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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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No. 2235/54 - THURSDAY, JULY 08, 2021

(Published by Authority)

PART I: SECTION (I) — GENERAL

Government Notifications

**URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978
OF THE NATIONAL STATE ASSEMBLY**

UNDER Section 21 of the Urban Development Authority Law, No. 41 of 1978 of the National State Assembly read with the section 8 of the Law, Gazette No. 392/9 dated 10.03.1986, Gazette No. 821/19 dated 01.06.1994, Gazette No. 935/6 dated 06.08.1996, Gazette No. 1068/13 dated 24.02.1999, Gazette No. 1459/20 dated 23.08.2006, Gazette No. 1538/24 dated 27.02.2008, Gazette No. 1555/32 dated 27.06.2008, Gazette No. 1597/8 dated 17.04.2009, Gazette No. 1603/53 dated 30.05.2009, Gazette No. 1701/13 dated 12.04.2011 on Planning & Building, Regulations / Orders (General) are revoked and is replaced by the New Planning & Development Regulations / Orders attached hereto.

Mahinda Rajapaksa,
Minister of Urban Development and Housing.

Colombo,
05.07.2021



**THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978
OF THE NATIONAL STATE ASSEMBLY**

REGULATIONS made by the Minister of Urban Development and Housing under the Section 21 of Urban Development Authority Law, No. 41 of 1978 of the National State Assembly read with the Section 8 of Urban Development Authority (Amendment) Act, No. 4 of 1982.

Mahinda Rajapaksa,
Minister of Urban Development and Housing.

Colombo,
05.07.2021

Regulations

1. This regulation may be cited as the Urban Development Authority Planning & Development Regulations 2021.
2. By virtue of this regulation, the Extraordinary Gazette notification No. 392/9 dated 10.03.1986, No. 821/19 dated 01.06.1994, No. 935/6 dated 06.08.1996, No. 1068/13 dated 24.02.1999, No. 1459/20 dated 23.08.2006, No. 1538/24 dated 27.02.2008, No. 1555/32 dated 27.06.2008, No. 1597/08 dated 17.04.2009, No. 1603/53 dated 30.05.2009 and No. 1701/13 dated 12.04.2011 shall be repealed with effect from this date and replaced by these regulations.
3. The provisions of these regulations shall be applicable to every area for the time being declared by the Minister by notification published in the Gazette, to be an Urban Development Area.

PART I

Preliminary Planning Clearance

1.
 - (1) A Preliminary Planning Clearance (PPC) for any Development Activity, specified under Section 29 of the Urban Development Authority Law, No. 41 of 1978 and its amendments, shall be issued by the Urban Development Authority upon the request of the Developer or his Agent.
 - (2) The PPC shall be in writing and shall refer to the survey plan, the relevant development plan and planning and development regulations applied for the particular development and indicate the clearances required from relevant government agencies and any other conditions imposed by government agencies from time to time.
 - (3) A PPC shall be obtained from the Authority for any development activity as prescribed hereunder:
 - a. Any subdivision or amalgamation of a land in extent 1.0 hectare or more.
 - b. Any subdivision of a land of which the number of lots exceeds eight (8).
 - c. Any residential development that exceeds: 1,000 m² in floor area or 15.0 m in height.
 - d. Any non-residential development exceeding 400 m² in floor area.

- e. Any development including a subdivision of land, erection of a building, change of current use or demolition situated within an environmental sensitive area or an area that is proposed to be conserved for historic, archaeological, architectural or aesthetic purposes or within close proximity to wildlife reserves and forests reserves.
- f. Any industrial development project or an undertaking for which approval shall be necessary under the provisions of Part IV (C) of the National Environmental Act, No. 47 of 1980 and its amendments and Extraordinary Gazette No. 1533/16 of 25.01.2008 of Central Environmental Authority.
- g. Construction of water towers, communication towers, antenna towers and transmission towers.
- h. Any development activity related to quarrying or mining of soil or any other mineral.
- i. Any development activity that may be decided by the planning committee.

- (4) Any Developer or his Agent who is desirous of obtaining a PPC shall make an application to the Authority according to **Form A** as set out in **Schedule 1** herein along with the written declarations as set out in **Annexure I & II of Form A**.
- (5) An application shall be forwarded online along with the relevant documents to the Authority.
- (6) Every application shall be forwarded to the Authority with the relevant fee in the manner as set out in **Schedule 2** herein. In the event the fee payable exceeds a sum of rupees Ten Thousand (Rs. 10,000/-), an advance payment of rupees Five Thousand (Rs. 5,000/-) shall be paid at the time the application is submitted and the balance shall be settled prior to the issuance of the PPC.
- (7) The Authority may exempt the whole or a part of the payment of fees in respect of an application to pursue developments in connection with Religious Places or Government Low-income Housing Projects and in such circumstances, the Administrative Expenses incurred by the Authority shall be charged from the applicant as set out in **Schedule 2** herein.

2.

- (1) Upon considering the merits of the duly filled application along with the necessary documents furnished by the applicant, the Authority may grant a PPC to the applicant subject to conditions. However, the Developer or his Agent shall be obligated to disclose additional information that may be deemed necessary for the purpose of the Authority to consider the application and decide on the desirability of imposing additional conditions, based on the scale of the development.
- (2) The PPC issued under these regulations shall not be deemed or served as a Development Permit thus the Developer or his Agent shall not commence or be permitted to carry out any Development Activity in the absence of a proper and valid permit to that effect.

3.

- (1) A PPC issued under this regulation shall be valid for a period of one year.
- (2) Provided that the Authority may at the request made by the Developer or his Agent, annually extend the validity period of the PPC not exceeding two (2) years upon considering the merits of such application/ request.
- (3) Where the Developer or his Agent to whom the PPC was issued is desirous of transferring the PPC including all privileges afforded thereto to a any other party during the validity period of the PPC, such applicant shall be required to make a formal request to the Authority through an affidavit supporting his request together with the relevant fee as specified in **Schedule 2** herein.

PART II

Land Subdivision, Amalgamation and Development

- 4.
- (1) No person shall carry out or engage in any Development Activity related to subdivision, amalgamation or development of lands without a Development Permit obtained from the Relevant Authority.
 - (2) In order to obtain a Development Permit, a Developer or his Agent shall make an application to the Relevant Authority according to **Form B** as set out in **Schedule 1** herein, together with **Annexure I** and **II** of **Form B** and written declarations as prescribed in **Annexure III** and **IV** of **Form B** endorsed by a Qualified Person as set out in **Schedule 3** herein.
 - (3) In a case where it is deemed necessary by the Relevant Authority, the Developer or his Agent shall submit an indemnity for the proposed land subdivision, amalgamation or development, as specified in **Annexure V** of **Form B** as set out in **Schedule 1** herein together with the application.
 - (4) An application with the relevant documents shall be forwarded to the Relevant Authority online wherever possible.
5. Every application shall be forwarded to the Relevant Authority with the relevant fee as specified under **Schedule 2** herein.
- 6.
- (1) Where the Developer or his Agent is desirous of transferring the Development Permit issued for any Development Activity relating to subdivision, amalgamation or development of land along with all privileges afforded thereto, to a any other party or any person connected to such Developer or his Agent, a written request to that effect along with an affidavit and relevant documents shall be forwarded to the Relevant Authority by the Developer or his Agent to whom the approval was issued, together with the relevant fee as specified in **Schedule 2** herein.
 - (2) Any proposed Development Activity including subdivision, amalgamation or development of land shall be in compliance with these planning and development regulations and other relevant laws.
- 7.
- (1) Where any land:
 - a. exceeds an extent of 0.5 hectare or more and proposed to be subdivided into more than eight lots (8);
 - or
 - b. precipitates any impact pertaining to the sensitivity of the existing environment,

the Relevant Authority shall direct the Developer or his Agent to submit a report from the relevant Qualified Person as set out in **Schedule 3** herein.

Such Qualified Person must certify that the proposed Development Activity including subdivision, amalgamation or development of land is in compliance with these planning and development regulations and other relevant laws, Development Plan and the environmental, social and economic condition of such area.
8. Every Developer or his Agent shall furnish a detailed survey plan prepared to a scale of not less than 1:1000, which indicates the proposed lots and the corresponding dimensions, direction, widths and levels of all streets, open spaces and space for other amenities and the proposed use of every lot. Where site extent is large to be drawn on a standard size paper, a plan prepared at maximum of 1:4000 scale may be submitted.

9. The survey plan for the proposed subdivision, amalgamation or development of land, shall be prepared in compliance with the standards, regulations and shall conform with the conditions stipulated hereunder:
- (1) The minimum plot size of a lot shall be not less than 150 m² in extent, unless otherwise specified by the Development Plan in effect for the particular Urban Development Area.
 - (2) The location of the existing buildings, if any, shall be indicated in the plan.
 - (3) The scale of the plan, north line and the assessment numbers of adjoining lots or buildings ought to be clearly indicated.
 - (4) The means of access to the site and the width of the access roads shall be indicated.
 - (5) All existing and proposed drains and water courses shall be indicated with the directions of the water flow.
 - (6) A drainage system shall be indicated as a scheme to drain off natural water and rainwater and such drainage systems shall be connected to a common drain or other common waterways. Where the levels of the existing drains are not a receptacle of the outflow of the proposed drainage system, the space to accommodate an alternative drainage system shall be indicated in the plan.
 - (7) When the site has slope angle of 10 degrees or more, the existing contours or spot levels of the site and levels of the road shall be indicated in the plan.
 - (8) When the slopes less than 10 degrees are identified in the site, the existing contours or spot levels of the site and levels of the road may be indicated in the plan if it is deemed necessary by the Relevant Authority.
 - (9) All boundaries of the plan shall be marked in black, and in a case where any discretion of previous boundary lines need to be indicated in the same plan, such lines shall be marked in red and a note to that effect shall be included in the plan.
 - (10) The previous survey plans, if any, shall be referred in the Development Survey Plan for review. Where such survey plans are not available, a note to that effect with the ratification by the owner of the land and a note in respect of the original source used for the preparation of the plan shall be mentioned in the plan.
 - (11) The Development Survey Plan shall indicate all Street Lines, Building Lines and any other road reservations, or limits or any other reservation as may be stipulated in the gazetted Development Plan or imposed by the Relevant Authority or Relevant Institutions.
 - (12) Existing watercourses, manholes, fences or boundaries, Retaining Walls and electricity lines shall be indicated in the Development Survey Plan.
 - (13) The Relevant Authority may request to superimpose the entire land as a sketch, where a portion of a relatively large land is applied for approval.
 - (14) In the case of any land subdivision, where there are more than ten (10) lots which have less than 250 m² in extent, a minimum space of 20 m² of land shall be allocated for waste management as per the instruction of relevant Local Authority and indicated in the plan.
 - (15) A space of 7.5 cm x 5.5 cm shall be allocated on the front page of the plan to record the details of the Development Permit.
 - (16) The Survey Plan shall be prepared on standard metric size sheets of the international 'A' series or legal size and the original plan shall be submitted with five certified copies.

10. Every person shall comply with the respective Development Plan if available and the planning and development regulations stipulated therein, for the purpose of carrying out and/or engaging in any subdivision, amalgamation or development in a particular land.
11. In an event the proposed subdivision, amalgamation or development fails to conform to these regulations, the Relevant Authority may direct the Developer or his Agent to amend the proposed subdivision, amalgamation or development so as to be in conformity with these regulations or any other law.
12. Any land related to agriculture/ horticulture or related uses shall not be subdivided, amalgamated or developed for any Development Activity specified in the law without obtaining a Development Permit from the Relevant Authority as specified in the **Regulation 4 (1)** in these regulations.
13.
 - (1) No person shall carry out or engage in any physical development of the site or any part thereof, violating the terms and conditions of the Development Permit issued in respect to that site by the Relevant Authority.
 - (2) Electricity, water supply, storm water and wastewater disposal system, drainage system and other infrastructure facilities shall be provided by the Developer or his Agent through the relevant service agencies in compliance with the terms and conditions of the Development Permit.
14.
 - (1) Unless provided otherwise in the Development Plan or Development Guide Plan a sub-divided lot shall be not less than 150 m² (6 perches) in extent, 6.0 m in frontage and 12.0 m in depth.
 - (2) Notwithstanding anything to the contrary, the Relevant Authority may at its sole discretion consider to relax the minimum site extent or other requirements in respect of an existing land parcel.
 - (3) Where a subdivision is proposed for the purpose of development of a condominium property, and if such subdivided portion is not used for common space, the minimum extent of that subdivided portion shall be in compliance with these regulations.
15.
 - (1) In any case, where a permanent building exists in a land that is subject to subdivision, amalgamation or development, the minimum requirements for open space, light and ventilation and other requirements for such building shall be in compliance with these regulations.
 - (2) In any case where an existing building is divided due to the subdivision of a land, the Relevant Authority may request the Developer or his Agent to furnish a copy of the approved plan of such building.
16. A subdivided, amalgamated or developed land lots shall be utilized only for the purpose for which the Relevant Authority has granted approval, unless stated otherwise.
17. When subdivision, amalgamation or development of land is proposed for a particular site which adjoins a road, drain, river, any other water body or water source, the proposed plan for such activity shall comply with the reservations and other conditions imposed by the Relevant Authority and Relevant Institutions.
18.
 - (1) No site or lot abutting a street less than nine meters (9) in width shall be used for non-residential use or construction of any building for such use. However, a street meant to serve one or more lots for non-residential use or for construction of any building for such use may be permitted with access less than 9m in width subject to be in conformity with the specifications as set out in **Form A in Schedule 4**.
 - (2) Every Lot in a residential subdivision shall have access with an existing or proposed road in compliance with the requirements as specified under **Form B in Schedule 4** herein.

- (3) Any carriageway of a road, which is 6.0m or less in width, shall have the same carriageway width throughout and the drains and other road infrastructure requirements incidental thereto shall be provided in addition to the said carriageway width and shall be reserved from abutting land.
- (4) The width of an Access Road shall be decided on the aggregate Lots served by such Access Road as specified under **Form B** in **Schedule 4** herein.
- (5) When a land is subdivided into a large number of lots where the width of the main Access Road is required to be 9.0m or more, the lots located beyond the point up to which the main Access Road serves, shall be served by the Access Roads which have the minimum width of 6.0m.
- (6) Every lot or site that is adjacent to the dead end of a road may have frontage less than the width specified in the regulations herein, essentially with a minimum width of 3.0m.

19.

- (1) Where Street Lines or Proposed Road Widths are not applicable for any Access Road of a land, subdivision of such land shall be made considering the existing physical width of the Access Road.
- (2) Where a land is accessed by a road having a specified Street Line or Proposed Road Width, the number of Lots in a subdivision of such land shall be decided based on the width of the Street Line or Proposed Road Width of the Access Road. Widening of such road shall be made according to the Street Line where Street Lines are applicable and if not equally on either side from the centre line of such road as per the Proposed Road Width and the land subjected to widening of such road shall be gifted to the Relevant Authority without any monetary consideration by a deed of gift for the purpose of widening of the road in accordance with the **Annexure VI** of **Form B** as set out in **Schedule 1** herein.
- (3) Where the Authority is of the opinion that undue hardship may be caused to any party, due to compliance with the minimum requirement of the width of a road for a residential lot as set out in the **Form B** in **Schedule 4**, the width of such road may be reduced, subject to the recommendation of the Planning Committee, if:
 - a. the minimum width of 3.0 m is available in the access road; or
 - b. the proposal is to improve the status of an underserved settlement.

Provided that, every such street shall connect to a public or private road which has a width of not less than 6.0m and of which the owner possesses the right of way from such private road.

The above reduction shall not apply for new land sub divisions.

20. The minimum width of an Access Road to a Lot in a new subdivision shall be in accordance with the **Form B** in **Schedule 4** herein for residential uses.

21.

- (1) In subdivision of a land, an Access Road which is less than 9.0 m in width and more than 30.0 m in length, shall be provided with a turning circle of not less than 9.0 m in diameter or a T-turn with a 9.0m span at a suitable location on the road to turn the vehicles.
- (2) In subdivision of a land, an Access Road which is 9.0m or more in width shall be provided with a turning circle of 12.0m in diameter or a T-turn with a 12.0m span at a suitable location on the road to turn the vehicles.

22. When a lot is located adjacent to an intersection of two roads, the corner of such lot shall be rounded off or splayed, maintaining a half of the width of each road respectively to either sides from the corner point of the lot as may be necessary for the purpose of ensuring the safety of the users of the roads.

23.

- (1) Where a parcel of land or site to be sub divided exceed 1.0 hectare or more, an area of not less than ten per centum (10%) of the land or site excluding roads and drains shall be reserved for community, recreation and open space uses in an appropriate location for the purpose of such community.
- (2) Such reserved space shall be gifted to the Relevant Authority free of all charge as prescribed in **Annexure VI of Form B in Schedule 1** herein.
- (3) Such reserved space:
 - i. shall be located in an appropriate location with easy access from every lot;
 - ii. shall not be unusable lots;
 - iii. preferably be located adjacent to environmentally sensitive/ pleasing environments (i.e. wetlands & waterways etc.) in a case where the subdivided land is located adjacent to such natural features.
- (4) If the portion of land required to be reserved for community, recreation and open space uses mentioned in **Regulation 23 (1)** is less than 300 m², that particular reserved space shall be used as a reservation of a road, a landscaping area or a walking track etc. and it shall be maintained by the community served by such reserved space.

24. When a land is subdivided for the purpose of commercial or industrial uses, if the plot size of each subdivided lot is not less than 2,024 m² (80 perches) and all the road widths are not less than 9.0m, the land may be subdivided without reserving ten per centum (10%) of the land for community, recreation and open space uses. However, if any subdivided parcel of such land is further subdivided, the Developer shall either;

- i. Reserve the ten per centum (10%) of the parcel so subdivided; or
- ii. Deposit the ten per centum (10%) of the open market value of the parcel so subdivided as at the date of request evaluated by a Qualified Person as set out in **Schedule 3** herein to the designated account held by the Relevant Authority.

25.

- (1) In a residential land sub division, if the minimum land parcel of subdivision is not less than 1,012 m² (40 perches) and the development is limited to two housing units per lot, the land may be subdivided without reserving ten per centum (10%) of the land for community, recreation and open space uses.
- (2) However, if any of the subdivided parcels mentioned in **Regulation 25 (1)** is further subdivided or developed with more than two units, the developer shall deposit the ten per centum (10%) of the open market value of the parcel so subdivided as at the date of request evaluated by a Qualified Person as set out in **Schedule 3** herein at the designated account held by the Relevant Authority in lieu of providing such space physically within the site.

26.

- (1) In the event that a lake, public playground or seashore etc. which is accessible to the public and which exceeds a land extent of 4047 m² (1 acre), is located within 0.5 km radius circling the land to be subdivided, where the Relevant Authority so demands, the Developer shall be obliged to deposit a sum equivalent to the open market value of the of portion of land which would have been reserved for community, recreation and open space uses, as at the date of request evaluated by a Qualified Person as set out in **Schedule 3** herein at the designated account held by the Relevant Authority in lieu of providing such space physically within the site.
- (2) A public open space which is allocated for community and recreational activities may be used for the construction of indoor pavilion, swimming pool and building for sports and recreational activities and community halls, subject to a maximum plot coverage of 25% and the maximum height of 5.0 m of such buildings.
- (3) In the event that the portion of land required to be reserved for community, recreation and open space uses of a subdivision does not exceed a land extent of 300 m² (12 perches), alternatively to **Regulation 23 (4)** the

Relevant Authority with the recommendation of the Planning Committee and approval of the chairman of the Relevant Authority may direct the Developer to deposit a sum equivalent to the open market value of such portion of land as at the date of request evaluated by a Qualified Person as set out in **Schedule 3** herein, at the designated account of Relevant Authority in lieu of providing the open space physically.

- (4) Where a land has been subdivided without providing the ten per centum (10%) open space, the Relevant Authority may permit development or further subdivision of such individual land parcel subject to depositing a sum equivalent to the open market value of ten per centum (10%) portion of land which would have been reserved for community, recreation and open space uses, as at the date of request evaluated by a Qualified Person as set out in **Schedule 3** herein with an additional twenty-five per centum (25%) of service charge in the designated account of the Relevant Authority.
- (5) The funds collected from such deposits mentioned in the **Regulation 24, 25 (2), 26 (1), 26 (3) and 26 (4)** shall be exclusively used for the purpose of providing spaces for community, recreation and open space uses within the relevant Urban Development Area by the Relevant Authority.

27.

- (1) The Relevant Authority shall issue a Development Permit with guidelines and conditions for subdivision, amalgamation or any other developments within the land.
- (2) Certificate of Conformity (CoC) in respect of a land subdivision, amalgamation or development shall be granted by the Relevant Authority in pursuance with **Regulation 83**, provided that the requirements set out in the Development Permit are satisfied.
- (3) No person shall have the right to advertise, promote or dispose of the land so subdivided to a any other party until a CoC is issued by the Relevant Authority.
- (4) Prior to commencement of a development activity in a land which exceeds 10 acres in extent, a notice board having 2.5 m in length and 1.5 m in width shall be displayed including the details and contact information of the owner and Developer and the date and the number of the approved plan by the Relevant Authority.

PART III

Construction, Alteration and Renovation of Buildings

28.

- (1) No person shall carry out any construction, alteration or renovation of a building respect to any Development Activity without a Development Permit from the Relevant Authority.
- (2) In order to obtain a Development Permit, a Developer or his Agent shall make an application to the Relevant Authority according to **Form C** as set out in **Schedule 1** herein, together with **Annexure I** and **II** of **Form C** and written declarations as prescribed in **Annexure III** to **VI** of **Form C** endorsed by a Qualified Person as set out in **Schedule 3** herein.
- (3) An application with the relevant documents shall be forwarded to the Relevant Authority online wherever possible.
- (4) Every application shall be forwarded to the Relevant Authority with the relevant fee as specified under **Schedule 2** herein.

29.

The Developer or his Agent shall submit a detailed development proposal in an appropriate format if it is deemed necessary by the Relevant Authority as a consideration for issuing the Development Permit. Such proposal shall comply with the technical requirements prescribed by the Relevant Institutions and the other requirements specified in the PPC.

30.

- (1) A Development Permit issued under these regulations shall be valid for a period of one year.
- (2) Provided however, that the Relevant Authority on request by the Developer or his Agent, may extend the validity period of a permit for a further period not exceeding 2 years if the Relevant Authority is satisfied that the Development Activity referred to in the Development Permit has been commenced but not been completed due to unforeseeable circumstances.
- (3) An application for renewal of a Development Permit shall be made as set out in **Form D** in **Schedule 1** herein, if applicable along with the **Post-Permit Follow-up and Observation Report** obtained under **Regulation 82** of these regulations and the fee shall be paid as set out in **Schedule 2** herein.
- (4) The validity period of the Development Permit shall expire after a lapse of three (3) years.
- (5) In any case if the Developer or his Agent desires to further extend the period of the Development Permit upon the expiry of the validity period of three (3) years, that was initially accorded thereunder, such Developer or his Agent may apply for a fresh Development Permit along with the copies of the previous Development Permit and the approved building plan and the relevant fee shall be made as set out in **Schedule 2** herein.
- (6) Such application shall be made as per the **Regulation 28 (2)** mentioned above.
- (7) Where the Developer or his Agent is desirous of transferring the Development Permit along with all privileges afforded thereto, to a any other party or any person connected to such Developer or his Agent during the validity period of the Development Permit, a written request to that effect along with an affidavit and relevant documents shall be forwarded to the Relevant Authority by the Developer or his Agent to whom the permit was issued, together with the relevant fee as specified in **Schedule 2** herein.
- (8) Every plan shall:
 - a. be prepared on standard metric size sheets of the international ‘A’ series;
 - b. include a title setting out the purpose of the development of such building or premises to which the plan relates;
 - c. be submitted with four original copies.
- (9) The Developer or his Agent shall be obligated to provide additional copies of plans, specifications, relevant documents or any other information that may be deemed necessary by the Relevant Authority.
- (10) A sketch plan of the surrounding area which is sufficient to locate the development site, shall be provided with the application.
- (11) The Developer or his Agent shall retain copies of the approved survey plan, approved building plan and relevant Development Permits at the site and shall present such copies to an officer of the Relevant Authority where necessary.

31. For the purpose of these regulations, buildings types are defined in the following table.

Number	Type		Floor Area (m ²)	Characteristics
	Main Type	Sub Type		
31.1	A	-	-	<ul style="list-style-type: none"> ● A building consisting of G+4 floors or more or a building exceeding 15.0m in height

Number	Type		Floor Area (m ²)	Characteristics
	Main Type	Sub Type		
31.2	B	-	-	<ul style="list-style-type: none"> • A building having walls or columns located bordering the boundary line • A building having a basement. • A building having any type of deep foundations including piles, cylinders, caissons or soil improvement involving excavation and backfills or raft and strip foundations. • A building with a roof span exceeding 10.0m • A place of public assembly or a public building. • Building which is wind sensitive such as warehouse or factory • Building construction on a ground where the maximum slope is between 20 to 45 degrees • Buildings for which dynamic response need to be considered.
31.3 a	C	C I	Residential building up to 500m ² and Non-residential buildings up to 400m ² which do not fall within Category B	<ul style="list-style-type: none"> • A building without a basement or a building having a foundation excavation not exceeding 2.0m depth. • Having retaining walls with earth retaining height less than 3.0m • Building construction on a ground where the maximum slope is less than 20 degrees
31.3 b		C II	Residential buildings up to 400m ² and Non-residential buildings up to 300m ² which do not fall within Category B	<ul style="list-style-type: none"> • A building without a basement or a building having a foundation excavation not exceeding 2.0m depth. • Having retaining walls with earth retaining height less than 2.0m. • Building construction on a ground where the maximum slope is less than 20 degrees
31.3 c		C III	Residential or Non-residential buildings up to 100m ² which do not fall within Category B	<ul style="list-style-type: none"> • Maximum G + 1 floors • Having retaining walls with earth retaining height less than 2.0m. • Building construction on a ground where the maximum slope is less than 10 degrees

32. All building floor plans, sections and elevations shall be drawn as per the scale specified for each drawing hereunder:

- a. site plan - 1:1000 or a suitable scale depending on the extent of the land.
- b. floor plans and sections of a building - 1:100 except where the size of the floor is extensive to be drawn on the required standard size paper. In such instances, the Relevant Authority may accept drawings prepared to a scale not smaller than 1:200.

33. A plan corresponding to any development in relation to building works submitted for the purpose of obtaining a Development Permit shall include the details set out in **Regulations 34, 35, 36, 37 and 38** in recommended colours and symbols.

SITE PLAN

34. A site plan shall be prepared to indicate the details stipulated hereunder:

- (1) boundaries of the development premises, the length and the width of the premises and distance between the proposed and existing building to the boundary with dimensions in figures;
- (2) the scale of the plan, the north-line and the assessment numbers of premises relating to adjoining lots or buildings, as may be stipulated in the approved survey plan;
- (3) the means of access to the site;
- (4) all Street Lines, Building Lines, road widening lines, service roads, drainage and other reservations and such other details as may be stipulated in the gazetted Development Plan or imposed by the Relevant Authority or Relevant Institutions;
- (5) distance from the proposed building to all existing drains, watercourses, sewer lines, manholes, fences, Retaining Walls and slopes within the Lot and in adjoining Lots with dimensions in figures;
- (6) the highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Development Corporation or any other institution if such land is subject to inundation;
- (7) all existing contours or spot levels of the site and of adjoining roads and lands, clearly indicating the slopes steeper than 45 degrees and exceeding one and a half meters (1.5m) in height;
- (8) any formation of a new slope or embankment and the provision of a Retaining Wall or other structure to stabilize such slope or embankment, if such slope or embankment is taller than the prevailing;
- (9) proposed surface or ground drain and its point of discharge or connection to an existing drain or a watercourse;
- (10) proposed sewer line and manhole and their respective connecting point to an existing sewer line or manhole;
- (11) proposed landscape arrangements;
- (12) all parking arrangements for the proposed development.

