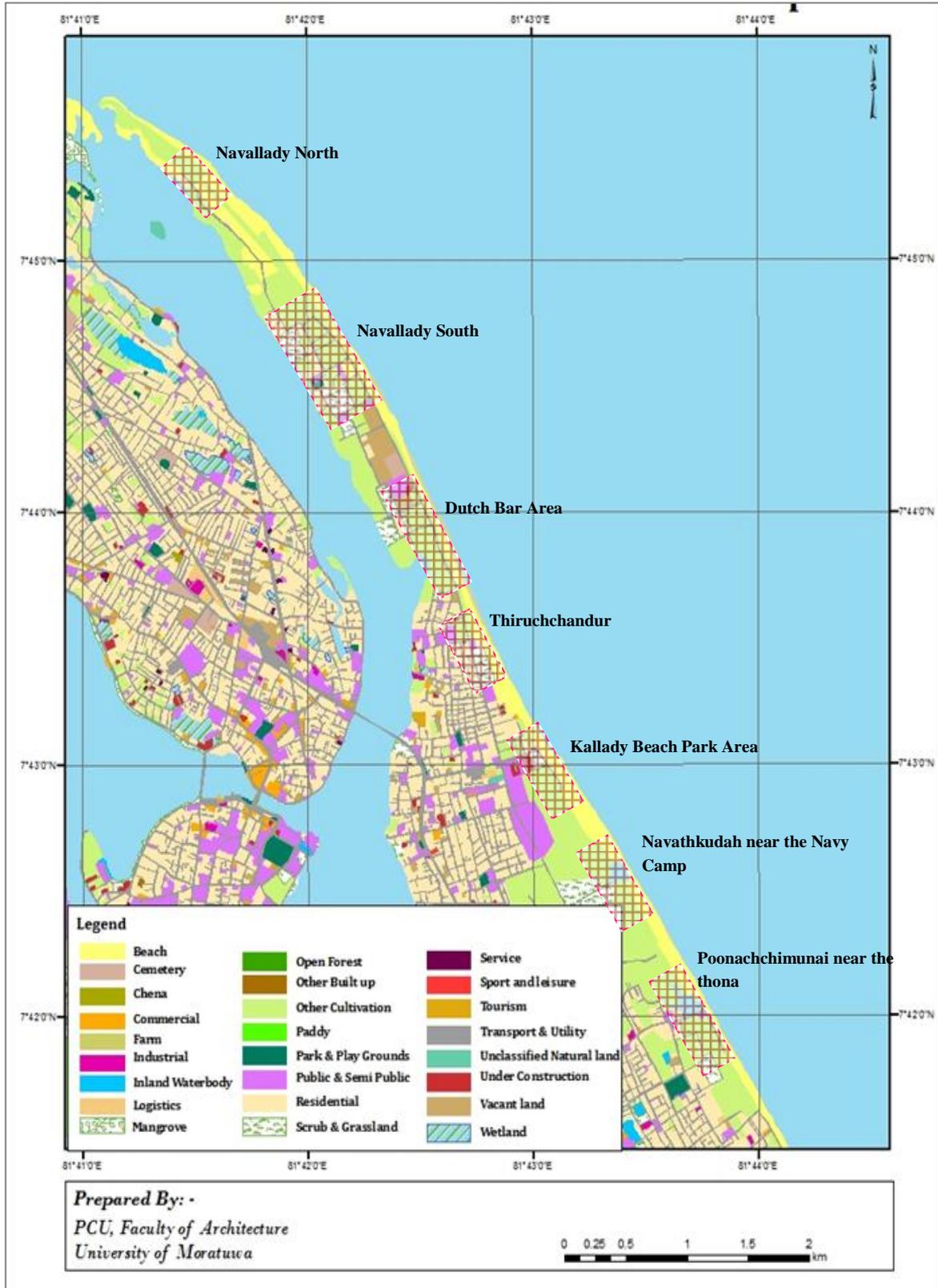
Analysis of 40 year records of daily temperature of Batticaloa reveals a strong trend of temperature increase of 0.4-0.5°C during the last two decades in comparison to the previous two decades. In addition, rainfall analysis reveals a strong trend of monsoon rainfall increase (28% in Batticaloa Municipal Council) and correspondent increase of occurrence of minor floods.

Green belts are generally considered as linear strips of trees. In the discipline of urban planning green belts are widely recognized as a policy and land use designation used to retain areas of largely undeveloped, wild, or agricultural land surrounding or neighboring urban areas. In the discipline of environmental economics, green belts are recognized with its direct-use, functional and economic values. Such open spaces are widely used for leisure and recreation of urban communities. Multi-purpose green belts evolved as a defence mechanism to reduce exposure to climate exacerbated disasters as frequent storm surges and strong winds, sea level rise and coastal floods.

This action project while reducing the exposure, it aims to strengthen the adaptive capacity of local community through incorporating economic-benefits into the proposed green belts. Further, the ecosystem resilience has been considered as recent trend to invert rapid loss of bio-diversity and disturbance to coastal habitats. In this project “green belt” refers to as an area of 12 km length situated between the ocean coast and the lagoon in Batticaloa municipality. (Map 06)

With respect to the context in Batticaloa, green belts will act as a barrier against disasters triggered by cyclones, storm surges and tsunamis and reduces the exposure to these hazards. In addition a green belt with tall trees will increase the beach sand accretion and will contribute to the adaptation against a rising sea level. Further, this will facilitate the day-to-day activities such as fishery, leisure & recreation of the local community. After consultation with the public representatives of the Batticaloa Municipal Council following 6 sites has been selected for green belt development;

Map 06: Locations for Green Belt Development



- Poonachchimunai (Near the thona)
- Kallady beach park area
- Thirusenthoor
- Dutch bar area
- Navalladay South
- Navallady North

2. Construction of Gabion and Flood Retention Wall

Since Batticaloa is surrounded by lagoon most of the areas are vulnerable for flood during heavy rainfall season. Therefore flood retention walls and gabion wall need to be constructed in several locations around the lagoon in order to reduce the intrusion of lagoon water into settlements. Therefore the flood retention walls have been proposed at following locations in the city;

- Poompugar lagoon area- from the bridge up to Batticaloa- Trincomalee main road area in total length of about 1.2 Km.
- Puliyanthivu (from the Batticaloa bus stand up to Sethukudah junction)
- Kachcheri lagoon side
- Sathurukondan lagoon side
- Pillaiyaradi lagoon side.

Further gabion walls proposed at; (Map 07)

- Seththukuda (lagoon side)
- Veechchu kalmunai (lagoon site)
- Victoria – munich friendship road
(Lagoon Muhathuvaram and Palameenmadu, Thimilaithivu lagoon side)

This project can make prompt actions to minimize the effect/risk of the flood to settlements and as well as effects to lagoon from sedimentation and hazardous effluents.

3. Lagoon Capacity Development

Batticaloa Lagoon is a very large estuarine lagoon in Batticaloa District, Eastern province of Sri Lanka. The city of Batticaloa is located on land between the lagoon and the Indian Ocean. Batticaloa district is flourished with three lagoons, such Batticaloa lagoon, Valaichchenai Lagoon and Vakarai Lagoon. Among them, Batticaloa lagoon is the largest lagoon in Batticaloa District. Batticaloa lagoon is a long and narrow lagoon situated in the east coast of Sri Lanka with the total area of approximately 11,500 ha of water. The lagoon is 56 km long and its starts from Valachchenai (Batticaloa district) in the north to Kalmunai (Ampara district) in the south. This lagoon opens in to the sea at two points. One in the southern end of the lagoon at Kallar and the other is midway of the lagoon at Palameenmadu which is located within Batticaloa town. The width of the water flow at their openings varies with the seasons. During the dry season the width of the bar mouth of the lagoon decreases due to soil sedimentation and gradually it get closed with the onset

of the north east monsoon which piles up the sand bar by the end of dry season. Later with the rains the lagoon mouth closed.

The lagoon is surrounded by a densely populated region used for cultivating rice, coconut and other crops. The surrounding land is used for shrimp farming and rice cultivation. This action project needs to implement to reduce the flood vulnerability in the area. In rainy season these small rivers are overflowing with the high precipitation.

The problem is in recent years is high soil sedimentation in bar mouth area. Due to this reason there is no sufficient flow force to the lagoon water to join with the sea. Therefore when flood occurs lagoon water overflow into the settlements and most of the lagoon fringes are low lying areas. This overflow of lagoon water into settlements affects the day to day life of the people, affect the agriculture lands and as well as drinking water sources especially the dug wells. Hence it is very obvious to minimize the impacts of flood, by increase the capacity of the lagoon and bar mouth. In addition capacity of the bar mouth in Kallar and Palameenmadu must be increased and soil sedimentation must be removed when monsoon season begins.

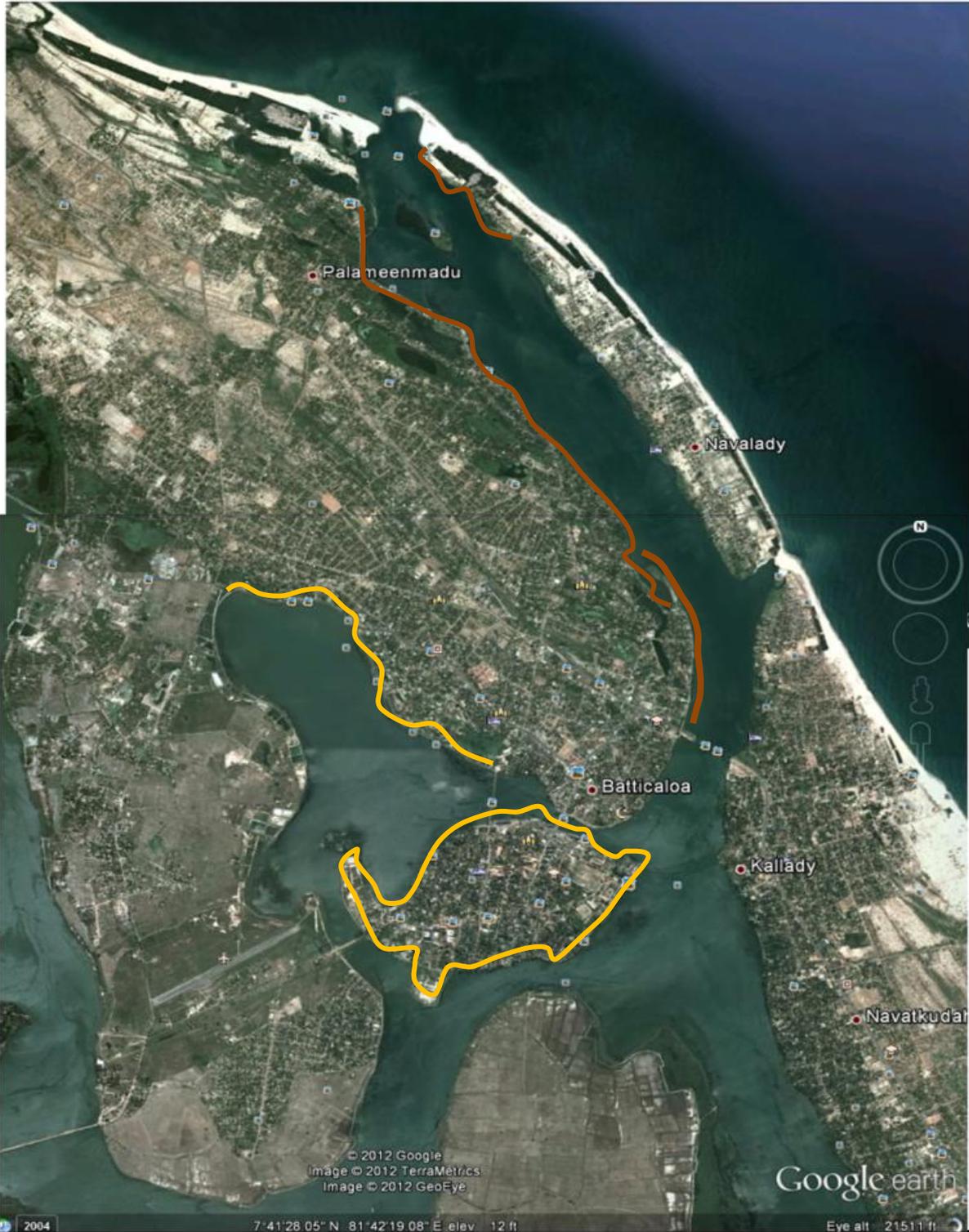
Following activities need to be carried out under this project

1. Bar mouth expansion in at Kallar
2. Bar mouth expansion at Palameenmadu
3. Excavate the bottom of lagoon.
4. Increase Mangrove plantation in the lagoon area.
5. Prohibit the filling of low lying area and lagoon

4. Construction of Evacuation Routes

As Batticaloa is a coastal city with the risk of tsunami, there is a need of evacuation routes. During the tsunami in 2004, most of the people died as it took a long time to reach to the Kallady Bridge along the coastal belt. They don't connect with each other at the end. So people have to go near to the sea which increases the vulnerability. It emphasizes the need of a safe evacuation route & safe shelters. Hence it is proposed to establish evacuation routes considering easy accessibility to the safer shelters. (Map 08) This will ensure the protection of people during a tsunami.

Map 07: Locations for Flood and Gabion Walls

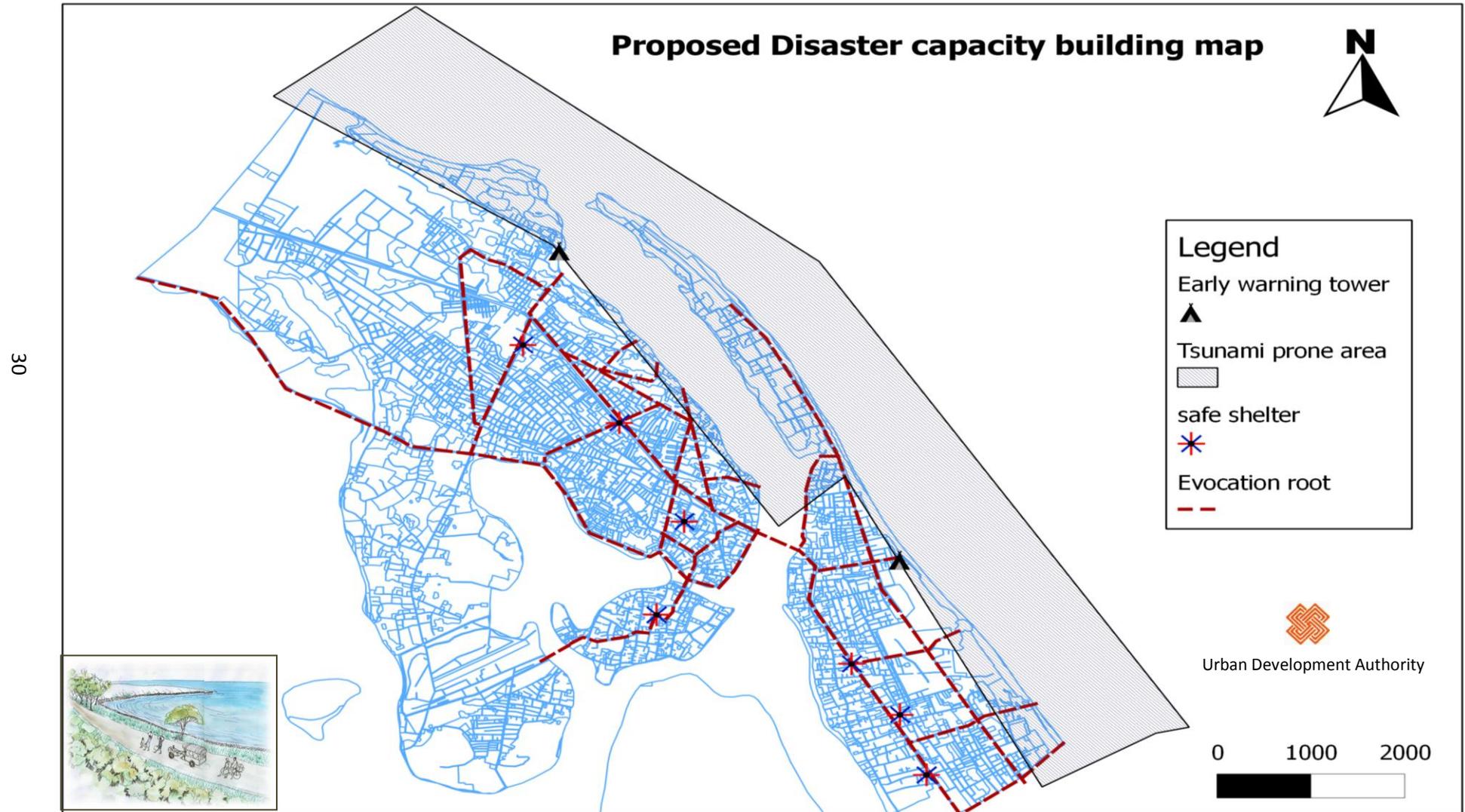


- Proposed Gabion wall
- Proposed Flood Retention wall



Urban Development Authority

Map 08: Proposed Evacuation Routes



CHAPTER 03: REGULATIONS

3.1 General Regulations

Introduction

These regulations shall be known as the Planning and Buildings Regulations for the Batticaloa Municipal Council Area and shall come into effect from the date of the Gazette Notification of the Batticaloa Urban Development Plan. In addition, Circulars and Gazette Notifications published with amendments from time to time shall apply in future.

