

Preliminaries

Introduction – These regulations approved under section 8J of the Urban Development Authority, known as Planning & Building Regulations and will come into operation with effect from Gazette Notification.

Part I

Submission of Plans for approval of land parcelling or sub division and Building. (Construction)

Submission of Plan for approval

1. Every application under Section 8J of the Law for the purpose of obtaining a development permit to engage in any development activity shall be made to the Authority the relevant form under Part VIII of this regulation accompanied by the fees specified in “Schedule I”.
2. (1) Every plan submitted under section 8J of the Law shall-
 - (a) be signed by the owner of the site or premises; or a person who is authorised to do so by the owner.
 - (b) be submitted in 5 copies ;
 - (c) Be prepared and signed by a qualified person in accordance with these regulations except a plan :-
 - (i) To construct a boundary wall which does not require extra reinforcement.
 - (ii) to carry out minor addition or alterations to a building which does not affect any structural part thereof ;
 - (iii) for the construction of a single or two storey building with a total floor area not more than 300 square metres, and whose walls or columns are not situated on the boundary of the property which do not exceed the height of 8.0m and the construction does not involve pile or raft foundation;

- (d) be prepared on standard metric size sheets of the international A series;
 - (e) be accompanied by a statement setting out the purpose of development of the building or premises to which the plan relates;
 - (f) be accompanied by a copy of the relevant approved survey plan of the premises in which the building is situated or in which the proposed building is to be situated or building works to be carried out.
- (2) The Authority may require additional sets of plans or enlarged details, specifications or other information thereof or other documents related to same if necessary.
- (3) (i) Any land parcelling or sub-division should be prepared and signed by a Licensed Surveyor and leveller.
- (ii) When an extent of such land exceeds 0.5 Hectares it should be certified by a Chartered Town Planner.
3. For the purpose of this regulation the persons who are qualified to sign the plans prepared under 2 (1) c (i) (ii) and (iii) should be registered with the authority.

Preliminary Planning
Clearance

4. Application for Preliminary Planning Clearance may be granted pending evaluation on the development concept proposed with all detailed planning and technical information. A preliminary planning clearance may be granted to the applicant without prejudice to the right of the Authority to impose any additional requirement when detailed proposal is submitted for approval.

- (1) The applicant will be informed by a letter upon approval of the outline proposal, with or without conditions imposed. He shall then make detailed formal proposal within twelve months. During that time, the applicant will liaise with the various other relevant Agencies/Departments on their requirement. The provisional permission will lapse by the end of the twelve months period.
 - (2) The applicant shall submit a detailed proposal for formal approval under Section 8 J of the Law in the prescribed Form. The proposed plans shall incorporate the technical requirements of the relevant Government Departments/Relevant Agencies as well as other planning requirements communicated to the applicant.
 - (3) The preliminary planning clearance shall not constitute a permit or shall not entitle the applicant or any person to commence or carry out any development activity whatsoever.
- Formal Planning Approval
5. (1) Every development permit shall be in writing and shall be subject to the restrictions and conditions set out therein.
 - (2) Formal written permission will be released only after the final plans are in order and relevant development charges paid.
- Appeals
6. Where an applicant is aggrieved by the decision of the Authority in respect of his/her preliminary planning clearance application or formal application for planning approval, an appeal may be lodged in writing to the Minister within thirty days of such decision being conveyed to him.
- Plans for additions And alternations
7. Where any building works consist of repair or alteration to an existing building or any addition thereto, a plan or plans of such building works submitted under the Law shall, if so required by the Authority, be accompanied by a prescribed certificate issued by a qualified person stating that he has examined the building and to his opinion, the building is capable of bearing the loads and stresses which may be increased or altered in any way by reason of the repair, alteration or addition.

Non-acceptance of plans

8. If the Authority is of the opinion that a plan, drawing or calculation submitted under the Law is beyond the scope of the professional competence of a qualified person signing the same it may refuse to accept such plans, drawings or calculation or, if it accepts, authority may return the plans, drawings or calculations.

Scales of plans

9. All plans signed by a relevant qualified person and submitted under the section 8J of the UDA Law, shall be drawn to the following scales and consist of -

(a) a sketch plan of the surrounding area sufficient to locate the building site.;

(b) site plan - 1 : 1000;

(c) Plan of a building - 1 : 100 except for instances where the size of building is too large for the plan to be drawn on the required standard size paper. In such occasion, the Authority may accept a plan prepared to a scale not smaller than 1:200;

(d) A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed lots together with their dimensions, direction, width and levels of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to.

Particulars to be on plans, site plans, & sub-division plans

10. A plan of any building or building works submitted under the Law shall, include :-

- (a) a site plan or blocking out plan showing :-
- (i) the location of the lot and site of the building to be erected or the building works to be carried out (clearly coloured) including figured dimensions of the lot and of the distances between the building or place where the building works are to be carried out and the lot boundary;
 - (ii) the scale of the plan, the North-point and the premises numbers of adjoining lots or buildings;
 - (iii) the means of access to the site;
 - (iv) all street lines, building lines, any road widening line and any adjustment of land or holding for a service road, back lane, or drainage reserve, and such other details as may be shown on the relevant development plan which has been approved by the Minister and or as may be shown in any street line plans of the Local Authority.
 - (v) all existing drains, watercourses, sewer lines, manholes, fences, retaining walls, and slopes on the lot or adjoining lots and the nearest fire hydrant on an existing road including figured dimensions of the distances between the drains, fire hydrants, and the building or the place where the building works are to be carried out;
 - (vi) the highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Reclamation & Development Corporation or any other authority in case the land is subject to floods;

- (vii) all existing contours or spot levels of the site and of adjoining roads and lands, with slopes steeper than 45 degrees and exceeding one and a half metres in height being clearly indicated;
- (viii) Provision of a retaining wall or other structure to stabilize in case where the construction involves formation of a new slope or embankment and also in case where a slope or embankment is higher or steeper than that which is safe for such prevailing site condition shall be subsequently submitted to the Authority for approval, prepared in keeping with conditions determined by a qualified Soil Engineer or as specified by the Authority.
- (ix) any proposed surface or subsoil drain and its point of discharge or connection to an existing drain or a watercourse;
- (x) any proposed sewer line and manhole and their respective connecting points to an existing sewer line and manhole;
- (xi) Proposed Landscaping arrangements
- (xii) all parking arrangements for the proposed development, and
- (xiii) Proposed electrical, telecom or radio transmission lines and their respective connections to an existing networks.

Floor Plan/Building Plan

- (b) a floor plan of each storey and flat roof of the building containing or showing-
- (i) clear statement indicating the purpose for which every part of the storey is to be used, and the provisions in accordance with the.
 - (ii) requirement of the Code of Fire Practices and means of escape in case of fire.
 - (iii) the type of materials to be used for the walls, super-structure and floor slabs of the building or in the building works and the maximum permissible live loads that such floor slabs are designed to carry;
 - (iv) dimensions in figures of the building and all rooms, compartments, corridors, staircases, verandas and roof terraces and the thickness of the walls and columns thereof;
 - (v) dimensions in figures of the clear areas of every air-well, back-yard, court-yard and open spaces in and around the building and the distances from the external walls of the building to the centre line and side of every street, road reservation, and drainage reserve within the lot or adjoining thereto;
 - (vi) dimensions in figures of spaces between all walls, piers and stanchions;
 - (vii) the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;
 - (viii) all the lines of the surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of these outlet drains;

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

Sections

- (c) cross, longitudinal and other sectional drawings of the building clearly delineating the disposition of the adjoining ground and showing –

- (i) the types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, beams, roof slabs, drains, and aprons, and other related parts of the building;
- (ii) the existing ground level or levels and any proposed new ground level or levels if the building site is to be raised or lowered with clear statements as to how the new ground level or levels might affect the stability of all adjoining lands or buildings and what steps are being taken to safeguard the same;
- (iii) dimensions in figures of the distance from any existing or required retaining wall or slopes of the site, which exceeds one and a half metres in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within ten metres of the retaining wall or slope and is nearest thereto; and
- (iv) dimensions in figures of the doors, windows or ventilation openings, the heights of every storey, the ceiling heights and the ground floor level or levels and footway level or levels of the Building in relation to the existing ground and street level or levels thereof, and the clear distances between the lot boundaries and the external walls of the building;

Elevations

- (d) front, rear and side elevations of the building showing-
 - (i) all the external walls, external columns, parapet walls and doors, windows or ventilation openings, canopies and balconies and the roof of the building with dimensions in figures and the types of materials to be used in the construction of the external walls, external columns, parapet walls, openings, canopies, balconies and roof as may be required by the Authority;

- (ii) part elevation or elevations of every existing adjoining building showing its height, floor levels, external walls, doors, windows, roof and other external and visible features, with indications of the types of materials used in the construction thereof; in special locations where the Authority is required to give detailed guidelines; and
- (iii) the levels of every adjoining footway, veranda way, street and ground of the building and the levels of all proposed counterparts of the footway, veranda way, street and ground; and
- (e) such other details, particulars or information relating to the building or building works as may be required by the Authority.

