Planning & Development Regulations

Extraordinary Gazette number 2235/54- 8th July 2021, Under Section 21 of Urban Development Authority Law, No.41 of 1978 of National State Assembly read with the section 8 of the Law.

Schedule 4: Form A Accessibility to Lands for Non-Residential use

Description	Maximum Land Extent(m ²)	Iinimum Road Width (m)		Iaximum oor area (m²)
Street serves more than				
1 lot but not more than 4 lots	250	6.0	50	500
Street				
serves only one lot or site	750	6.0	100	1250

Schedule 4: Form B

Accessibility to Lands for Residential Use [Regulations 44, 54, 85]										
Minimum Width of Access Road/ Street (meters)	Maximum Length of Access Road/ Street (meters)	Maximum Number of Lots Served	Maximum Dwelling Units per Lot							
3.0	up to 50 m At a distance of 100m or less, but both ends connected to public roads where width is 6 m or more	8	2 2							
4.5	up to 100 m At a distance of 200 m or	6	2							
	less, but both ends connected to public roads where width is 6 m or more	12	2							
6.0	-	20	Permissible Floor Area applies							
9.0 or more	-	unlimited	Permissible Floor Area applies							

Note: This subdivision regulation published in City of Colombo Development Plan shall be applicable for Colombo Municipal Council Area.

Specifications for Green Building Ratings
Every building exceed floor area 1000m2 except industrial building shall be obtained Green Building certificate from UDA
(See the Selecture)

(See the Schedule

Schedule 6 [Regulations 46, 48, 55, and 70] Form "A" (Applicable for the area having zoning factor based development plans

		Schedule 6 Form A - Permissible Floor Area Ratio														
Land extent	Zone	e fac	tor =	0.50 - 0.74	Zon	e fac	ctor =	0.75-0.99	Zc	ne f	actor	= 1.00-1.24	Zone factor = 1.25 - 1.49			
(Sq.M)	Minimum Road Width			ad Width	Minimum Road Width			Minimum Road Width				Minimum Road Width				
(3q.WI)																
	**6m	0	12m	15m or	**6	0	12m	15m or	**	9m	12m	15m or	**	0	12m	15m or
	···OIII	9111	12111	above	m	9111	12111	above	6m	9111	12111	above	6m	9111	12111	above
150 - 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2	2.2	2.3	2.4
250 - 375	0.9	1	1.2	1.3	1.3	1.6	1.8	2	1.8	2.2	2.4	2.7	2.2	2.7	3	3.3
375 - 500	0.9	1	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 - 750	1	1.1	1.3	1.5	1.4	1.7	2	2.2	2	2.3	2.7	3	2.4	3	3.4	3.5
750 - 1000	1	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3	3.6	4
1000 - 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3	3.6	2.7	3.1	3.8	4.5
1500 - 2000	1.1	1.4	1.7	2	1.7	2.1	2.5	3	2.3	2.7	3.4	4	2.9	3.4	4.2	5
2000 - 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3	3.5	4.4	5.4
2500 - 3000	1.2	1.6	2	2.4	1.9	2.4	3	3.6	2.5	3.2	4	4.7	3.1	3.8	4.7	5.8
3000 - 3500	1.3	1.7	2.1	2.5	2	2.5	3.1	3.7	2.6	3.4	4.2	5	3.2	4	5	6.2
3500 - 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4	3	3.8	4.5	5.5	3.5	4.5	6	7

				Form	A - Pe	rmis	sible	Floor Area F	Ratio							
	Zor	ie fa	ctor =	2.50-2.74	Zor	ie fa	ctor =	2.75-2.99	Zc	ne f	actor	= 3.00-3.24	Z	one fa	actor	= 3.25-3.49
Land extent	Mi	nim	ım Ro	ad Width	Minimum Road Width			oad Width	Minimum Road Width				Minimum Road Width			
(Sq.M)	**6m	0	12m	15m or	**6	Ωm	12m	15m or	**	Om	12m	15m or	*	Om	12m	15m or
	···OIII	7111	12111	above	m	9111	12111	above	6m	7111	12111	above	6m	7111	1 2111	above
150 - 250	3	3.4	3.6	4	3	3.4	3.6	4	3	3.4	3.6	4	m	3.4	3.6	4
250 - 375	3.5	4	5	5.5	3.5	4.2	5	5.5	3.5	4.4	5	5.5	3.5	4.6	5	5.5
375 - 500	3.6	4.6	5.2	6	3.6	4.7	5.2	6	3.6	4.8	5.2	6	3.6	4.9	5.2	6
500 - 750	3.7	5.1	5.5	6.5	3.7	5.2	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5
750 - 1000	3.8	5.2	6.5	7	3.8	5.3	7	7.5	3.8	5.4	7	7.5	4	5.5	7.5	8
1000 - 1500	3.9	5.4	7	9	3.9	5.5	7.5	9	3.9	5.6	7.5	9	4	5.7	8	9
1500 - 2000	4	5.5	7.5	*10.5	4	5.6	7.5	*10.5	4	5.7	8	*10.5	4	5.8	8	*11
2000 - 2500	4	5.6	7.5	*11	4	5.7	8	*11	4	5.8	8	*11	4	5.9	8	*11.5
2500 - 3000	4	5.7	8	*11.5	4	5.8	8	*11.5	4	5.9	8	*11.5	4	6	8	*12
3000 - 3500	4	5.8	8	*12	4	5.9	8	*12	4	6	8	*12	4	6	8	*12
3500 - 4000	4	5.9	8	*12	4	6	8	*12	4	6	8	*12	4	6	8	*12
More than 4000	4	6	8	*UL	4	6	8	*UL	4	6	8	*UL	4	6	8	*UL

