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EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA
OF GREATER DAMBULLA**

(Dambulla Urban Development Area)

PUBLIC are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Urban Development Area of Dambulla has been approved on 17th January 2014, by Hon. Mahinda Rajapaksa, Minister of Defence and Urban Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

Nimal Perera,
Chairman,
Urban Development Authority.

10th February, 2014.

**APPROVAL OF THE DEVELOPMENT PLAN FOR DAMBULLA URBAN DEVELOPMENT
AREA OF GREATER DAMBULLA URBAN DEVELOPMENT AREA**

I, Mahinda Rajapaksa, Minister of Defence and Urban Development, by virtue of powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act, No. 4 of 1982 do hereby approve the Development Plan for Greater Dambulla Development Area, having considered the recommendations made by the Board of Management of the Urban Development Authority on 13.11.2008

MAHINDA RAJAPAKSA,
Minister of Defence and Urban Development.

Ministry of Defence and Urban Development,
No. 15/5, Baladaksha Mawatha,
Colombo 03,
17th January 2014.

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PREFACE

Greater Dambulla Area encompass several sub urban area including the part of Anuradhapura District in North Central Province and Matale District of Central Province, located in an environmentally beautiful surrounding.

Dambulla area has been declared by the Town and Country Planning Department under Town and Country Planning ordinance as a planning area by the Gazette Notification No. 137 dated 16.04.1981. Later Dambulla Pradeshiya Sabha area has been declared as an urban development area under UDA Act No. 41 of 1978, Section 3 on 24/03/1994 under Gazette Notification No. 811/17. Considering the accelerated development of Dambulla urban area, necessity has arisen to declare the said area under the same UDA Act as a Greater Dambulla area by gazette notification No. 1419/10 date 17/11/2005.

The two main roads runs through the Dambulla Town are; Kandy - Jaffna (A9) road and Ambepussa - Trincomalee (A6) road. The main junction which connects the above two roads at Dambulla, facilitate linkages to the other sub-urban areas which has historical and archeological values. This enable the tourism activities to flourish in this area.

The main urban areas such as; Anuradhapura, Polonnaruwa, Trincomalee and Dambulla are being identified and included in the National Physical Planning Policy and the plan gazetted in January, 2011. Sub urban areas too are identified surrounding the main urban area expecting high population density growth in the future. Dambulla is considered as a main urban area in the Central Province.

Greater Dambulla includes Galewela, Madatugama, Sigiriya-Habarana, Naula-Nalanada and bounded on the North by Kekirawa Divisional Secretariat, South by Matale Divisional Secretariat, East by Hingurakgoda Divisional Secretariat and West by Ibbagamuwa Divisional Secretariat.

Greater Dambulla area is 1073.32 sq.km. in extent and the Census and Statistic for the year 2001 indicates the population as 210,477.

Greater Dambulla area could be identified as an agricultural area. Where major residential activities are found to be located within Sigiriya-Habarana area. The two main roads runs through the Dambulla town creates a conducive situation for the Dambulla Town to be a Commercial Centre, as these roads provide linkages to several other neighbouring urban areas.

The trade price on the agricultural products are determine in Dambulla as it is serve as the main supply centre. The location of the main roads boost the commerce and trade activities in Dambulla Economic Centre.

Further, there are several historical and archeological sites found in the urban areas of Greater Dambulla area. The identification of Dambulla and Sigiriya as world heritage sites, given impetus for tourism. Also Ibbankatuwa pre-historic megalithic cemetery and Rose Quartz Stone (Rosa Thiruwana Kanda) too attract tourist to this area.

The Team which participated in the Town Development Plan of Dambulla Municipal Council Area

Central Provincial Office

1. Ms. J.B. Hettiarachchi, Former Deputy Director General (Zone II)
2. Ms. C.J. Ranatunga, Former Director (Planning) - Central Province
3. Mr. K.H.M.W.K. Abeyratne, Dy. Director (Planning)
4. Mr. Sampath Gangathilake, Asst. Director (Planning)
5. Mr. Ravi Amarasinghe, Planning Officer
6. Mr. A.M.D.B. Athavuda, Planning Officer
7. Ms. Manjula Wijetunga, Planning Officer
8. Ms. D.U. Rathnalankara, Planning Officer

Dambulla Sub Office

1. Mr. E.M.S.B. Ekanayake, Dy. Director (Planning)
2. Mr. H.W. Somaratne, Dy. Director (Planning)
3. Mr. L.M.S. Kumara, Asst. Director (Planning)
4. Mr. H.M. Rajapaksha, Former Asst. Director (Planning)
5. Mr. K.L.C. Jayaratne Perera, Planning Officer
6. Mr. T.A.A. Kumara, Planning Assistant
7. Mr. D.A.C.P.K. Ariyaratne, Planning Assistant

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Regulations

Part I - General Regulations

1. These Regulations shall be known as planning and building regulations of Dambulla Urban Development Area.
2. These Regulations shall come into effect from the date of published in the gazette on

Submission of Plans

3. All applications under Section of 8J of the Urban Development Authority (Amendment) Act No. 04 of 1982 for the purpose of obtaining a development permit to engage in any development activity shall be made in the relevant form of Schedule (I) to these Regulations and be accompanied by the fees specified in “Schedule V”.
 - (a) However, the buildings which are not categorized as “low cost residential”, the developers shall pay the service charges to the authority as given in the Schedule I (b) before obtaining the development permit from the Local Authority.
 - (b) If the proposed development is for Electrical Tower, the dimensions should not less than the Form “K” of Schedule III of it should submit under Form “E” of Schedule I.
4. All plans submitted under these Regulations shall:
 - i. Be prepared and signed by a qualified person
 - ii. Be signed by the owner of the site or premises, and
 - iii. Be submitted in triplicate
5.
 - i. The Authority shall, where it deems necessary require the submission of additional copies including enlargements of the plans submitted under Regulation 4.
 - ii. If the plans, drawings specifications and information given, shall not provide all the particulars necessary to deal satisfactory with the application, the Authority shall require production of such additional particulars and plans as it deems necessary in order to satisfy itself as to the exact nature of the development activity envisaged.

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

(01) Where no building work shall involved in the development activity or it shall restricted to land development:-

(a) A location plan of the site in relation to the adjoining streets to a scale of not less than 1:4000.

(b) A survey plan of the site to a scale of not less than 1:1000 showing:

i. The location of the site indicating figured dimensions of buildings, if any;

ii. Scale of plan, symbol showing north and assessment numbers of adjacent lands or buildings

iii. The means of access to the site

iv. All existing drains and water courses; and

v. Contour or spot levels of the site and levels on the street or streets in front of the site, where necessary,

vi. A layout plan certified by a qualified Town Planner (if more than 0.5 Hec.)

vii. Approval of the Commissioner General of Department of Agrarian Development, General Manager of Sri Lanka Land Reclamation and Development Corporation where the lot intended for sub-division shall proposed to be filled or reclaimed.

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

(02) Where building work shall involved in the development activity:-

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

(b) The approved blocking out plan to a scale of not less than 1:1000

- (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is large as to render a smaller scale necessary when the scale of 1:200 shall be used showing:-
- i. Figured dimensions of the building, rooms and different parts of the building and the use for which every room and part of the building shall intended to be put to;
 - ii. The positions and dimensions of all doors, windows and other openings;
 - iii. The positions of all sanitary appliance and their connection to sewer lines;
 - iv. Fire escapes
 - v. Clearance from Arial electricity supply lines;
 - vi. The type of materials and specifications shall be used for the walls, super structure and floor slabs and roof structure of the building;
- (d) Cross and longitudinal sectional drawings of the building along appropriate lines, showing:
- i. The thickness of all walls and floors
 - ii. The position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the building in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the building;
- (e) Front and side elevations of the building showing elevations of every existing building within the site showing its height, floor level and other external visible features;
- (f) Means of disposal of rainwater
- (g) Whether the building shall be centrally air-conditioned; and
- (h) Such other particulars or information relating to the building as the Authority shall require in order to satisfy itself as to the exact nature of the development activity envisaged;

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

Building Categories

8. For the purpose of these regulations, buildings shall be categorized as follows:
 1. Category A
 - Means any building consisting of five or more floors including the ground floor or any building the height of which exceeds 15 meters above the adjoining street.
 2. Category B
 - Comprises any building, not being a high rise building which consist of ;
 - i. Not more than four floors, including the ground floor, where a wall or column is situated on the boundary;
 - ii. A basement - roof, foundations, beams and other related parts of the building;
 - iii. A pile or raft foundation;
 - iv. A roof span exceeding ten meters;
 - v. A place of public assembly or a public building;
 - vi. A building which is wind sensitive such as warehouses and factory; and
 - vii. Any other type of building not covered under categories A and C;

3. Category C - Shall comprises of the following Sub Categories -
- (a) C I - Any building which is used for residential purposes and shall not exceed five hundred (500) square meters in extent and consisting up to G+2 floors which shall not fall under Category B:
 - (b) C II - Any building which used for purposes other than residential and shall not exceed three hundred (300) square meters in extent and consisting up to G+2 floors which shall not covered under Category B; and
 - (c) C III - Any building which shall used
 - (i) For residential purpose and shall not exceed three hundred (300) sq.m. in extent and consisting up to G+1 floor which shall not fall under Category B;
 - (ii) For purposes other than residential and shall not exceed one Hundred (100) sq.m. in extent and consisting up to G+1 floor which shall not fall under Category B;

Submission of Architectural, Structural and Service Plans

9. (1) An application shall, prior to the commencement of any building works in respect of all buildings other than those buildings falling within sub Category C III of Category C, submit detailed structural plans along with the design calculations of the proposed building. such plan shall be signed by a qualified person.

- (2) The detailed structural plans along with the design calculations of the proposed building, signed by a qualified person shall -
- (a) In relation to all buildings falling within Category A and Category B of regulation 8; and
 - (b) In relation to buildings falling within Sub category C I and C II of Category C of regulation 8, if required to do so by the Authority,

Shall consist of the following –

- (i) A statement indicating in clear and precise language, the manner in which the superimposed load for which each floor system or part thereof has been designed;
 - (ii) The results of any soil tests carried out, the calculations for determination of soil bearing capacity and earth boring investigations; and
 - (iii) The type or types of the foundation which is recommended to be used;
- (3) Where any air conditioning or mechanical ventilation system shall be installed in a building or part thereof or where any such system therein shall be extended or altered the layout and detailed plans of the installation, extension or alteration to be carried out, with information pertaining to capacities, shall be submitted by a qualified person to the Authority for approval along with plans of the building in which the system shall be installed, extended or altered.
- (4) The applicant shall submit before commencing building work in respect of all buildings mentioned in Category A and Category B and if required by the Authority in the case of building falling within Sub Category C I and C II of Category C, service plans relating to water supply, sewerage, drainage and rain water harvesting. Such service plan shall be prepared and signed by a qualified person.
- (5) The applicant shall submit before commencing building work in respect of all buildings mentioned in Category A and Category B and if required by the Authority in the case of buildings in falling within Sub Category C I and C II of Category C, service plans relating to Electricity prepared and signed by a qualified person.

