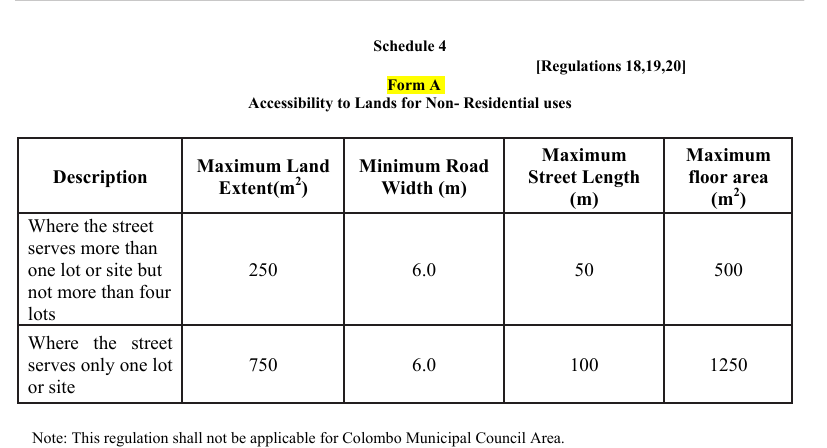
| Part II: Land Subdivision, Amalgamation and Development | |
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| 7. | Where any land,   1. exceeds an extent of 0.5 hectare or more and proposed to be subdivided into more than eight lots (8) or 2. precipitates any impact pertaining to the sensitivity of the existing environment, |
| 8. | Every Developer or his Agent shall furnish a detailed survey plan prepared to a scale of not less than 1:1000, which indicates the proposed lots and the corresponding dimensions, direction, widths and levels of all streets, open spaces and space for other amenities and the proposed use of every lot. Where site extent is large to be drawn on a standard size paper, a plan prepared at maximum of 1:4000 scale may be submitted. |
| 9.The survey plan for the proposed subdivision, amalgamation or development of land, shall be prepared in compliance with the standards,regualtions and shall conform with the conditions stipulated | 1. The minimum plot size of a lot shall be not less than 150 m2 in extent, unless otherwise specified by the Development Plan in effect for the particular Urban Development Area. 2. The location of the existing buildings, if any, shall be indicated in the plan. 3. The scale of the plan, north line and the assessment numbers of adjoining lots or buildings ought to be clearly indicated. 4. The means of access to the site and the width of the access roads shall be indicated. 5. All existing and proposed drains and water courses shall be indicated with the directions of the water flow. 6. A drainage system shall be indicated as a scheme to drain off natural water and rainwater and such drainage systems shall be connected to a common drain or other common waterways. Where the levels of the existing drains are not a receptacle of the outflow of the proposed drainage system, the space to accommodate an alternative drainage system shall be indicated in the plan. 7. When the site has slope angle of 10 degrees or more, the existing contours or spot levels of the site and levels of the road shall be indicated in the plan. 8. When the slopes less than 10 degrees are identified in the site, the existing contours or spot levels of the site and levels of the road may be indicated in the plan if it is deemed necessary by the Relevant Authority. 9. All boundaries of the plan shall be marked in black, and in a case where any discretion of previous boundary lines need to be indicated in the same plan, such lines shall be marked in red and a note to that effect shall be included in the plan. 10. The previous survey plans, if any, shall be referred in the Development Survey Plan for review. Where such survey plans are not available, a note to that effect with the ratification by the owner of the land and a note in respect of the original source used for the preparation of the plan shall be mentioned in the plan. 11. The Development Survey Plan shall indicate all Street Lines, Building Lines and any other road reservations, or limits or any other reservation as may be stipulated in the gazetted Development Plan or imposed by the Relevant Authority or Relevant Institutions. 12. Existing watercourses, manholes, fences or boundaries, Retaining Walls and electricity lines shall be indicated in the Development Survey Plan. 13. The Relevant Authority may request to superimpose the entire land as a sketch, where a portion of a relatively large land is applied for approval. 14. In the case of any land subdivision, where there are more than ten (10) lots which have less than 250 m2 in extent, a minimum space of 20 m2 of land shall be allocated for waste management as per the instruction of relevant Local Authority and indicated in the plan. 15. A space of 7.5 cm x 5.5 cm shall be allocated on the front page of the plan to record the details of the Development Permit. 16. The Survey Plan shall be prepared on standard metric size sheets of the international ‘A’ series or legal size and the original plan shall be submitted with five certified copies. |
| 14. | 1. Unless provided otherwise in the Development Plan or Development Guide Plan a sub-divided lot shall be not less than 150 m2 (6 perches) in extent, 6.0 m in frontage and 12.0 m in depth. 2. Notwithstanding anything to the contrary, the Relevant Authority may at its sole discretion consider to relax the minimum site extent or other requirements in respect of an existing land parcel. 3. Where a subdivision is proposed for the purpose of development of a condominium property, and if such subdivided portion is not used for common space, the minimum extent of that subdivided portion shall be in compliance with these regulations. |
| 17. | When subdivision, amalgamation or development of land is proposed for a particular site which adjoins a road, drain, river, any other water body or water source, the proposed plan for such activity shall comply with the reservations and other conditions imposed by the Relevant Authority and Relevant Institutions. |
| 18. | 1. No site or lot abutting a street less than nine meters (9) in width shall be used for non-residential use or construction of any building for such use. However, a street meant to serve one or more lots for non-residential use or for construction of any building for such use may be permitted with access less than 9m in width subject to be in conformity with the specifications as set out in Form A in Schedule 4. 2. Every Lot in a residential subdivision shall have access with an existing or proposed road in compliance with the requirements as specified under Form B in Schedule 4 herein.      1. Any carriageway of a road, which is 6.0m or less in width, shall have the same carriageway width throughout and the drains and other road infrastructure requirements incidental thereto shall be provided in addition to the said carriageway width and shall be reserved from abutting land. 2. The width of an Access Road shall be decided on the aggregate Lots served by such Access Road as specified under Form B in Schedule 4 herein. 3. When a land is subdivided into a large number of lots where the width of the main Access Road is required to be 9.0m or more, the lots located beyond the point up to which the main Access Road serves, shall be served by the Access Roads which have the minimum width of 6.0m. 4. Every lot or site that is adjacent to the dead end of a road may have frontage less than the width specified in the regulations herein, essentially with a minimum width of 3.0m. |
| 19. | 1. Where Street Lines or Proposed Road Widths are not applicable for any Access Road of a land, subdivision of such land shall be made considering the existing physical width of the Access Road. 2. Where a land is accessed by a road having a specified Street Line or Proposed Road Width, the number of Lots in a subdivision of such land shall be decided based on the width of the Street Line or Proposed Road Width of the Access Road. Widening of such road shall be made according to the Street Line where Street Lines are applicable and if not equally on either side from the centre line of such road as per the Proposed Road Width and the land subjected to widening of such road shall be gifted to the Relevant Authority without any monetary consideration by a deed of gift for the purpose of widening of the road in accordance with the Annexure VI of Form B as set out in Schedule 1 herein. 3. Where the Authority is of the opinion that undue hardship may be caused to any party, due to compliance with the minimum requirement of the width of a road for a residential lot as set out in the Form B in Schedule 4, the width of such road may be reduced, subject to the recommendation of the Planning Committee, if: a. the minimum width of 3.0 m is available in the access road; or b. the proposal is to improve the status of an underserved settlement. Provided that, every such street shall connect to a public or private road which has a width of not less than 6.0m and of which the owner possesses the right of way from such private road. The above reduction shall not apply for new land sub divisions. |
| 20. | The minimum width of an Access Road to a Lot in a new subdivision shall be in accordance with the Form B in Schedule 4 herein for residential uses. |
| 21. | 1. In subdivision of a land,an Access Road which is less than 9.0 m in width and more than 30.0 m in length, shall be provided with a turning circle of not less than 9.0 m in diameter or a T-turn with a 9.0m span at a suitable location on the road to turn the vehicles. 2. In subdivision of a land, an Access Road which is 9.0m or more in width shall be provided with a turning circle of 12.0m in diameter or a T-turn with a 12.0m span at a suitable location on the road to turn the vehicles. |
| 22. | When a lot is located adjacent to an intersection of two roads, the corner of such lot shall be rounded off or splayed, maintaining a half of the width of each road respectively to either sides from the corner point of the lot as may be necessary for the purpose of ensuring the safety of the users of the roads. |
| 23. | 1. Where a parcel of land or site to be sub divided exceed 1.0 hectare or more, an area of not less than ten per centum (10%) of the land or site excluding roads and drains shall be reserved for community, recreation and open space uses in an appropriate location for the purpose of such community. 2. Such reserved space shall be gifted to the Relevant Authority free of all charge as prescribed in Annexure VI of Form B in Schedule 1 herein. 3. Such reserved space:   i. shall be located in an appropriate location with easy access from every lot;  ii. shall not be unusable lots;  iii. preferably be located adjacent to environmentally sensitive/ pleasing environments (i.e. wetlands & waterways etc.) in a case where the subdivided land is located adjacent to such natural features.   1. If the portion of land required to be reserved for community, recreation and open space uses mentioned in Regulation 23 (1) is less than 300 m2, that particular reserved space shall be used as a reservation of a road, a landscaping area or a walking track etc. and it shall be maintained by the community served by such reserved space. |
