

**DEVELOPMENT PLAN
FOR
MAWANELLA URBAN DEVELOPMENT AREA**

2004-2020

Volume II



**URBAN DEVELOPMENT AUTHORITY
“SETHSIRIPAYA”
BATTARAMULLA.**

2004

**DEVELOPMENT PLAN
FOR
MAWANELLA URBAN DEVELOPMENT AREA**

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Volume II

PLANNING AND BUILDING REGULATIONS

VOLUME II

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REGULATIONS

PART I - GENERAL

INTRODUCTION

1. These regulations will be known as Rambukkana Urban Planning and Building Regulations and will come into operation with effect from

Submission of Plans

2. All applications under Section 8A of the Urban Development Authority Amendment Act No.4 of 1982 for the purpose of obtaining a Development Permit to engage in any development activity shall be made to the Authority in the relevant Forms "A" and "B" specified in Schedule 1 of these regulations and be accompanied with the fees specified in the Schedule 5.
3. All plans submitted under these regulations:
 - i. Should have been prepared by a qualified person except for the following;
 - (a) Alteration and addition not affecting the structure of the building and not exceeding 50 sq. meters of floor area and also a wall or column is not situated on the property boundary
 - (b) Residential buildings with single or two floors not exceeding 250 sq. meters floor area where a wall or column is not situated on property boundary
 - (c) Non residential buildings with single or two floors not exceeding 150 sq. meters floor area where a wall or column is not situated on a property boundary
 - ii. The Authority or the officer authorized by the Authority should satisfy on the accuracy and the clarity
 - iii. Be signed by the owner of the development site or premises.
 - iv. Be submitted in triplicate
4. (1) The Authority may where it deem necessary require the submission of additional copies of the plan submitted under the Regulation 3.
(2) The Authority may require production of such additional particulars and plans deems necessary in order to satisfy itself as to the exact nature of the development activity envisaged.

5. All plans submitted for the purpose of obtaining a development permit in respect of any specific development activity shall consist of the following information:-
- (1) Where no building work is involved in the development activity or it is 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 shall be submitted.
 - (b) A survey plan of the site to a scale of not less than 1:1000 showing the following information shall be submitted:-
 - (i) The location of the site including figured dimensions of buildings, if any
 - (ii) The scale of the Plan, the north point and the assessment numbers of adjoining lots of buildings;
 - (iii) The means of access to the site and width
 - (iv) All existing drains and water courses and
 - (v) Contours or spot levels of the site and levels on the street or street in front of site, where necessary
 - (c) A detailed blocking out plan to a scale of not less than 1:1000 shall be submitted showing the proposed sub-division of lots together with their dimensions; the directions, width and levels of all proposed streets, open spaces and spaces for other amenities to be reserved; and the purposes for which every site will be used
 - (2) Where building work is involved in the development activity;
 - (a) A sketch plan of the surrounding area sufficient to locate the building site
 - (b) An approved blocking out plan to a scale of not less than 1:1000
 - (c) A floor plan of each floor drawn to a scale of 1:100 showing the following information except for the buildings which are more than 1000 Sq. meters in extent. If the building is larger than that a scale of 1:200 may be used.
 - i. Figured dimensions of the rooms and different parts of the building and the use for which every room and part of the building is intended to be used.
 - ii. The position and dimensions of all doors, windows and other openings
 - iii. The position of all sanitary appliances and their connections to sewer lines

- iv. Fire escapes
 - v. Clearance from overhead electricity supply lines
 - vi. The type of materials and specifications to be used for the walls, super structure, floor slabs and roof structure of the building
- (d) Cross sectional and longitudinal sectional drawings of the building along appropriate lines, showing:-
- i. The thickness of all walls, floors, foundations, trusses and the other relevant parts.
 - ii. The position and dimensions of doors, windows and other openings, the height of every storey, the ceiling height and level of buildings in relation to existing ground or street level and the clear distances between the site boundaries and the external walls of the building.
- (e) Front and side elevation of the building showing elevation of every existing building within the site showing its height, floor level and other external visible features a
- (f) Means of disposal of rain water
- (g) Whether the building is to be centrally air conditioned; and
- (h) Such other particulars or information relating to the building as the Authority may require in order to satisfy itself as to the exact nature of development activity envisaged
6. All plans shall be drawn neatly and accurately in black ink, marking all additions to existing building works in red colour, and all proposals in respect of all parts of any existing building and features that are to be retained or removed in dotted lines, in a distinct manner by colour or notation.

Building Categories

7. For the purpose of these regulations buildings shall be classified as follows:

Category A

These are buildings consisting of five or more floors including the ground floor or any high rise building the height of which exceeds 15 meters above the adjoining street.