Preliminary Planning Clearance and Approval of Plans

- 10 (1) The preliminary planning clearance shall be in writing and may include such restrictions and conditions as may be imposed, by 8J of Urban Development Authority Act.
- (2) The particulars of proposed development shall be submitted in relevant form.
- (3) Every development permit granted shall be in writing and be subject to the restrictions and conditions setout therein.
- (4) It shall be valid for a period of one year.
- (5) The preliminary planning clearance will not constitute a permit and shall not entitle the applicant or any person to commence or carryout any development activity whatsoever.
- (6) Every development permit granted to be in writing and subject to limitations stipulated therein.
- (7) The Authority may on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two years, if it is satisfied that the development activity referred to in the permit shall commenced, but shall not been completed due to unforeseen circumstances.

Appeals against Refusal

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

Development to be in Conformity with the Permit

12. (1) No development activity shall be commenced or carried out in contravention of the development permit.
- (2) The development permit shall be revoked by the Authority if, there is:
 - (a) A breach of a term or condition of the permit
 - (b) A contravention of the provisions of these regulations.
 - (c) A mispresentation of facts in the application, plans or other documents submitted by the applicant or
 - (d) Failure to submit plans and other particulars under Regulation 6

Part II

Planning Regulations

Suitability of Site

13. No development activity shall be carried out in respect of:
- (i) A site which has been filled up with any substance impregnated with faecal, animal or vegetable matter unless such substance has been removed and the site cleared competently, or the whole ground surface has been rendered innocuous and covered with a layer of earth or any other suitable material which is at least thirty centimeters thick.
 - (ii) A site subject to flooding until the level of the ground covered by the development or building and beyond it for a distance of three meters all round or to the boundary of the site, whichever is nearer is raised thirty centimeters, above the highest known flood level of the site.
 - (iii) A site has been identified by the National Building Research Organization as earth slip area.

Use of the Site

14. (i) No site or building whether existing or to be constructed shall be used for any purpose other than that approved by the Authority. In deciding the purpose for which a building shall be approved the Authority shall take into consideration, the provisions of this development plan.
- (ii) Any uses shall accordance with zoning plan of this development plan. It should compile with the zoning regulations of the said plan.

Floor Area Ratio

15. (1) Provided that where no such plan available, the maximum floor area ratio permissible shall be determined taking into account the characteristics of the buildings intended for the area the location of the site and the capacity of infrastructure systems, provided that the floor area ratio permissible on any site shall not exceed 2.75.

Provided further, that in special cases, where circumstances warrant that floor maximum of thirty present for the site on payment of service charge as determined by the planning committee, having taken into account the available capacities of the infrastructure system in the area and land values.

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

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

Access

16. (1) No site or lot abutting a street less than nine meters in width shall be used for non-residential use or construction of any building for such use except as provided under Regulation 16 (2) (b).
- (2) (a) Every street meant to serve dwelling units shall be in conformity with the specifications set out in Form “A” of Schedule (III); and
- (b) A street meant to serve one or more lots for construction of any building for non-residential use shall be permitted with access less than 9 meters in width and shall be in conformity with the specification set out in Form “B” of Schedule (III).

However, if the Chairman is of the opinion that an undue hardship shall be caused to a person in the case of residential use of a lot if the minimum access requirements for dwelling house as stipulated in Schedule (III) shall to be compiled with the minimum width or access shall be reduced by not more than 2 meters on the recommendations of the Head of the Local Authority and in consultation with the Planning Committee subject to the following:

- i. A minimum width of 3 meters is available for access.
- ii. The reduction shall not apply in case of a new sub-division.
- iii. The area shall be a semi urban character.
- (3) Every such street shall connect on to a public street or a private street of which the owner of such private street has a right of way which connects on to a public street the width shall not less than nine meters (9).
- (4) Every street which is less than nine (9.0) meters in width and exceeds thirty meters in length, shall be provided with a turning circle of not less than nine (9.0) meters in diameter at the dead end.

Specifications as to Lots

17. (1) The minimum extent and the minimum width of lots for different classes of buildings, not being high rise buildings, shall be in conformity with the specifications set out in Form “C” of Schedule III.
- (2) Every lot site which abuts on to the end of dead end street shall have a frontage less than the width in Form “C” of Schedule III. But frontage shall not be less than 3.0 meters wide perpendicular to the line of the street.
- (3) The Authority shall relax the requirements of the specified site’s extent and width in the case of an existing lot provided that a building satisfying the other Regulations shall be on the site.

Height of Buildings

- 18 (1) The minimum height of a building on an existing lot shall be six (6.0) meters or less in width and or has less than one hundred and fifty (150) square meters in extent shall not exceed seven and a half (7.5) meters or two floors unless the Authority directs otherwise.
- (2) The maximum height of a building in other cases not being a high-rise shall not exceed 15 meters or twice the distance between any story of a building and the further edge of the abutting street whichever is less.
- (3) If the lot is situated in a corner, the height of the building shall be regulated by the wider of such streets as far as it abuts on the narrower street to a depth of twenty (20) meters from the wider street.
- (4) In measuring the height under this Regulation the lift or motor room shall not exceed a height of six (06) meters or exceeds fifty five (55) square meters in extent or a staircase room shall not exceed a height of 5 meters and shall not exceed 25 square meters in extent or a water tank not exceeding a height of 1.5 meters shall be ignored.

Street Lines and Building Lines

19. (1) Where no street lines have been determined for any street under any Act or Regulations the Authority shall determine a street line for such street taking into account the existing and proposed character of development and the nature and volume of traffic anticipated in such street.

- (2) The building for every lot on the side abutting the street shall be in conformity with the specifications and the Annexure 01.
- (3) Whether the street which the lot abut is a local, secondary or Principal Street will be determined by the Authority.
- (4) No building shall extend beyond the building line provided that balconies, sunshades or eaves, not permitted between the building line and the street line and a fence or boundary wall not exceeding one meter in height may be permitted on the street line.
- (5) Any street line sanctioned by a Local Authority shall not be varied without prior approval of the Authority.

Sub Division of Land

20. (1) (a) No parcel of land or lot destined or proposed for any use other than agriculture or horticulture shall be sub divided unless a plan relating to such sub division shall be approved by the Authority.
(b) Any person intending to sub-divide a land shall submit to the Authority an application shall in conformity with the requirements or Regulation 6.
- (2) The Authority in approving the plans for sub-division of land shall require the applicant to modify the plan as it shall consider necessary. The sub division of the site shall be carried out only after the approval of the Authority shall given.
- (3) The minimum extent and width of lots shall be in accordance with the provisions of Regulation 17.
- (4) No lot in such sub division shall be less than 12 meter in depth.
- (5) No new sub divisions shall have the effect of reducing the open space, light, ventilation and other requirements of any existing building on the site shall less than those required under these Regulations.
- (6) No lot in a sub division plan shall be utilized for any purpose other than the purpose for which it was approved.

21. (1) Every lot in a sub division shall abut on an existing or proposed public street or a street which shall be in accordance with the provisions of Regulation 16.
- (2) Minimum width a carriageway reservation for the streets shall be as approved by the Authority but in no case shall be less than 3.6 meters for street up to 9 meters in width and 6 meters for streets wider than the 9.0 meters.
22. (1) Where the parcel of land or site shall be sub-divided exceeds 01 hectare an area of not less than 10 per-cent of land or site excluding streets shall be reserved for community and recreation uses in locations acceptable to the Authority excepting in the following situations.
 - (a) Where in case of a sub-division of land for a commercial or industrial purpose, if a lot of a sub-division is not less than 2024 sq.m. (80 perches) in extent and the width of every road is not less than 9 m, such land may be sub-divided without reserving 10% of the land for open spaces subject to the following conditions;
 - (i) Reserving 10% of the land to be used for open space in case of any further sub-division or,
 - (ii) By depositing the market value of 10% of such land in the relevant Local Authorities.
 - (b) Where in case of a sub-division of land for residential purpose, if the sub-divided lot is less than 1012 sq.m. (40 perches) in extent and such development activity has been restricted to construct a maximum of two housing units in one lot, such land may be sub-divided without reserving 10% of the land for open spaces. Where such sub-division is further sub-divided or where more than one housing unit is to be constructed in one lot the developer should deposit 10% of the market value of such land to be further sub-divided or such lot in which more than two housing units to be constructed in the relevant Local Authorities.
 - (c) Where the proposed land to be sub-divided is located within a radius of 0.5 km from an open area such as a lake or a public playground, and such open area is larger than 4047 sq.m. (1 acre) in extent, and if the Authority requires the developer to deposit in the relevant Local Authority, the market value of the required and for open space, that he shall do so without physically reserving the land for open space.

- (d) Where the open area requirement under a sub-division of land does not exceed 506 sq.m. (20 Perches) or where the relevant Local Authority with the approval of the Chairman of the Urban Development Authority requires the developer to deposit the market value of the required part of the land for open area in the relevant Local Authority, such developer shall do so without physically reserving the open area.
 - (e) Where a land sub-division has not been approved due to non reservation of 10% as open area, the development of such individual lots of land or further sub division may be approved subject to depositing the market value of such 10% of the lot of land in the relevant Local Authority or reservation of 10% of the lot of land to be developed or sub-divided.
- (2) Such reservations should be assigned to the Urban Development Authority free of charge.
23. No lot in a sub division shall be put to use or built open unless the streets are demarcated, open out to their full width and develop with infrastructure to the satisfaction of the Authority.

Layout for Flats and Housing Units

24. (1) The Authority may approve any project for construction of flats or construction of housing units and other integrated projects which is in conformity with the development plan.
- (2) The Authority may approve any layout or project for housing or re-housing of slums and shanty dwellers or housing of low income persons, which is in conformity with the development plan.

Open Spaces around Building

25. The maximum plot coverage permissible on any site for any of the purposes specified in Form “D” of Schedule (III) shall be in conformity with the requirements specified therein.
- 26 (1) There shall be in the rear of every building and belonging exclusively to it an open space not less than three (3) meters extending along the entire width of the building unless the rear of the building abuts on to a public street not less than six (6) meters in width;

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

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

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

- (3) No building or structure other than cantilevered sunshades or over hanging balconies not exceeding one meter in width may be allowed in such open space.
- (4) In sites of irregular shape where it is impracticable to provide an open space to the entire width of the building in the rear, the Authority may direct that the open space in the rear shall be left as it deems appropriate having regard to the circumstances of the case.
- (5) In the case of a building where an open space is intended to be provided on the site for purpose of access, maintenance of building, in separating it from adjoining properties, such open space shall in no case be less than 80 centimeters in width.

Additional Requirements for High-rise Building

27. No plan of the site shall be approved for the construction of a high-rise building unless;
 - (a) The site does not exceed 1000 sq.m. in extent and has a dimension of at least 20 meters along the shortest side; and
 - (b) The site abuts on to a street which shall not be less than 12 meters in width.
28. The Authority may permit the constructions of high-rise building in any such site; if it is satisfy that;
 - (a) The building shall not interfere with the supply of amenities to the neighborhood or the harmony of the area.
 - (b) The building shall not create traffic problems and hazards.

- (c) Sufficient arrangement shall be made for provision of water supply, sewerage, power safety from fire and other hazards and for parking of vehicles.
29. (1) The maximum height of the building shall not exceed twice the horizontal distance between any storey of the building and the further edge of the abutting street.
- (2) If the lot is situated in a corner where two streets meet the height of the building shall be regulated by the wider of such streets so far as it shall abut on the narrower street to a depth of 20 meters from the wider street.
30. (1) There shall be in the least on one side of the building, not being the front or rear side, between the building and the boundary of the site a minimum open space of at least one quarter of the height of the building or 5.5 meters whichever is less.
- (2) There shall be in the rear of every building an open space of at least one quarter the height of the building extending along the entire width of the building.
- (3) The open spaces required under these Regulations shall belong exclusively to the building provided that width of open spaces belonging exclusively to it may be reduced to the extent of the width of any public street which shall not be less than 6.0 meters on which the full length of the rear of the building abut.
- (4) The total area covered by all buildings on any sites shall not exceed 80% of the total area of the site and the area not so covered shall belong exclusively to the building and shall be retained as part and parcel thereof.