| 24. | When a land is subdivided for the purpose of commercial or industrial uses, if the plot size of each subdivided lot is not less than 2,024 m2 (80 perches) and all the road widths are not less than 9.0m, the land may be subdivided without reserving ten per centum (10%) of the land for community, recreation and open space uses. However, if any subdivided parcel of such land is further subdivided, the Developer shall either;  i. Reserve the ten per centum (10%) of the parcel so subdivided; or  ii. Deposit the ten per centum (10%) of the open market value of the parcel so subdivided as at the date of request evaluated by a Qualified Person as set out in Schedule 3 herein to the designated account held by the Relevant Authority. |
| 25. | 1. In a residential land sub division, if the minimum land parcel of subdivision is not less than 1,012 m2 (40 perches) and the development is limited to two housing units per lot, the land may be subdivided without reserving ten per centum (10%) of the land for community, recreation and open space uses. 2. However, if any of the subdivided parcels mentioned in Regulation 25 (1) is further subdivided or developed with more than two units, the developer shall deposit the ten per centum (10%) of the open market value of the parcel so subdivided as at the date of request evaluated by a Qualified Person as set out in Schedule 3 herein at the designated account held by the Relevant Authority in lieu of providing such space physically within the site. |
| 26. | 1. In the event that a lake, public playground or seashore etc. which is accessible to the public and which exceeds a land extent of 4047 m2 (1 acre), is located within 0.5 km radius circling the land to be subdivided, where the Relevant Authority so demands, the Developer shall be obliged to deposit a sum equivalent to the open market value of the of portion of land which would have been reserved for community, recreation and open space uses, as at the date of request evaluated by a Qualified Person as set out in Schedule 3 herein at the designated account held by the Relevant Authority in lieu of providing such space physically within the site. 2. A public open space which is allocated for community and recreational activities may be used for the construction of indoor pavilion, swimming pool and building for sports and recreational activities and community halls, subject to a maximum plot coverage of 25% and the maximum height of 5.0 m of such buildings. 3. In the event that the portion of land required to be reserved for community, recreation and open space uses of a subdivision does not exceed a land extent of 300 m2 (12 perches), alternatively to Regulation 23 (4) the Relevant Authority with the recomandation of the Planning Committee and approval of the chairman of the Relevant Authority may direct the Developer to deposit a sum equivalent to the open market value of such portion of land as at the date of request evaluated by a Qualified Person as set out in Schedule 3 herein, at the designated account of Relevant Authority in lieu of providing the open space physically. 4. Where a land has been subdivided without providing the ten per centum (10%) open space, the Relevant Authority may permit development or further subdivision of such individual land parcel subject to depositing a sum equivalent to the open market value of ten per centum (10%) portion of land which would have been reserved for community, recreation and open space uses, as at the date of request evaluated by a Qualified Person as set out in Schedule 3 herein with an additional twenty-five per centum (25%) of service charge in the designated account of the Relevant Authority. 5. The funds collected from such deposits mentioned in the Regulation 24, 25 (2), 26 (1), 26 (3) and 26 (4) shall be exclusively used for the purpose of providing spaces for community, recreation and open space uses within the relevant Urban Development Area by the Relevant Authority. |
| 27. | (1) The Relevant Authority shall issue a Development Permit with guidelines and conditions for subdivision, amalgamation or any other developments within the land.  (2) Certificate of Conformity (CoC) in respect of a land subdivision, amalgamation or development shall be granted by the Relevant Authority in pursuance with Regulation 83, provided that the requirements set out in the Development Permit are satisfied.  (3) No person shall have the right to advertise, promote or dispose of the land so subdivided to a any other party until a CoC is issued by the Relevant Authority.  (4) Prior to commencement of a development activity in a land which exceeds10 acres in extent, a notice board having 2.5 m in length and 1.5 m in width shall be displayed including the details and contact information of the owner and Developer and the date and the number of the approved plan by the Relevant Authority. |
| Part III: Construction, Alteration and Renovation of Buildings | |
| 28. | (1) No person shall carry out any construction, alteration or renovation of a building respect to any Development Activity without a Development Permit from the Relevant Authority.  (2) In order to obtain a Development Permit, a Developer or his Agent shall make an application to the Relevant Authority according to Form C as set out in Schedule 1 herein, together with Annexure I and II of Form C and written declarations as prescribed in Annexure III to VI of Form C endorsed by a Qualified Person as set out in Schedule 3 herein.  (3) An application with the relevant documents shall be forwarded to the Relevant Authority online wherever possible.  (4) Every application shall be forwarded to the Relevant Authority with the relevant fee as specified under Schedule 2 herein  . |
| 30. | (1) A Development Permit issued under these regulations shall be valid for a period of one year.  (2) Provided however, that the Relevant Authority on request by the Developer or his Agent, may extend the validity period of a permit for a further period not exceeding 2 years if the Relevant Authority is satisfied that the Development Activity referred to in the Development Permit has been commenced but not been completed due to unforeseeable circumstances  .  (3) An application for renewal of a Development Permit shall be made as set out in Form D in Schedule 1 herein, if applicable along with the Post-Permit Follow-up and Observation Report obtained under Regulation 82 of these regulations and the fee shall be paid as set out in Schedule 2 herein.  (4) The validity period of the Development Permit shall expire after a lapse of three (3) years.  (5) In any case if the Developer or his Agent desires to further extend the period of the Development Permit upon the expiry of the validity period of three (3) years, that was initially accorded thereunder, such Developer or his Agent may apply for a fresh Development Permit along with the copies of the previous Development Permit and the approved building plan and the relevant fee shall be made as set out in Schedule 2 herein.  (8) Every plan shall  a. be prepared on standard metric size sheets of the international ‘A’ series;  b. include a title setting out the purpose of the development of such building or premises to which the plan relates;  c. be submitted with four original copies.  (9) The Developer or his Agent shall be obligated to provide additional copies of plans, specifications, relevant documents or any other information that may be deemed necessary by the Relevant Authority.  (10) A sketch plan of the surrounding area which is sufficient to locate the development site, shall be provided with the application. |
| 31. For the purpose of these regulations, buildings types are defined in the following table. | |
| 32. | All building floor plans, sections and elevations shall be drawn as per the scale specified for each drawing  a. site plan - 1:1000 or a suitable scale depending on the extent of the land.  b. floor plans and sections of a building - 1:100 except where the size of the floor is extensive to be drawn on the required standard size paper. In such instances, the Relevant Authority may accept drawings prepared to a scale not smaller than 1:200. |
| 34. Site plan should include | 1. boundaries of the development premises, the length and the width of the premises and distance between the proposed and existing building to the boundary with dimensions in figures; 2. the scale of the plan, the north-line and the assessment numbers of premises relating to adjoining lots or buildings, as may be stipulated in the approved survey plan; 3. the means of access to the site; 4. all Street Lines, Building Lines, road widening lines, service roads, drainage and other reservations and such other details as may be stipulated in the gazetted Development Plan or imposed by the Relevant Authority or Relevant Institutions; 5. distance from the proposed building to all existing drains, watercourses, sewer lines, manholes, fences, Retaining Walls and slopes within the Lot and in adjoining Lots with dimensions in figures; 6. the highest known flood level of the site as recorded by the Irrigation Department, Sri Lanka Land Development Corporation or any other institution if such land is subject to inundation; 7. all existing contours or spot levels of the site and of adjoining roads and lands, clearly indicating the slopes steeper than 45 degrees and exceeding one and a half meters (1.5m) in height; 8. any formation of a new slope or embankment and the provision of a Retaining Wall or other structure to stabilize such slope or embankment, if such slope or embankment is taller than the prevailing; 9. proposed surface or ground drain and its point of discharge or connection to an existing drain or a watercourse; 10. proposed sewer line and manhole and their respective connecting point to an existing sewer line or manhole; 11. proposed landscape arrangements; 12. all parking arrangements for the proposed development. |
| 35. Floor plans | (1) labels specifying the purpose for which every part of the floor is to be used;  (2) the type of materials to be used for the walls, superstructure and floor slabs of the building or in the building works and the maximum permissible live loads that such floor slabs are designed to carry  (3) all Rooms, compartments, corridors, staircases, fire compartments, lift cores, verandas and roof terrace etc. of a building and the thickness of the wall and columns thereof;  (4) separate units clearly marked in different colours  (5) dimensions of every Air Well, backyard, courtyard and open spaces in and around the building and the distances from the External Walls of the building to the centre line of road/s, to the road reservations and to the drainage reservations within the lot or adjoining thereto;  (6) dimensions of spaces between all walls, columns and piers; |