Category B

Comprise 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;

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 is does not fall under Category B;
- (b) C II - Any building which used for purposes other than residential and does not exceed three hundred (300) square meters in extent and consisting up to G+2 floors which is not covered under Category B; and
- (c) C III - Any building which is used -
 - (i) For residential purpose and does not exceed three hundred (300) sq.m. in extent and consisting up to G+1 floor which is not fall under Category B;
 - (ii) For purposes other than residential and does not exceed one Hundred (100) sq.m. in extent and consisting up to G+1 floor which does not fall under Category B;

Submission of Architectural and Service Plans

8. (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 is to be installed in a building or part thereof or where any such system therein is to 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 is to be installed, extended or altered.
 - (4) The applicant shall submit before commencing building work in respect of all buildings mentioned in Category A and Category B and if required by the Authority in the case of building falling within 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

9. (1) The preliminary planning clearance should be requested in writing in the Form "C" given in Schedule 1 of these Regulations. Preliminary clearance may be given subject to such conditions and restriction. It is only a recommendation of the intended development activity for the particular site. The approval proper should be obtained by the applicant by submitting detailed plans for the specific development proposal.
- (2) The preliminary planning clearance shall be valid for period of one year.
- (3) The preliminary planning clearance will not constitute a permit and shall not entitle the applicant or any person to commence or carry out any development activity what so ever.
- (4) Every development permit granted shall be in writing and be subject to the restrictions and conditions contained therein.
- (5) The development permit shall be valid only for a period of one year.
- (6) Where the Authority is satisfied that an application for a development activity has been submitted together with the prescribed fees and the development works have been commenced but could not be continued due unforeseen circumstances may extend the validity of the development permit for a period not exceeding two years.

Appeals against refusal

10. Any person aggrieved by the decision of the Authority refusing to issue a development permit may within 30 days of receiving of such refusal appeal to the Minister.

Development in conformity with the permit

11. (1) Development activities shall not be commenced or carried on in contravention of the development permit.
- (2) The development permit may be revoked by the Authority under the following circumstances.

- a. A breach of a term or a condition in the permit
- b. The contravention of any of the provisions of these Regulations
- c. A mis-presentation of facts in the application, plans or other documents submitted by the applicant. or
- d. Failure to submit plans and other particulars under Regulation 8

PART II - PLANNING REGULATIONS

Suitability of the site

- 12. No development activity should be carried out on a following type of sites.
 - a. a site which has been filled up with any substances comprise of faucal, animal or vegetable matter unless such substances have been removed and the site cleared completely or the whole ground surface has been rendered inoffensive and covered with a layer of earth or any other suitable material which is at least 60 centimeters thick.
 - b. Where the land is subject to earth slips, unless the particular site in such land is certified as to its suitability for the development activity or for building construction by the National Building Research Organization.

Use of the Site

- 13. No site or an existing building or a building to be constructed shall be used for any purpose other than the purposes allowed under the Mawanella Urban Development Plan in the zone that the relevant site is located.

Floor Area Ratio.

- 14. (1) The floor area ratio should be in conformity with the maximum floor area ratio allowable for that particular site according to the Annexure 5 of the Volume 1 of the Mawanella Urban Development Plan
- (2) A basement for parking vehicles and for installation of air-conditioning or other service machinery may be permitted in excess to the maximum floor area allowable as stated above. Where permanent parking space is provided at ground

floor level as specified in the Schedule 2 of these Regulations such floor space should be excluded in calculation of the floor area ratio for that site.

Access

15. (1) No site or lot abutting a street less than 9 meters in width shall be used for non-residential purposes except as provided under Regulation 15(2)(B).

(2) a. Every street that provides access to dwelling units shall be in conformity with the specifications set out in Form “A” of Schedule 3

b. Any street that provides access to one or more lots used for constructing non-residential housing units may be permitted with access less than 9 meters in width and such street shall be in conformity with specifications set out in “Form B” of Schedule 3

However where the Chairman is of opinion that an undue hardship will be caused to a person, if the minimum access requirement for a dwelling house as stipulated in Schedule 3 are to be complied with in using a plot for a residential use, the minimum width on access may be reduced by not more than two (2) meters on the recommendation of the head of Local Authority and in consultation with the Planning Committee subject to the following conditions ;

- i. A minimum width of three (3) meters for access shall be obtained
- ii. Such reduction shall not be available for a new sub-division
- iii. The area shall be of a semi-urban character

(3) Every such street shall connect to a public street or a private road that is not less than nine (9) meters in width and the owner of such private road shall have a right of way, to a public street which is not less than nine (9) meters in width.

(4) Every street which is less than nine meters width and exceeds 30 meters length shall be provided with a turning circle of not less than 9 meters diameter at the dead end.

Specification as to lots

16. (1) The minimum extent and the minimum width of lots of buildings which are not high-rising buildings should be 150 square meters and 5 meters respectively.

