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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

Generalizing Regulation 38 of the Planning & Building Regulation 2008 - 2020 for the core area of the Metro Colombo Development Region under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under the statutory provisions of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, Minister of Megapolis & Western Development, by virtue of the powers vested in me under Section 21 read together with Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 04 of 1982 grant approval to generalize Regulation 38 (Common Form “C” in Schedule 6) of the Planning & Building Regulation 2008-2020, which is currently practiced in Kaduwela Municipal Council, Maharagama Urban Council, Sri Jayawardenapura Kotte Municipal Council and Homagama Pradeshiya Sabha to all core areas of the Metro Colombo Development Region comprising of the areas under the jurisdiction of Sri Jayawardenapura Kotte MC, Kaduwela MC, Maharagama UC, Kolonnawa UC, Kesbawa UC, Boralessgamuwa UC, Kotikawatta-Mulleriyawa PS, Homagama PS from Colombo District and Ja-Ela UC, Wattala - Mabile UC, Peliyagoda UC, Mahara PS, Biyagama PS, Wattala PS, Ja-Ela PS and Kelaniya PS from Gampaha District except Colombo Municipal Council, Dehiwala-Mt. Lavinia Municipal Council and Moratuwa Municipal Council.



Specifications as to Lots and Development Guide Plans (DGP)	38	(1) (a) The minimum extent, number of floors, road widths, minimum width of plots and open space around the building shall be in conformity with the specifications set out in Form “C” of Schedule 6 below unless the Authority stipulates a higher or lower minimum extent and/or higher or lower width of lots in an approved development plan.
		(b) Every lot or site which abuts on to end of a dead end street may have a frontage less than the width specified in Form “C” of Schedule 6 above, but have a frontage which is not less than 3.0 meters in width perpendicular to the line along the street.
Existing lots		(c) The Authority may relax the requirements of the specified site extent and width, in the case of an existing lot, provided that the proposed building satisfies the other regulations.
		(d) The maximum height of a building on an existing lot which has a width of 6 meters or less and extent less than One Hundred and Fifty square meters, shall not exceed the height of 8.0 meters or two floors unless the Authority direct otherwise.
		(e) Limitations for middle rise requirements of specified in Form “C” of Schedule 6 may be reconsidered by the “Chairman” in consultation with the Planning Committee of the Urban Development Authority having undertaken an in-depth study of the surrounding development pattern, future development scenarios, character of urban fabric, use of particular building, location and other related factors.
		(f) The Authority granting approval for Condominium Developments in phases provided the Master Plan for the entire development is approved by the Authority before commencement of any phase. In such instance, FAR, Plot Coverage and Infrastructure Services shall be worked out for the entire development. Any charge or amendment to Master Plan once approved shall require the prior approval of the Authority
	(2) (a)	The Authority is responsible for the preparation and issue of Development Guide Plan (DGP), which includes objectives and vision for future development of particular area identified in the development plan of the Local Authority Area.
		(b) DGP will cover planning and design policies and guidelines on building set backs, other reservations, land use, roads reservation, environmental improvements, infrastructure services, pedestrians and vehicle movements, location of open spaces, building heights, intensity of development, conservation, re-development, building finishes & appearance, advertisement, control and preservation of trees etc.
		(c) Until such time the DGP is prepared, the Authority may in the interest of harmonizing the development activities with the surrounding development direct the owner and relevant qualified person to make such modifications as it deems necessary to keep to the requirements of this regulation.
		(d) DGPs will be prepared on certain unit area basis depending on the planning requirements. However there will be DGP’s covering the entire Local Authority area finally. This Development Plan will provide a clear guidelines to land owners as to how the development of each property will have to be undertaken. It also identified areas where special and detailed controls are to be effected.
		(e) Each DGP should identify architecturally, environmentally, aesthetically and archeologically valuable areas and buildings and prepare a list of them. Any demolitions, alterations or additions to such building should be undertaken with the prior approval

of the Authority. Authority may also consider change of use of such building taking into account its surrounding development pattern, existing plot coverage, width of the access road, zoning categorization and availability of amenities with a view to facilitate maintenance and conservation of such properties.

- (f) There shall be no display of advertising board, erection of antenna mast, construction of exhibition stalls/telephone booths etc. undertaken without prior approval of the Authority. Depending on the circumstances the Authority may impose conditions on these activities. Any such activity found to be not in conformity shall be removed as per the applicable Law as may be decided by the Authority.

Control of
Advertisements/
Sign Boards/
Exhibition Stalls/
Telephone Booth
etc.

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis & Western Development.

Ministry of Megapolis & Western Development,
17th & 18th Floors, "Suhurupaya",
Battaramulla.
10th May, 2019

SCHEDULE 6

FORM C

Specification to Developments (38 Regulation)

Specification to lots

<i>Land Extent (Sq. M.)</i>	<i>Floor Area Ration</i>
From 150 to 250	2.5
From 251 to 375	3.0
From 376 to 500	4.0
From 501 to 750	4.5
From 751 to 1000	5.0
From 1001 to 1500	6.0
From 1501 to 2500	8.0
From 2501 to 3500	10.0
Over 3500	Unlimited

Specification to floors

<i>Number of Floors</i>	<i>Minimum Site Frontage</i>	<i>Minimum Road Width</i>
Ground Floor	6	3.0
2(G+1)	6	3.0
3(G+2)	6	4.5
4(G+3)	6	6.0
5(G+4)	8	6.0
6(G+5)	10	9.0
7(G+6)	12	12.0
8(G+7)	15	12.0
9(G+8)	20	12.0
10(G+9)	25	15.0
11(G+10)	30	15.0
12(G+11)	36	15.0
Above 13	40	15.0

Development Guidelines

<i>Details of the Building</i>	<i>Number of Floors</i>	<i>Rear Space (m)</i>	<i>Open Space</i>		<i>Front Space (m.)</i>	<i>Plot Coverage</i>	
			<i>One Side (m)</i>	<i>Both Side (m.)</i>		<i>Residential</i>	<i>Non Residential</i>
Lower Height	Ground Floor	2.3				65%	80%
	2(G+1)	2.3				65%	80%
	3(G+2)	3.0				65%	80%
	4(G+3)	3.0				65%	80%
Inter Medium Height	5(G+4)	3.5	1.5		01	65%	80%
	6(G+5)	4.0	1.5		01	65%	80%
	7(G+6)	4.0		1.5	02	65%	80%
	8(G+7)	5.0		1.5	02	65%	80%
Medium Height	9(G+8)	5.0		3.0	03	60%	60%
	10(G+9)	6.0		3.0	03	60%	60%
	11(G+10)	6.0		4.0	04	60%	60%
High Rise	12(G+11)	6.5		6.0	6.0	50%	50%
	13(+)	10.0		6.0	6.5	50%	50%

* Maximum floor area ration 1:1.4 for the existing lots less than 150 Sq.m.

* Maximum Floor area ration for the educational and health institutions 1:2 and 50% of the plot coverage.

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