| 36.Section drawings | (1) types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, pillars, beams, roof terrace and other related parts of the building.  (2)existing ground level and where the building site is to be raised or lowered, any proposed new ground level with a statement regarding the new ground level where it may affect the stability of any of the adjoining lands or buildings and the steps taken to safeguard the same;  (3) dimensions in figures of the distances from any existing or required Retaining Wall or slopes of the site, which exceeds 1.5m in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within 10.0 m from the Retaining Wall or slope and is nearest thereto;  (4) dimensions in figures of the doors, windows or ventilation openings, the heights of every floor, the ceiling heights and the Ground Floor level and footway level or levels of the building in relation to the existing ground and street level or levels thereof, and the clear distances between the Lot boundaries and the External Walls of the building. |
| 37.Elevation | The front, rear and side elevations of the building shall be drawn including the details stipulated hereunder:   1. all the External Walls, external columns, parapet walls and doors, windows or ventilation openings, canopies, balconies and the roof of the building with dimensions in figures and the types of materials to be used to construct the same; 2. part elevation or elevations of every existing building within the premises or in an adjoining premise indicating its height, floor levels, external walls, doors, windows, roof and other external and visible features with indications of the types of materials used in the construction thereof in special locations where it may be deemed necessary by the Relevant Authority; 3. the levels of every adjoining Footway, Veranda Way, street and ground of the building and the levels of all proposed counterfort walls of the Footway, Veranda Way, street and ground. |
| 38 & 39 .Structural details and calculations | The detailed structural engineering drawings and design calculations shall be prepared in accordance with the provisions of these regulations and any other written law relating to building construction and be certified by the Relevant Qualified Person as set out in Schedule 3 herein and shall include the followings:    (1) the superimposed load for which each floor system or part thereof has been designed;  (2) the results of any soil test carried out, the calculations for determination of soil bearing capacity and complete boring investigation and details of the soil,  given that a Geotechnical Investigation shall be carried out even for a single storey building where the slope is more than 10 degrees or in the event of soil is instable.  (3) he type of Foundations to be used;  (4) the type of piles, method of pile drilling and type of machinery which is to be used for piling work, if applicable. |
| Design for building services | |
| 40. | 1. A building, where the floor area is 500m2 or more, or where the Relevant Authority deems necessary, the clearances from the Relevant Institutions shall be obtained for required building services of such developments. 2. The detailed building services engineering designs mentioned in the *Regulation 40(2)* shall be clearly drawn to depict the respective building services design. All extensions to the existing building services shall be indicated clearly and new additions shall be marked in red colour. |
| 41. | Fire requirements specified by the Relevant Authority or relevant Fire Services Department shall be complied for:   1. residential buildings exceeding 15.0m in height or has five (05) units or more 2. non- residential buildings exceeding 15.0 m in height or 500 m2 of floor area. 3. Public Buildings |
| Existing Buildings | |
| 42. | Where any building work consists of repair or alteration to an existing building or any addition thereto, a plan of such building work shall be submitted under these regulations, if so required by the Relevant Authority, shall be accompanied with a certificate by a Relevant Qualified Person as set out in Schedule 3 herein to the effect that he has examined the Building and in his opinion, the Building is capable of bearing such loads which may be increased or altered by reason of such repair, alteration or addition. |
| 43. | 1. All extensions to the existing building works shall be indicated clearly and new additions shall be marked in red colour. 2. All parts of an existing building which are to be removed shall be marked in black colour dotted lines on the plan. |
| 44.Green buildings | 1. Green Building Certificate issued by the Urban Development Authority shall be obtained in respect of every Development Activity which contains a floor area of 1000 m2 or more except industrial buildings and factories etc. 2. An application for obtaining a Green Building Certificate from the Urban Development Authority shall be forwarded according to the Form E as set out in the Schedule 1 herein, prepared by a Qualified Person as set out in Schedule 3 herein together with the Form C as set out in the Schedule 1 and relevant documents. 3. Every Development Activity specified in Regulation 44 (1) shall comply with the “Green Certificate Level” of the Green Building Rating of Urban Development Authority as set out in Schedule 5 herein. 4. Every application shall be forwarded to the Authority with the relevant fee as specified under Schedule 2 herein. |
| Part IV: planning ,computation and designing of building | |
| 45. | The Permissible Floor Area for a development within any plot of land shall depend on the factors enumerated  a. the extent of land  b. the length of the boundary of the land directly abutting the road, from which the land has right of way (road frontage);  c. width of the road that provides access to the land  d.the Zone Factor which indicates the development density specified for the area; and  e. the other conditions imposed by the other relevant Laws or regulations. |
| 46. | 1. The Permissible Floor area of a building located in a lot;   a. where a gazetted Development Plan is available, shall be computed based on Form A or B as set out in Schedule 6 herein with respect to the Zone Factor mentioned in such Development Plan.  b.where a gazetted Development Plan is not available, shall be computed based on Form C or D as set out in Schedule 6 herein with respect to the Development Zone specified in the Draft Development Plan.   1. The Permissible Floor Area of a development shall exclude the spaces allocated for parking facilities as per the regulatory requirement, air-conditioning plants and other service machinery serving for functioning of the building. 2. In case where, the space allocated for parking exceeds the regulatory requirement which is specified in the Regulation 73, such excess parking space shall be included in the Permissible Floor Area. 3. The floor area of the roof terrace shall be included in the Permissible Floor Area where it is used for an activity other than reserving for Ancillary Facilities of such Building. 4. Floor space of veranda, Balcony or cantilever etc. having more than 1.2m overhanging width shall be included in the Permissible Floor Area. |
| 47. | The Permissible Floor Area for the proposed development shall be computed based on the extent of the land plot excluding the portion that falls within the street line/s. |
| 48. The Plot Coverage | 1. where a gazetted Development Plan is available, shall comply with the requirements specified in such plan. However, the plot coverage of a building having a height of 50 m or more shall comply with the requirements specified in Form E as set out in Schedule 6 herein if such requirement is less than the requirement specified in the gazetted Development Plan or draft Development Plan or Development Guide Plan. 2. where a gazetted Development Plan is not available, shall comply with the requirements specified in Form E as set out in Schedule 6 herein. |
| 49. | The width of the Street Line shall be considered as the width of the access road for the purpose of computations of the Permissible Floor Area, where there is no Street Line which is applicable for a road, the existing physical width of the road from which the land has right of way, shall be considered for the same. |
| 50. | Where the land is facing more than one road from which such land has right of way, road frontage can be considered as applicable to the situation in the following manner for computation of the Permissible Floor Area:   1. The land is facing two or more independent roads having minimum width of 6 m or more, the road frontage shall be considered as the sum of the road frontage facing the main access road and the portion(s) of road frontage of the other road(s) computed proportionate to the ratio between the width of the main access road to the width of the respective other road(s). 2. Where the land is facing two or more independent roads each having width less than 6 m, the road frontage shall be computed as the sum of the road frontage facing the main access road and the width(s) of the other road(s). 3. Where, the land is facing one or more by-roads of the main access road although not connected to two roads, the road frontage shall be considered as the sum of the road frontage facing the main access road and the width (s) of such by-road(s). |
| 51. | In case where the area within the Building Line of a lot is 80% or more of such lot, a maximum of two storied (G+1) building may be permitted to construct within such lot, subject to obtained clearance from the Relevant Authority/ Relevant Institution. |
| 53. | Where any proposed development may cause an adverse impact on the vehicular traffic flow in the area, environmental conditions of the surroundings, social and cultural values, archaeological and historical values, architectural and aesthetics values, fire risk, safety of the public and image and character of the area, the Relevant Authority may limit the extent of any development, notwithstanding the proposal for such development is in compliance with the regulatory requirements specified in these regulations. |
| OPEN SPACES AND BUILDING SETBACKS | |