(2) Every lot or site abuts on the end of the dead end street may have a frontage a not less than the width specified under 16 (1) but shall be not less than 3 meters wide.

- (3) The Authority may relax the requirement of the specified site extent and width in the case of a construction of a building on a site which is not adjoining a Grade “A” or Grade “B” highway provided it has satisfied the other requirements.

Height of Buildings

17. (1) The maximum height of a building on an existing lot which is six (6) meters or less in width and one hundred and fifty (150) sq. meters in extent shall not exceed seven and half (7.5) meters or two storeys unless the Authority directs otherwise.
- (2) Where the lot is situated in a corner the height of the building shall be regulated by the wider of such street so far as it abuts on the narrower street to a depth of 20 meters from the wider street.
- (3) In measuring the height under this regulations the lift or motor room not exceeding the height of six meters and an extent of fifty five (55) square meters or a staircase room not exceeding a height of five (5) meters and an extent of twenty five (25) sq. meters or a water tank not exceeding a height of one and a half (1.5) meters shall be ignored.

Street Lines and Building Lines

18. (1) Where a street line has been determined by any Act or any Regulation, the street line of such street or such road shall be in accordance with such Act or such Regulations.
- (2) The building line on the street side of every lot abutting the street shall be in a of the Mawanella Urban Development Plan.
- (3) No building shall extend beyond the building line. However balconies, sunshades and eaves not exceeding one (1) meter in width may be permitted between the street line and the building line and a fence or a boundary wall not exceeding two (2) meters in height may be permitted on the street line subject to agreeing to remove them without claiming compensations.
- (4) No building line or street line approved or sanctioned by the Mawanella Pradesiya Sabha shall be varied without the prior approval of the Authority.

Subdivision of Land

- 19 (1) a. No parcel of land or lot desired or proposed for any use other Agriculture or Horticulture shall be subdivided unless a plan relating to such sub-division has been approved by the Authority.
- b. A Any person intending to sub-divide a land shall submit an Application to the Authority in conformity with the requirements of the Regulations 5.

- (2) The Authority in approving the plan for sub-division may require the applicant to approval of the Authority for the sub-division.
 - (3) The minimum width of a lot shall not be less than 12 meters.
 - (4) The minimum width and extent of a lot shall be in accordance with the provisions of Regulations 16.
 - (5) No new sub-division shall be effected in a manner as to reduce the open space, light and ventilation and other requirements of any existing building on the site less than those required under these Regulations.
 - (6) No lot in a sub-division plan shall be used for any purpose other than the purpose for which it has been approved.
- 20 (1) Every lot in a sub-division shall abut on an existing or proposed public street, or a street in accordance with provisions of Regulation 15.
- (2) The minimum width of a carriage way for a street shall be as approved by the Authority, but shall not be less than 4.6 meters for streets up to 9 meters in width and 7.5 meters for streets wider than 9 meters.
- 21 (1) Where the parcel of land or the site to be subdivided exceeds one (1) hectare, an area not less than 10% of the land or the site, excluding streets and excepting in the following situations shall be reserved for community and recreational uses in appropriate locations.
- (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. meters (80 perches) in extent and the width of every road is not less than 9 meters, 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 spaces in case of any further sub-division, or
 - (ii) By depositing the market value of 10% of such land in the Mawanella Pradesiya Sabha
 - (b) Where in case of a sub-division of land for residential purpose, if the sub-divided lot is not less than 1012 sq. meters (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 Mawanella Pradesiya Sabha.

- (c) Where the proposed land to be sub-divided is located within a radius of 0.5 kilometers from an open area such as a lake or a public playground, and such open area is larger than 4047 square meters (1 Acre) in extent, and if the Authority requires the developer to deposit in the Mawanella Pradesiya Sabha the market value of the required land for open space, the 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 square meters (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 subdivided.
- (2) Such reservations should be assigned to the Urban Development Authority free of charge.
22. No lot in a sub-division shall be put to use, built upon or disposed of unless streets are a of the Authority.

Layout Plans for Flats and Housing Units

23. The Authority may approve any project for construction of flats or construction of housing units and other integrated projects, which is in conformity with the development plan for the area concern.

Open Spaces around Buildings

24. Unless other wise provided in some other place the maximum lot coverage permissible on any site is $66 \frac{2}{3}\%$ in case for residential use and 80% for commercial use.
- 25 (1) There shall be an open space not less than 3 meters width between the building and the rear land boundary extending along the entire length and belonging

exclusively to such building unless the rear of the building abuts on to a public street not less than 9 meters in width.

However where such building consists of ground floor and a 1st floor only and no further stories 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 Regulation the rear of the building shall be deemed to be the most distanced face of the building from the closest street to such building

However, where the building is abutting on more than one street the rear of the building unless the Authority otherwise directs shall be deemed to be the face which is most distanced from the widest of such streets.

