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25th May 2021

Archt. /Ub.Ds. Harshan De Silva,
Chairman,
Urban Development Authority,
Sethsiripaya",
Battaramulla.

Dear Sir

SUBMITTING IESL RECOMMENDATIONS ON PROPOSED UDA PLANNING & DEVELOPMENT REGULATIONS

Further to the series of discussions and written communications had with the IESL and UDA on the subject matter, IESL was able to complete its recommendations and comments that are to be incorporated into the proposed Planning and Development Regulations. The matter was unexpectedly delayed due to the calamity prevails in the country.

Our recommendations are in fivefold, related to five key sectors by the name,

1. Structural Section
2. Environmental Section
3. Traffic and Planning Section
4. Building Services Engineering, Electrical and Mechanical Section
5. Planning Section

Each sectoral report was prepared by the experts of respective area. We earnestly believe that you would incorporate these comments appropriately in proposed Planning and Development Regulations and share the final draft with us for further scrutiny and refinement.

Yours faithfully

THE INSTITUTION OF ENGINEERS, SRI LANKA

Eng. K.P.I.U. Dharmapala
President

1. Structural

AMENDMENTS PROPOSED UNDER ITEMS 31, 38 AND 39 REVISION 04 (11-01-2021)

ITEM 31

(We propose to replace the item 31 with the following clauses)

The buildings are categorized based on the level of structural importance, analytical methodology and the sensitivity to environment conditions. As such the following categories are defined.

31.1 Category A : Single storied buildings subjected to the following conditions are listed under the category A

- Gross floor area not exceeding 3000 sq. ft(278 m²).
- No load bearing structural elements at the site boundary –(i.e. walls and columns on the boundary or adjacent to an existing buildings)
- No basements
- Founded on strong subsoil strata which can accommodate shallow foundations (i.e. depth less than 1.5m) without any ground improvements.
- Excavation depths not exceeding 1.5 m from the existing ground level for site leveling, foundations and any earth fill

31.2 Category B : Low rise buildings subjected to the following conditions are listed under the category B

- Not exceeding four (4) stories (floors) and the Gross floor area is less than 1000 m².
- Buildings without a basement or the foundation excavation is not exceeding 1.5 m.
- Retaining walls with earth retaining height less than 3.0 m
- Slope of the ground is less than 30 degrees.
- Founded on strong subsoil strata suitable to use shallow foundations without any ground improvements.
- Stadia, or Large single span structures not more than 50 m span and Places where there is no large gathering (Eg. Stores are allowed under this category while auditoriums, Stadia, Pavilion, exhibition Halls etc. will not be allowed under this category).

31.3 Category C ; Intermediate/Middle rise buildings subjected to the following conditions are listed under the category C

- Not exceeding twelve (12) stories (floors) inclusive of basements and mezzanine floors.
- Stadia, or Large single span structures more than 50 m wide, or Places of large gathering (Eg. Auditoriums, Stadia, Pavilion, exhibition Halls etc.) will be allowed under this category.

31.4 Category D : High Rise buildings (A) subjected to the following condition are listed under the category D

- Not exceeding twenty (20) stories (floors) inclusive of basements, mezzanine floor and where the dynamic response of the building need not be considered.

31.5 Category E : High rise buildings (B) subjected to the following condition are listed under the category E

- Buildings having more than Twenty (20) stories (floors) inclusive of basements and mezzanine floors. and where the dynamic response of the building need to be considered.

ITEM 38 AND 39

(We propose to replace item 38 and 39 and substitute with the following clauses)

38.0 Principal Structural Engineer or Local Structural Engineer (i.e. when the Principal Structural Engineer is an expatriate and not a qualified person of Engineering Council of Sri Lanka (ECSL) and whose name is not in the Directory of Structural Engineers published by the Institution of Engineers) who authorized the drawings and the Building Application form, should submit following documents during the building application process as stipulated below.

38.1 PRELIMINARY PLANNING CLEARANCE (PPC) STAGE

With the Preliminary Planning Clearance Application following basic information should be provided :

1. Full name of the Principal Structural Engineer
or the Local Structural Engineer :
2. ECSL registration number :
3. NIC Number :
4. IESL Registration number :
5. Under which category the Engineer's name is listed in the Directory of Structural Engineers, published by the Institution of Engineers-Sri Lanka (Please underline)
 - Low rise (up to 4 floors)
 - Intermediate rise (up to 8 floors)
 - Middle rise (up to 12 floors)
 - High rise (A) (up to 20 floors)
 - High rise (B) (more than 20 floors)

38.2 BUILDING APPROVAL STAGE

Upon the receipt of the PPC, The Principal Structural Engineer or the Local Structural Engineer should submit a **PRELIMINARY STRUCTURAL DESIGN REPORT** when the proposed building is falling under the categories B, C , D or E

38.2.1 The following information should be included in the Preliminary Design Report.

- No of floors
- Shortest width of the building
- Total height of the building
- No of basements and total depth of basements
- Structural General Arrangement (GA) drawings, live loads and the foundation concept /preliminary drawings indicating the type of foundations

The following information should be provided on Ground conditions and foundation system.

- Type of foundations and engineering parameters recommended by the Geotechnical Engineer
- Ground water level
- Brief description of soil layers
- Total Depth of excavation

38.2.2. Brief description of adjacent buildings:

Reference	No of floors	Distance from the boundary of the proposed site	Type of foundation (if information available)

38.2.3 Method of temporary supports suggested/ recommended by the Principal Structural Engineer / Local Structural Engineer for excavation that may effects the adjacent buildings or structures or existing ground formation.

38.2.4 PRINCIPAL / LOCAL STRUCTURAL ENGINEER’S DECLARATION:

I a Structural Engineer qualified to undertake structural design of buildings whose name is listed in the latest Directory of Structural Engineers published by the Institution of Engineers Sri Lanka and authorized to carryout structural designs & drawings for the buildings of the submitted category or higher category than that of the proposed building.

38.3 FINAL SUBMISSION PRIOR TO COMMENCEMENT OF CONSTRUCTION

The Principal / Local Structural Engineer should submit a comprehensive Design report, Upon the receipt of the building planning approvals and prior to commencement of construction if the building is falling under the categories C or D

If the building is falling under the category E, the developer or the client should engaged an independent qualified person to carryout a design peer review and submit the report within one year after the obtaining the building approval. The person undertaking the design peer review, should have met the qualifications defined under the category E.

Note 1: in case of temporary earth supports are being proposed by the contractor for deep excavations, the design report, drawings and the method statement should be prepared by a Chartered Engineer competent in Structural/Geotechnical disciplines, engaged by the contractor and submitted to the

Principal / Local Structural Engineer. Such reports and drawings should be reviewed by the Principal / Local Structural Engineer and submit along with the comprehensive design report.

39 RESPONSIBILITY OF THE PRINCIPAL / LOCAL STRUCTURAL ENGINEER

The Principal / Local Structural Engineer who authorize the drawings and do submissions as stipulated above, shall be responsible for the design of the structure.

The construction responsibility should be undertaken by the contractor. However the Principal Structural Engineer should carryout independent inspections during the construction of the building and certify that the construction was done to his/ her satisfaction when applying for Certificate of conformity (C O C).

If the developer / client decided to terminate the service of the Principal Structural Engineer or refrain from paying the consultancy fee due up to the post contract stage or stage payments for construction stage, the Principal Structural Engineer should immediately inform the Authority for necessary action.

The Authority has the power to suspend the construction, until the dispute is settled or appoint another Qualified Structural Engineer who is listed in the Directory of Structural Engineers, published by the Institution of Engineers- Sri Lanka in the appropriate category of the building.

3. Traffic
Urban Development Authority Planning & Development Regulations 2020.

Comments Related to Traffic & Parking

01. It is necessary to set out planning and building regulation in line with Traffic and Transport master plan and its timeline of implementation. Therefore, it is necessary to clearly mention about the traffic and transport master plan which is used for proposed regulations. Without having such master plan, it is difficult to comment about these regulations.
02. However, in these regulations, it is noticed that buildable space in a land plot has increased significantly, without much considering traffic increase in access roads. If these regulations are implemented it is necessary to either increase road width by land acquisition or to introduce mass transit systems with the provisions of non-motorized feeder transport system.
03. It might not be practicable to apply general guidelines for various cities in the country and it is necessary to prepare these guidelines in line with the Development Plan already prepared. We revised these regulations based on the requirement of the Colombo city and cities of similar nature and sometimes it might not necessarily be applied for other cities and different requirements may be prepared for other cities.
04. "Qualified Person" for carrying out TIA has to be defined as the Traffic is an essential part of the Process and shall be the priority as per the present demand of the country for motorized vehicles. We propose the following:

The Minimum Qualification of a TIA Expert Shall be

- a. PHD holder in Transportation, Traffic or Highway Engineering.
- b. Post Graduate Degree (Including the Research Component, Means MSc, MEng) in Traffic, Highway Engineering or Transportation Engineering and a Corporate Member (Chartered Engineer) of Institute of Engineers Sri Lanka or Equivalent and a minimum of 5 years post qualifying industrial experience in the field of highway and traffic, transportation or town planning.
Or Post Graduate Degree (Including the Research Component, Means MSc, MEng) in Traffic, Highway Engineering or Transportation Engineering and a corporate membership in Chartered Institute of Logistics and transportation (MCILT) or Institute of Town Planner in Sri Lanka or equivalent and 10 years' post qualifying industrial experience in the field of highway and traffic, transportation or town planning.
- c. B.Sc in Engineering with 20 Years' experience in the field of Highway and Traffic Engineering
and at least 10 years' proven experience in design of Highways and traffic management planning with 10 years of Post Chartered Qualifications of IESL or equivalent .