FLOOR PLAN

35. Floor plans of each floor and roof plan of the building shall be prepared to indicate the details stipulated hereunder:

- (1) labels specifying the purpose for which every part of the floor is to be used;
- (2) the type of materials to be used for the walls, superstructure and floor slabs of the building or in the building works and the maximum permissible live loads that such floor slabs are designed to carry;
- (3) all Rooms, compartments, corridors, staircases, fire compartments, lift cores, verandas and roof terrace etc. of a building and the thickness of the wall and columns thereof;
- (4) separate units clearly marked in different colours
- (5) dimensions of every Air Well, backyard, courtyard and open spaces in and around the building and the distances from the External Walls of the building to the centre line of road/s, to the road reservations and to the drainage reservations within the lot or adjoining thereto;
- (6) dimensions of spaces between all walls, columns and piers;

- (7) the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;
- (8) surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of such outlet drains;
- (9) the means of escape from fire, fire assembly areas, fire lobbies, locations of fire EXIT signs, fire engine access and hard standing locations etc. as per the regulatory requirements;
 - a. Fire protection measures are taken in respect of the building including the location of external pillar hydrants, breeching inlets and fire extinguishing equipment etc.;
 - b. Installation of lightning protection measures and equipotential bonding & earthing requirements in accordance with the local and international standards;
 - c. Designating the location of storage of water for firefighting within or outside of the building;
- (10) every part of each floor of the building that is to be air-conditioned, mechanically ventilated or pressurized and, where such part is to be air conditioned, whether air-condition shall be by means of a centralized system or individual/multi split unit and wherever possible the position/s of the Air-Conditioning equipment/units, mechanical ventilation equipment, and condensate water discharge locations;
- (11) allocated space for parking bays, ramps, staircases, landings, lift/ escalator pits, generators, electrical transformers, electrical distribution points, metering points, septic tanks, soakage pits, sewer treatment plants, water storage tank, appliances of centralised or decentralised hot water systems, appliances of central heating systems, service ducts, fuel storage, central point of LP Gas distribution, communication and network equipment, security and fire alarm equipment, security huts, and space for postal boxes etc.;
- (12) all pipes and appurtenance used for harvesting rainwater, their dimensions, locations and capacity of the storage and the direction of the flow of the water;
- (13) requirements that shall be adhered in the plan as per the Apartment Ownership Law, No. 11 of 1973 and its amendments, in the case of a condominium property;
- (14) the positions of garbage disposal point/s;

SECTION DRAWINGS

36. The cross, longitudinal and other section drawings of the building clearly delineating the disposition of the adjoining ground shall be prepared incorporating the details stipulated hereunder:
 - (1) types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, pillars, beams, roof terrace and other related parts of the building.
 - (2) existing ground level and where the building site is to be raised or lowered, any proposed new ground level with a statement regarding the new ground level where it may affect the stability of any of the adjoining lands or buildings and the steps taken to safeguard the same;
 - (3) dimensions in figures of the distances from any existing or required Retaining Wall or slopes of the site, which exceeds 1.5m in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within 10.0 m from the Retaining Wall or slope and is nearest thereto;
 - (4) dimensions in figures of the doors, windows or ventilation openings, the heights of every floor, the ceiling heights and the Ground Floor level and footway level or levels of the building in relation to the existing ground and street level or levels thereof, and the clear distances between the Lot boundaries and the External Walls of the building.

ELEVATION

37. The front, rear and side elevations of the building shall be drawn including the details stipulated hereunder:
- (1) all the External Walls, external columns, parapet walls and doors, windows or ventilation openings, canopies, balconies and the roof of the building with dimensions in figures and the types of materials to be used to construct the same;
 - (2) part elevation or elevations of every existing building within the premises or in an adjoining premise indicating its height, floor levels, external walls, doors, windows, roof and other external and visible features with indications of the types of materials used in the construction thereof in special locations where it may be deemed necessary by the Relevant Authority;
 - (3) the levels of every adjoining Footway, Veranda Way, street and ground of the building and the levels of all proposed counterfort walls of the Footway, Veranda Way, street and ground.

STRUCTURAL DETAILS AND CALCULATIONS

38. A Structural Design Brief related to the proposed building works shall be prepared and certified by the Relevant Qualified Person as set out in **Schedule 3** herein and be submitted to the Relevant Authority. However, the detailed structural engineering design of any building work shall be submitted to the Relevant Authority in the form of plans and sections, together with a copy of the design calculations including forces exerted by lifts & escalators where it may be deemed necessary by the Relevant Authority. Where such design is submitted to the Relevant Authority, an electronic copy shall also be submitted.
39. The detailed structural engineering drawings and design calculations shall be prepared in accordance with the provisions of these regulations and any other written law relating to building construction and be certified by the Relevant Qualified Person as set out in **Schedule 3** herein and shall include the followings:
- (1) the superimposed load for which each floor system or part thereof has been designed;
 - (2) the results of any soil test carried out, the calculations for determination of soil bearing capacity and complete boring investigation and details of the soil, given that a Geotechnical Investigation shall be carried out even for a single storey building where the slope is more than 10 degrees or in the event of soil is instable.
 - (3) the type of Foundations to be used;
 - (4) the type of piles, method of pile drilling and type of machinery which is to be used for piling work, if applicable.

DESIGNS FOR BUILDING SERVICES

- 40.
- (1) A building, where the floor area is 500m² or more, or where the Relevant Authority deems necessary, the clearances from the Relevant Institutions shall be obtained for required building services of such developments.
 - (2) The detailed building services engineering designs for electrical distribution, plumbing, escalators/ lifts, lightning protection, Ventilation, Air-conditioning, heating, sewer systems, drainage, fire protection, communication and networking, and security and fire alarms or any building service applicable for the proposed building work shall be prepared as per these regulations, any other written law/ regulation and applicable local and international standards. However, if it is deemed necessary by the Relevant Authority, such designs in the form of plans and sections, together with a copy of the design brief prepared and certified by the Relevant Qualified Person as set out in **Schedule 3** shall be submitted to the Relevant Authority. Where such design is submitted to the Relevant Authority an electronic copy shall also be submitted.

(3) The detailed building services engineering designs mentioned in the **Regulation 40 (2)** shall be clearly drawn to depict the respective building services design. All extensions to the existing building services shall be indicated clearly and new additions shall be marked in red colour.

41. Fire requirements specified by the Relevant Authority or relevant Fire Services Department shall be complied for:
- residential buildings exceeding 15.0m in height or has five (05) units or more
 - non- residential buildings exceeding 15.0 m in height or 500 m² of floor area.
 - Public Buildings

EXISTING BUILDING

42. Where any building work consists of repair or alteration to an existing building or any addition thereto, a plan of such building work shall be submitted under these regulations, if so required by the Relevant Authority, shall be accompanied with a certificate by a Relevant Qualified Person as set out in **Schedule 3** herein to the effect that he has examined the Building and in his opinion, the Building is capable of bearing such loads which may be increased or altered by reason of such repair, alteration or addition.

43.

- All extensions to the existing building works shall be indicated clearly and new additions shall be marked in red colour.
- All parts of an existing building which are to be removed shall be marked in black colour dotted lines on the plan.

GREEN BUILDINGS

44.

- Green Building Certificate** issued by the Urban Development Authority shall be obtained in respect of every Development Activity which contains a floor area of 1000 m² or more except industrial buildings and factories etc.
- An application for obtaining a Green Building Certificate from the Urban Development Authority shall be forwarded according to the **Form E** as set out in the **Schedule 1** herein, prepared by a Qualified Person as set out in **Schedule 3** herein together with the **Form C** as set out in the **Schedule 1** and relevant documents.
- Every Development Activity specified in **Regulation 44 (1)** shall comply with the “**Green Certificate Level**” of the Green Building Rating of Urban Development Authority as set out in **Schedule 5** herein.
- Every application shall be forwarded to the Authority with the relevant fee as specified under **Schedule 2** herein.

PART IV

Planning, Computation and Designing of Buildings

45. The Permissible Floor Area for a development within any plot of land shall depend on the factors enumerated hereunder:

- the extent of land;
- the length of the boundary of the land directly abutting the road, from which the land has right of way (road frontage);
- width of the road that provides access to the land;
- the Zone Factor which indicates the development density specified for the area; and
- the other conditions imposed by the other relevant Laws or regulations.

- 46.
- (1) The Permissible Floor area of a building located in a lot;
 - a. where a gazetted Development Plan is available, shall be computed based on **Form A** or **B** as set out in **Schedule 6** herein with respect to the Zone Factor mentioned in such Development Plan.
 - b. where a gazetted Development Plan is not available, shall be computed based on **Form C** or **D** as set out in **Schedule 6** herein with respect to the Development Zone specified in the Draft Development Plan.
 - (2) The Permissible Floor Area of a development shall exclude the spaces allocated for parking facilities as per the regulatory requirement, air-conditioning plants and other service machinery serving for functioning of the building.
 - (3) In case where, the space allocated for parking exceeds the regulatory requirement which is specified in the **Regulation 73**, such excess parking space shall be included in the Permissible Floor Area.
 - (4) The floor area of the roof terrace shall be included in the Permissible Floor Area where it is used for an activity other than reserving for Ancillary Facilities of such Building.
 - (5) Floor space of veranda, Balcony or cantilever etc. having more than 1.2m overhanging width shall be included in the Permissible Floor Area.
47. The Permissible Floor Area for the proposed development shall be computed based on the extent of the land plot excluding the portion that falls within the street line/s.
48. The Plot Coverage;
- (1) where a *gazetted* Development Plan is available, shall comply with the requirements specified in such plan. However, the plot coverage of a building having a height of 50 m or more shall comply with the requirements specified in **Form E** as set out in **Schedule 6** herein if such requirement is less than the requirement specified in the *gazetted* Development Plan or draft Development Plan or Development Guide Plan.
 - (2) where a *gazetted* Development Plan is not available, shall comply with the requirements specified in **Form E** as set out in **Schedule 6** herein.
49. The width of the Street Line shall be considered as the width of the access road for the purpose of computations of the Permissible Floor Area, where there is no Street Line which is applicable for a road, the existing physical width of the road from which the land has right of way, shall be considered for the same.
50. Where the land is facing more than one road from which such land has right of way, road frontage can be considered as applicable to the situation in the following manner for computation of the Permissible Floor Area:
- (1) The land is facing two or more independent roads having minimum width of 6 m or more, the road frontage shall be considered as the sum of the road frontage facing the main access road and the portion(s) of road frontage of the other road(s) computed proportionate to the ratio between the width of the main access road to the width of the respective other road(s).
 - (2) Where the land is facing two or more independent roads each having width less than 6 m, the road frontage shall be computed as the sum of the road frontage facing the main access road and the width(s) of the other road(s).
 - (3) Where, the land is facing one or more by-roads of the main access road although not connected to two roads, the road frontage shall be considered as the sum of the road frontage facing the main access road and the width (s) of such by-road(s).
51. In case where the area within the Building Line of a lot is 80% or more of such lot, a maximum of two storied (G+1) building may be permitted to construct within such lot, subject to obtained clearance from the Relevant Authority/ Relevant Institution.

52. When an area of 20% or more of a lot is within the Building Line, the Planning Committee may relax any of the regulatory requirements specified in these regulations.
53. Where any proposed development may cause an adverse impact on the vehicular traffic flow in the area, environmental conditions of the surroundings, social and cultural values, archaeological and historical values, architectural and aesthetics values, fire risk, safety of the public and image and character of the area, the Relevant Authority may limit the extent of any development, notwithstanding the proposal for such development is in compliance with the regulatory requirements specified in these regulations.
54. The expected Green Building Rating level for any development activity shall be computed as set out in **Schedule 5** herein.

OPEN SPACES AND BUILDING SETBACKS

- 55.
- (1) Rear Space and Side Space of all proposed developments shall be maintained in conformity to the specifications given in the **Form E** as set out in **Schedule 6**.
 - (2) In a development where an open space is intended to be provided on the site for the purpose of maintenance of the building or separating it from adjoining properties, such open space shall not be less than 1.0 m in width.
 - (3) In case where a Building Line, a Street Line or any other road reservation is not prescribed for a particular road/s to which a plot of land is adjoining, the proposed building development in such plot of land shall maintain a 1.0 m Setback from the edge of such road/s.
 - (4)
 - a. The 50% of the open space at outside of the building which is required to be maintained as per these regulations shall not be covered by any type of impermeable material but shall preferably be maintained as a green turf or be covered with appropriate soft landscape materials.
 - b. A Landscape Plan for the proposed development prepared by a Qualified Person as set out in **Schedule 3** shall be submitted where:
 - i. such development exceeds 10,000m² floor area; or
 - ii. such development is proposed in a land which exceeds 1.0 hectare of land extent; or
 - iii. such development is located in a zone where special landscaping requirements are specified in the gazetted Development Plan or Development Guide Plan.
- 56.
- (1) Where a development is proposed in a plot of land which is in irregular shape or it is impracticable to provide an open space to the entire width of the building in rear or where the site is abutting several roads, the Relevant Authority may, as it deems appropriate, direct the Developer to provide an alternative means of open space at the rear of the site.
 - (2) Any plot of land which has an irregular shape shall have a minimum of 3.0 m frontage and the development will be permitted towards inside of the land beyond the point where the width of land becomes 6.0 m wide.
 - (3) In case where the rear side of a plot of land is adjacent to a reservation of a river, canal, wetland, forest or similar natural feature prescribed in the *gazetted* Development Plan or Draft Development Plan or by the Relevant Authority or any other Relevant Institution, such reservation may be considered for calculating the rear space requirement specified in these regulations.
- 57.
- (1) Any building work which involves construction on the boundary of a plot of land, such construction shall be a Blind Wall and prior to construction of such Blind Wall, the Developer or his Agent shall obtain a Development Permit for such construction by submitting an application to the Relevant Authority along with:

- a. a written declaration from a Relevant Qualified Person as set out in the **Schedule 3** to the effect that the construction shall not cause any damage to the adjoining properties;
 - b. an Insurance Policy to cover all damages which may occur to adjoining properties if the building comprises of more than 4 floors as requested by the Relevant Authority;
 - c. a Letter of Indemnity as set out in **Annexure VII** of **Form C** as set out in **Schedule 1**.
- (2) The height of a Boundary Wall or any erection on the boundary of the site shall not exceed 2.0 m from the existing ground level excluding the gate, unless otherwise specified in the *gazetted* Development Plan or draft Development Plan or Development Guide Plan. However Live Fences (foliage or hedges etc.), iron fences or wire mesh shall be permitted.
- (3) A minimum of 1.0m distance shall be maintained between the boundary of a lot and the excavation line of the Basement subject to:
- a. 1.0 m distance may be increased upon the recommendation of structural/ geo-technical engineer;
 - b. if a Building Line, Street Line or any other road reservation is applicable for a plot of land, the excavation for such Basement floor can be only up to such Building Line, Street Line or any other road reservation; and
 - c. if any piling works related to a building with a basement are required, the clearances for such works shall be obtained from the National Building Research Organization.
- 58.
- (1) All constructions shall be in compliance with the Street Lines, Building Lines or any other road reservation specified in the relevant *gazetted* Development Plan, Draft Development Plan or Development Guide Plan or as prescribed by the Relevant Authority or by a Relevant Institution.
 - (2) Where the owner agrees to gift the land, which falls within the Street Line, the Relevant Authority may consider the full width of the Street Line as the physical width of the road when determining the Permissible Floor Area of the development.
59. No part of any Building or a fixture shall project: -
- a. over a street; or
 - b. beyond a Street Line /acquisition line specified in the *gazetted* Development Plan, Draft Development Plan or Development Guide Plan or as prescribed by the Relevant Authority or any other Relevant Institution.
- 60.
- (1) The overhangs, canopies, wings or other sun-shading devices of a building may be permitted to a maximum of 1.2 m beyond the Building Line, or towards the rear space provided that it does not project beyond the Street Line.
 - (2) Where a Balcony or a terrace is faced to an adjacent property, a minimum of 1.0 m distance shall be maintained from the outer edge of such Balcony or terrace to the relevant boundary.
 - (3) Where any space provided for a Balcony or a similar use is built up to the boundary of the adjoining property, such boundary shall be considered as a Blind Wall and minimum of 2 m height Guard Wall shall be constructed.
- 61.
- (1) For the purpose of these regulations, the side which is furthest from the road having access to the plot of land on which the building is situated shall be considered as the rear of such building.
 - (2) Where the building has access from more than one road, unless otherwise directed by the Relevant Authority, the side which is furthest from the widest road from which the plot of land has right of way shall be considered as the rear of such building.

- (3) Where the rear space of a building is abutting to a public road or a private road from which the plot of land has right of way and when such road has a width of 6.0m or more, it may not be mandatory to provide the rear space.
 - (4) Any construction that obstructs the light and ventilation of a rear space, mentioned in the **Regulation 61 (1)** and **61 (2)** shall not be permitted except the open well and an additional spiral stairway for emergency exit.
 - (5) A swimming pool which does not exceed 50% of the extent of the rear space shall be permitted where the width of the rear space is 3.0m or more.
62. Any covered/ uncovered footway, arcade or veranda of a building shall:
- a. be located only within the lot; and
 - b. continue along the entire portion of the building abutting the street or be as directed by the Relevant Authority.
63. Where a building is erected at a junction of two streets and where the degree of splay or rounding off is not specified in the *gazetted* Development Plan or Draft Development Plan or Development Guide Plan, the corner of such Building shall be splayed or rounded off as specified in **Regulation 22** to a height not less than 6.0m above the street level.
64. Where a footway or any open space has been provided for the maintenance of a building, such footway or space shall not be used for any other purpose. Construction of a roof above the full length or part of such footway or open space, in a manner that may reduce the space of such footway or open space shall not be permitted.

INTERNAL DIMENSIONS OF BUILDINGS

65. The floor area of any habitable room in a residential building shall be in accordance with the requirements specified in the **Schedule 7** herein.
- 66.
- (1) The height of a building and the number of floors thereof shall be in accordance with the provisions of these regulations, unless otherwise specified in the *Gazetted* Development Plan or Draft Development Plan or Development Guide Plan or by a Relevant Institute.
 - (2) Unless otherwise specified in a *Gazetted* Development Plan or Draft Development Plan or Development Guide Plan the maximum height of a building in an Existing Lot shall not exceed 10.0 m, where:
 - a. the extent of the land is less than 150m²; or
 - b. the land gets access from a road where the width is less than 3.0 m; or
 - c. the road frontage of the land is less than 6.0 m.
- 67.
- (1) The minimum height of a room in a residential building shall:
 - a. not be less than 2.8 m in average and have minimum of 2.4 m at the lowest point for living rooms, bed rooms and kitchens;
 - b. not be less than 2.2 m for bathrooms, lavatories, water closets, verandas, balconies, terraces and garages.
 - (2) The height of a Ground Floor room in a shop shall not be less than 3.0 m and the height of an upper floor room shall not be less than 2.8 m in average and minimum of 2.4 m at the lowest point.
 - (3) The height of a classroom in a school shall not be less than 3.5 m in average and minimum of 2.5 m at the lowest point.
 - (4) The height of a room used for the accommodation of patients in a hospital shall not be less than 3.5 m in average and minimum of 2.8 m at the lowest point.

- (5) The height of a room in a Factory shall not be less than 3.5 m in average and minimum of 2.8 m at the lowest point.
- (6)
- a. In a building other than any of those specified in **Regulations 67 (1) to 67 (5)** of these regulations, the height of a room on the Ground Floor shall not be less than 2.8 m and any part of an upper floor shall not be less than 2.4 m.
 - b. Except in **Regulation 67 (6-a)**, where any roof terrace is used as a covered garden, the height of such covered garden space shall not be more than 2.6 m.
- (7)
- a. The minimum clear height of a Basement or Semi-basement floor shall not be less than 2.4 m for parking spaces, stores and spaces used for utility services.
 - b. If a Basement floor is used for purpose other than uses mentioned in the **Regulation 67 (7-a)**, it shall be constructed in accordance with these regulations and other conditions imposed by the Relevant Authority.
- (8) Notwithstanding the provisions of the **Regulation 67 (6)** and **67 (7)**, a building or part thereof intended to be used for car parking purposes except on the Ground Floor, the minimum height of any such building or part thereof including the underside of the ceiling, beams, ducts, sprinkler, heads, service pips, lightings and fixtures etc. shall be not less than 2.4 m.
- (9) The minimum height of any covered footway constructed within a building, shall be not less than 2.8 m below which only the following items may project if the underside of such items are not less than 2.5 m above the footway paving:
- a. beams;
 - b. stairways and landings;
 - c. screens;
 - d. signboards or advertisement; or
 - e. light bulbs, fans and similler elements
- 68.
- (1) The minimum width of the stairs and the minimum dimensions of treads and risers shall be in conformity with the specifications given in the **Schedule 8**.
 - (2)
 - a. Where a Building is not a Public Building, the minimum height of a hand rail shall be not less than 1.0 m.
 - b. Where a Building is a Public Building, the minimum height of a hand rail shall be not less than 1.1 m.
- 69.
- (1) A vertical transportation system shall be designed and installed for buildings exceeding four floors or more than 15.0 m in height by the relevant Qualified Person as set out in **Schedule 3** in compliance with required standards specified in **Regulation 69 (2)** to **69 (7)**.
 - (2) A vertical transportation system shall be in compliance to relevant national and international safety standards.
 - (3) A veritical trasportation system shall be designed based on an acceptable traffic analysis.
 - (4) Every hospital (irrespective of height of the building) having more than one floor level shall be provided with one (1) or more bed lifts.
 - (5) The lift/lifts installed at Public Buildings shall meet the requirements in accordance with the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996 and provisions of *Extra Ordinary Gazette Notification* No. 1467/15 dated on 17.10.2006.

- (6)
- a. A building which is less than 15m in height shall be facilitated with fire emergency return operation and where the building is to be occupied with disable or elderly people, at least one lift shall be a Fireman's lift for serving maximum 900 m² floor area.
 - b. A building which is 15 m or more in height shall be provided with Fireman's lifts and Firefighting lifts for emergency evacuation and for provision of transportation facilities for fire fighters. Such lifts shall be installed in fire lobbies rated for 2 hours and accessible to firemen. The lift shall be made with fire retarded material and the landing doors shall be rated for 1 hour against fire. At least one Fireman's lift shall be installed for every 900 m² floor area.
- (7) Every passenger and goods lift, escalator or moving walk shall be tested for safeties according to the safety regulation and to the manufacturer's instructions and commissioning test for the buildings exceeding 30 m in height shall be done in presence of the Qualified Person as set out in **Schedule 3** herein and the certificate of the same shall be forwarded along with the application for CoC as per the **Regulation 83 (2)** herein.

LIGHT AND VENTILATION

70.

- (1) Every Building shall be provided with:
- a. natural lighting by one or more means eg: glazed windows, skylights, fanlights, doors or any other natural light transmitting media approved by the Relevant Authority; and
 - b. natural ventilation by one or more means eg: windows, skylights, fanlights, doors, louvres or ventilation openings etc.
- (2) The distance between the means for natural light and ventilation in a Room of a building and the opposite boundary of the open space, shall be maintained as specified in the **Form E** of the **Schedule 6** herein.
- (3) The dimensions of windows or openings of a building through which natural light and ventilation is obtained into a room or space shall be such that, the area of such windows and openings shall not be less than 1/5 of the floor area of such room or space and at least 50% of such openings or windows shall be openable.
- (4) Every such window or opening shall be openable to:
- a. an area which opens to sky; or
 - b. a public road or a street from which the building has right of way; or
 - c. a courtyard, open space or Air well located within the building.
- (5) When the building is used for a Factory, workshop or Warehouse where there is no regular human habitation, no part of a Room in such building served by such window or opening shall be:
- a. more than 12.0 m away from such opening in a direction perpendicular to the plane of the opening. Further no part of such Room shall be more than 5.0 m away from the edge of the opening in a direction parallel to the plane of the opening;
 - b. more than 9.0 m vertically away from a source, if such source is a ventilation device in the roof of the Room or other natural ventilation.
- (6) With respect to a building other than specified in **Regulation 70 (5)**, no part of a Room of such building served by the sources mentioned in **Regulation 70 (4)** above shall be more than 10.0 m away from such opening in a direction perpendicular to the plane of the opening, even though artificial light and ventilation is provided. Further no part of such room shall be more than 3.0m away from the edge of the opening in a direction parallel to the plane of the opening.
- (7)
- a. Where the sources of natural light and ventilation open upon a Balcony, veranda or porch, the depth of the Room served by such sources shall not exceed 10.0 m from the outer face of the enclosure wall of the Balcony, veranda or porch;

b. The front of the Balcony, veranda or porch specified in **Regulation 70 (7- a)** shall have an opening of 75% of the height between the floor level and ceiling level of such Balcony, veranda or porch to absorb external air.

71.

- (1) An air-well or a courtyard meant for obtaining natural light and ventilation for any Room/s or utility room/s shall comply with the requirements as set out in **Schedule 9** herein.
- (2) The internal Air wells or courtyards provided for the purpose of natural light and ventilation shall not be obstructed.
- (3) Where the shortest side of the Air well is less than 5.0 m, overhangs, canopies, sun shading devices, eaves or balconies projected over such short side shall not exceed 0.5 m.
- (4) The floor of an internal courtyard shall either be paved or turfed and maintained as an internal garden with a proper drainage system.
- (5) The minimum distance between the means of natural light and ventilation for water-closets, toilets or bathrooms and the opposite boundary of the open space shall not be less than 1.0 m.
- (6) Unless otherwise specified in the Code of Fire, the minimum dimensions of an opening for natural light and ventilation for enclosed staircase, corridor or lobby shall be in accordance with **Regulation 70 (3)**.
- (7) A Terrace House of depth greater than 12.0m shall have permanent means of ventilation from front to rear by suitable vents in all front, back and cross walls at each floor and such vents shall have a net opening area of not less than **0.5 m²**.
- (8) For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room where half of the common wall is opened/exposed and unobstructed.
- (9) Where any room is located in a Basement and is in a position to obtain natural light and ventilation, such room shall have at least 1/3 of the height of its External Walls above the ground level and requirements of the **Regulation 70 (3)** shall be fulfilled.

MECHANICAL VENTILATION, AIR CONDITIONING AND ARTIFICIAL LIGHTING

72.

- (1) Where Air-Conditioning, Mechanical Ventilation or artificial lighting is installed or intended to be installed in a Building, such installations shall be in accordance with the relevant provisions of these regulations considering the particular type of use of the building or part thereof; and shall be designed, installed under the supervision of the Relevant Qualified Persons as set out in **Schedule 3** herein.
- (2) In case where a building or part thereof is currently served by an Air Conditioning unit, Mechanical Ventilation system or artificial lighting and if such service is intended to be discontinued, an approval shall be obtained by fulfilling the requirements specified in **Regulation 70** and **71** herein for obtaining natural light and ventilation.
- (3) Where fresh air is obtained by mechanical means by supplying a minimum of three (03) air changes per hour in a room used for residential purposes, the area of openings of the natural ventilation source may be reduced to half of that is specified in **Regulation 70 (3)**, but shall be not less than 0.5 m².
- (4) Except as set out in **Regulation 70**, Mechanical Ventilation shall be provided in every room of non-residential purpose, staircase, corridor or lobby where the relevant requirements for natural ventilation under these regulations are not fulfilled.

- (5)
- a. Where Air Conditioning, Mechanical Ventilation or artificial lighting is installed in a building, a minimum of one third (1/3) of the area on every floor of such building shall have openings to benefit from natural source of ventilation.
 - b. Where underground constructions are involved in a development, 100% of the underground area shall be provided with Mechanical Ventilation and artificial lighting. In such case a generator shall be installed to facilitate emergency power requirements.
 - c. Where an Air Conditioning outlet/ outdoor unit is installed, the minimum distance between such outlet/ outdoor unit and the boundary of the adjacent property shall be not less than 2.3 m.
 - d. Where twenty-four hours (24) exhaust fans are in operation in rooms, the distance between the External Walls on which the exhaust fans are installed and the opposite boundary of the open space shall be not less than 2.3 m.