Other details

Colouring of plans
Specifications of
Materials used in building
works

11. (1) Every plan submitted under the Law shall be clearly drawn and produced in prints. All extensions to the existing building works shall be shown clearly in red. In cases where the plan is for more than one unit such units shall be clearly shown using different colours.
- (2) All parts of an existing building that are to be removed shall be shown in broken lines on the plans
- (3) If so required by the Authority a plan submitted under the Law shall be accompanied by specifications of all materials proposed to be used in the building works for which the plans are submitted.

Installation, extension
or alternation of any
Air conditioning,
mechanical ventilation
or fire protection system

12. Where any air conditioning, mechanical ventilation or fire protection system is to be installed in a building or part thereof or any such system therein is to be extended or altered, the layout and detailed plans of the installation or the extension or alteration as the case may be shall, before the installation, extension or alteration is carried out, be submitted to the Authority for approval along with a certificate from the relevant qualified person, not withstanding plans of the building in which the system is to be installed extended or altered have been provided under regulation 7.

Structural details and
calculations

13. (1) The detailed structural plans of any building works other than those indicated in Regulation 2 (1) c (i), (ii) & (iii) shall be submitted to the Authority together with a copy of the design calculation as directed.
- (2) The detailed structural plans and design calculations shall be prepared in accordance with the provision of the Law, these regulations, and any other written law relating to building construction and signed by the relevant qualified person who prepared the detailed structural plans and design calculations, and shall show;
- (a) clearly the superimposed load for which each floor system or part thereof has been designed;
- (b) the results of any soil test carried out, the calculations for any determination of soil bearing capacity and complete boring investigations and details of the soil.
- (c) the type or types of foundations to be used;
and
- (d) the type of piles, method of pile drilling and type of machinery to be used for piling work.
- (3) A certificate from the relevant qualified person shall be submitted.

Time frame for approving plans

14. (1) a. Where a plan of any development activity is submitted under the Law, Authority may approve the plan with or without imposing any terms or conditions within eight weeks from the registered date of application. In the case of a temporary building, a plan or the application for permission to erect the building may be approved by issuing a temporary permit on terms and conditions as may be deemed to be fit by the authority.
 - b. Prior to issue such a permit if the Authority is of the view that the proposed development activity may cause an impact on environment or any other way or the site in question is considered more suitable for any other purpose, views of the public may obtain upon displaying a hoarding at the site for a period of 30 days indicating the nature of the proposed development, its purpose and period of construction. The Authority shall also reserve the right to delay the issue of permit for such development until the time period mentioned above is over.
 - c. Having considered such views of the public the Authority may direct to alter development plans or impose conditions, or restrain the issue of such permit.
- (2) A temporary permit for the erection of a temporary building which is issued under paragraph (1), shall be valid for such period of time as may be specified in that permit.
 - (3) Where the temporary building is -
 - (i) a shed for entertainment purposes; or
 - (ii) a shed for funeral, religious or other purposes; or
 - (iii) a builder's working shed or store or any other shed used in connection with any new building works; or
 - (iv) a hoarding or frame for the display of advertisements or sign boards or other advertising devices; or
 - (v) a protective hoarding, catch platform or sidewalk shed on street or footway in connection with any building works; or

- (vi) a scaffolding on a street ; or
- (vii) a stall or shed in a building or other premises for trade fair, fun fair or exhibition purposes, the permit to be issued shall be valid for a period not more than one year.

- (4) On the approval of a plan of any building or building works the Authority shall notify the owner of the building or the premises in which the building works, are to be commenced, carried out or resumed and any qualified person who prepared the plan or who is to supervise the building works of such approval and of the terms and conditions, if any, on which such approval has been granted and shall return one copy of the plan to the applicant.

Revocation of approval

- 15. Where there is a contravention or mis-presentation of facts or a failure to comply with terms or conditions on which an approval or a permit is granted under this regulation or failure to submit plan and other particulars as required by the Authority, such approval or permit, as the case may be, shall be revoked.

Disapproval of the plans

- 16. (i) Where the Authority disapproves a plan of any development activity submitted under the Law, the Authority shall notify the owner of the premises in which the development activities are to be commenced, carried out or resumed and any qualified person who prepared or submitted the plan under regulation 3 or who is to supervise the building works under paragraph (c) of regulation 16 of such disapproval with the reasons therefore and return one copy of the plan to the applicant within four weeks from the registered date of the application and retain the fees.
- ii) Every application forwarded for certificate of conformity shall be submit with certificates issue by the qualified person under the 8A of the regulation.

Part II

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

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

17. A qualified person shall
- (a) without misrepresentation or suppression of any particulars or information, give as correctly and clearly as possible information that are required to be given on a plan which shall be signed by him and submitted under Section 8 J of the Law.
 - (b) ensure that all the plans and specifications, which he signs and submits under the Law are in conformity with the provisions of these Regulations and any other Regulation made under the Code of Fire Precautions for Buildings or any directions given by the Fire Chief.
 - (c) supervise all building works and other development activities of which the plan or plans are prepared by him or for which he is otherwise responsible under these Regulations for the purpose of ensuring that the works are carried out in accordance with such plan or plans and any written order or direction given by the Committee and submit his certificate of supervision to the Authority on completion of the building works and before issuing a Certificate of Conformity of the building in respect of which the building works are carried out.

- (d) submit to the Authority such progress reports on the building works and where applicable such certificate relating thereto as may be specified below at the appropriate times or stages of the building works -
- (i) at the end of every three months beginning from the date of the submission to the Authority of a notice of intention to commence, carry out or resume the building works, as per Regulation 20 (c).
 - (ii). when the foundation and the structural parts of the building below the ground level are completed and before any work on the structural parts of the building above ground level is carried out, a progress report accompanied by a record plan and details of all piling works which have been carried out on the building site;
 - (iii) when all the structural parts of the building are completed, a report on the completion including a certificate, that all the building works relating to the structural parts have been carried out under his/her supervision in accordance with the detailed structural plans and calculations submitted under regulation 13;
 - (iv) on completion of all the building works;
 - (v) when there is a termination of his / her service in the building works, within fourteen days of such termination, a summary report on all those building works which have been carried out under his/her supervision and a certificate to that effect;

- and
- (vi) when otherwise required by the Authority.
- (e) notify the Authority in writing if the building or part thereof is occupied or used before the Authority issues a Certificate of Conformity for the occupation thereof under regulation 23 or a Licence for the temporary occupation thereof under regulation 25.
- Change of qualified person 18 (1) Where there is a change of a qualified person employed or engaged to prepare a plan of any building works or to supervise the same and such change is made after the plan has been submitted under the Section 8 J of the Law, the relevant qualified person whose services are being terminated shall notify the Authority in writing of the termination of his/her services within fourteen days (14) of such termination and with effect from the date of such termination no building work shall be commenced, carried out or resumed unless another qualified person has notified the Authority in writing of his/her appointment as the qualified person to supervise the building works under paragraph (c) of regulation 17.
- (2) A notice of the termination of services given by a relevant qualified person under paragraph (1) shall be accompanied by his summary report and certificate in accordance with sub-paragraph (v) of paragraph (d) of regulation 17.
- Offences by qualified person 19 (1) A qualified person who has submitted any plan or specifications under the Law or who is required to supervise any building works under these Regulations shall be guilty of an offence under these Regulations if he/she, without any reasonable cause,-
- (a) misrepresents any relevant particulars or information required to be given on such plan or specifications under the Law or these Regulations or suppress such particulars or information.

- Duties of owner, occupier or developer prior to the commencement of work
- 20.
- (1) Prior to the commencement or carrying out of any building works or resumption of any building works which have been suspended for three months, the owner, occupier or developer of the premises shall-
 - (a) ascertain that all the plans of the building works which have to be submitted under the section 8 J of the Law have been approved and that such approval has not been withdrawn or is still valid;
 - (b) ensure that the detailed structural plans of building works have been submitted to the Authority in accordance with the provisions of Regulations 13;
 - (c) give at least seven days notice of his intention to commence, carry out or resume the building works and apply to the Authority for a permit to commence, carry out or resume such building works.
 - (2) Any person who is found guilty of an offence under this regulation shall be debarred from submitting plans for any development activity to the Authority.
 - (b) submits an incorrect progress reports or certificates to the Authority under paragraph (d) of Regulation 17
 - (c) contravenes or fails to comply with any of the provisions of Regulations 17 or 18.
 - (d) have the written confirmation in the usual form issued by the relevant qualified person or persons, employed or engaged by him to supervise the building works, that the person or persons, as the case may be, shall supervise the building works in accordance with paragraph (c) of Regulation 17.