- (3) No building or structure other than cantilevers, sunshades or overhanging 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 buildings where an open space is intended to be provided on the site for the purpose of access, maintenance of the building and separating it from the adjoining properties such open spaces shall not be less than 80 centimeters.

Additional Requirements for High-rise Buildings

26. A site intended to be used for a high-rising building should fulfill the following a requirements.
- a. Where the extent of the site does not exceed 1000 meters the minimum length of the shortest side should be 20 meters
 - b. :The site should abuts on a street which is not less than 12 meters in width
 - c. A detailed technical report with regard to the resistance capacity of earth on the site and certifying that the site has not been disturbed by mining shall be produced from a competent authority named by the Urban Development Authority
27. The Authority may permit the construction of a high-rising building on a site referred in the Regulation if the Authority satisfies with regard to the following matters;
- a. The proposed construction will not affect the amenities provided to the neighborhood or hinder the harmony of the area.
 - b. The construction will not cause any traffic problem and hazards

- c. It has been proved that sufficient arrangements have made for provision of water supply, sewerage, disposal of garbage, supply of electricity and safety from fire and hazards and parking of vehicle.
- 28.(1) The maximum height of the building shall not exceed twice the horizontal distance from any storey of that building and the further edge of the abutting street.
- (2) If the lot is situated in a corner the height of the building shall be regulated by the wider of such street so far as it will project on the narrower street to a depth of 25 meters from the wider street.
- 29 (1) There shall be in, at least one side of the building, not being front or rear sides but the height of the building or 5.5 meters whichever is less.
- (2) There shall be an open space in every building in the rear side equivalent to at a building.
- (3) The entire open space area under these Regulations should belong exclusively to the building. However where there is a street with a width of not less than 6 meters abutting the building on the rear extending along the entire building the width of the open space may be reduced to a width not less than the width of the street.
- (4) The total area covered by buildings on any site shall not exceed 80% of the total land area of the site. The balance area not covered by buildings shall exclusively belong to the building and shall be retained as part and parcel of the building.

Parking Facilities

- 30 (1) As per standard specified in the 2nd Schedule to these Regulations the minimum number of Parking spaces shall be provided in the plans submitted with the Application to obtain a permit for development activities.
- (2) The dimensions for motor vehicle parking stalls shall be as follows.
- a. The minimum width of a stall 2.4 meters
 - b. The minimum length of a stall 4.8 meters
 - c. The minimum length of a stall for parallel parking 5.4 meters
- (3) The minimum width of aisles shall conform to the requirements specified in for C of the Schedule 3.
- (4) The width of access to vehicle parking area shall not be less than 3 meters, clear of footways and other obstructions, if entry and exit are separately provided, and 5.5 meters if both entry and exist are provided together.
- (5) The minimum gradient of a ramp shall not be steeper than 1:8

- (6) Every such ramp shall start from a distance of 6meters from the edge of the street.
- (7) Where the Authority considers that the owner is incapable of providing required number of vehicle parks or vehicle parks 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, either the physical width of the road, or the proposed street line which ever the lower measurement shall be taken as the width of the road that will be available for development.

Where the access road to the development site has been marked by an approved street line and the owner of the site assigns the part of land within the street line by a deed either to the Local Authority or to the Road Development Authority as the case may be without any additional cost to the relevant institution, the Authority may consider to use the total width of the street line as the actual width of the access road to the development site.

- (9) In order to effectively control the vehicle movements the provisions shall be made in a development plan for the following matters
 - (a) For lots with less than 12.0 meter road face width there shall be only one entrance for both entry and exist. However where the road face width is more than 12 meters, for such lots, the Authority may permit to have more than one entrance.
 - (b) Where there are more than 100 parking spaces for non residential development sites and more than 50 parking spaces for residential development sites appropriately planned in a manner not cause any adverse impact on the movement of vehicle at the access to the development site vehicle parking strips or additional vehicle parking space shall be provided as the case may be.
 - (c) Where a development activity involves the requirement of parking facilities for more than 50 vehicles, such development activity should not permitted within 50 meters from a junction of two roads having a traffic flow of more than 10, 000 vehicles day on each road or from a junction of with an average traffic flow of 20,000 vehicles a day.
 - (d) No reflective glasses shall be allowed to use for the ground floor, 1st floor or 2nd floor of a building facing the road.-

Where it is found that the parking space permitted has been used for some other purposes, the Authority shall recover a services charge of Rs.5000 per month per vehicle space such reduced. This service charge shall be continued to be levied until the reduced parking spaces are restored.

Splaying of Corners of streets

31. Any building including boundary walls or fences to be erected at the corner of two streets shall be rounded off splayed to a distance from the middle of the relevant street to the corner of the existing building line for the safety of the users.