	Zon	e fa	ctor =	1.50-1.74			Zone factor = 1.75- 1.99			Zone factor = 2.00-2.24				Zone factor = 2.25-2.49			
Land extent (Sq.M)	Mi	nimu	ım Ro	ad Width		Minimum Road Width		Minimum Road Width			load Width	Minimum Road Width					
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	**	9m	12m	15m or above	**	9m	12m	15m or above	
150 - 250	2.4	2.6	2.7	2.8	2.8	3	3.2	3.3	3	3.4	3.6	3.8	3	3.4	3.6	4	
250 - 375	2.6	3.2	3.6	4	3	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5	
375 - 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5	
500 - 750	2.8	3.4	4	4.5	3.4	3.6	4.7	5.5	3.5	4	5	6	3.7	5	5	6	
750 - 1000	3.1	3.6	4.3	5	3.5	3.8	5.1	6	3.6	4.5	5.7	6.5	3.8	5.1	6	6.5	
1000 - 1500	3.2	3.8	4.6	5.5	3.6	4	5.4	6.5	3.7	5	6.1	8	3.9	5.3	6.5	8.5	
1500 - 2000	3.4	4	5	6	3.7	4.2	5.8	7	3.8	5.1	6.7	9	4	5.4	7	*10	
2000 - 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4	5.5	7.5	*10.5	
2500 - 3000	3.6	4.4	5.5	7	3.9	4.6	6.5	8	4	5.3	7.4	*10.5	4	5.6	7.5	*11	
3000 - 3500	3.7	4.6	6	7.5	4	4.8	6.9	8.5	4	5.4	7.6	*11	4	5.7	8	*11.5	
3500 - 4000	3.8	4.8	6.3	7.7	4	5	7.3	9	4	5.5	7.8	*11.5	4	5.8	8	*12	
More than 4000	4	5	6.5	8	4	5.2	7.5	9.5	4	5.6	8	*12	4	5.9	8	*UL	

Land	Zone	fact	or = 3	3.50-3.74	Zo	ne f	actor 4.00	= 3.75-	
extent	Mini	imur	n Roa	d Width	Min	imu	m Ro	ad Width	
(Sq.M)	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	UL – Unlimited
150 - 250	3	3.4	3.6	4	3	3.4	3.6	4	Floor area allocated for parking facilities are not calculated for
250 - 375	3.5	4.8	5	5.5	3.5	5	5	5.5	FAR
375 - 500	3.6	5	5.2	6	3.6			6	Above Floor Area Ratio shall not be applicable for the zones
500 - 750	3.8	5.5	5.5	6.5	4	5.7	5.5	6.5	where number of floors or FAR indicated under the zoning
750 - 1000	4	5.6	7.5	8	4.5	6	7.5	8	regulations
1000 - 1500	4.2	5.8	8	9	4.5	6.5	8	9	Above Permissible FAR may be restricted under the development plan based on the slope of the land
1500 - 2000	4.2	6	8	*11	4.5	7	8	*11	Clearance shall be taken from National Building Research Organization for the lands having slope more than 11 ^o
2000 - 2500	4.2	6.2	8	*11.5	4.5	7	8	*12	* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center)
2500 - 3000	4.2	6.4	8	*12	4.5	7	8	*12	Building Line, if not maximum FAR shall be limited to 9.0 **Minimum road width of 7m shall be considered for the roads
3000 - 3500	4.2	6.5	8	*12	4.5	7	8	*12	identified as 7 m wide in the particular Development Plans
3500 - 4000	4.2	6.5	8	*12	4.5	7	8	*12	
More than 4000	4.2	6.5	8	*UL	4.5	7	8	*UL	

Form "B

Form B - N	Number of Fl	oors for 3.0r	n & 4.5m wide Roa	ds						
			Maximum Numbe							
Minimum Road Width	Minimum Site Frontage	Plot Coverage *	Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00				
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)				
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)				
Number of	Number of floors are indicated including parking areas Number of units allowed for each road shall not be changed * Where no plot coverage specified under the zoning regulations									

Form "C"

(Applicable for the declared urban areas except area having zoning factor based Development Plans)