PARKING

73.

- (1) Every plan submitted along with the application for the purpose of obtaining a Development Permit, shall comply with the parking requirements specified in the **Schedule 10** herein.
- (2) The minimum width of the aisles of the parking spaces and the dimensions of the parking stalls shall be in conformity to the standards specified in the **Form A** and **Form B** as set out in **Schedule 11** herein respectively.
- (3) Where the Planning Committee deems that the provision of the parking space as specified in **Regulation 73 (1)** and **73 (2)** is not practicable, a service charge shall be levied as set out in the **Schedule 2** herein.
- (4) No parking space shall be permitted within the Building Line reservation.
- (5)
 - a. Where the entry and exit points of a residential parking space are provided separately, the width of the access of each of such entry and exit points shall not be less than 3.0 m. However, where the entry and exit points are provided jointly, the width of the access of both such entry and exit points together shall be not less than 6.0 m.
 - b. Where the entry and exit points of a commercial parking space are provided separately, the width of the access of each of such entry and exit points shall not be less than 4.5 m. However, where the entry and exit points are provided jointly, the width of the access of both such entry and exit points together shall be not less than 6.0 m.
- (6) Where more than two parking spaces are required to be provided for a building, all vehicle manoeuvre of parking and reversing shall be accommodated inside the plot of land where such building is located. No reversing shall be permitted from or into the street.
- (7) The Relevant Authority may reduce the width of a driveway for the parking area to 3.0 m, where a development site has a road frontage less than 12.0 m and depth less than 40.0 m if: -
 - a. a traffic holding base of required size, has been provided at acceptable locations, along such driveway to the satisfaction of the Relevant Authority;
 - b. the total parking requirement of such development does not exceed ten (10) parking lots.
- (8)
 - a. the maximum gradient of ramps shall not be steeper than 1:8 for ramps of 12.0 m or less. In the case of longer ramps, the gradient shall not be less than 1:10
 - b. For every such ramp if the ramp is upward entering to the street, a flat space not less than 6.0 m shall be provided from the Street Line / Building Line towards the premises and in the absence of an existing or proposed Street Line, such flat space shall be provided from the boundary of the plot of land.
 - c. In the case of a downward ramp approaching to the street, a flat space not less than 3.0m shall be provided from the Street Line / Building Line towards the premises and in the absence of an existing or proposed Street Line, such flat space shall be provided from the boundary of the plot of land.

- (9) The clear width of ramps, where entry and exit are separately provided shall not be less than 3.5 m and where entry and exit are collectively provided shall not be less than 6.0 m and such ramps shall be clear of all footways and other obstructions.
- (10) In a multi-storied parking area, the minimum clear height of 2.4 m shall be maintained from the lowest level of the soffit, beam or bottom of Service Line to the ramp.
- (11) Security clearing and parking control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6.0 m from the edge of the street to such barrier.
- (12) In the case where a parking area is provided on an inclined floor, the gradient of such floor shall not exceed 1:20.
- (13) Where a sidewalk continues across an opening for entry or exit to any parking area, the Relevant Authority shall specify alterations if any to be made at the Developers cost to maintain mobility of pedestrians, with special consideration to handicapped persons. The Relevant Authority may also require the Developer to paint and maintain a pedestrian crossing across such openings.
- (14) A minimum radius of inner and outer turnings shall be provided as specified in **Form C of Schedule 11** herein.
- (15)
- a. Requirements for mechanical car parking shall be provided as specified in **Form D, E and F of Schedule 11.**
 - b. Maximum number of parking lots to be served by car-lifts shall not exceed 200.
- (16)
- a. A Traffic Impact Assessment (TIA) shall be submitted for the development stipulated hereunder: -
 - i. Residential development which exceeds 50 units;
 - ii. Commercial floor area which exceeds 10,000 m²;
 - iii. Warehousing floor area which exceeds 20,000 m²;
 - iv. Any shopping mall/ supper market/ departmental store where the regulatory parking requirement exceeds 25 parking stalls;
 - v. Any development having entry and exit from a main road and regulatory parking requirement exceeds 25 parking stalls and which is located:
 - within 100 m from a traffic signal light or a signalized junction;
 - National Highway;
 - within 15 m to either sides from a bus halt or bus bay area;
 - within 25 m to either sides from a pedestrian crossing;
 - an access-controlled highway to an Expressway; or
 - where the Relevant Authority deems necessary.
 - b. The TIA shall be prepared by a Qualified Person as set out in **Schedule 3** herein and be submitted to the Relevant Authority as specified in **Schedule 12** herein.
 - c. Every application for TIA shall be forwarded to the Relevant Authority with relevant fee as specified in **Schedule 2** herein.

WATER SUPPLY

74.

- (1) For any building, part of a building, recreational or any other area where human activities and engagements are planned or proposed, there shall be a suitable installation and mechanism for the provision of a safe, adequate, dependable and reliable water supply:
- a. to any place where drinking water is drawn off;
 - b. to any washbasin or bidet/tap for the purpose of obtaining water for sanitation purposes, provided in or adjacent to a room/space containing a sanitary convenience;

- c. to any washbasin, bidet, fixed bath or shower, or any other taps in a bathroom; and
 - d. to any sink provided in any area where food is prepared or handled, and/or handwashing is needed for sanitation purposes;
- (2) There shall be a suitable installation for the provision of water of suitable quality:
- a. to any sanitary convenience fitted with a flushing device;
 - b. (if needed only) to any purpose other than human consumption, such as irrigation, janitorial work, cleaning, washing, etc.
 - c. An Alternative Water Source can be used for non-human consumption uses of water in buildings and other functional spaces if needed. However, if such dual water supplies are used combining water sources mentioned in **Regulation 74 (1) and 74 (2)**, the pipe systems have to be completely separated and colour-coded to avoid cross connections and be clearly marked with warning signs to avoid unintended use of unsafe water for human consumption.
- (3) If alternative sources of water are proposed for human consumption or non-human consumption, other than or in combination with public water supplies:
- a. the alternative source so selected shall be dependable and reliable in terms of yield and water quality variations and shall be free from any water use conflicts/disagreements. If the source is an 'unprotected source', a suitable treatment system shall be proposed.
 - b. the design of treatment systems (if any) shall be carried out by a Qualified Engineer and the designs shall ensure the intended water quality requirements are in compliance to any applicable water quality standards and/or guidelines.
 - c. the design of treatment systems for water from alternative sources shall incorporate measures to minimize the impact on water supply and water quality in case of:
 - i. failure of any components;
 - ii. failure to undertake any necessary maintenance;
 - iii. power failure where appropriate; and
 - iv. any other measures identified in a risk assessment.
 - d. Alternative sources shall be developed or selected, ensuring long-term safety of source water from pollution sources. Location of shallow wells, surface water intakes, etc. shall be located at least 18 m away from wastewater disposal sites, septic tanks and soakage pits, and such locations shall be selected with the recommendation of the Local Authority and Relevant Institutions.
 - e. If the Developer plans to extract water from natural water springs or ground water for water supply purposes such Developer shall obtain necessary clearances from the Water Resources Board.
 - f. If the water is supplied by alternative sources for human consumption in dwelling units with a population exceeding 20 persons, and in non-domestic buildings: safety of water shall be certified by the PHI or the MOH of the area. This certification shall be obtained at least once a year after submission of a water quality report tested by an accredited laboratory.
- (4) Where it is deemed necessary, the Relevant Authority may direct the Developer or his Agent to obtain a clearance from the Relevant Institute/s confirming that the water can be supplied adequately to meet the demand of the proposed development by the existing public water supply system and/ or by an alternative source.
- a. The potential consumption of safe water by all persons occupying dwelling units of a building and water used for non-human consumption uses shall be estimated objectively and shall be reported to the Relevant Institution to obtain approval for water supply connection if such water supply services are available, or check with the potential yield of the alternative sources to ascertain whether such sources are reliable and dependable in an event such alternative sources are proposed for water supply. The average requirement for safe water supply for domestic use and human consumption should be estimated at a rate per person per day for dwelling units at rates specified by the Relevant Institution or Local Authority.
 - b. The potential consumption of safe water by persons occupying a building categorized as a non-residential building shall be estimated using a standard framework following a methodology acceptable to the water utility. The estimated water consumption demand shall be reported to the

Relevant Authority to obtain approval for the water supply connection if such water supply services are available; or if alternative water sources are to be used, check with the potential yield of the alternative sources to ascertain whether such sources are reliable and dependable.

- c. If alternative sources are used, with or without treatment, in combination with water services provided by a water utility, the volume of water available, including the yield and demand for such water should be detailed.
- (5)
- a. For domestic buildings, there shall be sufficient storage of potable water to serve all the occupants and dwelling units for at least 36 hours. Such storage of water can be located as underground or aboveground structures with appropriate pumping arrangements and appurtenances.
 - b. In addition to the requirement to store water as fire reserves, there shall be sufficient storage of water to serve the functions of the non-domestic building for a reasonable period depending on the nature of such functions. Still, there shall be storage of potable water to serve the occupants for at least 36 hours.
 - c. The storage capacities and the locations of such water storage within or outside the building shall be clearly indicated in the drawings submitted for approval.
- (6) The plumbing system shall be designed to protect the drinking water supply system from contamination due to cross connections and backflow.
- (7) Reasonable provision must be made by installing fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water.
- (8) In areas where there are no pipe-borne water supply systems installed, the minimum plot size shall be 250 m².

COLLECTION, TREATMENT AND DISPOSAL OF WASTEWATER

75.

- (1) Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of sanitary conveniences, suitably designed and numbers decided based on **Schedule 13** herein and in compliance with appropriate standards and/or guidelines, shall be provided together with adequate and reliable water supply.
- (2) The dimensions of every toilet, bathroom or combined bath and toilet of a building shall be in conformity with the specifications given in the **Schedule 7** herein.
- (3) For non-domestic buildings, sanitary conveniences should be sited, designed and installed as appropriate for each gender and age and for differently abled persons so as to protect and promote personal hygiene of occupants/users and workers/employees, as well as public health complying with regulatory requirements of the Factories Ordinance Part II Section 15 (1), Factories (Sanitary Conveniences) Regulations, 1965 and Factories (Washing facilities General) Regulations, 1965, Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996 and their subsequent amendments and other applicable laws and regulations imposed by Relevant Institutions.
- (4) A suitable sink shall be provided in the kitchen or any area where food is prepared. Any room/space where there is a sanitary convenience or any handwashing facility, such conveniences shall be separated from any kitchen or any area where food is prepared or stored.
- (5) The wastewater that originates from sanitary conveniences, handwashing facilities or other discharge points or appliances within or outside the building shall be conveyed to an adequate system of drainage within the premises and shall be discharged to one of the following, listed in order of priority.
 - a. If a public sewer or a private sewer connected with a public sewer is available, wastewater shall be discharged to such sewers *via* an interceptor chamber constructed within and close to the boundary of the premises.

- b. Where a public sewer or a private sewer connected to a public sewer is not available, or where the Relevant Authority deems that the outlets cannot be connected to such sewers, the wastewater shall be discharged to a wastewater treatment system with an appropriate form of primary, secondary, and (if needed) tertiary treatment, designed and certified by a relevant Qualified Person as set out in **Schedule 3** herein. Such treatment systems may consist of any pre-designed and pre-fabricated unit processes, packaged plants, etc. The treatment plant shall be constructed and commissioned under the supervision of the relevant Qualified Person. Disposal of treated effluent subsequent to treatment shall be in compliance with provisions of the National Environmental (Protection & Quality) Act, No. 1 of 2008 and its subsequent amendments, and any other relevant regulation imposed by a Relevant Authority or Relevant Institution.
- c. Where provision of such wastewater treatment system is deemed reasonably not practicable, wastewater shall be discharged to an on-site wastewater collection and off-site disposal system in compliance with provisions of the National Environmental (Protection & Quality) Act, No. 1 of 2008, and its subsequent amendments, and any other relevant regulation imposed by a Relevant Authority or Relevant Institution;
- or
- d. to an on-site wastewater collection and on-site disposal system, designed by a relevant Qualified Person as set out in **Schedule 3** herein, in compliance with relevant applicable national and international standards.
- (6) Wastewater shall be pre-treated to conform to acceptable standards prior to the disposal to the public sewerage system in compliance with provisions of the National Environmental (Protection and Quality) Act, No. 1 of 2008 (or subsequent amendments) and any other regulations imposed by relevant institutions.
- (7) In case of housing schemes located in an area where public Sewerage systems are not available and individual septic tank or package treatment plants cannot be provided, on-site collection and on-site and/or off-site disposal shall be provided in cluster wise. Number of housing units in such a cluster shall be limited to maximum of five (5). Provided however, that the Relevant Authority or Relevant Institute may consider any alternative system if recommended by a Relevant Qualified Person.
- (8) An appropriately designed wastewater treatment plant shall be provided for a condominium housing development that exceeds fifteen units (15) and shall be in conformity with the **Regulation 74 (5-b)**.
- (9) Wastewater treatment system/ plant: -
- i. shall not be prejudicial to the health of any person, persons or a community nearby;
 - ii. shall not contaminate any surface watercourse, groundwater or water supply;
 - iii. shall provide adequate means of access for emptying and maintenance; and
 - iv. shall provide measures to a sufficient standard for the protection of health in the event of any contingency (eg. power failure).
- (10) The works involving the substructure or any excavations of a construction of a new building or extension to an existing building shall be carried out in a way that is not detrimental to the continued maintenance of the water supply mains, drains, sewers or disposal mains used for the conveyance of wastewater of such premises or adjoining premises.
- (11) Sanitary pipe networks, including traps and water seals, branch discharge pipes and connections, discharge stacks and ventilation pipes, and any other component of the pipe network have to be designed and certified by a Qualified Person as set out in **Schedule 3** herein. In addition, the design of drains, sewers, manholes, and any appurtenances from buildings to the point of connection to an existing sewer system or a wastewater treatment system should be part of the design. Designs should propose suitable technical measures to protect drains and pipelines from settlement, provide suitable access points for clearing blockages, rodent and vermin control, and any other foreseeable issues that need regular maintenance during operational activities of the building.

RAINWATER HARVESTING AND DRAINAGE

76.

- (1) For all buildings:
 - a. adequate drainage facilities shall be provided to drain off water from the roof of the building;
 - b. paved areas around the building shall be so constructed as to be adequately drained;
 - c. rainwater collection system to include rainwater from (a) and (b) above shall be discharged to one of the following, listed in order of priority:
 - i. diverted to a rainwater harvesting system or an adequate soakaway or some other adequate infiltration system including groundwater recharge, allowing sufficient distribution of rainwater soaking into the ground so that it does not damage the foundations of the proposed building or any adjacent structures
or, where that is not reasonably practicable,
 - ii. roadside storm water drains (with approval from the Relevant Authority) or a watercourse, ensuring that the rainwater drainage so directed to canals or watercourses does not lead to blockages or overflow;
- (2) With respect of the disposal of rainwater, the following shall be prohibited: -
 - a. connection to an on-site waste water collection and disposal systems, open trench or public sewerage system;
 - b. discharge into an adjacent property.
- (3) Every Developer or his Agent shall, at the time of submission of the building plans for approval of the development activity, submit along with such building plan, a drainage management plan for the property that is proposed to be developed including buildings and specifications and other requirements set out in **Part I, Part II and Part III of Schedule 14** herein may be considered when preparing such drainage management plan.
- (4) Where it is deemed necessary by the Relevant Authority, the Developer or his Agent shall submit a drainage management plan prepared taking into consideration the specifications and other requirements set out in **Part I, Part II and Part III of Schedule 14** herein by a relevant Qualified Person as set out in **Schedule 3** herein.
- (5) Every drainage management plan shall consist of:
 - a. where no building work is involved in the development activity or the development activity is restricted to land development;
 - i. details of the location and the dimensions of the existing drainage system (if any);
 - ii. the proposed drainage system including a rainwater harvesting system inclusive of all dimensions and flow directions;
 - b. where building work is involved in the development activity;
 - i. a sketch of the plan of the surrounding area including positioning of existing water drains and open water courses (if any);
 - ii. the roof plan and floor plan of each storey and of any areas which consist of flat roof, balconies, open areas and sizes of all pipelines carrying rainwater drainage from such areas of the building, sizes and location of rainwater storage, infiltration areas and outlet drains along which the rainwater will be discharged with arrows indicating the direction of the flow of the water;
 - iii. the cross and longitudinal sections of the building, including storage tanks, downpipes and other related appurtenances.
- (6) Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such a place as may be determined by the Relevant Authority, provided the Relevant Authority is satisfied that all owners concerned have consented to the joint facility and have given their written consent thereto.

- (7) In assessing the minimum Equivalent Rainwater Holding Provision defined in **Schedule 14** herein of any premises:
- a. the following factors shall be considered:
 - i. availability of space for storage of water for fire requirements and the measures adopted to meet such fire requirements;
 - ii. 100 m² of unpaved ground sufficient for 0.5 m³;
 - iii. location of infiltration trenches especially 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 shall not be considered:
 - i. storage spaces for public main supply;
 - ii. availability of septic tank effluent soakage pit or trench.
- (8) The following design and construction consideration shall be applicable in relation to rainwater harvesting in terms of these regulations:
- a. the rainwater harvesting system shall be designed by persons possessing the requisite qualifications as specified from time to time by the Relevant Authority, and:
 - i. shall be constructed in a competent manner;
 - ii. the system be capable of discharging the first flush of rain;
 - iii. the water to be stored in an appropriately sized structure; and
 - iv. the stored water will be infiltrated into the ground by means of either a soakage pit, a dug or bore well, pond or other similar measure, ensuring that the optimal use of water is achieved such as for home, garden and landscaping purposes, etc.
 - b. the storage structure shall be covered and protected against all possible accidents and shall:
 - i. be built in a structurally sound manner under the supervision of the Qualified Person;
 - ii. have necessary methods 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 consideration imposed by the Relevant Authority;
 - iv. be located at appropriate locations either above, below or on the ground level, so as to facilitate the maximum use of the water storage;
 - c. where water is not used for home gardening or any 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 and ensure proper infiltration;
 - d. where common storages structures are used, such storages shall be built with suitable backflow prevention devices, so as to prevent rainwater from entering the public mains system;
 - e. shall not contain direct cross flow connections between the rainwater and the public mains systems and/or any other drinking water networks;
 - f. all pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by colour and markings.

SOLID WASTE MANAGEMENT

77.

- (1) For all type of buildings, adequate provisions shall be made within the premises to collect and store solid waste until disposal and such places of collection and/ or storage of solid waste which shall be designed and sited so as not to be prejudicial to health or local amenity.

- (2) For residential or non-residential buildings with a floor area that exceeds 400 m² and 300 m² respectively, a clearance for collection and disposal of solid waste shall be obtained from the Relevant Institution or the Relevant Authority. If the Local Authority has mandated that approval be obtained for a solid waste management proposal prior to construction of the building, the developer shall obtain such approvals after submission of a solid waste management proposal prepared in compliance with the recommended format and guidelines, prepared by a competent person acceptable to the Local Authority. In addition to above, where it is deemed necessary, the Relevant Authority may direct the Developer or his Agent to obtain a clearance from the Relevant Institution regarding disposal of solid waste considering the nature of such development.
- (3) The developer shall follow strategies to reduce, reuse, and recycle solid waste to the maximum extent practicable. Provision shall be made for separation of waste within the premises. The basic tenet is to include standard protocols and procedures for waste reduction and recycling as well as the intents of the developer to properly dispose of the solid waste without incurring any nuisance to the public and minimising pollution and promoting environmental conservation.

78.

- (1) In residential developments, solid waste shall be managed adhering to following guidelines;
- a. The solid waste collection and storage chamber shall have a sufficient area in compliance to the requirements of the local authority to accommodate the required number of bins or any other suitable receptacles of which the size (or volume) and design (e.g., wheeled bins, bins so designed with a mechanism to be tipped in to the truck, etc.) shall conform to the requirements of the local authority.
 - b. For residential developments, dedicated space shall be provided for storage of containers for separated waste (i.e., perishable (food) waste, waste which can be recycled and waste which cannot be recycled is stored separately) with a combined capacity of 0.25 m³ per dwelling for collection frequency less than a week, or such other capacity as may be agreed with the local authority. Where collections are less frequent than once per week, this space shall be increased accordingly.
 - c. Where the development is a low-rise residential development (buildings up to G+4 floors);
 - i. a dwelling unit in such development shall have a method of separation, collection, storage and handing over the solid waste to the collector, meeting the requirements of the local authority.
 - ii. where separate storage areas are provided for each dwelling, an area of 1.2 m × 1.2 m should be sufficient to provide for storage of waste containers and provide space for access.
 - d. in multi-storey domestic developments, dwellings may each have their own waste container or may share a waste container. Where communal storage areas are provided, space requirements shall be determined in consultation with the local authority or Relevant Institution.
 - e. Where the development is a high-rise residential development; dwellings may share a single waste container for non-recyclable waste fed by a chute or conveyed manually to a waste container placed in a dedicated area, and separate storage for any waste which can be recycled and composted. Storage areas or rooms shall be provided in accordance with the requirements of the local authority or Relevant Institution. In such case, a satisfactory management arrangement for conveying refuse to the storage area shall be assured.
 - f. For all types of buildings, waste collection and storage areas/chambers shall be appropriately sited so that the occupants and users of the building have safe and easy access to it, and the waste collection vehicles have ready access for the removal of the solid waste; Storage areas for waste containers (or chutes) shall be sited so that the distance the householders are required to carry refuse does not exceed 100 m (excluding any vertical distance).
 - g. The waste collection point in high rise residential developments shall be reasonably accessible to the size of waste collection vehicles typically used by the waste collection authority or other waste collectors, e.g., in the case of recyclables. There shall be a dedicated parking space for the waste collection vehicle; if the waste collection and storage area is located inside the building, the minimum ceiling height (clear height between floor and soffit) shall comply with the requirements of the specifications of the Relevant Authority.

- h.* External storage areas for waste containers shall be away from windows and ventilators and preferably be in the shade or under shelter. Storage areas shall not interfere with pedestrian or vehicle access to buildings.
- i.* For waste containers up to 250 litres, steps shall be avoided between the container store and collection point wherever possible and shall not exceed 3 in number. Slopes shall not exceed 1:12. Exceptionally this may be exceeded provided that the lengths are not excessive, and it is not part of a series of slopes. For storage areas where larger containers are to be used, steps should be avoided. Where this is not otherwise possible, the storage area shall be relocated.
- j.* Closed enclosures or storage chambers for communal containers shall be a minimum of 2 m high. Enclosures for individual containers shall be sufficiently high to allow the lid to be opened for filling.
- k.* Enclosures or storage chambers shall have sufficient ventilation. They shall have an impervious paved floor. Communal storage areas shall have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies shall incorporate a trap which maintains a seal even during prolonged periods of disuse.
- l.* Where storage rooms are provided, separate rooms shall be provided for the storage of perishable (food) waste, waste which cannot be recycled, and waste which can be recycled.
- m.* High-rise residential developments where chutes are provided (only if the local authority allows the installation of waste chutes in domestic buildings), they shall be at least 450 mm in diameter and shall have a smooth non-absorbent surface and close-fitting access doors at each storey which has a dwelling, and be ventilated at the top and bottom.

(2) In non-residential developments, solid waste shall be managed adhering to following guidelines;

- a.* The designs for waste collection enclosures or chambers shall be based on the volume and nature of the waste generated and the storage capacity required, based on the frequency of collection and the size and type of waste container.
- b.* The waste management strategy shall consider any requirements for the segregation of waste which can be recycled and/or reused, and sufficient storage space should be provided accordingly at appropriate locations.
- c.* The location of waste collection points and storage areas, waste treatment areas and the access to these locations for operators and vehicles shall be clearly marked on the drawings.
- d.* Waste storage areas shall have an impervious floor and shall have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies shall incorporate a trap which maintains a seal even during prolonged periods of disuse.
- e.* Any open storage or compound for the storage of waste shall be secure to prevent access by vermin, birds or any other animal unless the waste is to be stored in secure containers with close-fitting lids.
- f.* In non-residential development, particularly where special problems such as high-density developments influence the provision of a system, it is essential that the local authority or the Relevant Institute is consulted for guidance on the design of waste storage and collection areas.

(3) Separate and appropriately designed safe spaces shall be allocated in the designs of the buildings together with proper access for the collection, storage, processing, treatment, disposal of wastes (if any) other than municipal solid waste. Such wastes would include, but not be limited to, construction and demolition waste and debris, industrial waste and sludges, scheduled waste as defined in the national environmental regulations, hazardous waste (reactive, toxic or corrosive, or otherwise), electronic waste, etc.

INDOOR MOBILE COMMUNICATION

- 79. Infrastructure for indoor mobile communication within buildings shall be provided adequately to cover the entire premises considering the use of such buildings and shall be in conformity to the recommendations and guidelines of the Relevant Institute.
- 80. A space dedicated for a generator shall be provided in every building which is more than 15.0m in height or in any other building for which the Relevant Authority may direct to do so, considering the use of such building.

PART V

Commencement of Building Works

- 81.
- (1) No development shall be commenced, continued or completed unless and until the Development Permit is issued by the Relevant Authority.
 - (2) Every development shall be in compliance with the limits and conditions set out in the Development Permit.
 - (3) Where the development is more than 900 m² or more in extent or having a building of G +4 or more stories, a notice board having 2.5 m in length and 1.5 m in width shall be displayed including details and contact information of the owner, contractor and Architect and the date and the number of the approved plan by the Relevant Authority.
 - (4) The Relevant Authority may permit a Temporary Building which facilitates the commencement or continuation of building works, for a particular period as per **Regulation 106** herein.
 - (5) An insurance coverage shall be obtained where building works of a proposed development involved with pilling or ground excavation.
 - (6) Constructions of a proposed development may be allowed to commence with a prior approval for early piling works before obtaining the Development Permit and such Development Permit shall be obtained prior to commencement of the foundation work.
- 82.
- (1) The Authority shall carry out inspections during the construction period, once in six months, for such buildings that exceed a floor area of 900m² or G+4 story building from the date of the development permit being issued, in order to confirm and ensure that the development work is being carried out in accordance with the design for which the Development Permit was granted, and thereby issue a Post-permit follow-up and observation report to the Developer or his Agent.
 - (2) If the Developer or his Agent does not respond to the Authority within fourteen days (14) from the issue date of the Post-permit follow-up and observation report issued under **Regulation 82 (1)** herein, for the same, the Authority shall forward such report for further action.
 - (3) A written request to obtain the interim and final Post-permit follow-up and observation reports shall be forwarded to the Authority.
 - (4) The fees payable for such report shall be made in pursuance with the terms set out in **Schedule 2** herein.

PART VI

Certificate of Conformity

- 83.
- (1) No Developer or his Agent shall be permitted to occupy or permit or acquiesce the occupation of any third party after completion of the development until the issuance of a Certificate of Conformity (CoC) by the Relevant Authority, certifying the fact that the development is in compliance with the Development Permit and approved building plan.
 - (2) Every application for the purpose of obtaining a CoC shall be made to the Relevant Authority along with the **Form F** as set out in **Schedule 1** herein together with relevant documents.
 - (3) The fees payable for such applications shall be made as set out in **Schedule 2** herein.
 - (4) An application with the relevant documents shall be forwarded online to the Relevant Authority wherever possible.

84.

- (1) The Developer or his Agent shall ensure that all conditions specified in the Development Permit issued for the development are fulfilled prior to applying for the CoC.
- (2) Such application shall accompany a certificate where applicable, from a Relevant Qualified Person/s as set out in **Schedule 3** herein, confirming that the subdivision or amalgamation has been carried out as per the Approved Plan and adhering to the conditions specified in the Development Permit.
- (3) Where the development involves the construction of roads, culverts or any other engineering work related to development, the application shall accompany a certificate from a Relevant Qualified Person as set out in **Schedule 3** herein, confirming that such works have been carried out as per the Approved Plans and conditions specified in the Development Permit.

85.