Architectural Control

- 32 (1) In conformity with the Mawanella Urban Development Plan, in order to harmonize with the surrounding development the instructions of the Authority shall be obtained with regard to, architecture, roof, doors and windows, special features and color façade, height, and open spaces, advertisements and establishment of name boards of any development activity in the commercial zone, government and semi-government zones and also development activities facing the Colombo –Kandy new alternate Road. The Authority may direct the owner to make such modification as it deem necessary in respect of the existing development activities or development activities to be undertaken.
- (2) In respect of streets which consist of exclusively or mainly of shops and commercial buildings, the Authority may require as a condition, the erection of a common row of arcades along the face of the buildings with the features and of such widths as it directs.
- (3) The Authority may direct the owner to visually screen any mechanical and other equipments installed on rooftops in a manner as it deem necessary to provide protection.

Conservation of Places of Historical and Architectural Interest or of Landscape Values

- 33 (1) No addition or alteration or any other activity that will be harmful to the conserved buildings listed in the Annexure 4 of the Volume 1 of the Mawanella Urban Development Plan shall be undertaken without a proper permit from the Authority.
- (2) Where the Authority considers any premises or area is of scenic or landscape interest it may make necessary arrangements, as it deem fit for the conservation of such building or area as the case may be.
- (3) No wave band or electronic communication towers, water tanks or any other ena shall be constructed.

- (4) Where any type of tower construction likely to obstruct the natural vision as stated under the 3 above is to be undertaken the clearance for the preliminary plans shall be obtained from the Urban Development Authority

Landscape, Open Spaces and Tree Preservation

- 34 (1) The Authority may in the interest of maintaining environmental pleasantness prohibit the felling, lopping or any willful destruction of any group of trees or vegetation or altering any significant feature of the landscape in the area.
- (2) The Authority may require the owner to landscape and maintain the development a site it as it approves.

Control of Advertisements

- 35 (1) No advertisement boards or name boards shall be erected without being properly approved by the Authority. Approval may be given to erect commercial advertisements at specified locations with the prior concurrence of the Authority and the Mawanella Pradesiya Sabha
- (2) The Authority shall be satisfied with regard to the features like façade of buildings, boundary walls, vehicle congestion, prevention of accidents and natural vision in erection of commercial advertisements.
- (3) Where the Authority considers that any existing large advertisement board, construction or any other device will be harmful for the environmental setting, or safety of peoples, local culture and heritage it may direct to remove or modify such advertisement, construction or other device.

Space between Electricity Lines

- 36 (1) The space between the overhead electricity lines and buildings should be maintained at a minimum of 2.5 meters vertically and 1.5 meters horizontally in case of low-tension electricity lines and 4.5 meters vertically and 2.5 meters horizontally in case of high tension lines.
- (2) Where a building is situated close to a high tension electricity line a certificate a will not be hampered or disturbed.

PART – III - BUILDING REGULATIONS

Building Dimensions

37. The internal clear dimension of every room in a building other than the rooms specified in Rule 40, shall be not less than the minimum specified in Form D of the Schedule 3.
38. The internal clear dimension of bathrooms and toilets shall be not less than minimum a specified Form E of the Schedule 3
- 39 (1) Store rooms for which ventilation is not a legal requirement shall not have an area exceeding 2.25 square meters and their lengths or breadth shall not exceed 1.5 meters
- (2) The aggregate area of all store rooms of dimensions specified above shall not exceed 5% of the floor area of the building.
40. The minimum height of a building shall be
- a. not less than 2.1 meters for toilets, bathrooms and corridors
 - b. not less than 2.7 meters for all other rooms in any building. However such height shall not be less than 2.4 meters at any point due to beams, trusses and similar supporting structures extending beyond the roof level
 - c. not less than 2.4 meters for rooms air conditioned under a central air-conditioning system
41. In the case of rooms with a sloping roof the height shall not be less than the heights a point of the room

Staircases

- 42 (1) The minimum width of stairs and minimum dimensions of treads and height between two treads shall be as specified in Form F of Schedule 3. In the case of circular geometric staircases, the width of the treads measuring at the middle shall not be less than the width specified in the above Schedule. The riser height and the 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 a new the exit door on the ground floor.

(b) Every staircase, balcony or verandah overlooking a courtyard, void or external air space shall be protected from any side by either a hand rail, balustrade or parapet, which shall have height of not less than 1 meter and shall be of suitable design and type of construction to prevent any person from falling over a side of such staircase, landing, balcony or verandah.

Lighting and Ventilation

43 (1) Every room in a building shall be provided with natural lighting and ventilation by means of doors, windows and other approved openings.