Additional Notes, In case if the Expert is not a Traffic Engineer, the Parking Layout shall be signed and certified by a Chartered Civil Engineer in the relevant field of traffic or Highways.

05. It is proposed to maintain list of such qualified persons in UDA and assigned TIA only for such registered persons. Also, it is proposed UDA to claim the fee for the preparation of such TIA from the developer and reimburse to the qualified person so that TIA Consultant shall be sole responsible to UDA
06. It is noticed that Country is presently facing huge problem of finding funds for road widening in parallel with land plot development. Hence, it is proposed create road widening fund by charging predefined fee (around 2% of the construction cost of the development) from the developers when issuing development permits. This fund has to remit to relevant agency (RDA, PRDA, CMC) and these agencies can use these funds only for widening of relevant roads. This only applicable for commercial development & residential developments exceeding area of 4000 Sq.ft.
07. In General, we have observed several shortcomings in some clauses in these regulation as given below;

clause No	Clause	Comments
PART II – Land Subdivision, Amalgamation, Resurvey and Development		
13 (2)	Electricity and water supply including other infrastructure facilities for each lot shall be provided by the Developer.	• Upon receiving of the permit, services shall be provided by the developer "through the relevant Service Agencies in complying with the terms & conditions of the permit"
14 (2)	Notwithstanding anything to the contrary, the Relevant Authority may at its sole discretion consider to relax the minimum site extent and other requirements in respect of an existing land parcel, if the proposed development is in compliance with these regulations	• This clause has to be deleted
18 (2), (3), (4)	<p>18. (1) Every Lot in a sub-division shall have access with existing or proposed street in compliance with the requirements as specified under Schedule 4.</p> <p>(2) The minimum width of a carriageway for the street shall be not less than 3.0m.</p> <p>(3) Any carriageway of a road, which is less than 7.0m in width, shall have the same width, and drains and other requirements incidental thereto shall be reserved from such land.</p> <p>(4) The width of an Access Road shall be decided on the aggregate lots served by such Access Road.</p> <p>(5) Where a land is sub divided into a large number of Lots for which the main access required is 9.0m or more, at the end of the point of serving the excess number of lots, the width of such access road may be reduced up to 7.0m provided that, the</p>	<ul style="list-style-type: none"> • Width of "Access road" or "Street" is different to Width of "Carriageway". Carriageway shall be clearly defined as a part of a road or a street. • The total road or street width may consist of carriageway (Traffic Lanes), Footwall or shoulder (Hard/ Soft), drains, verges etc. • The word "Road Width" needs to be defined with boundaries. • Need to be redefined

	<p>minimum width of 7.0m shall be maintained in the balance portion of the access road.</p> <p>(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</p>	
PART IV – Planning, Designing and Calculation of the Development		
55.3	The Building Line is deemed immaterial in so far as all buildings contain a setback of 1.0m from the Boundary Wall.	Not appropriate
PARKING		
73.1	Every proposal submitted along with the application for a Development Permit, shall comply with the parking requirements set out in the Schedule 11 . Notwithstanding the above, each development shall provide a minimum number of parking stalls as set out in Schedule 11 .	<ul style="list-style-type: none"> • Parking requirement shall be co-related with transport policy. • Since parking makes a huge cost, innovative methods of paid parking, park & ride, workplace parking levy, multiple use, shared parking, etc. need to be explored. • Comments are marked in Schedule 11 separately
73.2	The standard specifications for parking stalls for each type of vehicle and minimum width of aisles shall be as set out in Form “A” and “B” in Schedule 12 .	Comments are marked in Schedule 12 separately
73.3	Where the planning committee deems that the provision of the parking space as specified in paragraph 73(1) and 73(2) is not practicable, a service charge shall be levied as set out in the Schedule 2 .	<p>We agree to the application of service charge for non-provision of parking spaces only in selected zones up to a limit of 25% of the parking requirement also only for non-residential applications. We strongly object for blanket application of this regulation. Onetime service charge may not be adequate to discourage non provision of minimum parking requirement and need to obtain the annually to the relevant authority.</p> <p>Also the charges specified in Shedule 2 for Change of the approved parking space for other uses (Rs. Rs. 20,000/- per parking space with an increment of 10% per annum until it converted to parking as approved) has to be very less. Need to revised as “The Authority shall levy a service charge of Rs. 5,000/- per month for each vehicle parking stall reduced from the approved number of parking stalls if the areas approved for vehicle parking are found to be used for any other activity other than vehicle parking. The levy of such charges shall be effected from the date of</p>

		issue of the certificate of conformity or a date of subsequent inspection in which the charge of activity conformity has been established and documented. It shall be continued until the space which has been used for other activities is converted to a vehicle parking stall as approved in the development permit.”
73.5	(a) Where the Planning Committee deems that the provision of parking space cannot be provided as specified in paragraph 73(1) and 73(2) in this regulation the Authority may exempt of service charge from the Developments of the non-profit making Organizations, Development of the Charitable Organizations, Government Departments on the provision of a minimum of 50% of the required parking space.	Cannot accept, to be deleted
73.5	(b) For developments by non-profitable and charitable organizations and Government Department where service charge is exempted as provided in paragraph 73(5), the applicant is required to provide documental evidence to verify their status	Cannot accept, to be deleted
73.6	(a) The width of the access and entry and exit point to residential parking areas shall be not less than 3.0m if entry and exit are separately provided. However, where entry and exit are provided collectively, the width of the access and entry and exit points shall be not less than 6.0m.	Agreed, need to add following; (b) The maximum width of the entry & exit points shall be decided by the Local Authority /Relevant Road Authority
73.6	(b) Where the entry and exit are provided separately in a parking area for commercial purpose, the width of the access and entry and exit point shall be not less than 4.5m and where the entry and exit are provided collectively, the width shall be not less than 6.0m	(C) For a property depending on the width of the road frontage exist / entrance can be provided separately. For properties where there is wider frontage, exceeding 40m, Local Authority /Relevant Road Authority has the right to provide multiple exist / entrance.
73.10	(a) the maximum gradient of ramps shall not be steeper than 1:8 for ramps of 12.0m or lesser length In the case of longer ramps, the gradient shall not be less than 1:10 (b) For every such ramp, a flat space of not less than 6.0m shall be provided at the edge of the proposed or existing Street Line and in the absence of an existing or proposed Street Line, from the boundary of a plot of land shall be provided.	For every such ramp if the ramp is upward entering to the street a flat space 6.0m (Not Less than) shall be provided from the street line / building line which is from the furthest from existing building line. In the case of a downward ramp approaching to the street this figure should be limited to minimum 3m.
73.12	A minimum clear height of 2.1m shall be retained on the ramps and in multi- storied parking areas.	To be amended as “A minimum clear height of 2.1m shall be retained from the soffit being bottom of Service line which is at the lowest level on the ramps and in multi- storied parking