- (2) A notice required to be given under this regulation shall be complete and shall not contain any incorrect particulars or information.
- offences in carrying out building works or any development activity
21. (1) An owner, occupier or developer of the premises in which any building works or any development activity have been commenced, carried out or resumed shall be guilty of an offence under these Regulations if he or she -
- (a) contravenes or fails to comply with the provisions of Regulation 20:
- (b) commences, continues or resumes any building work or any development activity without the services of the relevant qualified person who prepared the plan or plans of such development activities or, if the services of the relevant qualified person are terminated, without the services of another relevant qualified person appointed under paragraph (1) of Regulation 18 for the purpose of supervising such development activities in accordance with the provisions of paragraph (c) of Regulation 17.
- (2) Owner, occupier or developer who is guilty of an offence under the provisions of this Regulation shall be liable on conviction to a fine prescribed under section (28) of the Urban Development Authority Law.
- Duties of owner, occupier or developer prior to the occupation of a completed building
22. On completion of any building or part thereof in accordance with an approved plan, the owner, occupier or developer shall apply to the Authority.
- (a) for a Certificate of Conformity to occupy such building or part thereof where the building is new;

Certificate of
Conformity for
occupation

- (b) Licence for the temporary occupation of the building or part thereof where the certificate of conformity could not be obtained due to minor deviations from the plan or plans which need to be regularised or complied with, under these Regulations.
- 23. The Authority may grant a Certificate of Conformity for the occupation of a building or part thereof or any other development activities when every certificate and report in respect of the building or part thereof or any other development activity have been submitted to the Authority pursuant to the provisions of Regulation 13; and
 - (1) all the requirements shown on the plan or plans and all the written directions given by the Authority to the relevant qualified person or persons, who prepared the plan or the building or part thereof or the building works under paragraph (c) of regulation 17, have been complied with and a certificates from the relevant qualified person is forwarded to that effect; and
 - (2) all the fees payable under these Regulations have been paid.
 - (3) (a) In case of land development or sub-division of land over 0.5 hectare :-
 - (i) a certificate from a Licensed Surveyor and Chartered Town Planner if applicable stating that the sub-division has been carried out as per the approved plan and permit;
 - (ii) involves engineering work such as construction of roads and culverts a certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an engineer by the Government, shall be submitted stating that the development works have been carried out under his supervision as per the approved plans, specifications and permit.

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

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

Inspections by the Authority

24 (1) The Chairman or his authorised representative may enter upon and inspect at all reasonable times a building before a Certificate of Conformity for the occupation thereof is issued under regulation 22 or any building works at any stage thereof for the purpose of determining whether all the provisions of the Law and these Regulations have been complied with, and of calling the attention of the relevant qualified person or persons who prepared the approved plan or plans of the development activity to any deviation from the approved plan or any other plan of the development activity submitted under these Regulations or to any non-completion of the development activity in

accordance with such plan or plans or to any non-compliance with a provisions of these Regulations or the permit or plans or requirements shown thereon which he may have to observe.

(2) The authorised representative of the Authority shall, before entering upon and inspecting a building or any development activity under paragraph (1) identify himself by producing and exhibiting his written authority.

25 (1) Notwithstanding the fact that a Certificate of Conformity for the occupation of a building or part thereof is not issued because of a deviation from the approved plan or plans of the building or non-compliance with requirements endorsed on the plan or plans by the Authority or non-completion of the building works in respect of the building, the Authority may grant or renew a Licence for the temporary occupation of such building or part thereof for a period not exceeding six months in the event that such deviation, non-compliance or non-completion is in its opinion neither of a serious nature nor in any way detrimental to the well-being and safety of the person or persons who may occupy the building or part thereof during such period.

(2) A Licence may be granted or renewed under paragraph (1) on such terms or conditions as the Authority thinks fit and shall be revoked on a breach of any of those terms or conditions.

Contents and display of Certificate of Conformity for the occupation of a building

26. (1) A Certificate of Conformity for the occupation of a building or a license for the temporary occupation thereof shall state the purpose for which the building has been constructed and where the building is a non-residential or multi-purpose building the Certificate or Licence shall also indicate -

- (a) the intended use or uses for which the building in its several parts has been designed and approved;
 - (b) the number of persons for whom means of escape in case of fire are provided in the building; and
 - (c) the maximum permissible live load that each floor could support.
- (2) In a non-residential building, copies of the Certificate of Conformity for the occupation or the Licence for the temporary occupation of the building shall be displayed on every floor or part of the building in such manner as the Authority may direct together with a copy of the direction of fire escape, floor diagram showing clearly the approved fire escape route or routes from that floor or part of the building where the licence is displayed.
- (3) The possession of a Certificate of Conformity for the occupation or a licence for the temporary occupation of a building or part thereof shall not exempt the owner thereof from having to comply with the requirements of relevant authorities which may be endorsed on the approved plan, or plans of the building or part thereof, or written permit or may otherwise be applicable to the building or part thereof under any other written law.
- (4) The Authority may recall and cancel a Certificate of Conformity for the occupation of a building if, in the opinion of the Planning Committee, the strength of the building is not sufficient to carry the loads indicated in the certificate or the buildings no longer used for the purpose permitted in the Certificate.
- (5) A Certificate of Conformity for the occupation of a building shall not be recalled under paragraph (4) where the building fails to comply with a written law not in force when the certificate was issued.

- (6) Before a building or part thereof is used for a purpose other than as stated in the Certificate of Conformity which is likely to increase the danger of fire within the Building or part thereof, the owner of the building or part thereof shall notify the Authority of such purpose or proposed use and shall comply with all written directions given by the Authority in respect of the purpose or use and carry out such building works as may be required by these Regulations to make the building or part thereof suitable for such purpose or use.
- (7) The exit from a building other than a private dwelling house and every door opening on to a staircase of the Building and all other means of fire-escape which are provided therein in accordance with the Code of Fire Precautions for Buildings shall, except where otherwise required by the Fire Chief, not be locked or obstructed whilst the building or a part thereof is being used or occupied.

Offences after completion of building work

- 27. The owner, occupier or developer of a building or part thereof or, if the building or part thereof is part of a housing development or any other building development, the developer shall if he, without any reasonable cause, contravenes or fails to comply with the provision of regulation 21 or paragraph (2) (6) or (7) of regulation 25 be guilty of an offence under the Law and shall be liable on conviction to a fine as described in section 27 of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Unauthorised occupation & use of any building or any lot

- 28. (1) No person shall occupy or use a building or part thereof or permit the building or part thereof to be occupied or used or construct any structure on an amalgamated or sub-divided lot without a Certificate of Conformity.
- (2) A person who contravenes the provisions of paragraph (1) shall be guilty of an offence under Section 28

Public Building
Certificate

29. (1) An owner, occupier or developer of a public building or part thereof having an occupant load of more than two hundred persons shall apply for and obtain, in addition to a certificate of conformity for the occupation of the building or part thereof, a public building certificate from the Authority. The owner, occupier or developer shall not occupy or use the building or part thereof or permit the building or part thereof to be occupied or used without a public building certificate authorising such occupation.
- (2) A public building certificate shall be valid for not more than five years as may be specified therein but may be renewed on a request made by the owner, occupier or developer. Such request shall be made two months prior to the expiry of a valid permit.
- (3) An application for the issue or renewal by the Authority of a public building certificate having an occupant load of more than five hundred persons shall be accompanied by –
- (a) i) a certificate from a Director of Building Department confirming that the building is structurally sound to hold an occupancy load of more than five hundred persons.
ii) Fees applicable for such issue or renewal to be paid direct to the Building Department.
- ii) Relevant fees payable to the Authority of the same renewal or issuing.
- (b) three copies of the plan of every floor of the building or part thereof which is drawn to a scale not smaller than 1:200 and signed by the owner of the building or part thereof or his agent showing the following particulars in distinct colours:-

- (i) the intended use and occupant load of the building or part thereof
 - (ii) the approved means of fire escape and the approved fire escape routes of the Building or part thereof and any requirement pertaining thereto as laid down in the Code of Fire Precautions for buildings or by the Fire Chief.
 - (iii) the position and type of every fire extinguishing equipment installed in the building or part thereof in accordance with the Code of Fire Precautions for Buildings or the Fire Chief.
 - (iv) the position and size of every window and other openings in every external wall for lighting, natural ventilation, air-conditioning system and other means of ventilation, if any; and
 - (v) the position of every lift, escalator, fire protection system, portable fire extinguishers and other service equipments.
- (d) such certificate as the Authority may require from one or more relevant qualified persons certifying that they have examined the building or part thereof and every systems and equipments referred to in sub-paragraph (c) and the Building or part thereof and the system and equipment are in good working condition and in conformity with the Act and any regulations made thereunder and these Regulations and the Code of Fire Precautions for Buildings;
- (e) the name, qualifications and such other relevant particulars as the Authority may require of the person designated to act as a safety officer for the building or part thereof under regulations 29.