| 55. | 1. Rear Space and Side Space of all proposed developments shall be maintained in conformity to the specifications given in the Form E as set out in Schedule 6 2. In a development where an open space is intended to be provided on the site for the purpose of maintenance of the building or separating it from adjoining properties, such open space shall not be less than 1.0 m in width. 3. In case where a Building Line, a Street Line or any other road reservation is not prescribed for a particular road/s to which a plot of land is adjoining, the proposed building development in such plot of land shall maintain a 1.0 m Setback from the edge of such road/s.   a. The 50% of the open space at outside of the building which is required to be maintained as per these regulations shall not be covered by any type of impermeable material but shall preferably be maintained as a green turf or be covered with appropriate soft landscape materials.  b. A Landscape Plan for the proposed development prepared by a Qualified Person as set out in Schedule 3 shall be submitted where:  i. such development exceeds 10,000m2 floor area; or  ii. such development is proposed in a land which exceeds 1.0 hectare of land extent; or  iii. such development is located in a zone where special landscaping requirements are specified in the gazetted Development Plan or Development Guide Plan. |
| 56. | 1. Where a development is proposed in a plot of land which is in irregular shape or it is impracticable to provide an open space to the entire width of the building in rear or where the site is abutting several roads, the Relevant Authority may, as it deems appropriate, direct the Developer to provide an alternative means of open space at the rear of the site. 2. Any plot of land which has an irregular shape shall have a minimum of 3.0 m frontage and the development will be permitted towards inside of the land beyond the point where the width of land becomes 6.0 m wide. 3. In case where the rear side of a plot of land is adjacent to a reservation of a river, canal, wetland, forest or similar natural feature prescribed in the gazetted Development Plan or Draft Development Plan or by the Relevant Authority or any other Relevant Institution, such reservation may be considered for calculating the rear space requirement specified in these regulations. |
| 57. | 1. Any building work which involves construction on the boundary of a plot of land, such construction shall be a Blind Wall and prior to construction of such Blind Wall, the Developer or his Agent shall obtain a Development Permit for such construction by submitting an application to the Relevant Authority along with:   a. a written declaration from a Relevant Qualified Person as set out in the Schedule 3 to the effect that the construction shall not cause any damage to the adjoining properties;  b. an Insurance Policy to cover all damages which may occur to adjoining properties if the building comprises of more than 4 floors as requested by the Relevant Authority;  c. a Letter of Indemnity as set out in Annexure VII of Form C as set out in Schedule 1.   1. The height of a Boundary Wall or any erection on the boundary of the site shall not exceed 2.0 m from the existing ground level excluding the gate, unless otherwise specified in the gazetted Development Plan or draft Development Plan or Development Guide Plan. However Live Fences (foliage or hedges etc.), iron fences or wire mesh shall be permitted. 2. A minimum of 1.0m distance shall be maintained between the boundary of a lot and the excavation line of the Basement subject to:   a. 1.0 m distance may be increased upon the recommendation of structural/ geo-technical engineer;  b. if a Building Line, Street Line or any other road reservation is applicable for a plot of land, the excavation for such Basement floor can be only up to such Building Line, Street Line or any other road reservation; and  c. if any pilling works related to a building with a basement are required, the clearances for such works shall be obtained from the National Building Research Organization. |
| 59. | No part of any Building or a fixture shall project: -   1. over a street; or 2. beyond a Street Line /acquisition line specified in the gazetted Development Plan, Draft Development Plan or Development Guide Plan or as prescribed by the Relevant Authority or any other Relevant Institution. |
| 60. | 1. The overhangs, canopies, wings or other sun-shading devices of a building may be permitted to a maximum of 1.2 m beyond the Building Line, or towards the rear space provided that it does not project beyond the Street Line. 2. Where a Balcony or a terrace is faced to an adjacent property, a minimum of 1.0 m distance shall be maintained from the outer edge of such Balcony or terrace to the relevant boundary. 3. Where any space provided for a Balcony or a similar use is built up to the boundary of the adjoining property, such boundary shall be considered as a Blind Wall and minimum of 2 m height Guard Wall shall be constructed. |
| 61. | 1. For the purpose of these regulations, the side which is furthest from the road having access to the plot of land on which the building is situated shall be considered as the rear of such building.      1. Where the building has access from more than one road, unless otherwise directed by the Relevant Authority, the side which is furthest from the widest road from which the plot of land has right of way shall be considered as the rear of such building 2. Where the rear space of a building is abutting to a public road or a private road from which the plot of land has right of way and when such road has a width of 6.0m or more, it may not be mandatory to provide the rear space   .   1. Any construction that obstructs the light and ventilation of a rear space, mentioned in the Regulation 61 (1) and 61 (2) shall not be permitted except the open well and an additional spiral stairway for emergency exit. 2. A swimming pool which does not exceed 50% of the extent of the rear space shall be permitted where the width of the rear space is 3.0m or more. |
| 62. | Any covered/ uncovered footway, arcade or veranda of a building shall:   1. be located only within the lot; and 2. continue along the entire portion of the building abutting the street or be as directed by the Relevant Authority. |
| 63. | Where a building is erected at a junction of two streets and where the degree of splay or rounding off is not specified in the gazetted Development Plan or Draft Development Plan or Development Guide Plan, the corner of such Building shall be splayed or rounded off as specified in Regulation 22 to a height not less than 6.0m above the street level. |
| 64. | Where a footway or any open space has been provided for the maintenance of a building, such footway or space shall not be used for any other purpose. Construction of a roof above the full length or part of such footway or open space, in a manner that may reduce the space of such footway or open space shall not be permitted. |
| INTERNAL DIMENSIONS OF BUILDINGS | |
| 65. | The floor area of any habitable room in a residential building shall be in accordance with the requirements specified in the Schedule 7 herein |
| 66. | 1. The height of a building and the number of floors thereof shall be in accordance with the provisions of these regulations, unless otherwise specified in the Gazetted Development Plan or Draft Development Plan or Development Guide Plan or by a Relevant Institute. 2. Unless otherwise specified in a Gazetted Development Plan or Draft Development Plan or Development Guide Plan the maximum height of a building in an Existing Lot shall not exceed 10.0 m, where:   a. the extent of the land is less than 150m2 ; or  b. the land gets access from a road where the width is less than 3.0 m; or  c. the road frontage of the land is less than 6.0 m |
| 67. | 1. The minimum height of a room in a residential building shall: a. not be less than 2.8 m in average and have minimum of 2.4 m at the lowest point for living rooms, bed rooms and kitchens; b. not be less than 2.2 m for bathrooms, lavatories, water closets, verandas, balconies, terraces and garages. 2. The height of a Ground Floor room in a shop shall not be less than 3.0 m and the height of an upper floor room shall not be less than 2.8 m in average and minimum of 2.4 m at the lowest point. 3. The height of a classroom in a school shall not be less than 3.5 m in average and minimum of 2.5 m at the lowest point. 4. The height of a room used for the accommodation of patients in a hospital shall not be less than 3.5 m in average and minimum of 2.8 m at the lowest point. 5. The height of a room in a Factory shall not be less than 3.5 m in average and minimum of 2.8 m at the lowest point.   a. In a building other than any of those specified in Regulations 67 (1) to 67 (5) of these regulations, the height of a room on the Ground Floor shall not be less than 2.8 m and any part of an upper floor shall not be less than 2.4 m.  b. Except in Regulation 67 (6-a), where any roof terrace is used as a covered garden, the height of such covered garden space shall not be more than 2.6 m.  a. The minimum clear height of a Basement or Semi-basement floor shall not be less than 2.4 m for parking spaces, stores and spaces used for utility services.  b. If a Basement floor is used for purpose other than uses mentioned in the Regulation 67 (7–a), it shall be constructed in accordance with these regulations and other conditions imposed by the Relevant Authority.   1. Notwithstanding the provisions of the Regulation 67 (6) and 67 (7), a building or part thereof intended to be used for car parking purposes except on the Ground Floor, the minimum height of any such building or part thereof including the underside of the ceiling, beams, ducts, sprinkler, heads, service pips, lightings and fixtures etc. shall be not less than 2.4 m. 2. The minimum height of any covered footway constructed within a building, shall be not less than 2.8 m below which only the following items may project if the underside of such items are not less than 2.5m above the footway paving:   a. beams;  b. stairways and landings;  c. screens;  d. signboards or advertisement; or  e. light bulbs, fans and similler elements |
| 68. | 1. The minimum width of the stairs and the minimum dimensions of treads and risers shall be in conformity with the specifications given in the Schedule 8.   a. Where a Building is not a Public Building, the minimum height of a hand rail shall be not less than 1.0 m.  b. Where a Building is a Public Building, the minimum height of a hand rail shall be not less than 1.1 m. |