Submissions of Plans

All application under section 8J of the Urban Development Authority (Amendment) Act. No. 4 of 1982, for the purpose of obtaining a development permit to engage in any development activity shall be made to the authority in the relevant forms "A" and "B" specified in Schedule I of these Regulation and be accompanied with the fees specified in the Schedule V.

1. All plan submitted to under these regulations shall be prepared and signed by qualified persons, excepting the plans for the following buildings:
 - (i) Any additions or alteration to a building, not exceeding 50 sq. meters and which will not have any effect on the structure of the building.
 - (ii) Any single or two storied residential building, not exceeding 200 sq, meters of floor area and columns walls of the building are not located on the boundary of the building site.
 - (iii) Any single or two storied Non - residential building, not exceeding 100 sq, meters of floor area, and columns walls of the building are not located on the boundary of the building site.
 - (iv) The Authority or the Authorized officer should be satisfied in regard to the accuracy and clarity of the building plans and relevant documents submitted.
 - (v) The application shall be submitted in four copies.
2.
 - (1) The Authority may, where it deems necessary require the submission of Additional copies of the plans submitted under regulation 1.
 - (2) If the plans, drawings, specifications and information given, do not provide all the particulars necessary to deal satisfactorily with the application, the authority may require production of such additional particulars and plans as it deems necessary in order to satisfy itself as to exact nature of the development activity envisaged.
3. All plans submitted for the purpose of obtaining a development permit in respect to any specific development activity shall consist of:-

- (1)
 - (a) In cases where, the proposed development does not involve the Construction of a building, but the development of a site, a plan showing the street lines of surrounding roads, drawn to the scale of not less than 1:4000 shall be furnished.
 - (b) A survey plan of the site to a scale of not less than 1:1000 containing the following information:-
 - (i) If there are any structures within the site they shall be marked, with the relevant dimensions of the structures indicated in figures,
 - (ii) The scale of the plan, a symbol indicating the north point and the assessment numbers of adjoining lots or buildings:
 - (iii) Access road to the site and its width.
 - (iv) All existing canals, drains and water bodies.
 - (v) Contours of the site or spot levels and the level of the street abutting the site from which access is to be gained.
 - (c) A detailed blocking out to a plan scale of not less than 1:1000 Shall be submitted, showing the extent of the area covered by each subdivided plot, the direction of all proposed street lines, length, width and open spaces, site extents allocated for all other facilities and the purposes for which each plots of land is to be used, shall be submitted.
- (2) Where the proposed development involves the construction of buildings, following documents shall be submitted.
 - (a) A sketch plan of the surrounding area in order to clearly identify the site that is to be utilized for the proposed development:
 - (b) The approved subdivision plan drawn to the scale not less than 1:1000;
 - (c) Excepting in the case of buildings with a floor area of more than 1000sq meters, a floor plan drawn to the scale,1:100 shall be submitted showing the following particulars in respect of buildings with a floor area exceeding 1000sq meters, floor plans prepared to the scale of 1:200 may be submitted,
 - (i) The internal dimensions of rooms and different parts of the Building shall be indicated in figures; furthermore, proposed use of each room each component part of the building shall be indicated.
 - (ii) The positions and dimensions of all doors windows and other Openings:
 - (iii) The positions of all sanitary appliances and their connection to Sewer system shall be indicted:
 - (iv) The location of all Fire escapes :
 - (v) The distances to any electricity line going above the building (Over-headlines) shall be indicated.
 - (vi) The type of building materials to be used for roof structure and Floor,

- (d) The Cross section and longitudinal sectional drawings of all walls, floors, roofs, foundation and balconies.
 - (i) The thickness of all wall, floors, roofs, foundation, beams, Reinforcement details and all others part of the building:
 - (ii) The Location of all doors, window and other openings shall be Indicated together with their dimensions, Height of walls of each floor up to the ceiling, in relation to the existing ground level or street level and the clear distances from external walls of buildings to the boundaries of the site. :
- (e) A section showings front facades of all buildings, showing the height, Ground level, and other features that are visible from outside :
- (f) Land survey plan updated, Storm water disposal system : -
- (g) Whether the building is to be centrally air conditioned ; and
- (h) Such other particulars or information relating to the building as the Authority may require in order satisfying itself as the exact nature of the development activity envisaged:

4. All plans shall be drawn neatly and accurately in ink or reproduced in print showing all proposals including new building works and all part of any existing building and features that are to be retained or removed in a distinct by co lour or notation.

Building Categories

5. For the purpose of these regulations building shall be categorized as follows:
- (1) Category A - Means any building consisting five or more floors including the ground floor or any building the height of which exceeds fifteen meters above the adjoining street.
 - (2) Category B - Any building not being a high rise building which consist of :-
 - (i) A basement - roofs, foundation beams and other related parts of the building
 - (ii) Two or more floors including ground floor where a wall or column is situated on the property boundary;
 - (iii) Pile or raft foundation;
 - (iv) Roof spans exceeding ten meters;
 - (v) A place of public assembly or a public building ;
 - (vi) A building which is a wind sensitive such as warehouse and factories;
and
 - (vii) Any other type of building not covered under categories A and C
 - (3) Category C – comprises of the following sub categories :-
 - CI -
 - (i) Residential building shall not exceed five hundred (500) square meters in extent which does not fall under Category “B”
 - (ii) Non Residential purpose and does not exceed Three hundred (300) square meters in extent which does not fall under Category “B”

CII -

- (i) Residential building shall not exceed four hundred (400) square meters in extent which does not fall under Category “B”
- (ii) Non Residential purpose and does not exceed Two hundred (200) square meters in extent which does not fall under Category “B”

CIII -

- (i) Residential building shall not exceed two hundred (200) square meters in extent which does not fall under Category “B”
- (ii) Non Residential purpose and does not exceed hundred (100) square meters in extent which does not fall under Category “B”

Submission of Structural and Service Plans

6. (1) An applicant shall in respect of all building other than those buildings falling within Category C submit before the commencement of any building works, a detailed structural plan of the building with a copy of design calculations.
- (2) Detailed structural plan along with the design calculation of the proposed building, signed by a qualified person shall in relation to all buildings falling within category A and category B of regulation 5 and in relation of the building falling within sub category C1, C11 and C111 of category C of regulation 5,if required to do so by the authority, shall consist of the following.
- (a) Statements indicating in clear and precise language, the manner in which the superimposed load for which each floor system or part thereof has been designed and fulfilled checked document.
 - (b) The results of any soil test carried out, the calculations for determination of soil bearings capacity and boring investigation ; and
 - (c) The type or types of foundations to be used.
- (3) Where any air conditioning or mechanical ventilation system is to be installed in a building or part thereof where any such system therein is to be extended or altered the layout and the detailed plans of the installation, extension or alteration to be carried out, with information in relation to capacities, shall be submitted to the Authority for approval along with plan of the building in which the system is to be installed, extended or altered.
- (4) The applicant shall submit before commencing building work in respect of all buildings mentioned in category A and category B and if required by the authority in the case of building falling within subcategory C1 C11and C111 of category C, service plans relating to water supply, sewerage, drainage and rain water harvesting, Electricity prepared such service plan shall be prepared and signed by a qualified person.

Preliminary Planning Clearance and Approval of Plans

7. (1) The application of preliminary planning clearance shall be made as per the specimen form prescribed in form "C" of schedule I of these regulations. Preliminary planning clearance shall be conveyed in writing and may contain limitation and conditions that have to be complied with. This is only a temporary permit to indicate whether a particular development activity can be carried out in the relevant site. The applicant shall submit detailed plans and obtain approval from the authority before commencement of any development activity within the site.
- (1) It shall be valid for a period of one year.
 - (2) The preliminary clearance does not constitute a development permit and as such does not entitle the applicant or any other person to commence or continue any development activity. Authority may require in order residential Building and other non Residential purpose building.
 - (3) Every development permit granted shall be in writing form and the proposed development has to conform to the limitation and conditions stipulated therein.
- (2) The authority may on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two years, if it is satisfied that the development activity referred to in the permit has been commenced but not been completed due to unforeseen circumstances.

Appeals against Refusal

8. Any person is dissatisfied with the decision of the authority to issue a development permit; he or she may submit an appeal to the minister against the decision, within 30 days of receipt of the decision.

Development to be in Conformity with the Permit

9. (1) No development activity shall be commenced or carried out in contravention of the development permit.
- (2) The development permit may be revoked by the Authority if there is :-
- (a) A breach of term or a condition of the permit
 - (b) A contravention of the provision of these regulation
 - (c) A miss presentation of the fact in the application plans or other Documents submitted by the applicant or
 - (d) Failure to submit plans and other particulars under regulation 6

3.2 Planning Regulations

Suitability of Site

10. (1) No development activity shall be carried out in respect of :-
- (a) Site which has been filled up with any substance impregnated with faecal, animal or vegetable matter unless such substance has been removed and the site cleared completely, or the whole ground surface has been rendered innocuous and covered with a layer of earth or any other suitable material which is at least 60 centimeters thick.
 - (b) A site subject to flooding until the level of the ground covered by the development or building and beyond it for a distance of three meters all round or to the boundary of the site, whichever is nearer is raised thirty centimeters above the highest known flood level of the site.
 - (c) Site which are located adjoining an existing cemetery, the development activities that are permissible on such sites have to be in conformity with Cemeteries Ordinance No-89 of 1899

Use of the Site

11. No site or building whether existing or to be constructed may be used any purpose other than that approved by the Authority. In deciding which purpose should be approved the Authority shall take in to consideration. Provisions of any development plan approved for the development area or the provision of any development plan under consideration where no such plans are available, the Authority shall take in to consideration the characteristics of the area together with the zoning and future land use of that area.

Floor area Ratio

12. (1) The volume of floor space of a building within a plot is regulated by the Floor Area Ratio (FAR) assigned for the particular plot as specified Volume two in Chapter-02 in Zoning Plan of the Batticaloa municipal council Area Development Plan.
- (2) A basement to be used for parking and for the location of air conditioning or other service machinery may be permitted in addition to the floor area ratio permitted. If a permanent parking space is provided under these regulations, as specified schedule II to these regulations at level of any floor in the building such parking space shall be excluded from the calculation of the floor area ratio.

Calculation

$$\text{Floor area ratio (FAR)} = \frac{\text{Ground floor area of all building}}{\text{Land area}}$$

- ❖ In special cases FAR may be permitted to exceed up to 30 % subject to service charge considering the infrastructure availability and land values of the area. Land extent 150sq.m.(6P).Maximum floor area= 412.5 sq.m.

Access

13. (1) In respect of streets which are less than 9 meters wide, the adjoining site or plot shall not be used for a purpose, other than the purpose for which provision is made in Regulation 13 (2) (b).
- (2) (a) All streets which provide access to residential lots, shall conform to the Standards set out in Form “A” of Schedule (III); and
- (b) In cases where one or more plots are to be used for non-residential buildings, the access roads to such plots shall not be less than 9 meters in width. Such cases shall conform to the standards set out in Schedule III Form ‘B’.
- However, as provided in Form ‘A’, Schedule III, if a person finds it difficult to conform to the minimum standard in gaining access to a plot, to be used for a residential purpose, if the Chairman of the Local Authority so desires, in consultation with the Planning Committee, based on the recommendation of the local authority, the minimum width of access road can be reduced by an extent not more than 2 meters, subject to following conditions:-
- i. The minimum width of access shall be 3 meters.
 - ii. This reduction shall not apply to any new cases/existing lots can be recommended.
 - iii. The area has a semi-urban character.
- (3) All such streets shall have a connection to a public street, or private street of not less than 9 meters in width. The owner of such private access shall have the development right to gain access from a public road which is not less than 9 meters wide.
- (4) All streets which are less than 9 meters in width and more than 30 meters long, and end up in a turning circle of not less than 9 meters diameter.
- (5) In the development of access roads, the standard requirements for cycle lanes shall be satisfied as provided in Annexure No. 04.

Specification as to Lots

14. (1) The minimum extent and the minimum width of lots for different classes of buildings, not being high rise buildings, should be in conformity with the specification set out in Form “C” of Schedule (III) unless the Authority has stipulated a higher or lower minimum extent and / or higher or lower width of lots in a development plan already approved for the area or proposed for the area.
- (2) Every lot or site which abuts on to the end of dead end street may have a frontage less than the width in Form “C” of Schedule (III) but have a front age which not less than 3.0 meters wide perpendicular to the line of the street.
- (3) The Authority may relax the requirement of the specified site, extent and the width in the case of an existing lot provided that a building satisfying the other regulations can be build on the site.

Height of Buildings

15. (1) The maximum height of a building on an existing lot which is six (6.0) metres or less in width and or has less than one hundred and fifty (150) square metres in extent shall not exceed seven and a half (7.5) metres or two floors unless the Authority directs otherwise.
- (2) The maximum height of a building in other cases not being a high rise building shall not exceed 15 metres or twice the distance between any storey of a building and the further edge of the abutting street; whichever is less.
- (3) If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets so far as it abuts or will abut on the narrower street to a depth of twenty (20) metres from the wider street.
- (4) In measuring the height under this regulation the lift or motor room not exceeding a height of six (6) metres and not exceeding fifty five (55) square metres in extent or a staircase room not exceeding a height of 5 metres and not exceeding 25 square metres in extent or a water tank not exceeding a height of 1.5 metres shall be ignored.

Street Lines and Building Lines

16. (1) Any land abutting a street or streets, the building line shall be in conformity with the dimensions given in Schedule III Form (D).
- (2) Whether the street which the lot abuts is a local secondary or Principle Street will be determined by the Authority.
- (3) No building shall extent beyond the building line provided that balconies, sunshades or eaves, not exceeding 1.0 meter in width may be permitted between the building line and the street line and a fence or boundary will not exceeding two meters in height may be permitted on the street line.

- (4) Car parking facilities shall not be considered for any development activity within the building limit.
- (4) Any street line approved by Batticaloa Municipal Council should not be Change without the prior approval of the Authority.