- (4) In an application for the renewal of a public building certificate under paragraph (3), the floor plan referred to in sub-paragraph (c) need not be submitted again if no change to the particulars shown on the plan has taken place since the date of its last submission to the Authority.
- (5) Where an application for the issue or `renewal of a public building certificate is made under paragraph (3), the Authority may refuse to issue or renew the public building certificate or may issue or renew the public building certificate on such terms and conditions as it thinks fit.
- (6) The Authority may revoke any public building certificate that has been issued or renewed under this regulation when there is –
 - (a) a breach of any of the terms or conditions of the certificate;
 - (b) a failure to comply with the provisions of regulation 30;
 - (c) any misrepresentation of a material fact in the application for such public building certificate or accompanying plans or documents upon the basis of which the certificate was issued ; or
 - (d) a knowledge that the fire hazards within the building or part thereof, for which the public building certificate was issued, have increased without adequate fire safety measures being taken to the satisfaction of the Fire Chief.

Responsibility for safety

30. The owner, occupier or developer of a public building or part thereof which has a floor area of more than 500 m² or an occupancy load of more than one thousand persons shall designate a responsible person to act as a safety officer for the purposes of –
- (a) enforcing good housekeeping rules and fire safety precautions within the building or part thereof;
 - (b) exercising supervision over the maintenance of all means of fire escapes, lifts, and fire protection systems and equipments, within the building or part thereof;
 - (c) detecting and removing all fire hazards and obstructions which may prevent the effective use of any means of escape in case of fire and organising periodical fire drills in order to ensure that all persons employed in or using the building or part thereof are familiar with all means of escapes in case of fire.

Offences in the use of a public building

31. The owner or occupier of a public building or part thereof, having an occupant load of more than five hundred persons, shall be guilty of an offence under Section 28 of the Law if he, without a reasonable cause, contravenes or fails to comply with any of the provisions of paragraph (1) of Regulation 29 or of Regulation 30.

Part III
Planning Regulations

- Sub-division or
parcelling of land
32. (1) No Government Agency or any other person shall carry out or engage in any development activity deviating from the development guidelines given in the relevant Development Plan prepared under Section 8A and the Planning and Building Regulations prepared under Section 22 of the Law.
- (2) (a) No parcel of land or lot designated or proposed for any use other than agriculture or horticulture shall be sub-divided unless a plan relating to such sub-division has been approved by the Authority.
- (b) Any person intending to parcel or sub-divide a land shall submit to the Authority an application which is in conformity with the requirements of regulation 2, 9 and 10.
- (3) The Authority in approving the plans for parcelling or sub-division of land may require the applicant to modify the plan as it may consider necessary. The sub-division or parcelling on the site shall be carried out only after the approval of the Authority is granted.
- (4) (a) the minimum extent of land and width of lots shall be in accordance with the provisions of Form “C” unless it is mentioned in Annexure I.
- (b) The drains which are demarcated on subdivision or parcelling plans should be given a lot number and shall clearly indicate the way of disposing storm water from the site.
- (c) No lot in such sub-division shall have depth less than 12 metres

- (5) No new sub-division shall have the effect of reducing the open space, light and ventilation and other requirements of any existing building on a site to less than those required under this Regulation.
- (6) No lot in a sub-division plan shall be utilised for any purpose other than the purpose for which it was approved.
- (7) In the case of a subdivision of land for the purpose of accommodating a Condominium Development, the size of such lots shall be as per this regulation. This requirement shall not be applicable for lots allocated for common elements.

Access to
residential lots

- 33. Every lot in a sub-division shall abut to an existing or proposed street or a street in accordance with the provisions of paragraphs (b), (c) and (d) of this Regulation.
 - (a) The minimum width of a carriageway reservation for the street shall be as approved by the Authority but in no case shall be less than 3.6 metres.
 - (b) No site or lot abutting a street less than 9.0 metres in width, shall be used for non-residential use or construction of any building for such use except as provided under regulation 34 of this Regulation..
 - (c) The width of private roads, in a new sub-division or parcelling of land in all land use zones, other than in special Residential and Residential Zone shall be not less than 9.0 metres. This requirement is not applicable for residential sub divisions.
 - (d) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form "A" below.

* In addition to the above, the regulations stipulated in Form “C” should be adhered to, where necessary.

(e) The number of dwelling units given in Schedule III in Form “A” could be doubled, if both origination and destination of such streets mentioned in Column 1, are connected on to a public street. In such case the maximum lengths shown in Column 2 also could be doubled provided that the width of such public street shall be not less than 4.5 m.

(f) In the case of condominium residential developments, maximum dwelling units per lot mentioned in the Schedule III of form “A” shall be relaxed subject to fulfilment of the requirements in the Form “C” (Annexure I) and availability of an access road of not less than 6.0 m. in width.

Access to
non-residential lots

34. A street meant to serve one or more lots for non-residential use buildings may be permitted with access less than 9 metres in width subject to conformity with the specification set out in Schedule III Form “B” below.

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

(i) A minimum width of less than 10 ft. is available for access

(ii) This reduction will not apply in case of a new sub-division.

- (iii) If the settlements are of Low Income character.
- (b) Every such street shall connect on to a public street or a private street for which the owner of such private street has a right of way which connects on to a public street having a width not less than 9m.
- Turning circles;
common open spaces
36. (a) Every street which is less than 9.0 metres in width and exceeds thirty metres in length, shall be provided with a turning circle of not less than nine 9.0 metres in diameter or any other form of space acceptable to the Authority at a suitable location along the street.
- (b) In the case of non-residential activities located abutting a dead end road of not less than 9.m. in width, a turning circle of 15 m. in diameter or any other form of space acceptable to the Authority shall be required.
- (c) 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.
- (d) Every application for a Certificate of Conformity under Regulation 32 shall be submitted to the Authority under section 2(3) (ii) to the effect that the sub-division or parcelling of land has been carried out in accordance with the approved plan and permit issued for the land concerned.
- Community recreation activities and open areas.
- (e) Where the parcel of land or site to be sub-divided exceed 1.0 hectare in extent; an area of not less than ten percent of the land excluding streets and drains shall be reserved for community recreation and open space uses in appropriate locations as follows:-

- (i) Such reserved space shall be vested with the UDA free of all charges.
- (ii) The developer shall make financial arrangements to develop and maintain such space in consultation with the Authority.
- (iii) Use of such reserve for unauthorised activity is an offence and punishable under section 8J of 1982 of the law.
- (iv) In commercial and industrial land sub - divisions, if the minimum land parcel of the sub-division is not less than 2,024 sq.m. (80 Perches) and all the road widths are not less than 9 meters the land may be sub-divided without reserving 10 percent of the land for open space uses but subject to the condition that in the event of further sub division of any of the parcels the developer shall either-
 - i. reserve the 10 percent of the land so sub-divided ; or
 - ii. deposit the market value of 10 percent of the land so sub-divided at the relevant Local Authority.
- (v) In Residential land sub-divisions , if the minimum land parcel of the sub-division is not less than 1,012sq.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.
- (vi) When the land to be sub-divided is located within 0.5 kilometres from a public open space such as a lake, public play ground, etc., which is more than 4,047sq.m. (one acre) in extent and if the Authority directs the developer, the developer should deposit at the relevant Local Authority the market value of the area of land of the open space required for the sub division, instead of providing the open space physically within the site

(vii.) When the opens space requirement of a sub-division is not more than 500 sq.m. (20 perches) in extent or if the Local Authority directs the developer to do so with the approval of the Chairman of the Urban Development Authority , the developer should deposit at the relevant Local Authority the market value of the area of land of the open space required for the sub-division instead of providing the open space physically.

(viii) In unauthorized land sub-divisions where the reasons for not approving is the non-provision of 10 percent opens space, the individual land parcels may be permitted for development or further sub-division subject to depositing at the relevant Local Authority the market value of 10 percent of the land parcel , or reserve 10 percent of the land parcel so developed or sub-divided.

Street line & building line, parking & traffics control

37. (1) a

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

b. (i) When there is a necessity to determine any new street lines or building lines or opening up of new streets or roads in areas where there are no sanctioned street lines or building lines, a detailed planning study shall be carried out before any proposal is made.

(ii) Such proposals should be tabled and approval obtained at both the Planning Committee and Council of the Local Authority.

