**Urban Development Authority Planning & Development Regulations 2021**

**Part I: General Regulations**

**Clause 1: Preliminary Planning Clearance and Approval** 1.1 A Preliminary Planning Clearance (PPC) must be obtained from the Urban Development Authority (UDA) before initiating a development activity. 1.2 PPC applications must include a survey plan and all relevant approvals from government agencies. 1.3 PPC is required for land subdivisions exceeding 1 hectare, residential developments over 1,000m², and non-residential developments over 400m². 1.4 PPC is valid for one year, with a maximum extension of two additional years.

**Clause 2: Land Subdivision, Amalgamation, and Development** 2.1 Any land subdivision exceeding 0.5 hectares or involving more than eight lots must comply with planning regulations. 2.2 Survey plans must be prepared to a minimum scale of 1:1000 and indicate roads, open spaces, drainage, and existing buildings. 2.3 The minimum plot size is 150m² unless otherwise specified. 2.4 Road access must be at least 9m for non-residential developments; residential access roads must comply with Schedule 4 standards. 2.5 10% of the total land area must be reserved for community or recreational purposes if subdivision exceeds 1 hectare. 2.6 Reserved space may be replaced with an equivalent monetary contribution to the relevant authority if the reserved area is under 300m².

**Clause 3: Building Development Permits** 3.1 All building construction, renovation, or alterations require a Development Permit from the UDA. 3.2 Development Permits are valid for one year and may be extended for a maximum of two additional years. 3.3 Applications must include floor plans, site plans, and approvals from relevant agencies. 3.4 Developers must adhere to environmental and safety standards, including fire protection measures for buildings exceeding 15m in height.

**Clause 4: Structural, Safety, and Infrastructure Requirements** 4.1 Buildings exceeding 15m in height or containing more than five residential units require fire safety clearances. 4.2 Structural engineering plans must comply with the National Building Code and be certified by a Qualified Person. 4.3 Drainage, wastewater, and stormwater systems must be integrated into the development plan and approved by the relevant agencies. 4.4 Minimum street width requirements apply to all subdivisions, ensuring safe vehicular and pedestrian access.

**Clause 5: Special Provisions and Environmental Considerations** 5.1 Subdivisions exceeding 10 acres must display a public notice board containing project details and developer contact information. 5.2 Developments near environmentally sensitive areas (e.g., wetlands, archaeological sites) require additional clearances. 5.3 Industrial developments must comply with the National Environmental Act and undergo Environmental Impact Assessments (EIA) when applicable.

**Clause 6: Compliance, Enforcement, and Penalties** 6.1 No development may proceed without a valid Certificate of Conformity (CoC) from the UDA. 6.2 Violations of development permits may result in penalties, suspension of approval, or legal action. 6.3 The relevant authority may conduct inspections at any stage of the development process to ensure compliance.

**Clause 7: Database Mapping and Legal Cross-Referencing** To store this information in a structured database, the following table schema can be used:

**Table: regulations**

| **ID** | **Clause Number** | **Category** | **Full Text** | **Summary** |
| --- | --- | --- | --- | --- |
| 1 | 1.1 | Planning Clearance | "A Preliminary Planning Clearance (PPC) is required..." | "PPC required for large developments..." |
| 2 | 2.3 | Land Subdivision | "Survey plans must be prepared to a minimum scale..." | "Land subdivisions must follow scale and space regulations..." |