Sub - Division of Land

- 18. (1) (a) No parcel of land or lot designated or proposed for any use other than Agriculture or horticulture shall be subdivided unless a plan relating to such sub division has been approved by the Authority.
- (b) Any person intending to sub divide a land shall submit to the Authority an application which is in conformity with the requirement of regulation 3 (1).
- (2) The Authority in approving the plans for subdivision of land may require the applicant to modify the plan as it may consider necessary. The subdivision on the site shall be carried out only after the approval of the Authority is given.
- (3) The minimum extent and width of lots shall be in accordance with the provisions of regulation 14.
- (4) No lot in such sub - division shall be less than 12 meters in depth.
- (5) No new sub - division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on the site to less than those required under these regulations.
- (6) No lot in a sub - division plan shall be utilized for any purpose for which it was approved.
- 19. If the number of blocks exceeds 20 a space of 50 sq.m. in extent should be allocated for garbage dispose point. For each blocks such space to be allocate and it should use for that purpose only.
- 20. (1) Every lot in a sub - division shall abut on an existing or proposed public street or street in accordance with the provisions of regulation 13.
- (2) The minimum width of a carriageway reservation for the streets shall be as approved by the Authority but in no case shall be less than 3.6 meters for streets up to 9.0 meters in width and 6.0 meters for streets wider than the 9.0 meters.
- 21. (1) Where the parcel of land or site to be sub divided exceeds 1.0 hectare, an area of not less than ten per centum of the land or site, excluding streets shall be reserved for community and recreation uses in appropriate locations except in the following instances.
 - (a) In commercial and industrial land sub - division, if the minimum and parcel of land sub - division is not less than 2,024 sq.m. (80 perches) and all the road widths are not less than 9 meters the land may be sub - divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub - division of any of the parcels the developer should either-

- I. Reserve the 10 percent of the land so sub - divided; or
 - II. Deposit the market value of 10 percent of the land so sub - divided at the Municipal Council, Batticoloa.
- (b) In Residential land sub - divisions, if the minimum land parcel of the sub – division is not less than 1,012 sq.m. (40 perches) and the development is limited to two housing units per lot the land may be sub - divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub - division or construction of more than two housing units per lot, the developer should deposit the market value of 10 percent of the land so sub - divided or developed at the relevant local authority.
 - (c) When the land to be sub divided is located within 0.5 Kilometers from a public open space such as a lake, public playground, etc. which is more than 4,047 sq.m. (one acre) in event and if the Authority directs the developer, the developer should deposit at the Municipal Council, Batticoloa the market value of the area land for the open space requirement, instead of providing the open space physically within the site.
 - (d) When the open space requirement of a sub division is not more than 506 sq.m. (20 perches) in extent or if the local authority directs the developer to do so with the approval of the Chairman of the Urban Development Authority, the developer should deposit at the Municipal Council, Batticoloa the market value of the area of land of the open space required for the sub division instead of providing the open space physically.
 - (e) In unauthorized land sub divisions where the reason for not approving is the non - provision of 10 percent open space, the individual land parcels may be permitted for development or further sub division subject to depositing at the Municipal Council, Batticoloa the market value of 10 percent of the land parcel, or reserve 10 percent of the land parcel so developed or sub divided.
- (2) Such reserved space shall be vested with the Authority free of all charges.
- 22.** No lot in a sub division shall be put to use or built upon unless the streets are demarcated, opened out to their full width and developed with infrastructure to the satisfaction of the Authority. (Drainage)

Layouts Plans for Flats and Housing Units

- 23.** (1) The Authority may approve any project for construction of flats or Construction of housing units and other integrated projects which is in conformity with the development plan for the area in question.

- (2) The Authority may approve any layout or project for housing or re housing of slum and shanty dwellers or housing of low income persons, which is in conformity with the development plan for the area in question.

Open Spaces around Buildings

24. The maximum plot coverage permissible on any site for any of the purposes specified in Form "E" of Schedule (III) shall be as in conformity with the requirements specified therein.
25. (1). Unless there is a street wider than 6 meters behind a building, each building shall Have an open space, not less than 3 meters wide, behind the building, between the building and the rear boundary of the premises, as an open space exclusively belong to the building.

However, if the building has only the ground floor and the first floor, there is no intention to construct any additional floors; the rear open space that has to be maintained may be reduced to 2.25 meters.

- (2). For the purpose of this regulation, the rear space of the building would mean the open space behind the building taking the frontage as the side that faces the street.

However, in cases where the building has a frontage to more than one street, the rear space shall be considered from the wider of the two streets, unless the Authority directs otherwise.

- (3). No structure shall be constructed within such an open space excepting a sun shade or a balcony not more than one (1) meter wide.
- (4). In respect of buildings having irregular shapes, making it difficult to maintain a consistent rear space right through the back of the building, due to irregular shapes of the sites, having taken into considerations the particular characteristic of each case, the Authority may decide how suitably, the rear space of the building shall be maintained.
- (5). In cases where the developers have to maintain open spaces to get access, to separate the building from the boundary of adjoining properties and for the maintenance of the building, such open spaces that have to be maintained shall not be less than 80 centimeters.

Additional Requirements for High-rise Building

26. Following conditions shall be satisfied in regard to the site to be used for the construction of the high rise building.
 - (a). The total extent of the site shall not be less than 1000 sq. meters and the length of the shortest side of the site shall not be less than 20 meters.
 - (b). the site shall be located facing a street, not less than 12 meters wide.

- (c). The load bearing capacity of the site for a high rise building shall be tested by carrying out bore-hole tests and the suitability shall be proved by a detailed soil investigation technical report.
- 27.** If the Authority is satisfied in regard to the following matters, it may consider granting approval for a high-rise building in a site that fulfills the conditions in the above regulations.
- (a) The proposed building shall not affect the facilities provided for the surrounding area or would not be in keeping with the character of the area.
- (b) The proposed building would not create problems of vehicular traffic or difficulties.
- (c) The developer has provided satisfactory proof regarding the provision of water supply, sewerage disposal, electricity supply ,fire protection measures as well as the provision of adequate parking facilities.
- 28.** (1) The maximum height of the building shall not be more than twice the distance from the adjoining street end of the building to the far end of that street.
- (2) If the building is to be located in a corner plot, the height of the building shall be determined in relation to the wider of the two roads. up to a distance of 20 meters, in relation to the wider road until its link up with the narrow road.
- 29.** (1) There shall be in the least on one side of the building, not being the front or rear side, between the building and the boundary of the site a minimum open space of at least one quarter of the height of the building or 5.5 meters whichever is less.
- (2) The rear space for every building in its full width is provided as per specifications given in Schedule III Form “C”.
- (3) The open spaces required under these regulations shall belong exclusively to the building provided that the width of open space belonging exclusively to it may be reduced to the extent of the width of any public street which is not less than 6.0 meters on which the full length of the rear of the building abuts.
- (4) The total area covered by all buildings on any site shall not exceed 80 per cent of the total area of the site and the area not so covered shall belong exclusively to the building and shall be retained as part and parcel thereof.

Parking

- 30.** (1) Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall provide for a minimum number of parking spaces within the site at the standards specified in Schedule II.

- (2) Existing parking space within the building line is lost in the case of road widening already given, alternative parking spaces to be provided in proximity to the development area or service charges to be paid. This is applied for all types of vehicles including motor cycle and three wheelers.
- (3) The dimensions of car parking stalls shall be
 - (a) Minimum stall width - 2.4 meters
 - (b) Minimum stall length - 4.8 meters
 - (c) Minimum stall length for parallel parking 5.4 meters.
 - (d) Under that space for parking should include three wheelers and foot cycles, specification as follows
 - For Bicycle length 2.25 m. x 1.9 m.
 - For three wheelers length 2.5 m. x 1.25 m.
- (4) The minimum width of aisles shall conform to the requirements specified in Form "E" of Schedule III.
- (5) The width of access to car parking area shall not be less than 3 meters clear of footways and other obstructions if entry and exit are separately provided and 5.5 meters if entry and exit are provided together.
- (6) The maximum gradient of ramps shall not be steeper than 1 in 8.
- (7) Every such ramp shall start only beyond a distance of 6.0 meters from the street edge.
- (8) When a Development Permit is issued, the width of the main road providing access to the site shall be the comparatively lower one considering the actual physical width and the width of the proposed street line of the road. When the access to a development site is defined in terms of a sanctioned street line, the owner of the land shall transfer the ownership of the land coming within the street line to the Batticaloa Municipal Council or to the Roads Development Authority or Road Development Department, depending on each case, free of any additional expenditure and in such a situation, the Authority shall take into consideration, the full width of the street line of the road as the actual physical width of the road.
 - (a). Sites which have a frontage less than 12 meters, shall have a common exit and entry point. When the parking requirement is more than two vehicle parks, the minimum width of the access shall be not less than 6 meters.
 - (b). When the parking requirement within a development site for a residential development is more than 100 parking spaces and for a non-residential development, more than 50 parking spaces, a duly planned parking lane, or a vehicle retention sub-lane shall be provided, as considered appropriate.

- (c). In situations where, parking requirement is more than 50, no permission for parking on a main road shall be permitted within 50 meters from a junction, where vehicle circulation is more than 2000 on the average, or 50 meters from a junction involving two roads each carrying 1000 vehicles.
 - (d). No transparent glass shall be permitted for the ground floor, first floor and second floor of a building facing a road.
 - (e). The Authority may request the intervention of the Police to enter any such premises, about which the Authority is suspicious about deviations from specifications about parking and vehicle circulation systems.
- (9) Where the owner cannot provide the required number of parking spaces on the site or the Authority is of opinion that satisfactory car parking cannot be provided at the site, a service charge shall be paid for each parking space not provided on the site as specified in Schedule V.

Splaying of Corners of Streets

- 31.** At points of intersection of two streets, the buildings, parapet walls and fences that area erected at corner shall be splayed for safety of street users, form the center of relevant streets to the existing edge of street, to an equal distance.

Architectural Control

- 32.** (1) The Authority shall provide advisory services to developers, or their consultants, as to how an architectural features of a building could be designed to reflect traditional character in regard to roofs doors and windows, texture and color, height and elevation, open areas, commercial, advertisements, hoardings and name boards and if any developer acts in contravention of such advice, he or she may be directed to bring such development in conformity with the guidelines provided by the authority.
- (2) In regard to a street consisting mainly of shops and commercial buildings, the maintenance of common features of the Facades of the building, and arcades with a common wide shall have to be maintained, if the authority lay down it as. a condition of building approval.
- (3) The Authority may direct the owner of the building who has installed any mechanical fixtures or equipment at the top of a building, to cover it from public, view for security reasons

Conservation of Place of Historical Architectural Interest or Landscape Value

- 33.** (1) The repairs reconstruction or any conservations activity in the area designated as Heritage site of Batticaloa Fort is allowed subject to the conditions of Authority requirement as specified in 3.4 of Special Regulation for Heritage Site at Batticaloa Fort.

- (2) The conservation of historical buildings and other places of interest shall be carried out according to 3.4 of Special Regulation for Heritage Site at Batticaloa Fort. Such building where it should change or renovate and change of use should be approved by the Authority.
- (3) If any premises or area or monument not covered by the Antiquities ordinance is in the opinion of the Authority, of historical or architectural interest the Authority may give directions as it deems fit for the conservation of such building, group of buildings, area or monument as the case may be.
- (4) If any premises or area, in the opinion of the Authority is of scenic or landscape interest, the Authority may give directions as it deems fit for the conservation and maintenance of such premises or area as the case may be.

Landscape and Tree Preservation

- 34.**
- (1) The Authority may in, in the interest of amenity prohibit the felling, or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.
 - (2) The Authority may direct an owner to landscape, the site of a development and maintain it with planting in the manner approved by it.
 - (3) In cases where a land or a property is located bordering a water body. The authority may direct the owner of such a property or land to provide vegetation cover to an area as determined by authority

Advertisement Control

35. Advertisement Control

- (1) Prior approval of the Urban Development Authority shall be obtained for the installation and display any publicity Advertisement, Bill Board, Commercial Advertisement or Hoarding.
- (2) Such advertisements shall be displayed only in locations approved by the Authority.
- (3) All advertisements before they are exhibited for the first time within the city limits, a sketch plan of that advertisement shall be submitted to the Urban Development Authority and prior approval obtained and subsequently, approval may be granted for the installation of such name boards, advertisements or hoardings in relevant locations.
- (4) After such advertisements, name boards and hoardings are installed, they shall be well maintained and in cases where the Urban Development Authority is not satisfied with the standard of maintenance, it shall direct the developer concerned to remove it, and if the developer fails to do so, the UDA has the power to remove it within two weeks.

- (5) Installation of any name board, advertisement or hoarding shall not be permitted within a street line, vertically to the road in a manner that may obstruct the vehicular movement or obstruct the vision of the public and motorists to on-coming vehicles.
- (6) No advertisement shall be displayed in a four-corner junction, for any reason what so ever, except road names and directions.
- (7) Location of any advertisements, notice boards or hoardings in front of public places, (e.g. schools, temples, churches, mosques, hospitals, cemeteries, courts, open spaces natural scenic areas and mountain ranges} obstructing their view, directly opposite such sites, shall not be permitted. However such advertisement may be permitted not less than 250 meters away from such places.
- (8) Permission shall not be granted for any advertisement that would be detrimental to the traditional ethics and social values of the development area.
- (9) No advertisement shall be permitted on top of a roof of a building.
- (10) When a name board is displayed in commercial buildings in the town center, they shall be horizontally installed to maintain a common height with the rest of the buildings in the street and shall conform to the following requirements:-
 - * The name board shall be parallel to the road to which the building abuts.
 - * In the case of a 4 storied building, the square area of the name boards installed in the building shall not exceed $1/40^{\text{th}}$ of the square area of the building façade.
 - * The name board shall be exhibited 2.5 meters above the level of the pavement.
 - * The shape of the name board, and shape of the lettering, shall be in keeping with the shape of the building.
 - * In cases where such name boards project beyond the wall, such projections shall not exceed 0.5 meters.
- (11) No notice board or a commercial advertisement shall be displayed from one end of the road to the other end.
- (12) All advertisements shall be exhibited on the opposite side of the road in relation to the driving vehicle.
- (13) No advertisements or name boards shall be permitted on either side of bridges.
- (14) Advertisements and name boards shall be made out of material that does not heat up the environment and their dimensions shall have a minimum coverage.
- (15) No illuminating paints shall be permitted for the coloring of name boards and advertisements.

- (16) The exhibition of any advertisements on the following is completely prohibited:-
- * Street name boards and road signals
 - * On the trunk or branches of a tree
 - * On parapet walls or walls of buildings.
 - * Bridges, lamp posts, and telephone posts
 - * On culverts or natural rock surfaces.
 - * All other places which the Authority has banned advertisements.
- (17) Any name board or advertisement that directly covers the façade of a commercial building or a public building shall be completely prohibited and no advertisement will be allowed to display of the location of a slope and climb of a road.

Clearance from Electric Lines

- 36.** (1) All building shall be separated from any overhead electric supply line Vertically by a distance of at least 2.5 meters and horizontally by a distance of 1.5 m, in the case of low tension lines and by not less than 4.5 m and 2.5 m respectively in the case of height tension limit.
- (2) If any building is located closer to a high-tension line that stipulated at (1) above, a suitability certificate issued either by the Ceylon electricity Board or by a qualified person in regard to high voltage electricity supply, to the effect that it would not endanger the activities carried out within the building shall be produced.

Airport Aviation Zone

- 37.** (1) The authority may in consultation with the Air Port Authority restrict the high of buildings and other structures in the vicinity of the Airport.
- (2) The authority may restrict the high of buildings falling in the line of the transmission path of telecommunication, radio, television or similar services in consultation with appropriate agencies

3.3 Building Regulations

- 38.** The internal clear dimensions of every room in a building other than the rooms specified under regulation (39) shall not be less than the minimum specified in Form “G” of Schedule (III).
- 39.** The internal clear dimensions of bath rooms and toilets shall not be less than the minimum specified in Form “H” of Schedule (III).
- 40.** (1) Storage rooms not requiring legal ventilation shall not have an area in excess of 2.25 sq.m. Not have its width or length exceeding 1.5 meters.
- (2) The aggregate area of all storage rooms of the dimensions specified above shall not exceed 5% of the floor area of the building.

