

PART V

SCHEDULES

SCHEDULE (I)
(Regulation 2)

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/Chairman/Authorized Officer
..... Municipal Council
..... Urban Council
..... Development Council Sub Unit

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 nad
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 :

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 metres) :

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

Address :
Telephone No. :
Date :

SCHEDULE (I)
(Regulation 2)

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/Chairman/Authorized Officer

..... Municipal Council

..... Urban Council

..... Development Council Sub Unit

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

Address :
Telephone No. :
Date :

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 square metres) :

Use (Give in detail the present use) :

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

No. of floors :

Height (metres) :

Gross Floor Area (Square Meters) :

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 (Square Metres)

	Gross Floor Area of all Buildings	
Floor Area Ratio (F.A.R.)	-----	
	Site Area	
	Floor area at ground level	
Lot Coverage	-----	x 100
	Site Area	

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

Floor	Use	Extent (Square Meters)
-------	-----	------------------------

(e) Details of Floor Area (Square Meters) :

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 (Litres) :

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 :

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address :

Telephone No. :

Date :

FORM B

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 :-
Litres :-

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, 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 Seats :
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 :

9. 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 :

SCHEDULE (I)
(Regulation 8)

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/Chairman/Authorized Officer

..... Municipal Council

..... Urban Council

..... Development Council Sub Unit

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

Date :

FORM 'C' – ANNEXURE

(Please type or write in block capitals)

Particulars of applicant :

Name :

Address :

Telephone :

2. (a) Particulars of existing development

Location :

Assessment No. :

Local Authority :

Ward :

Street :

Plot/Survey Plan No. :

(b) Present Use

(i) Land

Extent (Square Metres) :

Use (Give in detail the present use) :

(ii) Building (Give details for every building on the site) :

No. of floors :

Maximum height (metres) :

Gross floor area (Square metres) :

Floor area of each use (Square metres) :

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 (Square Metres)

5. Availability of Infrastructure :

Street and Access ways :

Water Supply :
Sewage :
Electricity :

6. (a) Gross Floor area of Proposed Development (Square Metres) :
(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 (square metres)

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 Square Metres % 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 Owner/Applicant

Date :

SCHEDULE (I)
(Regulation 65)

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/Chairman/Authorized Officer

..... Municipal Council

..... Urban Council

..... Development Council Sub Unit

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

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

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

Signature of Qualified Person

Signature of Owner

Address :

Telephone :

Date :

SCHEDULE II
Form "A"

(REGULATION 29)

PARKING SPACE STANDARDS

Activity		Parking Space
1.	Residential	Number of car parking stalls
	i. Dwelling units exceeding 200 square metres.	One for one unit.
	ii. Flats exceeding a gross floor area of 100 square metres.	One for one unit.
	iii. Flats with a gross floor area less than 50 Square Meters.	One for five units.
	iv. Flats with gross floor area between 50-75 square metres.	One for three units.
	v. Flats with gross floor area between 75-100 square metres.	One for two units.
2.	Commercial	
	i. Super Market, Shopping Complexes.	One for 100 Square Metres.
	ii. Bank and Financial Institutions	One for 100 Square Metres.
	iii. Other Commercial Buildings	One for 100 Square Metres.
	iv. Hardware	One Car Parking + Lorry Parking Space for Every 100 Sq. Mts.
	v. Vehicle Sale Center.	One for 20 Square Metres.
	vi. Restaurants	One for net floor area of 50 Square Metres.
	vii. Night Clubs, Reception Halls	One for 250 Square Metres.
	viii. Hotels, Guest Houses and Clubs.	One for gross floor area of 100 Square Metres or One for 05 Rooms and 01 for 01 Suite which ever is more.
	ix. Cinemas, Theatres, Auditoriums, Recreations and Amusements	One for 20 seats up to 100 seats and one additional for every 50 sq. m.
	x. 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 Bed
	ii. Medical Consultation Centres.	One for 05 rooms.
	iii. Medical Laboratory /Private Clinics.	One for Net Floor Area of 10 Square Metres.
4.	Education	
	i. Private Schools, International Schools and Nursery Schools	One for 100 sq. m. or 5 students
	ii. Government Schools and Higher Educational Institutions	One for 500 sq.m.
	iii. Tutories	One for 200 Square Metres.
5	Others	Decided by the Authority

SCHEDULE II

FORM "B"

(29 Regulation)

The Dimension of Car Parking Stalls

Category of Vehicles	Width (m)	Length (m)
(i) Motor vehicles.	2.4	4.8
(ii) Commercial Vehicles (bus/lorry) two axle	3.6	10.0
(iii) Commercial vehicles (Truck) more than two axle.	3.6	18.0

SCHEDULE II

FORM "C"

(29 Regulation)

Width of Aisles of Parking Stalls

Parking Angle	Bays on One Side (Metres)	Bays on Two Sides (Metres)	Two Way Traffic (Metres)
1	2	3	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 14)