(2) Every such room of a building shall have doors, windows or other openings through which natural light and ventilation can be obtained and they should face and open to;

(a) a public street or a street on which the owner or the building has the right of way.

(b) A courtyard a

44 (1) In case of rooms other than warehouses and factories no part of the room served by such lighting and ventilation opening shall be more than 10 meters vertically to the plane and 3 meters horizontally to the edge and the plane away from such lighting and ventilation openings.

(2) In case of warehouses and factories no part of the room served by such lighting and ventilation opening shall be more than 12 meters vertically to the plane and 4 meters horizontally to the edge and the plane away from such lighting and ventilation openings.

45. The source for the natural lighting and ventilation may be open to an enclosed or partly enclosed balcony, verandah, or porch. In such situations

a. Such balcony, verandah or porch shall face upon a street, courtyard or open space.

b. The maximum depth of the room served by such source shall not exceed distances specified under regulation 44 from the outer space of the balcony, verandah or porch

c. The front of the balcony, verandah, or porch shall have openings to external air at height not less than $\frac{2}{3}$ the height between the floor level and ceiling level of such balcony, verandah or porch.

46 (1) Where the aggregate area of openings of a building is short of specifications given in Form G under Schedule 3, natural lights and ventilation shall be provided to all the rooms of such a building by means of one or more sources.

- (2) Light and ventilation for corridors and internal passages may be provided by means of openings in the interior walls of the rooms abutting. However the specification of those openings shall be in conformity with that given in Form G of Schedule 3.
- (3) Any room used to park more than 5 motor vehicles shall have at least 50 per centum of the area of two sides of such room as openings to allow for cross ventilation.
47. Where half of the area of the common wall between two rooms is open and having no obstructions one of the room may be considered as a part of the adjoining room for the purpose of determining light and ventilation requirements.
48. Permanent ventilation for buildings without openings on side walls and having a depth exceeding 12 meters may be provided from front to rear by means of suitable ventilation holes on front, rear and cross walls.
- 49 (1) Every window and opening, other than of bathrooms and toilets of a building shall be 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 sunshades and eave shades projecting to an extent not exceeding 1 meter.
- (For the purpose of this regulation ‘standard light plane’ means a plane drawn upwards and outwards from the exterior face of the building at the lowest floor level of the room and not being basement floor for car parking or for air conditioning plant or other service machinery, at an angle of $63 \frac{1}{2}$ degrees horizontally without impinging on any building wall or other obstruction)
- Where there is any obstruction other than an unauthorized obstruction over any plane so drawn the plane may 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 be as follows:
- (a) It shall be of such width when a series of imaginary lines drawn across the open space from the limit opposite to such space at the lowest floor level not being a basement floor for car parking or for installing an air-conditioning plant or other service machinery at an angle of sixty three and half degrees ($63 \frac{1}{2}$) with the vertical line shall not intersect any portion of such face.
- (b) It shall not be less than 2.25 meters
- (c) It shall be exclusively attached to the building or be dedicated to public use
- (3) In case of toilets and bathrooms the Authority may relax the specifications for a within the premises abutting the opening.

50. Where any room is located in the basement and to be naturally lighted and ventilated such room shall have at least one third of the height of its external walls above the outside ground level and shall have all its required sources of natural light and ventilation above outside ground level.
51. The provision of Regulation 46 shall not apply to photographic dark room or cold storage room, where by the nature of the use of such 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

- 52 (1) Where the Authority, considering the type and size of the building , is of the view that a central air-conditioning plant is necessary for the building , the provision of these regulations relating to the natural lighting and the ventilation and the height of the rooms of building may be so modified in accordance with the prevailing circumstances so that the lighting and ventilation system will be designed and maintained according to the conditions laid down by it when granting the development permit under Section 8A of the Law and a standby generator of such capacity as specified by the Authority shall be installed and operated at times of interruption of the public electricity supply.
- (2) Where windows and other openings of toilets and bathrooms cannot open out to an exterior or interior open space of the required width, they may be built to open out to a ventilation shaft. The face size of such a ventilation shaft shall in the case of buildings up to a height of 15 meters be not less than 1 square meter with the minimum dimension of any side being one meter and in the case of buildings exceeding 15 meter height not less than 3 square meters on the face side and with the minimum dimension of any side being not less than 1.5 meters

However in the case of buildings of more than two storey, toilets and bathrooms shall be mechanically ventilated with exhaust fans of appropriate capacities placed both in the window openings as well as on to the top of the shaft.

- (3) Where a mechanically ventilated and air conditioned building is not continuing to use such mechanical ventilation system or artificial lighting system the owner of that building shall provide a certificate undertaking to comply with the relevant Regulations. Such building shall be deemed to be unfit for occupation and shall not continue to be occupied until such owner comply with the relevant regulations.