- c. No building shall extend beyond the building line except balconies, sunshades or eaves, not exceeding 1.0 meter in width. A fence or boundary wall not exceeding two metres in height or security hut not exceeding 5 sq.m. of floor area may also be permitted within such reservation upon signing a no compensation agreement with the Local Authority.
 - d. Any street line or building line approved or sanctioned by the local authority shall not be changed without the prior approval of the Urban Development Authority.
 - e. The Authority may take into consideration the full width of the street line as the physical width of the road where the access road to the development site is demarcated with an approved street line, if the owner donates the land within the street line by deed to the Local Authority or the Road Development Authority as the case may be, but without any expense being incurred by either of the authorities.
- (2)(a) Every plan submitted along with the application for the purpose of obtaining a development permit to carry out development activities, shall comply with the requirements in Schedule II of Parking Requirements.
- (b) The Authority may request the Police to enter upon and inspect at all reasonable times, any building, where they found any deviations from the approved parking & traffic control requirements for the permitted development.
- (c) The Authority shall levy a service charge of Rs. 10,000/- per month in respect of each vehicle parking shall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any activity other than vehicle parking.

- (3) The Authority may require the corner of any buildings including boundary walls or fences to be erected at the corner of two streets to be rounded off or splayed, with the tangent length from the point of intersection to the curve, being half the road width across the direction of the tangent unless otherwise directed by the Authority.

Specifications
as to *lots*,
and Development
Guide Plans (DGP)

38.(1)(a) The minimum extent, number of floors, road widths, minimum width of plots and open space around the building shall be in conformity with the specifications set out in Form “C” (Annexure I) below unless the Authority stipulates a higher or lower minimum extent and/or higher or lower width of lots in a development plan.

(b) Every lot or site which abuts on to end of a dead end street may have a frontage less than the width specified in Form “C” (Annexure I) above, but have a frontage which is not less than 3.0 metres in width perpendicular to the line along the street.

Existing Lots

(c) The Authority may relax the requirements of the specified site extent and width, in the case of an existing lot, provided that the proposed building satisfies the other regulations.

(d) The maximum height of a building on an existing lot which has a width of 6 metres or less and extent less than one hundred and fifty square metres, shall not exceed the height of 8.0 metres or two floors unless the Authority direct otherwise.

(e) Minimum width of site, open spaces around buildings, road widths and F.A.R. requirements specified in Form “C”. may be reconsidered for lots in extent of more than 1000Sq.m. on case by case basis by the “Chairman” in consultation with the Planning Committee of the Urban Development Authority having undertaken an in-depth study of the surrounding development pattern, future development scenarios, character of urban fabric, use of particular building, location and other related factors.

- (f) The Authority may consider granting approval for Condominium Developments in phases provided the Master Plan for the entire development is approved by the Authority before commencement of any phase. In such instances, FAR , Plot Coverage and Infrastructure Services shall be worked out for the entire development. Any change or amendment to Master Plan once approved shall require the prior approval of the Authority.

- (2) (a) The Urban Development Authority is responsible for the preparation and issue of Development Guide Plan (DGP), which includes objectives and vision for future development of particular area identified in the development plan of the Local Authority area.

- (b) DGP will cover planning and design policies and guidelines on building set backs, other reservations, land use, roads reservations, environmental improvements, infrastructure services, pedestrians and vehicle movements, location of open spaces, building heights, intensity of development, conservation, redevelopment, building finishes & appearance, advertisement, control and preservation of trees etc.

- (c) Until such time the DGP is prepared, the Authority may, in the interest of harmonising the development activities with the surrounding development direct the owner and relevant qualified person to make such modifications as it deems necessary to keep to the requirements of this regulation.

(d) DGPs will be prepared on certain unit area basis depending on the planning requirements. However there will be DGP's covering the entire Local Authority Area finally. This Development Plan will provide a clear guideline to landowners as to how the development of each property will have to be undertaken. It also identifies areas where special and detailed controls are to be effected.

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

Control of Advertisements
/ Sign Boards / Exhibition
Stalls / Telephone Booths
etc.,

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

Form “C”
Specification For Developments
(Specification for Lots)

| Land Extent (Sq.m.) | Permissible F.A.R. |
|-------------------------|--------------------|
| 150 – less than 250 | 3.0 |
| 250 – less than 375 | 3.0 |
| 375 – less than 500 | 4.0 |
| 500 – less than 750 | 4.5 |
| 750 – less than 1000 | 5.0 |
| 1000 and less than 1500 | 6.0 |
| 1500 and less than 2000 | 7.0 |
| 2000 and less than 3000 | 10.0 |
| 3000 and above | No limit |

(Specification to Maximum Number of floors)

(Development Guidelines)

| Number of Floors | Min. Width of Site / Road frontage (M) | Min. Road Width (M) |
|------------------|--|---------------------|
| 3(G+2) | 6 | 4.5 |
| 4(G+3) | 6 | 6.0 |
| 5(G+4) | 8 | 06 |
| 6(G+5) | 10 | 09 |
| 7(G+6) | 12 | 12 |
| 8(G+7) | 15 | 12 |
| 9(G+8) | 20 | 12 |
| 10(G+9) | 25 | 15 |
| 11(G+10) | 30 | 15 |
| 12(G+11) | 36 | 15 |
| 13 & above | 40 | 15 |

| Number of Floors | Rear Space (M) | Minimum space on sides (M)** | | Set back in Front (M) | Plot Coverage (except Educational & Health Services) | | Other requirements |
|------------------|----------------|------------------------------|-------|-----------------------|--|------------|--|
| | | On side | Total | | Resi. | Non. Resi. | |
| 2(G+1) | 2.3 | - | - | 01* | 65% | 80% | Space for generator where centrally air-conditioning and mechanically lighting |
| 3(G+2) | 3.0 | - | - | 01* | 65% | 80% | |
| 4(G+3) | 3.0 | - | - | 01* | 65% | 80% | |
| 5(G+4) | 3.5 | 1.5 | | 01 | 65% | 80% | Space for generator |
| 6(G+5) | 4.0 | 1.5 | | 01 | 65% | 80% | |
| 7(G+6) | 4.0 | 2.0 | | 02 | 65% | 80% | |
| 8(G+7) | 5.0 | 2.0 | | 02 | 65% | 80% | |
| 9(G+8) | 5.0 | 6.0 | 3.0 | 03 | 60% | 60% | Space for generator |
| 10(G+9) | 6.0 | 6.0 | 3.0 | 03 | 60% | 60% | |
| 11(G+10) | 6.0 | 6.0 | 4.0 | 04 | 60% | 60% | |
| 12(G+11) | 6.5 | 9.0 | 40 | 06 | 50% | 50% | |
| 13 & above | 10.0 | 9.0 | | 6.5 | 50% | 50% | |

Note: 1. Unless otherwise stated in the zoning classification the above mentioned Floor Area Ratios should be the permissible F.A.R. for corresponding extent of the lands.

2. Permissible F.A.R. for Educational and health institutions should be limited to maximum of FAR , 2.0 Plot Coverage for such uses shall be limited to maximum of 50%.

* When there is no building line.

** Please see I, II in D, A in Regulation 39 (1)

Part IV
Building Regulations
Space in and around Buildings

- | | | | |
|---------------------------------------|-----|-----|---|
| Open spaces to be provided | 39. | (1) | In every building to be erected on a lot wherever an open yard or space is provided in and around the building, the position and the dimension of it shall be in accordance with the plans approved by the Authority under these regulations and provisions of regulation 37 and Form “C ” |
| | | (2) | In the case of a building where an open space is intended to be provided on the side for purpose of access, maintenance of the building or separating it from adjoining properties, such open space shall in no case be less than 1.0 m. in width. |
| Boundary clearance, building set back | 40. | (1) | <p>(a) The building set back required to be provided shall be as stipulated in Form “C ” (Annexure I) of Regulation 37. The Authority may also impose additional building set backs to satisfy the requirements of any other applicable law or regulation.</p> <p>(b) Such building shall also be in compliance with the open space requirements where applicable as mentioned in the Volume 1.</p> <p>(c) Any building work which involve construction upto boundaries shall be in accordance with the following ;</p> <p>i. Upon submission of a Certificate from a relevant qualified engineer stating that the construction will no way cause any damage to the adjoining properties and comprehensive insurance policy to cover all damages that may occur to adjoining properties worked out on the basis of a valuation done by a qualified Valuer, the Authority may consider relaxation of side open space required to be maintained as per Form “C” and allow construction up to side boundaries.</p> |

- ii. A basement floor which is entirely below the ground level shall have boundary set backs not less than 1.5m..

Overhangs and other sun-shading devices buildings

- (2) Notwithstanding the provisions of regulation 21 the overhangs, canopies, wings or other sun-shading devices of a building shall be permitted to project up to 1.0 m. beyond the building line, provided that the construction materials used are of non-combustible type.
- (3) In the case where such a balcony is faced to a adjacent property a minimum of 0.8m clearance should be maintained from the outer edge of such balcony or terrace to the relevant boundary

Rear space

41.(1) For the purpose of this regulation the rear of the building shall be deemed to be the face which is further most from any street on which the building is situated; provided that where the building is situated on more than one street the rear of the building, unless the Authority, authorises or directs, shall be deemed to be the face which is furthestmost from the widest of such street.