FORM "A"

ACCESS TO RESIDENTIAL UNITS

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

SCHEDULE III

(Regulation 14)

FORM "B"

ACCESS TO NONRESIDENTIAL BUILDINGS

Maximum Extent of Land Served (sq.metres)	Maximum FAR on each site	Minimum Width of Street (Metres)	Maximum length of Street (Metres)
500 Where the street serves more than 1 lot or site but not more than four lots. (i)	1.5	6.0	50
2500 Where the street serves only one lot or site. (ii)	1.5	6.0	150

SCHEDULE III

(Regulation 15)

FORM "C"

SPECIFICATION AS TO LOTS

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

SCHEDULE III

REGULATION 17

FORM “D”

The Proposed Building Lines for Roads in Kalutara UC area.

No.	Road Development Authority	Proposed Building Limits from Centre of the Road (m)
01	Galle Road	15.38
02	Horana Road (Tissa Vidyala Rd.)	12.3
03	Kalutara – Nagoda Road (Gangabada Rd.)	12.3
04	Katukurunda – Nebada Road (Nagoda Rd.)	12.3
05	Galassa Kolaniya Road (Special Task Force Camp Rd.)	12.3
Provincial Road Development Authority		
06	North Railway Station Road	9.23
07	Sri Sumangala Road – North	9.23
08	Sri Sumangala Road – South	9.23
09	Lesly Perera Mawatha	9.23
10	South Railway Station Road	9.23
11	Heel Veediya	9.23
12	Katukurunda Railway Station Road.	9.23
Urban Councils		
13	Temple Road	9.23
14	Old Road (Sir Cyril De Soya Rd)	9.23
15	Abroo Road	9.23
16	1 st Lane	6.15
17	Neegrodharama Road	6.15
18	4 th Cross Street	6.15
19	Welfare Mawatha	6.15
20	Wijemanna Mawatha	6.15
21	Railway Avenue	6.15
22	Major Emil Bandula Mawatha	6.15
23	Elabadawatta Road	6.15
24	Tharunaweera Mawatha	6.15
25	Pemananda Mawatha	6.15
26	New Neegrodarama Road	6.15
27	Kumaratunga Mawatha	6.15
28	Siri Niwasa Mawatha	6.15
29	Gannawilasa Road	6.15
30	Gemunu Mawatha	6.15
31	Vivekarama Road a	6.15
32	Asokarama Road	6.15
33	Sri Sadhdhatissa Road	6.15

34	2 nd Cross Street	6.15
35	Fonseka Avenue	6.15
36	Fonseka Road	6.15
37	Dhaham Mawatha	6.15
38	Ferry Road	6.15
39	Kospanawatta Road	6.15
40	1 st Cross Street	6.15
41	Mangala Mawatha	6.15
42	Gangaramaya Road	6.15
43	Peiris Mawatha	6.15
44	Fisheries Avenue	6.15
45	Fisheries Mawatha	6.15
46	Sagara Mawatha	6.15
47	Beach Road (Calido Road)	9.23
48	Park Lane	6.15
49	Sarananda Mawatha	6.15
50	Sri Wipulasiri Mawatha	6.15
51	Senevirathna Road	6.15
52	Dharma Wijaya Pirivena	6.15
53	Wijesekera Mawatha	6.15
54	Gregory Road	6.15
55	Hospital Road	6.15
56	Cross Road	6.15
57	De Silva Road	6.15
58	Goodshed Road	6.15
59	Weelapura Road	6.15
60	Gannodaya Mawatha	6.15
61	De Soyza Road	6.15
62	Doowa Temple Road	6.15
63	Saddharmawansha Mawatha	6.15
64	De Alwis Place	6.15
65	Marikkar Street	6.15
66	Mafoor Crescent	6.15
67	Samaranayake Mawatha	6.15
68	Vidyala Mawatha	6.15
69	Gali Mawatha	6.15
70	Wickramasinghe Place	6.15
71	Moor Street	6.15
72	Keththarama Road	6.15
73	Jeffrey Maulana Road	6.15
74	Church Road	6.15
75	Hijra Mawatha	6.15
76	Coorey Road	6.15
77	Kaleel Place	6.15
78	Temple Avenue - I	6.15