Parking of the Vehicle and Traffic Control

31. (1) Approval for any development activity shall not be granted by the Authority where the developer fails to provide the minimum parking requirements specified in Schedule II.
- (2) The dimension of car parking stalls shall be;
- (a) Minimum stall width 2.4 meters.
 - (b) Minimum stall length 4.8 meters.
 - (c) Minimum stall length for parallel for parking 5.4 meters.
- (3) The minimum width of aisles shall conform to the requirements specified in Form "E" of Schedule (III).

- (4) The width of access to car parking area shall not be less than 3 meters clear of foot ways and other obstruction if entry and exist are separately provided and 5.5 meters if entry and exist provided are together.
- (5) The maximum gradient of ramp shall not be steeper than 1:8.
- (6) Every such ramp shall start only beyond a distance of 6.0 meters from the street edge.
- (7) Where the Authority considers that the owner is incapable of providing required number of vehicle parks or Vehicle Park in a satisfactory manner. Within the site a service charge shall be paid for each such vehicle park not provided within the site as specified in the schedule V.
- (8) In issuing development permits the physical width of the road or the proposed street line, whichever is less shall be considered as the road width available for the development. The authority shall 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, but without any expense being incurred by either of the Authorities.
- (9) To ensure efficient control of traffic, any development shall provide the following:
 - (a) Only one entrance and exit point for sites with a road frontage width less than 12.0 metres shall be permitted: provided that the Authority shall consider permitting not more than two entrance and exit points for sites if the road frontage width exceeds 12.0 metres.
 - (b) Where the parking requirement within the site is more than 100 parking stalls for a residential development, and 50 parking stalls for non-residential development a traffic merging lane, or a traffic holding bay as may be necessary in circumstances, suitably designed so as to have the least impact on the free flow of traffic on the access road;
 - (c) Where it is necessary to provide for more than 50 parking stalls in any development, such development shall not be permitted within 50 metres from the intersection of any two roads which have an average traffic flow of 10,000 vehicles per day, on each road, or 20,000 vehicles at the junction.

- (d) In buildings facing the road “glass” reflecting or materials shall not be used for the ground, first and second floors of the building.
- (10) The Authority shall request the Police to enter upon and inspect at all reasonable times, any building, where they suspect any deviations from the approved parking and traffic control requirements for the permitted development.
- (11) The Authority shall levy a service charge of Rs. 5,000 per month in respect of each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges, shall be continued until the space which had been used for the other activities is converted to vehicle parking stall as approved in the development permit.

Splaying of Corners of Street

- 32. The Authority shall request the corner of any buildings including boundary walls or fences to be erected at the corner of two streets be rounded or splayed to such extent and height as may be necessary in the interest of the safety of the users of the streets.

Architectural Control

- 33. (1) The Authority shall in the interest of harmonizing the development activity with the surrounding development, shall direct the owner to make such modification as it deems necessary in the height, architecture, architectural features, or façade of any building.
- (2) The Authority, may in any street wholly or mainly occupied by shops or commercial buildings shall request as a condition of its approval, provision of a public arcade along the face of the building of such character and such width as it may direct.
- (3) The Authority may direct any mechanical or other equipment located on the top of the building to be visually screened in such manner as is necessary to provide protection.

Conservation of Historical or Architectural Interest Places or Landscape Value

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

Landscape and Tree Preservation

35. (1) The Authority shall, in the interest of amenity prohibit the felling, lopping, or willful destruction of any tree, group of trees or vegetation or altering any significant landscape feature of an area.
- (2) The Authority shall direct an owner to landscape the site of development and maintain it with planting in the manner approved by it.

Advertisement Control

36. (1) Any hoarding, structure or any device erected or used principally for the purpose of displaying advertisement or use as name boards shall be in conformity with the conditions of the Authority may deem site to impose in the interest or preserving the amenity of the area.
- (2) Where an existing hoarding, structure or other device in the opinion of the Authority is injurious to the quality of the environment or safety of persons, it shall direct the removal or modification of the hoarding or device.

Airport Zone

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

Clearance from Electric Lines

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

Part - III

Building Regulations

Dimensions of Rooms

- 39 The internal clear dimensions of every room in a building other than the rooms specified under Regulation 40 shall not be less than the minimum dimensions specified in Form "F" of Schedule (III).
- 40 The internal clear dimensions of bath rooms and toilets shall not be less than the minimum specified in Form "G" of Schedule (III).
- 41 (1) Storage rooms not requiring legal ventilation shall not have an area in excess of 2.25 square metres neither have its width or length exceeding 1.5 metres
- (2) The aggregate area of all storage rooms of the dimensions specified above shall not exceed 5% of the floor area of the building.
42. The minimum height of rooms shall be:
- (a) For toilets, bath rooms and corridors, not less than 2.1 metres.
- (b) For all other rooms in any building, not less than 2.7 metres, provided that beams, trusses and similar supporting structures extending beyond the level of the roof shall not be such as to reduce this height below 2.4 metres at any point.
- (c) In the case of rooms in a building that is Air Conditioned through a central air conditioning system 2.4 metres.
43. In the case of rooms with sloping roof the heights shall not be less than those mentioned in Regulation 42 at the mid point of the roof and in no part of the room shall the height be less than 2.1 metres.

Stair Case

44. (1) The minimum width of stairs and the minimum dimensions of treads and risers shall be as specified in Form "H" of Schedule (III). In the case of circular or geometric stairs the widths of the treads measuring at the middle shall not be less than the widths specified in Schedule. Riser height and tread width shall be constant in any flight of stairs from storey to storey.

- (2) (a) There shall be no obstruction in any staircase between the top most landing and the exist door on the ground floor.
- (b) Every staircase, staircase landing, balcony or verandah shall be protected on any side overlooking a courtyard, void or external air space, by either a hand-rail balustrade or parapet which shall have a height of not less than 0.9 metres and shall be of a suitable design and type of construction to prevent any person from falling over the side of such staircase, staircase landing, balcony or verandah.

Lighting and Ventilation

- 45. (1) Every room in a building shall be provided with natural light and ventilation by means of windows, doors or any other approved openings.
- (2) Every such room of a building to be lighted and ventilated shall have windows and opening through which natural light and ventilation can be obtained, so located that they face and open upon.
 - (a) A public street or a street on which the owner of the building has a right of way;
 - (b) A courtyard or open space located in the building site.
- 46. (1) In the case of rooms other than warehouse and factories no part of the rooms served by such lighting and ventilation openings shall be more than 10 meters away from such opening in a direction perpendicular to the plain of the openings. Further, no part of such room shall be 3 meters away from the edge of the opening in a direction parallel to the plain of the opening.
- (2) In case of warehouse and factories no part of the room served by such lighting and ventilation opening shall be more than 12 meters away from such opening in a direction perpendicular to the plain of the opening. Further, no part of such room shall be 4 meters away from the edge of the opening in a direction parallel to the plain of the opening.
- 47. The sources of natural light and ventilation may open upon and enclosed or partly enclosed balcony, verandah or porch if,
 - (a) Such balcony, verandah or porch faces upon a street or upon a courtyard or open space

- (b) A maximum depth of the room served by such source does not exceed the distances specified under Regulation 46 from the outer face of the balcony, verandah or porch; and
 - (c) The front of the balcony, verandah or porch has an opening to external air, or not less than 2/3 the height between the floor level and ceiling level of such balcony, verandah or porch.
48. (1) Every room in any building where the aggregate area of openings is short of the specification contain in Form "I" of schedule (III) shall be provided with natural light and ventilation by means of one or more sources.
- (2) Corridors and passages may be lighted and ventilated by providing opening in the interior walls of the rooms abutting the corridor or passage provided that the area of the openings conform to the specification set out in Form "I" of schedule III.
- (3) Any room used as a parking garage for more than five motor vehicles shall have at least 50 per cent of the area of two or more sides of the room as opening to allow for cross ventilation.
49. For the purpose of determining light and ventilation requirements, any room shall be considered as a portion of an adjoining room when one half of the area of the common wall shall open and unobstructed.
50. There shall also be provided in the case of building without opening on the sides of a depth greater than 12 metres, permanent ventilation from front to rear by suitable vents in all front, and cross wall at each floor.
51. (1) Every window or other opening except for toilets and bathrooms shall open to a standard light plane and the whole space above such plane shall be open to the sky and free from any obstruction other than eaves or sun shade projecting to and extend not more than 1.0 metres. For the purpose of this Regulation "standard light plane" means a plane drawn upwards and outwards from the exterior face of the building at the lowest floor level of the room and not being a basement floor car parking or for a air conditioning plant or other service machinery only at an angle of 63 ½ degrees to the horizontal and not impinging on any building wall or other obstruction.

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

- (2) Where a window or other opening is situated on the side or interior face of a building, the external open space, shall:
 - (a) Be of such width that no portion of such face shall intersect any of a series of imaginary lines drawn across the open space from the limit opposite to such face at the level of its lowest floor level not being a basement floor for car parking or for air conditioning plant or other service machinery only at an angle of 63 ½ degrees to the horizontal;
 - (b) Not less than 2.25 meters; and
 - (c) Be exclusively attached to the building or be dedicated to public use.
- (3) In case of toilets and bathrooms the standard light plane may be relaxed by the Authority provided a minimum unobstructed width of open space of one meter is available within the premises abutting the opening.
- 52. When any room is located in a basement and is to be naturally lighted and ventilated such room shall have at least one third of the height of its external wall above the outside ground level and shall have all its required sources of natural light and ventilation above the outside ground level.
- 53. The provisions of Regulation 48 shall not apply to a room as a photographic dark room or cold storage room where by the nature of the use of the room it cannot have direct openings to external light and air, so long as it shall be artificially lighted and mechanically ventilated to the satisfaction of the Authority.

Mechanical Ventilation and Air Conditioning

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

- (2) Where windows or other openings or water closets and bathrooms cannot open out on to an exterior or interior open space of the required width they shall open out on to a ventilation shaft the size of which shall in the case of buildings up to a height of 15 metres shall not be less than 1 square metres with the minimum dimension of any side being 1 metres and in the case of buildings exceeding 15 metres in height shall not be less than 3 square metres with the minimum dimensions of any side being shall not be less than 1.5 metres.

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

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

Foundations

- 55 (1) Every building shall be supported by foundations in order to safely sustain and transmit to the ground the combined dead load and imposed load of the building in such a manner so as not to cause any settlement or other movement which may impair the stability of, or cause damage to the whole or any part of the building or to any adjoining building or works.
- (2) No part of the ground which supports or helps to support a building shall be subjected to any pressure (whether exerted by any part of the building itself or otherwise) other than such pressure as shall be acceptable to the Authority, with a view to ensuring safety of the inhabitants of such buildings.
- (3) If the ground adjacent to any proposed building exerts pressure upon or causes the application of an undue load to any part of the building, that building or part thereof shall be so constructed as to be capable of safely sustaining and transmitting the pressure or load without exceeding the appropriate limitations of permissible stresses.
- 56 The foundations of any building shall not be extend beyond the boundary lines of the building site except in the case of the foundation of a party wall which is being built with the mutual consent of the owners of the sites on which such party wall stands.