- (2) There shall be no rear space required to be provided if the rear of such building abuts in its entirety on to a public street or a private street having legal right of way with minimum width of 6 m.

Irregular Shape

- (3) In sites of irregular shapes where it is impracticable to provide an open space to the entire width of the rear, the Authority may direct that the open space of the rear shall be left as it deems appropriate, having considered the circumstances of the case. In the rear space, the Authority may allow construction of an open well or spiral stair case to be used as an emergency means of escape provided that such components shall not obstruct the sources of natural light & ventilation to the building at the premises.

- Width of the footway 42. Any uncovered footway, arcade or veranda-way required to be provided and constructed shall be -
- (a) located within the building lot;
- (b) continuous along the entire portion of the building lot abutting the street or as otherwise directed by the Authority.
- Access 43. Every building to be erected on a lot which does not abut a public street shall have access from a private street and the means, nature and width of the access shall be in accordance with a sub-division or parcelling plan approved by the Authority. The owner of such building lot shall have legal right over such street.
- Splaying of building corners 44. Where a building is erected at the junction of two streets and in the case where the degree of splay or rounding off is not shown on the Development Plan or any statutory document the corner of such building shall be splayed or rounded off as provided in Section 37 (to a height not less than 6.0 m above the street level).
- Projection beyond street, road-widening line etc 45. No part of any building shall project beyond-
- (a) over a street; or
- (b) a street, line or acquisition line, as the case may be, as shown on the relevant documents or plan approved by the Authority.

- Offences
46. Whenever an open space, footway or access has been provided in connection with any building in pursuance of the provisions of these Regulations or any other Law or any Regulations made thereunder, it shall be an offence under these Regulations -
- (a) to carry out or maintain, or permit to carry out or maintain any alteration in the open space, footway or access;
 - (b) to construct or maintain, or permit to construct or maintain a roof over any portion thereof so as to diminish the area of the open space, footway or access;
 - (c) to cause or permit to cause, any obstruction whatsoever to the open space, footway or access.

Space inside Buildings

- Minimum width of buildings
47. Every new row house, shop building or other building shall have a minimum width of 6.0m measured between the centres of party or external walls or partition and external walls at ground level, except that the minimum width for a new building to be erected on a corner site may be 4.5 m.
- Height of Building
48. Height of building and the number of storeys that it may comprise shall be in accordance with the provisions of Form “C” (Annexure I) and the Development Plan of the Maharagama, (except for rooms required for accommodating essential building services i.e., lift well, stair well, water tank, changing room, utility room etc.
- Minimum area of rooms in residential buildings
49. Minimum areas of rooms in residential buildings shall conform to the provisions in Form C of Schedule III.
- Minimum dimensions of lavatories, water closets and bathrooms
50. for all buildings the sizes of lavatories, water closets and bathrooms shall be in conformity of Form C of Schedule III.

| | | |
|--|-----|--|
| Height of rooms in residential buildings | 51. | <p>(1) The height of rooms in residential buildings shall be -</p> <p>(a) not less than 2.8m average with not less than 2.4m at the lowest point for living rooms and bedrooms.</p> <p>(b) not less than 2.8m average with not less than 2.4m at the lowest point for kitchens</p> <p>(c) Not less than 2.2 m. for bathrooms, lavatories, water-closets, porches, balconies, terraces and garages</p> |
| Shops | (2) | The height of ground floor rooms in a shop shall be not less than 3.1 m and the height of upper floor rooms shall be not less than 2.8 m average and 2.4 m minimum at the lowest point. |
| Schools | (3) | The height of classrooms in a school shall be not less than 3.0 m average and 2.5 m minimum at the lowest point. |
| Hospitals | (4) | The height of rooms used for the accommodation of patients in a hospital shall be not less than 3.0 m average and 2.8 m minimum at the lowest point. |
| Factories | (5) | The height of rooms in a factory in which any person works shall be not less than 3.1 m average and 2.8 m minimum at the lowest point. |
| Resort buildings | (6) | <p>(a) The height of rooms in a place of public resort shall be not less than 3.1 m. Where a balcony is provided in a place of public resort the height between the level of the topmost tier of the balcony and the ceiling over such topmost tier, and the height between the floor immediately under the balcony and the underside of the balcony, shall be not less than 3.0m in each case.</p> <p>(b) In a place of public resort the provisions of paragraph (7) shall apply to water -closets, lavatories, cloak rooms, kitchens, corridors and rooms to which the public do not have access.</p> |

Other buildings

- (6) In a building other than any of those specified in paragraphs (1) to (6) the height of the rooms on the ground floor shall be not less than 2.8 m and on upper floors not less than 2.4 m except that any part of a ground floor or upper floor may be not less than -
- (a) 2.6 m if such part is left open and used as a covered garden; or
 - (b) 2.4 m if used for car parking purposes.

- Basement
- (8) In a basement storey, the height of any part thereof or of any room not otherwise specified in paragraphs (1) to (7) shall not be less than -
- (a) 2.8 m if used as shops, offices, business premises, plant rooms or the like;
 - (b) 2.6 m if used for storage purposes; or
 - (c) 2.4 m if used for car parking purposes.
- Clear height of car parking areas
- (9) Notwithstanding the provisions of paragraph (7) and (8), in those parts of a building used or intended to be used principally for car - parking purposes, the minimum clear height at any part, including the underside of ceiling, beams, ducts, sprinkler heads, service pipes, lightings, fixtures and the like, shall be not less than 2.2 m.
- Minimum height & Width of covered footways & stairways
52. I. The height of any covered footway constructed pursuant to regulation 50 shall be not less than 2.8 m, below which height only the following items may project if the underside of such items be not less than 2.5 m above the footway paving:-
- (a) beams;
 - (b) stairways and landings;
 - (c) screens
 - (d) signboards & advertisements.
- II. The Clear width of any stairway, or covered footway shall be as follows:
- (1) Residential developments having maximum of 2 units minimum of 1.0m.
 - (2) All other developments – minimum of 1.2 m
 - (3) In Condominium Development ; width of an entrance passage in any housing unit shall be not less than 1.2m.

Light and Ventilation

- Provision of lighting and ventilation
53. Every building shall be provided with -
- (a) natural lighting by means of glazed windows, skylights, fanlights, doors or other approved natural light transmitting media;
 - (b) natural ventilation by means of windows, skylights, fanlights, doors, louvers or ventilation openings.
- Location of sources of natural light and ventilation
- (1) In a building the windows and openings through which natural light and ventilation can be obtained shall be so located that-
- (a) they face and open upon-
 - i. the sky;
 - ii. A public road or a street with right of way or public open space dedicated purely for public use.
 - iii. a courtyard or open space located within the building lot and complying with the relevant provision, of regulation 39 or 40 as the case may be;
 - iv. an air well complying with the requirements of regulation 59
 - (b) in the case of a building other than that specified in sub-paragraph (c), no part of the room served by such sources shall be more than 10m away from such opening in a direction perpendicular to the plane of the opening. Further no part of such room shall be 3 m away from the edge of the opening in a direction parallel to the plane of the opening.

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

(2) Sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, veranda or porch if –

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

54. (a) such balcony, veranda or porch faces upon a street or service road or upon a courtyard or open space which is located upon the building lot and complies with the relevant requirements of regulations 39, 40, and 53 (1).
- (b) the maximum depth of the room served by such sources does not exceed 10 m measured from the outer face of the enclosure wall of the balcony, veranda or porch; and
- (c) the front of the balcony, veranda or porch has an opening to external air, the area of which shall be at least 75 per cent of the floor area of such balcony, veranda or porch.

Sources of natural light and ventilation

55. Every room in any building shall be provided with natural light and ventilation by means of one or more sources having an aggregate area of not less than-

Rooms for residential purposes

- (a) 15 per cent of the floor space of the room of which at least 70 per cent shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for residential purposes excluding such room as referred to in paragraph (c).
- (b) If such room is in a low rise building there should be an-unobstructed passage of not less than 2.3 m. between such opening and the boundary of the lot opposite to such opening.

Rooms for non residential purposes, etc

- (c) 15 per cent of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for business purposes or in connection with a shop, a place of public resort, a factory or any other usage not mentioned in this regulation;

Stores, Garages, etc., in residential buildings

- (d) 10% of the floor space of the room of which 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used as a store, pantry , utility room, garage or the like in a residential building.

