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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 2054/45 - 2018 ජනවාරි මස 18 වැනි බ්‍රහස්පතින්දා - 2018.01.18
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PART I : SECTION (I) — GENERAL
Government Notifications

**RE - AMENDMENT TO THE CITY OF COLOMBO DEVELOPMENT PLAN 2008 (AMENDMENT)
PREPARED UNDER THE PROVISIONS OF URBAN DEVELOPMENT AUTHORITY LAW No. 41 OF
1978**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law No. 41 of 1978 as amended from time to time, that I, Patali Champika Ranawaka, Minister of Megapolis and Western Development by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved the proposed amendment revision to be included to the City of Colombo Development Plan 2008 (Amendment).

I hereby approve the amendment which has been practice by UDA since 2012 as applicable to Section 5 of the City of Colombo Development Plan 2008 (Amendment) which is an amendment to the approved City of Colombo Development Plan 1999 by virtue of the powers vested in me under Section 8H of the Urban Development Authority Law No. 41 of 1978.

Section 5 of the City of Colombo Development Plan (hereinafter referred to as the Principal City of Colombo Development Plan 1999 and 2008 (Amendment) is hereby further amended by the substitution of the following provisions.

After the first Para in Section 05, a new Para should be inserted as follows :

“The Mixed Development Zone along the Eastern said of Layards Road extent up to the end of the front lots (1st Lot) having frontage from Layards Road.”

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis and Western Development.

14th July, 2017.

02-140/1



**RE - AMENDMENT TO THE CITY OF COLOMBO DEVELOPMENT PLAN 2008 (AMENDMENT)
PREPARED UNDER THE PROVISIONS OF URBAN DEVELOPMENT AUTHORITY LAW No. 41 OF
1978**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law No. 41 of 1978 as amended from time to time, that I, Patali Champika Ranawaka, Minister of Megapolis and Western Development by virtue of the powers vested in me under Section 8F of the Urban Development Authority Law No. 41 of 1978, have approved the proposed amendment revision to be included to the City of Colombo Development Plan 2008 (Amendment).

I hereby approve the amendment which has been practice by UDA since 2012 as applicable to Section 7 of the City of Colombo Development Plan 2008 (Amendment) which is an amendment to the approved City of Colombo Development Plan 1999 by virtue of the powers vested in me under Section 8H of the Urban Development Authority Law No. 41 of 1978.

Section 7 of the City of Colombo Development Plan (hereinafter referred to as the Principal City of Colombo Development Plan 1999 and 2008 (Amendment) is hereby further amended by the substitution of the following provision.

Additional parking floors First Para in subsection 7.30 is hereby amended by the substitution of following.

<i>Category</i>	<i>No. of additional parking floor</i>
Low Rise	1
Intermediate Rise	2
Middle Rise	3
High Rise	4

- i. This provision shall not apply for developments in the Special Primary Residential Zone except for developments indicated in 4.1(e)
- ii. Additional parking floors are not considered for the permissible F.A.R., Total No. of floors and other regulatory requirements.
- iii. Additional parking bays in excess of regulatory requirement of parking bays can be rent out obtaining special approval special permit from CMC (converting additioinal parking bays into another activity is not allowed)
- iv. Additional floors for multi-storeyed car parking building is allowed

Mezzanine floors (An intermediate floors between two floors of building)

<i>Category</i>	<i>No. of mezzanine floor</i>
Low Rise	1
Intermediate Rise	2
Middle Rise	3
High Rise	4

- i. The area of the mezzanine floor is counted for the total floor area and it is not considered as a floor of the building.
- ii. Floor area of the Mezzanine floor should not be exceeded 50% of its based floor
- iii. Minimum clear height not less 2.5m at every point of the mezzanine floor below or above
- iv. There should not be connectivity from the mezzanine floor to any other upper floor if any
- v. 50% of the area should be in accordance with minimum habitable space
- vi. Fire safety precautions and regulations to be introduced constructing railing to prevent any damage for people or goods.

Open spaces
for obtaining
Natural Light
& Ventilation

In Sub section 7.26 immediately after “air wells” insert the word “/Side space/Rear space” and in column number 3 hereby amended by the substitution of the words immediately after “Minimum Area” insert the word “only for” court yards & air wells”

Form C2 is repealed and the new table is substituted as revised form C2

Regulatory
requirements

Building Category	Maximum number of floors including ground floor	Minimum site frontage (%)	Maximum plot coverage (m)	Open Space around the Building			
				Minimum Rear space (m)	Minimum one side space (m)	Proposed sides space (m)	
						Each Side	or One Side
Low Rise	Ground floor	6.0	65	2.3	-	-	-
	2	6.0	65	2.3	-	-	-
	3	6.0	65	3.0	-	-	-
	4	6.0	65	3.0	-	-	-
Intermediate Rise	5	8.0	65	3.0	3.0 Ground floor only	-	-
	6	10.0	65	4.0	3.0 Ground floor only	-	-
	7	14.0	65	4.0	3.0	-	-
	8	16.0	65	4.0	3.0	-	-
Middle Rise	9	22.0	65	4.0	-	-	3.0
	10	26.0	65	4.0	-	3.0 or	4.0
	11	30.0	65	4.0	-	3.0 or	4.0
	12	30.0	65	4.0	-	3.0 or	4.0
High Rise	13	35.0	50	4.0	-	4.0 or	6.0
	14	35.0	50	4.0	-	4.0 or	6.0
	15-20	40.0	50	4.0	-	6.0 or	9.0
	21 & above	40.0	50	4.0	-	6.0 or	9.0

Adequate height should be provided for fire fighting truck to pass through the side space of 5 & 6 storied buildings

Repeal item No. vi. vii, & viii in subsection 2 in Annexure II(A) of schedule III and substitute with the following

Parking requirement for Hotels, Guest Houses, Lodges, Restaurant & Banquet Halls	Type of use	Type of Vehicles (Standed Minimum Parking Spaces)			
		Car Parking space	Motor Bikes/ bicycle	Two Axle Commercial (Bus/Lorry)	
				Bus	Lorry
	1. City Hotel	1 for 300 m ²	-	2 bus bays	1 lorry bay close to service area
	2. Star Class Hotels	1 for 5 rooms & 1 for 2 suites	-	2 bus bays	2. Lorry bay close to service area
	a. Banquet Hall	1 for 5 seats	-	-	-
	b. Conference Hall	1 for 5 seats	1 for 4 bed	-	-
	c. Staff Quarters	-	-	-	-
	i. Executive staff	1 for 2 rooms	-	-	-
	ii. Other staff	-	-	-	-
	3. Guest Houses and Lodges	1 for 5 rooms	-	-	-
	4. Restaurants	1 for 10 seats	1 for 5 seats	-	-
	5. Banquet Halls	1 for 10 seats	-	-	-

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis and Western Development.

01st September, 2017.

02-140/2