Form C - Pe	Form C - Permissible Floor Area Ratio												
			ity Zone		Medium Density Zone (Residential Zone)					High Density Zone (Mixed Zone)			
Land extent	Minimum Road Width			Minimum Road Width				Minimum Road Width					
(Sq.M)													
	6m	9m	12m	15m or	6m	9m	12m	15m or <	6m	9m	12m	15m or	
				<								<	
150 - 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	
250 - 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	
375 - 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	
500 - 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	
750 - 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	
1000 - 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	
1500 - 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	
2000 - 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	
2500 - 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	
3000 - 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	
3500 - 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	
More than	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	
4000													

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated

under the zoning regulations
Floor area allocated for parking facilities are not calculated for FAR

Clearance shall be taken from National Building Research Organization for the lands having slope more than 11^{0}

Form "D"

Form D - Numbe	Form D - Number of Floors for 3.0m & 4.5m wide Roads									
			Maximum Number of Floors							
Minimum Road Width	Minimum Site Frontage		Low Density Zone (Controlled Zone)	Medium Density Zone (Residential Zone)	High Density Zone (Mixed Zone)					
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)					
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)					
Number of floors are indicated including parking areas										

Number of floors are indicated including parking areas Number of units allowed for each road shall not be changed

* Where no plot coverage specified under the zoning regulations

Building	Building	Minimum	Plot Covera	age *	Rear Sp	ace (m)	Side Sp	ace	Light Well for NLV	
Category	tegory Height Site					(m)				
	(m)	Frontage (m)	Non Residential	Residential	When no NLV is taking this end (m)	When NLV is taking this end (m)	When no NLV is taking this end (m)	When NLV is taking this end (m)	Minimum Width (m)	Minimum Area (Sq.m)
Low Rise	- 7	6	80%**	65%	2.3	2.3	-	2.3	2.3	5
	7-15	6	65%	65%	3.0	3.0	-	3.0	3.0	9
Inter Mediate Rise	15-30	12	65%	65%	4.0	4.0	1.0 & 3.0	4.0	4.0	16
Middle Rise	30-50	20	65%	65%	4.0	5.0	3.0 both	5.0	5.0	25
High Rise	50-75	30	50%***	50%***	5.0	6.0	4.0 both	6.0	6.0	36
	75 & above	Above 40m	50%***	50%***	5.0	6.0	5.0 both	6.0	6.0	****

NLV- Natural Light & Ventilation
Building Height- Height between access road level to roof top of roof level (Including parking floor)
*Where no Plot coverage specified under the zoning regulations
** The entire development is for non-residential activities
*** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less.

**** Minimum area shall be increased by $1m^2$ for every additional 3m height These specifications are applicable only to the areas for which Form A, B, C and are in effect.

Schedule 7 [Regulation 65,75]

Dimension	of Room

Room	Minimum Floor Area (m²)	Minimum width (m)
Where there is only one room in a dwelling unit	11.0	3.0
(b) Where there are more than 1 room in a dwelling unit		
i. First Room	9.5	2.5
ii. Additional Room	8.5	2.5
(c) Kitchen	5.5	1.8
(d) Bathroom	1.7	1.0
(e) Toilet	1.7	1.0
(f) Combined Bath and Toilet	2.0	1.5

Regulation 67: Height

Room/ Space	Minimum Height	Average Height (m)
67(1)(a) Residential living and bed room	2.8	2.4
67(1)(b) Residential Kitchen	2.8	2.4
67(1)(b) Bathrooms, lavatories, water-closets, porches, balconies, terrace, garage	2.2	-
67(2) Shops Ground Floor	3.0	2.4
67(2) Shops Upper Floor	2.8	2.4
67(3) Schools	3.5	2.5
67(4) Hospitals	3.5	2.8
67(5) Factories	3.5	2.8
67(6)(a)Other building ground floor	2.8	2.4
67(6)(b) Other Buildings - Covered Garden	2.6	-
67(7) (a) Basement, parking, store	2.4	=
67(8) Other Buildings - Parking, ceiling, beams, duck , sprinklers, heads, service pipes	2.4	-
67(9) Basement: stairways & landing, screens, sign boards/ advertisement	2.8	2.5

Schedule 8 [Regulation 68] Minimum Requirements for Stair Cases

Category	Minimum Width of Stairs (mm)	Minimum Height Clearance (meters)	Maximum Riser (mm)	Minimum Tread (mm)
Internal stairs serving only one upper floor.	750	2.1	175	250
Stairs in buildings, used as place of Public Building and Condominium Buildings and all other categories.	1050	2.1	150	300

Schedule 9 [Regulation 71] Specification of Air Wells for natural light and ventilation

All Rooms		-	Utility Rooms (eg: Toilets, Store Rooms, Garage, Washing Areas)		
Building Height (m)	Minimum Clear width (meters)	Minimum Area of space (square meters)	Minimum Clear Width (meters)	Minimum Area of Space (square meters)	
- 7	2.3	5.0	1.0	1	
7 to 15	3.0	9.0	1.0	2.0	
15 to 30	4.0	16.0	1.0	2.0	
30 to 50	5.0	25.0	1.0	2.25	
50 to 75	6.0	36.0	1.5	2.25	
75 and above	6.0	*	1.5	2.25	