- 57 (1) Whenever any foundations or related earthworks such as the driving of piles, compaction of soil and excavations, which shall impose loads on adjoining property or cause movements in the grounds or in any way adversely affect the structural stability of any part of the adjoining effects of such works on the adjoining property shall be carefully considered by the qualified person at the time of preparation of the plans and designs as required under these Regulations before any such works are commenced on the site.
- (2) The qualified person and the owner shall be at all times and at their own expense be responsible for preventing any damage to any adjoining building or property.
- (3) The entire construction site including foundation excavation, and temporary retaining works shall be separated from any adjoining road or property by a suitable fence or enclosure as shall be required by the Authority.

Lifts

- 58 The number of passengers and goods lifts to be provided in any building and their design, construction, installation, testing, inspection and operation shall be comply with the requirements specified in from “J” of Schedule (III) to these Regulations.

Water Supply and Sewerage

- 59 (1) Every building shall be provided with a protected water supply system connected to an existing public system.
- (2) Where it shall not be possible to provide connection to the public water supply system, a system connected to private service shall be provided.
- (3) Every building shall be provided with water storage tanks and pumps of such capacity as shall be specified in each case, where the Authority has reason to believe that the supply of water shall not be continuous, taking into consideration the situation of the building and other land marks of the area.
- (4) No well used for the supply of drinking water shall be closer than 15.0 meters of a cesspit or a soakage pit of a septic tank.
- 60 (1) Every dwelling unit shall be at least one water closet. Every other type of building shall be provided with sanitary facilities specified in Schedule IV.

- (2) All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority shall in, any particular case require the sewerage and waste water shall be pre-treated to bring them to acceptable standards before being connected on to a public sewerage system.
- (3) (a) Where a public sewerage system does not exist, or in other cases where the Authority is of the opinion, that the outlets cannot be connected to the public system, sewerage shall be disposed through a septic tank; and
(b) Waste water shall be suitably disposed or through a soakage pit.

Rain Water Harvesting and Drainage

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

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

- (2) Every Plan prepared under these regulations shall be prepared by a qualified person as determined by the Authority.
- (3) The provisions of these regulations shall be applicable in respect of such areas as have been declared as Urban Development Areas by Order published in the Gazette in terms of Section 2 of the Law.
- (4) In applying these provisions to open space reservations stipulated in relation to the sub division of land, a minimum of ninety (90%) percent of such reservation shall have ground cover vegetation.

- (A) Provided that the above provisions shall not apply in respect of premises falling within this local authority area, where the size of the premises is less than 6 perches (150 m²).
- (B) (1) Every plan submitted for the purpose of obtaining a development permit shall consist -
- (a) Where no building work is involved in the development activity or the development activity is restricted to land development -
 - (i) Of details of the location and the dimension of the existing drainage system;
 - (ii) Of the proposed rainwater harvesting system inclusive of all dimensions and flow directions;
 - (b) Where building work is involved in the development activity.
 - (i) Of a sketch of the plan of the surrounding area including positioning of existing water drains.
 - (ii) Of the floor plan of each story (where the building consists of more than one floor) and of any areas which will consist of a flat roof (all pipe lines of the drainage, sizes and location of storage and infiltration and outlet drains along which the rain water will be discharged, with arrows indicating the direction of the flow of the water should be shown);
 - (iii) Of the cross and longitudinal sections of the building, including storage tanks, down pipes and other related appurtenance.
- (2) The guidelines set out in sub-paragraphs (a) and (b) of paragraph (1) of this regulation shall be applicable to the Uses of Buildings specified in Schedule VII (Part I) to these regulations and the Minimum Equivalent Rainwater Holding provisions Requirement for each of such categories shall be as specified in the said Schedule (Part II);

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

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

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

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

- (g) All pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by color and markings;

Solid Waste Disposal

- 62. Waste generated within any premises shall be collected and disposed in a manner which the Authority considers essential, so as to safeguard the health of the inhabitants therein.
 - (a) Disposal of polyethylene waste within the environmentally sensitive area is prohibited.
 - (b) Violation of the above regulation is a punishable offence under UDA planning and building Regulation.

Electrical and Plumbing Work

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

Fire Safety

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

Certificate of Conformity

- 67. Every application for a Certificate of Conformity under Section 8K of the Law shall be substantially in the Form “D” set out in Schedule (I) and shall be accompanied by the following;

- (a) In the case of land development or sub-division of land;
 - (i) A certificate from a Town Planner and or a Licensed Surveyor that the sub-division has been carried out as per the approved plans and permit;
 - (ii) A certificate from a Chartered or Registered Civil Engineer or a person whose qualification have been recognized for employment as an Engineer under the Government, where Engineering Works are involved in the development such as construction of roads and culverts, that the development works have been carried out under his supervision in accordance with the approved Plan and Permit;

- (b) In the case of construction of buildings falling within Category “A” of Regulation 8 -
 - (i) A certificate from a Registered or Chartered Architect or a person whose qualifications have been recognized for employment as an Architect under the Government to the effect that the development has been carried out under his supervision in accordance with the approved Plan and Permit;
 - (ii) A certificate from a Chartered or Registered Civil Engineer or a person whose qualifications have been recognized for employment as an Engineer under the Government to the effect that the foundation and super structure and other works have been carried out according to the approved plans, permit and according to designs submitted under Regulation 9, under this supervision and the buildings are structurally safe and
 - (iii) A certificate from a qualified Electrical Engineer, qualified Sanitary or a Chartered, Civil Engineer, qualified Refrigeration Engineer or a person whose qualifications have been recognized for employment as an Electrical , Sanitary, Civil or Refrigeration Engineer that the Electrical, Sanitary and air conditioning systems have been installed under their supervision in accordance with the approved plans and specifications and satisfy all safety requirements.

- (c) In the case of construction of buildings falling within Category B of Regulation 8 a certificate from a Registered or Chartered Architect or Civil Engineer or a person whose qualifications have been recognized by Government for employment as an Architect or Engineer under Government to the effect that the works have been carried out in accordance with the approved plan and permit under his supervision and that the building is structurally safe.

- (d) In the case of construction of buildings falling within Category C I and C II of Regulation 8, a certificate from the builder or the owner where the owner is also the builder to the effect that the works have been carried out in accordance with the approved plans and permit under his supervision and that all reasonable precautions have been taken to ensure the structural safety of the building.
 - (e) In the case of the construction of buildings falling within sub categories C III of Regulation 8, a certificate from the builder, or owner to the effect that the works have been carried out in accordance with the approved plans and permit under this supervision, and that all reasonable precautions have been taken to ensure the structural safety of the building.
68. The Authority or its authorized representative or representatives shall enter upon and inspect at all reasonable times any building, before a certificate of conformity for the occupation thereof is issued or at any stage of development for the purpose of determining whether all the provisions of the Regulations have been complied with.

Unsafe Buildings

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

Special Facilities for Disabled Persons in Public Buildings

70. The application for the approval to construct a public building, such as a Hospital, Theatre, Grand Stand, Assembly hall, Department Stores or any other building that shall be utilized by disabled persons, shall endeavor to take measures so that the entrance/exits; corridors, stairs, elevator equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to the effect to section 23 (2) of the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996. (Schedule VIII).

Part - IV Definitions

In these Regulations:-

“Apartment”	Means a unit as defined in the Apartment Ownership Law No.11 of 1973.
“Access”	Includes any street used as means of access to buildings or other premises whether the public have a right of way there over or not;
“Authority”	Means the Urban Development Authority constituted under the Urban Development Authority Law No.41 of 1978.
“Basement”	Means that part of the floor below the ground floor which is wholly below ground level or to an extent of 2/3 of its height below the adjoining ground level;
“Building High-rise”	Means any building with more than four floors including the ground floor or whose height at any part of it above the ground level exceeds 15.0 metres excluding a lift or motor room not exceeding 50 sq.m in extent or a staircase room not exceeding 25sq.m in extent or a water tank not exceeding a height of 1.5m.
“Building Residential”	Means a building exclusively consisting of one or more dwelling units.
“Building Line”	Means the line up to which a building will be permitted to extent;
“Chairman”	Means the Chairman of the Authority.
“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 living unit with independent sleeping, cooking and sanitary facilities.
“Development Activity”	Has the same meaning as in the Law;
“Existing Lot”	Means a lot which is in existence, before the coming into operation of the Law.
“Factory”	Includes a building or part of a building used for the manufacture or production of any article;

“Flat”	Means a unit as defined in the Apartment Ownership Law No. 11 of 1973;
“Floor Area”	Means the horizontal area of a floor of a building measured from the exterior face 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;
“Floor Area Ratio”	Means the gross floor area of all buildings on a lot divided by the area of such lot;
“Floor Space”	Means the horizontal area of a room of space in a building measured from the interior face or the enclosing walls;
“Housing Complex”	Means more than one dwelling unit in a site the amenities of which are in “common enjoyment” and may include a block of flats;
“Industrial Building”	Includes factories, workshops and warehouses;
“Law”	Means the Urban Development Authority Law No. 41 of 1978 as amended from time to time.
“Local authority”	Has the same meaning as in Law;
“Lot”	In relation to land means the entire 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 of the Authority;
“Low Cost Residences”	Means the land extend not more than 50 m ² and estimated cost for per sq.m. not more than Rs. 20,000 of residential activity.
“Owner”	Includes a person for the time being receiving the rent of the premises in connection with which the work is used whether in his own account or as an agent or trustee for any other person or who would receive the same if such premises were let to a tenant;
“Place of Public Assembly”	Means a place or building used whether regularly or occasionally for public congregation such as a theater, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purpose;

“Planning Committee”	Means the Committee appointed under Section 8B of the Law;
“Public Building”	Includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home or government office, building owned by the State other than quarters intended as residence of public servants.
“Public Street”	Means any street over which the public have a right of way and has become vested in any Authority under any Law and includes a drain or a footway attached thereto;
“Qualified Person”	Means any person required to approved or certify any development activity in terms of regulations 4,9,57,61 and 67 of these regulations and who is specified in Column IV of Schedule VI of these regulation.
“Street”	Includes any road, footway or passage used or intended to be used as a means of access to any dwelling unit site whether or not the public has a right of way over such street and includes all channels, drains, ditches, side walks and reservations at the side thereof;
“Street Line”	Means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the Authority.
“Warehouse”	Includes a building or a part of building mainly used for storing merchandise or articles for trade.

**SCHEDULE I
FORM "A"
(Regulation 3)**

**APPLICATION FOR OBTAINING A DEVELOPMENT PERMIT FOR
SUB-DIVISION OF LAND**

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

To:
Chairman,
Urban Development Authority,
Thro'
The Chairman/Authorized Officer

Dear Sir,

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

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

1. A map of the area showing the site/land in relation to the adjoining properties and streets to scale of not less than 1:4000 (The site in question along with any other adjoining street owned by the applicant should also be clearly shown.)
2. A survey plan of the site/land to a scale of not less than 1:1000; showing :
 - i) the location of the site including figured dimensions of buildings, if any;
 - ii) the scale of the plan, the north point and assessment numbers of adjoining lots or buildings;
 - iii) the means of access to the site;
 - iv) all existing drains and water courses;
 - v) contours or spot levels of the site and levels on the street in front;
 - vi) service lines including electric power lines;
 - vii) trees and vegetation;

3. A detailed blocking out plan to a scale of not less than 1:1000 showing the proposed sub-division of lots together with their dimensions and extent, direction and width of all proposed streets, open spaces and space for other amenities to be reserved and the use to which every site will be put to.
4. The proposed formation levels of street in relation to existing levels with cross-sections and longitudinal sections to scale.
5. The particulars detailed in the Annexure.