| 69. | 1. A vertical transportation system shall be designed and installed for buildings exceeding four floors or more than 15.0 m in height by the relevant Qualified Person as set out in Schedule 3 in compliance with required standards specified in Regulation 69 (2) to 69 (7). 2. A vertical transportation system shall be in compliance to relevant national and international safety standards. 3. A veritical trasportation system shall be designed based on an acceptable traffic analysis. 4. Every hospital (irrespective of height of the building) having more than one floor level shall be provided with one (1) or more bed lifts. 5. The lift/lifts installed at Public Buildings shall meet the requirements in accordance with the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996 and provisions of Extra Ordinary Gazette Notification No. 1467/15 dated on 17.10.2006.   a. A building which is less than 15m in height shall be facilitated with fire emergency return operation and where the building is to be occupied with disable or elderly people, at least one lift shall be a Fireman’s lift for serving maximum 900 m2 floor area.  b. A building which is 15 m or more in height shall be provided with Fireman’s lifts and Firefighting lifts for emergency evacuation and for provision of transportation facilities for fire fighters. Such lifts shall be installed in fire lobbies rated for 2 hours and accessible to firemen. The lift shall be made with fire retarded material and the landing doors shall be rated for 1 hour against fire. At least one Fireman’s lift shall be installed for every 900 m2 floor area.   1. Every passenger and goods lift, escalator or moving walk shall be tested for safeties according to the safety regulation and to the manufacturer’s instructions and commissioning test for the buildings exceeding 30 m in height shall be done in presence of the Qualified Person as set out in Schedule 3 herein and the certificate of the same shall be forwarded along with the application for CoC as per the Regulation 83 (2) herein. |
| LIGHT AND VENTILATION | |
| 70. | 1. Every Building shall be provided with:   a. natural lighting by one or more means eg: glazed windows, skylights, fanlights, doors or any other natural light transmitting media approved by the Relevant Authority; and  b. natural ventilation by one or more means eg: windows, skylights, fanlights, doors, louvres or ventilation openings etc.   1. The distance between the means for natural light and ventilation in a Room of a building and the opposite boundary of the open space, shall be maintained as specified in the Form E of the Schedule 6 herein. 2. The dimensions of windows or openings of a building through which natural light and ventilation is obtained into a room or space shall be such that, the area of such windows and openings shall not be less than 1/5 of the floor area of such room or space and at least 50% of such openings or windows shall be openable. 3. Every such window or opening shall be openable to:   a. an area which opens to sky; or  b. a public road or a street from which the building has right of way; or  c. a courtyard, open space or Air well located within the building.   1. When the building is used for a Factory, workshop or Warehouse where there is no regular human habitation, no part of a Room in such building served by such window or opening shall be:   a. more than 12.0 m away from such opening in a direction perpendicular to the plane of the opening. Further no part of such Room shall be more than 5.0 m away from the edge of the opening in a direction parallel to the plane of the opening  b. more than 9.0 m vertically away from a source, if such source is a ventilation device in the roof of the Room or other natural ventilation.   1. With respect to a building other than specified in Regulation 70 (5), no part of a Room of such building served by the sources mentioned in Regulation 70 (4) above shall be more than 10.0 m away from such opening in a direction perpendicular to the plane of the opening, even though artificial light and ventilation is provided. Further no part of such room shall be more than 3.0m away from the edge of the opening in a direction parallel to the plane of the opening.   a. Where the sources of natural light and ventilation open upon a Balcony, veranda or porch, the depth of the Room served by such sources shall not exceed 10.0 m from the outer face of the enclosure wall of the Balcony, veranda or porch;  b. The front of the Balcony, veranda or porch specified in Regulation 70 (7- a) shall have an opening of 75% of the height between the floor level and ceiling level of such Balcony, veranda or porch to absorb external air. |
| 71. | 1. An air-well or a courtyard meant for obtaining natural light and ventilation for any Room/s or utility room/s shall comply with the requirements as set out in Schedule 9 herein. 2. The internal Air wells or courtyards provided for the purpose of natural light and ventilation shall not be obstructed. 3. Where the shortest side of the Air well is less than 5.0 m, overhangs, canopies, sun shading devices, eaves or balconies projected over such short side shall not exceed 0.5 m. 4. The floor of an internal courtyard shall either be paved or turfed and maintained as an internal garden with a proper drainage system. 5. The minimum distance between the means of natural light and ventilation for water-closets, toilets or bathrooms and the opposite boundary of the open space shall not be less than 1.0 m. 6. Unless otherwise specified in the Code of Fire, the minimum dimensions of an opening for natural light and ventilation for enclosed staircase, corridor or lobby shall be in accordance with Regulation 70 (3). 7. A Terrace House of depth greater than 12.0m shall have permanent means of ventilation from front to rear by suitable vents in all front, back and cross walls at each floor and such vents shall have a net opening area of not less than 0.5 m2 . 8. For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room where half of the common wall is opened/exposed and unobstructed. 9. Where any room is located in a Basement and is in a position to obtain natural light and ventilation, such room shall have at least 1/3 of the height of its External Walls above the ground level and requirements of the Regulation 70 (3) shall be fulfilled. |
| 72. Mechanical Ventilation, Air Conditioning and Artificial Lighting | 1. Where Air-Conditioning, Mechanical Ventilation or artificial lighting is installed or intended to be installed in a Building, such installations shall be in accordance with the relevant provisions of these regulations considering the particular type of use of the building or part thereof; and shall be designed, installed under the supervision of the Relevant Qualified Persons as set out in Schedule 3 herein. 2. In case where a building or part thereof is currently served by an Air Conditioning unit, Mechanical Ventilation system or artificial lighting and if such service is intended to be discontinued, an approval shall be obtained by fulfilling the requirements specified in Regulation 70 and 71 herein for obtaining natural light and ventilation. 3. Where fresh air is obtained by mechanical means by supplying a minimum of three (03) air changes per hour in a room used for residential purposes, the area of openings of the natural ventilation source may be reduced to half of that is specified in Regulation 70 (3), but shall be not less than 0.5 m2. 4. Except as set out in Regulation 70, Mechanical Ventilation shall be provided in every room of non-residential purpose, staircase, corridor or lobby where the relevant requirements for natural ventilation under these regulations are not fulfilled.   a. Where Air Conditioning, Mechanical Ventilation or artificial lighting is installed in a building, a minimum of one third (1/3) of the area on every floor of such building shall have openings to benefit from natural source of ventilation.  b. Where underground constructions are involved in a development, 100% of the underground area shall be provided with Mechanical Ventilation and artificial lighting. In such case a generator shall be installed to facilitate emergency power requirements.  c. Where an Air Conditioning outlet/ outdoor unit is installed, the minimum distance between such outlet/ outdoor unit and the boundary of the adjacent property shall be not less than 2.3 m.  d. Where twenty-four hours (24) exhaust fans are in operation in rooms, the distance between the External Walls on which the exhaust fans are installed and the opposite boundary of the open space shall be not less than 2.3 m. |
| 73. Parking | 1. Every plan submitted along with the application for the purpose of obtaining a Development Permit, shall comply with the parking requirements specified in the Schedule 10 herein. 2. The minimum width of the aisles of the parking spaces and the dimensions of the parking stalls shall be in conformity to the standards specified in the Form A and Form B as set out in Schedule 11 herein respectively. 3. Where the Planning Committee deems that the provision of the parking space as specified in Regulation 73 (1) and 73 (2) is not practicable, a service charge shall be levied as set out in the Schedule 2 herein. 4. No parking space shall be permitted within the Building Line reservation.   a. Where the entry and exit points of a residential parking space are provided separately, the width of the access of each of such entry and exit points shall not be less than 3.0 m. However, where the entry and exit points are provided jointly, the width of the access of both such entry and exit points together shall be not less than 6.0 m.  b. Where the entry and exit points of a commercial parking space are provided separately, the width of the access of each of such entry and exit points shall not be less than 4.5 m. However, where the entry and exit points are provided jointly, the width of the access of both such entry and exit points together shall be not less than 6.0 m.   1. Where more than two parking spaces are required to be provided for a building, all vehicle manoeuvre of parking and reversing shall be accommodated inside the plot of land where such building is located. No reversing shall be permitted from or into the street. 