^{*} Minimum area shall be increased by 1 sq.m for every additional 3m height

Schedule 10 [Regulation 46, 48, 55, 70] Parking Requirement

Seri.	Usage	Category			Parking Space Requirement				
No			Minimu m road width (m)	Floor area (m²)	Minimu m land extent (m²)	Standard vehicle	Bus	Lorry	Multi Axle
1	Residential	Single Housing Unit/ Circuit Bungalow	-	-	-	1 Space + additional 1 space for area exceed 400m2	-	-	-
	Residential- apartment 1st Category	Apartment/ Flats with or without pool, gym, super markets	-	-	-	1 space for 1 unit additional 1 space for area exceed 200m2 +1 visitor parking space for every 10 units	-	-	-
	Residential Apartment 2 nd Category	Apartment/ Flats with additional luxurious facilities, other than 1st Category	-	-	-	2 space for 1 unit +1 visitor parking for every 10 units	-	-	-
	Residential	Service apartment	-	-	-	1 space for 1 unit	-	-	-
	Residential	Studio apartment	-	-	-	1 space for 1 unit	-	-	-
	Residential	Quarters	-	-	-	1 space for 1 unit	-	-	-
	Residential	Hostels with the premises as an ancillary facility for main activity (except Schools)	-	-	-	1 space for 10 rooms	-	-	-
	Residential	Hostels Outside the premises (Exclusively built)	-	-	-	1 space for 5 rooms	-	-	-
	Residential	Dormitories Outside the premises	-	-	-	1 space for 200m2	-	-	-
	Residential	Elders' Homes/ Children's home	-	-	-	1 space for 10 rooms (minimum one space)	-	-	-
	Residential	Government resettlement projects	-	-	-	15% from total build area (Sqft) (excluding service area)	-	-	-
2	Commercial	Retail shop and	4.5	25	-	One space	-	-	-
	Commercial	similar use	6	50	-	Minimum 2 space	-	-	-

	Commercial	Retail shops/ groceries and	9	-	-	1 space for 50 m2 (excluding service	-	-	-
	Commercial	similar use Shopping	9	-	-	area) 1 space for 50 m2	-	1 space for	-
		complexes/ supper				(excluding service		300 m2 &	
		markets/ departmental				area)		maximum 2	
		stores/ shopping malls							
	Commercial	Vehicle show	9	-	-	1 space for 200m2	-	1 space	-
		rooms/ tool equipment/ home				and minimum 1 space		200m2 & maximum	
		base						4	
	Commercial	Hardware	9	-	-	1 for 100m2	-	1 for every 500 m2 &	-
								maximum	
	Commercial	Cinema halls	Q			1 for 100m2		5	
	Commercial	Theatres,	9	-	-	1 for 10 seats or 1 for	1for	1 for	-
		auditorium, conference halls &				20m2 whichever is more	moret han	500m2	
		similar use				more	100		
	Commercial	Saloon/ beauty	4.5	Up to		1	seats		
	Commerciai	parlor/ customer	4.3	15m2		1			
	Commercial	care service/ tailor shops	6	Up to 30m2	-	2	-	-	-
	Commercial	-	9	More	-	2 space +1 space for	-	-	-
				than 30		every additional 30m2			
	Commercial	Vehicle spare parts	9	-	-	1 for 50 m2	-	1 (if FAR	-
		shops						exceed 500m2)	
	Commercial	Funeral Parlour	9	-	-	5	1	- -	-
	Commercial	Betting Centres	9	-	-	1 for 50m ²	-	-	-
	Commercial	Broadcasting Studios	9	-	-	1 for 50m2 excluding service area	-	-	-
	Commercial	Non-Broadcasting	9	-	-	1 for 50m2	-	-	-
		studios						10	
	Commercial	Dedicated Economic Centres/	9	l ⁻	l ⁻	1 for 2 shops	-	Minimum1 & 1 for 10	-
		fish markets						shops up to	
								maximum 5	
	Commercial	City Hotel	9	-	-	1 for 10 rooms	1	1	-
	Hotels Commercial	Motels	9	-	-	1 for 1 room	1	-	-
	Hotels								
	Commercial Hotels	Hotels	6	1to 20 rooms	-	1 for 1 room	1	1	-
	Commercial	Hotels	9	1 to 100	-	1 for 1 room up to 20	1	1	-
	Hotels			rooms		rooms + 1 for 2 rooms			
	Commercial	Hotels	9	Above	-	from 21-100 rooms 1 for 1 room up to 20	1	1	-
	Hotels			100		rooms + 1 for 2 rooms from 21-100 rooms+			
				rooms		1 for 5 rooms from			
	Commence	Panguet hall	6	Un 40		101 rooms		1	
	Commercial Hotels	Banquet hall	6	Up to 100 seats	ļ -	1 for 5 seats	-	1	-
	Commercial Hotels	Banquet hall/ villa	9	More	-	1 for 5 seats	1	1	-
	Hotels			than 100 seats					
	Commercial	Banquet hall/ villa	6	Up to 5	-	1 for 1 room/ unit,	-	-	-
	Hotels			rooms/ unit		maximum 3 spaces			
	Commercial	Boutique hotel/	9	Above 5	-	1 for 1 room/ unit	-	-	-
	Hotels	villas/ guest house/ lodges/ rest house/		rooms/ units					
		spa							
	Commercial Restaurant	Restaurant	6	Up to 50m2	-	1 for 10 m2 or 1 for 5 seats whichever more	-	-	-
	Commercial	Restaurant	9	More	-	1 for 10 m2 or 1 for 5	1 for	-	-
	Restaurant			than 50 m2		seats whichever more	every 500		
				mz			m2		
	Commercial Office	Banks	9	-	-	-	-	-	-
	Commercial	Finance institution/	9	-	-	-	-	-	-
	Office	insurance							
	Commercial	institutions Office/ institution	9	-	-	-	1 for	-	-
	Office						every		
							500 m2		
	Commercial Office	Office/ institution	9	-	-	1 for 150m2	-	-	-
	Onice	(not providing inside customer							
	Commercial	service eb.IT)	0			1 for 150 :: 2	1.6:	1	
	Commercial Office	Office complexes (above 10,000m2)	9	l ⁻	l ⁻	1 for 150m2	1 for every	1	-
							500m		
3	Health	Government	9	-	-	1 for 10 beds &	2	1	-
		hospital (including				additional 30% of			
		all facilities)				above parking space shall be allocated for			
	Haale!	N	0			public parking			
	Health	Nursing homes, private hospitals	9	l ⁻	l ⁻	1 space for 2 beds or 1 space for 10m2	-	-	-
						whichever is more			
	Health	Medical laboratories/ OPD	9	l ⁻	l ⁻	1for 20 m2	-	-	-
	** **	& similar activities							
	Health	Medical consultation/	9	-	-	10 for one consultation room	-	-	-
		changing enter/							
	Health	medical centers Dispensary/ animal	6	Up to	-	Minimum 2	-	-	
		clinics		30m2					
	Health		9	More than	-	2 for 1 room	-	-	-
				30m2					
4	Education	Universities	9	-	-	1 for 1 permanent academic staff & shall	1 for acade	-	-
						comply with the	mic		
						requirements decided by the relevant	facult y		
						authority			
	Education	Private campus/ private higher	9	-	-	1 for 1 class room	1	-	-
		educational							
	Education	institutions Government	9	-	-	1 for 4 class rooms &	1	-	
		schools				3 separate for drop off			
					-				