73.17	<p>a) Mechanical parking (fully automated systems, vertical system or Stack type system, Puzzle type system) can be provided where the guidelines deal with the car parking provision and layout aspects. Notwithstanding the guidelines, each mechanised parking proposal shall be evaluated on its own merits. Designers shall be required to seek clearances or approvals on other operational aspects of the systems such as fire system, security etc. from other relevant institutions. The Relevant Authority does not regulate the mechanism of the parking system and car lift. Requirements for mechanical car parking as specified in Form “D”, “E” and “F” of Schedule 12.</p> <p>b) Mechanism of the system does not come under the jurisdiction of the Authority.</p> <p>c) Ratio of car lifts to parking capacity is 1:50.</p> <p>d) Maximum number of parking lots to be served by car-lifts shall not exceed 200.</p> <p>e) a minimum of 2 lifts shall be provided</p>	<p>areas.”</p> <p>(c) and (e) has to be deleted</p> <p>However, a car lift shall be operated independently without the presence of the driver to withdraw the parked car from parking slot. However, the system should have the individual maneuverability.</p> <p>In the case of car lifts are used in place of ramps the following shall be the guidelines when car lifts are used with manual parking</p> <table border="1" data-bbox="986 573 1401 779"> <thead> <tr> <th>Parking Requirement</th> <th>No of Lifts</th> </tr> </thead> <tbody> <tr> <td>1-10</td> <td>1</td> </tr> <tr> <td>11 - 25</td> <td>2</td> </tr> <tr> <td>26- 50</td> <td>3</td> </tr> </tbody> </table> <p>However, in the case of a TIA is required TIA consultant shall submit calculations for number of car lifts, traffic holding bay length, depending on the lift specifications basically speed of lifts etc and which floor the parking is provided. However, minimum no of lift requirement shall be more than three.</p> <p>When total automated puzzle type parking systems are used.</p> <p>(a) In case of parking requirement exceeds 15, a TIA consultant shall evaluate the speeds of deployment and retrieval taking in to account the specification of the system. TIA consultant shall submit traffic holding bay requirement, the No of entry / exit with technical calculations.</p> <p>(b) In case of parking requirement less than 15, applicant may submit details of the system justified by the supplier of the system, the requirement of entry / exit points and a minimum of 2 vehicle. Traffic holding bay shall be provided. However, scrutinising agency has the right to request for a report of a TIA consultant depending on the geometry of the location</p>	Parking Requirement	No of Lifts	1-10	1	11 - 25	2	26- 50	3
Parking Requirement	No of Lifts									
1-10	1									
11 - 25	2									
26- 50	3									
73.18	<p>The Authority may require a Traffic Impact Assessment (<i>hereinafter referred to as TIA</i>) of the proposed development, as specified in Schedule 13.</p>									

Schedule – 13 - Parking & Traffic Control		
1 [3 (iii)]	Following parameters may attract sufficient additional traffic to warrant a TIA.	<ul style="list-style-type: none"> It is appropriate to state "Following parameters are significantly in attributing additional traffic, as such it warrants a TIA"
1 [3 (iii) (i)]	<p>Any development having entry or exit direct onto a road which is</p> <ul style="list-style-type: none"> -near to a traffic lights or -a national highway or -within 15m of a bus halt or bus stand or -within 25m of pedestrian crossing -express way/outer circular roads 	<p>"Any development having entry and exit directly to a main road and parking requirement is higher than two numbers, which is</p> <ul style="list-style-type: none"> -Within 100m of a traffic lights or signalized junction. - National Highway or - 15m both sides from bus halt, bus bay areas - 25m both sides from pedestrian crossing/Pelican crossing area. - An access-controlled highway to an Expressway.
	<p>Schedule 13. Clause 2(1) The Traffic Committee shall be comprised the Relevant Qualified Person who expert in the field of;</p> <ul style="list-style-type: none"> (a) Traffic Engineer or (b) Transport Planner or (c) Town Planner and (d) A Senior Police Officer (the rank not less than Assistant Superintendent of Police) and (e) Chief Engineering of the Local Authority and (f) Planning Officer of the Local Authority. 	<p>There is a possibility of not having at least one traffic/transport expert in the Committee. Also it is necessary to have representative from RDA. Therefore, it is recommended to amend as</p> <ul style="list-style-type: none"> (a) Traffic Engineer or Transport Planner (b) Town Planner and (c) A Senior Police Officer (the rank not less than Assistant Superintendent of Police) and (d) Chief Engineer of the Local Authority and (e) Planning Officer of the Local Authority. (f) Executive Engineer of RDA or his representative has to be included.
		<p>Cost Traffic control improvements arises from TIA has to dene by the developer, and the following provision given in the present guidelines has to incorporate.</p> <p>"Where it is necessary to provide for more than 60 parking stalls for non-residential use or 120 stalls for residential use, or a pro-rated combination in a mixed development, the Authority shall on the findings of a traffic impact study, require the developer to meet the cost of specific traffic control improvements as recommended in such a report, provided that the need for such is established by the increased traffic activity due to the proposed development."</p>

Schedule 11

[Regulation 73]

Parking Requirements

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
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	-	-	-	1 space for 1 unit + additional 1 space for units area exceed 200 m ² + 1 visitor parking space for every 10 units Further additional parking space of minimum 10% shall be made available for required customers to purchase them on requirement	-	-	-

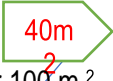
	Residential Apartment - 2 nd category	Apartment/Flats with additional luxurious facilities (club, penthouse etc.) other than the 1 st category ²	-	-	-	2 space for 1 units + additional 1 space for units area exceed 200 m ² + 1 visitor parking space for every 10 units	-	-	-
						Further additional parking space of minimum 10% shall be made available for required customers to purchase them on requirement			

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Residential	Serviced Apartment Definition to be described	-	-	-	1 space for one unit	-	-	-
	Residential	Studio Apartment Definition to be described	-	-	-	1 space for one units	-	-	-
	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 exclusively built	-	-	-	1 space for 5 Rooms	-	-	-



	Residential	Dormitories within the premises as an ancillary facility for main activity	-	-	-	-	-	-	-
	Residential	Dormitories Outside the premises	-	-	-	1 space for 200m2	-	-	-
	Residential	Elder's Homes /Children's homes	-	-	-	1 space for 10 Rooms (minimum one space)	-	-	-


Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Residential	Government resettlement projects	-	-	-	<div style="border: 1px solid green; padding: 5px; width: fit-content;"> <p>Motor cycles spaces 4 Nos. for every 10 units 4 TW parking space for every 10 units One standard parking space for every 10 units</p> </div>			
2	Commercial	Retail shop Groceries and Similar uses	3	Up to 15	-	Not required		-	-
			4.5	Up to 50	-	1 space		-	-
			7	Up to 100	-	1 space for 50 m ²		-	-

No commercial development for roads less than 9m in width

Commercial	Retail shops/groceries and similar use ³ and Shopping complex/ Supper markets/ Departmental stores/ ⁹ Shopping Malls ⁴		More than 100	-	 1 space for 100 m ²	-	1 space for 500 m ² & maximum 2	-
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Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Commercial	Vehicle Show Rooms/ Tool equipment/ home base	9	-	-	1 space for 200 m ² and minimum 1 space	-	1 space for 200 m ² & maximum 4	1 Describe more
	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	-	1 space for 500 m ²	-
	Commercial	Theaters, Auditorium, Conference halls and similar uses	9	-	-	1 space for 10 seats or 1 space for 20 10 m ² whichever is more	1 for more than 100 seats	1 space for 500 m ²	

Seri. No.	Usage	Category	Specifications			Parking Space Requirements				
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle	
			(m)	(m ²)						
	Commercial	Saloon/beauty parlor/customer services/tailor shops	4.5	Up to 15 m ²	-	1 space 				
			7	Up to 30 m ²	-	1 space 				
		9	Above 30 m ²	-	1 space for 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 Parlor	9	-	-	5 space for parlor space	1 space	-	-	

	Commercial	Betting centers	9	-	-	 1 space for 200 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	-	-	-


Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Commercial	Dedicated economic centers/Fish market	9	-	-	1 space for two shops	-	Minimum 1 space & 1 space for 10 shops up to maximum 5	-
	Commercial Hotel	City hotels - Has to be specified	9	-	-	1 space for 10 Rooms	1 space (touch & go) close to service area	1 space	-
	Commercial Hotel	Motels - Has to be specified	9	-	-	1 space for 1 Room	1 space	-	-
		Deleted not allowed	7	1 to 20 Rooms	-	1 space for 1 Room	1 space (touch & go) close to service area	1 space	
	Commercial Hotel	Hotels	9	1 to 100 Rooms	-	1 space for 1 Room up to 20 Rooms + 1 space for 2 Rooms from 21-	1 space (touch & go) close to service area	-	-

					100 Rooms			
		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 Rooms from 101	1 space (touch & go) close to service area	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
						Room			
	Commercial Hotel	<div style="border: 1px solid green; padding: 2px; display: inline-block;">Not allowed</div>	7	Seating capacity up to 150	-	1 space for 5 seats	-	1 space	
		Banquet hall	9	Seating capacity above 150	-	1 space for 5 seats	1 space (touch & go) close to service area	1 space	-
	Commercial Hotel	Boutique hotel/Villas	7	Up to 5 Room/units	-	1 space for 1 Room/unit, maximum 3 space	-	-	-

	Commercial Hotel	Boutique hotel/Villas/ Guest house/ Lodges/ 9 Rest house / Spa		Above 5 Rooms / units	-	1 space for 1 Room/ unit	-	-	-
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Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Commercial Restaurant	Not allowed	7	Up to 50 m ²	-	1 space for 20 m ² (except service area) or 1 space for 5 seats whichever is more			
		Restaurant	9	-	-	1 space for 20 m ² (except service area) or 1 space for 5 seats whichever is more	1 space for above 500 m ²	-	-
	Commercial Office	Banks	9	-	-	1 space for 50 m ²	-	-	-
	Commercial Office	Finance institution/ insurance institutions	9	-	-	50 1 space for 100 m ²	-	-	-
	Commercial Office	Office / institutions (general)	9	-	-	50 1 space for 100 m ²	1 for every 500 m ²	-	-