Water closets, toilets and bath rooms

- (e)
 - i. 10% of the floor space of the room or 0.2 Sq.m. whichever is greater shall be fully open- able or permanently open so as to allow free uninterrupted passage of air, if such room is a water-closet, latrine, urinal, bathroom, toilet or laundry room; or,
 - ii. A ventilation duct open to sky having an area not less than 1 Sq.m. with minimum depth of 1 m perpendicular to the plane of the opening of water closet, toilet or Bathroom.

| | | |
|-----------------------------------|-----|---|
| Schools | (f) | 20% of the floor space of the room of which at least 50% shall be open-able or permanently open so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge as a school or teaching space |
| Hospitals | (g) | 20 % of the floor space of the room shall be fully open able or permanently open so as to allow free uninterrupted passage of air, if such room is used for the accommodation of patients in a hospital, convalescence home, nursing home or the like; |
| Staircase, corridors and lobby | (h) | 10% of the floor area per floor in the case of an enclosed staircase, corridor or lobby of which 50 % shall be openable or permanently open so as to allow a free uninterrupted passage of air except as required under the provisions of the Code of Fire Precautions for Buildings. |
| Parking | (i) | 10% of the floor space of the room of which at least 50% shall be openable or permanently open so as to allow free uninterrupted passage of air, |
| Factories, warehouses and godowns | (j) | 10% of the floor space of the room of which at least 50 per cent shall be openable or permanently open so as to allow free uninterrupted passage of air, if such room is used as a godown or any other storage area. Such uses may be provided with light and ventilation by one or more sources. |
| Terrace houses | 56. | In the case of terrace houses of depth greater than 12 m. there shall be provided permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square meters. |
| Adjoining rooms | 57. | For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the area of the common wall is open and unobstructed |
| Basement Rooms | 58. | When any room is located in a basement and is intended to be naturally lit and ventilated, such room shall have at least one third of the height of its external walls above the ground level and satisfy Regulation 54. |

Provisions of air-wells
Or courtyards for the
Purpose of natural
light and ventilation

59. (1) In the case of air-wells meant for obtaining natural light and ventilation following requirements shall be complied with;

Form “A”
Specification as to Air-wells for Natural Light and Ventilation

| No. of Floors | Minimum depth | Size of space |
|---------------|---------------|---------------|
| 1-2 | 2.3 m | 06 Sq.m. |
| 3<4 upto | 3.0 m | 12 Sq.m. |
| 5<10 upto | 5.0 m | 24 Sq.m. |
| 11< | 6.0 m | 36 Sq.m. |

- (2) No internal air-well or courtyard required for the purpose of natural lighting and ventilation shall be roofed over. However if the shortest side of the Air Well is less than 5.0 m., overhangs, canopies, wings, sun shading devices, eaves or balconies projected over such open space should not exceed 0.5 m in width.
- (3) The floor of an internal courtyard shall either be paved or turfed and maintained as an internal garden with a proper drain system to the satisfaction of the Authority.

Plot Coverage and
F.A.R.

60. (a) The Authority may limit the plot coverage and or F.A.R. despite the development being complied with Form “C” due to external reasons such as traffic situation, fire safety, health, environment, security, archaeological value, surrounding development pattern etc., if impacts due to one or more of above factors to the development are beyond its control.

| | | |
|--|-----|--|
| Provision of additional parking | 61. | <p>(a) The Authority may allow additional floors constructed for the exclusive purpose of accommodating parking facilities not exceeding 50% of the regulatory requirement in all developments irrespective of the relevant F.A.R. mentioned in Volume I or Form “C” of Volume II . Any area beyond above limit shall be considered for computing the F.A.R.</p> <p>(b) Additional parking spaces provided in excess of regulation requirement of the building shall be included to square areas or floors.</p> |
| Provision of facilities for disabled persons | 62. | <p>The application for the approval to construct a public building, such as Hospital, Theatre, Grand stand, Assembly hall, Post Office, Government Office, Departmental Stores or any other building that will be utilised by disabled persons, shall endeavour to take measure so that the entrance/exits; corridors, stairs, elevatory equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the provisions of Schedule II in order to give effect to section 23 (2) of the Protection of the Rights of Persons with Disabilities Act, No 28 of 1996.</p> |
| Clearance from electrical lines | 63. | <p>All buildings shall be separated from any overhead electricity supply lines vertically by a distance of at least 1.5 metres in case of low tension lines and not less than 4.5 m in case of high tension lines. However, clearance from the Electricity Board or the Authority responsible for the supply and distribution of electricity should be obtained in case of a proposed building in proximity to high tension lines.</p> |
| Unsafe buildings | 64. | <p>The authority may direct the owner of any building that may constitute a danger to its occupants or to public safety to repair, demolish or deal with otherwise to remove the danger.</p> |
| Provisions for approval of “Prescribed Projects” under Environmental Act | 65. | <p>The applications for the approval under the provisions of Part IV C of the National Environmental Act. No. 47 of 1980 as amended by Act No. 56 of 1993, should be adhered to when undertaking “prescribed projects”.</p> |

Fire Safety

66. (1) Every building shall conform to fire safety requirements applicable or as may be specified by the Authority with a view of providing a greater measure of safety to the inhabitants of such buildings.
- (2) All buildings exceeding Ground plus Three storeyes, Public buildings of more than 400 sq.m. in floor area, factories and ware houses and any other building as may be decided by the Authority, shall conform to fire safety requirements as may be recommended by the Chief Officer of the Fire Department of the Local Authority.

Part V

Mechanical Ventilation and Air - Conditioning

- Mechanical Ventilation for a residential room
67. (1) Where air-conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building, the provisions of these Regulations relating to natural light and ventilation and the height of rooms may be waived or modified at the discretion of the Authority if-
- (a) such installation is in accordance with the relevant provisions of these Regulations, having regard to the particular type of occupancy of the building or part thereof; and
 - (b) the owner of the building has given an undertaking to the Authority affirming that he will comply fully with the relevant provision of these Regulations when the air-conditioning unit, mechanical ventilation system or artificial lighting is no longer in use.
- (2) In a room used for residential purposes where fresh air is obtained by mechanical means by supplying a minimum of 3 air changes per hour, the area of openings of the natural ventilation sources may be reduced to half of that specified in paragraph (a) to (c) of regulation 54, as the case may be, but shall not in any case be less than 0.5 square meters.
- Other rooms required to be mechanically ventilated
68. Except as specified in paragraph (2) of regulation 67, mechanical ventilation shall -
- (a) be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these Regulations are not met;
 - (b) in other cases, be provided in accordance with the other provisions of these Regulations or as may be required by the Authority.

Plans for air-conditioning or other ventilation system 69.

Plans for the installation, extension or alteration of an air-conditioning, mechanical ventilation or other ventilation system shall be prepared by a relevant qualified person and submitted to the Authority for approval in accordance with the relevant provisions of these Regulations.

Part VI Sanitation

Water Supply and sewerage

70. (1) Every building shall be provided with a protected water supply system connected to an existing public water supply system.
- (2) Where it is not possible to provide connection to the public water supply system, a system connected to a private source shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as may be specified in each case, where the Authority feels that the supply of water is not regular taking into consideration the situation of the building and other land marks of the area.
- (4) (a) No well used for the supply of drinking water shall be located less than 15.0 meters from a cess pit or a soakage pit of a septic tank.
- (b) A well located minimum of 10 m away from a cess pit or a soakage pit of a septic tank shall be considered on a recommendation obtained from a qualified Geologist or the Medical Officer of Health of the relevant area in the absence pipe borne water.
- (c) In areas where there are no pipe borne water supply systems installed, the minimum lot extent should be 200 sq.m.

Sanitary Facilities

71. (1) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of water closets, urinals, wash basins and other sanitary conveniences. Number of water closets, urinals, wash basins and other sanitary conveniences to be provided in any building shall be as specified in Schedule IV.

Sewerage

- (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.

(a) Where a public sewerage system does not exist, or where the Authority is of the opinion that the outlets cannot be connected to the public system, sewerage shall be disposed through a cess pit or septic tank.

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

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

Rain water
Harvesting &
Drainage

72. Every building shall be provided with adequate drainage facilities to drain off rain water from the roof to a storage tank constructed within the premises to be used for appropriate purposes. If construction of such tank is not possible , it shall be drained off to a street drain or other approved outlet without causing dampness or damage to the walls or foundation of the building or those of adjacent buildings.

Solid waste disposal

73. 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. The Authority may in this regard direct the applicant either to maintain collection bins within the site or to participate with a programme organized by the Local Authority.

Electrical and plumbing work

74. All electrical and plumbing work in any building or premises shall be carried out by a relevant qualified person as the case may be, and these works shall conform to standards and specifications as the Authority may require with a view to ensure maximum safety and sanitary conditions within any such building or premises.

Part VII Definition

In these Regulations,

“apartment” means a unit as defined in the apartment ownership Law No. 11 of 1973.