	Education	Government	9	-	-	1 for 2 lecture &	1	-	-
		vocational training				separate space for			
		centres/ technical				drop off & merging			
		colleges				lane within the			
						premises			
	Education	Private schools	9	-	i.	1 for 2 class room + 1	1		-
	Laucunon	Tirrute selicois	_			for 500m2 for other	•		
						built up areas &			
						separate 3 space for			
						drop off			
	Education	Preschools/ day	9	-	-	1 for school & 3 for	-	-	-
		care centers				drop off			
	Education	Private tuitions	9	-	-	1 for class room &	-	-	-
		classes				separate 2 for drop off			
	Education	Lecture hall more	Q	-	-	1 for 100 m2 & 2	_		
	Laucunon	than 100 students	_			separate for drop off			
	Education	Libraries	6		-500	separate for drop off			
				-		3	-	-	-
	Education	Libraries	9	-	More	3 upt 500m2 & 1 for	-	-	-
					than 500	every 500m2			
	Education	Other educational	9	-	-	1 per class room		-	-
		institutions	-			- P			
5	Industries	Medium scale	Q	Up to	1000	3 up to 250m2 & 1		1 for	1for
5	industries	Wicdiani Scarc	1	1500	1000	for every 250m2	_	500m2	exceed
				1300		for every 250fff2		300III2	1000m
									1000111
				I.,	2000	0 1500 0			Z
	Industries	Large scale	9	Above	2000	9 up to 1500m2 & 1	-	3 up to	1 for
				1500		for every additional		1500m2 1	2500m
						300m2		for every	2 &
								additional	maxim
								1000m2	um 5
	Industries	Stores with shops	9	<u> </u>	l	1 up to 100m2 & 1	_	1 for	_
	stores	Stores with shops	,	· ·	-	for every additional	_	500m2	ļ-
	stores					200m2		300III2	
	Industries	Stores without	9	-	-	1 for 500m2	-	1 for	-
	stores	shops						300m2	
	Industries	godowns	9	-	1000	1 for 500m2		1 for	1 for
	godowns							500m2 up	2500m
	_							to 3000m2	2 &
								& 1 for	maxim
								every	um 3
								additional	um 5
								1000m2	
		T : 0	0			1 for 100m2			
6	Leisure,	Leisure &	9	-	-	1 for 100m2	1	1 for 1000 ^{m2} &	-
	recreational &	recreational							
	sports	activities & theme						maximum	
		Parks						4	
	Leisure,	Sport Complexes/	9	-	-	2 for 1 court & 1 for	1	-	-
1	recreational &	Indoor stadiums		1	l	10 seats (if provided	l		
1	sports			1	l	pavilion)	l		
	Leisure.	Commercial	9	t	l	1 for 100m2 & 1 for	_		_
1	Recreational	swimming pools/	ľ	1	l	10 seats (if provided	l		
1		gyms/ fitness		1	Ì	Pavilion)			l
1	& sports			1	l	r aviilOII)	l		
<u></u>	4	centers				l			
1	Leisure,	Outdoor sport	9	-	-	1 for 100 seats	1 for	-	-
1	Recreational	stadiums		1	Ì	1	1000		l
1	& sports	İ		1	l		seats		l
1	1	İ		1	l		&		
1		İ		1	l		maxi		l
1		İ		1	l		mum		l
1		İ		1	l		10		l
7	Other use	Outdoor sport	9			1 for 200m2	10		
1	Otner use		9	-	-	1 101 200m2	-		-
		stadiums							
1	Other	Religious places	9	-	-	1 for 100m2	1 for	-	-
1		İ		1	l		500m		
1		İ		1	l		2		