- (1) Upon completion of the building or part thereof in accordance with the Approved Plan and conditions specified in the Development Permit, the Developer or his Agent or occupant shall request for a CoC from the Relevant Authority in order to occupy such building.
- (2) When applying for the CoC under **Regulation 83** herein for a completed building or part thereof the Developer or his Agent shall:
 - a. fulfil all conditions specified in the Development Permit;
 - b. pay all relevant fees;
 - c. if applicable;
 - i. submit a certificate from a Relevant Qualified Person as set out in **Schedule 3** herein, confirming that the development has been carried out under his supervision and in compliance with the Approved Plan and adhering to the conditions specified in the Development Permit.
 - ii. submit a certificate from a Chartered Civil or Structural Engineer as set out in the **Schedule 3** herein, confirming that the development has been carried out under his direct supervision and in compliance with the structural details pertaining to the Approved Plans and Development Permit.
 - iii. submit a certificate from a Relevant Qualified Person well-versed in mechanical, electrical, plumbing, escalators/ lifts, lightning protection, Ventilation, Air-conditioning, heating, sewer systems, drainage, rain water harvesting systems, fire protection, communication and networking, and security and fire alarms or any building service or other related field, as set out in the **Schedule 3** herein, confirming that such works of the building have been carried out under his supervision and in compliance with the Approved Plan and Development Permit.
 - iv. submit certificates for fire services, electricity, water supply, sewage or wastewater disposal and solid waste management obtained from Relevant Authority or Relevant Institutions;
 - v. submit any other certificates mentioned in the Development Permit.
 - vi. ensure that the development complies with the certificate level or other level of Green Building Certification.
 - vii. submit a certificate from the relevant Qualified Person confirming that the development is carried out in accordance with the Landscape Plan as per the **Regulation 55 (3-b)**.
 - viii. submit final report of Post-Permit follow-up and observation report, obtained from the Authority as per the **Regulation 82** herein.
- (3) The Authority may direct the owner, Developer or their Agent to take necessary corrective measures to the development, in order to comply with the certificate level of the Green Building Rating, within the criteria set out in **Schedule 5** herein, before the issuance of the Certificate of Conformity.
- (4) Where the owner or the Developer fails to conform to the certificate level or the agreed level of the Green Building Rating, the Authority may impose a surcharge on the development as set out in the **Schedule 2** herein

86.

- (1) The Chairman / Mayor or his authorized representative of the Relevant Authority may enter at a reasonable time into a building while the building works are underway, in order to determine whether all the provisions of these regulations have been complied with, prior to the issuance of a CoC.

- (2) The authorized representative of the Relevant Authority shall produce his identity before entering or inspecting a building or any development premises.

87.

- (1) The Relevant Authority may grant a CoC for occupation of a building or part thereof, where the Planning Committee deems that the deviation from the Approved Plan of the building or non-compliance with a requirement specified in the Approved Plan or Development Permit or non-completion of the construction of such building is neither of a serious nature nor in any way detrimental to the well-being and safety of the person who may occupy the building or part thereof.
- (2) The relevant Authority may revoke the Development Permit or the CoC issued for a development at any time if the Relevant Authority discovers that the Developer had violated a term or condition stipulated in the Development Permit or the CoC.

88.

- (1) The CoC of a building or part thereof except single unit residential building shall be displayed on a suitable location for the awareness of the occupants.
- (2) The fire certificate together with particular floor plan showing the evacuation route or routes in case of a fire shall be displayed at a suitable location of each floor in residential buildings of which the height exceeds 15.0 m or exceeds five units and in non-residential buildings of which the floor area exceeds 400 m² and in Public Buildings.

89.

- (1) No person can be exempted from the obligation of ensuring the compliance of the building with the Approved Plan and the Development Permit after obtaining CoC of such building.
- (2) Where a Fire Certificate has been issued for a building where the whole or part of which is being used or occupied, all necessary steps shall be taken to ensure that the fire escape routes are not being obstructed.

90. Any owner, occupier or Developer of a building or part thereof who, without any reasonable cause, contravenes or fails to comply with **Regulations 82 to 88** herein commits an offence.

PUBLIC BUILDING

91.

- (1) A Building which;
- provides access to general public; or
 - accommodates more than 500 persons at a given time, shall be called as a 'Public Building'. No person shall occupy, use or permit any other person to occupy such building or part thereof in the absence of the CoC issued for such building.
- (2) Every application for a Development Permit of Public Building shall be made to the Relevant Authority in **Form C** in **Schedule 1** together with written declarations in **Annexure I to VI** in **Form C** as set out in **Schedule 1** herein endorsed by the Relevant Qualified Persons as set out in **Schedule 3** herein.
- (3) Every such application shall be forwarded with the relevant fee as set out in **Schedule 2** herein.
- (4) An application with the relevant documents shall be forwarded online to the Relevant Authority wherever possible.
- (5) An application for the purpose of obtaining a Building Permit for a Public Building shall be accompanied by:
- a certificate from the Relevant Qualified Person as set out in **Schedule 3** herein confirming that the building is structurally sound to accommodate the occupancy load of the maximum anticipated number of occupants at any time;
 - a statement of the intended use and occupants of the building or part thereof.

- (6) Every application for the purpose of obtaining the CoC for a Public Building shall be submitted to the Urban Development Authority along with the **Form F** of the **Schedule 1** herein.
 - (7) A certificate from one or more Qualified Persons as set out in **Schedule 3** herein certifying that they have examined the building or part thereof and its every system and equipment are in good condition and in conformity with the provisions of these regulations and the Code of Fire Precaution for buildings, shall be submitted by the Developer or his Agent when applying for CoC.
 - (8) The name, qualifications and other relevant particulars of the person designated to act as the Safety Officer for the building or part thereof under **Regulation 94** shall be provided by the Developer or his Agent when applying for CoC.
 - (9) A CoC issued for a Public Building shall be valid for not more than five (05) years and may be renewed for a period not exceeding two (02) years upon a request made by the owner, occupier or Developer or his Agent. Such request shall be made two months prior to the expiry of the CoC.
 - (10) With respect of an application for the renewal of a CoC of a Public Building under **Regulation 91 (8)**, the Approved Plan shall not be required to be submitted if there is no change of such plan. However, the Certificate of Conformity relevant to such building shall be submitted.
 - (11) In case of renewal of CoC for a Public Building, a renewed fire certificate issued by the Relevant Institute, a certificate issued by the Relevant Qualified Person/(s) as specified in the **Schedule 3** herein certifying the structural stability of the building, and any other recommendations requested by the Relevant Authority shall be submitted.
 - (12) The Authority may revoke a CoC of a Public Building that has been issued or renewed under these regulations, in the event of:
 - a. a breach of any term or condition of the Development Permit;
 - b. a failure to comply with the provisions of these regulations
 - c. any misrepresentation of particulars in the application, plans or documents.
92. The structural conditions survey report, prepared by a relevant Qualified Person as set out in **Schedule 3** herein shall be submitted in case of an existing building being converted into a public building.
93. Every public building shall be in compliance with the Protection of Rights of Person with Disabilities Act, No. 28 of 1996 and its amendments.
94. The owner, occupier or their agent of a Public Building or part thereof which has provided access to general public or an occupancy load of more than five hundred persons (500) at a given time, shall designate a responsible person to act as a Safety Officer, for the purposes of:
 - (1) enforcing good housekeeping rules and fire safety precautions within the building or part thereof;
 - (2) supervising the maintenance of all means of fire escapes, lifts and fire protection systems and maintenance of equipment within the building or part thereof;
 - (3) organizing periodical fire drills in order to ensure that all persons employed in or using the building or part thereof are familiar with all means of escapes in case of fire;
 - (4) supervising the safety and security surveillance systems of the building.
95. The owner or Developer of a building or part thereof, which has an occupant load of more than five hundred persons (500) at a given time contravenes or fails to comply with **Regulations 91** and **93** herein commits an offence under the Section 28 of Urban Development Authority Act, No. 41 of 1978.

PART VII

CHANGE OF USE

96.

- (1) No Building shall be occupied for any purpose except the purpose for which the CoC was issued.
- (2) In case where it is deemed necessary the Authority shall: -
 - a. carry out a survey on the usage of the property where gazetted Development Plan is available;
 - b. notify the owner or occupier who has violated the conditions of the permit regarding the nature of the violation; and
 - c. inform the owner or occupier to apply for a change of use, if it is so desired.
- (3) Where a building or part thereof is intended to be used for a purpose other than any use specified in the CoC, the owner of the building shall notify the Authority the proposed use thereof and obtain the approval from the Authority.
- (4) Where any owner or occupier intends to change the use of the building, an application may be made as per **Form G** as set out in **Schedule 1** herein and shall be submitted along with copies of approved Survey Plan, Building Plan, CoC and payment of assessment receipt to the Authority. The fee shall be made as set out in the **Schedule 2** herein.
- (5) A change of use permit shall be valid for a period of one (1) year, provided the proposed use is in compliance with the zoning regulations of the gazetted Development Plan, and compatible with the existing land use pattern and no adverse impacts may be caused to the existing environment and the parking, open space and other requirements within the site, width of the access roads and availability of infrastructure are satisfactory and the safety and security of the neighbours are ensured.
- (6) The Authority may decide to renew the period of permit for change of use not exceeding one (1) year upon the request of the applicant if it is evident to the satisfaction of the Authority that the prerequisites for a change of use described in the foregoing provision has been successfully complied during the preceding year for which the permit was granted to effectuate the change of use.
- (7) Where the Authority decides that the proposed change of use may adversely affect the conditions referred in **Regulation 96 (5)** herein, the Authority may revoke the permit without any payment.
- (8) Tax numbers, trade permits or any other permit shall not be issued by the Local Authorities without the Change of Use Permit issued by the Authority for changing of use of a particular building or part thereof.
- (9) Where a gazetted Development Plan is available and any party intends to change the existing use of a building or part thereof permanently, an approval shall be obtained from the Authority for the proposed use based on the Planning and Development Regulations of the gazetted Development Plan.

PART VIII

OTHER CONDITIONS

97.

- (1) No application for a Preliminary Planning Clearance, Development Permit or CoC shall be accepted if: -
 - a. the information and the particulars provided in the application are incomplete or inaccurate;
 - b. the application is not duly certified by the Developer or his Agent and Relevant Qualified Person.
- (2) Where the Relevant Authority decides, may direct the applicant or Developer to display a hoarding at the site indicating the nature of the proposed development with the specifications given by Relevant Authority for public observation for a period of thirty (30) days.

- (3)
- a. Where the approval or a permit is not granted for any Development Activity, the Relevant Authority shall inform the Developer or his Agent the reasons for such refusal, and return copies of the relevant plan whilst retaining one copy of the plan in the custody of the Relevant Authority.
 - b. Notwithstanding the grounds of refusal, the Relevant Authority shall not be liable to refund whole or part of any fees paid to the Relevant Authority.
98. Where Developer or his Agent is aggrieved on the refusal specified in **Regulation 97(3)** in respect of his application for a Preliminary Planning Clearance, Development Permit, or Certificate of Conformity, an appeal may be made in writing to the Minister within thirty days (30) of the communication of such decision to him.
- 99.
- (1) Where an application for any Development Activity is submitted, the approval shall be granted with or without terms and conditions, if:
 - a. the information required by the Relevant Authority is provided and the particulars in the application is duly completed;
 - b. the proposed development is free from objections from any Government Institution or any private party; and
 - c. the proposed development or any part thereof may not affect the proceedings of an on-going litigation in a court of Law or the status quo of the property, an investigation being carried out by the Commission to Investigate Allegations of Bribery and Corruption, Human Rights Commission or any other statutory body.
 - (2) Where any building or building work has been approved with or without conditions, a single copy of its plan shall be obtained by the owner of the premises, Developer or a Relevant Qualified Person prior to the commencement of the construction of such building.
100. The Relevant Authority may revoke any approval or permit, if there is a contravention of the provisions of these regulations, providing false or incorrect information, failure to comply with whole or part of the terms and conditions of approval or permit or failure to submit plan and other particulars as required by the Relevant Authority.
- 101.
- (1) Where any provision of any other Law requires or where the Authority has identified Buildings or places which are of architectural, environmental, aesthetic or archaeological value, any addition or alteration to such buildings or places shall not be carried out by the owner or the occupier without the prior approval of the Relevant Institutions or Authority.
 - (2) The maintenance, conservation or change of use of such building or property may be permitted where such maintenance, conservation or change of use are in compliance with the Planning and Development Regulations.
- 102.
- (1) The Relevant Authority may grant approval for any development of a condominium property which is deemed to be developed by stages or parts under the Apartment Ownership Law No. 11 of 1973 and its amendments, as set forth hereunder:
 - a. The approval shall be obtained for the entire development proposal at the first stage of the development.
 - b. All regulatory requirements shall be assessed for the total development.
 - c. Where any changes are done to the Approved Plan, the entire plan with amendments shall be re submitted for approval.
 - (2) No further sub-division or separation of a unit in a condominium shall be permitted, unless otherwise meet these regulations.

DEVELOPMENT GUIDE PLAN

103.

- (1) Every Development Activity carried out within a Development Guide Plan (DGP) area of a gazetted Development Plan, shall be in compliance with the regulations specified in such DGP.
- (2) Until the preparation of the DGP, the Relevant Authority may direct the owner, Developer or the Relevant Qualified Person to make relevant modifications in the development proposal, so as to be consistent with the expected development in the area, as may be proposed in such DGP.

ADVERTISEMENT

104.

- (1) No person or institution shall erect, display or maintain commercial advertisements, billboards, hoardings, exhibition stalls or telephone booths etc. without prior approval of the Relevant Authority.
- (2) Every such application shall be forwarded with the relevant fee as specified in **Schedule 2** herein.
- (3) An application with the relevant documents shall be forwarded to the Relevant Authority online wherever possible.
- (4) Any installation specified in the **Regulation 104 (1)** herein shall be in compliance with the provisions of the Development Guide Plan (DGP) or gazetted Development Plan of such area. If there is no DGP or gazetted Development Plan available or such provisions are not specified, such installations shall comply with these regulations.
- (5) A sketch plan of any installation mentioned in **Regulation 104 (1)** shall be submitted to the Relevant Authority for approval and a certificate from a qualified structural engineer shall be forwarded where necessary, before exhibiting such installation in any area.
- (6) Every installation for commercial advertisements, billboards or hoardings etc. shall not cover any important buildings, landscapes, landmarks or public places (eg: school, temple, church, cemetery, court etc.) in the area, and shall be compatible with the landscape of the area and in compliance with the environmental values of the place, identity and the architectural character of the location and its surroundings.
- (7) The permission shall not be granted for the display of advertisements, which contain messages that are detrimental or likely to be detrimental to the inherent qualities and characteristics of the proposed development zones or contain nude or obscene pictures.
- (8) No advertisement, billboard or hoarding etc. shall be erected, maintained and displayed in a manner that disturb the vehicular movements and likely to misguide the users of the roads. The colour, shape, font types and symbols used for advertisement shall not be similar or identical to the traffic signs.
- (9) Every advertisement, billboard or hoarding etc. shall be erected away from the boundary limits of the access roads and it shall not cause any disturbance for pedestrian and vehicular movement of such roads.
- (10) No advertisement panel shall obstruct any door, window, emergency door, staircase or any other means of obtaining light and ventilation of a building.
- (11) No advertisement, hoarding or billboard etc. shall be erected in front of a commercial building or a Public Building, in a manner that would cover more than 25% of the frontage of such building.
- (12) No advertisement, billboard or hoarding etc. shall be erected or displayed with the support of trees, telephone or electricity posts, rocks, bridges, parapet walls, walls, vehicles or traffic sign board.
- (13) Every advertisement, billboard or hoarding shall be maintained in a pleasant and protective manner.
- (14) The display of advertisements or notices may be permitted for a limited period of time for special commercial events, cultural or religious festivals or any other special occasion. All hoarding erected temporarily shall be

removed on the first day of the week after such event, festival or occasion and the place of display shall be restored to the original condition.

- (15) Where any advertisement, billboard or hoarding etc. erected on a temporary basis for a special event exists after the completion of such event, the Relevant Authority may direct the removal of such advertisement, billboard or hoardings within fourteen days of prior notice. If such advertisement, billboard or hoarding is not removed within fourteen days, the Relevant Authority may remove such advertisement, billboard or hoarding etc. and the owner of such property shall reimburse the Relevant Authority for any cost or expenses associated with such removal.

COMMUNICATIONS TOWERS

105.

- (1) An application for the purpose of obtaining approval for communication towers shall be submitted to the Relevant Authority together with the recommendations of Relevant Institutions and the final recommendation of the Telecommunication Regulatory Commission.
- (2) Every such application shall be forwarded with the relevant fee as specified in **Schedule 2** herein.
- (3) An application with the relevant documents shall be forwarded to the Relevant Authority online wherever possible.
- (4) The specifications for communication towers shall be as set out in **Schedule 15** herein.
- (5) All telecommunication towers shall:
 - a. adhere to location specific Planning and Development Regulations enforced for the area by the Relevant Authority.
 - b. shall not disturb the scenic beauty especially in areas not accustomed to tall structures.

TEMPORARY BUILDINGS

106.

- (1) In the case of a Temporary Building, a plan or sketch with the written request shall be submitted to the Relevant Authority for obtaining the permission to erect such building.
- (2) Permission for erecting of a Temporary Building shall be granted by the Relevant Authority with or without conditions and shall be valid for such period of time or not more than one (1) year as may be specified in the permission.
- (3) A Temporary Building is:
 - a. a shed for entertainment purpose; or
 - b. a shed for funeral, religious or other purposes; or
 - c. a builder working shed, or store or any other shed used in connection with any new building works; or
 - d. a container used on a temporary basis for any activity; or
 - e. a protective hoarding, catch platform or side walk shed on street or footway in connection with any building works; or
 - f. a scaffolding on a street; or
 - g. a stall or shed in a building or other premise for a trade fair, fun fair or exhibition purposes.

107.

- (1) Clearances shall be obtained from the Relevant Institutions for any underground or ground level water supply lines, sewer lines, drainage lines, telecommunication lines or electric lines that are located in the land or on or near the boundary
- (2) Minimum distances from any building or structure to any position to which a conductor in an overhead line may swing under the influence of wind shall set out as specified in **Schedule 16** herein.

108. An application for the purpose of obtaining an approval for a construction in any development related to the ‘Prescribed Projects’ under the Part IV (c) of the National Environmental Act No. 47 of 1980 and its amendments shall be in compliance with the requirements of these regulations.
109. Where any new development in relation to religious purposes is required, the consent shall be obtained from the general public who reside within 500 m radius of such development through the Grama Niladhari of the Division and a certificate from the Divisional Secretary and the Relevant Government Institution shall be submitted.
- 110.
- (1) All construction works excluding single unit private residential buildings which does not fall within Category “B” shall be examined by the Relevant Qualified Person in every six months until the completion of the same.
 - (2) After the examination as in **Regulation 110 (1)**, a progress report of the building work shall be submitted to the Relevant Authority by the Qualified Person until the completion of the building works.
- 111.
- (1) In a case where the services of the Relevant Qualified Person is terminated, the Developer shall notify the Authority in writing of such termination of the services, within fourteen days (14) there from. With effect from the date of such termination, building work shall not be commenced, carried out or resumed unless any other Qualified Person has been appointed by the Developer and notified the Relevant Authority in writing of such appointment.
 - (2) A notice of the termination of services given by a Relevant Qualified Person shall be accompanied with a summary report and a certification of the building works completed so far.
112. The developments on either side of an existing or proposed Expressway shall be in compliance with the **Schedule 17** herein.
113. Where solar energy is used for the building, the maximum height for installation of solar panels on a Flat Roof shall be 1.2 m.
- 114.
- (1) A Development Plan shall be valid for a period of ten years from the date of publish through a gazette notification. It shall be amended or revised from time to time.
 - (2) Where the necessary updates or revisions are not completed before the expiry of the period of validity of the plan, an additional period of one year may be granted by the Authority.
115. In the event of any inconsistency between the Sinhala and English texts pertaining to the interpretation of these regulations, Sinhala Language shall prevail.

PART IX

DEFINITIONS

In these Regulations, unless the context otherwise requires;

“Access Road” means any street used as a means of access to a building or a plot of land whether the public have a right of way thereover or not.

“Administrative Expenses” means the inspection fee and documentation fee

“Air Conditioning” means the process of treating air so as to control, simultaneously its temperature, humidity, purity, distribution and movement to meet the requirement of the air-conditioned space of a building or part thereof.

“Air well” means any space within the building which opens to the sky for the purpose of obtaining natural light & ventilation. Outside the building is the space within that lot, enclosed by one or more faces of such building or one or more boundaries of such lot.

“**Alternative water source**” means all other water sources other than public water supply system and may include but not limited to wells, springs, boreholes or water courses; harvested rainwater, reclaimed greywater, and reclaimed industrial processed water etc. which can be used either for human or non-human consumption.

“**Ancillary Facilities**” means extra uses of a building which directly facilitate the main use; such as parking area, swimming pool and generator room etc.

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

“**Approved Plan**” means a plan of a building, any building works or any land subdivision amalgamation, or development approved by the Relevant Authority in accordance with the Law and the Regulations;

“**Authority**” means the Urban Development Authority constituted under the Urban Development Authority Law No. 41 of 1978.

“**Balcony**” means any stage, platform, oriel window or other similar structure projecting outwards from an External Wall of a Building and supported by brackets or cantilevered.

“**Basement**” means a storey which is entirely or partly located below the corresponding natural ground level.

“**Blind Wall**” means a solid wall constructed without using lucent materials or having no opening.

“**Boundary Wall**” means any wall, built on or along any boundary line of a plot of land for the purpose of separating such land from another adjoining plot of land;

“**Building Line**” means the line up to which a building will be permitted to construct as declared by the Relevant Authority.

“**Code of Fire Precautions for Buildings**” means the Code of Fire Precautions practiced by the Relevant Institution or fire regulations practiced by the relevant Local Authority.

“**Developer**” means the owner of the land or person who has been authorized to carry out the Development Activity in such land.

“**Development Activity**” means the parcelling or sub division of any land, the erection or re- erection of structures and the construction of works thereon, the carrying out of building, engineering and other operations on, over or under such land and any change in the use for which the land or any structure thereof is used, other than the use of any land for purposes of agriculture, horticulture and the use of any land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of a dwelling house, not involving any building operation that would require the submission of a new building plan.

“**Development Guide Plan**” means a layout plan with specific guidelines detailed into a plot wise or block wise scale introduced to a particular area defined in the respective gazetted Development Plan as per the provisions of the Law.

“**Development Permit**” means a permit including relevant terms and conditions in accordance with the Law and Regulations issued to the Developer or his Agent by the Relevant Authority for the purpose of carrying out a Development Activity in a particular plot of land.

“**Development Plan**” means a plan prepared by the Authority in order to promote and regulate integrated planning and physical development of lands and buildings of a declared urban development area or a part thereof as per the provisions of the Law.

“**Development Survey Plan**” means a Survey Plan prepared in accordance with the regulations and guidelines imposed by the Authority or Relevant Institutes.

“**Existing Lot**” means a lot sub divided before the respective area within which such lot is located was declared as an urban development area.

“External Wall” means an outer wall or vertical enclosure of a building not being a party wall even though it may adjoin a wall of another building.

“Factory” means a building or part thereof designed, adapted or used for –

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

“Flat Roof” means a horizontal roof instead of a slanted roof.

“Flood Level” means such flood level as may be specified for an area by the Department of Irrigation and Sri Lanka Land Development Corporation.

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

“Foot Way” includes non-motorable space allocated for access.

“Foundation” means the part of a construction immediately below the ground level of a building, which is in direct contact with and through which the weight of the Building is transmitted to the ground.

“Government Low-income Housing Project” means a project where the residential developments are carried out by the Authority or any other relevant government institute for the purpose of providing housing for low-income community.

“Guard Wall” means a short wall constructed on a boundary of a balcony or verandah.

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

“Height” means a vertical clear distance between two points mentioned in the regulations.

“Industrial Building”- means a building or part thereof wherein products or material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills, dairies and factories etc.

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

“Local Authority” means any Municipal Council, Urban Council, Pradeshiya Sabha or any other statutory body established under the constitution and are governed by the Provincial Councils Act 1987.

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

“Lower Ground Floor” means a storey below the ground floor which opens to outside at least from one side of the storey.

“Mechanical Ventilation” means the process of supplying or removing air to or from a Building or part thereof by mechanical means or devices.

“Minimum road width” means the existing physical width of the road, where there is no Street Line/Building line applicable for such road as imposed by Relevant Authority or Relevant Institution.

“Mechanical Lighting” means the lighting of a building or part thereof by artificial sources or devices.

“Mezzanine Floor”- means an intermediate floor between two floors of a building which does not exceed 50% of the floor area of the floor on which it is being erected and has a minimum clear height not less than 2.5m at every point of the floor to the below or upper floors. There shall not be connectivity from such floor to any other upper floor if any.

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

“Open space”- An area forming an integral part of a site left open to the sky.

“Owner” means an individual whose name is registered in the Assessment Registry of the Local Authority and one who is capable of proving his title/ ownership to a particular property by producing relevant documents.

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

“Permissible Floor Area” means maximum floor area permissible for a development regardless number of floors.

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

“Planning Committee” means the committee appointed under the provisions of section 8(b) of the Law;

“Plot Coverage” means the percentage of total plinth area of a building in relation to the total land area in the plot where building is situated. In the case of buildings or part thereof which include roof projection or balcony exceeding 1.2 m in width, such additional areas shall also be added for the purpose of calculating the plot coverage.

“Proposed Road Width” means the future width that an existing road will have once after it is widened as proposed in the gazetted Development Plan

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

“Relevant Authority” means the Authority and such Local Authorities that exercise powers so delegated by the UDA under Section 23(5) of the Urban Development Authority Act No. 41 of 1978 as amended).

“Relevant Institute” means the government or corporation established under the Act for the particular subject.

“Qualified Person” means any person who has obtained his professional qualification in the specified field as –

- i. **“Chartered Architect/ Architect/ Architectural Licentiate”** - any person who is registered with the Architects Registration Board as per the provisions of Sri Lanka Institute of Architects Law No. 1 of 1976 and its amendment Act 14 of 1996;
- ii. **“Landscape Architect”** – means a Corporate Member of Sri Lanka Institute of Landscape Architects established by the Sri Lanka Institute of Landscape Architects (Incorporation) Act No. 33 of 2009;
- iii. **“Qualified Engineer Relevant Subject”** - any person who is registered with the Engineering Council Sri Lanka established by the Act No. 4 of 2017;
- iv. **“Registered Licensed Surveyor”** - any person who is registered under the Survey Council enacted by the Surveyor General of Sri Lanka to practice by Survey Council Act No. 17 of 2002;
- v. **“Town Planner”** means a Corporate Member of the Institute of Town Planners Sri Lanka established by the Institute of Town Planners Sri Lanka (incorporation) Act No. 23 of 1986.
- vi. **“Valuer”** - any Corporate Member of the Institute of Valuers of Sri Lanka which is incorporated under the Institute of Valuers of Sri Lanka Law No. 33 of 1975 as amended by Act No. 09 of 2019;
- vii. Any other person whose qualifications are recognized in the construction industry by the Government of Sri Lanka (According to **Schedule 3**)

“Religious Places” means a building or a defined or enclosed place used or constructed or adopted to be used either regularly or occasionally as a church, chapel, mosque, temple or other place where public worship or religious ceremony are performed.

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

“Residential Unit” means a dwelling unit consisting of a, kitchen, bedroom, bathroom or toilet used or proposed to be used for a single family.

“Retaining Wall” means a protective wall constructed to stabilize the slope or prevent deformation of the soil layer in a steep slope.

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

“Sewage” means any liquid waste and includes water-borne sludge and trade effluent.

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

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

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

“Urban Development Area” has the same meaning as in the Law.

“Veranda Way” means a covered foot-way at the side of street.

“Warehouse” means large building where raw materials or manufactured goods may be stored prior to their distribution.