79	Dharmaraja Mawatha	6.15
80	Sheek Noordeen Road	6.15
81	Petrick Peiris Mawatha	6.15
82	Lake Road	6.15
83	Wijerathne Road	6.15
84	Cardinal Coorey Road	6.15
85	Renjers Mawatha	6.15
86	Philip Neeri Road	6.15
87	St. Sebestian Road	6.15
88	1 st Lane	6.15
89	2 nd Lane	6.15
90	3 rd Lane	6.15
91	4 th Lane	6.15
92	Airport Road	6.15
93	5 th Lane	6.15
94	6 th Lane	6.15
95	7 th Lane	6.15
96	8 th Lane	6.15
97	9 th Lane	6.15
98	Major Ruwanjith Maddumage Mawatha	6.15
99	5 th Lane	6.15
100	Perakum Mawatha	6.15
101	Angels Convent Road	6.15
102	Peoples Avenue	6.15
103	Dharmapala Vidyala Road	6.15
104	Bodhiyawatta Road	6.15
105	Guwangama Road	6.15
106	Naripalama Road	6.15
107	Urban Council - 1	6.15
108	Urban Council – 2	6.15
109	Urban Council – 3	6.15
110	Urban Council – 4	6.15
111	Urban Council – 5	6.15
112	Urban Council – 6	6.15
113	Urban Council – 7	6.15
114	Urban Council - 8	6.15
115	Urban Council – 9	6.15
116	Urban Council – 10	6.15
117	Urban Council – 11	6.15
118	Urban Council – 12	6.15
119	Urban Council – 13	6.15
120	Urban Council – 14	6.15
121	Urban Council - 15	6.15
122	Urban Council – 16	6.15
123	Pathanarama Road	6.15

124	Watta Road	6.15
125	Pulinathalarama Road	6.15
126	Vivekarama Cross Road	6.15
127	Basketball Road	6.15
128	Jayasundara Mawatha	6.15
129	Urban Council - 17	6.15

SCHEDULE III

(Regulation 23)

Form "E"

Maximum Plots Coverage

Nature of Building	Maximum Plot Coverage (Percent %)	Minimum Open Space at Ground Level (%)
1. Residential units, Hotels, Hostels, Guest Houses and buildings of Public Assembly.	66 2/3	33 1/3
2. Office, Shops, Commercial and Industrial Building.	80	20
3.		

SCHEDULE III

(Regulation 37)

FORM "F"

INTERNAL CLEAR DIMENSIONS OF ROOMS

Room	Minimum Extent Sq. Metres	Minimum Length Metres	Minimum Width Metres
(i) Where there is only one room in a dwelling unit.	12.0	4.0	3.0
(ii) Where there are more than one room in a dwelling unit			
(a) first room	10.0	--	2.4
(b) additional rooms	8.0	--	2.4
(iii) Rooms in non residential buildings	7.5	--	2.4
(iv) (a) Kitchen	6.0	--	1.8
(b) Kitchen above	--	0.9	0.4

SCHEDULE III

(Regulation 38)

FORM "G"

INTERNAL CLEAR DIMENSIONS OF BATHROOMS AND TOILETS

Room	Minimum Width Metres	Minimum Length Metres
Bath	1.5	1.2
Toilet	1.2	1.2
Combined Bath and Toilet	1.5	1.7

SCHEDULE III

(Regulation 42)

FORM "H"

STAIR CASES

Type	Width of Stairs Centi Metres	Minimum Head Room	Riser Centi Metres	Tread Centi Metres
(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 46)

FORM "I"

AGGREGATE CONSTRUCTED 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 "J"

(Regulation 56)

SPECIFICATION AS TO LIFTS

- (i) Lifts (minimum) at main entrance and others suitably dispersed for building 5 storeys 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 58)

	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 there- of.

5. Preliminary Planning Clearance		Above 900 625 + 25 For every 90 Square Metres in excess of 900 Square Metres.
6. Certificate of Conformity		Processing Fee (i) Rs. 500 per application if an inspection is required. (Residential or Non Residential) (i) Rs. 100 where the floor area of the building does not exceed 270 sq.m. (ii) Rs. 100 and Rs. 1 for every square metre in case of buildings over 270 square metres. (iii)Rs. 50 per lot in case of land sub divisions.
Service Charges for Car Parking Bays		Service charge for each car parking space not provided within the premises but required under the UDA Regulations

7. Charge for change of residential unit into other uses

- (i) Rs. 440 per sq. metre to convert a residential unit to any other use, if the property is located in a primary Residential Zone.
- (ii) Rs. 330 per sq. metre to convert a residential unit to any other use, if the property is located in any other zone.

8. Additional floor area permitted in excess of prescribed floor area ratio.

The service charges to be calculated as a percentage of the cost of construction of the building, which will vary from 30% to 7% based on the following factors :

- (i) Location of the building
- (ii) Condition of availability of Infrastructure
- (iii) Type of development
- (iv) Environmental effects.

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

- (i) Residential Houses Rs. 2,000 per square metre.
- (ii) Residential flats, commercial and office up to, and inclusive of 4 storeys. Rs. 2,700 per square metre.
- (iii) Residential flats, commercial and office buildings over 4 storeys.
- (iv) Light Industrial Buildings Rs. 4,300 per square metre
- (v) Warehouses Rs. 2,000 per square metre.

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. <p>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.</p>
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.
----------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------