2. The Relevant Authority may reduce the width of a driveway for the parking area to 3.0 m, where a development site has a road frontage less than 12.0 m and depth less than 40.0 m if: -   a. a traffic holding base of required size, has been provided at acceptable locations, along such driveway to the satisfaction of the Relevant Authority;  b. the total parking requirement of such development does not exceed ten (10) parking lots.  a. the maximum gradient of ramps shall not be steeper than 1:8 for ramps of 12.0 m or less. In the case of longer ramps, the gradient shall not be less than 1:10  b. For every such ramp if the ramp is upward entering to the street, a flat space not less than 6.0 m shall be provided from the Street Line / Building Line towards the premises and in the absence of an existing or proposed Street Line, such flat space shall be provided from the boundary of the plot of land.  c. In the case of a downward ramp approaching to the street, a flat space not less than 3.0m shall be provided from the Street Line / Building Line towards the premises and in the absence of an existing or proposed Street Line, such flat space shall be provided from the boundary of the plot of land.   1. The clear width of ramps, where entry and exit are separately provided shall not be less than 3.5 m and where entry and exit are collectively provided shall not be less than 6.0 m and such ramps shall be clear of all footways and other obstructions. 2. In a multi-storied parking area, the minimum clear height of 2.4 m shall be maintained from the lowest level of the soffit, beam or bottom of Service Line to the ramp. 3. Security clearing and parking control activities such as barriers, booths and lifts shall not be located within a minimum clear distance of 6.0 m from the edge of the street to such barrier. 4. In the case where a parking area is provided on an inclined floor, the gradient of such floor shall not exceed 1:20. 5. Where a sidewalk continues across an opening for entry or exit to any parking area, the Relevant Authority shall specify alterations if any to be made at the Developers cost to maintain mobility of pedestrians, with special consideration to handicapped persons. The Relevant Authority may also require the Developer to paint and maintain a pedestrian crossing across such openings. 6. A minimum radius of inner and outer turnings shall be provided as specified in Form C of Schedule 11 herein.   a. Requirements for mechanical car parking shall be provided as specified in Form D, E and F of Schedule 11.  b. Maximum number of parking lots to be served by car-lifts shall not exceed 200.  a.  A Traffic Impact Assessment (TIA) shall be submitted for the development stipulated hereunder: -  i. Residential development which exceeds 50 units;  ii. Commercial floor area which exceeds 10,000 m2 ;  iii. Warehousing floor area which exceeds 20,000 m2 ;  iv. Any shopping mall/ supper market/ departmental store where the regulatory parking requirement exceeds 25 parking stalls;  v. Any development having entry and exit from a main road and regulatory parking requirement exceeds 25 parking stalls and which is located:  - within 100 m from a traffic signal light or a signalized junction;  - National Highway;  - within 15 m to either sides from a bus halt or bus bay area;  - within 25 m to either sides from a pedestrian crossing; - an access-controlled highway to an Expressway; or  - where the Relevant Authority deems necessary.  b. The TIA shall be prepared by a Qualified Person as set out in Schedule 3 herein and be submitted to the Relevant Authority as specified in Schedule 12 herein.  c. Every application for TIA shall be forwarded to the Relevant Authority with relevant fee as specified in Schedule 2 herein. |
| 74. Water Supply | 1. For any building, part of a building, recreational or any other area where human activities and engagements are planned or proposed, there shall be a suitable installation and mechanism for the provision of a safe, adequate, dependable and reliable water supply:   a. to any place where drinking water is drawn off;  b. to any washbasin or bidet/tap for the purpose of obtaining water for sanitation purposes, provided in or adjacent to a room/space containing a sanitary convenience;  c. to any washbasin, bidet, fixed bath or shower, or any other taps in a bathroom; and  d. to any sink provided in any area where food is prepared or handled, and/or handwashing is needed for sanitation purposes;   1. There shall be a suitable installation for the provision of water of suitable quality:   a. to any sanitary convenience fitted with a flushing device;  b. (if needed only) to any purpose other than human consumption, such as irrigation, janitorial work, cleaning, washing, etc.  c. An Alternative Water Source can be used for non-human consumption uses of water in buildings and other functional spaces if needed. However, if such dual water supplies are used combining water sources mentioned in Regulation 74 (1) and 74 (2), the pipe systems have to be completely separated and colour-coded to avoid cross connections and be clearly marked with warning signs to avoid unintended use of unsafe water for human consumption.   1. If alternative sources of water are proposed for human consumption or non-human consumption, other than or in combination with public water supplies:   a. the alternative source so selected shall be dependable and reliable in terms of yield and water quality variations and shall be free from any water use conflicts/disagreements. If the source is an ‘unprotected source’, a suitable treatment system shall be proposed.  b. the design of treatment systems (if any) shall be carried out by a Qualified Engineer and the designs shall ensure the intended water quality requirements are in compliance to any applicable water quality standards and/or guidelines.  c. the design of treatment systems for water from alternative sources shall incorporate measures to minimize the impact on water supply and water quality in case of:  i. failure of any components;  ii. failure to undertake any necessary maintenance;  iii. power failure where appropriate; and  iv. any other measures identified in a risk assessment.  d. Alternative sources shall be developed or selected, ensuring long-term safety of source water from pollution sources. Location of shallow wells, surface water intakes, etc. shall be located at least 18 m away from wastewater disposal sites, septic tanks and soakage pits, and such locations shall be selected with the recommendation of the Local Authority and Relevant Institutions.  e. If the Developer plans to extract water from natural water springs or ground water for water supply purposes such Developer shall obtain necessary clearances from the Water Resources Board.  f. If the water is supplied by alternative sources for human consumption in dwelling units with a population exceeding 20 persons, and in non-domestic buildings: safety of water shall be certified by the PHI or the MOH of the area. This certification shall be obtained at least once a year after submission of a water quality report tested by an accredited laboratory.   1. Where it is deemed necessary, the Relevant Authority may direct the Developer or his Agent to obtain a clearance from the Relevant Institute/s confirming that the water can be supplied adequately to meet the demand of the proposed development by the existing public water supply system and/ or by an alternative source.   a. The potential consumption of safe water by all persons occupying dwelling units of a building and water used for non-human consumption uses shall be estimated objectively and shall be reported to the Relevant Institution to obtain approval for water supply connection if such water supply services are available, or check with the potential yield of the alternative sources to ascertain whether such sources are reliable and dependable in an event such alternative sources are proposed for water supply. The average requirement for safe water supply for domestic use and human consumption should be estimated at a rate per person per day for dwelling units at rates specified by the Relevant Institution or Local Authority.  b. The potential consumption of safe water by persons occupying a building categorized as a nonresidential building shall be estimated using a standard framework following a methodology acceptable to the water utility. The estimated water consumption demand shall be reported to the Relevant Authority to obtain approval for the water supply connection if such water supply services are available; or if alternative water sources are to be used, check with the potential yield of the alternative sources to ascertain whether such sources are reliable and dependable.  c. If alternative sources are used, with or without treatment, in combination with water services provided by a water utility, the volume of water available, including the yield and demand for such water should be detailed.  a. For domestic buildings, there shall be sufficient storage of potable water to serve all the occupants and dwelling units for at least 36 hours. Such storage of water can be located as underground or aboveground structures with appropriate pumping arrangements and appurtenances.  b. In addition to the requirement to store water as fire reserves, there shall be sufficient storage of water to serve the functions of the non-domestic building for a reasonable period depending on the nature of such functions. Still, there shall be storage of potable water to serve the occupants for at least 36 hours.  c. The storage capacities and the locations of such water storage within or outside the building shall be clearly indicated in the drawings submitted for approval.   1. The plumbing system shall be designed to protect the drinking water supply system from contamination due to cross connections and backflow. 2. Reasonable provision must be made by installing fittings and fixed appliances that use water efficiently for the prevention of undue consumption of water. 3. In areas where there are no pipe-borne water supply systems installed, the minimum plot size shall be 250 m2 . |