- 41.** The minimum height of rooms shall:
- (a) For toilets, bath rooms and corridors, not less than 2.1 meters.
 - (b) For all other rooms in any building, not less than 2.7 meters, provided that beams, trusses and similar supporting structures extending beyond the level of the roof shall not be such as to reduce this height below 2.4 meters at any point.
 - (c) In the case of rooms in a building that is Air Conditioned through a Central Air Conditioning system 2.4 m.
- 42.** In the case of rooms with sloping roof the heights shall not be less than those mentioned in the regulation 41 at the midpoint of the slope of the roof and in no part of the room shall the height be less than 2.1 meters.

Stair Case

- 43.** (1) The minimum width of stairs and the minimum dimensions of threads and risers shall be as specified in Form "I" of Schedule (III). In the case of circular or geometric stairs the widths of the threads measuring at the middle shall not be less than the widths specified in Form "I" Schedule (III). Riser height and thread width shall be constant in flight of stairs from storey to storey.
- (2) (a) There shall be no obstruction in any stair case between the top most landing and the exit door on the ground floor.
- (b) Every stair case, staircase landing, balcony or veranda shall be protected on any side overlooking a courtyard, void or external air space, by a hand rail, balustrade or parapet which shall have the height of not less than 0.9 meters and shall be of suitable design and type of construction to prevent any person from falling over the side of such staircase, staircase landing balcony or verandah.

Lighting and Ventilation

- 44.** (1) Every room in a building shall be provided with natural light and ventilation by means of windows, doors or any other approved openings.
- (2) Every such room of building to be lighted and ventilated shall have windows and opening through which natural light and ventilation can be obtained, so located that they face and open upon.
- (a) A public street or street on which the owner or the building has a right of way;
 - (b) A courtyard or open space located in the building site.
- 45.** (1) In the case of rooms other than warehouse and factories no part of the room served by such lighting and ventilation openings shall be more than 10 meters away from such opening in a direction perpendicular to the plans of the opening. Further, no part of such room shall be 3 meters away from the edge of the opening in a direction parallel to the plane of the opening.

- (2) In case of warehouse and factories no part of the room served by such lighting and ventilation openings shall be more than 12 meters away from such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 4 meters away from the edge of the opening in a direction parallel to the plane of the opening.
- 46.** The sources of natural light and ventilation may open upon and enclosed or partly enclosed balcony verandah or parch if,
- (a) Such balcony, verandah or porch faces upon a street or upon a courtyard or upon space;
 - (b) The maximum depth of the room served by such source does not exceed the distance specified under regulation 45 from the outer face of the balcony, verandah or porch; and
 - (c) The front of the balcony verandah or porch has an opening to external air, of not less than $\frac{2}{3}$ the height between the floor level and ceiling level of such balcony, verandah or porch.
- 47.** (1) Every room in any building where the aggregate area of opening is short of the specification contained in Form “J” of Schedule (III) shall be provided with natural light and ventilation by means of one or more sources.
- (2) Corridors and passages may be lighted and ventilated by providing openings in the interior walls of the rooms abutting the corridor or passage provided that the area of the openings conform to the specifications set out in Form “J” of Schedule (III).
- (3) Any room used as a parking garage for more than 5 motor vehicles shall have at least 50 per centum of the area of two or more sides of the room as opening to allow for cross ventilation.
- 48.** For the purpose of determining light and ventilation requirements any room may be considered as portion of an adjoining room when one half of the area of the common wall is open and unobstructed.
- 49.** There shall also be provided in the case of buildings without openings on the sides of a depth greater than 12 meters, permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor.
- 50.** (1) Every window or other opening except for toilets and bathrooms must open to a standard light plane and the whole space above such plane must be open to the sky and free from any obstruction other than eaves or sunshades projecting to an extent of not more than 1.0 meter.

For the purpose of this regulation “standard light plane” means a plane drawn upwards and outwards from the exterior face of the building at the lowest floor level of the room and not being a basement floor for car parking or for an air condition plant or other service machinery only at an angle of $63\frac{1}{2}$ degrees to the horizontal and not impinging on any building wall or other obstruction.

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

- (2) Where a window or other opening is situated on the side or interior face of a building the external open space, shall;
 - (a) Be of such width that no portion of such face shall intersect any of a series of imaginary lines drawn, the plane may be drawn across the open space from the limit opposite to such face at the level of its floor for car parking or for air conditioning plant or other service machinery only, at an angle of 63 ½ degrees to the horizontal;
 - (b) Not be less than 2.25 meters; and
 - (c) Be exclusively attached to the building or be dedicated to public use.
- (3) In case of toilets and bath rooms the standard light plane may be relaxed by the authority provided a minimum unobstructed width of open space of one meter is within the premises abutting the opening.

51. When any room is located in a basement and is to be naturally lighted and ventilated. Such room shall have at least one third of the height of its external wall above the outside ground level and shall have all its required source of natural light and ventilation above the outside ground level.

52. The provisions of regulation 47 shall not apply to a room as a photographic dark room or cold storage room where by the nature of the use of the room it cannot have direct openings to external light and air, so long as it shall be artificially lighted and mechanically ventilated to the satisfaction of the Authority.

Mechanically Ventilation and Air Conditioning

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

- (2) Where windows or other opening of water closets and bathrooms cannot be open out on to an exterior or interior open space of the required width they may open out on to a ventilation shaft of the size of which shall in the case of buildings up to height of 15 meters not less than 1 sq.m. with the minimum dimension of any side being 1 meter and in the case of building exceeding 15 meters in height not less than 3 sq. meters with the minimum dimensions of any side being not less than 1.5 meters. Provided that, in the case of buildings of more than two stories the water closets and baths shall be mechanically

ventilated which exhaust fans of appropriate capacities placed both in the window openings as well as on the top of the shaft.

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

Foundations

- 54.** (1) Every building shall be supported by foundations in order to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such a manner so as not to cause any settlement or other movement which may impair the stability of, or cause damage to the whole or any part of the building or to any adjoining building or works.
 - (2) No part of the ground which support or helps to support any building shall be subjected to any pressure (whether exerted by any part of the building itself or otherwise) other than such pressure as they may be acceptable to the Authority, with the view to ensuring safety of the inhabitants of such buildings.
 - (3) If the ground adjacent to any proposed building excerpts the pressure upon or causes the application of an undue load to any part of the building, that building or part thereof shall be so constructed as to be capable of safely sustaining and transmitting the pressure or load without exceeding the appropriate limitations of permissible stresses.
- 55.** The foundation of any building shall not extend beyond the boundary lines of the building site except in the case of foundation of a party wall which is being built with a mutual consent of the owners the site on which such party wall stands.
- 56.** (1) Whenever any foundations or related earth works such as driving of piles, compaction of soil and excavations, which may impose loads on adjoining property or cause movements in the grounds or any way adversely affect the structural stability of any part of the adjoining effects on such work on the adjoining property shall be carefully considered by the qualified person at the time of preparation of the plans and designs as required under these regulations before any such works are commenced on the site.
 - (2) The qualified person and the owner shall at all times and at their own expense be responsible for preventing any damage to any adjoining building or property.
 - (3) The entire construction site including foundation, excavation and temporary retaining works shall be separated from any adjoining road or property by a suitable fence or enclosure as they may be required by the Authority.

Lifts

57. The number of passenger and goods lifts to be provided in any building and their design, construction, installation, testing, inspection and operation shall comply with such requirements as may be specified in From “K” of Schedule (III) to these regulations.

Water Supply and Sewerage

58. (1) Every building shall be provided with a protected water supply system connected to an existing public system.
- (2) Where it is not possible to provide connection to the public water supply system, a system connected to private service shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority has reasons to believe that the supply of water shall not be continuous taking into consideration the situation of the building and other land marks of the area.
- (4) No well used for the supply of drinking water shall be closer than 15.0meters of a cesspit or a soakage pit of a septic tank. Shall be close than 10 meter.
59. (1) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of water closets, Urinals, wash basins and other sanitary conveniences.
Provided that the number of closets, urinals wash basins and other sanitary conveniences to be provided in may building in Schedule (IV) shall conform to the specifications contained in that schedule.
- (2) All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority may in any particular case require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.
- (3) (a) Where a public sewerage system does not exist, or in other cases where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through a septic tank;
and
(b) Waste water shall be suitably disposed of through a soakage pit.

Rain Water Harvesting and Drainage

60. (1) Every owner or developer shall at the time of submission of the building plans for approval of the development activity in terms of these regulations, submit along with such plan, a plan containing such sketches as may be necessary, prepared taking into consideration the specifications and other requirements set out in Schedule VII (Part I, Part II and Part III) to these regulations, of the respective drainage facilities intended to be put in place to drain off and

convey rain water from the roof of the proposed building to a drain in the street or other appropriate outlet approved by the respective Authority:

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

- (2) Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority'
- (3) 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.

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

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

60. B. (1) Every plan submitted for the purpose of obtaining a development permit shall consist, -
- (a) Where no building work is involved in the development activity or the development activity is restricted to land development -
 - (i). Of details of the location and the dimension of the existing drainage system;
 - (ii). Of the proposed rainwater harvesting system inclusive of all dimensions and flow directions;
 - (b) Where building work is involved in the development activity.
 - (i) Sketch of the plan of the surrounding area including positioning of existing water drains.
 - (ii) The floor plan of each story (where the building consists of more than one floor) and of any areas which will consist of a flat roof (all pipe lines of the drainage, sizes and location of storage and infiltration and outlet drains along with the rain water will be discharged,)
 - (iii) With arrows indicating the direction of the flow of the water should be shown);

Of the cross and longitudinal sections of the building, including storage tanks, kitchen waste water tank down pipes and other related appurtenances.

- (2) The guidelines set out in sub-paragraphs (a) and (b) of paragraph (1) of This regulation shall be applicable to the Uses of Buildings specified in Schedule VII (Part I) to these regulations and the Minimum Equivalent Rainwater Holding Provision Requirement for each of such categories shall be as specified in the said Schedule (Part II):

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

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

60. C. (1) Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such place as may be determined by the Authority / respective local authority: Provided that the Authority shall satisfy itself that all owners concerned have consented to the joint facility and have given their written consent thereto.
- (2) In assessing the Equivalent Rainwater Holding Provision of any premises:-
- (a) The following matters shall be considered-
- (i) Available storage space for fire protection provided measures are adopted to meet fire requirements at all times;
 - (ii) 100m² of unpaved ground sufficient for 0.5m³;
 - (iii) Location of infiltration trenches specially for rainwater; and
 - (iv) Any facilities available on adjacent premises where, the written consent of the owner thereof has been obtained for the use of such facilities.
- (b) The following matters shall not be considered-
- (i) Storage spaces for public mains supply;
 - (ii) Availability of septic tank effluent soakage pit or trench.
 - (iii) Propose kitchen waste water tank.
- 60 D. The following design and construction considerations shall be applicable in Relation to ground water harvesting in terms of these regulations:-

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

Solid Waste Disposal

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

Electrical and Plumbing Work

62. All electrical and plumbing work in any building or premises shall be carried out by registered Electrician and a licensed plumber as the case may be and these works shall conform to such standard and specification as the Authority may require with view to ensuring maximum safety and sanitary conditions within any such building or premises.

Fire Safety

63. Every building shall conform to fire safety requirements applicable to the area or type of building or as may be specified by the Authority with a view to providing a greater measure of safety to the inhabitants of such buildings.
64. All high-rise buildings, public assembly buildings, factories and warehouse of more than 400 square meters in extent the installations therein shall conform to any additional fire safety requirements as may be recommended by the chief officer of the fire brigade.
65. All buildings which have two or more floors and 280 sq.m. in extent and which are located in areas where pipe-borne water supply is available should provide for a sump to store water to be used in an event of a fire. The dimensions of the sump well be determined by the planning Authority in relation to the size and use of the buildings.

Special Facilities for Disabled Persons

66. The owner or his Agent applying for a permit for the construction of a building should care for the safety standard for the efficient use of such public building and for the safety of such disabled user according to the Gazette Notification No. 1467/15 dated on 17/10/2006 as per Act No.28 of 1996 of Ministry of Social Service and Welfare, which is mentioned in Schedule VI.

Certificate of Conformity

67. Every application for a certificate of conformity under section 8k of the Urban Development Act. No.4 in 1982 should be substantially in the Form "D" set out in the Schedule (V) and shall be accompanied by the following.
- (a) In the case of land development or sub - division of land :-
- (I) A certificate from a town planner and or Licensed Surveyor that the sub - division has been carried out as per the approved plans and permit;
- (II) A certificate from a chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an engineer under the government, where engineering works are involved in the development such as construction of roads and culverts that the developments works have been carried out under his supervision in accordance with the approved plans specifications and permit

- (b) In the case of construction of buildings falling within a category “A” of regulation 5.
 - (I) A certificate from a registered or civil engineer or a person whose qualifications have been recognized for employment as an Architect under the government to the effect that the development has been carried out under his supervision in accordance with the approved plan and permit;
 - (II) A certificate from a chartered or registered civil engineer or a person whose qualifications have been recognized for employment as an engineer under the government to the effect that the foundations and super structure and other works have been carried out according to the approved plans, permit and according to the designs submitted under regulation 6, under his supervision and the buildings are structurally safe; and
 - (III) A certificate from a qualified electrical engineer qualified sanitary or a chartered civil engineer, qualified refrigeration engineer or a person whose qualifications have been recognized for employment as an electrical, sanitary civil or refrigeration engineer that the electrical, sanitary and air conditioning systems have been installed under their supervision in accordance with the approved plans and specifications and satisfy all safety requirements.
- (c) In the case of construction of buildings falling within category “B” of regulation 5 a certificate Architect or civil engineer or a person whose qualification have been recognized by government for employment as an architect or engineer under government to the effect that the works have been carried out in accordance with the approved plan and permit under his supervision and that the building is structurally safe.
- (d) In the case of construction of buildings falling within category C of regulation 5, a certificate from the builder to the owner where the owner is also the builder to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision and that all reasonable precaution have been taken to ensure the structural safety of the building.

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

Unsafe Buildings

69. The Authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair or demolish or deal with otherwise to remove the danger, if the building is certificate as unsafe by the Director, Buildings Department.

3.4 Special Regulations for the Batticaloa Dutch fort conservation Area and Identified Historically & Architecturally Important Buildings within the Batticaloa MC Area

- (1) These Regulations shall be sited as the Special Regulations (Planning & Building) for “Batticaloa Fort” & surrounding area of 350 meters radius from the boundaries of the fort (vide Annexure 01) and selected buildings that are historically & architecturally important within the Batticaloa Municipal Council Area(vide Annexure 02).
- (2) All the developments / Alterations within the 350 Meter radius from the boundaries of the fort and other historical character buildings owners should follow the following guidelines and get prior approval from UDA before developments / Alterations commence on the site.
- (3) Additionally following guidelines apply to both private and government sector’s developments such as new building construction, addition, alterations, extensions, change of uses, modifications, replacement of any building elements, excavations, demolition, land filling, permanent or semi permanent or temporary works and any constructions below ground level such as basements semi basement, septic tank, soakage pits, sump tanks within the above mentioned zone and other identified historical building areas.
- (4) The Planning and Building Regulations prepared for Batticaloa Municipal Council Area shall be applicable in addition to the said special regulations within Batticaloa Municipal Council Area.

3.4.1 Guidelines for the Batticaloa Dutch fort conservation Area (“Batticaloa Fort” & surrounding area of 350 meters radius from the boundaries of the fort)

- High rise buildings will not be permitted in close proximity to the fort.
- Aluminum cladding, bright Colours and other such exterior wall treatment shall be avoided in close proximity to the fort .
- Developers should provide landscape garden in front of the developments as Far as possible.
- No Road side parking allowed and parking should be provided within the Premises or in the public parking area at Gandhi Park.
- No allowed advertising displays, neon light displays, large name board displays, cut outs, advertising posters or any other.
- All the name boards & signage should be approved by UDA subject to conditions applied length, width, height, size of lettering, fonts and Colours.

