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The Gazette of the Democratic Socialist Republic of Sri Lanka EXTRAORDINARY

අංක 2306/46 - 2022 නොවැම්බර් මස 17 වැනි බ්‍රහස්පතින්දා - 2022.11.17
No. 2306/46 - THURSDAY, NOVEMBER 17, 2022

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

NOTICE OF THE ESTABLISHMENT OF ONE STOP UNIT FOR DEVELOPMENT APPROVALS FOR THE AREAS DECLARED UNDER SECTION 3(1) OF THE 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 the statutory provisions of the Urban Development Authority Law, No. 41 of 1978 that I, Prasanna Ranathunga, Minister of Urban Development & Housing by virtue of the powers vested in me under Section 21(1) of the Urban Development Authority Law, No. 41 of 1978, have approved the establishment of a One Stop Unit under Section 5(1) for all such areas declared by the Minister under Section 3(1) as 'Urban Development Areas' for the purpose of expediting the development approval process.

1. Establishment of the One Stop Unit

The One Stop Unit will be established as per Section 5(1) of the Urban Development Authority Law No. 41 of 1978, and the One Stop Unit will consist of two committees namely the Scope Committee and the Planning Committee.

2. The One Stop Unit shall have the following powers to process functions;

- To receive, process, evaluate, obtain processing fees and issue approvals for the applications of any development activity within declared areas of the Urban Development Authority.
- To apply for approvals/ clearances from other stakeholder institutions on behalf of the applicant or developer.

2. Powers &
Functions of
the One Stop
Unit



- iii. To establish the Scope Committee of the One Stop Unit with the nominees of the relevant stakeholder institutions and the officials of the Urban Development Authority and conduct the Scope Committee meetings.
- iv. To establish the Planning Committee of the One Stop Unit consisting of officials of the Urban Development Authority and conduct the Planning Committee meetings.
- v. To decide on stakeholder institutions that shall represent the Scope Committee and Planning Committee.
- vi. To develop and update unique application procedures, procedure of processing the application and processing fees for the One Stop Unit to expedite the processing of applications for development approvals with the purpose of promoting investments.
- vii. To allow any institution to process the applications and issue approvals, clearances or recommendations within the minimum time period which is specified by its' relevant law after informing the applicable time frame to the Scope Committee.
- viii. In the absence of such relevant law as mentioned above in Section 2 (vii) in this *Gazette*, every institution shall be processed their application, to grant approval, clearances and recommendation within 14 working days or the time period which is decided at the Scope Committee.
- ix. If in any event, a relevant institution fails to process the Development application within the time frame mentioned hereinbefore under Sections 2 (vii) and 2 (viii), to grant a collaborative recommendation by the Scope Committee, if the applicant has met all other requirements of the Development activity and to forward such application to the Planning Committee for final approval, upon receipt of all relevant approvals and clearances from respective institutions.
- x. To delegate powers to the Planning Committee established under the Section 2 (iv) to conduct and make final decisions of the Environmental Consultation Committee (ECC) and Traffic Impact Assessment Committee (TIA) in respect of applications submitted to the One Stop Unit.
- xi. To reject development applications at any time if false information or documents are submitted by the applicant.

3. *The Stakeholder institutes represented by the Scope Committee*

The Scope Committee shall be represented by the following institutions;

3.1 Urban Development Authority

3.2 Other Stakeholder Institutions

- I. Central Environment Authority
- II. National Water Supply and Drainage Board
- III. Ceylon Electricity Board
- IV. Lanka Electricity Company (PVT) Ltd
- V. Sri Lanka Land Development Corporation
- VI. Board of Investment of Sri Lanka
- VII. Geological Survey and Mines Bureau

- VIII. Sri Lanka Parliament
- IX. Road Development Authority
- X. Department of Agrarian Development
- XI. Department of Coast Conservation and Coastal Resource Management
- XII. Sri Lanka Tourism Development Authority
- XIII. National Building Research Organization
- XIV. Sri Lanka Railway Department
- XV. Civil Aviation Authority
- XVI. Department of Archaeology
- XVII. Condominium Management Authority
- XVIII. Tea, Rubber and Coconut Estate (Control of Fragmentation) Board
- XIX. Department of Forest Conservation
- XX. Department of Irrigation
- XXI. Ministry of Defence
- XXII. Waste Management Authority – Western Province
- XXIII. Mahaweli Authority of Sri Lanka
- XXIV. Labor Department
- XXV. Department of Wildlife Conservation
- XXVI. Traffic Police Head Quarters