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Date:.....

SCHEDULE I
(Regulation 3)
Form “A” – Annexure “A”

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

2. (a) Particulars of Existing Development :

Location of site :.....
Assessment No. :.....
Local Authority :.....
Ward :.....
Street :.....
Lot No./Survey Plan No.:.....

(b) Present use

Land
Extent (Square Metres)

- Use
Buildings (if any)

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

(b) Details of amenities and facilities

(c) Proposed Land Use

Low Cost Housing:.....
Residential:.....
Commercial:.....
Industrial:.....
Institutional:.....
Stores/Mixed Development:
- Open spaces, Parks and Play Fields:.....
Streets and Access ways:.....
Any other Use:.....

(d) Infrastructure

(i) Availability

Water:.....
Sewerage:.....
Drainage:.....
Electricity:.....

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

Water:.....
Sewerage:.....
Drainage:.....
Electricity:.....

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....
Telephone No.:.....
Date:.....

SCHEDULE I
FORM "B"
(Regulation 3)

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

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

To:
Chairman ,
Urban Development Authority,
Thro'
The Chairman/Authorized Officer
Pradeshiya Sabha.

Dear Sir,

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

I /We forward herewith the following particulars in triplicate.

1. A map of the area showing the site in relation to the adjoining properties and streets. (The site in question along with any other adjoining site owned by the applicant should also be clearly shown.)
2. The approved blocking out plan to a scale of not less than 1:4000 showing the dimensions of the site and all existing topographical features, buildings, structure and street width of abutting streets.
3. A detailed plan of the site to a scale of not less than 1:1000 indicating the position of the proposed buildings in relation to the site. (Existing buildings to be retained) street lines, the set backs from the streets and the boundaries of the site, access ways and location of packing areas.

4. In case where only building work is involved
 - (a) A sketch plan of the surrounding area sufficient to locate the building site.
 - (b) The approved blocking out plan to a scale of not less than 1:4000.
 - (c) A floor plan of each storey drawn to a scale of 1:100 except where the building is so extensive as to render a smaller scale necessary when the scale of 1:200 may be use showing;
 - (i) Different parts of the building and the use for which every room and part of the building is intended to be put to.
 - (ii) The position and dimensions of all doors, windows and other openings.
 - (iii) The position of all sanitary appliances and their connection to drains.
 - (iv) Fire escape.
 - (v) Clearance from aerial electricity supply lines.
 - (vi) The type of materials and specifications to be used for the walls, super structure and floor slabs and roof structure of the buildings.
 - (d) Cross and longitudinal sectional drawings of the building along appropriate lines, showing:
 - (i) The thickness of all walls, floors, roofs foundations beams and other related parts of the buildings.
 - (ii) Position and dimensions of doors, windows or other openings, the height of every storey, the ceiling height and levels of the buildings in relation to existing ground or street level and the clear distance between the site boundaries and the external walls of the buildings.
 - (e) Front and side elevations of the building showing elevations of every existing building with the site showing its height, floor level and other external visible features.
5. The particulars given in Annexure B-1.
6. The particulars given in Annexure B-2 (In case the development relates to industrial usage of site and buildings).

7. The particulars given in Annexure B-3 (In case the development relates to a Hotel)
8. The particulars given in Annexure B-4 (In case the development relates non residential).

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....

Telephone No.:.....

Date:.....

SCHEDULE I

FORM “B” - Annexure “A”
(Please type or write in block capitals)

1. Particulars of Owner:

Name:.....
Address:.....
Telephone No.:.....

2. (a) Particulars of Existing Development:

Location of site:.....
Local Authority :.....
Ward:.....
Street:.....
Assessment No.:

Lot No. / Survey Plan No:.....

(b) Present use of the land and building;

(i) Land
Extent (in square metres):.....
Use (Give in detail the present use):.....

(ii) Building (Give details of every building on the site)
No. of floors:.....
Height (Metres) :.....
Gross Floor Area (Square Metres):.....

3. Particulars of Proposed Development:

(a) Nature of Proposals

(b) Site Development

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

(c) Details of Development

Maximum Height (Metres):

Gross floor area of all building (Square Metres):.....

Floor area Ratio
(F.A.R)

Gross Floor Area of all building
Site Area

Lot Coverage

Floor Area at ground level X 100
Site Area

- (d) No. of Floors (Including Basement and use of each Floor).
Floor Use Extent (Square Metres)

Floor Area	Use	Extent Sq.m.

- (e) Details of Floor Area (Square Metres):-
Low Cost Residential:.....
Other Residential:.....
Retail Commerce:.....
Wholesale Commerce:.....
Office:.....
Restaurant:.....
Factory or Workshop:.....
Warehouse:.....
Others (specify):.....
Total:.....

- (f) Floor area of each Dwelling Unit

- (g) Parking of Vehicles

Cars:.....
Other (Specify):.....

- (h) Infrastructure Requirements
Water (Liters):.....
Electricity (Kilo Watts):.....

- (i) The estimated cost certified by the Chartered Architect, Chartered Quantity Surveyor or Chartered Civil Engineer:
- | | | |
|-------------------------|---|-----|
| Substructure | : | Rs. |
| Super Structure | : | Rs. |
| Internal Infrastructure | : | Rs. |
| Finishes | : | Rs. |
| Total | : | Rs. |

4. Estimated No. of Employees to be employed;

5. Landscaping:-

Trees and vegetation to be retained.

Landscape proposals:.....

Describe proposals with an outline design

6. Approximate date of commencement and completion and phasing;

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....

Telephone No.:.....

Date:.....

FORM "B"
Annexure 2
(Please type or write in Block Capitals)

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

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

- | No. | Horse Power | Motive Power |
|-----|-------------|--------------|
|-----|-------------|--------------|
4. Provision made for infrastructure facilities,
 Water:
 Liters:.....
 Source:.....
 Sewage:
 Disposal:.....
 Kilos:.....
 Electricity:
 Kilo Watt:.....
 Source:.....
 Storm Water Drainage:.....

 Fire Protection:.....
 5. Quality and Quantity of solid, liquid or gaseous effluents, there mode of treatment and disposal.
 6. Noise, dust and pollution characteristics and measures proposed for their control.
 7. Employment
 Proposed
 Future expansion, if any

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....
Telephone No.:.....
Date:.....

FORM "B" - Annexure 3

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

1. Brief description of Development Activity:.....
2. Location and type of Educational and Religious buildings and buildings and places of archaeological, historic or scenic interest within one kilo meter of the site:.....
3. (a) Nature of existing vegetation and coverage:.....
(b) Details of natural and physical features within the site such as water courses, rock and formation of sand dunes etc.
4. Details of Proposed Landuse Strategies;
5. Additional information for Tourist Hotels, Guest Houses and Restaurants
 - (a) No. of rooms:
Single:.....
Double:.....
Suite:.....
 - (b) Restaurant Seats:
Restaurant floor area (square metres) :.....
6. Details of approval by Tourist Board:.....
7. Provision made for infrastructure facilities:.....

Water:
Liters:.....
Source:.....

Sewage:
Liters:.....
Disposal:.....

Electricity:
Kilo Watt:.....
Source:.....

Storm Water Drainage:
Fire Protection:.....
Garbage Disposal:.....
Fire Protection:.....

8. Employment
Proposed:.....
Future expansion, (If any):.....

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....
Telephone No.:.....
Date:.....

FORM "B" - Annexure 4

(Regulation 3)

Application for development activities which are not belongs to low income.

1. Location

- (i) Name of the Local Authority:.....
- (ii) No. of building application:.....
- (iii) Name of the road and Assessment No.:.....
- (iv) Survey Plan No., Date and Name of the Surveyor:.....
- (v) Total Floor Area:..... (sq.m.) recently add:..... (sq.m.)

.....
Signature of clerk in the subject

2. Estimated cost for development

About mentioned estimate cost for development certified as true and accurate
(Certified by Chartered Architect / Chartered Engineer / Chartered Survey)

- (i) Lower structure (cost for under ground part) Rs.
- (ii) Upper structure (cost for on ground part) Rs.
- (iii) Cost for infrastructure facilities Rs.
- (iv) Cost for finishing Rs.
- Total Rs.

Above mentioned cost certified as true and accurate.

.....
Signature of Qualified Person

Name of the Qualified Person:.....

Qualification and Register No.:.....

Address and Telephone No.:.....

3. Description of owner / developer

- (i) Signature of Owner / Developer:.....
- (ii) Name of the Owner / Developer:.....
- (iii) Address:.....
- (iv) Telephone No.:.....

Certified as paid processing fees.

Local Authority	Urban Development Authority
Receipt of the payment Rs..... and copy of this form are attached here with Signature of the Authorized person	Receipt of the payment of Rs..... Signature of Authorized person Name Position.....

**SCHEDULE I
FORM "C"
(Regulation 10)**

Application for obtaining Preliminary Planning Clearance for proposed development.

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

To:
Chairman ,
Urban Development Authority,
Thro'
The Chairman
Pradeshiya Sabha.

Dear Sir,

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

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

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

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

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....
Telephone No.:.....
Date:.....

SCHEDULE 1
FORM “C”
(Regulation 8)
(Please type or write in block capitals)

1. Particulars of applicant:-

Name:.....
Address:.....
Telephone:.....

2. (a) Particulars of existing Development

Location:.....
Assessment No.:.....
Local Authority:.....
Ward:.....
Street:.....
Plot / Survey Plan No.:.....

(b) Present Use

- (i) Land
Extent (Square Metres):.....
Use (Give in detail the present use):.....
- (ii) Building (Give details fore every building on the site)
- No. of floors:.....
Maximum height (Metres):.....
Gross floor area (Square Metres):.....
Floor Area of each use (Square Metres):.....

3. Particulars of proposed development :

- (a) Site development – (State whether the site is proposed to be filled up and raised and if so give details of levels in relation to roads and drainage proposals. Please also indicate (where applicable) whether consent of Sri Lanka Land Reclamation and Development Corporation has been obtained).
- (b) Nature of proposals (Give a brief description with line plans and elevations).

4. Site Particulars
Extent of site (Square Metres)

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

6. (a) Gross Floor Area of proposed Development (Square Metres):.....
- (b) No. of Floors and Maximum height of building:.....
- (c) Floor Area Ratio (F.A.R.) $\frac{\text{Gross Floor Area of All Buildings}}{\text{Site Area}}$

- Plot Coverage $\frac{\text{Floor Area at ground level x 100}}{\text{Site Area}}$

- (d) Basement
 - i) Extent :.....
 - ii) Ground Coverage:.....
- (e) Details of Floor Area (Square Metres):
 - Residential:.....
 - Retail Commerce:.....
 - Wholesale Commerce:.....
 - Office:.....
 - Restaurant:.....
 - Factory or Workshop:.....
 - Warehouse:.....
 - Others (specify):.....
 - Total:.....
- (f) Parking spaces provided
 - Cars:.....
 - Others (Specify):.....