“Wastewater” means foul water which comprises or includes water containing waste discharged from a sanitary convenience, bathroom or appliance used for washing receptacles that generate foul waste or water which has been used for food preparation, cooking or washing. It excludes rainwater from roofs collected in gutters and downpipes or surface water runoff.

“Zone Factor” is a tool introduced to guide the development to optimize the utility of the developable lands and infrastructure and to regulate the form of the physical environment and distribution of the development density as envisaged in the development plan. Zone Factor is computed as a ratio between the expected total floor space of a zone and its total buildable land area. It is an indication of the future built density of a particular zone.

Schedule 1 – Form “A”

PRELIMINARY PLANNING CLEARANCE APPLICATION

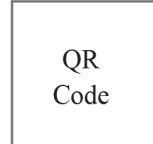
Reference Number

Profile Holder's Details

Name:
 Email:
 N.I.C/Passport Number:
 Contact Number :.....
 Additional Mobile Number: -
 Address:

Application details

Local Authority:



Office use only

01. SUMMARY OF PROPOSED DEVELOPMENT

1.1 Proposed Site Development

- | | | |
|---|--|--|
| <input type="checkbox"/> BOI Projects | <input type="checkbox"/> Linkages | <input type="checkbox"/> Quarries and |
| <input type="checkbox"/> Residential | <input type="checkbox"/> (Bridges) | <input type="checkbox"/> Mining |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> International | <input type="checkbox"/> Construction of |
| <input type="checkbox"/> Mixed | <input type="checkbox"/> Schools | <input type="checkbox"/> towers (Water/ |
| <input type="checkbox"/> Development | <input type="checkbox"/> National Projects | <input type="checkbox"/> Communication/ |
| <input type="checkbox"/> Sport Complexes | <input type="checkbox"/> Projects coming | <input type="checkbox"/> Antenna) |
| <input type="checkbox"/> Water Front | <input type="checkbox"/> through Line | <input type="checkbox"/> Other Projects |
| <input type="checkbox"/> Development | <input type="checkbox"/> Ministries | |
| <input type="checkbox"/> Floating | <input type="checkbox"/> Land Sub | |
| <input type="checkbox"/> Structures / Water | <input type="checkbox"/> Division | |
| <input type="checkbox"/> Bungalows | <input type="checkbox"/> Industries | |

If other, please specify

1.2 Assessment Number

1.3 Road Name

1.4 Name of the Grama Niladhari Division (GND)

1.5 Name of the Local Authority

1.6 Address of the proposed site for the development

1.7 Ownership type of the land

Freehold
 Lease
 Other

If other, please specify

Attach the Deed/ Ownership Certificate

1.8 Current use of the land

Vacant / Bare land
 Commercial
 Industry & Workshops

Residential - Apartment
 Government Office
 Warehouses

Residential - Individual House
 Other Office
 Other

Restaurants, Hotels

Specify the use mentioned in 1.8

02. APPLICANT’S/S’ INFORMATION

Salutation

Rev.
 Mr.
 Mrs.
 Miss.

2.1 Full Name of the Applicant

2.2 NIC Number

Attach a copy of NIC

2.3 Telephone Number

Mobile Number

2.4 Fax Number

2.5 Email Address

2.6 Postal Address

Details of other Applicants

Applicant Name	NIC Number	Address	Contact Number	E-mail
01				
02				
03				

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number

Attach the Business Registration Certificate if the Applicant is a company or other organization

2.8 Attach the Applicant's (s') Declaration

2.9 Does the applicant own the land proposed for development

Yes No

If the APPLICANT is NOT the OWNER of the land, details of the Land Owner

Salutation

Rev. Mr. Mrs. Miss.

2.9.1 Full Name

2.9.2 NIC Number

Attach a copy of NIC

2.9.3 Telephone Number

2.9.4 Fax Number
2.9.5 Email Address
2.9.6 Postal Address
2.10 Attach the Owner's declaration

3.0 DETAILS OF ACCESS ROAD/S
3.1 Attach the Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks)
3.2 Ownership of the main road/access road
<input type="radio"/> Public <input type="radio"/> Private
3.3 Physical Width of the road/access road (m)

4.0 DETAILS OF LAND TO BE DEVELOPED
4.1 Survey plan number
4.2 Surveyed date
4.3 Total number of lots
4.4 Total land extent in Acres, Rood and Perches (ex- 2A 3R 3P)
4.5 Lot number of the proposed site to be developed

4.6 Attach the survey plan (scale not less than 1:1000)

4.7 Width of the Road Frontage of the site in Meters

4.8 Are there any existing buildings on the site?

Yes No

If Yes, Details of existing buildings

4.8.1 Number of Building

4.8.2 Number of Floors

4.8.3 Maximum Height

4.8.4 Gross Floor Area (Sq.m)

4.9 Attach the approved building plan and Certificate of Conformity (CoC) of existing buildings (If applicable)

5.0 DETAILS OF PROPOSED DEVELOPMENT

5.1 Is the site proposed to be filled up and raised?

Yes No

5.2 If Yes, give details of such proposals in relation to roads and drainage proposals

5.3 Attach the drawings/ proposals related to site development (If applicable)

5.4 Details of proposed development (Give a brief description with site plans and elevations)

5.5 Attach drawings/ plans related to proposed development (If available)

5.6 Gross Floor Area of the building (Sq.m)

5.7 Number of Floors in proposed building

5.8 Attach a schedule of floor area by uses at each floors

5.9 Proposed Floor Area Ratio (FAR). (= Gross Floor Area of All Buildings/ Site Area)

5.10 Proposed Plot Coverage [(= Floor Area at Ground Level/ Site Area)*100]

5.11 Attach a tentative cost estimate of the project certified by a Qualified Person (If applicable)

6.0 INFRASTRUCTURE AVAILABILITY

6.1 Describe the water availability to the site

6.2 Describe the solid waste disposal arrangement

6.3 Describe the availability of sewer/ wastewater disposal facility

6.4 Is the proposed site can be served through national electricity grid?

Yes No

6.5 Number of car parking bays provided

6.6 Other parking arrangements (specify)

7.0 Details of Proposed Development for Subdivision/ Amalgamation/ Development

7.1 Total extent of the land proposed to be subdivided (Perches)

7.2 Proposed Use

- | | |
|---|--|
| <input type="radio"/> Residential (Apartments) | <input type="radio"/> Restaurant/ Hotels |
| <input type="radio"/> Residential (Detached Houses) | <input type="radio"/> Industry & Workshops |
| <input type="radio"/> Commercial - Please Specify | <input type="radio"/> Warehouses |
| <input type="radio"/> Offices | <input type="radio"/> Other |

Please specify the use mentioned in 7.2

7.3 Attach a schedule of lots including proposed uses

7.4 Total number of lots to be subdivided

8.0 ADDITIONAL INFORMATION

8.1 Attach the Document check list

9.0 APPLICATION PAYMENT SECTION

9.1 Date of the Payment

9.1 Paid Amount (LKR)

9.2 Mode of Payment

Attach the Payment slip

9.3 Branch

Schedule 1- Form A- Annexure I



**Urban Development Authority
Preliminary Planning Clearance
Declaration Form of the Applicant**

Reference No.

PPC/...../...../..... /...../

Details of the Proposed Development

Proposed Development Type	
Address of the Site	
Assessment No.	

(If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal)

I / We certify that,

- The information furnished herein by me/us is true and correct.
- I / We understand that the effective date relating to an application will be the date on which, all plans and documents specified in the application have been submitted.
- I / We understand that incomplete applications will not be accepted nor registered.
- I am / We are aware that I / we will be informed within 8 days of any major shortcomings, which prevent the determination of the application.
- I am / We are aware that if any of the information provided by me/us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

I / We hereby certify that the following relevant qualified person has prepared the plans submitted by me / us.

Name of the Town Planner	
Name of the Architect	
Name of the Surveyor	

Name of the Applicant/s	1.	2.		
National Identity Card No.	1.	2.		
Signature of the Applicant/s	1.	2.		
Date	1.	2.		
Does the applicant own the land proposed for development?	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Schedule 1- Form A - Annexure II



**Urban Development Authority
 Preliminary Planning Clearance
 Declaration Form of the Owner of the Land**

Reference No.

PPC/...../...../...../...../.....

Details of the Applicant or his Agent and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel No.	
Proposed Development Type			
Address of the Site			
Assessment No.			

(If the Applicant is not the Owner of the land get this declaration signed from the Owner of the land)
 I/we certify that,

- I am / We are the absolute Owner / Lessee of the land on which the Developer intends to erect the building.
- I am / We are enclosing copies of the relevant documents of ownership / lease certified by Magistrate, DC Judge / Notary Public or Gazetted Officer authorized by the commission on this behalf.
- I / We have given my/our legal authority to undertake the above development on my land.
- I am / We are aware that if any of the information provided by me/us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

I / we hereby certify that the following relevant qualified person has prepared the plans submitted by me / us.

Name of the Town Planner		
Name of the Architect or any Qualified Person		
Name of the Surveyor		

Name of the Owner/s	1.	2.
National Identity Card No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.

Schedule 1 - Form "B"

LAND SUB-DIVISION / AMALGAMATION / DEVELOPMENT APPLICATION

Reference Number

<p>Profile Holder's Details</p> <p>Name:</p> <p>Email:</p> <p>N.I.C/Passport Number:</p> <p>Contact Number:.....</p> <p>Additional Mobile Number: -</p> <p>Address:</p>	<p>Application details</p> <p>Local Authority:</p> <div style="border: 1px solid black; width: 100px; height: 60px; margin: 20px auto; text-align: center; line-height: 60px;">QR Code</div> <p style="text-align: right;"><i>Office use only</i></p>
--	--

01. SUMMARY OF PROPOSED DEVELOPMENT

1.1 Type of Proposed Development

Perimeter plan
 Extraction
 Subdivision
 Amalgamation

If other, please specify

1.2 Proposed Use

Residential (Apartments)
 Commercial Offices
 Warehouses Other

Residential (Detached Houses)
 Restaurant/ Hotels Industry & Workshops -

Specify the use mentioned in 1.2

1.3 Previously approved plan number of proposed site for development (if applicable)

Attach the previously approved plan

1.4 Assessment Number

1.5 Road Name

1.6 Name of the Grama Niladhari Division (GND)

1.7 Name of the Local Authority

1.8 Address of the proposed site for the development

1.9 Ownership type of the land

Freehold Lease Other

If other, Please Specify

1.10 Attach the Deed/ Ownership Certificate

1.11 Is a Rate Clearance Receipt available for proposed site?

Yes No

1.11.1 If Yes, provide the receipt number and date paid of Rate Clearance

1.11.2 Attach the Rate Clearance Receipt

02. APPLICANT'S/(S') INFORMATION

Salutation

Rev. Mr. Mrs. Miss.

2.1 Full Name of the Applicant

2.2 NIC Number

Attach a scanned copy of NIC

2.3 Telephone Number

Mobile Number

2.4 Fax Number

2.5 Email Address

2.6 Postal Address

Details of other Applicants

Applicant Name	NIC Number	Address	Contact Number	E-mail
01				
02				
03				

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number

Attach the Business Registration Certificate if the Applicant is a company or other organization

2.8 Attach the Applicant's (s') Declaration

2.9 Does the applicant own the land proposed for development

- Yes No

If the APPLICANT is NOT the OWNER of the land, details of the Land Owner

Salutation

- Rev. Mr. Mrs. Miss.

2.9.1 Full Name

2.9.2 NIC Number

Attach a copy of NIC

2.9.3 Telephone Number

2.9.4 Fax Number

2.9.5 Email Address

2.9.6 Postal Address

Attach a copy of NIC of the Owner (If Applicable)

2.10 Attach the Owner's declaration

3.0 DETAILS OF ACCESS ROAD/S

3.1 Attach the Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks)

3.2 Ownership of the main road / access road

Public Private

3.3 Physical width of the road /access road (m)

3.4 If private access, number of lots already served by private access

04. DETAILS OF LAND TO BE SUBDIVIDED / AMALGAMATED

4.1 Current use of the land

Vacant / Bare land Commercial Warehouses
 Residential - Apartment Offices Other
 Residential - Individual House Restaurants, Hotels
 Industry & Workshops

Specify the use mentioned in 4.1

4.2 Are there any buildings located in the proposed site?

Yes No

4.3 Are all the existing buildings, buildings to be demolished, boundary walls, fences and other details shown in the plan?

Yes

No

4.5 Survey plan number

4.6 Surveyed date

4.7 Total number of lots

4.8 Total land extent in Acres, Rood and Perches (ex- 2A 3R 3P)

4.9 Attach the survey plan (scale not less than 1:1000)

5.0 DETAILS OF STORM WATER DRAINAGE

5.1 Is there any drainage (belongs to any local authority/privately owned) within or adjacent to proposed development site

Yes

No

5.2 If Yes, is it shown in the survey plan?

Yes

No

5.3 Is there any arrangement made for storm water disposal?

Yes

No

6.0 INFRASTRUCTURE AVAILABILITY

6.1 Describe the water availability to the site

6.2 Describe the solid waste disposal

6.3 Describe the wastewater disposal arrangements

6.4 Is the proposed site can be served through national electricity grid?

Yes

No

7.0 AVAILABLE CLEARANCE/S, CERTIFICATE/S ALREADY OBTAINED FROM RELEVANT INSTITUTION/S

7.1 Details of other relevant Clearance/s, Certificate/s

Name of the Clearance / Certificate	Name of the Relevant Institution
1.	
2.	
3.	

Attach a copy of relevant Clearance/s, Certificate/s

8.0 DECLARATION OF THE QUALIFIED PERSON – REGISTERED LICENSED SURVEYOR

8.1 Name

8.2 Email Address

8.3 Attach the declaration

9.0 DECLARATION OF THE QUALIFIED PERSON - TOWN PLANNER

9.1 Name

9.2 Email Address

9.3 Attach the declaration

10.0 DECLARATION OF THE QUALIFIED PERSON – CIVIL ENGINEER

10.1 Name

10.2 Email Address

10.3 Attach the declaration

11.0 ADDITIONAL INFORMATION

11.1 Attach the document check list

12.0 APPLICATION PAYMENT SECTION

12.1 Date of the Payment

12.2 Paid Amount

12.3 Mode of Payment

Attach the Payment slip

12.4 Branch

Schedule 1- Form B - Annexure I

**Urban Development Authority
 Land Sub Division, Amalgamation or Development
 Declaration Form of the Applicant**



Reference No.

...../...../...../...../...../.....

Details of the Proposed Development

Proposed Development Type (Perimeter Plan, Extraction, Subdivision, Amalgamation)	
Address of the Site	
Assessment No.	

(If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal)

I / We certify that,

- The information furnished herein by me/us is true and correct.
- I / We understand that an effective date will be given to my application only if, all plans and documents specified in the application have been submitted.
- I / We understand that incomplete applications will not be accepted nor registered.
- I am / We are aware that I/we will be informed within 8 days of any major shortcomings, which prevent the determination of the application.
- I am / We are aware that if any of the information provided by me/us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

I / We hereby certify that the following relevant qualified person has prepared the plans submitted by me/us.

Name of the Town Planner	
Name of the Registered Licensed Surveyor	

Name of the Applicant/s	1.	2.		
National Identity Card No.	1.	2.		
Signature of the Applicant/s	1.	2.		
Date	1.	2.		
Does the applicant own the land proposed for development	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

Schedule 1- Form B- Annexure II

**Urban Development Authority
 Land Sub Division, Amalgamation or Development**



Declaration Form of the Owner of the Land

Reference No.

(If the Applicant is not the Owner of the land get this declaration signed from the Owner of the land)

BOP/...../...../..... /...../

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel.No.	
Proposed Development Type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the Site			
Assessment No.			

I / We certify that,

- I am / We are the absolute Owner / Lessee of the land on which the Developer intends to erect the building.
- I am / We are enclosing copies of the relevant documents of Ownership / Lease certified by Magistrate, DC Judge/ Notary Public or Gazetted Officer authorized by the commission on behalf.
- I / We have given my/our legal authority to undertake the above development on my land.
- I am / We are aware that if any of the information provided by me/us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

I / We hereby certify that the following relevant qualified person has prepared the plans submitted by me/us.

Name of the Town Planner	
Name of the Registered Licensed Surveyor	

Name of the Owner/s	1.	2.
National Identity Card No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.

Schedule 1- Form B - Annexure III

**Urban Development Authority
 Land Sub Division, Amalgamation or Development
 Declaration Form of the Licensed Surveyor**



Reference No.

BOP/...../...../..... /...../

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel. No.	
Proposed Development Type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the Site			
Assessment No.			

I certify that,

I have prepared the Survey Plan No. dated and plan is in accordance with subdivision regulations of the Urban Development Authority and other Relevant Laws.

I am aware that if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

Signature of the Registered Licensed Surveyor		Date	
Name			
Email Address		Tele.No.	
Registration No. of the Professional Institute (If available)			
Postal Address		National Identity Card No.	
Seal			

Schedule 1- Form B - Annexure IV



Urban Development Authority
Land Sub Division, Amalgamation or Development
Declaration Form of the Town Planner

Reference No.

BOP/...../...../..... /...../

Details of the Proposed Development

Name of the Applicant			
N.I.C. No.		Tel No.	
Proposed Development Type (Perimeter Plan, Extraction, Subdivision, Amalgamation)			
Address of the Site			
Assessment No.			

I certify that,

- I am a qualified Town Planner who is a Corporate Member of the Institute of Town Planners Sri Lanka.
- I have personally checked and verified that the plans and documents are in accordance with the Planning and Building Regulations of the Urban Development Authority and other relevant Laws.
- I have examined the validity of the evidence produced by the applicant along with this application.
- I am aware that, if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.
- If the site has been developed to be released to the real estate market, I will make periodic supervision and provide necessary instructions during the period of site development until the Certificate of Conformity is obtained.
- I am aware that the Urban Development Authority has the right to report to the Institute of Town Planners Sri Lanka regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I am aware that I have to inform the Urban Development Authority with a two weeks prior notice, If I am planning to resign from the responsibilities of the proposed project.

Signature of the Town Planner		Date	
Name			

Email Address		Tele. No.	
Registration No. of the Professional Institute (ITPSL, Membership No of the Town Planner)			
Postal Address		N.I.C. No.	
Seal			

Schedule 1 - Form B - Annexure V

[Regulation 4]

Letter of Indemnity for Land Sub Division, Amalgamation or Development

.....
.....
.....
.....

I / We
(both)

(name of the Owner/s or Managing Director / Chief Executive Officer (CEO) / Director with the name of the Company) of

..... (Permanent Address of the Owner / Head Office of the Company) do hereby agree and undertake to pay or fully remedy any damages foreseeable or otherwise which may be incurred or suffered by any third party and to indemnify keep indemnified and saved harmless the Urban Development Authority at all times against any such claims or demands or any damages whatsoever which may be incurred or suffered by the third party in the future or at present arising out of any construction works or earth cutting and filling associated with the said property bearing Assessment No.(Location of the Development)

(address) depicted in the Plan No. datedmade byRegistered Licensed Surveyor in the Subdivision Application bearing No.

Signature of the Owner /MD/CEO

Name: NIC No.

Witnesses:

- | | |
|------------------|------------------|
| 1. Name: | 2. Name: |
| Address: | Address: |
| Signature: | Signature: |
| NIC No. | NIC No. |
| Tel No. | Tel. No. |

Date:.....

Note: In the case of a Company Board Resolution shall be provided.

Schedule 1- Form B - Annexure VI

[Regulation 19]

.....
Attorney-at-Law & Notary Public
.....
.....
.....

PRIOR REGISTRATION :

DEED OF CONVEYANCING

NO:

TO ALL TO WHOM THESE PRESENTS SHALL COME,
..... (Holder of National Identity Card No.) of
No. in the Democratic Socialist Republic of Sri Lanka
(hereinafter sometimes called and referred to as "**the Grantor**" which term or expression as
hereinused shall where the context so requires or admits mean and include the said
..... and his/her heirs executors and administrators).

SEND GREETINGS:

WHEREAS the said Grantor under and by virtue of **Deed of Transfer bearing No.**
..... **dated** **attested by**, **Notary Public of Colombo** is seized
and possessed of or otherwise well and sufficiently entitled to all that allotment of land marked
Lot **depicted in Plan No.** **dated** **made by**
Licensed Surveyor & Leveller morefully described in the **First Schedule** hereto.

AND WHEREAS Section of the **Gazettee** of the said Republic of Sri
Lanka No.**dated**has mentioned where the parcel of land or site to be subdivided

exceeds **One Point Zero Hectares (1.0 Hect.)** an area of not less than **Ten per centum (10%)** of the land or site, excluding streets shall be reserved for community and recreation uses in appropriate locations.

AND WHEREAS the consideration of the land marked **Lot** depicted in **Plan No.** made by **Licensed Surveyor**, which is morefully described in the **First Schedule hereto** the **10%** of the entire subdivided land exceeded **1.0 Hectares** which is morefully described in the **Second Schedule hereto** and calculated in a sum of **RUPEES** (**Rs.**)

AND WHEREAS the said Grantor has agreed with -----
-----**(Relevant Local Authority)** a body corporate and duly established under -----
----- and having its Head Office at -----
----- in the said Republic of Sri Lanka (hereinafter sometimes called and referred to as "**the Grantee**" which term or expression as hereinused shall where the context so requires or admits mean and include the said and its successors and assigns). for the absolute sale and transfer unto the Grantee the said allotment of land marked **Lot** depicted in the said **Plan No.** morefully described in the **Second Schedule hereto** at or for the price or sum of **RUPEES** (**Rs.**) of lawful money of Sri Lanka.

NOW KNOW YE AND THESE PRESENTS WITNESS that in pursuance of the said agreement and in consideration of the said sum of **RUPEES** (**Rs.**) of lawful money of Sri Lanka has set off in lieu of the said **Section** of the Gazettee of the said Republic of Sri Lanka No.doth hereby give grant convey transfer sell assign set over and assure unto the Grantee and its successors and assigns the said allotment of land marked **Lot** in the said **Plan No.** (hereinafter sometimes referred to as "**the said land and premises**") together with all rights ways easements servitudes and appurtenances whatsoever thereto belonging or in anywise appertaining or said to belong or to be appurtenant thereto or used or enjoyed therewith or reputed or known as part and parcel thereof and all the estate right title interest property claim and demand whatsoever of the said Grantor into upon or out of the said land and premises and every part or portion thereof.

TO HAVE AND TO HOLD the said land and premises fully described in the **Second Schedule hereto** hereby sold and conveyed or expressed or intended so to be with all and singular the various rights and appurtenances thereto belonging or in anywise appertaining

thereto unto the Grantee and its successors and assigns absolutely and forever for the use of Community recreation and open space.

AND the Grantor doth hereby covenant and declare to and with the Grantee that the Grantee shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and premises hereby sold and conveyed and receive the rents and profits thereof without any interruption or disturbance whatsoever by the Grantor or any other person or persons whomsoever lawfully claiming any right title claim or demand whatsoever from under or in trust for the Grantee and that the Grantor shall and will at all times hereafter warrant and defend the title to the said land and premises and every part or portion thereof and further shall and may at all times hereafter at the request cost and expense of the Grantee or its successors make do and

execute or cause to be made done and executed all such further and other acts deeds assurances matters and things whatsoever as shall or may be reasonably required for the further and more perfectly and effectually assuring and vesting the said land and premises and every part or portion thereof unto and in favour of the Grantee.

IN WITNESS WHEREOF the Grantor doth set his/her hand hereunto and to two others of the same tenor and date as these Presents at **Colombo** on this day of **Two Thousand and Twenty One (2021)**.

THE FIRST SCHEDULE ABOVE REFERRED TO:

THE SECOND SCHEDULE ABOVE REFERRED TO:

THE THIRD SCHEDULE ABOVE REFERRED TO:
(RIGHT OF WAY)

WITNESSES :-

We do hereby declare that we are)
well acquainted with the Executant)
and know his/her proper name)
occupation and residence.)

1.

2.

Schedule 1 - Form “C”

Building Application	
Reference Number	
Profile Holder's Details Name: Email: N.I.C/Passport Number: Contact Number :..... Additional Mobile Number: - Address:	Application details Local Authority: <div style="border: 1px solid black; width: 80px; height: 50px; margin: 10px auto; text-align: center; line-height: 50px;">QR Code</div> <p style="text-align: right; margin-top: 5px;"><i>Office use only</i></p>

1.0 SUMMARY OF PROPOSED DEVELOPMENT			
1.1 Type of Proposed Development <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="radio"/> New construction</td> <td style="width: 33%;"><input type="radio"/> Re-construction <input type="radio"/> Amendment</td> <td style="width: 33%;"><input type="radio"/> Alteration <input type="radio"/> Addition</td> </tr> </table>	<input type="radio"/> New construction	<input type="radio"/> Re-construction <input type="radio"/> Amendment	<input type="radio"/> Alteration <input type="radio"/> Addition
<input type="radio"/> New construction	<input type="radio"/> Re-construction <input type="radio"/> Amendment	<input type="radio"/> Alteration <input type="radio"/> Addition	
1.2 Previously approved Building Plan Number (if the proposed development is an amendment, alteration or addition) <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
Attach the previously approved plan			
1.3 Assessment Number <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
1.4 Road Name <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
1.5 Name of the Grama Niladhari Division (GND) <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
1.6 Name of the Local Authority <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
1.7 Address of the proposed site for the development <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>			
1.8 Ownership type of the land <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input type="radio"/> Freehold</td> <td style="width: 33%;"><input type="radio"/> Lease</td> <td style="width: 33%;"><input type="radio"/> Other</td> </tr> </table> If other, please specify <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="radio"/> Freehold	<input type="radio"/> Lease	<input type="radio"/> Other
<input type="radio"/> Freehold	<input type="radio"/> Lease	<input type="radio"/> Other	
1.9 Attach the Deed/ Ownership Certificate			

1.10 Current use of the land

- Vacant / Bare land
- Residential - Individual House
- Government Office
- Industry & Workshops
- Residential - Apartment
- Commercial
- Other Office
- Warehouses
- Restaurants, Hotels
- Other

Specify the use mentioned 1.10

1.11 Proposed use of the building

- Residential - Apartment
- Commercial
- Restaurants, Hotels
- Other
- Residential - Individual House
- Government Office
- Industry & Workshops
- Warehouses
- Other Office

Specify the use mentioned 1.11

1.12 Does the proposed building accommodate more than five hundred (500) persons at a time?

- Yes
- No

If 1.12 is Yes,

1.12.1 Please state the function of the proposed building.

1.12.2 Please state the use and loading capacity of each floor.

Floor number	Use	Loading Capacity

1.13 Is a Rate Clearance Receipt available for proposed site?

- Yes
- No

1.13.1 If Yes, provide the receipt number and date paid of Rate Clearance

1.13.2 Attach the Rate Clearance Receipt

2.0 APPLICANT'S/S' INFORMATION				
Salutation				
<input type="radio"/> Rev. <input type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Miss.				
2.1 Full Name of the Applicant				
2.2 NIC Number				
Attach a copy of NIC				
2.3 Telephone Number				
Mobile Number				
2.4 Fax Number				
2.5 Email Address				
2.6 Postal Address				
Details of other Applicants				
Applicant Name	NIC Number	Address	Contact Number	E-mail
01				
02				
03				
2.7 If the Applicant is a Company or an Association, the VAT Reg. Number				
Attach the Business Registration Certificate if the Applicant is a company or other organization				
2.8 Attach the Applicant's (s') Declaration				

2.9 Does the applicant owns the land proposed for development

Yes No

If the APPLICANT is NOT the OWNER of the land, details of the Land Owner

Salutation

Rev. Mr. Mrs. Miss.