3.4.2 Guidelines for Identified Historically & Architecturally Important Buildings within the Batticaloa Municipal Council Area

- ❖ Alterations can be done for utility spaces such as toilets, cooking spaces, etc. Without destroying existing Architectural Character of the Building.
- ❖ Proposed building lines /Street lines will be decided by UDA without Destroying the special quality of the buildings.

- ❖ Change of use can be applied as boutique hotels, niche restaurants or such uses permitted, but no offices or commercial uses are permitted in the historical buildings, additionally parking should be provided within the premises.
- ❖ The tiled roofs shall not be replaced by any other materials.
- ❖ The existing building elements such as doors, windows, fanlights, exposed roof elements, moldings, masonry and timber columns will not be altered or replaced.
- ❖ Any new elements introduced to a building shall be compatible to existing Architectural Character of the Building.
- ❖ No advertising displays, neon light displays, large name board displays, cut outs, advertising posters or any other are allowed.
- ❖ All the name boards & signage should be approved by the UDA subject to conditions of length, width, height, size of lettering, fonts and Colours.

3.5 Definitions

“apartment”	means a unit as defined in the Apartment Ownership Law No.11 of 1973
“access”	includes any street used as means of access to buildings or other premises whether the public have a right of way thereof or not
“authority”	means the Urban Development Authority constituted under the Urban Development Authority Law No.41 of 1978
“basement”	Means that part of the floor below the ground floor which is wholly below ground level or to an extent of 2/3 of its height below the adjoining ground level.
“high-rise building”	means any building with more than four floors including the ground floor whose height at any part of it above the ground level exceeds 12.0 meters excluding a lift or motor room not exceeding 56 sq. meters in extent or staircase room not exceeding a height of 3 meters and not exceeding 25 sq. meters in extent or a water tank not exceeding a height of 1.5 m.
“residential building”	means a building exclusively consisting of one dwelling unit or a number of dwelling units
“building line”	Means the line up to which a building will be permitted to extend.
“building works”	Includes erection or re-erection of a building or making additions or alterations to an existing building.

“chairman”	means the Chairman of the Urban Development Authority
“dwelling house or dwelling unit”	means a building or a part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities.
“development activity”	Has the same meaning as given in the Act.
“existing lot”	Means a lot which was in existence before the Act come into operation.
“factory”	Includes a building or a part of building used for the manufacture, production or repair of an article.
“flat”	Means a unit as defined by the in the Apartment ownership Law No.11 of 1973.
“floor area”	means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such wall and shall include all the roof projections and balconies exceeding 1.0 meter in width and all areas having a roof and capable of being enclosed.
“gross floor area”	Means the total of floor areas of every floor in the building.
“floor area ratio”	Means the gross floor area of all buildings on a lot divided by the area of such lot.
“floor space”	Means the horizontal area of a room or space in building measured from the interior face of the enclosing walls.
“housing complex”	Means a group of dwelling units on a site which is permanently in common enjoyment and may include a block of flats.
“industrial building”	includes factories, workshops and warehouses
“act”	Means the Urban Development Authority Law No.41 of 1978.
“Local Authority”	Has the same meaning as in law.
“Lot”	In relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or a set of co-owners and approved as a lot by the Local Authority or the Authority.

“Owner”	Includes the person for the time being receiving the rent for such premises, in connection with which the work is used whether in his own account or as an agent or trustee for any other person who would receive the same if such premises were let to a tenant.
“Place of public assembly”	Means a place or building used whether regularly or occasionally for public congregation such as a theatre, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purposes and includes a public building.
“Planning committee”	Means the committee appointed under Section 8B of the Law.
“Public Building”	includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home or government building.
“Public Street”	means any street over which the public have a right of way and has become vested in under any Law or by operation of any Law and includes a drain or footway attached thereto.
“Qualified person”	means any person required to approve or certify any development activity as specified in Column IV of Schedule VIII.
“Street”	includes any road, footway, or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all drains, pavements and the reservations at the site thereof.
“Street line”	means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the Authority.
“Warehouse”	includes a building or a part of building mainly used for storing merchandise or articles for trade.

3.6 SCHEDULES

SCHEDULE (I) (Regulation 1) FORM "A"

APPLICATION FOR OBTAINING A DEVELOPMENT PERMIT FOR SUB – DIVISION OF LAND

For Office Use only
No.
Processing fees paid:
Receipt No. and Date:

To:
Chairman,
Urban Development Authority.

Thro”
Mayor,
..... Municipal Council

Sir,

I/We hereby apply for a Permit for Sub - division of my/our land bearing Assessment No.
..... Street Ward Town
.....

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

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

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

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Date:
Address:
.....
Telephone No.:
Email:
Fax:

FORM 'A'

Annexure

(Please type or write in block capitals)

1. Particulars of Owner:
Name:
Address:
Telephone No.:

2. (a) Particulars of Existing Development:
Location:
Assessment No.:
Local Authority:
Ward:
Street:
Lot/Survey Plan No.:

- (b) Present Use:
Land:
Extent (square meters):
Use:
Building (if any):

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

- (b) Details of amenities and facilities

- (c) Proposed Land Use
Residential:
Commercial:
Industrial:
Institutional:
Open Spaces, parks and play fields:
Streets and Access ways:
Any other use:

- (d) Infrastructure:
 - (i) Availability:
Water:
Sewerage:
Drainage:
Electricity:

- (ii) Arrangements proposed where the above facilities are not available or adequate.

Water supply:
Sewerage:
Drainage:
Electricity:

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Date:
Address:
.....
Telephone No.:
Email:
Fax:

SCHEDULE (I)
(Regulation 1)

FORM 'B'

Application for obtaining a Development Permit for Building, Change of use of land and building and any other development (except sub division of land).

For Office Use Only

No.
Processing fees paid:
Receipt No.
Date:

To:
Chairman,
Urban Development Authority.

Thro”
Mayor,
..... Municipal Council.

Sir,

I/We hereby apply for a permit to carry out the following development. I/We intend to use the land or building in for The site sub division has been approved by in

I/We forward herewith the following particulars in triplicate.

1. A map of the area showing the site in relation to the adjoining properties and streets. (The site in question along with any other adjoining site owned by the applicant should also be clearly shown).
2. The approved blocking out plan to a scale of not less than 1:4000 showing the dimensions of the site and all existing topographical features, buildings, structures and street width of abutting streets.
3. A detailed plan of the site to a scale less than 1:1000 indicating the position of the proposed buildings in relation to the site, (existing buildings to be retained) street lines, the set backs from the streets and the boundaries of the site, access ways and location of parking areas.
4. In case where only building work is involved.
 - (a) A sketch plan of the surrounding area sufficient to locate the building site.
 - (b) The approved blocking out plan to a scale of not less than 1:4000.

- (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is so extensive as to render a smaller scale necessary when the scale of 1:200 may be used showing :
 - (i) Different parts of the building and the use for which every room and part of the building is intended to be put to.
 - (ii) The position and dimension of all doors, windows and other openings.
 - (iii) The position of all sanitary appliances and their connection to drains.
 - (iv) Fire escape
 - (v) Clearance from aerial electricity supply lines
 - (vi) The type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the buildings.

- (d) Cross and longitudinal sectional drawings of the building along appropriate lines, showing:
 - (i) The thickness of all walls, floors, roofs, foundations, beams and other related parts of the buildings.
 - (ii) Position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the buildings in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the buildings.

- (e) Front and side elevations of the building showing elevations of every existing building with the site showing its height, floor level and other external visible features.

- 5. The particulars given in Annexure B - 1.
- 6. The particulars given in Annexure B - 2 (in case the development relates to industrial usage of site and buildings).
- 7. The particulars given in Annexure B - 3 (in case the development relates to a Hotel).

I/We undertake not to commence any Development Activity till the permit is granted.

.....
Signature of Qualified Person

.....
Signature of Owner

Date:

Address:

Telephone No.:

Email:

Fax:

FORM 'B'

Annexure 1

(Please type or write in block capitals)

1. Particulars of Owner:

Name:

Address:

Telephone No.:

2. (a) Particulars of Existing Development :

Location of site

Local Authority:

Ward:

Street:

Assessment No.:

Lot No./Survey Plan No.:

(b) Present use of the land and building:

(i) Land

Extent (in sq.m.):

Use (Give in detail the present use):

(ii) Building (Give details of every building on the site).

No. of floors:

Height (meters):

Gross Floor Area (sq.m.):

3. Particulars of Proposed Development:

(a) Nature of Proposals

(b) Site Development

State whether the site is proposed to be filled up and raised and if so, give details of levels in relation to roads and the drainage proposals.

Please also indicate (where applicable) whether consent of the Sri Lanka Reclamation and Development Corporation has been obtained.

(c) Details of Development

Maximum Height (Meters)

Gross floor area of all buildings (sq.m.)

Floor Area Ratio
(F.A.R.)

Gross Floor Area of all Buildings

Site Area

$$\text{Lot Coverage} = \frac{\text{Floor area at ground level}}{\text{Site Area}} \times 100$$

(d) No. of Floors (including Basement and use of each floor):

Floor	Use	Extent (sq.m.)
-------	-----	----------------

(e) Details of Floor Area (sq.m.):

- Residential:
- Retail Commerce:
- Wholesale Commerce:
- Office:
- Restaurant:
- Factory or Workshop:
- Warehouse:
- Others (specify):
- TOTAL:

(f) Floor area of each Dwelling Unit

(g) Parking of Vehicles:

- Cars:
- Other (Specify):

(h) Infrastructure Requirements:

- Water (Liters):
- Electricity (Kilo watts):

4. Estimated No. of Employees in the Building

5. Landscaping:
 Trees and vegetation to be retained.
 Landscape proposals:
 Describe proposals with
 An outline design

6. Approximate date of commencement and completion and phasing:

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

.....
 Signature of Qualified Person

.....
 Signature of Owner

Address:
 Telephone No.:
 Date:

FORM B

Annexure 2

(Please type or write in block capitals)

To be completed and furnished where the site and building are to be used for Factory, Workshop or Warehouse.

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

No.	Horse Power	Motive Power
-----	-------------	--------------

4. Provision made for infrastructure facilities
Water Liters:-
Source:-
Sewage Disposal:-
Liters:-
Electricity Kilo Watt:-
Source:-
Storm Water Drainage:-
Fire Protection:-
5. Quality and Quantity of solid, liquid or gaseous effluents, there mode of treatment and disposal.
6. Noise, dust and pollution characteristics and measures proposed for their control.
7. Employment Proposed:
Future expansion, if any,

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:
Telephone No.:
Date:

FORM B
Annexure 3

To be completed and furnished in respect of all development activity along the coastline within one kilo meter of the high water mark and Hotels, Guest Houses and Restaurants.

1. Brief description of Development Activity:
2. Location and type of Educational and Religious buildings and buildings and places of archaeological, historic or scenic interest within one kilo meter of the site:
3. Distance of proposed buildings from the permanent vegetation line of the coast:
4. (a) Nature of existing vegetation and coverage:
(b) Details of natural and physical features within the site such as water courses, Rock formation, sand dunes etc:
5. Details of approval by Coast Conservation Division of the Ministry of Fisheries (a permit should be obtained under the Coast Conservation Act No. 57 of 1981 for any construction falling within the coastal zone which is 300 meters landwards of the high water line):
6. Additional information for Tourist Hotels, Guest Houses and Restaurants:
 - (a) No. of rooms:
Single:
Double:
Suite:
 - (b) Restaurant Seat:
Restaurant floor space (square meters)
7. Details of approval by Tourist Board:
8. Provision made for infrastructure facilities:

Water:
Litres :
Source :

Sewage :
Litres :
Disposal :

Electricity:
Kilo Watt:
Source:
Storm Water Drainage:
Fire Protection:

Garbage Disposal:

1. Employment:

Proposed:

Future expansion, if any:

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:

Telephone:

Date:

(Regulation 7)
FORM "C"

Application for obtaining Preliminary Planning Clearance for proposed development.

For Office Use Only
No.
Processing Fees Paid:
Receipt No. and Date:

To:
Chairman,
Urban Development Authority.

Thro”
Mayor,
..... Municipal Council.

Sir,

I/We hereby apply for the Preliminary Planning Clearance for building/sub division of land bearing assessment No. Street Ward Town

I / We forward herewith the following particulars in quadruplicate duly signed by me/us.

1. A map of the site showing the site/land in relation to the adjoining properties and streets to a scale of not less than 1:6000. (The site in question along with any other adjoining site in the area owned by the applicant should also be clearly shown).
2. The particulars detailed in the Annexure.

I / We fully understand that the Preliminary Planning Clearance does not entitle me/us to carryout any Development Activity whatsoever.

I / We attach herewith the consent letter from the Owner.

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

.....
Signature of Qualified Person

.....
Signature of Owner/Applicant

Address:
Telephone:
Date:

FORM 'C' – ANNEXURE
(Please type or write in block capitals)

1. Particulars of applicant:
Name:
Address:
Telephone:

2. (a) Particulars of existing development
Location:
Assessment No.:
Local Authority:
Ward :
Street :
Assessment No. :
Plot / Survey Plan No. :
(b) Present Use
 - (i) Land
Extent (Square Meters):
Use (Give in detail the present use):

 - (ii) Building (Give details of every building on the site):
No. of floors :
Maximum height (meters):
Gross floor area (sq.m.):
Floor area of each use (sq.m.):

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

 - (b) Nature of proposals (Give a brief description with line plans and elevations).

4. Site Particulars
Extent of site (sq.m.)

5. Availability of Infrastructure:
Street and Access ways:
Water Supply:
Sewage :
Electricity :

6. (a) Gross Floor area of Proposed Development (sq.m.) :
(b) No. of floors and maximum height of building :
(c) Floor Area Ratio F.A.R.

	Gross floor area of all buildings ----- Site Area
Plot Coverage	Floor area at ground level x 100 ----- Site Area

- (d) Basement
 - (i) Extent:
 - (ii) Ground Coverage:
- (e) Details of floor space (sq.m.)
 - Residential:
 - Retail Commerce:
 - Wholesale Commerce:
 - Office:
 - Restaurant:
 - Factory or Workshop:
 - Warehouse:
 - Others (specify):
 - Total:
- (f) Parking spaces provided:
 - Cars:
 - Others (specify):

7. Details of site sub division sq.m.% total area

- (a) Land use:
 - Residential:
 - Commercial:
 - Industrial:
 - Institutional:
 - Open spaces, parks and play fields:
 - Roads
 - Others
- (b) No., type and size of plots:
- (c) No., type of buildings, if any proposed:
- (d) Amenities if any, to be provided:

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

.....
Signature of Qualified Person

.....
Signature of Owner/Applicant

Address:
Telephone:
Date:

SCHEDULE (I)
(Regulation 67)
FORM "D"

Application for obtaining Certificate of Conformity

For Office Use Only
No.
Processing fees paid:
Receipt No.
Date:

To:
Chairman,
Urban Development Authority.

Thro”
Mayor,
..... Municipal Council.