Foundation

- 53 (1) Every building shall be supported by foundations capable of sustaining and transmitting the combined dead load or imposed load of that building to the ground

- in a manner not to cause any settlement or any vibration which may impair the stability or cause damage to whole or part of the building or adjoining buildings or factories.
- (2) The ground or a part the ground which supports or help to support any building a of inhabitants of the house.
 - (3)Where the ground adjacent to any proposed building exert pressure upon or causes the application of undue load to the building or part of the building, the building or part thereof may be constructed in a manner to sustain and transmit safely such pressure or load without exceeding appropriate limitation of permissible stresses.
54. The foundation of any building shall not extend beyond the boundary line of that building site except in the case of boundary walls constructed with mutual consent of the parties concerned.
- 55 (1) Whenever any foundation or related earthwork such as driving of piles, compaction of soil and excavation, which may impose load on adjoining property or cause movement in the ground or in anyway adversely affect the structural stability of any part of the adjoining property shall be carefully considered by the qualified person at the time of preparation of plans and designs as referred under these regulations before any such works commence on the ground.
- (2) It shall be the responsibility at all time of the qualified person and the owner to prevent at their own cost any damage to any adjoining property or building.
 - (3) The entire work site including excavating for foundation and temporary retaining work shall be separated by a suitable fence or enclosure from any adjoining property or road as the Authority directs.

Electrical Lifts

56. The number of electrical lifts to be provided for carrying passengers and goods in a building and their construction plan, installation, testing, inspection and operation shall be in compliance with such requirements as specified in Form H of the Schedule 3 in these Regulations.

Water Supply

- 57 (1) Every building shall be provided with a protected water supply system connected to an existing public water supply system
- (2) Where it is not possible to provide connection to public water supply system, a new system connected to a private service shall be provided.

- (3) According to the location of the buildings concern and the other geographical features of the area, if the Authority has reasons to believe that the continuous supply of water may not be possible, every such building concern shall be provided with water storage tanks and pumps of such capacity as may be specified by the Authority for each case.
- (4) No well used for the supply of drinking water shall be closer than 15.0 meters of a cesspit or soakage pit of a septic tank. Further if that land is slope, a report from the medical officer of health shall be provided.

Sewerage and Sanitation

- 58 (1) Every dwelling house shall have at least one water-sealed lavatory whilst all the other buildings shall be provided with adequate number of such water-sealed lavatories, urinals, wash basins and other sanitary facilities. However in case of buildings coming under the 4th Schedule the number of such water-sealed lavatories, urinals, wash basins and other sanitary facilities should be in conformity with the requirements of that Schedule.
- (2) All sewerage and waste water outlets shall be connected to an existing public sewerage system and the Authority may in any particular case require the sewerage and waste water to be pre-treated to bring them to acceptable standards before being connected onto a public sewerage system.
 - (3)(a) Where a public sewerage system does not exist or where the Authority is of opinion that the outlet cannot be connected to the public sewerage system sewerage shall be disposed to a septic tank
 - (b) Waste water in the septic tank shall be suitably disposed to a soakage pit.

Drainage

59. Every building shall be provided with adequate drainage facilities to drain off and convey the rainwater from the roof to a street drain or other approved outlets without causing dampness or damage to the walls and foundation of the building and the other adjacent buildings.

Disposal of Solid Waste

60. Waste generated within any premises shall be collected and disposed of in a manner as the Authority considers essential to safeguard the health of the inhabitants therein.

Electrical and Plumbing Works

61. All electrical and plumbing work in any building or premises shall be done by a registered electrician or plumber as the case may be and these works shall be carried out in conformity with the standards and specifications that the Authority requires to ensure maximum safety and sanitary conditions within such building or premises.

Protection from Fire

62. Every building shall conform to the fire safety requirements applicable to the area or the type of building or as provided in the Zonal Regulations in the Volume 1 of the Mawanella Urban Development Plan or as may be specified by the Authority to provide a greater measure of safety to the inhabitants of such building.
63. The installations in all high-rise buildings, and public assembly buildings, factories and warehouses, of more than 400square meters in extent shall conform to any additional fire safety requirements as may be recommended by the Chief Officer of the Fire Brigade
64. All buildings which have two or more floors and 280 square meters in extent and which are located in areas where pipe-born water supply is available should provide within the premises for a sump to store water to be used in an event of a fire. The Planning Authority in relation to the size and the use of the building will determine the dimensions of the sump.

Certificate of Conformity

65. Every application for a Certificate of Conformity under Section 8 K of the Urban Development Authority Amendment Act No.4 1982 shall be substantially in the Form D set out in Schedule 1 and shall be accompanied by the following certificates:

65 (a) In the case of land development or sub-division of land:

- i. Where the land is larger than 0.5 hectares in extent A certificate from a Town Planner that the sub-division has been carried out as per the approved plans and where it is less than 0.5 hectares a certificate from a Licensed Surveyor that the sub-division has been carried out as per the permit.
- ii. Where engineering works are involved in the developments, such as construction of roads and culverts a certificate from a Chartered or Registered Engineer or a person whose qualifications have been recognized for employment as an Engineer under the Government certifying that the

development work has been carried out under his supervision in accordance with the approved plans specifications and permit.