2.9.1 Full Name

2.9.2 NIC Number

Attach a copy of NIC

2.9.3 Telephone Number

2.9.4 Fax Number

2.9.5 Email Address

2.9.6 Postal Address

2.10 Attach the Owner's declaration

3.0 DETAILS OF ACCESS ROAD/S

3.1 Attach the Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks)

3.2 Ownership of the main road/access road

Public Private

3.3 Physical width of the road/access road (m)

4.0 DETAILS OF PROPOSED DEVELOPMENT SITE

4.1 Extent of the Land (Perch)

4.2 Is the Survey Plan approved?

Yes No

4.3 If the Survey Plan is approved, its Reference Number & Date

Attach a copy of Approved Survey Plan

4.4 If answer is No for above item 4.2, Details of the Survey Plan

4.4.1 Survey plan Number

4.4.2 Name of the Surveyor

4.4.3 Surveyed Date

4.4.4 Lot number of proposed site to be developed

4.4.5 Width of the Road Frontage of the Site in Meters

4.4.6 Attach the survey plan (scale not less than 1:1000)

5.0 DISTANCES TO THE BOUNDARIES FROM THE PROPOSED BUILDING

5.1 Distance to the boundaries from the proposed building

Boundary Limits	Distance (meter)
Street boundary or Street line	
Rear boundary	
Left boundary	
Right Boundary	
If within the coastal zone, distance from mean high water line	
River, canal, tank reservations	
Other (Specify)	

6.0 DETAILS OF THE PROPOSED DEVELOPMENT

6.1 Number of Floors in the proposed building

6.2 Total Floor Area of the Building (Sq.m)

6.3 Attach the schedule of floor area including existing, proposed and total floor area of each floors

Details of floor area, if total number of floors less than four.

Specify the floor	Current Extent (Sq.m)	Proposed Extent (Sq.m)	Total Extent

6.4 Plot Coverage (area covered by the Building / Site Area (excluding area within street line x 100)

6.5 Floor Area Ratio [Gross floor area on all floors (excluding area reserved for parking) / Site Area (excluding area within street line)]

6.6 If the proposed site to be reclaimed or raised, please attach the proposal indicates the existing buildings, roads and drainage plan

6.7 Attach a schedule of floor area by uses at each floors

6.8 Attach the Plans of Proposed Development

6.9 Value of Investment for the Proposed Development (LKR)

6.10 Type of Air Conditioner (If applicable)

- Central
- Split
- Not Applicable

Details of construction materials

6.10.1 Walls

6.10.2 Roof/s

6.10.3 Floor/s

6.10.4 Upper floor slab/s

6.10.5 Foundation

7.0 ADDITIONAL DETAILS RELATED TO DEVELOPMENT

7.1 Details of Parking and /or Traffic Impact

7.1.1 Are the parking bays numbered and dimensions given?

- Yes No

7.1.2 Number of car parking bays

7.1.3 Two axle commercial (lorry-bus) parking bays

7.1.4 Multi axle commercial vehicle parking bay

7.1.5 Motor Bicycle parking bays

7.1.6 Other parking arrangements (specify)

7.1.7 Is the Traffic Impact Assessment done (TIA)?

- Yes No Not Applicable

Attach the Traffic Impact Assessment Report

7.2 Details for condominium residential development

7.2.1 Existing number of units

7.2.2 Proposed number of units

7.2.3 Total number of units

7.2.4 Are the Housing Units numbered and shown in different colors in Plan/s?

- Yes No

7.3 Is/ Are Elevator(s) provided? (if yes, location(s) should be clearly shown in the floor plan)

- Yes No

7.4 Is a Standby Generator provided?

- Yes No

7.5 Is a Transformer provided?

- Yes No

8.0 OTHER ARRANGEMENTS	
8.1 Describe the Surface Water Drainage arrangements	
<input type="text"/>	
8.2 Describe the Sewage disposal arrangement	
<input type="text"/>	
8.3 Wastewater disposal arrangements	
<input type="text"/>	
8.4 Describe the Solid Waste disposal arrangements	
<input type="text"/>	
8.5 Provision of facilities for disabled persons? (as per the Gazette Notification No. 1467/15, dated 7.10.2006)	
<input type="radio"/> Yes	<input type="radio"/> No
8.6 Provision of facilities for Rain Water Harvesting.	
<input type="radio"/> Yes	<input type="radio"/> No

9.0 DECLARATION OF THE QUALIFIED PERSON – CHARTERED ARCHITECT / ARCHITECT LICENTIATE / ARCHITECT / DRAFTING TECHNOLOGY (BUILDING) NVQ LEVEL V	
9.1 Name	
<input type="text"/>	
9.2 Email Address	
<input type="text"/>	
9.3 Attach the declaration	

10.0 DECLARATION OF THE QUALIFIED PERSON – CIVIL /STRUCTURAL ENGINEER	
10.1 Name	
<input type="text"/>	
10.2 Email Address	
<input type="text"/>	
10.3 Attach the declaration.	

11.0 DECLARATION OF THE QUALIFIED PERSON – SERVICE ENGINEER

11.1 Name

11.2 Email Address

11.3 Attach the declaration.

12.0 AVAILABLE CLEARANCE/S, CERTIFICATE/S ALREADY OBTAINED FROM RELEVANT INSTITUTION/S

12.1 Details of other relevant Clearance/s, Certificate/s

Name of the Clearance / Certificate	Name of the Relevant Institution
1.	
2.	
3.	

Attach a copy of relevant Clearance/s, Certificate/s

13.0 ADDITIONAL INFORMATION

13.1 Attach the Document check list

14.0 APPLICATION PAYMENT SECTION

14.1 Date of the Payment

14.2 Paid Amount (LKR)

14.3 Mode of Payment

Attach the payment slip

14.4 Branch

Schedule 1- Form C - Annexure I



**Urban Development Authority
 Building Application
 Declaration Form of the Applicant**

Reference No.

BA/...../...../..... /...../

Details of the Proposed Development

Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)	
Address of the Site	
Assessment No.	

(If Applicant is a Company or Association the form must be signed by Director or Authorized Person under common seal)

I / We certify that,

- The information furnished herein by me/us is true and correct.
- I /We understand that the effective date relating to an application will be the date on which, all plans and documents specified in the application have been submitted.
- I /We understand that incomplete applications will not be accepted nor registered.
- I am / We are aware that I/we will be informed within 8 days of any major shortcomings, which prevent the determination of the application.
- I am / We are aware that if any of the information provided by me/us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

I / We hereby certify that the following relevant qualified person has prepared the plans submitted by me/us.

Name of the Applicant/ Builder/Drafting Technology (Building) NVQ level V Officer/ Architect Licentiate/Architect	
Name of the Chartered Architect	
Name of the Civil Engineer	

Name of the Applicant/s	1.	2.
National Identity Card No.	1.	2.
Signature of the Applicant/s	1.	2.
Date	1.	2.
Does the applicant own the land proposed for development	Yes	No

Schedule 1- Form C - Annexure II



Urban Development Authority

Building Application

Declaration Form of the Owner of the Land

(If the Applicant is not the owner of the land, get this declaration signed from the owner of the land)

Reference No.

BA/...../...../..... /...../

Details of the Applicant and Proposed Development

Name of the Applicant			
N.I.C. No.		Tel No.	
Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)			
Address of the Site			
Assessment No.		Gross floor area (m ²)	

I/We certify that,

- I am / We are the absolute Owner / Lessee of the land on which the Developer intends to erect the building.
- I am / We are enclosing copies of the relevant documents of ownership / lease certified by Magistrate, DC Judge / Notary Public or Gazetted Officer authorized by the commission on this behalf.
- I / We have given my/our legal authority to undertake above development on my land.
- Since the proposed development is a high-rise building, I am/ we are aware that contractor/s to be appointed to perform the construction work shall have the minimum qualification (grade) set out by the Construction Industry Development Authority (CIDA) depending on the nature and magnitude of such work.
- I am / We are aware that if any of the information provided by me / us is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.

Name of the Owner/s	1.	2.
National Identity Card No.	1.	2.
Signature of the Owner/s	1.	2.
Date	1.	2.

Schedule 1- Form C - Annexure III

**Urban Development Authority
 Building Application**



Reference No.

Declaration Form of the Qualified Person

BA/...../...../..... /...../

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel No.	
Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)			
Address of the Site			
Assessment No.		Gross Floor area (m ²)	

I certify that,

- I am the Applicant (s)/ Developer (s) /Drafting Technology (Building) NVQ level V Officer (s) and that the Site and building plans are accordance with the provisions under Urban Development Authority Law and other relevant laws.
- Alterations to the existing building does not affect any structural part thereof.
- The walls or columns are not situated on the boundary of the property and the construction does not involve pile or raft foundation.
- I am aware that if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.
- I am aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I am aware that I have to inform the Urban Development Authority/ Local Authority with a two weeks prior notice, if I am planning to resign from the responsibilities of the proposed project.

Signature of the Qualified Person		Date	
Name			
Email Address		Tele. No.	
Registration No. of the Professional Institute			
Registration No. of any other Institute			
Postal Address		National Identity Card No.	
Seal			

Schedule 1- Form C - Annexure IV

**Urban Development Authority
 Building Application**



Reference No.

Declaration Form of the Architect

BA/...../...../..... /...../

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel No.	
Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)			
Address of the Site			
Assessment No.		Gross Floor area (m ²)	

I declare that,

- I am an Architect /Architectural Licentiate/ Chartered Architect who is registered in the Architects Registration Board (ARB) in Sri Lanka Institute of Architects.
- I have personally checked and verified that the plan is in accordance with the Planning and Development Regulations of the Urban Development Authority and other relevant Laws.
- I have examined the validity of the evidence produced by the applicant along with this application.
- I am aware that if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.
- During the construction period, I will make periodic supervision and provide necessary instructions until the Certificate of Conformity is obtained.
- I am aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to the provided professional services for proposed development.
- I am aware that, I have to inform the Urban Development Authority/ Local Authority with a two weeks prior notice, if I am planning to resign from the responsibilities of the proposed project.

Signature of the Qualified Person		Date	
Name			
Email Address		Tele. No.	
Registration No. of the Professional Institute			
Postal Address		National Identity Card No.	
Seal			

Schedule 1- Form C - Annexure V



**Urban Development Authority
 Building Application**

Reference No.

BA/...../...../..... /...../

Declaration Form of the Civil/ Structural Engineer

For structural designs, structural adequacy and stability of the proposed building and safety of adjoining buildings/ properties are as per Planning and Development Regulations of Urban Development Authority.

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel No.	
Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)			
Address of the Site			
Assessment No.		Gross Floor area (m ²)	

I certify that,

- I am a Civil/ Structural Engineer who is a corporate member of The Institution of Engineers, Sri Lanka qualified and competent to undertake structural design of buildings. My name is listed in the Directory of the Institution of Engineers, Sri Lanka (IESL) and qualified to carryout structural designs and preparation of specifications and drawings for the buildings of the submitted category or higher category.
- I will be carrying out the structural designs, calculation and preparation of specifications and drawings for the proposed building under this application and ensure the structural adequacy and stability of the building during and after construction. I hereby undertake to provide all documents required by the Urban Development authority/Local Authority.
- I am aware that if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.
- During the construction period, I ensure to carry out periodic inspection of the project to check the construction is being carried out as per drawings, specifications, and appropriate construction standards, and give instruction/s to ensure the quality of construction of the proposed building and avoid damages to adjoining structures and properties.
- I am aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation in providing professional Structural Engineering services for proposed development.
- I am aware that I have to inform the Urban Development Authority/Local Authority with two weeks prior notice, if my services are discontinued, in the proposed project.

Name of the Qualified Person			
NIC Number			
Email Address		Tele. Nos.	
Registration No. of the Professional Institute			
Postal Address			
Seal and the Signature			Date:

Schedule 1- Form C - Annexure VI

Urban Development Authority

Building Application

Declaration Form of the Services Engineer



Reference No.

BA/...../...../..... /...../

For building service engineering designs, calculation and installations and safety precautions of proposed building and as per Planning and Development Regulations of Urban Development Authority.

Details of the Applicant and Proposed Development

Name of the Applicant			
National Identity Card No.		Tel No.	
Proposed Development Type (New construction, Re-construction, Amendment, Alteration, Addition)			
Address of the Site			
Assessment No.		Gross Floor area (m ²)	

I certify that,

- I am a Service Engineer..... who is a corporate member of The Institute of Engineers, Sri Lanka qualified and competent to provide and undertake the services of the proposed building. My name is listed in the Directory of the Institute of Engineers Sri Lanka (IESL) and qualified to carryout calculation, designs according to the applicable standards and preparation of specification and drawings for the building of submitted category.
- I will be carrying out the calculation, design and preparation of specifications and drawings for the proposed building under this application and ensure the safety of the building during and after construction. I hereby undertake to provide all documents required by the Urban Development authority/ Local Authority.
- I am aware that if any of the information provided by me is found to be false by the Urban Development Authority/ Local Authority, the permit issued with regard to the development will be cancelled.
- During the construction period, I ensure to carry out periodic inspection of the project to check the construction is being carried out as per drawings, specifications, and appropriate standards, and give instruction/s to ensure the quality of the service of the proposed development avoiding cross connection to other service lines and damages.
- I am aware that Urban Development Authority has the right to report to the respective Professional Institute regarding any breach of professional code or any unprofessional conduct committed by me in relation to services provided for the proposed development.
- I am aware that I have to inform the Urban Development Authority/ Local Authority with two weeks prior notice, if my services are discontinued, in the proposed project.

Name of the Qualified Person			
NIC Number			
Email Address		Tele. Nos.	
Registration No. of the Professional Institute			
Postal Address			
Seal and the Signature			Date:

Schedule 1- Form C - Annexure VII

[Regulation 57]

Letter of Indemnity for construction

.....
.....
.....
.....

I/We

both

(Name of the Owner/s or Managing Director/Chief Executive Officer/Director with the name of the Company)

of

.....(Permanent Address of the owner/Head Office of the Company) do hereby agree and undertake to pay or fully remedy any damages foreseeable or otherwise which can be incurred or suffered by any third party and to indemnify keep indemnified and save harmless the Urban Development Authority at all times against any such claims or demands or any damages whatsoever to the adjacent structures and movable & immovable properties arising out of the construction and also relating to boundary disputes and / or ownership disputes including access roads and service lines and issues relating to the height or number of floors issues at the said property bearing Assessment No.(location of the development)depicted in Plan No.dated made byLicensed Surveyor stated in the building application bearing Reference No.in respect of the said construction.

.....
Signature of the Owner/MD/CEO

Name: NIC. No.

Witness:

1. Name :
Address.....
Signature:
NIC. No.:
Tel. No.

2. Name:
Address:
Signature:
NIC. No.:
Tel. No.

Date:

Note: In the case of a Company, a Board Resolution shall be provided

Schedule 1 - Form "D"

APPLICATION FOR RE-VALIDATION OF PERMIT	
Reference Number	
Profile Holder's Details	Application details
Name:	Local Authority:
Email:	<div style="border: 1px solid black; padding: 10px; width: 80px; margin: 0 auto;">QR Code</div>
N.I.C/Passport Number:	
Contact Number :	
Additional Mobile Number: -	
Address:	
<i>Office use only</i>	

01. DETAILS OF PREVIOUS APPLICATION
1.1 Type of the Application
<input type="radio"/> Building Application <input type="radio"/> Preliminary Planning Clearance
1.2 Nature of the Development
<input style="width: 100%;" type="text"/>
1.3 Development Permit's Number
<input style="width: 100%;" type="text"/>
1.4 Date of Issue
<input style="width: 100%;" type="text"/>
1.5 Attached a copy of Development Permit / PPC
1.6 Assessment Number
<input style="width: 100%;" type="text"/>
1.7 Road Name
<input style="width: 100%;" type="text"/>
1.8 Name of the Grama Niladhari Division (GND)
<input style="width: 100%;" type="text"/>
1.9 Name of the Local Authority
<input style="width: 100%;" type="text"/>
1.10 Address of the Development Site
<input style="width: 100%;" type="text"/>

02. APPLICANT'S/S' INFORMATION

Salutation

- Rev.
 Mr.
 Mrs.
 Miss.

2.1 Full Name of the Applicant

2.2 NIC Number

Attach a copy of NIC

2.3 Telephone Number

Mobile Number

2.4 Fax Number

2.5 Email Address

2.6 Postal Address

3.0 APPLICATION PAYMENT SECTION

3.1 Date of the Payment

3.2 Paid Amount (LKR)

3.3 Mode of Payment

Attach the Payment slip

3.4 Branch

Schedule 1 - Form "E"

APPLICATION FOR GREEN BUILDING (REGISTRATION FORM – 01)	
Reference Number	
Profile Holder's Details	Application details
Name:	Local Authority:
Email:	<div style="border: 1px solid black; padding: 10px; width: 80px; margin: 0 auto;">QR Code</div> <p><i>Office use only</i></p>
N.I.C/Passport Number:	
Contact Number :	
Additional Mobile Number: -	
Address:	

01. DETAILS OF PROPOSED DEVELOPMENT
1.1 Nature of proposed building (give a brief description)
<input style="width: 100%; height: 20px;" type="text"/>
1.2 Current land use
<input style="width: 100%; height: 20px;" type="text"/>
1.3 Land Extent (square meters)
<input style="width: 100%; height: 20px;" type="text"/>
1.4 Attach a copy of survey plan of the land.

2.0 DETAILS OF ACCESS ROAD/S
2.1 Name of the Grama Niladhari Division (GND)
<input style="width: 100%; height: 20px;" type="text"/>
2.2 Local Authority Name
<input style="width: 100%; height: 20px;" type="text"/>
2.3 Province
<input style="width: 100%; height: 20px;" type="text"/>
2.4 Address
<input style="width: 100%; height: 20px;" type="text"/>
2.5 Attach the Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks)

3.0. APPLICANT’S/S’ INFORMATION
Salutation <input type="radio"/> Rev. <input type="radio"/> Mr. <input type="radio"/> Mrs. <input type="radio"/> Miss
3.1 Full Name of the Applicant
<input style="width: 100%;" type="text"/>
3.2 Telephone Number
<input style="width: 100%;" type="text"/>
3.3 Postal Address
<input style="width: 100%;" type="text"/>
3.4 If the Applicant represent a Company /Any other institute
3.4. 1 Name of the Institute
<input style="width: 100%;" type="text"/>
3.4.2 Designation of the Applicant
<input style="width: 100%;" type="text"/>
3.4.3 Address
<input style="width: 100%;" type="text"/>
3.4.4 Relevant Ministry of the Institution (If Relevant)
<input style="width: 100%;" type="text"/>
3.4.5 Telephone Number
<input style="width: 100%;" type="text"/>

4.0 APPLICATION PAYMENT SECTION
4.1 Date of the Payment
<input style="width: 100%;" type="text"/>
4.2 Paid Amount (LKR)
<input style="width: 100%;" type="text"/>
4.3 Mode of Payment
<input style="width: 100%;" type="text"/>
Attach the Payment slip
4.4 Branch
<input style="width: 100%;" type="text"/>
The above-mentioned building is proposed to be developed in accordance with the Green Building concept and hereby kindly request for the advices and guidance for the proposed development.
Date :
..... Head of the Institute / Authorized Officer’s Signature

Schedule 1 - Form “F”

CERTIFICATE OF CONFORMITY (CoC) APPLICATION	
Reference Number	
Profile Holder's Details Name: Email: N.I.C/Passport Number: Contact Number :..... Additional Mobile Number: - Address:	Application details Local Authority: <div style="border: 1px solid black; width: 80px; height: 60px; margin: 10px auto; text-align: center; line-height: 60px;">QR Code</div> <p style="text-align: right; margin-top: 10px;"><i>Office use only</i></p>

01. SUMMARY OF THE PROPOSED DEVELOPMENT									
1.1 Proposed Site Development <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="radio"/> Land Subdivision <input type="radio"/> Building Construction </div> 1.2 If 1.1 is a Building Construction, does it provide access to general public and accommodate more than five hundred (500) persons at a time <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <input type="radio"/> Yes <input type="radio"/> No </div> If 1.2 is Yes, 1.2.1 Function of the Building <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> 1.2.2 Use of each floor and loading capacity of each floor <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 15%;">Floor number</th> <th style="width: 40%;">Use</th> <th style="width: 45%;">Loading Capacity</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> 1.2.3 Availability of Safety Officer/s at the building. 1.3 Reference number of the Development Permit <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div> 1.4 Issue Date of the Development Permit <div style="border: 1px solid black; height: 20px; margin-top: 5px;"></div>	Floor number	Use	Loading Capacity						
Floor number	Use	Loading Capacity							

1.5 Attach a copy of Development Permit and approved plan issued by UDA / Local Authority

1.6 Assessment Number of the site

1.7 Road Name

1.8 Local Authority Name

1.9 Address of the developed site

1.10 Attach Location Plan of the site (Please submit a sketch/map of the location, indicating the main town, junction, access road to the land from the main road, adjoining properties and special land marks)

02. APPLICANT'S/S' INFORMATION

Salutation

Rev. Mr. Mrs. Miss.

2.1 Full Name of the Applicant

2.2 NIC Number

Attach a copy of NIC

2.3 Telephone Number

Mobile Number

2.4 Fax Number

2.5 Email Address

2.6 Postal Address

Details of other Applicants				
Applicant Name	NIC Number	Address	Contact Number	E-mail
01				
02				
03				

2.7 If the Applicant is a Company or an Association, the VAT Reg. Number

2.8 Attach the Applicant's (s') Declaration

3.0 DETAILS OF DEVIATIONS FROM DEVELOPMENT PERMIT

3.1 Is the development carried out in conformity with the conditions of the permit?

Yes No

3.2 If No, details of deviations.

3.3 Attach the details of deviations from the development permit with the plan

4.0 OTHER RELEVANT CONFORMITY CERTIFICATES & RECOMMENDATION LETTERS

4.1 Is all the certificates and recommendation letters specified in the development permit, enclosed with this application.

Yes No

4.2 Details of other Relevant Certificate / Recommendation Letter

Name of the Certificate / Recommendation Letter	Name of the Relevant Institution /Person
1.	
2.	
3.	
4.	

5.	
Attach a copy of the Certificate/ Recommendation letter	

5.0 APPLICATION PAYMENT SECTION
5.1 Date of the Payment
<input style="width: 100%;" type="text"/>
5.2 Paid Amount (LKR)
<input style="width: 100%;" type="text"/>
5.3 Mode of Payment
<input style="width: 100%;" type="text"/>
Attach the Payment slip
5.4 Branch
<input style="width: 100%;" type="text"/>

Schedule 1 - Form "G"

APPLICATION FOR CHANGE OF USE	
Reference Number	
Profile Holder's Details	Application details
Name:	Local Authority:
Email:	<div style="border: 1px solid black; padding: 10px; width: 60px; margin: 0 auto;">QR Code</div>
N.I.C/Passport Number:	
Contact Number :.....	
Additional Mobile Number: -	
Address:	
<i>Office use only</i>	

01. PARTICULARS OF THE EXISTING DEVELOPMENT

1.1 Assessment Number

1.2 Road Name

1.3 Name of the Grama Niladhari Division (GND)

1.4 Local Authority Name

1.5 Address of the proposed site for the development

1.6 Survey Plan Number

1.7 Surveyed Date

1.8 Lot Number

1.9 Land Extent (sq.m)

1.10 Attach a copy of Survey Plan

1.11 Present Use of the Building

1.12 Attach the details of every building on the site from Layout Plan or existing use of every floors shown by the relevant plan

If the APPLICANT is NOT the OWNER of the land, details of the Land Owner

Salutation

Rev. Mr. Mrs. Miss.

2.8.1 Full Name

2.8.2 NIC Number

Attach a copy of NIC

2.8.3 Telephone Number

2.8.4 Fax Number

2.8.5 Email Address

2.8.6 Postal Address

Attach a copy of NIC of the Owner (If Applicable)

2.9 Attach the Owner's declaration

3.0 DETAILS OF APPROVED PLANS

3.1 Reference number of Approved Building Plan /s

3.2 Reference number of the Certificate of Conformity (COC)

3.3 Attach Approved Building Plan /s & Certificate of Conformity

04. PARTICULARS OF THE CHANGES OF USE OF THE BUILDING/S

Unit Reference	01	02	03	04
Floor Number				
Number of Rooms				
Current Use				
Proposed Use				
Floor Area (sq.m)				
Other Details				

5.0 ALLOCATION FOR PARKING SPACE
5.1 Parking Space for Cars (sq.m) <input type="text"/>
5.2 Parking Space for Other Vehicles (sq.m) <input type="text"/>

6.0 ATTACH FOLLOWING SUPPORTIVE DOCUMENT/S
6.1 A Sketch Plan of the proposed location indicating the surrounding areas in order to identify the premises properly
6.2 Approved Building Plan
6.3 Development Permit issued by the UDA / Local Authority
6.4 Plan of the Proposed Development (The areas to be converted should be indicated in Red Colour)
6.5 Proposed Parking Provisions with Diagram
6.6 Attach plans and other supportive documents

7.0 DECLARATION
Attach the signed Applicant Declaration

8.0 APPLICATION PAYMENT SECTION
8.1 Date of the payment <input type="text"/>
8.1 Paid amount (LKR) <input type="text"/>
8.2 Mode of Payment <input type="text"/>
Attach the payment slip
8.3 Branch <input type="text"/>

Schedule 2

**[Regulation
1,3,5,28,30,44,73,82,83,85,91,96,105]**

Fee for Issuing Preliminary Planning Clearances and Renewal		
Nature of Development Activities	Fee (excluding tax)	
1. Sub-division of lands	Land Extent (m²)	Amount (Rs)
	150 – 500 m ²	Rs 2,000/-
	501 – 1000 m ²	Rs. 3,000/-
	1001 – 5000 m ²	Rs. 7,500/-
	5001 – 10000 m ²	Rs. 10,000/-
	10000 m ² or onwards	Rs. 10,000/- + Rs. 1,000/- for every additional 1,000 m ² or part thereof, in excess of 10,000 m ²
2. Reclamation of low lying lands / paddy lands.	up to 250 m ²	Rs.2500/-
	More than 250 m ²	Rs 2,500/- + Rs 2,500/- for every additional 100 m ² or part thereof, in excess of 250 m ²
3.1 Erection of Parapet walls/ Retaining walls.	Per linear meter.	Rs. 100/-
3.2 Demarcation of boundries with foundations	Per linear meter.	Rs. 50/-
4. Communication Towers/ Antenna Towers/ Transmission Towers	Rs. 30,000/-	
5. Filling Stations / Service Stations	Emission testing	Rs. 25,000/-
	ii. Filling Stations	Rs. 75,000/-
	Vehicle Service Stations	Rs. 50,000/-
	Vehicle Service Stations & Emission Testing	Rs. 75,000/-
	Filling Stations & related other uses	Rs. 150,000/-

Nature of Development Activities	Fee (excluding tax)	
6. Advertising Boards	Digital Advertising boards (per m ² .)	Rs. 5000 /-
	Non Digital Advertising boards (per m ²)	Rs. 3000 /-
	Name Boards (Per m ²)	Rs. 1000/-
	Gantries (Per m ²)	Rs. 6000 /-
7. Garbage Dumping yards/ Transfer Stations / Compost plants / Sanitary land filling and other related activities.	i. Land extent up to 4000 m ²	Rs.50,000/-
	More than 4000 m ²	Rs. 50,000 + Rs. 10,000/- for every additional 4000 m ² or part thereof, in excess of 4000 m ²
8. Water related buildings and other water related developments		Rs. 50,000/-
9. Metal quarry / crusher plant, soil cutting, soil washing for sand mining, clay and gravel mining on commercial, purposes.		Rs. 10,000/-
10 i. Investigations on Mineral Mining	Up to 1 km ² .	Rs. 100,000/-
	ii. More than 1 km ²	Rs. 100,000/- + Rs. 10,000/- for every additional 1 km ² . or part of thereof, in excess of 1 km ²
ii. Any other Mineral Mining except above item 10 (i)	iii Up to 1 km ²	Rs. 100,000/-
	iv. More than 1 km ² .	Rs. 100,000/- + Rs. 10,000/- for every additional 1 km ² or part of thereof, in excess of 1 km ²
11. Children Homes /Elders Homes/ Rehabilitation Centres	Land Extent	Amount
	Up to 400 m ²	Rs. 2,500/-
	401m ² - 500 m ²	Rs. 5,000/-
	501 m ² - 750 m ²	Rs. 10,000/-
	751 m ² - 1000 m ²	Rs. 20,000/-
	More than 1000 m ²	Rs. 20,000 + Rs. 500/- for every additional 100 m ² or part thereof, in excess of 1000 m ²

Nature of Development Activities	Fee (excluding tax)	
	Floor Area	Amount
12. Other Development activities except above 1 to 11	i. Up to 400 m ²	Rs. 5,000/-
	ii. 401 m ² - 500 m ²	Rs. 10,000/-
	iii. 501 m ² - 750 m ²	Rs. 25,000/-
	iii. 751 m ² - 1000 m ²	Rs. 50,000/-
	iv. More than 1000 m ² .	Rs. 50,000/- + Rs. 500 for every additional 100 m ² or part thereof in excess of 1000 m ²
13. Changes to the Approved Plan (without increasing floor area)	Up to 1000 m ² Rs. 5,000/- More than 1000 m ² Rs. 10,000/-	
14. Traffic Impact Assessments (TIA) Clearance	Rs. 60,000/-	
15. Environmental Recommendation from Environmental Consultation Committee - ECC	ECC Rs. 50,000/- EIA Rs. 150,000/-	
16. Renewal of Preliminary Planning Clearance (PPC).	i. If applying prior to date of expiry of the validity period - 25% of the amount received at the time of obtaining the PPC. ii. If applying within a year from the date of expiry of the validity period - 50% of the proceeds of the initial PPC iii. If applying after one year from the date of expiration – Total payment of PPC	
17. Issuing of certified copies of the PPC.	Rs. 10,000/-	
18. Transferring of Preliminary Planning Clearance to a any other party	Rs. 25,000/-	
19. Speedy Process (within 7 working days from the day of the fulfilment of all necessary requirements)	Four times of the normal fee	
20. Administrative Expenses	Rs. 5,000/-	
21. Charges relating to Religious activities and Low Income Housing Projects	Exempted subject to Administrative Expenses of Rs. 5000/- as given in the forgoing item	

Fees for issuing Development Permit and Renewal		
Nature of Development Activities	Fee (excluding tax)	
1. Sub-division of lands	land extent (m²)	Processing Fees
	150 m ² -300 m ²	Rs. 1000/- per lot
	301 m ² -600 m ²	Rs. 800/- per lot
	601 m ² - 900 m ²	Rs. 600/- per lot
	Above 900 m ²	Rs. 500/- per lot
2. Erection of Parapet walls/ Retaining Walls	per linear meter	Rs.100/-
3. Communication Towers/Antenna Towers/ Transmission Towers	Rs. 40,000/-	
4. Filling Stations/ Vehicle Service Station/ Emission Testing	per 1 m ²	Rs. 100/-
5. Advertising boards	Digital Advertising boards (per m ²)	Rs. 2,500 /-
	Non digital Advertising boards (per m ²)	Rs. 1,500 /-
	Name Boards (per m ²)	Rs. 500/-
	Gantries (per m ²)	Rs. 1,000 /-
6. Garbage Dumping Yards/ Transfer Stations / Compost Plants/Sanitary Land filling	up to 1 Hectare	Rs.25,000/-
	More than 1 Hectare	Rs. 25,000 + Rs. 5,000/- for every additional 1hec. or part thereof, in excess of 1hec.

