

Question: 01 - Explain the importance of using the correct building regulations prior to construction?

Building regulations are a set of national standards for construction work in order to achieve some 'must have' objectives. They apply for any type of construction regardless of whether it is a new development, an extension or an alteration to existing buildings. They are set considering all the aspects of construction such as foundations, damp-proofing, stability of the building, insulation, ventilation, heating, fire protection and fire exits too. For some types of buildings, regulations consider disabled accessibility as well. Which means you are constructing a building for everyone, and fail safe, if you adhere to the building regulations. That is the main reason why those regulations are important. Some other importance can be explained as follows.

- Regulations ensure that any construction is safe for people and prevents construction of dangerous structures and buildings.
- They ensure the sustainability of the building. Considering the methods of constructions to be employed, regulations promote efficient usage of energy and materials to sustain the building for a longer period, helping to keep quality building in the area, decreasing the liability.
- Also, building regulations ensure the security of the terrain, both people, other living creatures and properties. It helps to keep the ecosystem balanced.

That is why building regulations are important. Also, there are consequences that you have to deal with on your own that occurs by not adhering to the regulation measures. Such as, if you ignore the regulations and construct a building, you are required to make it fixed at your own cost. Also the person or company that did your construction may be fined as well. Therefore it is always better to stick with the regulations.

Question: 02 - List out the correct procedures, that you need to follow until obtaining the building permit from relevant authorities?

1. Collect an application from the Pradeshiya Sabha Office. It charges Rs.300 for an application.
2. Get the following documents ready
 - a) Duly filled application.
 - b) Original plan and three copies of the plan of the building to be approved.
 - c) Copy of a relevant deed.
 - d) Receipt of payment made for the extent of square feet.
3. Submit the required documents to the relevant section at the Pradeshiya Sabha.
4. The site will be inspected by a technical officer / public health inspector (PHI) of the Pradeshiya Sabha.
5. The file will be submitted to the planning committee for the approval when above officers recommend the site.
6. Collect the approved plan after placing approval frank on it.

Question: 03 - List out the common checklist of a building application form?

1. Duly filled e-Application
2. Singed Declaration Forms of;
 - a) Applicant/s
 - b) Owner/s (IF the Applicant is not the owner of the land)
 - c) Qualified Persons
3. If the applicant is not owner of the land, Consent letter from owner of the land & power of attorney
4. Copy of National Identity Card (Applicant & Owner of the land) or Business Registration Certificate (If the Applicant is a company or any other Organization)
5. 04 Copies of Drawings with Signatures of
 - a) Applicant
 - b) Chartered Engineer
 - c) Chartered Architect
6. Copy of Deed / Title Certificate
7. Road sketch, (drawing or google Map) Including Access from main road
8. Approved plans / COC / for existing Building (If Available)
9. A copy Of approved Sub Division plan
10. Payment slip (Building application Processing fee)
11. Payment Receipt of Assessment Rates (Relevant Year)
12. Street line (if CMC & DMMC area)
13. Building line Certificate
14. Drainage & Water Clearance (if available)
15. Qualified Person's Certification (Lift/Mechanical Ventilation/Swimming Pool)
16. Documents for Non Residential Building and Apartments
 - a) Fire Certificate (Will be notify by authority during the application processing stage)
 - b) Clearance From Ceylon Electricity Board (CEB)
 - c) Clearance From National Water Supply & Drainage Board (NWS&DB)
 - d) Solid Waste Disposal System (Agreement of Local Authority)
 - e) Sewerage and Waste Water Disposal System
 - f) Clearance Condominium Management Authority (Will be notify by authority during the application processing stage)
17. Clearance specified in the PPC clearance / clearance from other Authority (if applicable)
 - a) UDA
 - i. Traffic Impact Assessment
 - ii. Preliminary Planning Clearance
 - b) Labor Department
 - c) Board of Investment
 - d) Coast Conservation Department
 - e) National Building Research Organization
 - f) Road Development Authority
 - g) Railway Department
 - h) Civil Aviation
 - i) Central Environmental Authority