	Commercial Office	Office/ institutions (not providing inside customer service eg. IT)	9	-	-	1 space for 150 m ² 	-	-	-
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Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Commercial Office	Office complexes(above 10,000 m ²)	9	-	-	1 space for 150 m ² 100	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.(for newly proposed parking)	1 space	1 space	-
	Health	Nursing homes, private hospitals	9	-	-	1 space for 2 beds or 1 space for 20 m ² whichever is more	-	-	-
	Health	Medical laboratories/ OPD & similar activities	9	-	-	1 space for 20 m ²	-	-	-
	Health	Medical consultation/channeling enter/ medical centers	9	-	-	6 10 Space for one Consultation Room (1 for consultant+ 5 for patients)	-	-	-
			7	Up to 50 m ²	-	1 space for 50 m ²	-	Not allowed	

	Health	Dispensary/ Animal clinics	9	Above 50 m ²	-	2 space for 1 Room	-	-	-
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Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
4	Education	Universities Government Owned	9	-	-	1 for 1 permanent academic staff	1 space for academic faculty	-	-
	Education	Private campus/ private higher educational institutions	9	-	-	One space for every 10 seats 1 space for 1 class Room	1 space	-	-
	Education	Government schools	9	-	-	1 space for 4 class Rooms & 3 separate space for 4 class Rooms & 3 separate space for drop off or lower the entire width of frontage whichever the higher & 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	-	-

One space for 20 seats & 3 separate space for drop off or lower the entire width of frontage whichever the higher & merging lane within the premises

	Education	Private schools	9	-	-	1 space for 2 class Rooms + 1 space for 5000 m ² of other built up areas (excluding class Rooms) & separate 3 space for drop off & merging lane within the premises	1 space	-	-

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	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	Libraries	7	-	500	3 space	-	-	-
			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	-	-	-
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Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
5	Industries	Micro Scale	4.5	Up to 50	150	2 space	-	-	-
	Industries	Small scale	7	51 -250	500	1 space for 100 m ²	-	Minimum space	1
		<div style="border: 1px solid green; padding: 5px; display: inline-block;"> Delete not allowed No commercial development for roads less than 9m width </div>							
	Industries	Medium Scale	9	Less than up to 251 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
	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	-	-	1space 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	7	Up to 500	750	1 space	-	1 space for 300 m ²	-

Delete not allowed No commercial development for roads less than 9m in width

Seri. No.	Usage	Category	Specifications			Parking Space Requirements			
			Minimum road width	Floor area	Minimum land extent (m ²)	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)					
	Industries Stores	Stores without shops	9	Above 500	1000	1 space for 500 m ²	-	1 space for 300 m ²	-
		Deleted	7	Up to 500	750	1 space	-	1space	
	Industries Godowns	G Godowns	9	Above 500	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
6	Leisure, Recreational & Sports	Leisure & Recreational activities & Theme Parks	9	-	-	1 Space for 100 m ² Measured on activity area.	1 Space	1 Space for 1000 m ² & Maximum 4 spaces	-

	Leisure, Recreational & Sports	Sport complexes/ Indoor 9 stadiums		-	-	2 space for 1 court & 1 space for 10 seats (if provide pavilion)	1 Space	-	-
						<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: red; margin: 0;">Provided as seats or measured as equivalent to seats. (approximately 0.75m)</p> </div>			

			Specifications			Parking Space Requirements			
Seri. No.	Usage	Category	Minimum road width	Floor area	Minimum land extent	Standard Vehicle	Bus	Lorry	Multi Axle
			(m)	(m ²)	(m ²)				
	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 maximum up to 10	-	-
7	Other uses	Religious Places	-	-	-	1 space for 200 m ²	-	-	-
	Other	Other uses	9	-	-	1 space for 100 m ²	1 space for 500 m ²	-	-

Schedule 12

Form "A"

[Regulation 73

Width of Aisles for Parking Spaces

Parking angle (degrees)	Bay on one side (m)		Two-way traffic (m)
	Bay on one side	Bay on two side	
	(m)	(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) (Angle parking or parallel parking)	Stall length (meters) Angle parking	Stall length (meters) Parallel parking
Car and similar vehicle	2.4	4.8	5.5
Two & Three wheelers	2.1	2.4	2.5
Motor Bikes	0.6	2.4	2.4
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

	Passenger Car	Two Axle Commercial Vehicle	Multi Axle Commercial Vehicle
Inner turning radius	7.3m 4.2m	12.8m	13.8m
Outer turning radius	4.7m 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	5% of car lots served by car lift 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 spaces	15% or 2 vehicles whichever is higher.
	Should have independent mauability 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 car lots served by car lift or 2 vehicles whichever is higher.

4. Building Services/Electrical/Mechanical

UDA Regulations - 2020

Page	Regulation/ Section	UDA- Regulation (Draft)	IESL comments				
119	Schedule 3 For qualified persons	<p data-bbox="390 415 583 524">Building Category "A" ,"B" and "CIII"</p> <table border="1" data-bbox="390 597 1098 1044"> <tr> <td data-bbox="390 597 766 1044"> A certificate indicating the compatibility of the Building Services Designs including electricity, water supply, Sewerage, drainage and rain water harvesting, fire safety, Air Conditioning, or any specialist services, in conformity with the Standards applicable to Sri Lanka </td> <td data-bbox="766 597 1098 1044"> Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer </td> </tr> </table>	A certificate indicating the compatibility of the Building Services Designs including electricity, water supply, Sewerage, drainage and rain water harvesting, fire safety, Air Conditioning, or any specialist services, in conformity with the Standards applicable to Sri Lanka	Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer	<p data-bbox="1192 435 1386 544">Building Category "A" ,"B" and "CIII"</p> <div data-bbox="1451 495 1751 565" style="border: 1px solid black; padding: 5px; color: red; text-align: center;"> New Category C, D, E </div> <table border="1" data-bbox="1192 621 2053 1502"> <tr> <td data-bbox="1192 621 1724 1502"> A certificate indicating the conformity of the Building Services Designs including High/Medium Voltage (MV) power distribution, Low Voltage (LV) power distribution, Heating, Mechanical Ventilation, Air-conditioning & Refrigeration (HVAC-R), Water supply systems, Plumbing & Drainage systems, Vertical Transportation Systems, Extra Low Voltage Systems (ELV), Stormwater drainage, Rainwater harvesting, Wastewater treatment, Solid Waste Management, Day lighting & Artificial lighting, Fire detection systems and Fire protection systems etc in conformity with the Standards applicable to Sri Lanka and to be carried out under his supervision until issuance of the Certificate of Conformity. </td> <td data-bbox="1724 621 2053 1502"> Chartered Engineer listed under the respective areas in the Directory of Building Services Engineers, published and maintained by the Institution of Engineers Sri Lanka (IESL) </td> </tr> </table>	A certificate indicating the conformity of the Building Services Designs including High/Medium Voltage (MV) power distribution, Low Voltage (LV) power distribution, Heating, Mechanical Ventilation, Air-conditioning & Refrigeration (HVAC-R), Water supply systems, Plumbing & Drainage systems, Vertical Transportation Systems, Extra Low Voltage Systems (ELV), Stormwater drainage, Rainwater harvesting, Wastewater treatment, Solid Waste Management, Day lighting & Artificial lighting, Fire detection systems and Fire protection systems etc in conformity with the Standards applicable to Sri Lanka and to be carried out under his supervision until issuance of the Certificate of Conformity.	Chartered Engineer listed under the respective areas in the Directory of Building Services Engineers, published and maintained by the Institution of Engineers Sri Lanka (IESL)
A certificate indicating the compatibility of the Building Services Designs including electricity, water supply, Sewerage, drainage and rain water harvesting, fire safety, Air Conditioning, or any specialist services, in conformity with the Standards applicable to Sri Lanka	Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer, Chartered Building Services Engineer, Chartered Mechanical Engineer						
A certificate indicating the conformity of the Building Services Designs including High/Medium Voltage (MV) power distribution, Low Voltage (LV) power distribution, Heating, Mechanical Ventilation, Air-conditioning & Refrigeration (HVAC-R), Water supply systems, Plumbing & Drainage systems, Vertical Transportation Systems, Extra Low Voltage Systems (ELV), Stormwater drainage, Rainwater harvesting, Wastewater treatment, Solid Waste Management, Day lighting & Artificial lighting, Fire detection systems and Fire protection systems etc in conformity with the Standards applicable to Sri Lanka and to be carried out under his supervision until issuance of the Certificate of Conformity.	Chartered Engineer listed under the respective areas in the Directory of Building Services Engineers, published and maintained by the Institution of Engineers Sri Lanka (IESL)						