- | 7. | Details of site sub-division area | Square Metres | % of total |
|-----|--|---------------|------------|
| (a) | Land use | : | |
| | Residential | : | |
| | Commercial | : | |
| | Industrial | : | |
| | Institutional | : | |
| | Open Spaces, Parks and Play Fields | : | |
| | Roads | : | |
| | Others | : | |
| (b) | No, type and size of plots:..... | | |
| (c) | No, type of buildings, if any proposed:..... | | |
| (d) | Amenities if any, to be provided:..... | | |

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

.....
Signature of Owner/ Applicant

Date :.....

SCHEDULE I

Form E (Regulation 3)

Application for Erection of Electric Posts

1. Details of the Applicant
 - a. Name of the Applicant :
 - b. Address :
 - c. Telephone No. :

2. Details of the Development Area
 - a. Location :
 - b. Assessment No. :
 - c. Local Authority :
 - d. Electoral Ward :
 - e. Street :
 - f. Survey Plan No./Lot No. :
 - g. Ownership (Owner/Leaseholder/Renter/Details pertaining to Ownership)

3. Details of the Existing Development
 - a. Land/Building :
 - b. Extent of Building/ :
 - Extend of the Land sq.ft. :
 - c. Use of Building/Land :
 - d. Approved Site Plan/Annexed a copy of a Building Application.
 - e. A copy of the Certificate of Conformity.
 - f. Certificate from SLLR&DC should be submitted if the existing land proposed for reclamation.

4. Details pertaining to Development
 - a. Height of the Tower :
 - b. Length & Width of the Foundation of the Tower :
 - c. Weight of the Foundation of the Tower (Ton) :

- d. Reservation from the boundary to the Tower :
- e. Land Extension (sq.m.) :
- f. Certificate stating the bearing capacity and the structuring stability of the Tower from a Chartered Engineer. (Approved copies should be submitted).

5. Instruction from the basic Institutions for the erection of electric posts.

- a. Obtained the permission from SL Electricity Board? (copy of the approval letter should be annexed)
- b. Submit photocopies of the approvals from the following institutions and mark them in the cage given.

- i. Ministry of Defence
- ii. Department of Civil Aviation
- iii. Department of Agriculture
- iv. Pradeshiya Sabha
- v. Central Environmental Authority
- vi. Urban Development Authority

<p>Signature :</p> <p>Seal of the Certified Person :</p> <p>No.:</p> <p>Date :</p>	<p>Signature :</p> <p>Seal of the Applicant :</p> <p>Date :</p>
--	---

**SCHEDULE I
FORM "D"
(Regulation 67)
Application for obtaining Certificate of Conformity**

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

To:
Chairman,
Urban Development Authority,
Thro'
The Chairman
Pradeshiya Sabha.

Dear Sir,

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

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

Details of Deviations

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

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

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

.....
Signature of Qualified Person

.....
Signature of Owner

Address:.....
Telephone No.:.....
Date:.....

**SCHEDULE II
(Regulation 31)
PARKING SPACE STANDARDS**

Activity		Parking Space
1	Residential	Number of car parking stalls
	i. Dwelling units exceeding 200 square metres	One for one unit
	ii. Flat exceeding a gross floor area of 100 sq.m.	One for one unit
	iii. Flat with a gross floor area less than 100 sq.m.	One for five units or 200 sq.m.
	iv. Flat with a gross floor area less than 50 sq.m.	One for five units or 200 sq.m.
	v. Flat with a gross floor area less than 50-75 sq.m.	One for five units or 200 sq.m.
	vi. Flat with a gross floor area less than 75-100 sq.m.	One for five units or 200 sq.m.
2	Commercial	
(i)	1 Super Market, Shopping Complexes	One for 50 sq.m.
	2 Office & Other Commercial Buildings	One for 100 sq.m.
(ii)	Restaurants & Night Clubs	One for 10 sq.m. of Restaurants or one for 20 sq.m. or total floor area which ever is more.
	iii. Hotels, Guest Houses and Clubs	One for gross floor area of 100 sq.m. or one for 05 rooms and 01 for 02 suite which ever is more
3	Cinemas, Theatres, Auditoriums, Recreations and Amusements	One for 30 seats
4	Factories, Industrial Establishments and Warehouses	One for 200 sq.m. and any. One Lorry Parking Space 3m x 8m not less than 1000 sq.m.
5	Institution	
	i Nursing Homes and Private Hospitals	One for 05 beds
	ii Medical Consultation Centres	One for Net Floor Area of 05 sq.m.
	iii Medical Laboratory + Private Clinics	One for 100sq.m.
	iv Other Government Institutions or Semi Government Institutions.	One for 100 sq.m. of floor area.
	v Government and Non Governmental Organizations	One for 100 sq.m. of floor area.
6	Educational Institutions	
	i Government Schools	One for 100 students
	ii Private and International Schools	One for 50 students
	iii Nursery	One for 50 students
	iv Private	One for 200 sq.m. from total floor area
7	Others	As may be decided by the Authority for each such use but not less than 1 for 200 sq.m.
8	i Where the no. of Car Parking spaces arrived at on the above standards consist of a fraction of half or more it shall be counted as one.	
	ii For all non-residential use for one development 01 Motor Bicycle space for 20 sq.m. (2.25 x 0.6m) maximum 25 nos.	

SCHEDULE III

FORM “A”

(Regulation 16)

ACCESS TO RESIDENTIAL UNITS

Number of dwelling units served	Minimum width (m)	Maximum Length (m)
Under 4 dwelling units	3.0	50
More than 4 but not more than 8 dwelling units	4.5	100
More than 8 but not more than 20 dwelling units	6.0	--
More than 20 dwelling units	9.0	--

SCHEDULE III

FORM “B”

(Regulation 16)

ACCESS TO NON RESIDENTIAL BUILDINGS

Maximum Extent of land served (sq.m.)	Maximum FAR on each site	Minimum width to street (m)	Maximum Length of street (m)
(i) where the street serves more than 1 lot or site but not more than four lots 500	1.5	6.0	50
(ii) where the street serves only one lot or site 2500	1.5	6.0	150

SCHEDULE III

FORM "C"

(Regulation 17)

SPECIFICATION AS TO LOTS

Category of Building	Minimum Site Area (sq.m.)	Minimum width of site (m)
1. All buildings except those included below	160 (6 perch)	06
2. Residential Buildings	260 (10 perch)	06
3. Public assembly buildings and public buildings	500 (20 perch)	10
4. Hotels, Guest Houses and Clubs	1000 (40 perch)	20
5. Nursing Home and Private Hospitals	2000 (80 perch)	20
6. Cinema halls, Theaters, Auditorium and a Lake	2000 (80 perch)	20
7. Factories, Technical Institution and Ware Houses	2000 (80 perch)	20
8. Shopping Complex	2000 (80 perch)	20

According to the above mentioned 3,4,5,6,7,8 uses, the minimum plot coverage of the said uses, it will change time to time and it will decide by the planning committee.

01. The minimum extend and the minimum width of lot for different closes of buildings, not being high-rise buildings should be in conformity with specification set out in the above form, unless the Authority has stipulated a high or lower minimum extend and / or higher or lower width of lots in the development plan already approved for the area or proposed for the area.
02. The Authority may relax the requirements of the specified site, extent and width in the case of an existing lot provided that a building satisfying the other regulations can be built on the site.

SCHEDULE III
Form “D”
(Regulation 25)
Maximum Lot Coverage

Character of Building	Maximum Lot Coverage	Minimum Open Space at the Ground Level
Dwelling Units, Hotels, Hostels, Guest Houses and Public Assembly Buildings	66 2/3	33 1/3
Offices, Shops, Other Commercial and Industrial Buildings	80	20

SCHEDULE III
Form “E”
(Regulation 31)
Width of Aisles of Parking Stalls
One way Traffic

Parking Angle	Bays on one side (metres)	Bays on One Sides (metres)	Two way Traffic (metres)
Parallel	3.6	3.6	6.0
30 deg.	3.6	4.2	6.3
45 deg.	4.2	4.8	6.3
60 deg.	4.8	4.8	6.6
90 deg.	6.0	6.3	7.2

SCHEDULE III
Form “F” (Regulation 39)
Internal Clear Dimensions of Rooms

	Room	Minimum level (sq.m.)	Minimum length (m)	Minimum width (m)
i	Where there is only one room in a dwelling unit	11		3
ii	Where there are more than one room in a dwelling unit			
	a. First Room	8.5		2.4
	b. Additional Rooms	7.5		2.4
iii	Rooms in non residential buildings	7.5		2.4
iv	a. Kitchen	5.5		1.8
	b. Kitchen alcove		0.9	0.4

SCHEDULE - III
Form “G” (Regulation 40)
Internal Clear Dimensions of Bathrooms and Toilets

Room	Minimum width (m)	Minimum length (m)
Bath	0.9	1.2
Toilet	0.9	1.2
Combined Bath and Toilet	0.9	1.7

SCHEDULE III
Form “H” (Regulation 44)

Stair Case

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

SCHEDULE III
Form “I” (Regulation 48)
Aggregate unobstructed area or opening

Category		Aggregate unobstructed area of opening for natural lighting and ventilation	% of Area Openable
1	Bathroom and Toilet	1/10	100
2	Vehicle Parking Garage	1/10	50
3	Factories and Warehouses	1/10	50
4	All other rooms	1/7	50

SCHEDULE III
Form “J” (Regulation 58)
Specification as to lifts

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

SCHEDULE III
Form “K” (Regulation 3)

Construction of Communication Towers

- (a) Land area required according to height of communication tower.

Tower height (m)	Land Extent (Perches)	Minimum Reservation for Every Direction
Up to 59 m.	6	3.1
60 m. - 100 m.	10	3.7
100 m.>	15	4.6

- (b) Minimum distance required from land where tower is located up to tower.

- i. Ground Tower

Tower height (m)	Distance from boundary (m)
Monopoles	3.1
60 m. - 100 m.	3.7
100 m.>	4.6

- ii. Roof top tower

Tower height (m)	Distance from the edge of the roof slab (m)
Monopoles	1
Up to 14 m.	1
Over 15 m.	1.5

- i. Access**

The minimum width of the road access to tower shall not be less than 3m. When the premises is located within the not permissible area to construct access due to environmental impact, the put path will be consider less than 3 m.

- ii. Stability of the tower**

The developer should submit a structural stability report certify by a Structural Engineer from the Commissioner , Tele Communication.

- iii. Development Permit**

The developer should obtain a certificate from the relevant authority before commencing any development activity , saying that it is in conformity with the rules and regulations of Urban Development Authority.

**SCHEDULE IV
(Regulation 60)**

Standards for Provisions of Sanitary Facilities

		Water Closet	Urinal	Wash Basin
1	Cinemas, Theatres and Auditorium	One for every 100 seats up to 400 seats and one for every additional 25 seats or part thereof. Separate facilities for men and women to be suitably provided.	One for every 25 seats or part thereof.	One for every 25 seats or part thereof.
2	Restaurants	One for every 50 seats up to 200 seats and one for every additional 100 seats or part thereof. Separate facilities for men and women to be suitably provided.	One every 50 seats or part thereof.	One for every 50 seats or part thereof.
3	Office/ Shops	One for every 200 sq.m. of floor area. Separate facilities for men and women to be suitably provided subject to a minimum of one each for men and women.	One for every 200sq.m. of floor area or part thereof.	One for every 200sq.m of floor area or part thereof.