“accepted codes of practice” means codes, standards or manuals acceptable to the Urban Development Authority.

“access” means any street used as means of access to building or other premises where the public have a right of way or not;

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

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

“air well” means any space within or out side the building for the purpose of obtaining natural light & ventilation. Out side the building is the space within that lot, enclosed by one or more faces of such building or one or more boundaries of such lot.

“amendment plan” means a plan showing any deviation from or amendment or addition to an approved plan of a building, or any land subdivision for the occupation of which a certificate of conformity has not been issued.

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

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

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

“authority” means the Urban Development Authority and includes any Authority or officer authorised by the Chairman with the approval of the Board of Management generally or specially to exercise the powers, functions and duties conferred by these Regulations;

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

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

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

“blind Wall” means a solid wall constructed using translucent material having no openings.

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

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

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

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

“chairman” means the Chairman of the Urban Development Authority.

“chartered Architect” means a person registered with the Architects Registration Board established under Sri Lanka Institute of Architects

Amendment Act No. 14 of 1996 under the category of Chartered Architects.

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

“column in relation to structural-steel or reinforced concrete”, means a part of a construction which by its resistance to compression in the direction of its length and to bending actions induced by such compression, supports and transmits a load;

“competent authority” has the same meaning as in the Planning Authority

“concrete” shall have the same meaning as in the Code of Practice accepted by the Institute of Engineers Sri Lanka :

“construct” means build, erect and place in position and includes reconstruct, rebuild, re-erect and replace in position;

“cross wall” means an internal wall dividing a party wall or an external wall into distinct lengths;

“dead load” or “dead loading” means the weight of all walls, floors, roofs, partitions and other like permanent structures;

“detached building” means a building or part thereof which is used or is intended, adapted, or designed to be used for living purposes and is a self-contained unit.

“Developer” means the person who carries out the development activity.

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

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

“duct” means a passageway for conveying air;

“duct lining” means the inside lining of a duct fan casing or duct plenum inclusive of materials such as adhesive, insulation, coating and film;

“existing Lot” means a lot recognised by the Local Authority as a Lot, with an assessment Number, which is in existence before the coming into operation of this Regulation .

“external wall” means an outer wall or vertical enclosure of a building not being a party wall even though it may adjoin a wall of another building. When such wall is constructed at the boundary it shall be considered as a blind wall.

“factory “ means a building or part thereof designed, adapted, or used for-

- (a) the making of any article, commodity or product or part thereof or;
- (b) the altering, repairing, ornamenting, finishing, cleaning, washing or the breaking up or demolition of any article, commodity or product or part thereof; or
- (c) the adapting for sale or assembly of any article, commodity or product or part thereof;

“flat” means a separate dwelling used or constructed or adapted to be used wholly or partially for human habitation for a family, where the kitchen, lavatory, bathroom or water-closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more than such dwellings joined vertically.

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

“floor” includes a horizontal platform forming the surface of a storey and any joist board, timber, stone, concrete, steel or other substance connected with or forming part of such platform;

“Ground Floor” means that floor of a building to which there is an entrance from the outside on or above the level of the natural ground at the front of the building.

“floor area” means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such common wall and shall include all roof projections and balconies exceeding 1.0 m. in width and all areas having a roof and capable of being enclosed.

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

“footing” means the construction by which the weight of a building is transferred to the foundation or piles of the building.

“floor area ratio” means the gross floor area of all buildings on a lot divided by the area of such lot.

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

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

“fresh air” means “normal outdoor “ not unduly affected by odours, smoke, effluent, dust, fumes discharges from mechanical plant and the like;

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

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

“height” in relation to-

- (a) a room, means the vertical distance measured between the finished floor level and the underside of the ceiling;
- (b) any storey, means the vertical distance measured between the upper surface of the floor immediately above it;
- (b) A wall, means the vertical distance measured from the base of the wall to its highest part or, in the case of a gable, to half the height of the gable.
- (c) a building means the vertical distance measured from the corresponding location to its highest part.

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

“hospital” means a building or part thereof designed, adapted or used for the care or treatment of the sick, infirm, aged, convalescent and pregnant;

“hotel” means a building specially designed and constructed or substantially adapted to be used to accommodate persons for the purpose of gain or profit, with or without arrangements for communal feeding.

“housing accommodation” includes a building or tenement wholly or partially constructed, adapted for human habitation or for human habitation and business.

“housing complex” means a group of dwelling units on a site which is permanently in “common enjoyment” and may include a block of flats.

“industrial building” includes factories, workshops and warehouses;

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

“licensed Surveyor & Leveller “ means a person who is authorised by the Surveyor General of Sri Lanka to practice.

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

“local Authority” has the same meaning as in Law;

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

“Maintained “ means maintained in an efficient state, in proper working order and in good repair.

“masonry” means brick, stone , hollow or solid concrete block, granite or other similar building material or a combination of the same put together and set in mortar;

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

“Minister” means the minister holding the portfolio of Urban Development in the Central Government.

“ natural ventilation” means the supply of outside air to a building or removal of inside air from a building by means of windows and other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“occupant load” of a building or part thereof means the total number of persons that may occupy such building or part thereof at any one time;

“owner” means whose name is registered in the assessment registry of the Local Authority.

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

“panel wall” means a non-load bearing wall in frame construction built between columns or piers and wholly supported at each storey;

“parapet” means that a short wall constructed on a balcony or veranda;

“partition” means a temporary or easily removable vertical structure made of panel work covered with metal, wood or plastic sheets or other similar material used for the sub-division of spaces within a building;

“partition wall” means an internal wall used for the purpose of subdividing a storey of a building into sections and which supports no load other than its own weight;

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

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

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

“planning committee” means the Committee appointed under Section 8 of the Law as amended in 1982.

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

case of buildings or part thereof which include roof projection or balcony exceeding 1 m in width, such additional areas shall also be added for the purpose of calculating the plot coverage.

“Professional Engineer” means a person whose name appears on the register kept in the Institute of Engineers Sri Lanka as a Chartered Engineer.

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

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

“Qualified person” in relation to a development activity means;

- a. where no building work is involved or any work involving site layout or sub division exceeding 0.5 hectares a Chartered Town Planner of the Institute of Town Planners, Sri Lanka and a Licensed Surveyor in case of involving a site layout or sub division not exceeding 0.5 hectares and Licensed Surveyor and Leveller;
- b. where building category “A” and “B” are involved a Registered or Chartered Architect of Sri Lanka Institute of Architects or Engineer of the Institute of Engineers of Sri Lanka or person whose qualifications have been recognized by Government for employment as Architect or Engineer under government; and
- c. where building category “C” is involved any person acceptable to the Authority as such.

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

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

- (a) Chartered or Registered Architect
- (b) Chartered Town Planner

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

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

“residential building” means a building or part thereof designed, adapted or used for human habitation such as a detached, semi-detached or terrace house or a residential flat, and includes any outbuilding and other covered structure which are intended for enjoyment of the occupiers of the building or part thereof or are otherwise appurtenant to a residential building as such;

“restaurant” means a building or part thereof to, which the public has access and used for the carrying on any business where the primary purpose is the sale of food stuffs for consumption in the building or part thereof.

“retaining wall” means a wall used to resist the lateral displacement of any material;

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

“sanitary facilities” includes toilets, wash-basins, bathrooms, sinks and facilities for washing clothes which connect, directly or otherwise with a private sewage treatment plant or with a public sewerage system.

“school” means a building or part thereof designed, adapted or used for the dissemination of knowledge.

“service garage “ includes a building or part thereof, used for the repairing, painting, washing, of motor vehicles;

“sewage” means any liquid waste and includes water-borne sludge and trade effluent;

“sewerage system” means any sewer, drain line, cess-pit, septic tank, treatment plant, or any appurtenance thereof;

“shop or shopping centre” means a building or part thereof to which the public has access and used for the carrying on of a trade or business where the primary purpose is the sale of goods and includes a building used for the purposes of a hairdresser, ticket agency, pawnbroker, dispensary, or receiving office for goods to be washed, cleaned or repaired, or any other similar trade or business;

“standard form” means such standard type of form as may be determined by the Urban Development Authority;

“storey” means the space between the upper surface of every floor and the surface of the floor next above it, or if there is no such floor then the underside of the tie or collar beam of the roof or other covering or if there is neither a tie nor a collar beam then the level of half the vertical height of the under side of the rafters or other support of the roof;

“street” includes any road, footway or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;

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

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

“superimposed load” or “superimposed loading” means all loading other than dead load;

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

“terrace house” means a residential building designed as single dwelling unit and forming part of a row or terrace of not less than three such residential buildings;

“Town Planner” means a person whose name appears on the register kept in the Institute of Town Planners of Sri Lanka.

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

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

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