11	Reg (28)	<p>28. (1) A prior approval from the Relevant Authority shall be obtained for any development activities in respect of any construction, alteration or renovation of a Building.</p> <p>(2) Every application for a Development Permit shall made to the Relevant Authority by the applicant in Form "E" including written declaration of Annexure VII, VIII as set out in Schedule 1 to these regulations along with a written declaration of the same endorsed by a Relevant Qualified Person in Annexure IX, X and XI as prescribed in Schedule 3.</p>	<ol style="list-style-type: none"> 1. Form "E" to include declaration of the "Chartered Electrical Engineer, Chartered Mechanical Engineer and Chartered Building Services Engineer. 2. Annexure VII to include the name & signature of the "Chartered Electrical Engineer, Chartered Mechanical Engineer and Chartered Building Services Engineer, Chartered Civil Engineer. 3. Three additional Annexures (Declaration forms) to be included for the declaration of Chartered Electrical Engineer, Chartered Mechanical Engineer and Chartered Building Services Engineer along with Annexure IX, X and XI 																								
81	Form E	<p>6.10 Type of Air Conditioner (If Applicable)</p>	<p><u>Suggest to amend as follows</u></p> <p>6.10 Type of Air conditioner or Air conditioning system (if applicable) 6.11 Type of Ventilation system</p>																								
85	Annexure IX	<p>Declaration Form of the Qualified Person</p> <table border="1" data-bbox="388 992 1148 1216"> <tr> <td colspan="2">Signature of the Qualified Person</td> <td colspan="2">Date</td> </tr> <tr> <td colspan="4">Name</td> </tr> <tr> <td colspan="2">Email Address</td> <td colspan="2">Tele. No.</td> </tr> <tr> <td colspan="4">Registration No. of the Professional Institute (If available)</td> </tr> <tr> <td colspan="2">Postal Address</td> <td colspan="2">National Identity Card No.</td> </tr> <tr> <td colspan="4">Seal</td> </tr> </table>	Signature of the Qualified Person		Date		Name				Email Address		Tele. No.		Registration No. of the Professional Institute (If available)				Postal Address		National Identity Card No.		Seal				<ol style="list-style-type: none"> 1. Suggest to delete "If applicable" as the registration of a professional institute should be essential to become a qualified person.
Signature of the Qualified Person		Date																									
Name																											
Email Address		Tele. No.																									
Registration No. of the Professional Institute (If available)																											
Postal Address		National Identity Card No.																									
Seal																											
15	35 (c)	<p>(c) all Rooms, compartments, corridors, staircases, verandas and roof terrace of a building and the thickness of the wall and columns thereof;</p>	<p><u>Recommend to amend Reg 35 (c)as follows;</u></p> <p>All rooms, compartments, corridors, staircases, fire compartments, Lift Cores, verandas and roof terrace of a building and the thickness of the wall and columns, thereof;</p>																								

15	35 (h)	(h) the means of escape from fire and the fire prevention measures taken in respect of the building including the location of fire extinguishing equipment and installations of lighting protection measures in case of high rise buildings;	<p><u>Recommend to amend Reg 35 (h) as follows;</u></p> <p>the means of escape from fire, fire assembly areas, fire lobbies, fire EXIT signs, fire engine access and hardstanding locations etc as per the regulatory requirements;</p> <p>Fire protection measures taken in respect of the building including the location of external pillar hydrants, breaching inlets and fire extinguishing equipment etc as per regulatory requirements.</p> <p>Installation of Lightning protection measures and equipotential bonding & earthing requirements in accordance with the local & international standards.</p>
15	35 (i)	(i) each floor of the building which is to be air-conditioned, mechanically ventilated or pressurized, and whether such part is to be air conditioned by means of a centralized system or package unit and where possible the position of the Air Conditioning plants or units shall be indicated on the floor plan;	<p><u>Recommend to amend Reg 35 (i) as follows;</u></p> <p>each floor of the building which is to be air-conditioned, mechanically ventilated or pressurized, and whether such part is to be air conditioned by means of a centralized system or individual/multi split units and where possible the position of the Air Conditioning equipment/ units and mechanical ventilation equipment, condensate water discharge plan shall be indicated on the floor plan;</p>
15	35 (j)	(j) Allocated space for parking bays, ramps, staircases, landings, generators, electrical transformers, central point of LP Gas distribution etc.;	<p><u>Recommend to amend Reg 35 (j) as follows;</u></p> <p>allocated space for parking bays, ramps, staircases, landings, lift/Escalator pits, fire pumps, fire tanks, water tanks, Equalization tank, Sewer Treatment Plant, generators, fuel storage, electrical transformers, central point of LP Gas distribution etc, boilers, etc .;</p>
15	35 (m)	(m) Position of the Garbage Disposal Point may be required by the relevant Authority	<p><u>Recommend to amend Reg 35 (m) as follows;</u></p>

			The solid waste collection bins, Solid Waste storage rooms/locations, Garbage truck parking location as required by the relevant local Authority/National Policy
15	35 (n)	Proposed New regulation	Service ducts, Electrical DB Locations, Metering points, communication and network equipment locations to be indicated in each floor.
16	36 (e)	Proposed New regulation	Sectional elevations across the Lifts shafts completed with structural opening for landing doors, Lift pit, overhead height , machine room, and access way to machine room
17	38	The detailed structural engineering design of any building works shall be submitted to the Relevant Authority in the form of plans and sections, together with a copy of the design calculations. Where such design is submitted to the Relevant Authority an electronic copy shall also be submitted.	The detailed structural engineering design of any building works 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 such design is submitted to the Relevant Authority an electronic copy shall also be submitted.
17	40 (1)	(1). Where the floor area is 400m ² or more, or where the Relevant Authority deems necessary, the clearance from the Relevant Institution shall be obtained for all Building services including plumbing, mechanical, electrical and electronic installations of developments.	Recommend to amend Reg 40 (1) as follows; Except private single unit, residential installation, where the floor area is 400m ² or more, or where the Relevant Authority deems necessary, the clearance from the Relevant Institution shall be obtained for all Building services including Electrical, Mechanical, Plumbing, electronic and telecommunication installations of developments.
17	40 (3)	Proposed New regulation	Proposed as a new regulation 40 (2b). The detailed building Services engineering designs for Electrical distribution, lightning protection, Ventilation, Air conditioning, plumbing and drainage shall be submitted to the Relevant Authority in the form of plans and sections, together with a copy of the design brief. Where such design is submitted to the Relevant Authority an electronic copy shall also be submitted.

17	42 (1)	(1). Every plan submitted for approval shall be clearly drawn and produced in prints. All extensions to the existing building works shall be indicated clearly and new additions shall be marked in red color. Where the plan consists of more than one unit such units shall be clearly marked in different colors.	<p><u>Recommend to amend Reg 42 (1) as follows;</u></p> <p>Every plan submitted for approval shall be clearly drawn to depict the respective building services design and produced in prints. All extensions to the existing building works shall be indicated clearly and new additions shall be marked in red color. Where the plan consists of more than one unit such units shall be clearly marked in different colors.</p>
18	43	Where any building work consists of repair or alteration to an existing building or any addition thereto, a plan of such building work submitted under these regulations, if so required by the Relevant Authority, shall be accompanied with a certificate by a Relevant Qualified Person 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.	<p><u>Recommend to amend Reg 43 as follows;</u></p> <p>“Relevant Qualified Person as set out in Schedule 3</p>
18	44.1	The Green Building Certificate issued by the Authority shall be obtained in respect of every development which contains a floor area of 400m ² or more, save and except private single unit residential building;	The Green Building Certificate issued by the Authority shall be obtained in respect of every development which contains a floor area of 800m² or more, save and except private single unit residential building, factories, industrial buildings, and constructions where the proposed point table is not practically achievable.
19	54	After the Authority satisfied itself that the requested levels are fulfilled may return a percentage of processing fee for Green Building Certificate as mentioned bellow. <p>(a) for “Silver Level” - 10%</p> <p>(b) for “Gold Level” - 30%</p> <p>(c) for “Platinum Level” - 50%</p>	After the Authority satisfied itself that the requested levels are fulfilled may return a percentage of processing fee for Green Building Certificate as mentioned bellow for the every development activity specified in paragraph 44(1) . <p>(a) for “Silver Level” - 10%</p> <p>(b) for “Gold Level” - 30%</p> <p>(c) for “Platinum Level” - 50%</p>