SCHEDULE V

PROCESSING FEES, FEES FOR COVERING APPROVAL AND SERVICE CHARGES FOR OBTAINING DEVELOPMENT PERMITS

Nature of Development activity to be engaged in	Form to be used	Fees		
1. Issue of Development Permits (I) Land Subdivision Approval (II) Issuing of Development Permits for erection of Buildings/ addition to existing buildings/ re-erection (III) Erection of Boundary Walls/ Retaining Walls <ul style="list-style-type: none"> • On the building line • Within building line 	A	Processing fees		
		(i) Plot Size		
	B	Fees for each plot (Excluding road drains and common lots)		
❖ Between 150-300 sq.m. ❖ Between 301-600 sq.m. ❖ Between 601-900 sq.m. ❖ Above 900 sq.m.		Rs. 500.00 Rs. 400.00 Rs. 300.00 Rs. 200.00		
(ii) Floor area (sq.m.)	Residential Uses Rs. Cts.	Commercial Other Uses Rs. Cts.		
Less than 45	500.00	1,000.00		
45-90	1,500.00	2,000.00		
91-180	2,500.00	3,000.00		
181-270	3,500.00	4,000.00		
271-450	4,500.00	6,000.00		
451-675	5,500.00	8,000.00		
676-900	6,500.00	10,000.00		
901-1225	7,500.00	12,000.00		
Above 1225	7,500.00	12,000.00		
	Rs. 1,000/- for every 90 sq.m. in excess of 1226 sq.m.	Rs. 1,250/- for every 90 sq.m. in excess of 1226 sq.m.		
(iii) Residential (Per liner meter)	Rs. 300.00	Commercial and Other (Per liner meter) Rs. 400.00		
• Within building line	Rs. 500.00	Rs. 600.00		

<p>(iv) Reclamation of Low Lying lands/ Paddy lands</p> <p>(v) Erection of Telecommunication Antenna Towers</p> <p>(vi) Issuing of Development Permits for Special Projects</p>		<p>(iv) Rs. 1,500/- for land less than 150 sq.m. and Rs. 1,000/- for each 150 sq.m. in excess</p> <p>(v) Rs. 20,000/- for tower height between 5 - 20 meter Rs. 100/- for each meter in excess of 20 m.</p> <p>(vi) Rs. 5,000/- for project Cost of 5 milion and Rs. 100/- for each million in excess</p>																		
<p>2. Changes for Residential Uses</p>	<p>B</p>	<p style="text-align: center;">Processing Fees</p> <table border="0"> <tr> <td style="padding-left: 20px;">(i) Floor area (sq.m.)</td> <td style="text-align: right;">Rs. Cts.</td> </tr> <tr> <td style="padding-left: 40px;">Below 45</td> <td style="text-align: right;">500.00</td> </tr> <tr> <td style="padding-left: 40px;">45-90</td> <td style="text-align: right;">1,000.00</td> </tr> <tr> <td style="padding-left: 40px;">91-180</td> <td style="text-align: right;">1,250.00</td> </tr> <tr> <td style="padding-left: 40px;">181-270</td> <td style="text-align: right;">1,500.00</td> </tr> <tr> <td style="padding-left: 40px;">271-450</td> <td style="text-align: right;">1,750.00</td> </tr> <tr> <td style="padding-left: 40px;">451-675</td> <td style="text-align: right;">2,000.00</td> </tr> <tr> <td style="padding-left: 40px;">676-900</td> <td style="text-align: right;">2,250.00</td> </tr> <tr> <td style="padding-left: 40px;">Above 900</td> <td style="text-align: right;">2,250.00</td> </tr> </table> <p style="text-align: right;">Rs. 500/- for every 90 sq.m. in excess of 901 sq.m.</p>	(i) Floor area (sq.m.)	Rs. Cts.	Below 45	500.00	45-90	1,000.00	91-180	1,250.00	181-270	1,500.00	271-450	1,750.00	451-675	2,000.00	676-900	2,250.00	Above 900	2,250.00
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<p>3. Preliminary Planning Clearance</p> <p>(i) Sub division of lands</p> <p>(ii) Erection of buildings/addition to existing building re-erection</p> <p>(iii) Erection of Boundary walls/ Retaining walls</p>	<p>C</p> <p>C</p> <p>C</p>	<p>Processing Fees</p> <p>(i) * Land Below 1000 sq.m. Rs. 2,000.00 * Between 1001- 5000 sq.m. Rs. 5,000.00 * Between 5001 - 10,000 sq.m. Rs. 10,000.00 * Rs. 1,000 for every 1,000 sq.m. in excess of 10,001 sq.m.</p> <table border="0"> <tr> <td style="padding-left: 20px;">(i) Residential</td> <td style="text-align: right;">Commercial and Others</td> </tr> <tr> <td style="padding-left: 40px;">(Per linear in)</td> <td style="text-align: right;">(Per linear in)</td> </tr> <tr> <td style="padding-left: 40px;">Rs. 2,000.00</td> <td style="text-align: right;">Rs. 5,000.00</td> </tr> </table> <p>(i) Rs. 1,500.00 Rs. 3,000.00</p>	(i) Residential	Commercial and Others	(Per linear in)	(Per linear in)	Rs. 2,000.00	Rs. 5,000.00												
(i) Residential	Commercial and Others																			
(Per linear in)	(Per linear in)																			
Rs. 2,000.00	Rs. 5,000.00																			

(iv) Reclamation of Low Lying lands/Paddy Lands	C	* Land Area less than 150 sq.m. Rs. 2,500.00 * Between 151 and 300 sq.m. Rs. 5,000.00 * Rs. 3,000/- for each 150 sq.m. in excess of 301 sq.m.
(v) Erection of Telecommunication Antenna Towers	C	* Height between 5-20 m Rs. 2,000.00 * Rs. 100/- for each 01 meter in excess of 20 m
(vi) Special Development Projects	C	* Small Scale Projects Rs. 10,000.00 Less than 5 Million Rupees * Medium Scale Project Rs. 50,000.00 Between 5-50 Million Rupees * Large Scale Project Rs. 150,000.00 Above 50 Million Rupees
4. Issues of Certificate of Conformity (Certificate of Conformity should be obtained for all development)	D	Fees for granting Certificate of Conformity
(i) Land Sub Division		Rs. 1,000/- for first land lot and Rs. 500/- for each lot in excess
(ii) * Residential Construction		Rs. 3,000/- for below 300 sq.m. floor area and Rs. 10/- for each sq.m. in excess
* Commercial and other construction		Rs. 3,000/- for 100 sq.m. and Rs. 20/- for each sq.m. in excess
(iii) Erection of Boundary Walls/ Retaining		Rs. 1,000/- for 100/- per linear meter and Rs. 10/- for per linear meter each in excess
(iv) Reclamations of Low Lying lands / paddy lands		Rs. 3,000/- for land and below 150 sq.m. and Rs. 20/- for each sq.m. in excess
(v) Erection of Telecommunication antenna towers		Rs. 2,000/- for towers between 5 m to 20 m in height and Rs. 100/- for each meter in excess
(vi) Special Projects		Small Scale Rs. 5,000.00 Medium Scale Rs. 10,000.00 Large Scale Rs. 20,000.00

<p>5. Parking Bays</p> <p>(1) Colombo Municipal Council</p> <p>(II) Other Municipal Council</p> <p>(III) Urban Council & Pradeshiya Sabha</p>	<p>D</p>	<p>Service Charges(for parking spaces not providing within premises but required under UDA regulations)</p> <ul style="list-style-type: none"> • Light vehicles and Cars Rs. 500,000.00 • Lorries Rs. 1,000,000.00 • Large vehicles including Container Rs. 2,500,000.00 • All vehicles Rs. 500,000.00 • All vehicles Rs. 250,000.00
<p>6. Covering Approvals</p> <p>I Sub division of lands without obtaining necessary approval</p> <p>II Erection of buildings/ Additions/erections without obtaining Development Permits</p> <p style="padding-left: 40px;">Stage of Construction</p> <p>(i) Only foundation work completed (up to plinth level)</p> <p>(ii)Construction up to roof level (excluding roof)</p> <p>(iii)Construction including roof</p> <p>(iv)Construction completed</p> <p>III Erection of Boundary walls/ Retain walls</p> <p>IV Reclamation of low lying paddy lands/</p> <p>V Erection of Telecommunication and Antenna Towers</p> <p>VI Special Development projects</p> <p>VII Occupation/usage without obtaining Certificate of conformity</p>	<p>D</p>	<p>Fees for granting Covering approvals</p> <p>(i) Rs. 750/- for every Lot</p> <p>(ii) Residential per sq.m. Commercial and Others per sq.m.</p> <p>Rs. 200.00 Rs. 500.00</p> <p>Rs. 300.00 Rs. 1,000.00</p> <p>Rs. 400.00 Rs. 1,500.00</p> <p>Rs. 500.00 Rs. 2,000.00</p> <p>Rs. 400.00 Rs. 400.00</p> <p>Rs. 5,000/- for every 150 sq.m.</p> <p>Rs. 10,000/- for every 05 meter in height</p> <p>Rs. 10,000/- for every 05 million project cost</p> <p>Rs. 50/- per day</p>

7. Charge for Change of Use of residential unit

- (i) Rs. 2,000 per sq.m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800 per sq.m. to convert a residential unit to any other permitted uses, if the property is located in any other zone, other than Special Residential Zone.

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

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

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

The building costs that will be taken into consideration for this calculations should not be less than the following values.

(i)	Residential Houses sq.m.	Rs.	20,000.00	per
(ii)	Residential flats, commercial and office buildings sq.m. up to 04 storeys	Rs.	30,000.00	per
(iii)	Residential flats, commercial and office building sq.m. over 04 storeys	Rs.	60,000.00	per
(iv)	Light industrial buildings sq.m.	Rs.	45,000.00	per
(v)	Warehouses sq.m.	Rs.	30,000.00	per

9. For Provision of Services, reports or other Service activities.
- (i) Transport charges for issuing of Preliminary Planning Clearance, Development Permits, Certificates of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35/- per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
 - (ii) A minimum service Charge of 10% of the estimated cost of the project for provision of Special Consultancy services, preparation of layout plans, preparation of estimates, project planning shall be levied.
 - (iii) Service Charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations, shall be deposited in a separate bank account and these monies shall be used for development of open spaces, parking facilities, improvements to pavements or common Urban Development Projects.
- 10 Minimum service charges shall be one percent (1%) from the Estimated Average Construction Cost of the development activities of non categorized low cost Residential of more than 500 Sq.m. If part of a development activity has categorized as a Low Cost Residential , that part shall be released from the service charges.