	Floor Area (m ²)	Residential (Per m ²)		Non Residential (Per m ²)
		Individual	Apartment	
7. Residential and Non-residential Buildings	Up to 400	Rs.20/-	Rs. 25/-	Rs. 25/-
	401 m ² - 1000 m ²	Rs.22/-	Rs. 27/-	Rs.27/-
	1001 m ² - 1500 m ²	Rs.25/-	Rs. 30/-	Rs.30/-
	1501m ² - 2000 m ²	Rs. 25/-	Rs. 32/-	Rs. 32/-
	More than 2000 m ²	Rs. 2,000/- for every additional 90 m ²	Rs. 2,000/- for every additional 90 m ²	Rs. 2,000/- for every additional 90 m ²
8. For commercial purpose i. Swimming pools (with deck) ii. Solar panels	Floor area (m ²)		Fee (Rs)	
	Up to 300 m ²		Rs. 6,000/-	
	301 - 500 m ²		Rs. 15,000/-	
	501 -1000 m ²		Rs. 30,000/-	
	More than 1000 m ²		Rs. 30,000/- + Rs 1,000/- for every additional 100 m ² or part thereof, in excess of 1000 m ²	
9. i. Additions and Extensions to the Approved Plan	25% of the already paid processing fee + fee for the additional area.			
ii. Changes to the Approved Plan (without increasing floor area)	25% of the total processing fee already paid			
10. Transferring Development Permit to a any other party	Rs. 25,000/-			
11. Extension of the validity period of Building Permit for another one year	Up to 1000 m ²		Rs. 5,000/-	
	More than 1000 m ²		Rs. 10,000/-	

Fee for Green Building Certificate		
Nature of Development Activities	Processing Fee (excluding tax)	
1. Registration of all Levels of Green Building Certificate	Rs. 5000/	
2. To obtain Final Green Building Certificate (Maximum Rs. 1million)	Fee per sqm (m²)*	
i. Certificate Level	Rs. 600/	
ii. Silver Level	Rs. 500/	
iii. Gold Level	Rs. 400/	
iv. Platinum Level	Rs. 300/	
*At the registration 75% from the initial cost		
6. Educational institute of Government and Private, Religious places, Government health institute, Elderly and Children homes	Rs. 50/ per m ²	
In case where there is a difference between the intended green level mentioned in the application for the Development Permit and the actual green level that has been achieved by the time of issuing the CoC, the processing fee shall be made according to the achieved green level.		
Fee for Post-Permit Follow-up and Observation Report		
Construction of Building	Floor area (m ²)	Fee (Rs.)
	900 m ² -2000 m ²	Rs. 3,000/
	2001 m ² -5000 m ²	Rs. 5,000/
	More than 5000 m ²	Rs. 10,000/
Service Charges for Covering Approval (In addition to Processing fees)		
Nature of Development Activities	Processing Fee (excluding tax)	
1. Sub division of lands without obtaining necessary approvals	Rs. 3,000/- per lot	
2. Erection of buildings / Additions/re-erection without approval.	Residential (per m²)	Non-Residential (per m²)
i. Completed Foundation works (Up to plinth level)	Rs. 200/-	Rs. 500/-

Nature of Development Activities	Processing Fee (excluding tax)			
ii. Construction up to roof level including Column and Beams (excluding roof)	Rs. 300/-	Rs. 1,000/-		
iii. Construction of walls with roof	Rs. 400/-	Rs. 1,500/-		
iv. Completed constructions for occupations	Rs. 500/-	Rs. 2,000/-		
v. Erection of Parapet Walls/Retaining Walls	Rs. 200/- (per linear meter)	Rs. 500/- (per linear meter)		
vi. Erection of Telecommunication, Transmission and Antenna Towers	Construction – Ground Base Rs. 150,000/- Construction of Roof Top Rs. 100,000/-			
3 Occupation /Usage without obtaining Certificate of Conformity (CoC)	Rs. 100/- per day			
4. Car Parking Places (service charges for each car parking space not provided within the premises)				
i. All Municipal Council	Standard Car parking - Rs. 500,000/- Lorry - Rs. 1,000,000/- Multi axle including container - Rs. 2,500,000/-			
ii. Urban Council	For all vehicles - Rs. 500,000/-			
iii. Pradeshiya Sabha	For all vehicles - Rs. 250,000/-			
5. Change of the approved parking space for other uses	Rs. 20,000/- per parking space with an increment of 10% per annum until it converted to parking as approved.			
Fees for issuing Certificate of Conformity				
Nature of Development Activities	Fee (excluding taxes)			
1. Subdivision of Land	Rs. 1,000/- per lot			
2. Construction of building	Floor Area (m ²)	Residential		Non-residential
		Individual	Apartment	
	up to 400 m ²	Rs. 4,000/-	Rs. 5,000/-	Rs. 5,000/-
More than 400 m ²	Rs. 4000/- + Rs 15/- for every additional 1 m ² or part thereof, in excess of 400 m ²	Rs. 5000/- + Rs 20/- for every additional 1 m ² or part thereof, in excess of 400 m ²	Rs. 5000/- + Rs 25/- for every additional 1 m ² or part thereof, in excess of 400 m ²	

Nature of Development Activities	Fee (excluding taxes)	
3. Communication Towers/Antenna Towers/ Transmission Towers	Rs. 5,000/-	
4. Parapet walls/Retaining walls	Rs. 25/- per linear meter	
5. Revalidation of the CoC for Public Buildings	Rs.10,000/-	
Fee for Change of Use (Excluding taxes)		
Processing Fee	Floor Area (m ²)	Fee (Rs.)
	Up to 45	1,000/-
	45 - 90	1,500/-
	91 - 180	1,750/-
	181 - 270	2,000/-
	271 - 450	2,500/-
	451 - 675	2,750/-
	676 - 900	3,000/-
	900 above	Rs.500/-for every additional 90 m ² in excess of 900 m ²
Fee for Permit of Change of Use		
1. Change of Residential to non-Residential	Rs. 750/- per 1 m ²	
2. Change of non-Residential to non-Residential	Rs. 500/- per 1 m ²	
<p>Note: In addition to the above, Rs. 50/- will be charged per km as transport cost for site inspection. However, the Urban Development Authority/ Local Authority may change the fee subject to fuel price in the market</p>		

Schedule 3
 [Regulations 4,7, 24,25,26,28,38,39,40,42,44,55,57,69,72,73,75,76,84,85,91]
 Qualified Persons

No.	Categories	Activity	Applicable Extent	Specific Task	Relevant "Qualified Person"
1.	Land sub division, amalgamation or development	Development activity does not involve construction works.	Lands less than 0.5 Hectare	Preparation of Perimeter Plans, Subdivision Plans, Amalgamation Plans or Extractions.	Registered Licensed Surveyor
		Development activity involves construction works.	Lands less than 0.5 Hectare	Preparation of Perimeter Plans, Subdivision Plans, Amalgamation Plans or Extractions. <ul style="list-style-type: none"> Responsibility of engineering works (roads, culverts, drains, retaining walls, embankments etc.) Supervision, regular monitoring and Reporting Certification confirming the construction works were carried out under his/her supervision and recommendation for CoC 	Registered Licensed Surveyor Civil Engineer
2.	Development Activities specified in Regulation 7 (I)	Land Subdivision	Lands which exceed 0.5 Hectare in extent and number of lots is 8 or more	<ul style="list-style-type: none"> Preparation of Perimeter Plans, Sub Division Plans, Amalgamation Plans or Extractions. 	Registered Licensed Surveyor
		Assessments of development impact	Lands which exceed 0.5 Hectare in extent and number of lots is 8 or more	<ul style="list-style-type: none"> Preparation of site layout plan. Examine the compliance of proposed development with the Planning and Development regulations. Assessment on compatibility with the environment conditions and impact to the surrounding area 	Town Planner
		Construction works	Lands which exceed 0.5 Hectare in extent and number of lots is 8 or more	<ul style="list-style-type: none"> Responsibility of engineering works (roads, culverts, drains, retaining walls, embankments etc.) Supervision, regular monitoring and reporting Certification confirming the construction works were carried out under his/her supervision and recommendation for CoC. 	Chartered Civil Engineer.
	Open market value specified in Regulations 25 and 26	Valuation of land block	Ten per centum (10%) open spaces land in any land sub division.	Valuation of open market value at the time of request made	Incorporate Valuer

No.	Categories	Activity	Applicable Extent	Specific Task	Relevant "Qualified Person"
3.	Building constructions	Calculation, Design, Construction Works and Certification	Building Category A and more than G + 4 or building height exceed 15m	<ul style="list-style-type: none"> ● Building design in compliance with Planning & Development Regulations ● Supervision, regular monitoring and reporting ● Certification for recommendation for CoC <ul style="list-style-type: none"> ● Structural engineering calculation and design in compliance with standards. ● Supervision, regular monitoring and reporting ● Certification confirming the construction works were carried out under his/her supervision and recommendation for CoC. <ul style="list-style-type: none"> ● Building services designing in compliance with relevant standards and Planning & Development Regulations ● Supervision, regular monitoring and reporting. ● Certification for recommendation for CoC. <p>Evaluation of Green Building Ratings.</p>	<p>Chartered Architect</p> <p>Chartered Structural Engineer or Chartered Civil Engineer</p> <p>Chartered Mechanical Engineer or Chartered Civil Engineer or Chartered Building Services Engineer or Chartered Electrical Engineer</p> <p>Chartered Architect and Chartered Mechanical Engineer or Chartered Civil Engineer or Chartered Building Services Engineer or Chartered Electrical Engineer</p>

<i>No.</i>	<i>Categories</i>	<i>Activity</i>	<i>Applicable Extent</i>	<i>Specific Task</i>	<i>Relevant “Qualified Person”</i>
4	Building Constructions	Calculation, Design, Construction Works and Certification	Building category B	<ul style="list-style-type: none"> ● Building design in compliance with Planning & Development Regulations ● Supervision, regular monitoring and reporting ● Certification for recommendation for CoC <ul style="list-style-type: none"> ● Structural engineering calculation and design in compliance with standards. ● Supervision, regular monitoring and reporting ● Certification confirming the construction works were carried out under his/her supervision and recommendation for CoC. <ul style="list-style-type: none"> ● Building services designing in compliance with relevant standards and Planning & Development Regulations ● Supervision and regular monitoring ● Certification for recommendation for CoC <p>Evaluation of Green Building Ratings</p>	<p>Chartered Architect</p> <p>Chartered Structural Engineer or Chartered Civil Engineer</p> <p>Chartered Mechanical Engineer or Chartered Civil Engineer or Chartered Building Services Engineer or Chartered Electrical Engineer.</p> <p>Chartered Architect and Chartered Mechanical Engineer or Chartered Civil Engineer or Chartered Building Services Engineer or Chartered Electrical Engineer</p>

No.	Categories	Activity	Applicable Extent	Specific Task	Relevant "Qualified Person"
5.	Building constructions	Design, Construction Works and Certification	Building Category C I - Residential up to 500 m ² Non-residential up to 400 m ² of building, other than Category B Building Category C II - Residential up to 400 m ² Non-residential up to 300m ² of building other than Category B Building Category C III - Any Residential or Non-residential building up to 100 m ² or buildings with maximum G+1 floors other than Category B	<ul style="list-style-type: none"> ● Building design and regulation compatibility and structural stability. ● Supervision and regular monitoring. ● Certification for recommendation for CoC. 	At least Drafting Technology (Building) NVQ Level V qualified persons. At least Drafting Technology (Building) NVQ Level V qualified persons. Applicant/ Developer or at least Drafting Technology (Building) NVQ Level V qualified persons
6.	Landscape Plan specified in Regulation 55 (4) b	Landscape layout plan and specifications	Activities specified in Regulation 55 (4) b	<ul style="list-style-type: none"> ● Preparation of Landscape Layout Plan and proposal ● Supervision and regular monitoring ● Certification for recommendation for CoC. 	Landscape Architect
7.	Traffic Impact Assessment (TIA) specified in Regulation 73 (16)	Assessment of Traffic Impact	Activities specified in Regulation 73 (16) a	<ul style="list-style-type: none"> ● Assessment of traffic demand of the development ● Traffic controlled designing within the site and to the access road. ● Supervision and monitoring. 	Chartered Civil Engineer in the fields of Traffic, Highway or Transportation

Schedule 4

[Regulations 18,19,20]

Form A

Accessibility to Lands for Non- Residential uses

Description	Maximum Land Extent(m²)	Minimum Road Width (m)	Maximum Street Length (m)	Maximum floor area (m²)
Where the street serves more than one lot or site but not more than four lots	250	6.0	50	500
Where the street serves only one lot or site	750	6.0	100	1250

Note: This regulation shall not be applicable for Colombo Municipal Council Area.

Schedule 4

Form B

Accessibility to Lands for Residential Use

Minimum Width of Access Road/ Street (meters)	Maximum Length of Access Road/ Street (meters)	Maximum Number of Lots Served (Excluding the once those are facing the main road)	Maximum Dwelling Units per Lot
3.0	up to 50 m	4	2
	At a distance of 100m or less, but both ends connected to public roads where width is 6 m or more	8	2
4.5	up to 100 m	6	2
	At a distance of 200 m or less, but both ends connected to public roads where width is 6 m or more	12	2
6.0	-	20	Permissible Floor Area applies
9.0 or more	-	unlimited	Permissible Floor Area applies

Note: This subdivision regulation published in City of Colombo Development Plan shall be applicable for Colombo Municipal Council Area.

Schedule 5
[Regulations 44,54,85]
Specifications for Green Building Ratings

Score Summary				
No	Item	Marks	Applicant	UDA
EE	Energy Efficiency	27		
Design				
EE1	Zoning of lighting sources/equipment	02		
EE2	Electricity sub-metering	02		
EE3	Renewable energy	08		
EE4	High performance energy efficiency	05		
EE5	Efficiency of electric illumination	02		
EE6	Power factor correction	02		
Improvement and Quality Improvement				
EE7	Improvement and operation of energy efficiency	04		
Evaluation of Accuracy and Maintenance				
EE8	Sustainable maintenance	02		
SM	Sustainable Site Planning and Management	23		
Site Planning				
SM1	Site selection	04		
SM2	Abandoned (brown field) site development	03		
SM3	Development density and community coordination/ management/ involvement	01		
SM4	Preparation of environmental management and environmental safeguard plan	01		
SM5	Laying and improvement of green ground cover	02		
Construction Management				
SM6	Mitigation of construction pollution	01		
SM7	Quality assurance in building construction	01		
SM8	Workers facilities	01		
Transportation				
SM9	Minimizing the use of private vehicles and encouraging public transport usage	02		
SM10	Parking capacity	02		
SM11	Rainwater drainage plan - quantity and quality control	02		
SM12	Green cover and roofs	02		
SM13	User's manual for building users	01		
MR	Materials and Resource Management	20		
Recycling and re-use of materials				
MR1	Re-use and selection of materials	02		
MR2	Materials containing recycled substance	02		
MR3	Re-use of existing buildings	02		
Sustainable use of Resources				
MR4	Regionally available materials for building construction	03		
MR5	Sustainable timber	03		

No	Item	Marks	Applicant	UDA
Waste Management				
MR6	Use of high-value green building materials	03		
MR7	construction waste management	02		
Green Products				
MR8	Refrigerants and clean agents	03		
EQ	Quality of the Building Environment	13		
Internal Air Quality				
EQ1	Monitoring and controlling of CO ₂	02		
EQ2	Indoor air pollutants	02		
The Optimum Temperature				
EQ3	Designing and installation of optimum temperature control units	02		
EQ4	Air change effectiveness	01		
The Optimum Level of Visual Light and Sound				
EQ5	Day light	02		
EQ6	Controlling the glare of intake sunlight	01		
EQ7	Electric light level	01		
EQ8	Internal and external views	01		
EQ9	Internal noise level	01		
WE	Water Efficiency	10		
Rain Water Collection and Water Recycling				
WE1	Rain water harvesting	02		
WE2	Waste water recycling and efficient use	04		
Enhancement of Efficiency				
WE3	Water metering and water leaks identification system	02		
WE4	Water efficiency tools equipment	02		
IN	Green Innovation	05		
IN1	Utilization of innovations	05		
SC	Socio- Cultural Compatibility	02		
SC1	Design and building of socially and culturally compatible buildings	02		
	Total	100		

Green Certificate Level		
1	Green Platinum	+70 marks
2	Green Gold	60-69 marks
3	Green Silver	50-59 marks
4	Green Certified	40-49 marks

Schedule 6
Form “A” (Applicable for the area having zoning factor based development plans

[Regulations 46,48,55,70]

Land extent (Sq.M)	Schedule 6 Form A - Permissible Floor Area Ratio															
	Zone factor = 0.50 - 0.74				Zone factor = 0.75-0.99				Zone factor = 1.00-1.24				Zone factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0

Land extent (Sq.M)	Zone factor = 1.50-1.74				Zone factor = 1.75-1.99				Zone factor = 2.00-2.24				Zone factor = 2.25-2.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL

Form A - Permissible Floor Area Ratio																
Land extent (Sq.M)	Zone factor = 2.50-2.74				Zone factor = 2.75-2.99				Zone factor = 3.00-3.24				Zone factor = 3.25-3.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.0	5.0	5.5	3.5	4.2	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.6	5.0	5.5
375 less than 500	3.6	4.6	5.2	6.0	3.6	4.7	5.2	6.0	3.6	4.8	5.2	6.0	3.6	4.9	5.2	6.0
500 less than 750	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5
750 less than 1000	3.8	5.2	6.5	7.0	3.8	5.3	7.0	7.5	3.8	5.4	7.0	7.5	4.0	5.5	7.5	8.0
1000 less than 1500	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0
1500 less than 2000	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*10.5	4.0	5.7	8.0	*10.5	4.0	5.8	8.0	*11
2000 less than 2500	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11	4.0	5.8	8.0	*11	4.0	5.9	8.0	*11.5
2500 less than 3000	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*11.5	4.0	5.9	8.0	*11.5	4.0	6.0	8.0	*12
3000 less than 3500	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
3500 less than 4000	4.0	5.9	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12	4.0	6.0	8.0	*12
More than 4000	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL	4.0	6.0	8.0	*UL

Land extent (Sq.M)	Zone factor = 3.50-3.74				Zone factor = 3.75-4.00			
	Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	4.8	5.0	5.5	3.5	5.0	5.0	5.5
375 less than 500	3.6	5.0	5.2	6.0	3.6	5.4	5.2	6.0
500 less than 750	3.8	5.5	5.5	6.5	4.0	5.7	5.5	6.5
750 less than 1000	4.0	5.6	7.5	8.0	4.5	6.0	7.5	8.0
1000 less than 1500	4.2	5.8	8.0	9.0	4.5	6.5	8.0	9.0
1500 less than 2000	4.2	6.0	8.0	*11	4.5	7.0	8.0	*11
2000 less than 2500	4.2	6.2	8.0	*11.5	4.5	7.0	8.0	*12
2500 less than 3000	4.2	6.4	8.0	*12	4.5	7.0	8.0	*12
3000 less than 3500	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12
3500 less than 4000	4.2	6.5	8.0	*12	4.5	7.0	8.0	*12
More than 4000	4.2	6.5	8.0	*UL	4.5	7.0	8.0	*UL

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations

Above Permissible FAR may be restricted under the development plan based on the slope of the land

Clearance shall be taken from National Building Research Organization for the lands having slope more than 11⁰

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center)

Building Line, if not maximum FAR shall be limited to 9.0

**Minimum road width of 7m shall be considered for the roads identified as 7 m wide in the particular Development Plans

Form “B

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	Plot Coverage *	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)

Number of floors are indicated including parking areas
 Number of units allowed for each road shall not be changed
 * Where no plot coverage specified under the zoning regulations

Form “C”

(Applicable for the declared urban areas except areas having zoning factor based Development Plans)

Form C - Permissible Floor Area Ratio												
Land extent (Sq.M)	Low Density Zone (Controlled Zone)				Medium Density Zone (Residential Zone)				High Density Zone (Mixed Zone)			
	Minimum Road Width				Minimum Road Width				Minimum Road Width			
	6m	9m	12m	15m or above	6m	9m	12m	15m or above	6m	9m	12m	15m or above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations
 Floor area allocated for parking facilities are not calculated for FAR
 Clearance shall be taken from National Building Research Organization for the lands having slope more than 11°

Form “D”

Form D - Number of Floors for 3.0m & 4.5m wide Roads					
Minimum Road Width	Minimum Site Frontage	Plot Coverage*	Maximum Number of Floors		
			Low Density Zone (Controlled Zone)	Medium Density Zone (Residential Zone)	High Density Zone (Mixed Zone)
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)

Number of floors are indicated including parking areas
 Number of units allowed for each road shall not be changed
 * Where no plot coverage specified under the zoning regulations

Form "E"

Form E- Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	Plot Coverage*		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non Residential	Residential	When no NLV is taking this end (m)	When NLV is taking this end (m)	When no NLV is taking this end (m)	When NLV is taking this end (m)	Minimum width (m)	Minimum Area (Sq.m)
Low Rise	less than 7	6	80%**	65%	2.3	2.3	-	2.3	2.3	5
	7 less than 15	6	65%	65%	3.0	3.0	-	3.0	3.0	9
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0	4.0	1.0 and 3.0	4.0	4.0	16
Middle Rise	30 less than 50	20	65%	65%	4.0	5.0	3.0 both side	5.0	5.0	25
	50 less than 75	30	50%***	50%***	5.0	6.0	4.0 both side	6.0	6.0	36
High Rise	75 and above	Above 40m	50%***	50%***	5.0	6.0	5.0 both side	6.0	6.0	****

NLV - Natural Light & Ventilation
 Building Height - Height between access road level to roof top or roof level (Including parking floors)
 * Where no Plot Coverage specified under the zoning regulations
 ** The entire development is for non-residential activities
 *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less
 **** Minimum area shall be increased by 1 m² for every additional 3m height
 These specifications are applicable only to the areas for which **Forms A, B, C and D** are in effect.