3.3 Representatives from all Local Authorities within UDA declared areas for following disciplines;

- I. City Planning Division
- II. Drainage and Water Supply Division
- III. Solid Waste Management Division
- IV. Assessor's Department
- V. Fire Service Department
- VI. Traffic Design & Road Safety Division

4.1 The Scope Committee of the One Stop Unit shall consist of;

i. Committee members

- a. Committee's Chairman: Chairman of the Urban Development Authority or a nominated official designated as Director General or Deputy Director General (Planning) to carry out the functions specified by him.
- b. Director General,UDA
- c. Deputy Director General (Planning), UDA
- d. Convener: Deputy Director (Planning) or Assistant Director (Planning), UDA
- e. A nominated official from each institution and the officer who is handling the file as a representative of the institution which is more fully described in Section 3 of this *Gazette*, as a nomination by the Chairman of the Scope Committee.
- f. Director (Planning) of Urban Development Authority and nominated officials by Director (Planning) designated as Deputy Director(Planning)/ Assistant Director (Planning) depending on the circumstances of each case.

4. Composition
of the "Scope
Committee"
and "Planning
Committee"

- g. Director (Legal) of Urban Development Authority or any nominated official by Director (Legal) who is designated as Deputy Director (Legal) / Assistant Director (Legal).
- h. The officers designated as Town Planner or Enforcement Planning Officer or equivalent post at the Middle Management Level.

ii. Invited members

- a. Officers from other divisions of the Urban Development Authority nominated by the Chairman of the Scope Committee depending on the circumstances of each case.

iii. Invitees who are not members of the committee

- a. Applicant/ Developer (If required)
- b. Qualified persons (If required)

4.2 The Planning Committee of the One Stop Unit shall consist of;

- a. Committee's Chairman: Chairman of the Urban Development Authority or a nominated official designated as Director General or Deputy Director General (Planning) to carry out the functions specified by him.
- b. Director General, UDA
- c. Deputy Director General (Planning), UDA
- d. Convener: Deputy Director (Planning) or Assistant Director (Planning), UDA
- e. Director (Planning) of Urban Development Authority and nominated officials by Director (Planning) designated as Deputy Director (Planning) / Assistant Director (Planning) depending on the circumstances of each case.
- f. Director (Legal) of Urban Development Authority or any nominated official by Director (Legal) who is designated as Deputy Director (Legal) / Assistant Director (Legal)
- g. The officers designated as Town Planner or Enforcement Planning Officer or officers equivalent post at the Middle Management Level.

5. *Nomination to and resignation from membership of the "Scope Committee" of relevant stakeholder institutes*

- 5.1 Written nominations shall be submitted by the Head of the Stakeholder Institution mentioned hereinbefore at Section 3, in respect of a nominee for representing and making decisions on behalf of the respective institution.
- 5.2 The nominees appointed by Head of the Stakeholder Institution, shall resign from their representations in the One Stop Unit, by submitting their intention to resign in written to the Chairman of the scope Committee prior to two weeks from the date of such resignation and shall submit the new nomination in lieu of such resignation together with such resignation letter.

6.1 The applicable processing fees for development applications are as follows.

6. Processing fee for development applications

<i>Type of Development Applications</i>	<i>Initial fee</i>	<i>Processing fee</i>
Preliminary Planning Clearance	Rs. 10,000.00	3.5 times of the processing fees of <i>Gazette</i> number 2235/54 on 2021.07.08 + The government approved taxes.
Land Subdivision Application	Rs. 10,000.00	
Building Application	Rs. 20,000.00	
Amendment	Rs. 20,000.00	
Certificate of Conformity	Rs. 10,000.00	
Renewals	Rs. 10,000.00	

6.2 Initial fee shall be deducted from total processing fee and it shall be charged at the receipt of the application.

6.3 When processing applications, Rs. 1,000/- will be charged as fixed transport charges and Rs.100/- for each additional Kilometer. (The amount charged per Kilometer will be subject to change from time to time.)

PRASANNA RANATUNGA (M.P),
Ministry of Urban Development & Housing.

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15th November, 2022.

EOG 11-0180