| 75. Collection, Treatment and Disposal of Waste Water | 1. Every dwelling unit shall have at least one water closet while every other type of building shall be provided with an adequate number of sanitary conveniences, suitably designed and numbers decided based on Schedule 13 herein and in compliance with appropriate standards and/or guidelines, shall be provided together with adequate and reliable water supply. 2. The dimensions of every toilet, bathroom or combined bath and toilet of a building shall be in conformity with the specifications given in the Schedule 7 herein. 3. For non-domestic buildings, sanitary conveniences should be sited, designed and installed as appropriate for each gender and age and for differently abled persons so as to protect and promote personal hygiene of occupants/users and workers/employees, as well as public health complying with regulatory requirements of the Factories Ordinance Part II Section 15 (1), Factories (Sanitary Conveniences) Regulations, 1965 and Factories (Washing facilities General) Regulations, 1965, Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996 and their subsequent amendments and other applicable laws and regulations imposed by Relevant Institutions. 4. A suitable sink shall be provided in the kitchen or any area where food is prepared. Any room/space where there is a sanitary convenience or any handwashing facility, such conveniences shall be separated from any kitchen or any area where food is prepared or stored. 5. The wastewater that originates from sanitary conveniences, handwashing facilities or other discharge points or appliances within or outside the building shall be conveyed to an adequate system of drainage within the premises and shall be discharged to one of the following, listed in order of priority.   a. If a public sewer or a private sewer connected with a public sewer is available, wastewater shall be discharged to such sewers via an interceptor chamber constructed within and close to the boundary of the premises.  b. Where a public sewer or a private sewer connected to a public sewer is not available, or where the Relevant Authority deems that the outlets cannot be connected to such sewers, the wastewater shall be discharged to a wastewater treatment system with an appropriate form of primary, secondary, and (if needed) tertiary treatment, designed and certified by a relevant Qualified Person as set out in Schedule 3 herein. Such treatment systems may consist of any pre-designed and pre-fabricated unit processes, packaged plants, etc. The treatment plant shall be constructed and commissioned under the supervision of the relevant Qualified Person. Disposal of treated effluent subsequent to treatment shall be in compliance with provisions of the National Environmental (Protection & Quality) Act, No. 1 of 2008 and its subsequent amendments, and any other relevant regulation imposed by a Relevant Authority or Relevant Institution.  c. Where provision of such wastewater treatment system is deemed reasonably not practicable, wastewater shall be discharged to an on-site wastewater collection and off-site disposal system in compliance with provisions of the National Environmental (Protection & Quality) Act, No. 1 of 2008, and its subsequent amendments, and any other relevant regulation imposed by a Relevant Authority or Relevant Institution; or  d. to an on-site wastewater collection and on-site disposal system, designed by a relevant Qualified Person as set out in Schedule 3 herein, in compliance with relevant applicable national and international standards.   1. Wastewater shall be pre-treated to conform to acceptable standards prior to the disposal to the public sewerage system in compliance with provisions of the National Environmental (Protection and Quality) Act, No. 1 of 2008 (or subsequent amendments) and any other regulations imposed by relevant institutions. 2. In case of housing schemes located in an area where public Sewerage systems are not available and individual septic tank or package treatment plants cannot be provided, on-site collection and on-site and/or off-site disposal shall be provided in cluster wise. Number of housing units in such a cluster shall be limited to maximum of five (5). Provided however, that the Relevant Authority or Relevant Institute may consider any alternative system if recommended by a Relevant Qualified Person. 3. An appropriately designed wastewater treatment plant shall be provided for a condominium housing development that exceeds fifteen units (15) and shall be in conformity with the Regulation 74 (5-b). 4. Wastewater treatment system/ plant: - i. shall not be prejudicial to the health of any person, persons or a community nearby; ii. shall not contaminate any surface watercourse, groundwater or water supply; iii. shall provide adequate means of access for emptying and maintenance; and iv. shall provide measures to a sufficient standard for the protection of health in the event of any contingency (eg. power failure). 5. The works involving the substructure or any excavations of a construction of a new building or extension to an existing building shall be carried out in a way that is not detrimental to the continued maintenance of the water supply mains, drains, sewers or disposal mains used for the conveyance of wastewater of such premises or adjoining premises. 6. Sanitary pipe networks, including traps and water seals, branch discharge pipes and connections, discharge stacks and ventilation pipes, and any other component of the pipe network have to be designed and certified by a Qualified Person as set out in Schedule 3 herein. In addition, the design of drains, sewers, manholes, and any appurtenances from buildings to the point of connection to an existing sewer system or a wastewater treatment system should be part of the design. Designs should propose suitable technical measures to protect drains and pipelines from settlement, provide suitable access points for clearing blockages, rodent and vermin control, and any other foreseeable issues that need regular maintenance during operational activities of the building. |
| 76. Rainwater, Harvesting and Drainage | 1. For all buildings:   a. adequate drainage facilities shall be provided to drain off water from the roof of the building;  b. paved areas around the building shall be so constructed as to be adequately drained;  c. rainwater collection system to include rainwater from (a) and (b) above shall be discharged to one of the following, listed in order of priority:  i. diverted to a rainwater harvesting system or an adequate soakaway or some other adequate infiltration system including groundwater recharge, allowing sufficient distribution of rainwater soaking into the ground so that it does not damage the foundations of the proposed building or any adjacent structures or, where that is not reasonably practicable,  ii. roadside storm water drains (with approval from the Relevant Authority) or a watercourse, ensuring that the rainwater drainage so directed to canals or watercourses does not lead to blockages or overflow;   1. With respect of the disposal of rainwater, the following shall be prohibited: -.   a. connection to an on-site waste water collection and disposal systems, open trench or public sewerage system;  b. discharge into an adjacent property.   1. Every Developer or his Agent shall, at the time of submission of the building plans for approval of the development activity, submit along with such building plan, a drainage management plan for the property that is proposed to be developed including buildings and specifications and other requirements set out in Part I, Part II and Part III of Schedule 14 herein may be considered when preparing such drainage management plan. 2. Where it is deemed necessary by the Relevant Authority, the Developer or his Agent shall submit a drainage management plan prepared taking into consideration the specifications and other requirements set out in Part I, Part II and Part III of Schedule 14 herein by a relevant Qualified Person as set out in Schedule 3 herein. 3. Every drainage management plan shall consist of:   a. where no building work is involved in the development activity or the development activity is restricted to land development;  i. details of the location and the dimensions of the existing drainage system (if any);  ii. the proposed drainage system including a rainwater harvesting system inclusive of all dimensions and flow directions;  b. where building work is involved in the development activity;  i. a sketch of the plan of the surrounding area including positioning of existing water drains and open water courses (if any);  ii. the roof plan and floor plan of each storey and of any areas which consist of flat roof, balconies, open areas and sizes of all pipelines carrying rainwater drainage from such areas of the building, sizes and location of rainwater storage, infiltration areas and outlet drains along which the rainwater will be discharged with arrows indicating the direction of the flow of the water;  iii. the cross and longitudinal sections of the building, including storage tanks, downpipes and other related appurtenances.   1. Where common rainwater holding facilities are proposed by one or more owners of adjacent properties, such joint facility shall be located at such a place as may be determined by the Relevant Authority, provided the Relevant Authority is satisfied that all owners concerned have consented to the joint facility and have given their written consent thereto. 2. In assessing the minimum Equivalent Rainwater Holding Provision defined in Schedule 14 herein of any premises:   a. the following factors shall be considered:  i. availability of space for storage of water for fire requirements and the measures adopted to meet such fire requirements;  ii. 100 m2 of unpaved ground sufficient for 0.5 m3 ;  iii. location of infiltration trenches especially for rainwater; and  iv. any facilities available on adjacent premises where, the written consent of the owner thereof has been obtained for the use of such facilities.  b. the following shall not be considered:  i. storage spaces for public main supply;  ii. availability of septic tank effluent soakage pit or trench.   1. The following design and construction consideration shall be applicable in relation to rainwater harvesting in terms of these regulations:   a. the rainwater harvesting system shall be designed by persons possessing the requisite qualifications as specified from time to time by the Relevant Authority, and:  i. shall be constructed in a competent matter;  ii. the system be capable of discharging the first flush of rain;  iii. the water to be stored in an appropriately sized structure; and  iv. the stored water will be infiltrated into the ground by means of either a soakage pit, a dug or bore well, pond or other similar measure, ensuring that the optimal use of water is achieved such as for home, garden and landscaping purposes, etc.  b. the storage structure shall be covered and protected against all possible accidents and shall:  i. be built in a structurally sound manner under the supervision of the Qualified Person;  ii. have necessary methods for the elimination of dust, vermin and other contaminants;  iii. be of such design which shall not conflict with any other building regulations or aesthetic consideration imposed by the Relevant Authority;  iv. be located at appropriate locations either above, below or on the ground level, so as to facilitate the maximum use of the water storage;  c. where water is not used for home gardening or any other purposes, the infiltration structure shall be of such specified dimensions in order to be able to contain the quantity of water directed to it and ensure proper infiltration;  d. where common storages structures are used, such storages shall be built with suitable backflow prevention devices, so as to prevent rainwater from entering the public mains system;  e. shall not contain direct cross flow connections between the rainwater and the public mains systems and/or any other drinking water networks;  f. all pipes and appurtenances used for the provision of harvesting of rainwater shall be clearly differentiated by colour and makings. |