		Provided that, the Developer shall provide adequate evidence that such development may achieve the specified rating, as set out in the Schedule 5 .	Provided that, the Developer shall provide adequate evidence that such development may achieve the specified rating, as set out in the Schedule 5 .
22	67	(b) 2.8m average height and 2.4m at the lowest point for kitchen; and	2.8m average height and 2.4m at the lowest point for kitchen and whereas the car transporting lifts are to be installed the minimum height shall meet the requirement of such an installation; and
25	69	69). The lifts of required standards shall be installed at the main entrance and other suitable locations in the buildings exceeding four floors or more than 15.0m in height as set out in Schedule 9 . A letter from a suitable qualified person shall be submitted affirming the installation of the same	<p><u>Recommend to amend Reg 69 as follows:</u></p> <p>69).</p> <p>a) Vertical transportation system shall be designed and installed for buildings exceeding four floors or more than 15.0m in height in compliance with required standards including 69 (b), 69 (c), 69 (d), 69 (e), 69 (f) & 69 (g) of this Regulation. A letter from a Qualified person as set out in Schedule 3, shall be submitted affirming the installation of the same.</p> <p>b) Vertical transportation system complied to relevant safety rules and regulations (EN 81 and EN 115 series) shall be planned according to CIBSE Guide D and same are required to meet specifications published by CIDA.</p> <p>c) Vertical transportation system is required to be designed to an acceptable traffic analysis such that their performance shall meet the requirements given in Schedule 9</p> <p>d) Every hospital (irrespective of height of the building) having more than one floor level needs to be provided with bed lifts of standard size.</p> <p>e) The Lift/lifts installed at public places shall meet the requirements accordance with the Accessibility Act of Sri Lanka -Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996.</p>

f) Requirement of Fireman lifts and Firefighting lifts

Building up to 15m height

All lifts shall be facilitated with fire emergency return operation. Where the building is to be occupied with disable or elderly people, at least one lift shall be fireman lift for serving maximum 900m² floor area.

Buildings over 15 m height

The buildings over 15m heights are needed to provide Fireman lifts and Fire fighting lifts for emergency evacuation and for provision of transportation facilities for fire fighters. These lifts are required to 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 hr. against fire. At least one fireman lift shall be installed for every 900 m² floor area.

Please refer Guide D of CIBSE and BS EN 81-72 for more details and requirements.

- g) Every passenger and goods lift and escalator or moving walk shall be tested for safeties according to the safety regulation and to the manufacturer's instructions. Buildings over 30m, the commissioning test shall be done in presence of Qualified person and certificate shall be forwarded with other submissions for CoC. (*Regulation 83.2*)

28	72 (1a)	<p>(1) where Air-Conditioning, Mechanical Ventilation or artificial lighting is installed or intended to be installed in a Building: -</p> <p>(a) 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;</p>	<p><u>Recommend to amend Reg 72 (1a) as follows;</u></p> <p>(a). Such installation shall be in accordance with the relevant provisions of these regulations considering the particular type of use of the building or part thereof. Such installations shall be designed, carried out and certified under the supervision of the Relevant Qualified Persons as set out in Schedule 3, in order to ensure thermal comfort within such buildings or premises</p>
28	72 (4a)	<p>(4) (a) Where Air Conditioning, Mechanical Ventilation or artificial lighting is installed in a building, a minimum one third (1/3) of the area on every floor of such building shall have openings to benefit from natural source of ventilation.</p>	<p>This may not applicable to high rise buildings as opening cannot be provided at higher levels for safety reasons.</p>
28	72 (4b)	<p>(b) where underground constructions are involved in the development, 100% of the area shall be provided with Mechanical Ventilation and artificial, lighting installed in compliance with the standards specified by the Construction Industry Development Authority (CIDA) and a generator shall be installed to facilitate emergency power requirements. A certification from a Relevant Qualified Person shall be submitted confirming the installation of the same.</p>	<p><u>Recommend to amend Reg 72 (4b)as follows;</u></p> <p>“Relevant Qualified Person as set out in Schedule 3”</p>
29	72 (4d)	<p>(d) Such installations referred to in sub-regulation (4)(b), shall be on the recommendation and certification issued by the Relevant Qualified Person.</p>	<p><u>Recommend to amend Reg 72 (4d)as follows;</u></p> <p>“Relevant Qualified Person as set out in Schedule 3”</p>
33	76 (8)	<p>(8) The rainwater system and plans shall be prepared by a Relevant Qualified Person in accordance with these regulations and shall be-</p>	<p><u>Recommend to amend Reg 76 (8)as follows;</u></p> <p>“Relevant Qualified Person as set out in Schedule 3”</p>
39	87 (6)	<p>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 route is not be obstructed, unless otherwise directed by the Chief Fire Officer.</p>	<p>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 route is not be obstructed, unless otherwise directed by the Chief Fire Officer.</p>

43	93 (1)	With respect to every development which is registered for Green Building Certificate , the owner or Developer shall ensure, at the time of applying for the Certificate of Conformity, that the development complies with	With respect to every development the every development activity specified in regulation 44(1) Which are registered for Green Building Certificate , the owner or Developer shall ensure, at the time of applying for the Certificate of Conformity, that the development complies with																					
50	106.2	Where high tension electricity supply lines are situated, every building shall be away from a vertical distance of 4.5m and horizontal distance of 2.5m from such lines and clearance shall be obtained from the Ceylon Electricity Board.	Where high-tension electricity supply lines are situated, every building shall obtain the Relevant licensed authority for power distribution as per Table xx given below																					
120	Schedule 3 For qualified persons	<table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>A certificate indicating the conformity of the Design with the standards of Green Building design (Minimum 'Certificate' Level) and advising the developer to carry out the construction work in compliance with Green Practices under his supervision until issuance the Certificate of Conformity</p> </td> <td style="width: 50%; vertical-align: top;"> <p>A Corporate Member of a Professional Institute Incorporated by an Act of Parliament with having certificate minimum weight of 03 Credits in Green Building of SLQF</p> </td> </tr> </table>	<p>A certificate indicating the conformity of the Design with the standards of Green Building design (Minimum 'Certificate' Level) and advising the developer to carry out the construction work in compliance with Green Practices under his supervision until issuance the Certificate of Conformity</p>	<p>A Corporate Member of a Professional Institute Incorporated by an Act of Parliament with having certificate minimum weight of 03 Credits in Green Building of SLQF</p>	Chartered Architect and Chartered Electrical Engineer or Chartered Mechanical Engineer or Chartered Building Services Engineer or Chartered Civil Engineer of the development should certify the conformity of the design with the standard of Greed Building Design																			
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112	Fee for Green building certificate	<p style="text-align: center;">Fee for Green Building Certificate</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Nature of Development Activities</th> <th colspan="2" style="text-align: center;">Processing Fee (excluding tax)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1. Registration of all Levels of Green Building Certificate</td> <td colspan="2" style="text-align: center;">Rs. 5000/</td> </tr> <tr> <td style="text-align: center;">2. To obtained Final Green Building Certificate (maximum Rs.1million)</td> <td style="text-align: center;">Revalidate Green Certificate (m²)</td> <td style="text-align: center;">Final Green Certificate (m²)</td> </tr> <tr> <td style="text-align: center;">i. Certificate Level</td> <td style="text-align: center;">Rs. 100/</td> <td style="text-align: center;">Rs. 100/</td> </tr> <tr> <td style="text-align: center;">ii. Silver Level</td> <td style="text-align: center;">Rs. 100/</td> <td style="text-align: center;">Rs. 100/</td> </tr> <tr> <td style="text-align: center;">iii. Gold Level</td> <td style="text-align: center;">Rs. 100/</td> <td style="text-align: center;">Rs. 100/</td> </tr> <tr> <td style="text-align: center;">iv. Platinum Level</td> <td style="text-align: center;">Rs. 100/</td> <td style="text-align: center;">Rs. 100/</td> </tr> </tbody> </table>	Nature of Development Activities	Processing Fee (excluding tax)		1. Registration of all Levels of Green Building Certificate	Rs. 5000/		2. To obtained Final Green Building Certificate (maximum Rs.1million)	Revalidate Green Certificate (m²)	Final Green Certificate (m²)	i. Certificate Level	Rs. 100/	Rs. 100/	ii. Silver Level	Rs. 100/	Rs. 100/	iii. Gold Level	Rs. 100/	Rs. 100/	iv. Platinum Level	Rs. 100/	Rs. 100/	Propose to revise the fee structure
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124	Schedule -9	<p style="text-align: center;">Schedule 9 (Regulation 69)</p> <p style="text-align: center;">Specification for Lift</p> <table border="1" data-bbox="411 297 961 548"> <thead> <tr> <th>Usage</th> <th>Extent of the Building (m²)</th> <th>Capacity (For each category)</th> </tr> </thead> <tbody> <tr> <td>Office</td> <td>9000</td> <td rowspan="4">One for 20 persons</td> </tr> <tr> <td>Hotel</td> <td>7500</td> </tr> <tr> <td>Housing Complex</td> <td>9000</td> </tr> <tr> <td>*Hospital</td> <td>1000</td> </tr> </tbody> </table> <p>*Hospitals shall be provided 8*8 sized lift in the main entrance and the other places.</p>	Usage	Extent of the Building (m ²)	Capacity (For each category)	Office	9000	One for 20 persons	Hotel	7500	Housing Complex	9000	*Hospital	1000	<p style="text-align: center;">Schedule 9- Traffic Analyzing data and expected performance</p> <table border="1" data-bbox="1192 240 2001 675"> <thead> <tr> <th rowspan="2">Key Factors</th> <th colspan="3">Types of Building</th> </tr> <tr> <th>Offices</th> <th>Hotels</th> <th>Apartments</th> </tr> </thead> <tbody> <tr> <td>Principle of determining the floor population</td> <td>Occupation given by the planner or net internal floor area</td> <td>No. of rooms</td> <td>No. of bedrooms</td> </tr> <tr> <td>Relevant Traffic Pattern</td> <td>Morning up peak Noon two way Evening down peak</td> <td>Morning down Evening two way</td> <td>Two way</td> </tr> <tr> <td>Preferable interval</td> <td>Max. 30 seconds</td> <td>Max. 50sec.</td> <td>Max. 90 sec.</td> </tr> <tr> <td>System Service Time (If required)</td> <td>150 sec.</td> <td>180 sec.</td> <td>240 sec.</td> </tr> <tr> <td>Handling capacity for 5 minutes</td> <td>11% - 17% of population for up peak</td> <td>10% - 15% of the population for two way</td> <td>5% - 7% of the population for two way</td> </tr> </tbody> </table>	Key Factors	Types of Building			Offices	Hotels	Apartments	Principle of determining the floor population	Occupation given by the planner or net internal floor area	No. of rooms	No. of bedrooms	Relevant Traffic Pattern	Morning up peak Noon two way Evening down peak	Morning down Evening two way	Two way	Preferable interval	Max. 30 seconds	Max. 50sec.	Max. 90 sec.	System Service Time (If required)	150 sec.	180 sec.	240 sec.	Handling capacity for 5 minutes	11% - 17% of population for up peak	10% - 15% of the population for two way	5% - 7% of the population for two way
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36	78	<p style="text-align: center;">ELECTRICAL AND PLUMBING WORKS</p> <p>78. Every civil, electrical and plumbing works of a building shall be certified and carried out under the supervision of the Relevant Qualified Persons as set out in Schedule 3, in order to ensure maximum safety and sanitary conditions within such building or premises.</p>	<p style="text-align: center;">MECHANICAL, ELECTRICAL & PLUMBING WORKS</p> <p>Every Mechanical, Electrical and Plumbing works of a building shall be certified and carried out under the supervision of the Relevant Qualified Persons as set out in Schedule 3, in order to ensure maximum comfortability, safety and sanitary conditions within such building or premises.</p>																																							
36		<p><u>Proposed New regulation</u></p>	<p style="text-align: center;">INDOOR MOBILE COMMUNICATION</p> <p>Infrastructure for indoor mobile communication within buildings shall be provided adequately to cover the entire premises which the Relevant Authority may direct to do so, considering the use of such buildings.</p>																																							
53	PART IX Definitions	Chartered Engineer	Chartered Engineer is any person who is registered as a corporate member of Institution of Engineers, Sri Lanka (IESL)																																							
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UDA to check whether the TRC can be considered as a Relevant Authority