Sir,

I/We hereby apply for a Certificate of Conformity in respect of development carried out at (give location etc.) in terms of permit No. dated 19..... issued to me by

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

Details of Deviations

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

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Name :
Address :
Telephone :
Date :

SCHEDULE II
(Regulation 30)
PARKING SPACE STANDARDS

Activity		Parking Space
1.	Residential	Number of car parking stalls
	i. Dwelling units exceeding 200 sq.m.	One for one unit.
	ii. Flat exceeding a gross floor area of 100 sq.m.	One for one unit.
	iii. Flat with a gross floor area less than 100 sq.m.	One for five units.
2.	Commercial	
	Commercial buildings up to 100 sq.m. in central business area.	
	i. Super Market, Shopping Complexes, Shops, Departmental Stores, Other Commercial Institutions and Other Commercial Buildings	One for 100 sq.m.
	ii. Bank and Financial Institutions	One for 100 sq.m, One Thryshow, Two Motor Cycles
	iii. Restaurants	One for net floor area of 50 sq.m.
	iv. Night Clubs, Reception Halls	One for 250 sq.m.
	v. Hotels, Guest Houses and Clubs.	One for gross floor area of 100 sq.m. or One for 05 Rooms and 01 for 01 Suite which ever is more.
	vi. Cinemas, Theatres, Auditoriums, Recreations and Amusements	One for 20 seats up to 100 seats and one additional for every 50 sq. m.
	vii. Factories, Industrial Establishments and Warehouses	One Car Parking Space any. One Lorry Parking Space for 200 sq.m.
3.	Health	
	i. Nursing Homes and Private Hospitals.	One for 05 Beds.
	ii. Medical Consultation Centers.	One for 05 rooms.
	iii. Medical Laboratory +Private Clinics.	One for Net Floor Area of 10 sq.m.
4.	Education	
	i. Private Schools, International Schools and Nursery Schools	One for 100 sq. m.
	ii. Government Schools and	
	Higher Educational Institutions	One for 200 sq.m.
5.	Others	Decided by Authority but not less than 1 for 200 sq.m.

Note : Where the number of car parking space arrived at, on the above standards consist of a fraction of half or more it shall be counted as one.

SCHEDULE III
(Regulation 13)
FORM "A"
Access to Residential Units

1 No. of Dwelling Units Served	2 Minimum Width (Meters)	3 Maximum length (Meters)
Under 4 dwelling units	3.0	50
More than 4 but not more than 8 dwelling units	4.5	100
More than 8 but not more than 20 dwelling units	6.0	--
More than 20 dwelling units	9.0	--

SCHEDULE III
FORM "B"
Access To Non Residential Building

Maximum extent of land served (sq. meters)	Maximum FAR on each site	Minimum width of street (meters)	Maximum length of street (meters)
500 Where the streets serves more than i lot or site but not more than four lots.	1.5	6.0	50
2500 Where the street serves only One lot or site	1.5	6.0	150

SCHEDULE III
FORM "C"
Regulation 14
Specification as to Lot

Category of Building	Minimum site area sq. m.	Minimum width of site (meters)
1 Residential building	150	6.0
i All building except those included below		12.0
ii Public assembly buildings and public buildings	300	
Specification as to telecommunication towers	150	6

SCHEDULE III
FORM “D”
(Regulation 16)

Street line and Building lines enforced in Batticaloa Municipal Council Area

SCHEDULE III
Regulation 16
FORM “D”

The Proposed Building Lines for Roads in Batticaloa MC Area

No.	Road Development Authority	Proposed Building Limits from Centre of the Road (m)	Proposed Street Limits from Centre of the Road (m)
01	Aerons Lane	6.0	6.0
02	Arunagiri Lane	7.5	6.0
03	Amirthakali 1 st Cross Street	4.5	4.5
04	Arasady Pillaiyar Kovil Road	6.0	4.5
05	Avliya Lane	4.5	4.5
06	Amirthakali Cemetery Road	6.0	4.5
07	Ampal Lane	3.0	3.0
08	Barathy Lane	6.0	6.0
09	Bar Road	12.0	12.0
10	Baily Road 2 nd Cross Lane	6.0	4.5
11	Baily Cross 1 st Cross Lane	6.0	4.5
12	Baily Road	12.0	12.0
13	Baily Cross Street	7.5	6.0
14	Baily Lane	4.5	4.5
15	Kumarathan Kovil Road	7.65	7.65
16	Chapel Road	7.65	7.65
17	Bar road Housing Scheme Road	6.0	4.5
18	Boundary Road North	7.5	6.0
19	Boundary Road North Cross Road	6.0	4.5
20	Boundary Road South	7.5	6.0
21	Boundary Road Housing Scheme Lane	4.5	3.0
22	Cemetery Road	7.65	7.65
23	Cyril Lane	4.5	3.0
24	Chandra Lane	4.5	3.0
25	Collecte Lane	4.5	3.0
26	Coolavady Road	6.0	4.5
27	Coolavady Road Lanes1 – 8 & 1 A	6.0	4.5
28	Dias Road	4.5	3.0
29	Dhoby Street	6.0	4.5
30	Fathimagiri Lane	4.5	3.0
31	Ganasuriam Square	6.0	4.5
32	Ganasuriam Square 1 st Cross	6.0	4.5
33	Ganasuriam Square 2 nd Cross	6.0	4.5
34	Gold Smith Road	6.0	4.5

35	Gold Smith Road Lane	4.5	3.0
36	Iruthayapuram West Road	7.5	6.0
37	Iruthayapuram East Road – Kumarakovil Lane	7.5	6.0
38	Iruthayapuram East Road 1-7	6.0	4.5
39	Iruthayapuram West Central Road	6.0	4.5
40	Iruthayapuram West Road Lane	6.0	4.5
41	Kathirkamar Road	6.0	4.5
42	Kannagai Amman Kovil Road	7.65	7.65
43	New Boundary Road	7.65	7.65
44	Kunarathan Kovil Road	7.65	7.65
45	Karuwapenkerni Road	6.0	4.5
46	Kuda Lane	6.0	4.5
47	Kathirkamar Road	4.5	3.0
48	Kali Kovil Road	6.0	4.5
49	Loyds Avenue	12.0	12.0
50	Lourf Shrine Road Cross Lane	4.5	3.0
51	Lady Manning Drive Lane	3.0	3.0
52	Market Road	7.5	6.0
53	Mamangam Pillayar Kovil Road	7.5	6.0 (Up to Temple)
54	Mariyamman Kovil Road	6.0	4.5
55	Muslim Colony Central Road	6.0	4.5
56	New Road (G.V. Hospital)	15.0	15.0
57	New Road (In front of Open University)	12.0	12.0
58	Olive Lane	6.0	6.0
59	Odakarai Road	6.0	6.0
60	Old Rest House Road	6.0	6.0
61	Peria Uppodai Road	6.0	6.0
62	Pansala Road	6.0	6.0
63	Pioneer Road	6.0	4.5
64	Pakkiyam Lane	6.0	4.5
65	Punnaicholai Road	6.0	4.5
66	Rosario Lane	7.65	7.65
67	Rosario 1 st Cross	6.0	6.0
68	Rosario 2 nd Cross	6.0	6.0
69	Station Cross Road	12.0	12.0
70	Station Road	12.0	12.0
71	Sengunthar Road	4.5	3.0
72	Sinnauppodai Road Lanes	4.5	4.5
73	Sathiriyar Lane	3.0	3.0
74	St. Lourdes Road	6.0	6.0
75	St. Sebastiyar Street	6.0	6.0
76	Singing Fish Road	6.0	6.0
77	Seelamunai Lake Road – Uppodai Lake	6.0	6.0
78	Selvanayagam Road	6.0	6.0
79	School Road	6.0	6.0
80	School Road 3 rd Cross Lane	4.5	4.5
81	School Road 2 nd Cross Lane	4.5	4.5

82	School Road 1 st Cross Lane	4.5	4.5
83	Sithivinayagar Road	6.0	4.5
84	School Lane Iruthayapuram East	4.5	4.5
85	Suppiah Lane	4.5	3.0
86	Thomas Lane	4.5	4.5
87	Trincomalee Road	15.0	15.0
88	Trincomalee 1 st Lane	6.0	6.0
89	Thamarai Kerny Road	6.0	6.0
90	Uppodai Lake Road	6.0	6.0
91	Urani Road	12.0	12.0
92	Uppodai Kudah Road	6.0	6.0
93	Veetharaniyam Square	7.5	6.0
94	Zacharias Lane	6.0	4.5
95	Main Lane	6.0	6.0
96	Tissaveerasingam Square	7.5	6.0
97	Tissaveerasingam Square Lane	6.0	4.5
98	Ethirmansingam	6.0	6.0
99	Supramaniyam Lane	4.5	4.5
100	Sinnauppodai Lake Road	6.0	6.0
101	Ambrose Road	6.0	4.5
102	Lions Club Road	6.0	6.0
103	Kannaki Amman Kovil Cross Road	6.0	4.5
104	Sarvothya Road	7.65	7.65
105	Sinnauppodai Road	6.0	6.0
106	Yiramuthu Lane	4.5	3.0
107	Brayens Drive	7.5	6.0
108	Hospital Road	7.65	7.65
109	Chapal Road	7.65	7.65
110	Armen Corner	6.0	4.5
111	Love Lane	4.5	3.0
112	Green Street	4.5	3.0
113	Fernando Road	4.5	3.0
114	Mudaliyar Sinnalebbe Road	4.5	3.0
115	Main Street	6.0	6.0
116	Bazaar Street 1 st Cross Street	4.5	4.5
117	Bazaar Street	12.0	12.0
118	Bazaar Road 2 nd Cross Street	6.0	4.5
119	Yard Road	7.65	7.65
120	Mudaliyar Road	6.0	4.5
121	Mugandram Road	6.0	4.5
122	Corner Road	6.0	4.5
123	Mudaliyar Cross Street	6.0	4.5
124	Lake Road No. 2	6.0	6.0
125	Advacate Road	4.5	4.5
126	Temple Road	6.0	4.5
127	Reservoir Road	6.0	4.5
128	3 rd Cross Road	6.0	4.5
129	Lane Off 3 rd Cross	4.5	3.0

130	Central Road	7.5	6.0
131	Notharies Lane	4.5	4.5
132	2 nd Cross Street	6.0	4.5
133	Mahilady Road	6.0	4.5
134	Govington Road	7.5	6.0
135	Vivekananda Road	3.0	3.0
136	Upstair Road (Upstair Road)	6.0	4.5
137	Lane off Upstairs Road	3.0	3.0
138	Vanniah's Road	6.0	4.5
139	Nailliah Road	6.0	4.5
140	Lane of Nailliah Road	3.0	3.0
141	Suriya Lane	6.0	4.5
142	Bundings Lane	6.0	6.0
143	Lake Road Number 1	12.0	12.0
144	St. Anthony's Street	6.0	6.0
145	St. Michaels Street	6.0	4.5
146	St. Michaels Cross Street	3.0	3.0
147	Steephan Road	3.0	3.0
148	Munai Street	12.0	12.0
149	Munai Street 1 st Cross	4.5	4.5
150	Munai Street 2 nd Cross	4.5	4.5
151	Maruthayady Road	6.0	4.5
152	Victoriya street	6.0	4.5
153	Easvaram Lane	4.5	4.5
154	Puliyadi Lane	4.5	4.5
155	Fort Road	12.0	12.0
156	New Vanniyar's Road	4.5	4.5
157	Lille Lane	3.0	3.0
158	1 st Lane off Suriya Lane	3.0	3.0
159	End lane off Suriya Lane	3.0	3.0
160	3 rd lane off Suriya Lane	3.0	3.0
161	Lane of Mathiyas Road connecting 3 rd Cross Road	3.0	3.0
162	Adigar Road	6.0	4.5
163	Mathiyas Road	6.0	6.0
164	Weawing Centre Road	7.65	7.65
165	Santhanamatha Kovil road	7.65	7.65
166	Vipulananda Veethy	6.0	6.0
167	Nesavunilaya Veethy	7.65	7.65
168	Nesavunilaya 1 st Lane	4.5	4.5
169	Nesavunilaya 2 nd Lane	4.5	4.5
170	Nesavunilaya 3 rd Lane	4.5	4.5
171	Nesavunilaya 4 th Lane	4.5	4.5
172	Valaiyeravu Veethy	7.65	7.65
173	Arisi Alai Veethy	6.0	6.0
174	Thimilaithivu Veethy Milk Board Road	7.65	7.65
175	Thimilaithivu Veethy 1 st Lane – 8 th Lane	4.5	4.5
176	Airport Veethy	6.0	6.0

177	Vinayagar Veethy	6.0	6.0
178	Patpanni Veethy	7.5	7.5
179	Ellai Veethy	7.5	7.5
180	School Lane	7.5	7.5
181	Murugan Kovil Veethy	7.5	7.5
182	Mandrasa Veethy	7.5	7.5
183	Missanarin Veethy	7.5	7.5
184	Kudiyeta Veethy	7.5	7.5
185	Kudiyeta Veethy 1 st Lane	4.5	4.5
186	Kannakiamman Kovil Veethy	6.0	6.0
187	Sinnaiah Vethanaiyar Veethy	4.5	4.5
188	Old V.C. Lane	6.0	6.0
189	Kothukulanthan Mariyamman Veethy	15.0	15.0
190	Kothukulanthan Mariyamman- 1 st Lane – 3 rd Lane	6.0	6.0
191	Sarvadaya Road 1(Penkal Pannai Veethy)	6.0	6.0
192	Sarvadaya Road 2	6.0	6.0
193	Sarvadaya Road 3	6.0	6.0
194	Vellaikutty veethy	6.0	6.0
195	Mathurai Nagar Veethy	6.0	6.0
196	Pechiyamman Kovil Veethy	6.0	6.0
197	Mylvaganam Kovil Road	6.0	6.0
198	Trinco Road	15.0	15.0
199	Urani Kokkuvil Veethy	7.5	7.5
200	Urani Kokkuvil 1 st lane to 14 th Lane	6.0	4.5
201	Sathurukondan Thannamunai Veethy	7.65	7.65
202	Nagaiya Veethy	6.0	6.0
203	Navatkerni Veethy	6.0	6.0
204	Mariyamman Kovil Veethy	6.0	6.0
205	Mariyamman Kovil 1 st Lane to 09 th Lane	4.5	4.5
206	Rajathurai Veethy	6.0	4.5
207	Kasenadar Veethy	6.0	4.5
208	Vethanayagam Veethy	6.0	4.5
209	Kathiravelu Veethy	6.0	4.5
210	Meenkavi Veethy	6.0	6.0
211	Kumpulamadu Veethy	6.0	4.5
212	Navatkerny Veethy	6.0	6.0
213	Navatkerny Veethy (Bridge)	7.5	6.0
214	Kalikovil Road	6.0	6.0
215	Light House Road (Palameenmadu)	6.0	4.5
216	Pumping Station Road	6.0	6.0
217	A.P.C. Road	7.5	7.5
218	Colony Road	6.0	6.0
219	New Colony Road	6.0	6.0
220	Colony Road – 1	6.0	6.0
221	Colony Road – 2	6.0	6.0
222	Colony Road – 3	6.0	6.0
223	Colony Road – 4	6.0	6.0