Schedule 7

[Regulation 65,75]

Room	Minimum Floor Area (m²)	Minimum width (m)
Where there is only one room in a dwelling unit	11.0	3.0
(b) Where there are more than 1 room in a dwelling unit		
i. First Room	9.5	2.5
ii. Additional Room	8.5	2.5
(c) Kitchen	5.5	1.8
(d) Bathroom	1.7	1.0
(e) Toilet	1.7	1.0
(f) Combined Bath and Toilet	2.0	1.5

Schedule 8

[Regulation 68]

Minimum Requirements for Stair Cases

Category	Minimum Width of Stairs (mm)	Minimum Height Clearance (meters)	Maximum Riser (mm)	Minimum Tread (mm)
1. Internal stairs serving only one upper floor.	750	2.1	175	250
2. Stairs in buildings, used as place of Public Building and Condominium Buildings and all other categories.	1050	2.1	150	300

Schedule 9

[Regulation 71]

Specification of Air Wells for natural light and ventilation

Building Height (m)	All Rooms		Utility Rooms (eg: Toilets, Store Rooms, Garage, Washing Areas)	
	Minimum Clear width (meters)	Minimum Area of space (square meters)	Minimum Clear Width (meters)	Minimum Area of Space (square meters)
less than 7	2.3	5.0	1.0	1
7 to 15	3.0	9.0	1.0	2.0
15 to 30	4.0	16.0	1.0	2.0
30 to 50	5.0	25.0	1.0	2.25
50 to 75	6.0	36.0	1.5	2.25
75 and above	6.0	*	1.5	2.25

* Minimum area shall be increased by 1 sq.m for every additional 3m height

Schedule 10

[Regulation 73]

Parking Requirements

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
1	Residential	Single Housing Unit/ Circuit Bungalow	-	-	-	1 space + additional 1 space for area exceed 400 m ²	-	-	-	-
	Residential Apartment - 1 st category	Apartment / Flats with or without pool, gym, super markets	-	-	-	1 space for 1 unit + additional 1 space for area exceed 200 m ² + 1 visitor parking space for every 10 units	-	-	-	-
	Residential Apartment - 2 nd category	Apartment/Flats with additional luxurious facilities (club, penthouse etc.) other than the 1 st category	-	-	-	2 space for one unit + 1 visitor parking space for every 10 units	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
	Residential	Serviced Apartment	-	-	-	1 space for one unit	-	-	-	-
	Residential	Studio Apartment	-	-	-	1 space for one unit	-	-	-	-
	Residential	Quarters	-	-	-	1 space for one unit	-	-	-	-
	Residential	Hostels within the premises as an ancillary facility for main activity (except schools)	-	-	-	1 space for 10 Rooms	-	-	-	-
	Residential	Hostels Outside the premises (exclusively built)	-	-	-	1 space for 5 Rooms	-	-	-	-
	Residential	Dormitories Outside the premises	-	-	-	1 space for 200 m ²	-	-	-	-
	Residential	Elders' Homes/ Children's homes	-	-	-	1 space for 10 Rooms (minimum one space)	-	-	-	-
	Residential	Government resettlement projects	-	-	-	15% from total build area (sqft) (excluding service area)	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
		Retail shops/groceries and similar use	4.5	25	-	One space	-	-	-	-
		Retail shops/groceries and similar use	6	50	-	Minimum 2 space	-	-	-	-
		Retail shops/groceries and similar use	9	-	-	1 space for 50 m ² (excluding service area)	-	-	-	-
		Shopping complexes/ Super markets/ Departmental stores/ Shopping Malls	9	-	-	1 space for 50 m ² (excluding service area)	-	1 space for 500 m ² & maximum 2	-	-
	Commercial	Vehicle Show Rooms/ Tool equipment/ home base	9	-	-	1 space for 200 m ² and minimum 1 space	-	1 space 200 m ² & maximum 4	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
	Commercial	Hardware	9	-	-	1 space for 100 m ²	-	1 space for every 500 m ² and maximum 5	-	
	Commercial	Cinema halls	9	-	-	1 space for 10 seats	-		-	
	Commercial	Theatres, Auditorium, Conference halls and similar uses	9	-	-	1 space for 10 seats or 1 space for 20 m ² whichever is more	1 for more than 100 seats	1 space for 500 m ²		
	Commercial	Saloon/beauty parlour/customer care services/tailor shops	4.5	Up to 15 m ²	-	1 space	-	-	-	
			6	Up to 30 m ²		2 spaces				

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
			9	More than 30	-	2 spaces + 1 space for every additional 30 m ²	-	-	-	-
	Commercial	Vehicle spare parts shops	9	-	-	1 space for 50 m ²	-	1 space (if floor area exceeds 500 m ²)	-	-
	Commercial	Funeral Parlour	9	-	-	5 space for parlour space	1 space	-	-	-
	Commercial	Betting Centres	9	-	-	1 space for 50 m ²	-	-	-	-
	Commercial	Broadcasting Studios	9	-	-	1 space for 50m ² excluding service area	-	-	-	-
	Commercial	Non-Broadcasting Studios	9	-	-	1 space for 50 m ²	-	-	-	-
	Commercial	Dedicated Economic Centres/ Fish markets	9	-	-	1 space for two shops	-	Minimum 1 space & 1 space for 10 shops up to maximum 5	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
	Commercial Hotel	City hotels	9	-	-	1 space for 10 Rooms	1 space (touch & go) close to service area	1 space	-
	Commercial Hotel	Motels	9	-	-	1 space for 1 Room	1 space	-	-
			6	1 to 20 Rooms	-	1 space for 1 Room	1 space (touch & go) close to service area	1 space	-
			9	1 to 100 Rooms	-	1 space for 1 Room up to 20 Rooms + 1 space for 2 Rooms from 21-100 Rooms	1 space (touch & go) close to service area	1 space	-
	Commercial Hotel	Hotels	9	Above 100 Rooms	-	1 space for 1 Room up to 20 Rooms + 1 space for 2 Rooms from 21-100 Rooms + 1 space for 5	1 space (touch & go) close to service area	1 space	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
										Rooms from 101 Room
			6	Up to 100 seats	-	1 space for 5 seats	--	1 space		
	Commercial Hotel	Banquet hall	9	More than 100 seats	-	1 space for 5 seats	1 space (touch & go) close to service area	1 space	-	
	Commercial Hotel	Boutique hotel/Villas	6	Up to 5 Room/units	-	1 space for 1 Room/unit, maximum 3 spaces	-	-	-	
	Commercial Hotel	Boutique hotel/Villas/ Guest house/ Lodges/ Rest house / Spa	9	Above 5 Rooms / units	-	1 space for 1 Room/unit	-	-	-	

Seri. No.	Usage	Category	Specifications			Parking Space Requirements						
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle			
	Commercial Restaurant	Restaurant	6	Up to 50 m ²	-	1 space for 10 m ² (except service area) or 1 space for 5 seats whichever is more	-	-	-	-	-	-
	Commercial Office	Banks	9	More than 50 m ²	-	1 space for 20 m ² (except service area) or 1 space for 5 seats whichever is more	1 space for every 500 m ²	-	-	-	-	-
	Commercial Office	Finance institution/ insurance institutions	9	-	-	1 space for 100 m ²	-	-	-	-	-	-
	Commercial Office	Office / institutions (general)	9	-	-	1 space for 100 m ²	1 for every 500 m ²	-	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
	Commercial Office	Office/ institutions (not providing inside customer service eg. IT)	9	-	-	1 space for 150 m ²	-	-	-	-
	Commercial Office	Office complexes (above 10,000 m ²)	9	-	-	1 space for 150 m ²	1 for every 500 m ²	1 space	-	-
3	Health	Government hospitals (including all facilities)	9	-	-	1 space for 10 beds & Additional 30% of above parking spaces shall be allocated for public parking.	1 space	1 space	1 space	-
	Health	Nursing homes, private hospitals	9	-	-	1 space for 2 beds or 1 space for 10 m ² whichever is more	-	-	-	-
	Health	Medical laboratories/ OPD & similar activities	9	-	-	1 space for 20 m ²	-	-	-	-
	Health	Medical consultation/channeling center/ medical centers	9	-	-	10 Space for one Consultation Room	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements						
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle			
	Health	Dispensary/ Animal clinics	6	Up to 30 m ²	-	Minimum 2	-	-	-	-	-	-
			9	More than 30m ²	-	2 space for 1 Room	-	-	-	-	-	-
4	Education	Universities	9	-	-	1 for 1 permanent academic staff and shall comply with the requirements decided by the Relevant Authority	1 space for academic faculty	-	-	-	-	-
	Education	Private campus/ private higher educational institutions	9	-	-	1 space for 1 class Room	1 space	-	-	-	-	-
	Education	Government schools	9	-	-	1 space for 4 class Rooms & 3 separate space for drop off & merging lane within the premises	1 space	-	-	-	-	-
	Education	Government vocational training centers / technical collages	9	-	-	1 space for 2 lectures & separate space for drop off & merging lane within the premises	1 space	-	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
	Education	Private schools	9	-	-	1 space for 2 class Rooms + 1 space for 500 m ² of other built up areas (excluding class Rooms) & separate 3 space for drop off & merging lane within the premises	1 space	-	-	-
	Education	Preschools/ Day care centers	9	-	-	1 space per school & separate 3 space for drop off & merging lane within the premises	-	-	-	-
	Education	Private tuition classes	9	-	-	1 space per class room & separate 2 space for drop off & merging lane within the premises	-	-	-	-
	Education	Lecture hall more than 100 students	9			1 space per 100 m ² & separate 2 space for drop off & merging lane within the premises	-	-	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements					
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle		
			6	-	- 500	3 space					
	Education	Libraries	9	-	More than 500	3 space up to 500 m ² & 1 space for every additional 500 m ²	-	-	-	-	-
	Education	Other educational institutions	9	-	-	1 space per class Room	-	-	-	-	-
5	Industries	Medium Scale	9	up to 1500	1000	3 space up to 250 m ² and 1 for every additional 200 m ²	-	-	1 space for 500 m ²	1 space for exceed 1000 m ²	

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
	Industries	Large Scale	9	Above 1500	2000	9 space up to 1500 m ² & 1 space for every additional 300 m ²	-	3 space up to 1500 m ² and 1 space for every additional 1000 m ²	1 space for 2500 m ² and maximum 5 space	
	Industries Stores	Stores with shops	9	-	-	1 space up to 100 m ² and 1 space for every additional 200 m ²	-	1 space for 500 m ²	-	
	Industries Stores	Stores without shops	9	-	-	1 space for 500 m ²	-	1 space for 300 m ²	-	
	Industries Godowns	Godowns	9	-	1000	1 space for 500 m ²	-	1 space for 500 m ² up to 3000 m ² & 1 space for every additional 1000 m ²	1 space for 2500 m ² and maximum 3	

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width (m)	Floor area (m ²)	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
6	Leisure, Recreational & Sports	Leisure & Recreational activities & Theme Parks	9	-	-	1 Space for 100 m ²	1 Space	1 Space for 1000 m ² & Maximum 4 spaces	-
	Leisure, Recreational & Sports	Sport complexes/ Indoor stadiums	9	-	-	2 space for 1 court & 1 space for 10 seats (if provide pavilion)	1 Space	-	-
	Leisure, Recreational & Sports	Commercial swimming pools/Gym/ Fitness centers	9	-	-	1 space for 100 m ² & 1 space for 10 seats (if provide pavilion)	-	-	-
	Leisure, Recreational & Sports	Outdoor sport stadiums	9	-	-	1 space for 100 seats	1 space for 1000 seats and maximum 10	-	-
7	Other uses	Religious Places	9	-	-	1 space for 200 m ²	-	-	-
	Other	Other uses	9	-	-	1 space for 100 m ²	1 space for 500 m ²	-	-

Note:

1. In every development where the total parking requirement exceeds 10 stalls, there shall be 30% of such parking requirement of pedal/ motor cycles provided in such development
2. Parking facilities for differently able people to be provided according to the Gazette Notification No.1467/15
3. The Authority holds the right to take the final decision regarding the service charge in lieu of providing parking spaces-
4. Parking requirement for any Development Activities which are not listed in above categories shall be considered for the most similar category.
5. The parking regulations in City of Colombo Development Plan will be applicable for Colombo Municipal Council Area
6. If the minimum road width mentioned as 6 m for any development activity, where proposed road width identified as a 7 m in width by the gazetted Development Plan or Draft Development Plan or Development Guide Plans shall be applicable such proposed width.
7. If uses other than the specified uses in this category are included within the development, the parking requirement for such uses shall be calculated separately as per the specified parking requirement of each individual use.

Schedule 11

[Regulation 73]

Form A

Width of Aisles for Parking Spaces

Parking angle (degrees)	Bay on one side (m)		Two-way traffic (m)
	Bay on one side (m)	Bay on two side (m)	
Parallel	3.6	3.6	6.0
30 Deg. Angle	3.6	4.2	6.0
45 Deg. Angle	4.2	4.8	6.0
60 Deg. Angel	4.8	4.8	6.0
90 Deg. Angel	6.0	6.0	6.0

Note: The above standards are not applicable for Lorries and Containers. Requirement for lorries/containers shall be determined by the Urban Development Authority/ Local Authority.

Form B

Dimensions of Parking Spaces

Type of vehicle	Stall width (meters)	Stall length (meters)	Stall length (meters)
	(Angle parking or parallel parking)	Angle parking	Parallel parking
Car and similar vehicle	2.4	4.8	5.5
Three wheelers	2.1	2.4	2.5
Pedal cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.00
Commercial (Multi Axle)	3.6	18.0	20.0

Form C

Dimensions of Inner and Outer Turning Radius

Turning Radius	Passenger Car	Two Axle Commercial Vehicle	Multi Axle Commercial Vehicle
Inner turning	4.2m	12.8m	13.8m
Outer turning	7.3m	8.7m	6.9m

In such an instance, where it may be satisfactorily proven to the Urban Development Authority/ Local Authority that the minimum turning radius as given above cannot be provided for the development, then a margin lane of width not less than 3.0m and located within the site shall be provided for any such entry and/or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Urban Development Authority.

Form D
Requirements for Fully-Automated Systems

Car lobby internal dimension	6.2m long x 2.6m wide
Entrance width	2.6m clear
Platform size	5.4 long x 2.4m wide
Headroom clearance	2.2m clear
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

Form E
Requirements for Stack & Puzzle Vertical Systems

Platform size (min)	5.4m long x 2.4m wide
Clear width at entry/exit	2.4m (no obstruction) 2.7m (obstruction on one side) 3.0m (obstruction on both side)
Headroom clearance	2.2m clear
Queuing space	15% or 2 vehicles whichever is higher
	Should have independent movability and dependent stackers are not allowed

Form F
Requirements for Provision of Car-lifts

Car lift internal dimension	6.2m long x 2.6m wide
Entrance width	2.6m clear
Headroom clearance	2.2m clear
Minimum speed	30m/min.
Minimum discharge capacity	30 cars/hr.
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

Schedule 12

[Regulation 73]

Form for Traffic Impact Assessment

Part A - General Information

- A.1 Name of the Project :**
- A.2 Name of the Developer :** (Company /Firm / Individual)
- i. Postal Address :
- ii. Phone / Fax No. :
- iii. Contact person/Name/Designation/Phone No:
- A.3 Nature of the Project :**
- i. Scale of the Project :
- ii. Main objectives of the Project:
- iii. Alternatives to the project :
- A.4 Location of the Project :**
- i. Provincial Council :
- ii. Divisional Secretariat:
- iii. Local Authority :
- iv. Provide a location map indicating the project site, access to the site, surrounding development and infrastructure within 500m of the site (at appropriate scale – A3 size)
- A.5 Extent of the project area** (define specific boundaries); approved survey plan shall be submitted.):
- A.6 Present Owner of the Project Site:** Ownership certificate shall be submitted. (Deed/Lease agreement/ Cadastral Map) specify

State	Private	Other

- A.7 Present use of land :**
- A.8 Proposed time line and schedule including phased out development in summary data chart**

Part B -Project Details

Main pre construction and construction activities:

B.1 Nature of the project:

- B.1.1 Brief description of the project including major components
- B.1.2 Project layout plan including all component of the project including;
 - a. Vehicle circulation pattern inside the development by including widths of the internal vehicular paths.
 - b. All entrances and exits widths including arrows (security barriers are not allowed at the entrances).
 - c. Width of aisles
 - d. Inner and outer radius of entry and exist locations to street
 - e. Clear and un-obstructed entry distances (without barriers, ramps) from the edge of street – all the Ramps shall start 6m away from the front boundary.
 - f. Width/gradient and length of ramped sections
 - g. Dimensions of parking stalls.
 - h. Area designated for passenger pick up/ drop off
 - i. Area of security checking and parking tickets
 - j. Car lifts (car lift shall be located furthest to the entry point. number of car lifts required based on the parking requirements of the development)
- B.1.3 Clear drawings of the parking arrangements.
 - (a) Once the parking proposal is accepted from Traffic Impact Assessment point of view, three set of proposed drawings shall be submitted to Urban Development Authority, Local Authority, Road Development Authority and Traffic Police with the signatures of Developer, Project Architect and the Structural Engineer.

Part C -Traffic Impact Analysis (TIA)

Study Area:

Project site – 01 km radius from the boundary of the project site shall be considered as the study area. Surrounding major developments and specially the impact of traffic generation for the same shall be considered and analysed with the development. In addition, developments within the last 10 years and developments proposals shall be taken into account.

C.1 Traffic Flows (Data collection dates shall be included)

Traffic Survey dates shall be within 6 months of the TIA report. Traffic impact analysis shall be addressed considering the Traffic Generation and Demand of the proposed development and the surrounding major developments which already exist and also which are proposed to be developed. TIA specialist shall analyse the impact of Traffic generation and traffic flow in to the road network

- C.1.1 Traffic Flow distribution
- C.1.2 Vehicle distributions
- C.1.3 Proposed drawing/s including followings;

- a. Building limit, centre line of the road and shoulder widths of existing road/s
- b. Number of lane/s of the existing road/s and details of pedestrian crossings, foot walks and guard rails for foot walks, drive way/s and other private road/s.
- c. Bus bay location, bus stop/s location and distance to the bus bay from the entry / exist location of the development. (Bus bays/stops cannot shift due to the developments. As such entrance and exit shall be located without disturbing exiting features).
- d. Length of the site frontage of the land, entry/exist gate design including lane width
- e. Road signs, signals and road markings or any other road details
- f. Center median opening details and distance to the center median opening from entry/exit locations
- g. Lamp posts on road
- h. Pavement area of proposed development
- i. Junction/intersection details close to the development.

C.1.4 Vehicles entering and leaving shall be able to move with the exiting traffic flow. Conflict points shall be minimal in order to avoid the delays. Entering and leaving vehicles shall be move with the through traffic.

C.2 Parking arrangement

- C.2.1 Details of the parking requirement including Disable Parking requirement
- C.2.2 Clear drawing by including requirements
- C.2.3 Off site vehicle movement

Part D – Land Transferring

If it is required to open up a Street Line or Building Line for the development, the land within the Street Line or Building Line shall be transferred to the Relevant Local Authority/ Relevant Institute with the consultation from same and Developer shall contact the Legal Section of same authorities/institution and prepare the set of legal documents related to transferring. Subsequently at the first renewal of the development permit deed of transferring shall be submitted to Relevant Authorities/Relevant Institute.

Part E - Conclusion and Recommendation

The Traffic Impact Assessment of the proposed project and key finding and recommendation of the assessment shall be attached hereunder;

The above information furnished by me/us are true and accurate to the best of my/our knowledge. I am/we are aware that this information will be utilized in decision making by the Relevant Authority/Relevant Institution.

.....
Date

.....
Signature of Consultant/s

Schedule 13

[Regulation 75]

Standards for Sanitary facilities

Use	Female		Male		
	Toilet	Wash Basin	Toilet	Urinal	Wash Basin
1 Restaurants, Hotels and similar uses	1 per 100 m ² .	1 per 300 m ² .	1 per 200 m ² .	1 per 200 m ² .	1 per 300 m ² .
2 Cinemas, Theatres, Seminar Halls	1 per 40 seats	1 per 50 seats	1 per 120 seats	1 per 40 seats	1 per 120 seats
3 Shopping Complexes Departmental Stores, Super Markets and similar uses	1 per 800 m ² .	1 per 1000 m ² .	1 per 1000 m ² .	1 per 1000 m ² .	1 per 1000 m ² .
4 Offices	1 per 100 m ² .	1 per 100 m ² .	1 per 200 m ² .	1 per 200 m ² .	1 per 100 m ² .
5 Schools/Private Educational institutes/ Tuition Classes/ International schools	1 per 40 students or 1 per 60 m ² whichever is more	1 per 40 students or 1 per 60 m ² whichever is more	1 per 40 students or 1 per 60 m ² whichever is more	1 per 80 students or 1 per 120 m ² whichever is more	1 per 40 students or 1 per 60 m ² whichever is more
6 Public spaces, Public assembly places, Parks and similar uses	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person	1 per 100 person
7 Hospital and similar uses	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds
8 Industries	1per 40 persons or 1 per 100 m ² whichever is more	1 per 40 persons or 1 per 100 m ² whichever is more	1 per 40 persons or 1 per 200 m ² whichever is more	1 per 80 persons or 1 per 200 m ² whichever is more	1 per 40 persons or 1 per 100 m ² whichever is more
9 Other	1per 40 persons or 1 per 100 m ² whichever is more	1per 40 persons or 1 per 100 m ² whichever is more	1per 40 persons or 1 per 100 m ² whichever is more	1per 40 persons or 1 per 100 m ² whichever is more	1per 40 persons or 1 per 100 m ² whichever is more

Schedule 14

[Regulation 76]

Rain Water Harvesting

**PART I
 Use and Type of Buildings**

	Uses	Types of buildings
1.	Residential	Including houses, multiple dwellings, apartments and homes for elders
2.	Commercial	Including office buildings, hotels, motels, guest houses, public lodgings, shopping centres, supermarkets, restaurants and car parks
3.	Industrial	Including factories, workshops, warehouses, industrial establishments and infrastructure services centres
4.	Institutional	Including government buildings, semi-government buildings and other public buildings

**PART II
 Minimum Requirement of Rainwater Holding Provision**

	* Annual Rainwater Band (mm)	Minimum Volume required to collect from 100m 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.

$$\text{Required Rainwater Holding Provision (m}^3\text{)} = \frac{\text{Minimum Volume}}{100} \times \text{Total Roof area and paved area}$$

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	Wastewater Pit	Un-paved Ground	Un-lined Pond	Dug Well	Bore-hole	Other	

[Regulation 105]

Schedule 15

Specification for Communication Towers

1.

1. Ground Base Antenna Structures – Height less than or equal to 100.0 m

- i. The minimum distance from the metal base of the antenna structure to the boundary of the other land shall be 5.0 m for all directions.
- ii. The minimum distance from the metal base of the antenna structure to the public gathering places such as preschool, day care centres, religious places, cinema hall etc. shall be 15.0 m
- iii. The minimum distance from the metal base of the antenna structure to the hospital building shall be 100.0 m.

2. Ground Base Antenna Structures – Height greater than 100.0m

- i. The minimum distance from the metal base of the antenna structure to the boundary of the other land shall be 10.0 m for all directions.
- ii. The minimum distance from the metal base of the antenna structure to the public gathering places such as preschool, day care centres, religious places, cinema hall etc. shall be 30.0 m.
- iii. The minimum distance from the metal base of the antenna structure to the hospital building shall be 100.0 m.

3. Roof Top Antenna Structure - Height less than or equal to 100.0m.

- i. Minimum distance from the edge of the roof slab

Tower Height (m)	Distance to edge of the slab(m)
Up to 15	1
15 or 15 <	1.5

- ii. The minimum distance from such building to the public gathering places such as preschool, day care centres, religious places, cinema hall etc., shall be 15.0 m.
- iii. The minimum distance from such building to a hospital building shall be 100.0 m.
4. In the case of an already constructed building, a copy of the approved Building Plan and Certificate of Conformity and in case of a building under construction the approved building plan and stability report from the Structural Engineer shall be submitted.
- 5. Accessibility**
The minimum width of the access Road shall be as approved by the Authority but in no case, shall be less than 3.0m. However, in high terrain area, where no road constructions are permitted due to environmental impact, foot paths less than 3.0m wide may be considered.
- 6. Stability of the Tower**
Developer shall submit a report to the Telecommunication Regulatory Commission regarding the structural stability of the tower; obtained from a qualified Structural Engineer.

Schedule 16

[Regulation 107]

Setbacks from Electricity Lines

Nominal Voltages	Vertical Distance	Horizontal Distance
Not exceeding 1000 Volts	2.40 m	1.50 m
Exceeding 1000 Volts but not exceeding 11,000 Volts	2.70 m	1.50 m
Exceeding 11,000 Volts but not exceeding 33,000 Volts	3.00 m	2.00 m
Exceeding 33,000 Volts but not exceeding 132,000 Volts	4.10 m	4.10 m
Exceeding 132,000 Volts but not exceeding 220,000 Volts	5.18 m	5.18 m

Schedule 17
 Form “A”

[Regulation 112]

Development Regulations for Expressway Related Areas

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
Development Control Zone	Up to 10m horizontal distance from the right of way boundary of the Expressway	The Minimum Plot Size specified in the Form “B” herein.	Two floors or maximum height of 09m, (Basement floors are not permitted).	Residential buildings.	i. be maintained as a vegetation belt and free from construction. ii. The zone up to 10m from the Colombo-Katunayake Expressway (E 03), Right of Way boundary shall be maintained as a vegetation belt and free from the construction. iii. Trees not having canopy layer with large leaves and palm-leafed plants more than 06m in height shall not be cultivated in vegetation belt. iv. In expressway reservations, in maintaining the vegetation belt, the plant species shall be selected in such a way as to preserve the biodiversity of the expressway ecology. (climate). v. Remaining portion after the acquisition of land for the expressway will be considered for construction based on the regulations of the Urban Development Authority with the recommendation of Road Development Authority in

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
					<p>cases where it is less than the required minimum plot size as specified in Form B herein or in the absence of the required minimum land extent as per the Development Plan prepared for the said area.</p> <p>vi. Where the distance from the safety barrier of the expressway to the Right of Way boundary is more than 50m and the land remaining after the acquisition for the expressway is not sufficient according to the minimum land extent of the zone, non-construction vegetation strip shall be maintained for a maximum limit of 03 m.</p> <p>vii. If the height of the building is more than 01 floor, the maximum plot coverage shall be 50%.</p> <p>viii. Buildings, walls, roofs etc. that may adversely affect the expressway during the high winds shall not be permitted.</p> <p>ix. Construction of a boundary wall shall not be permitted for land plots which are directly facing to the Expressway however a wire mesh fence or a fence with a similar finishing with a maximum height of 02 m will be allowed.</p> <p>x. Approval shall be granted for excavations or constructions of the land plot based on the vibration levels prescribed by</p>

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
					<p>the Central Environmental Authority, while excavations, tunnels or explosions carried out on ground surfaces or inside of the ground will not be permitted. Any development work shall be planned according to the topography of the site.</p> <p>xi. Industries currently operating with a valid license of Central Environmental Authority shall be continued to operate without any further expansion.</p> <p>xii. New buildings and existing buildings located either side of the expressway shall be painted with cool light colors and colors that are absorbing the light.</p> <p>xiii. Building finishes shall not reflect the light and bright lights lamps on the buildings directed towards the Expressway.</p> <p>xiv. Any kind of billboards shall not be permitted to display facing to the Expressway.</p> <p>xv. Waterlogged lowlands and paddy lands shall be maintained as it is and reclamation of the same shall not be permitted.</p> <p>xvi. Existing waterways and water retention areas shall not be filled and if any change or alteration of any drain (Lead way Drains) is made, the recommendation of other</p>

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
Low Density Zone	Horizontal distance up to 10m-30m from the right of way boundary of	The Form "B" herein or minimum plot size mentioned in Development Plan	3 floors or a maximum height of 12m.	Residential and Commercial	<p>Relevant Institutions shall be obtained along with the recommendation of the Road Development Authority.</p> <p>xvii. Garbage, solid waste and waste disposal sites with harmful emissions shall not be permitted.</p> <p>xviii. Recommendation shall be obtained from the Road Development Authority with the recommendations of other Relevant Institutions for construction of towers (with or without cables), transmission towers, antenna towers or transmission lines across or near the expressway. Any towers shall be designed in the form of a tree or a lamp post to suit the landscape on both sides of the expressway.</p> <p>xix. Direct access to the Expressway and construction of access roads shall not be permitted in the land sub divisions parallel to the Right of Way boundary.</p> <p>Terms and conditions in x-xviii specified for Development Control Zone herein shall be applied.</p>

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
Development Potential Zone I	the Expressway Horizontal distance up to 30m-100m from the right of way boundary of the Expressway	The Form “B” herein or minimum plot size mentioned in the Development Plan	4 floors or maximum height of 15m.	Development plan or in the absence of a Development Plan, based on the future land use and the physical condition of the area	i. The medium and small-scale non-polluting industries prescribed under categories of “B” and “C” of the Extraordinary Gazette Notification No. 1533/16 dated 25.01.2008 of the Central Environmental Authority shall be located and continued with a license of the Central Environmental Authority. ii. Existing industries not prescribed in above ii shall be continued without any further expansion with a valid license of Central Environmental Authority. iii. Mining, tunneling and blasting activities in this zone will be permitted based on the location of the activity subject to the recommendations of Road Development Authority and other relevant institutions. iv. Terms and conditions in xii-xviii of Development Control Zone shall be applied. v. Storage of the material listed in (Scheduled Waste) the Extraordinary Gazette Notification No. 1534/18 dated 01.02.2008 of Central Environmental Authority shall not be allowed.

Zone	Zone Limits	Minimum Plot Size (Sq.m.)	Building Height	Permissible Uses	Terms & Conditions
Development Potential Zone II	From 100m-1500m from the right of way boundary of the Expressway	Development plan or in the absence of a Development Plan, based on the future land use and the physical condition of the area			
Interchanges centered Development Potential Zone	1500 m radius from toll centers of Expressways	Development plan or in the absence of a Development Plan, based on the future land use and the physical condition of the area			i. All terms and conditions of Development Control Zone and Low Density Zone shall be applicable. ii. All other terms of the Development Potential Zone I (30m-100m) shall be applied until the Development Guide Plan is prepared.

Form B
Minimum Plot Size according to Altitude

Slope of the Land in degrees	Minimum Land Extent (Perch)	Maximum Plot Coverage
0 ⁰ - 10 ⁰	10	65%
11 ⁰ - 20 ⁰	15	65%
21 ⁰ - 30 ⁰	20	50%
31 ⁰ - 45 ⁰	30	40%
45 ⁰ <	The development shall be considered based on the recommendation of National Building Research Organization.	

Note:

In cases where the slope of the land is more than 11⁰ degrees, the recommendation should be obtained from the National Building Research Organization