DISTANCE FROM BUILDINGS OR STRUCTURES TO OVERHEAD LINES

Regulation 36 and 37

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 be as specified below :

<i>Nominal Voltages</i>	<i>Vertical Distance</i>	<i>Horizontal Distance</i>
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

Table -xx

5. Planning

IESL Planning Subcommittee Comments to the draft UDA Planning and Development Regulations 2020

General:

1. Urban Development Planning is identifying the desired future and formulating a process to achieve that desired future. The most important techniques of implementing the development plans are through capital improvements, infrastructure development and through planning and development regulation. **It is important to remember that Planning and Development regulation is simply a tool to achieve Goals and Objectives of the Plan. Planning and Development regulations without a Development Plan can be aimless.** It is important to review planning and development regulations to make sure that they are leading towards the goals and objectives of the development plan of a particular area.
2. “The provisions of these regulations shall be applicable for every area for the time being declared by the Minister by notification published in the Gazette, to be an Urban Development Area.”

As understood, “Urban Development Authority Planning & Development Regulations 2020” are general Regulations formulated on a common ground. As the situations vary in different Local Authorities (LA), and even within the same LA (Zoning), general regulations will not serve the desired goals and objectives of the development of the particular area. Therefore, IESL strongly believe that **Planning and Development regulation** has to be gazetted under the Section 8 of the **Urban Development Authority (Amendment) Act No. 4 of 1982** with the Development Plan.

3. The formulation of regulations should follow a clearly explained methodology and should be transparent, without ambiguity and systematic. And also to be in compliance with provisions given in the Urban Development Authority Law of 1978 and the subsequent amendments.
Accordingly, preparation of development plan of a particular LA area, has to be done in consultation with the respective LA and **all** relevant stakeholders especially physical and social infrastructure agencies.
4. It is noted that all previous regulations will be **repealed** by this. IESL recommends not to repeal all, but to gazette this as an amendment.
5. It has to be noted that even with the 1986 general regulations, we have been experiencing many repercussions. (For eg: Due to allowing a minimum site extent upto 6 perch

(150sqm) for land subdivision, issues such as Solid Waste Management problems, Ground Water Pollution, Public health, Traffic congestion etc.)

6. These proposed regulations consist of several unclear, undefined factors, which are not transparent and having an extensive weightage (eg: Zone Factor) on the urban Landscape.

Section	Item	Comments/suggestions
Part 1	Preliminary Planning Clearance	
1.1	Preliminary Planning Clearance for each and every development	<p>Not necessary for all developments A PPC to be obtained only for any of following development activities:</p> <ul style="list-style-type: none"> i. Any sub-division or amalgamation of a land that is more than 01 ha in extent ii. Any sub-division of a land where number of lots exceeds 08 iii. Any development that exceeds 2500 sq.m of floor area, or /and 30 m in height iv. Report from the qualified person to be submitted regarding the sewer & storm water disposal

		system of the proposed sub division.
Part 11	Land Subdivision, Amalgamation, Resurvey and Development	
7	<p>“Precipitates any impact pertaining to the sensitivity of the existing environment”</p> <p>The planning committee of the Relevant Local Authority may at its sole discretion direct the application to the Authority to get ratification for the proposed Development Activity for land sub division, amalgamation, re-survey is in compliance with the development plan and the environmental condition of such area.</p>	<p>To be specified in detail.</p> <p>Reasons should be given in a rejection</p>
9 (O)	In the case of any land sub division, where the number of lots exceeds 10 and each lot is less than 250 sq.m in extent, a minimum space of 20 sq.m of land for a proposal for a waste management shall be provided and such space shall be indicated in the plan.	<p>This may cause a nuisance to the neighborhood.</p> <p>Suggest to remove.</p>
18	<p>(1) Every Lot in a sub-division shall have access with existing or proposed street in compliance with the requirements as specified under Schedule 4.</p> <p>(3) Any carriageway of a road, which is less than 7.0m in width, shall have the same width, and drains and other requirements incidental thereto shall be reserved from such land.</p> <p>(5) Where a land is sub divided into a large number of Lots for which the main access required is 9.0m or more, at the end of the point of serving the excess number of lots, the width of such access road may be reduced up to 7.0m provided that, the minimum width of 7.0m shall be maintained in the balance portion of the access road.</p> <p>(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</p>	<p>(1) Pl refer prosed schedule 4.</p> <p>(3) Any carriageway of a road, which is less than 7.0m 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 such land.</p> <p>(5) The reduction of road with will create lot of infrastructure, legal and social issues including turning circle, air circulation etc. Reduction of Road with not recommended.</p> <p>(6) to be applicable only for existing land lots, not for new subdivisions.</p>
24 (b)	(b) Remit the ten per centum (10%) of the market value of the land so sub divided to the designated account held by the Relevant Authority.	This will not the serve the purpose of community recreation and open space requirement. Hence suggest to