Schedule 11

Form A Width of Aisles for Parking Spaces

Parking angle (degrees)	Bay on one side (m)	Bay on one side (m)		
	Bay on one side (m)	Bay on two side (m)		
Parallel	3.6	3.6	6.0	
30 Deg. Angle	3.6	4.2	6.0	
45 Deg. Angle	4.2	4.8	6.0	
60 Deg. Angel	4.8	4.8	6.0	
90 Deg. Angel	6.0	6.0	6.0	

Note: The above standards are not applicable for Lorries and Containers. Requirement for lorries/containers shall be determined by the Urban Development Authority/ Local Authority.

Form B

o of Darking Space

Dimensions of Parking Spa	ces		
Type of vehicle	Stall width (meters)	Stall length	Stall length (meters)
	(Angle parking or parallel parking)	(meters) Angle parking	Parallel parking
Car and similar vehicle	2.4	4.8	5.5
Three wheelers	2.1	2.4	2.5
Pedal cycles	0.6	2.25	2.25
Commercial (Two Axle)	3.6	10.0	12.00
Commercial (Multi Axle)	3.6	18.0	20.0

Dimensions of Inner and Outer Turning Radius

Dimensions of finite and outer furning futures					
Turning Radius	Passenger	Two Axle Commercial	Multi Axle Commercial		
	Car	Vehicle	Vehicle		
Inner turning	4.2m	12.8m	13.8m		
Outer turning	7.3m	8.7m	6.9m		

In such an instance, where it may be satisfactorily proven to the Urban Development Authority/ Local Authority that the minimum turning radius as given above cannot be provided for the development, then a margin lane of width not - 3.0m and located within the site shall be provided for any such entry and/or exit. Such lanes shall be designed to cause the least impact on the free flow of traffic on the street and should be approved by the Traffic Planning Committee of the Urban Development Authority.

Form D

Requirements for Fully-Automated Systems

requirements for Funy-Auto	mateu systems
Car lobby internal dimension	6.2m long x2.6m wide
Entrance width	2.6m clear
Platform size	5.4 long x 2.4m wide
Headroom clearance	2.2m clear
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

Form E

Requirements for Stack & Puzzle Vertical Systems				
Platform size (min)	5.4m long x 2.4m wide			

Clear width at entry/exit	2.4m (no obstruction)
	2.7m (obstruction on one side)
	3.0m (obstruction on both side)
Headroom clearance	2.2m clear
Queuing space	15% or 2 vehicles whichever is higher
	Should have independent movability and dependent stackers are not allowed

Form F

Requirements for Provision of Car-lifts

Car lift internal dimension	6.2m long x 2.6m wide
Entrance width	2.6m clear
Headroom clearance	2.2m clear
Minimum speed	30m/min.
Minimum discharge capacity	30 cars/hr.
Holding bay	At entrance and exit
Queuing spaces	15% of the car lots served by the system or 2 vehicles whichever is higher

Schedule 12

(Traffic impact assessment - not mandatory)

Schedule 13 [Regulation 75]