| Solid Waste Management | |
| 77. | 1. For all type of buildings, adequate provisions shall be made within the premises to collect and store solid waste until disposal and such places of collection and/ or storage of solid waste which shall be designed and sited so as not to be prejudicial to health or local amenity. 2. For residential or non-residential buildings with a floor area that exceeds 400 m2 and 300 m2 respectively, a clearance for collection and disposal of solid waste shall be obtained from the Relevant Institution or the Relevant Authority. If the Local Authority has mandated that approval be obtained for a solid waste management proposal prior to construction of the building, the developer shall obtain such approvals after submission of a solid waste management proposal prepared in compliance with the recommended format and guidelines, prepared by a competent person acceptable to the Local Authority. In addition to above, where it is deemed necessary, the Relevant Authority may direct the Developer or his Agent to obtain a clearance from the Relevant Institution regarding disposal of solid waste considering the nature of such development. 3. The developer shall follow strategies to reduce, reuse, and recycle solid waste to the maximum extent practicable. Provision shall be made for separation of waste within the premises. The basic tenet is to include standard protocols and procedures for waste reduction and recycling as well as the intents of the developer to properly dispose of the solid waste without incurring any nuisance to the public and minimising pollution and promoting environmental conservation |
| 78. | 1. In residential developments, solid waste shall be managed adhering to following guidelines;   a. The solid waste collection and storage chamber shall have a sufficient area in compliance to the requirements of the local authority to accommodate the required number of bins or any other suitable receptacles of which the size (or volume) and design (e.g., wheeled bins, bins so designed with a mechanism to be tipped in to the truck, etc.) shall conform to the requirements of the local authority.  b. For residential developments, dedicated space shall be provided for storage of containers for separated waste (i.e., perishable (food) waste, waste which can be recycled and waste which cannot be recycled is stored separately) with a combined capacity of 0.25 m³ per dwelling for collection frequency less than a week, or such other capacity as may be agreed with the local authority. Where collections are less frequent than once per week, this space shall be increased accordingly.  c. Where the development is a low-rise residential development (buildings up to G+4 floors);  i. a dwelling unit in such development shall have a method of separation, collection, storage and handing over the solid waste to the collector, meeting the requirements of the local authority.  ii. where separate storage areas are provided for each dwelling, an area of 1.2 m × 1.2 m should be sufficient to provide for storage of waste containers and provide space for access.  d. in multi-storey domestic developments, dwellings may each have their own waste container or may share a waste container. Where communal storage areas are provided, space requirements shall be determined in consultation with the local authority or Relevant Institution.  e. Where the development is a high-rise residential development; dwellings may share a single waste container for non-recyclable waste fed by a chute or conveyed manually to a waste container placed in a dedicated area, and separate storage for any waste which can be recycled and composted. Storage areas or rooms shall be provided in accordance with the requirements of the local authority or Relevant Institution. In such case, a satisfactory management arrangement for conveying refuse to the storage area shall be assured.  f. For all types of buildings, waste collection and storage areas/chambers shall be appropriately sited so that the occupants and users of the building have safe and easy access to it, and the waste collection vehicles have ready access for the removal of the solid waste; Storage areas for waste containers (or chutes) shall be sited so that the distance the householders are required to carry refuse does not exceed 100 m (excluding any vertical distance).  g. The waste collection point in high rise residential developments shall be reasonably accessible to the size of waste collection vehicles typically used by the waste collection authority or other waste collectors, e.g., in the case of recyclables. There shall be a dedicated parking space for the waste collection vehicle; if the waste collection and storage area is located inside the building, the minimum ceiling height (clear height between floor and soffit) shall comply with the requirements of the specifications of the Relevant Authority.  h. External storage areas for waste containers shall be away from windows and ventilators and preferably be in the shade or under shelter. Storage areas shall not interfere with pedestrian or vehicle access to buildings.  i. For waste containers up to 250 litres, steps shall be avoided between the container store and collection point wherever possible and shall not exceed 3 in number. Slopes shall not exceed 1:12. Exceptionally this may be exceeded provided that the lengths are not excessive, and it is not part of a series of slopes. For storage areas where larger containers are to be used, steps should be avoided. Where this is not otherwise possible, the storage area shall be relocated.  j. Closed enclosures or storage chambers for communal containers shall be a minimum of 2 m high. Enclosures for individual containers shall be sufficiently high to allow the lid to be opened for filling.  k. Enclosures or storage chambers shall have sufficient ventilation. They shall have an impervious paved floor. Communal storage areas shall have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies shall incorporate a trap which maintains a seal even during prolonged periods of disuse.  l. Where storage rooms are provided, separate rooms shall be provided for the storage of perishable (food) waste, waste which cannot be recycled, and waste which can be recycled.  m. High-rise residential developments where chutes are provided (only if the local authority allows the installation of waste chutes in domestic buildings), they shall be at least 450 mm in diameter and shall have a smooth non-absorbent surface and close-fitting access doors at each storey which has a dwelling, and be ventilated at the top and bottom.   1. In non-residential developments, solid waste shall be managed adhering to following guidelines;   a. The designs for waste collection enclosures or chambers shall be based on the volume and nature of the waste generated and the storage capacity required, based on the frequency of collection and the size and type of waste container.  b. The waste management strategy shall consider any requirements for the segregation of waste which can be recycled and/or reused, and sufficient storage space should be provided accordingly at appropriate locations.  c. The location of waste collection points and storage areas, waste treatment areas and the access to these locations for operators and vehicles shall be clearly marked on the drawings.  d. Waste storage areas shall have an impervious floor and shall have provision for washing down and draining the floor into a system suitable for receiving a polluted effluent. Gullies shall incorporate a trap which maintains a seal even during prolonged periods of disuse.  e. Any open storage or compound for the storage of waste shall be secure to prevent access by vermin, birds or any other animal unless the waste is to be stored in secure containers with closefitting lids.  f. In non-residential development, particularly where special problems such as high-density developments influence the provision of a system, it is essential that the local authority or the Relevant Institute is consulted for guidance on the design of waste storage and collection areas.   1. Separate and appropriately designed safe spaces shall be allocated in the designs of the buildings together with proper access for the collection, storage, processing, treatment, disposal of wastes (if any) other than municipal solid waste. Such wastes would include, but not be limited to, construction and demolition waste and debris, industrial waste and sludges, scheduled waste as defined in the national environmental regulations, hazardous waste (reactive, toxic or corrosive, or otherwise), electronic waste, etc. |
| 80. Indoor Mobile Communication | A space dedicated for a generator shall be provided in every building which is more than 15.0m in height or in any other building for which the Relevant Authority may direct to do so, considering the use of such building. |

Forms 18,19,20



Form B schedule 4