SCHEDULE VI
Qualified Person

(Regulations 8, 9)

Column I Nature of Development Activity		Column II Extent of Land (Where Relevant)	Column III Specific Task Requiring Approval of Qualified Person	Column IV Qualification/Designation Required of Qualified Person
1	If the development activity does not involve building work	Exceeding 0.5 Hectares	Site Layout Plan	Corporate member of the Institute of Town Planners
			Regulation Compatibility	Corporate member of the Institute of Town Planners
			Preparation of Sub division Plan	Licensed Surveyor and Leveller
2	If the development activity does not involve building work	Less than 0.5 Hectares	Site Layout Plan and sub division plan	Licensed Surveyor and Leveller
			Regulation compatibility	Corporate member of the Institute of Town Planners
3	If the development activity involves engineering works (construction of roads, culverts, drains)		Certificate stating engineering works have been carried out in conformity with the specifications in the permit	Chartered Civil Engineer
4	If the development activity involves a sub division or amalgamation of land	Exceeds 0.5 Hectares	Certificate stating that the Survey Plan is in conformity with the Town Planning Requirements	Corporate member of the Institute of Town Planners
5	If the development activity relates to building category A and B		1. Architectural Plan (Certificate stating development has been carried out in conformity with the approved plan and permit under his supervision)	Chartered Architect or Architect registered with the Architect Registration Board

			2. Structural Design Plan along with design calculations (Certificate stating that foundation and building are in accordance with approved plan and building is structurally safe)	Chartered Civil Engineer or Chartered Structural Engineer
			3. Service Plans (includes plans relating to the supply of electricity, water supply, sewerage, drainage and rain water harvesting, fire safety)	The relevant Engineer to the services provided:- Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer
			4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer, Chartered Electrical Engineer
6	If the development activity relates to buildings of sub category C I and C II		1. Architectural Plan (Certificate stating development has been carried out in conformity with approved plan and permit under his supervision)	Chartered Architect or Architect, Architect, Architect or Architectural Licentiate registered with the Architect Registration Board
			2. Structural Design Plan along with design calculations (Certificate stating that building has been carried out in accordance with plan under his supervision)	Chartered Civil Engineer or Chartered Structural Engineer
			3. Service Plans (includes plans relating to the supply of electricity, water	The relevant Engineer to the services provided:- Chartered Electrical Engineer,

			supply, sewerage, drainage and rain water harvesting, fire safety) only if so required by the Authority at the time of making the application	Chartered Civil Engineer Chartered Structural Engineer Chartered Building Services Engineer Chartered Mechanical Engineer
			4. Detailed plan of Air conditioning or mechanical ventilation (For installation, extension or alteration)	Chartered Mechanical Engineer Chartered Electrical Engineer
7	If the development activity relates to building of sub category C III of Category C		Certificate that building works were carried out in accordance with the approved plans and permit and all precaution have been taken to ensure the structural safety of the Building	Builder/Owner or other person acceptable to the Authority

SCHEDULE VII

PART I

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

PART II

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

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

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

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

PART III

PROPOSED DISTRIBUTION OF RAIN WATER HARVESTING HOLDER PROVISION										
Storage (m ³)				Ground Water Infiltration (m ³)						Total m ³
Above Ground	On Ground	Below Ground	Others	Waste water Pit	Unpaved Ground	Unlined Pond	Dug Well	Borehole	Other	

SCHEDULE VIII

Safety standards for building accessible and useable for by disabled persons

	Standards
Entry and Exit	<ul style="list-style-type: none"> • One entrance and exist gate shall be large enough to move wheel chairs for disabled persons • Width of such gates shall be 80 centimeter or more • Guide Blocks shall be placed from entry and exist points up to the Reception Desk • At least one Entrance/Exit to each room shall be facilitated with the entry and exist gate not less than 80 centimeters so as to move the wheel chair by disabled persons
Corridors etc.	<ul style="list-style-type: none"> • Corridors shall be at least 120 centimeter in width so as to move wheel chairs along corridors and with sufficient width to turn wheel chairs in the corridor itself by disabled persons • In case of level differences on the ground, remedial measures shall be taken or provide a slope way;
Stairs	<ul style="list-style-type: none"> • Handrails shall installed • Warning blocks shall be installed at the top of the staircase
Slope ways	<ul style="list-style-type: none"> • Handrails shall be installed • Width shall be 120 centimeters or more, inclination shall be 1/12 or less • In case where the height exceeds 75 cm, handing with a length of 150 cm or more shall be provided at intervals of at least 75 cm. • Warning blocks shall be installed at the top of slope way

75Lift equipment	<ul style="list-style-type: none"> • Building with aggregate floor area of 2000 sq.m. or • more and two storeys or more shall in principle, be provided with lifts that meet the following specification. • Lift with entry exist shall have a width of 80 centimeter or more, and the floor space of lift 1.83 m² or more and depth 135 centimeters or more and the lift lobbies shall be square with sides of 150 centimeters, and the specification shall be provided for the use of lift by the wheel chairs users and deaf & blind persons.
Toilets	<ul style="list-style-type: none"> • At least one toilet shall be provided for the use of disabled persons who used wheel chairs.
Vehicle Parking Areas	<ul style="list-style-type: none"> • One or more parking bays with a minimum width of 35 centimeters shall be provided for wheel chairs users • This parking space shall be located in close proximity to the entry and exist gate
Internal roads in the building site	<ul style="list-style-type: none"> • The internal roads to the entry and exist gate of a buildings shall be constructed to be used by persons who used wheel chairs, and provision shall be made for the guidance of visually impaired persons. • Width of such roads shall be 120 centimeters or more and in the case of level differences of the floor, slope ways shall be provided • Guide blocks shall be installed for the use of blind persons

Annexure 01

Proposed Street Lines and Building lines

No.	Name of the Road	Length km	Building Line from the centre of the road km	Ownership of the road
1	Kandy- Anuradhapura Road	-	-	RDA
2	Kurunegala -Trincomalee Road	-	-	RDA
3	Nissanka Mawatha	-	-	Provincial Council
4	Kandalama Road	-	-	Provincial Council
5	25 - Rotawewa	2 km	7.5	Pradeshiya Sabha Road
6	Alakolawewa Game Para	2.05 km	7.5	
7	Kumbukkadanwala Gama Road	1 km	7.5	
8	Ihala Sarawwala Gama Road	2 km	7.5	
9	Ratmalgaha Ela – Tittawelgolla Road	1.05 km	7.5	
10	Kalugalayaya Road	1 km	7.5	
11	Athuparayaya Road	1 km	7.5	
12	Kandalama Church Road	2 km	7.5	
13	Devala Road	1 km	7.5	
14	Demandaoya Janapada Road	3 km	7.5	
15	Nayakumbura Gama Road	1 km	7.5	
16	Athabendiwewa - Kuriyaya Road	1 km	7.5	
17	Kandalama- 25 Kandalama Road	1 km	7.5	
18	Kalogaha Ela Gama Meda Road	2 km	7.5	
19	Puwakattawa Gammedda Road	1.05 km	7.5	
20	Henwalayagama Nagalawewa Road	3 km	7.5	
21	Galwetiyyawa Galkoriya Upper South Road	1 km	7.5	
22	Digampathaha-Nithiyakola Indigollawa Road	3 km	7.5	
23	Udawalayagama Redbana Gama Road	1 km	7.5	
24	Henawalayagama Lower Road	3 km	7.5	
25	Atawahena Temple Road	2 km	7.5	
26	Mahasengama Henkulatiyaya Road	3 km	7.5	
27	Kapuwatta Siyambalawewa Road	2 km	7.5	
28	Udawalayagama Kelawara Road	1 km	7.5	
29	Janaka Minipura Road	3 km	7.5	
30	Pallegama Welamedda Road	300 m	7.5	
31	Kaloga Ela Unapanduruyaya Road	1 km	7.5	
32	Pohoranwewa 91 Post Road	0.75 km	7.5	

33	Pallegama Janapada Road	1.03 km	7.5	Pradeshiya Sabha Road
34	Kandalama 40 Bogaha Ela Road	240 m	7.5	
35	Kandalama 50 Unabatayaya Road	1.25 km	7.5	
36	Dambulu Oya Farm Road	2.05 km	7.5	
37	Sigirimulla Bypass Road	2150 ft	7.5	
38	Yapagama Kanatta Road	500 ft	7.5	
39	Kiralessa Puwakattawala Road	1.25 km	7.5	
40	Wewala Wewagama Mada Road	1.20 km	7.5	
41	Wawulambe Tittawalgolla Wewa Road	1 km	7.5	
42	Mirisgoniyaya Junction - Manathotupala Road	½ km	7.5	
43	Kalapura Wewa Ketuwa Road	1 km	7.5	
44	Salu Apullanawewa Gama Mada Road	1.05 km	7.5	
45	Kalogaha Ela Unapanduruyaya Road	1 km	7.5	
46	Pallegama Road	1.05 km	7.5	
47	Dambulla Talawalanda Road	1.05 km	7.5	
48	Wendesiwatta Road	1.05 km	7.5	
49	Kalundawa Kongahamulla Wewa Road	0.05 km	7.5	
50	Kiralagolla Bandarawatta Road	2 km	7.5	
51	Wawalawewa Gonawala Road	1 km	7.5	
52	Rotawewa Bypass (Light Para)	1 km	7.5	
53	Ratmalkatuwa Sumith Piyasinghe Road	1.05 km	7.5	
54	Ratmalkatuwa Samurdhi Mawatha	1 km	7.5	
55	Atawahena Serugasyaya New Road	2 km	7.5	
56	Udawalayagama Cross Road	0.05 km	7.5	
57	Lenadora Kurihena Road	0.05 km	7.5	
58	Kalundawa Kalogaha Ela Road	1.08 km	7.5	
59	Kurunegal Road - Indika Building from Aluthwatta Road	2 km	7.5	
60	Athuparayaya D 4 Ela Road	2.06 km	7.5	
61	Tittawalgolla Road	1.25 km	7.5	
62	Pahala Wewa Road	1 ½ km	7.5	
63	Ratmalgaha Ela Road	1.05 km	7.5	
64	Jaya Mawatha (A Part of PS)	4 km	7.5	
65	Ratmalgaha Ela Tittawalgolla Road	1.05 km	7.5	
66	Kalundawa Handungama Hospital	1.05 km	7.5	
67	Kalundawa Atamula Road	2.05 km	7.5	
68	Kalundawa Pannampitiya Road	2.05 km	7.5	
69	Kilogaha Ela Kalundawa Road	1.05 km	7.5	
70	Galwetiya Road	6 km	7.5	

71	Arawila Gama Road	5 km	7.5	} Pradeshiya Sabha Road
72	Batuyaya Road	1 km	7.5	
73	Siyambala Wewa Road	1.05 km	7.5	
74	Yapagama Indigasyay Road	5.05 km	7.5	
75	Mahayaya Road	1.05 km	7.5	
76	Siyambala Wewa Road	1.05 km	7.5	
77	Bulana Siyambalawewa Road	3 km	7.5	
78	Kalugalayaya Gama Road	2 km	7.5	
79	Kumbukkadanwala Gama Road	2 km	7.5	
80	Pallegama Colony Road	3 km	7.5	
81	Randeni Wewa Mitiyawa Road	2 km	7.5	
82	Pohoran Wewa Sohonpitiya Road	3 km	7.5	
83	Lenadora Hirikotuwa Road	2.05 km	7.5	
84.	Siyambalawewa Road	3.05 km	7.5	
85	Waligamawewa Gama Mada Road	1 km	7.5	
86	Lenawa Alakolawewa Road	2.05 km	7.5	
87	Wewala Alkolawewa Road	2 km	7.5	
88	Pahala Arawila Road	5 km	7.5	
89	Arawila - Kandalama Road	2 km	7.5	
90	38 Mile Post Road	2 km	7.5	
91	Ambulambe Road	3 km	7.5	
92	Manikhena Road	2 km	7.5	
93	Pannampitiya Kiralagala Road	2 km	7.5	
94	Manikgama Road	1.05 km	7.5	
95	Dambulugama Gamawata Road	0.75 km	7.5	
96	Padeniya Road	295 ft	7.5	
97	Saluapullana Wewa Road	1.05 km	7.5	
98	2 nd lane Road	300 ft	7.5	