Standards for Sanitary facilities						
	Use	Female			Male	
		Toilet	Wash Basin	Toilet	Urinal	Wash Basin
1	Restaurants, Hotels and	1 per	1 per 300 m ² .	1 per 200 m ² .	1 per	1 per
	similar uses	100 m ² .			200 m ² .	300 m ² .
2	Cinemas, Theatres,	1 per 40	1 per 50	1 per 120	1 per 40	1 per 120
	Seminar Halls	seats	seats	seats	seats	seats
3	Shopping Complexes	1 per	1 per 1000	1 per 1000	1 per 1000	1 per 1000
	Departmental Stores, Super	800 m ² .	m^2 .	m ² .	m ² .	m^2 .
	Markets and similar uses					
4	Offices	1 per	1 per	1 per	1 per	1 per
		100 m ² .	100 m ² .	200 m ² .	200 m ² .	100 m ² .
5	Schools/Private	1 per 40	1 per 40	1 per 40	1 per 80	1 per 40
	Educational institutes/	students or 1	students or 1	students or 1	students or 1	students or 1
	Tuition Classes/	per 60 m ²	per 60 m ²	per 60 m ²	per 120 m ²	per 60 m ²
	International schools	whichever is	whichever is	whichever is	whichever is	whichever is
		more	more	more	more	more
6	Public spaces, Public	1 per 100	1 per 100	1 per 100	1 per 100	1 per 100
	assembly places, Parks and	person	person	person	person	person
	similar uses					
7	Hospital and similar uses	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds	3 per 50 beds
8	Industries	1per 40	1 per 40	1 per 40	1 per 80	1 per 40
		persons or 1	persons or 1	persons or 1	persons or 1	persons or 1
		per	per	per	per	per
		100 m ²	100 m ²	200 m ²	200 m ²	100 m ²
		whichever is	whichever is	whichever is	whichever is	whichever is
		more	more	more	more	more
9	Other	1per 40	1per 40	1per 40	1per 40	1per 40
		persons or 1	persons or 1	persons or 1	persons or 1	persons or 1
		per	per	per	per	per
		100 m ²	100 m ²	100 m ²	100 m ²	100 m ²
		whichever is	whichever is	whichever is	whichever is	whichever is
		more	more	more	more	more

Schedule 14: [Regulation 76] Rain Water Harvesting

	sse and Type of Danuings			
	Uses	Types of buildings		
1.	Residential	Including houses, multiple dwellings, apartments and homes for elders		
2.	Commercial	Including office buildings, hotels, motels, guest houses, public lodgings, shopping centres, supermarkets, restaurants and car parks		
3.	Industrial	Including factories, workshops, warehouses, industrial establishments and infrastructure services centres		
4.	Institutional	Including government buildings, semi-government buildings and other public buildings		

Part II
Minimum Requirement of Rainwater Holding Provision

*Annual Rainwater Band (mm) Minimum Volume required to collect from paved area			llect from 100n	n ² of roof are	ea and hard	
		Residential		Commercial	Industrial	Institutional
		Domestic (cu.m.)	Apartments/ Condominiums (cu.m.)	(cu.m.)	(cu.m.)	(cu.m.)
1	750 - 1000	1.5	2.5	5	8	10
2	1000 - 1500	1.5	2.5	3	8	10
3	1500 - 2000	1.5	2.5	3	5	10
4	2000 - 2500	1.5	2.5	3	3	5
5	2500 - 3000	1.5	2.5	2	2	3
6	3000 - 4000	1.5	2.5	1	1	2
7	4000 - 5000	1.5	2.5	0.5	1	1
8	5000 - 6000	1.5	2.5	0.5	0.5	0.5

Schedule 16 [Regulation 107] Setbacks from Electricity Lines

Nominal Voltages	Vertical Distance	Horizontal Distance
Not exceeding 1000 Volts	2.40 m	1.50 m
Exceeding 1000 Volts but not exceeding 11,000 Volts	2.70 m	1.50 m
Exceeding 11,000 Volts but not exceeding 33,000 Volts	3.00 m	2.00 m
Exceeding 33,000 Volts but not exceeding 132,000 Volts	4.10 m	4.10 m
Exceeding 132,000 Volts but not exceeding 220,000 Volts	5.18 m	5.18 m

Other highlighted Quantified and Qualitative regulations. Part I

Preliminary Planning Clearance

Regulation 1 (3) (a, b... i): PPC required for; Land Subdivision exceed 1.0 hectare or exceed 8 lots, residential development exceed 1,000m2/ 15.0m, nonresidential development exceed 400m2, any approval comes under other common law (except UDA law such as, Environmental, Archeological, forest, natural reserve), any industrial development (National Environmental Act), construction of Electrical, water,

telecommunication & transmission tower, development related quarrying or mining, and if Planning Committee decided.

Part II

Land Subdivision, Amalgamation and Development

Regulation 7 (1)(a, b): In land subdivision; if land extent exceeds 0.5 hectare or have environmental sensitive area then; Qualified Person's report needed.

Regulation 9 (1)(8)(15): Minimum land extent 150m2, if slope is more than 10 degrees then contour plan should be given, 7.5cm*5.5cm Space should be given on survey plan for council endorsement.

Regulation 14 (1,2): Minimum extent 150m2, frontage 6.0m, depth 12.0m, while Authority can relax minimum extent or other requirements for existing lot.