224	Colony Road – 5	6.0	6.0
225	Colony Road – 6	6.0	6.0
226	Colony Road – 7	6.0	6.0
227	Colony Road – 8	6.0	6.0
228	Colony Road – 9	6.0	6.0
229	Dutch Bar Road - Navalady	7.5	7.5
230	Dutch Bar Road - Navalady -1	6.0	6.0
231	Dutch Bar Road - Navalady -2	6.0	6.0
232	Govt. Quarters Lane	6.0	4.5
233	Mariamman Kovil Road	6.0	4.5
234	New Dutch Bar Road	6.0	4.5
235	Senthurmurugan Road	7.5	7.5
236	Temple Road, Kalladiuppodai	6.0	4.5
237	Krishnan Kovil Road	6.0	4.5
238	Krishnan Kovil Road Lane	4.5	3.0
239	Old Kalmunai Road	12.5	12.5
240	Panditar Poopalapillai Road	6.0	4.5
241	Pillayar Kovil Road	6.0	6.0
242	Pillayar Kovil Road – 1	6.0	6.0
243	Pillayar Kovil Road – 2	6.0	6.0
244	Pillayar Kovil Road – 3	6.0	6.0
245	Pillayar Kovil Road – 4	6.0	6.0
246	Pillayar Kovil Road – 5	6.0	6.0
247	Pillayar Kovil Road – 6	6.0	6.0
248	Pillayar Kovil Road – 7	6.0	6.0
249	Pillayar Kovil Road – 8	6.0	6.0
250	Vipulananda Avenue	6.0	6.0
251	Malaimagal Avenue	4.5	3.0
252	Pallivasal Road (Thirumagal Road)	4.5	3.0
253	Music College road	6.0	6.0
254	Music College-Lane	6.0	4.5
255	Malaimagal Road West 1 st Cross	4.5	3.0
256	Tavalaya Road	6.0	4.5
257	Kankanipillayar Road	6.0	4.5
258	Manchanthoduwai Road	6.0	4.5
259	Poonochimunai Road	7.5	6.0
260	Poonochimunai Lane	6.0	4.5
261	Manchanthoduwai Lane	6.0	6.0
262	New Kalmunai Road	15.0	15.0
263	New Kalmunai Road Lane – 1	6.0	4.5
264	New Kalmunai Road Lane – 2	6.0	4.5
265	New Kalmunai Road Lane – 3	6.0	4.5
266	Abdul Rahuman Road – M. P. C.S Road	4.5	3.0
267	Clerk Road, Kallady	4.5	3.0
268	Samsudeen Lane	4.5	3.0
269	Malaimagal Road	4.5	3.0
270	Kalaimagal Road (Ponder Veethy)	4.5	4.5
271	Bakady Road West	6.0	4.5

272	Veloor Colony Road	6.0	6.0
273	Krishnan Kovil Road	6.0	4.5
274	Jinna Road	4.5	3.0
275	East Boundary Road	6.0	6.0
276	Poonochimunai Cross Road – 1	6.0	4.5
277	Poonochimunai Cross Road – 2	6.0	4.5
278	Poonochimunai Cross Road – 3	6.0	4.5
279	Poonochimunai Cross Road – 4	6.0	4.5
280	Poonochimunai Cross Road – 5	6.0	4.5
281	Poonochimunai beach Road	7.65	7.65
282	Mohideen Takiya Road	6.0	6.0
283	MohideenTakiya Lane	4.5	3.0
284	School Road 19	6.0	4.5
285	East Boundary Road 1 st Lane	4.5	3.0
286	East Boundary Road - 2 nd Lane	4.5	3.0
287	Anumar Road	6.0	4.5
288	Lane off 4 th Cross St. of Kali Kovil Road	6.0	4.5
289	Upstair Road	6.0	4.5
290	Mathar Road	6.0	4.5
291	Padukaddar Veethy	6.0	4.5
292	Poonochchimunai 6 th Cross	4.5	3.0
293	Poonochchimunai 7 th Cross	4.5	3.0
294	Government Quarters Road (Saravana Veethy)	7.65	7.65
295	Hispulla Veethy	4.5	3.0
296	Vipulananda Avenue	6.0	4.5
297	Navalady School Road	6.0	4.5
298	Boakady Veethy West	4.5	3.0

SCHEDULE III
FORM “E”
Regulation 24
Maximum Lot Coverage

Name of building	Maximum plot coverage (Percentage %)	Minimum open space at ground level (%)
Residential units, Hotels, Gust Houses and Buildings of public assembly	66 2/3	33 1/3
Office, Shops, Commercial and Industrial Buildings	80	20

SCHEDULE III
FORM "F"
(30 Regulation)
Width of Aisles of Parking Stalls

Parking Angle 1	Bays on One Side (Meters) 2	Bays on Two Sides (Meters) 3	Two Way Traffic (Meters) 4
Parallel	3.6	3.6	6.0
30 deg.	3.6	4.2	6.3
45 deg.	4.2	4.8	6.3
60 deg.	4.8	4.8	6.6
90 deg.	6.0	6.3	7.2

SCHEDULE III
(Regulation 38)
FORM "G"
INTERNAL CLEAR DIMENSIONS OF ROOMS

Room	Minimum Extent sq.m.	Minimum Length meters	Minimum Width meters
(i) Where there is only one room in a dwelling unit.	11.0		3.0
(ii) Where there are more than one room in a dwelling unit			
(a) first room	8.5	--	2.4
(b) additional rooms	7.5	--	2.4
(iii) Rooms in non residential buildings	7.5	--	2.4
(iv) (a) Kitchen	5.5	--	1.8
(b) Kitchen alcove	--	0.9	0.4

SCHEDULE III
(Regulation 39)
FORM "H"
INTERNAL CLEAR DIMENSIONS OF BATHROOMS AND TOILETS

Room	Minimum Width Meters	Minimum Length Meters
Bath	0.9	1.2
Toilet	0.9	1.2
Combined Bath and Toilet	0.9	1.7

**SCHEDULE III
(Regulation 43)
FORM "I"
STAIR CASES**

Type	Width of Stairs (cm)	Minimum Head Room (m)	Riser (cm)	Tread (cm)
(a) Internal stairs serving one upper floor only	75	2.0	19	22.5
(b) Stairs in building used as place of public assembly and public buildings.	105	2.1	17.5	22.5
(c) All other types	90	2.1	17.5	22.5

**SCHEDULE III
(Regulation 47)
FORM "J"
AGGREGATE UNOBSTRUCTED AREA OF OPENINGS**

Column I Category	Column II Aggregate unobstructed area of opening for natural Lightning and Ventilation	Column III % of area openable
(1) Bathroom and toilet	1/10	100
(2) Vehicle Parking Garage	1/10	50
(3) Factories and Warehouses	1/10	50
(4) All other rooms	1/7	50

**SCHEDULE III
FORM "K"
(Regulation 57)
SPECIFICATION AS TO LIFTS**

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

SCHEDULE IV
STANDARDS FOR PROVISION OF SANITARY FACILITIES
(Regulation 59)

Use	Water Closet	Urinal	Wash Basin
1. Cinemas, Theatres and Auditorium	One for every 100 seats up to 400 seats and one for Every additional 250 seats or part thereof. Separate facilities for men and women to be suitably provided.	One of every 25 seats or part thereof.	One of every 25 or part thereof.
2. Restaurants	One for every 50 seats upto 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 50 seats or part thereof.	One for every 50 or part thereof.
3. Offices and Shops	One for every 200 sq.m. of floor area. Separate facilities men and women to be suitably provided, subject to a minimum of one each for men and women.	One for every 200 sq.m. of floor area or part thereof.	One for every 200 of floor area or thereof.
4. Residential Units	One for one unit.		
5.1 Hospitals, Dispensaries and related uses	One for every 4 persons with separate facilities for men and women.	One for every 4 persons.	One for every 4 persons.
5.2 Higher grade Hospitals and related uses.	One for one Indoor patient room and for outdoor patients one for every 4 persons.		For every Indoor patients are one wash basin and one bathroom.

**SCHEDULE V
(Regulation 1)**

Minimum Processing Fees, Fees for covering approval and Service Charges for obtaining Development Permit

Nature of development activity to be engaged in	From to be used	Fees																											
1.Land subdivision approved	A	<p>i. Processing Fee</p> <table border="0"> <thead> <tr> <th><u>Plot Size</u></th> <th><u>Fees for each plot</u> (excluding road drains and Common Lots)</th> </tr> </thead> <tbody> <tr> <td>* Between 150-300 sq.m.</td> <td>Rs. 500/=</td> </tr> <tr> <td>* Between 301-600 sq.m.</td> <td>Rs. 400/=</td> </tr> <tr> <td>* Between 601-900 sq.m.</td> <td>Rs. 300/=</td> </tr> <tr> <td>* Above 901 sq.m.</td> <td>Rs. 200/=</td> </tr> </tbody> </table>	<u>Plot Size</u>	<u>Fees for each plot</u> (excluding road drains and Common Lots)	* Between 150-300 sq.m.	Rs. 500/=	* Between 301-600 sq.m.	Rs. 400/=	* Between 601-900 sq.m.	Rs. 300/=	* Above 901 sq.m.	Rs. 200/=																	
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* Above 901 sq.m.	Rs. 200/=																												
2. Issuing of Development Permits for Erection of Buildings/ Addition to Existing Buildings/ Re-erection	B	<p>ii. Fees for granting covering approval Rs. 750/= per each lot.</p> <p>i. Processing Fees</p> <table border="0"> <thead> <tr> <th><u>Floor area (sq.m.)</u></th> <th><u>Residential Uses</u> Rs.</th> <th><u>Commercial or other</u> Rs.</th> </tr> </thead> <tbody> <tr> <td>Less than 45</td> <td>500</td> <td>1000</td> </tr> <tr> <td>45-90</td> <td>1500</td> <td>2000</td> </tr> <tr> <td>91-180</td> <td>2500</td> <td>3000</td> </tr> <tr> <td>181-270</td> <td>3500</td> <td>4000</td> </tr> <tr> <td>271-450</td> <td>5000</td> <td>6000</td> </tr> <tr> <td>451-675</td> <td>7500</td> <td>9000</td> </tr> <tr> <td>676-900</td> <td>10000</td> <td>12000</td> </tr> <tr> <td>Above 901</td> <td>Rs.1000/= for every 90 sq.m. in excess of 900 sq.m.</td> <td>Rs.1250/= for every 90 sq.m. in excess of 900 sq.m.</td> </tr> </tbody> </table>	<u>Floor area (sq.m.)</u>	<u>Residential Uses</u> Rs.	<u>Commercial or other</u> Rs.	Less than 45	500	1000	45-90	1500	2000	91-180	2500	3000	181-270	3500	4000	271-450	5000	6000	451-675	7500	9000	676-900	10000	12000	Above 901	Rs.1000/= for every 90 sq.m. in excess of 900 sq.m.	Rs.1250/= for every 90 sq.m. in excess of 900 sq.m.
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Erection of Buildings/addition/ re-erection without obtaining Development Permits.		<p>ii. Fees for granting covering approvals</p> <table border="0"> <thead> <tr> <th><u>Residential per (sq.m.)</u> Rs.</th> <th><u>Commercial & other per (sq.m.)</u> Rs.</th> </tr> </thead> <tbody> <tr> <td>200/=</td> <td>500/=</td> </tr> <tr> <td>300/=</td> <td>1000/=</td> </tr> <tr> <td>400/=</td> <td>1500/=</td> </tr> <tr> <td>500/=</td> <td>2000/=</td> </tr> </tbody> </table>	<u>Residential per (sq.m.)</u> Rs.	<u>Commercial & other per (sq.m.)</u> Rs.	200/=	500/=	300/=	1000/=	400/=	1500/=	500/=	2000/=																	
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400/=	1500/=																												
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Stage of Construction																													
(i) Only foundation work completed (up to plinth level)																													
(ii) Construction up roof level (excluding roof)	B																												
(iii) construction including roof																													
(iv) complete construction																													
3. Erection of Parapet Walls		<p>i. Processing Fees</p> <table border="0"> <thead> <tr> <th><u>Residential</u></th> <th><u>Commercial & other per</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> </tbody> </table>	<u>Residential</u>	<u>Commercial & other per</u>																									
<u>Residential</u>	<u>Commercial & other per</u>																												

i. Out side the Building Line ii. Within the Building Line	B	per liner meter liner meter Rs. 300/= 400/= Rs. 500/= 600/=
4. Change of Use of Residential Units.		ii. Fees for covering approvals Rs. 400/= 400/=
5. Preliminary Planning Clearance i. Residential Buildings ii. Commercial and Other Buildings iii. Land Sub Division	C C C	i. Processing Fees Floor area (sq.m.) <u>Rs.</u> Below 45 500/= 45-90 1000/= 91-180 1250/= 181-270 1500/= 271-450 1750/= 451-675 2000/= 676-900 2250/= Above 901 2250/= Rs. 500/= for every 90 sq.m. in excess of 901 sq.m.
6. Issue of Preliminary Planning Clearance and Development Permits. i. Reclamation of Low Lands/Paddy Lands.	C	i. Processing Fees * Rs. 2000/= * Rs. 5000/= * Land Below 1000 sq.m. Rs. 2000/= * Between 1001 – 5000 sq.m. Rs. 5000/= * Between 5001 – 10000 sq.m. Rs.10,000/= * Rs. 1000/= for every 1000 sq.m. in excess of 10001 sq.m.
ii. Erection of Telephone/Telecommunication Antenna Towers.	C	ii. Fees for granting covering approvals * For each 150 sq.m. Rs. 5000/=
iii. Special Development Projects	D	i. Processing Fees * Height Between 5 - 20m Rs. 20,000/= * Height Between 20 - 50m Rs. 30,000/= * Above 50 meters Rs. 50,000/=
		ii. Fees for granting covering approvals * Rs. 10000/= for each 5 meters.
		i. Processing Fees * Small scale projects Rs. 10000/= Less than 5 Million Rupees. * Medium scale Project Rs. 50,000/= Between 5 – 50 Million Rupees. * Large scale Project Rs. 150000/= Above 50 Million Rupees

<p>7. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all developments)</p> <p>i. Residential Construction ii. Commercial and Other Construction iii. Land Sub Division iv. Land Reclamation</p> <p>v. Telephone/Telecommunication antenna towers. vi. Special Projects</p> <p>vii. Occupation/ Use without obtaining Certificate of Conformity</p> <p>8. Parking Bays (Parking space as per the UDA regulation not provided within the site) Batticoloa Municipal Council</p>	D	<p>ii. Fees for granting covering approvals * Rs. 10000/= for each 5 Million Rupees.</p> <p>Rs. 3000/= for below 300 sq.m. and Rs. 10/= for each sq.m. in excess. Rs. 3000/= for 100 sq.m. and Rs. 20/= for each sq.m. in excess. Rs. 1000/= for first land plot and Rs. 500/= for each plot in excess. Rs. 3000/= for land and below 150 sq.m. and Rs. 20/= for each sq.m. in excess. Rs. 2000/= for towers between 5 m to 20 m in height and Rs. 100/= for each meter in excess.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 70%;">Small Scale</td> <td style="text-align: right;">Rs. 5000/=</td> </tr> <tr> <td>Medium Scale</td> <td style="text-align: right;">Rs. 10000/=</td> </tr> <tr> <td>Large Scale</td> <td style="text-align: right;">Rs. 20000/=</td> </tr> </table> <p>Rs. 50/= per day.</p> <p>Service Charge * All vehicles Rs. 500000/=</p>	Small Scale	Rs. 5000/=	Medium Scale	Rs. 10000/=	Large Scale	Rs. 20000/=
Small Scale	Rs. 5000/=							
Medium Scale	Rs. 10000/=							
Large Scale	Rs. 20000/=							

9. Charge for Change of Use of Residential Unit into Other Uses

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

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

The service charges to be calculated as a percentage of the cost of construction of the building, which will vary from 40% to 10% based on the following factors:-

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

The building costs that will be taken into consideration for this calculation are as follows:-

(i)	Residential Houses	Rs.20,000/= per sq.m.
(ii)	Residential flats, commercial and office buildings up to and inclusive of 4 stores.	Rs.30,000/= per sq.m.
(iii)	Residential flats, commercial and office building over 4 stores	Rs.60,000/= per sq.m.
(iv)	Light industrial buildings.	Rs.45,000/= per sq.m.
(v)	Warehouses	Rs.30,000/= per sq.m.