- (b) In the case of construction of buildings falling within the category C of the Regulation 7.
 - i. a certificate from a Chartered or a Registered 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 and in accordance with the approved plans and permit
 - ii. a certificate from a Chartered or a 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, super structure and other engineering works have been carried out under his supervision and in accordance with the approved plans and permit and the designs submitted under the Regulation 8, and the buildings are structurally safe
 - iii. Certificates 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 or Refrigeration Engineer under the government to the effect that the electrical, sanitary and air-conditioning system have been installed under their supervision and in accordance with the approved plans, specifications and to satisfy all safety requirements.
- (c) In case of construction of buildings falling within the category B of Regulation 7, a certificate from a Chartered or a Registered Architect or a Civil Engineer or a person whose qualifications have been recognized for employment as an Architect or an Engineer under the government to the effect that the works have been carried out under his supervision and in accordance with the approved plans and permit and all reasonable precautions have been followed to ensure structural safety of the building.
- (d) In the case of buildings falling within the category C Regulations 7, a certificate from a Qualified person or a Owner, when contractor is himself that the work have been carried out under his supervision and in accordance with the approved plans and permit and all reasonable precautions have been followed to ensure the structures' safety or building.

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

Unsafe Buildings

67. Where the Director, Building Department certifies a building constitute a danger to its occupants or to public safety, the Authority may direct the owner of such building to repair or demolish or deal with otherwise to remove the danger.

Facilities for Disable Persons

68. 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 will be utilized by disabled persons, shall endeavour to take measures so that the entrance/exits; corridors, stairs, elevatory equipment, lavatories and other facilities can be used easily by the above category of persons and shall adhere to give effect to section 23 (2) of the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996. (Schedule VI).

PART - 1V

DEFINITIONS

Definitions

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

“existing lot”	means a lot which was in existence before the Act come into operation.
“factory”	includes a building or a part of building used for the manufacture, production or repair of an article.
“flat”	means a unit as defined by the in the Apartment ownership Law No.11 of 1973.
“floor area”	means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the centre line of such wall and shall include all the roof projections and balconies exceeding 1.0 meter in width and all areas having a roof and capable of being enclosed.
“gross floor area”	means the total of floor areas of every floor in the building.
“floor area ratio”	means the gross floor area of all buildings on a lot divided by the area of such lot.
“floor space”	means the horizontal area of a room or space in building measured from the interior face of the enclosing walls.
“housing complex”	means a group of dwelling units on a site which is permanently in common enjoyment and may include a block of flats.
“industrial building”	includes factories, workshops and warehouses
“act”	means the Urban Development Authority Law No.41 of 1978.
“Local Authority”	has the same meaning as in law.
“Lot”	in relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or a set of co-owners and approved as a lot by the Local Authority or the Authority.
“Owner”	includes the person for the time being receiving the rent for such premises, in connection with which the work is used whether in his own account or as an agent or trustee for any other person who would receive the same if such premises were let to a tenant.

“Place of public assembly”	means a place or building used whether regularly or occasionally for public congregation such as a theatre, cinema hall, public hall, concert room, lecture room or exhibition room or for similar purposes and includes a public building.
“Planning committee”	means the committee appointed under Section 8B of the Law.
“Public Building”	includes any building used for the purpose of public worship, instruction, recreation or meeting and a medical institution or a nursing home or government building.
“Public Street”	means any street over which the public have a right of way and has become vested in under any Law or by operation of any Law and includes a drain or footway attached thereto.
“Qualified person”	<p>in relation to a development activity means;</p> <ul style="list-style-type: none"> a. where no building work is involved or any work involving site layout or sub-division exceeding 0.5 hectares a Chartered Town Planner of the Institute of Town Planners, Sri Lanka and a Licensed Surveyor in case of involving a site layout or sub-division not exceeding 0.5 hectares and Licensed Surveyor and Leveler; b. where building category “A” and ‘B’ are involved a Registered or Chartered Architect of Sri Lanka Institute of Architects or Engineer of the Institute of Engineers of Sri Lanka or a person whose qualifications have been recognized by Government for employment as Architect or Engineer under government; and c. where building category “C” is involved any person acceptable to the Authority as such
“Street”	includes any road, footway, or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all drains, pavements and the reservations at the site thereof.
“Street line”	means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the Authority.
“Warehouse”	includes a building or a part of building mainly used for storing merchandise or articles for trade.