Regulation 9 (2): Number of lots of a subdivision can be decided based on Street Line but the width of the land shall be gifted to the relevant authority.

Regulation 20: Splaying of street corner shall be rounded off.

Regulation 21 (1): 10% of land shall be reserved for common purposes and vested with the relevant authority if land extent exceed 1.0 hectare.

 $Regulation \ 27 \ (1)(a, b)$: If required COC shall be granted for land subdivision.

Part III

Construction, Alteration & Renovation of Buildings

Structural Details & calculations

Regulation 38, 39: Structure design brief along with Qualified Person's certification shall be given.

Design for Building Services

Regulation 41: Fire requirement certified by relevant authority shall be obtained for residential buildings exceed 15.0m height or having 05 or more units, or non-residential building exceed 15.0m height or exceeding 500m2, & any public buildings.

Existing Buildings

Regulation 38, 39: For repair or alteration of Existing building having structurally challenging character shall be prepared and certified by Qualified Person.

Green Buildings

Regulation 44: Every building exceed floor area 1000m2 except industrial building shall be obtained Green Building certificate from UDA

Part IV

Planning Computation and Design of Buildings

Structural Details & calculations

Regulation 47: Permissible Floor Area shall be computed excluding the portion falls within the street line/s.

Regulation 51: If 80% or more of the area of a lot falls within Building Line Maximum of (G+1) storied building may be permitted with the clearance from relevant authority.

Regulation 52: Where an area of 20% or more of the area of a lot falls within Building Line, Planning Committee may relax regulatory requirements.

Open Space and Buildings Setbacks

Regulation 55(2)(3): (2)Minimum Side space to separate from adjoining properties shall be 1.0m. (3) If any road do not have any Building Line or Street Line then minimum of 1.0m setback form the edge of such road shall be kept.

Regulation 56(1)(2)(3): (1)Authority may change Rear Space for Irregular lot or lot have more than one access road, (2) Development may be allowed for irregular land have minimum of 3.0m frontage but development shall be allowed beyond 6.0m of width., (3) If rear side of a land has river, canal, wetland or forest reservation authority may consider such reservation for Rear Space.

Regulation 57(1)(a, b, c) (2) (3)(a, b, c): (1)(a, b, c) Construction on boundary shall be a Blind Wall while Qualified person shall confirm, Insurance policy for adjoining property shall be obtained, Letter of Indemnity shall be given. (2) Erection of Boundary Wall shall not exceed 2.0m of height. (3) (a, b, c) Excavation for basement shall keep minimum distance 1.0m from boundary, and piling works shall get clearance form NBRO, Excavation shall not made within any street line or any reservation.

Regulation 58(1)(2): All construction shall be in compliance with the Street Line & Building Line. After gifting the land falls within Street Line to relevant Authority; Width of the Street Line may be considered as Physical Width of the road.

Regulation 60(1)(2)(3)(4)(5): (1) Overhangs may be permitted to maximum of 1.2m beyond Building Line, (2) Balcony may be permitted to maximum of 1.0m beyond Building Line, (3) if rear space of a lot is public road or having private road with right of way with minimum of 6.0m it may not mandatory to provide rear space, (4) Except Air well & Spiral stairway for emergency exit other construction shall not be permitted within Rear Space, (5) if minimum Rear Space exceed 3.0m Swimming Pool may be allowed up to 50% of the Rear Space.

Regulation 63: Splaying of Street Corner Shall be kept.

Internal Dimensions of Buildings

Regulation 66(2)(a, b, c): Maximum height of a building shall not exceed 3.0m if the lot is less than 150m2 in extent, or having access less than 3.0m, or having less than 6.0m frontage.

Regulation 67(1, ..., 9): Minimum height of a building/ room shall be according to Regulation 67.

Light & Ventilation

Regulation 70(5)(a, b): Light and ventilation shall be served by opening such as windows up to 12.0m away from such opening and not more than 5.0m perpendicular from such line, (70)(5)(b) if opening is at vertically 9.0m. Such source shall be considered.

Regulation 71(3(5)(7): Shortest side of Air well shall not less than 5.0m, Overhangs beyond Air well shall not exceed 0.5m, minimum distance from boundary for toilet or bathroom shall not less than 1.0m, no vents shall not have opening area less than 0.5m2.

Collection, Treatment & Disposal of Wastewater

Regulation 75(3)(5)(a, b, c, d): (3)Factories Ordinance of 1965, Protection of the Rights of Persons with Disabilities no.28 of 1996 shall be provided, (5)(a, b, c, d) National Environmental (Protection & Quality) Act, No 1 of 2008 Shall be complied.

Part VIII

Other Conditions

Regulation 97(2): Authority may direct the developer to display the proposal for 30 days for Public Observation.

Regulation 98: Developer or his agent may Appeal to the Minister within 30 days of any application is rejected.

Regulation 100: Authority may revoke any approval or permit, if there is a contravention of the provisions of these regulations, providing false or incorrect information, failure to comply with whole or part of the terms and conditions of approval or permit.