11. For Provision of Services, Reports or Other Service Activities

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

**SCHEDULE VI
(Regulation 66)**

Safety Standards for Building Accessible and Useable for Disabled

STANDARDS	
Entrance/Exit	<ul style="list-style-type: none"> • One exit/entrance in a building should be wide enough for wheel chairs to pass through. • Its width shall be 80 cm or more. • In principle, guide blocks etc. shall be installed from the entrance/exit to the reception etc. At least one entrance/exit to each room shall be constructed so that wheelchair users can pass through it, and its width shall be 80 cm or more.
Corridors etc.	<ul style="list-style-type: none"> • Corridors etc. shall have a width of 120 cm or more so that a wheelchair user can pass through them, and spaces where a wheelchair user can turn his wheelchair around shall be provided at fixed intervals in every passageway. • Where there is a level difference, an equipment to eliminate the difference or slope way shall be installed.
Stairs	<ul style="list-style-type: none"> • Handrails shall be installed. • Warning blocks shall be installed at the top of stairs.
Slope ways	<ul style="list-style-type: none"> • Handrails shall be installed. • Their width shall be 120 cm or more and their incline shall be 1/12 or less. • In a case where the height exceeds 75 cm, landings with a length or 150 cm or more shall be provided at intervals of at least 75 cm. • Warning blocks shall be installed at the tops of slope ways.
Elevatory Equipment	<ul style="list-style-type: none"> • Building with aggregated floor areas of 2,000 sq.m. or more and two storeys or more shall, in principle, be provided with elevators that meet the following specifications. • Entrance/exit shall have a width of 80 cm or more, the floor area of their cages shall be 1.83 sq.m. or more, they shall have a depth of 135 cm or more, the minimum dimensions of the elevator lobbies shall be square with sides of 150 cm, and the specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.
Lavatories	<ul style="list-style-type: none"> • Where lavatories are provided in a building, at least one toilet stall for wheelchair users shall be provided in the said building. • Each floor in the building shall be provided with a urinal.
Parking Area	<ul style="list-style-type: none"> • When a parking area is provided, one or more parking spaces for wheelchair users (minimum width : 35 cm) shall be provided. • The said space shall be located close to the entrance/exit of the parking area.
Passageways on the Building Site	<ul style="list-style-type: none"> • A passageway leading to one entrance/exit in the building shall be such that it can be used by wheelchair users, and provision shall be made for the guidance of visually impaired persons. • Its width shall be 120 cm. or more and where there is a level difference, a slope way etc. shall be provided. • Guide blocks etc. shall be installed for the use of visually impaired persons.

SCHEDULE VII
[Regulation 60]
PART I

USED AND TYPES OF BUILDINGS		
	USES	TYPES OF BUILDINGS
1.	RESIDENTIAL	Including Houses, Multiple Dwellings, Apartments, Home for Elders.
2.	COMMERCIAL	Including Office Building, Hotels, Motels, Guest House, Public Lodging, Shopping Centers, Supermarkets, Restaurants, Car Parks.
3.	INDUSTRIAL	Including Factories, Workshops, Warehouse, Industrial Establishments, Infrastructure Services Centre.
4.	INSTITUTIONAL	Government Buildings, Semi – Government Buildings and other Public Buildings

PART II

MINIMUM EQUIVALENT RAINWATER HOLDING PROVISION REQUIREMENT							
* Annual Rainwater Band (mm)		Minimum Volume (m³) required per 100m² of roof plan area and hard paved area					
		RESIDENTIAL			COMMERCIAL	INDUSTRIAL	INSTITUTIONAL
		Domestic	Apartments / Condominiums	AL			
1.	750-1000	1.5	2.5	5	8	10	
2.	1000-1500	1.5	2.5	3	8	10	
3.	1500-2000	1.5	2.5	3	5	10	
4.	2000-2500	1.5	2.5	3	3	5	
5.	2500-3000	1.5	2.5	2	2	3	
6.	3000-4000	1.5	2.5	1	1	2	
7.	4000-5000	1.5	2.5	0.5	1	1	
8.	5000-6000	1.5	2.5	0.5	0.5	0.5	

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

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

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

PART III

PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDING PROVISION										
Storage (m³)				Ground Water Infiltration (m³)						Total m³
Above Ground	On Ground	Below Ground	Other	Wastewater Pit	Unpaved Ground	Unlined Pond	Dug Well	Borehole	Other	

SCHEDULE VIII

(1,5,6,67)

QUALIFIED PERSON

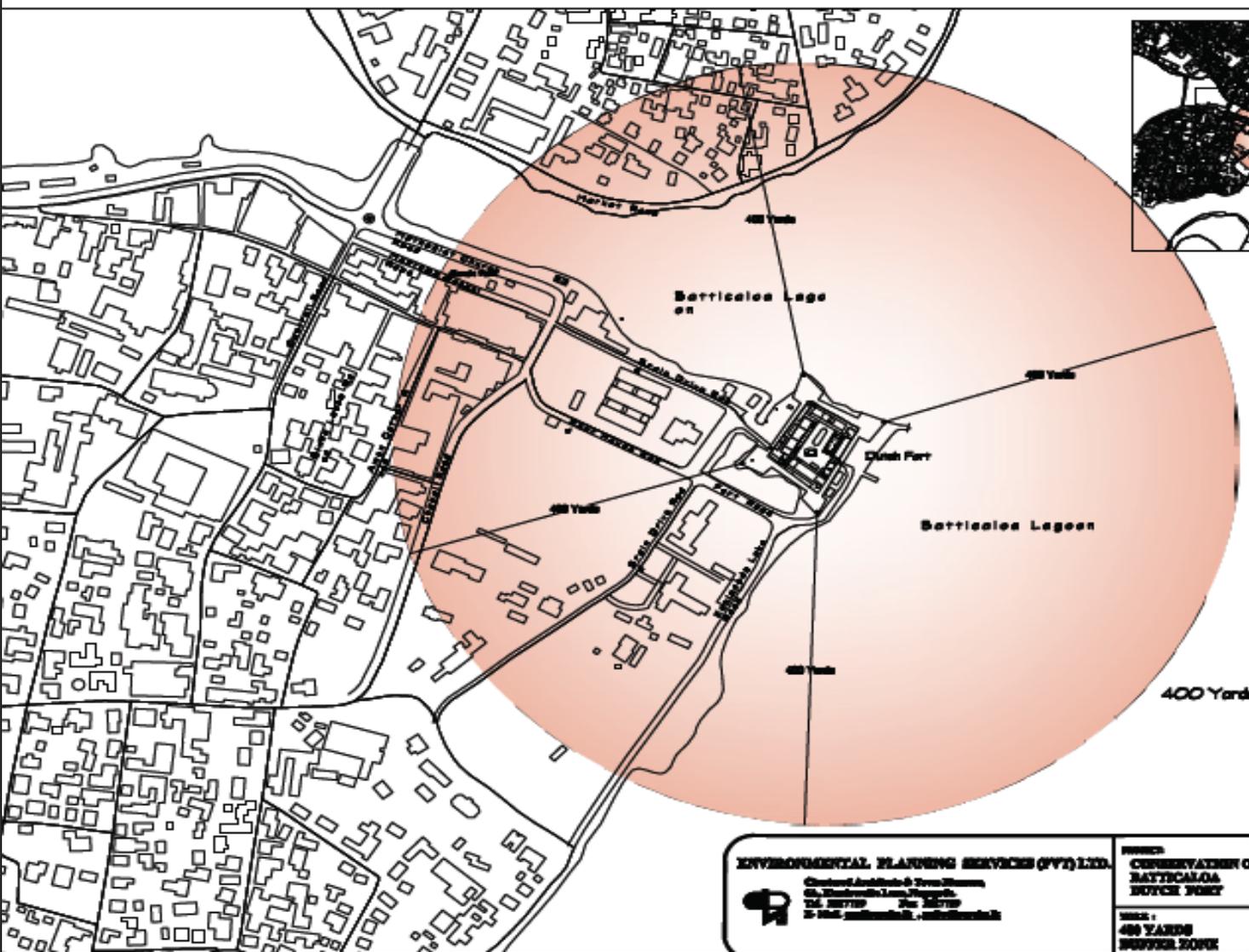
Column I	Column II	Column III	Column IV
Nature of Development Activity	Extent of Land (Where Relevant)	Specific Task Requiring Approval of A Qualified Person	Qualification / Designation Required of Qualified Person
1. If the development activity does not involve building work	Exceeding 0.5 hectares	Site Layout Plan	Corporate member of the Institute of Town Planners
		Regulation Compatibility	Corporate member of the Institute of Town Planners
		Preparation of Sub division Plan	Licensed Surveyor and Leveler
2. If the development activity does not involve building work	Less than 0.5 hectares. For all new subdivision.	Preparation of Sub division Plan	Licensed Surveyor and Leveler
		Site Layout Plan Regulation Compatibility	Corporate member of the Institute of Town Planners
3. If the development activity involves engineering works (construction of roads, culverts, drains)		Certificate stating engineering works have been carried out in conformity with the specifications in the permit.	Chartered Civil Engineer
4. If the development activity involves a sub division or amalgamation of land	Exceeds 0.5 hectares	Certificate stating that the Survey Plan is on conformity with the Town Planning requirements.	Corporate member of the Institute of Town Planners

5.	If the development activity relates to building category A and B		1. Architectural Plan (Certificate stating development has been carried out in conformity with approval plan and permit under his supervision.)	Chartered Architect or Architect registered with the Architect Registration Board.
			2. Structural Designs, along with design calculations (Certificate stating that foundation and building are in accordance with approved plan and building is structurally safe)	Chartered Civil Engineer or Chartered Structural Engineer
			3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety)	The relevant Engineer from the ones set out below, as is relevant to the services being provided:- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Electrical Engineer
			4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
6.	If the development activity relates to buildings of sub category C 1 of Category C	(1) Residential up to 500 Sq.m (2) Non Residential Up to 300 sq.m	1. Architectural Plan (Certificate stating development has been carried out in conformity with approved plan and permit under his supervision in conformity with the approved plan and Permit)	Chartered Architect or Architectural Licentiate registered with the Architects Registration Board.

			2. Structural Design Plan along with design calculations (Certificate stating that building construction has been carried out in accordance with approved plan under his supervision.)	Chartered Civil Engineer or Chartered Structural Engineer, or membership Srilanka Institute of Engineers (SLIE) with 5 year experience.
			3. Service Plans (includes plans related to the supply of electricity, water supply, sewerage, drainage, and rain water harvesting, fire safety) only if required by the Authority at the time of making the application	The relevant Engineer out of the under mentioned below:- Chartered Electrical Engineer Chartered Civil Engineer Chartered Structural Engineer Chartered Mechanical Engineer(SLIE) or membership Srilanka Institute of Engineers (SLIE) with 5 year experience.
			4. Detailed plan of Air-conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
7.	If the development activity relates to buildings of sub category C II of Category C	(i) Residential up to 400 sq.meters (ii)Non Residential up to 200.meters	Designing and certification of Plans	Relevant Member of the Sri Lanka Institute of Engineers Draught person- Building - HNDA,NDT,NCT over 5 year experience)
			Structural Designs, service Designs, air conditioning and artificial ventilation.	Relevant Member of the Sri Lanka Institute of Engineers
8.	If the development activity relates to buildings of sub category C III of Category C	i) Residential up to 200 sq. meters (ii)Non -) Residential up to 100.meters	A Certificate confirming that the building has been constructed with structural stability according to the approved plan and building permit	Draught person (Building HNDA,NDT,NCT below 5 year experience) Builder /other person acceptable to UDA/

Boundary of the Batticaloa Dutch Fort Conservation Area

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Annex No. 02

Identified Historical / Archeological Building Schedule

Name of the Buildings	Location
1. Dutch Fort.	Fort Road, Puliyanthivu.
2. Mamanka Pillyar kovil.	Amirthakali
3. Building, world war heroes Monument.	Senior citizen park, Koddamunai.
4. Anappanthy Pillayar kovil.	Hospital Road.
5. Kannaki Amman kovil.	Kannaki Amman Kovil Road.
6. Leprosy Hospital at Manthivu.	Manthivu.
7. Light house.	Palameenmadu.
8. Methodist Central college.	Koddamunai.
9. Methodist Church.	Koddamunai.
10. Our lady of Guadeloupe church.	Sinna Urani.
11. St Anthony Church.	Koddamunai.
12. St Michael's college	Koddamunai.
13. St Sebastian's church	Koddamunai.
14. British Period Bungalows.	Koddamunai.
15. Kallady bridge.	New Kalmunai Road.
16. Mamanka Pillayar temple.	Mamankam.
17. Swami Vipulananda Samadi.	Kallady
18. Palmyra tree (Seama)	Puliyanthivu.
19. Old building.	Close to Senior citizen park.

Annex No. 03

- ❖ Reservations of the lagoon should be maintained 10 meters from the permanent vegetation line.
- ❖ It should be maintained reservation for all canals according the gazette notification no.1662/17 on 14/07/2010of Sri Lanka Land Reclamation Department as specified in following table.

Surface with of the Canal (meters)	Reservation from the canal bank	
	For open canals(meters)	For surface covered canal(meters)
1.0 - 1.2	1.0	0.3
1.3 - 3.0	2.0	1.0
3.1 - 4.5	2.75	1.0
4.6 - 6.0	3.5	1.5
6.1- 9.0	4.5	1.5
More than 9.0	6.5	2.0

Annex No. 04

Types of Access	Width (Meters)
Standards for cycle lanes 1.One way	Appropriate width of lane 2.75 meters Minimum width of lane: 1.8 meters
2. Duel carriage way	Minimum width of lane: 3.6 meters
Pedestrian walkways 1.(Industrial & Commercial areas) 2. Residential areas	Minimum width 3.0 meters. Minimum width 2.5 meters
Local Roads 1. Commercial areas 2. Industrial areas 3. Shopping Complexes	Minimum width 3.0 meters Minimum width 2.0 meters Minimum width 3.5 to 4.5 meters
Minor feeder roads 1. Industrial & Commercial Areas 2. Residential areas	Minimum width 1.0 meter Minimum width 0.6 meters

Note: If well laid out pedestrian walk ways are not required; a strip of earth 01 meter wide shall be maintained. This space could be utilized for the laying of water supply pipes, electricity and telecommunication posts, for vehicle and pedestrian movement.

Tree Planting:

- Square or circular area around trees
- Small varieties – minimum width – 1 meter
- Medium size varieties – 1.5 meters
- Large varieties – 2.5 meters

The reservation around the trees also need to be determined in relation the roots that would spread around the trees. For example trees such as ‘*Mara*’ would require a larger area for the spread of its roots.

Different species which blend with the surroundings can be chosen to suit each location. The type of trees that are chosen for each street or a location can provide a special identity for the area. The type of tree varieties that suit urban landscape is given below.

Beach: Cocount, casuariana, Palmyra, spinifex, litoris, ipomeabatatus, Alexandrian laurel, corrom andel, canthium, suicidetree, seasideclerodendrum, indoanbuttertree, indianmulberry, chastetree, milkmangroved, banyantree, bachcardenia, coats foot vine, fragrant screw pine.

Park:- Coconut, Croton, Casuarina, Mangotree, Oleander, balybase, wilddateplam, pangamla, java plum, Indian almond, Portia tree, Indian plum.

Road:-*Planting in median street*-Bougainvillea, chrysalidocarpuslutescens, , ficusbenjamina, lagerstroemia speciosa, grass. *Specially on roads which bordered lagoon and sea* Magosa, Mangroves, Crownflower, Redcassia, BlockMangrove, oleander, Tallstilt, mangroveapple, common cattail.

Street Lamp Posts and Garbage Containers

In order to suit the basic architectural character of Batticaloa Town and in order to suit each street and location, it is proposed to install street lamp posts and garbage containers while maintaining different intervals.

Street benches:

In convenient locations on either side of roads it is proposed to provide street benches (excepting in common open areas).

Annex No. 05

Special Building Regulation IT Zone

Building Category	Minimum Site Extent (sq,m)	No. of Maximum floors	Minimum Width of Road Frontage	Minimum Road with (Meters)	Rear Space of the Building (Meters)	Plot coverage		Floor Area Ratio	
						Residential	Non Residential	Residential	Non Residential
Low rise 1-4									
A	250-300	2(G+1)	6	3.0	2.3	65%	80%	1:1:25	1:1:50
B	301-400	3(G+2)	10	6.0	3.0	65%	80%	1:2:00	1:2:50
C	401-750	4(G+3)	10	6.0	3.5	65%	80%	1:2:50	1:3:25