		remove.
Part IV	Planning, Designing and Calculation of the Development	
45	<p>(1) The Permissible Floor Area for a development within any plot of land shall depend on the factors enumerated hereunder -</p> <p>(a) the extent of land;</p> <p>(b) the length of the boundary of the land directly abutting the road, from which the land has right of way (road frontage);</p> <p>(c) Width of the road that provide access to the land;</p> <p>(d) the Zone Factor which indicates the development density specified for the area</p> <p>(e) the other conditions imposed by the other relevant Laws or regulations</p> <p><i>“Zone Factor is defined as 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”.</i></p>	<p>The ‘Zone Factor’ shall be clearly explained and transparent.</p> <p>It shall not lead to any ambiguities.</p> <p>Value or numerical change of the zone factor and values for floor area ratio should not be allowed, unless the comprehensive studies by the UDA and relevant local authorities. Also if such case will happen written concurrence to be obtained by local authorities and social & physical infrastructure agencies. (this process to be same as the process following to prepare new development plan as per the UDA act)</p>
46	<p>(1) The Permissible Floor Area in respect of a Development Plan shall be computed based on Form “A” “B” and in the absence of a Development Plan computed based on Form “C” and “D” respectively as set out in Schedule 6. Such Permissible Floor Area shall exclude the spaces allocated for parking facilities, air conditioned plant and other service machinery of such building use.</p> <p>(2) Space provided for parking in excess of the ten per centum (10%) of the regulatory parking requirements may be permitted in respect of a Development Plan specified in sub-regulation 46(1), and any additional space shall be included in the Permissible Floor Area.</p> <p>(5) The relevant Zone Factor shall be used for calculating Permissible Floor Area, with respect to a Development Plan and specified in sub-regulation 46(1).</p>	<p>IESL suggest not to practice form D & Form E until the preparation of Draft Development Plans together with the relevant stakeholders including relevant local authorities</p>
47	<p>The extent of the land plot, excluding the portion that falls within the Street Line/s shall be considered for the purpose of computing as the Permissible Floor Area for the Development Activity.</p>	<p>47 (1)</p> <p>The Permissible Floor Area for the relevant Development Activity shall be computed based on the extent of the land plot excluding the portion that</p>

		<p>falls within the Street Line/s.</p> <p>47 (2) The Permissible Floor Area for the relevant development Activity shall be computed based on the extent of the land plot including the portion that falls within the Building Line/s</p> <p>There shall be clear definitions to 'Building Line', 'Street Line' and 'Proposed Road width'.</p> <p>The IESL recommends the above defined in compliance with the provisions in the UDA Act of 1978, H & TI Ordinance and the RDA Act.</p>
52	(1) A land or part thereof that falls within the reservation of a proposed road of a Development Plan, shall be transferred or conveyed to the Relevant Authority or physically amalgamate to the said road without consideration, by a deed of transfer, at the time of execution of such development.	<p>52 (1) A reservation or a part thereof demarcated along a proposed road identified for road widening by the Approved Development Plan, that particular portion shall be gifted to the relevant Authority by a deed of gift without any compensation being paid to the owner.</p> <p>52(2) If owner gift the land within the building line or street line to the road, that land portion to be taken to be in consideration to permissible floor area calculation for a particular land.</p> <p>52 (3) If land is affected by the building line by more than 20% more than 80%, benefits to be given to the developer as per the clause number 9.1 (b) (i) & (ii) in CCDP (amendment) – 2008.</p>
53	Where any proposed development may cause an adverse impact on the vehicular traffic flow in the area,	<p>To elaborate and specify.</p> <p>Reasons should be given in a</p>

	environmental conditions of the surroundings, fire risk, safety of the public, health hazards, security reasons associated with developments, archaeological value and the character of the surrounding developments etc., the Authority may limit the extent of any development, notwithstanding the proposal for such development is in compliance with the maximum Permissible Floor Area.	rejection
55	<p>(1) An open space shall be provided inside or around the proposed building as set out in the Schedule 6 in Form “C” in an area with a Development plan. In the absence of a Development Plan, Schedule 6 in Form “F” shall be applicable.</p> <p>(3) The Building Line is deemed immaterial in so far as all buildings contain a setback of 1.0m from the Boundary Wall.</p> <p>(4) 50% of the open space of the land shall be used for green garden or to maintain green shade except the hard landscape.</p>	<p>(1)Form C – Rear space & side space should be only with natural light & ventilation.(considering public health issues such as spreading of diseases and heat island formation) – Please refer the proposed form C in Schedule 6 as below</p> <p>(3) The word “immaterial” to be changed. Setback to be varied with the height of the building at least with a minimum of 1.2 m.</p> <p>(4) Not clear – to be reword</p>
Form C Bottom Line	65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less	In urban design point of view, 12 floors is too much. Maximum height shall be 12 m
56	(2)Any land which takes an irregular shape shall have a minimum of 3.0m frontage of which the development shall be permissible from the point of which the width of the land is 6.0m.	To be applicable only for existing land lots, not for new subdivisions.
58	(1) All constructions shall be in compliance with the Street Lines imposed by the Road Development Authority or Relevant Institution or as set out in the Development Plans.	“Street Line” to be corrected as “Building Line/Street line”
66	The area of any habitable room in a residential Building shall be as set out in the Schedule 7.	To include a caretakers hut
Part VI	Certificate of Conformity	
86	(1) The Relevant Authority may grant or renew 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 on the plan of the building 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	No meaning for renewal of CoC, Should be part CoC or letter of occupation.

	who may occupy the building or part thereof	
Part VII	Change of Use	
	The Authority may grant a temporary permit for a change of use for a period of one year, provided the proposed use is in compliance with the zoning regulations of the Development Plan, and compatible with the existing land use pattern and no adverse impacts may be caused to the existing environment, the parking, open space and other requirements within the site, width of the	IESL propose to not to issue any change of use certificate for any commercial activity without any proper approval for the same. Change of use certificate creates social and infrastructure issues and also it will adversely impact to the goals and objectives of the development plan.
Part VIII	Other Conditions	
100	The Relevant Authority may grant approval for any development of a condominium property which is deemed to be a development by stage or part under the Condominium Management Authority Law, as set forth hereunder:	To revisit in consultation with the CMA
101	Development Guide Plans	This section is very important and need to be rewritten. Refer to the CCDP 1999, volume II, Section 36, P. 32.
Part IX	Definitions	
	“Qualified Engineer Relevant Subject” means any person who is registered with the Institute of Engineers Sri Lanka established by the Institute of Engineers Act No. 17 of 1968	To be corrected any person who is registered with the Engineering council Sri Lanka established by the Act No. 4 of 2017
Schedule 10 Regulation 71	Specification of Air Wells for natural light and ventilation and dimensions of the mechanical elevators with at least bed lift	Seems erroneous. Pl check

Proposed Schedule 4

[Regulations 18,19,20]

Accessibility to Lands for Residential Use

Minimum Width of Access Road/ Street (meters) (Refer regulation 18. (3))	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 meters	2	2
	*At a distance of 100m or less, but both ends connected to public roads where width is 7m. or more	4	2
4.5-5.0	up to 100 meters	8 6	2
	*At a distance of 200m or less, but both ends connected to public roads where width is 7m. or more	4 12	2

7.0	-	20	Permissible Floor Area applies
9.0 or more	-	unlimited	Permissible Floor Area applies

Note: *This relaxation does not apply to internal land subdivisions.

IESL endorsed with the amended schedule 4 by the ITPSL as above.

Proposed Schedule 6

IESL endorsed with the amended **Form "B"** by the ITPSL as above.

Form B - Number of Floors for 3m & 4.5m wide Roads						
Minimum Road Width (Refer regulation 18. (3))	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
3.0 m	6.0 m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
5.0 m 4.5m	6.0 m	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

IESL recommended to adopt the following proposal for **Form C**

Form F – Setbacks (General Regulations)								
Building Height (m)	Minimum Site Frontage (m)	Plot Coverage *		Rear Space (m)		Side Space (m)		
		Non residential	Residential	Without Natural Light & Ventilation	With Natural Light & Ventilation 1	Without Natural Light & Ventilation 2	With Natural Light & Ventilation	
							Minimum width	Minimum Area (For light well only)
Less than 7	6	80% **	65%	2.3m	2.3m	-	2.3m	5 Sq.m

7 – 15	6	65%	65%	3m	3m	-	3m	9 Sq.m
15 – 25	10	65%	65%	4m	4m	3m both side	4m	16 Sq.m
25 – 40	20	65%	65%	4m	5m	3m both side	5m	25 Sq.m
40 – 60	30	50% ***	50% ***	5m	6m	4m both side	6m	36 Sq.m
60 and above	Above 40m	50% ***	50% ***	5m	6m	5m both side	6m	****
<p>Building Height – Height between access road level to roof top level * Where no Plot Coverage specified under the zoning regulations ** Purely nonresidential activities (You may define this) *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floor whichever is less. In any context, no Podium shall exceed 12 m as it detrimental to urban design principle 3 **** Minimum area shall be increased by 1 sq.m for every additional 3m height</p>								

IESL Suggestion:

1. **Rear Space should only be with natural light and ventilation**
2. **3m both side spaces are proposed for the building with height more than 15m**
3. **In any situation the height of the Podium shall not exceed 12 meters**