

**SRI JAYAWARDENAPURA KOTTE
MUNICIPAL COUNCIL**

Mr./Mrs./Miss

Reference No.....

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**DEVELOPMENT PERMIT/
AMENDMENT TO THE DEVELOPMENT PERMIT
(Under Section 8J of Part 11-A of U. D. A. Law No. 41 of 1978 as amended)**

I wish to inform you that the plan of the proposed erection / re-erection / alteration of the building

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at premises No

..... which accompanied your building application / appeal dated is approved and the approved plan bearing number is sent herewith and a copy of same is filed of record in this office.

This approval is granted to you subject to the terms and conditions stipulated below: -

1. This permit is valid for one year from the date hereof. The validity of the permit for further period may be extended on an application only, when the Development Activity has been commenced during the period of the validity of this permit, but has not been completed.
2. Due notice must be given in writing one week prior to the commencement of the Development Activity.
3. This approval is granted on the assumption that all the information supplied by you are true and accurate. If at any time, it is found that any information furnished by you in the building application or otherwise is incorrect, this permit can be cancelled.
4. **A copy of the approved plan and the development permit shall be kept at the site and made available for inspection by any officer authorized by the Mayor of the Sri Jayawardenapura Kotte Municipal Council.**
5. The Development activity shall be carried out strictly in accordance with the approved plan and conditions of the permit.
6. This permit does not give the right for any development which is in conflict with the U. D. A. planning and building regulations.
7. Satisfactory arrangements must be made for the efficient disposal of rain water, waste water, garbage and any kind of effluent, solid liquid or gaseous so as not to cause nuisance. The natural rain water flow should not be hindered. Rain Water should be harvested and utilized for uses other than drinking purpose as per Gazette Notification No. 1597/8 dated 17/04/2009.
8. There should be a proper place at the entrance of the premises to keep the waste bin where the garbage collecting employees have easy access.
9. In all sites not less than 6 perches, there should be a compost bin/ plant to convert organic waste to compose.
10. The site and / or building shall not be used for any purpose other than the one specified in this permit.
11. This permit conveys no right or claim whatsoever as a license for the use of a building for any purpose for which a license is required under any Act or Regulations or by-laws under such Acts.

12. Satisfactory arrangement must be made for protection of the building and occupants from fire and for the safe evacuation of occupants in case of emergency.
13. Materials of construction to be used shall be the same as those approved in the plan.
14. Area set apart and approved for parking of vehicles should be exclusively used for the said purpose only.
15. This permit does not guarantee the provision of any infrastructure facilities.
16. Structural Engineer shall be responsible for the structural stability of the building and shall submit a structural stability certificate whenever requested by the authority.
17. Owner/Developer will have to submit an insurance policy obtained in his/her name one week prior to the commencement of the construction to cover the damages or any losses or deaths which can be caused to the workers, employees or neighbors and / or neighboring buildings etc. The council shall not be responsible for such losses or damages and the owner/developer shall indemnify the council from such situations.
18. Construction work can be carried out from 0600 hrs to 2100 hrs of the day.
19. Noise level at boundary of land during the construction stage should be maintained at or below 75 dB(A) during day (from 0600 hrs to 2100 hrs).
20. No debris, building materials, sand, metal, bricks etc, or any kind of such materials shall kept on any pavement or road.
21. No part of the building should project into or over the adjoining premises of any public and private roads, street etc.
22. No part of the proposed work should be nearer than feet from the centre line of
23. This permit is only an approval of the plan and specifications submitted by the applicant. It does not confer any right or claims to the ownership of the land and building standing in the premises and carrying out any building operations on the premises is at the risk of the applicant with regard to any legal issues.
24. Applicant / Owner shall carry out construction activities without causing damages to adjoining properties.
25. Suitably designed management system should be planned and constructed for the disposal of sewage, garbage & rain water in a manner acceptable to the Sri Jayawardenapura Kotte Municipal Council.
26. There shall be properly constructed access from the approach road. This requirement should be fulfilled with the technical assistance of this council and it shall not encroach the road access. This process should be carried out at the applicant's cost and expense prior to apply for the certificate of conformity.
27. Arrangement should be made to provide easy access to disabled persons.
28. This permit will not prejudice the rights of the adjoining owners. No part of the building should project into or over the adjoining premises, street lines, building lines, or any other reservations or any public / private road or street.
29. During the construction period the excavation and all building construction operations should be undertaken in such a way so as not to cause any damage to adjoining buildings, premises, neighborhood and any utility services. Operations such as piling which are generating excessive noise and vibration shall be carried out in a manner to reduce the generation and spread of noise and vibration to the neighborhood and should take all and every precaution to safeguard the neighboring properties. If any damage occurs, professionally qualified engineers should assess the damage & recommend modalities of rectification. All related cost to be borne by the developer.
30. The Owner/Developer should take necessary precautions while loading, unloading, transporting and handling the construction materials and machinery in such a way as not cause nuisance to others by way of dust, noise, spillage of other means.
31. The periphery of the building site bordering roads/ adjoining properties should have fence of plywood or some other similar materials up to a height of 08ft. these fences should be neatly painted. Where these fences border pavements, safety measures should be provided to ensure that the users of the pavement will not be endangered in any way.

32. Preventive measures should be taken not to spoil the surrounding roads environment by haphazardly strewing metal, sand and any excavated material over pavements and roads.
33. The requirements of Ceylon electricity Board should be complied with according to their stipulations.
34. No Building erected shall on completion, be occupied until the Drainage and Water Certificate and the Certificate of Conformity are obtained and any person who occupies or allow to be occupied in contravention of this Law shall on conviction after summary trial before a Magistrate, be liable to a fine or to imprisonment or to both such fine and imprisonment.
35. For the breach of any of the conditions mentioned herein the council shall have the right and authority to suspend or cancel this permit. Further, if necessary the council can hold an inquiry into the complaints on breach of conditions.
36. The developer is responsible to see that the premises is free of mosquito breeding sites and he/she shall take suitable action that no rain water collecting vegetation are grown on the construction premises. If such situations are found action will be taken to close down the construction site, until the local health authorities are satisfied that there are no more breeding sites within the premises. Further, if the breeding sites are found, the council shall have the right to recover cost of the prevention of mosquito breeding at the site together with a surcharge of 25% of the cost.
37. There is a Development Plan to develop the Sri Jayawardenepura Kotte Municipal Council area as the Capital City by the Urban Development Authority. However, if this premises will be subject to the said projects, the council shall not be held responsible for the inconvenience caused.
38. The Owner/Developer shall adhere to the Urban Development Authority Act and the regulations made thereunder, prevailing Municipal laws and by-laws, Environmental laws, Condominium laws and any other common laws applicable to the site.
39. The following documents should be furnished along with the Application for Certificate of Conformity.
 - i. The certificate of Chartered Civil/ Structural Engineer certifying the structural stability of the building and safety of the human habitation.
 - ii. The certificate of Chartered Architect certifying that all construction work has done accordingly to the approved building plan and all the conditions stipulated in this permit
 - iii. The confirmation certificates from other relevant Authorities/ Agencies.
40. "Council approved and certified suitably designed system for sewerage and waste water (grey and black water) management treatment plant should be constructed and installed.
Any technical information and assistance can be obtained from the engineering division of the council".

Any person who contravenes provision of the U.D.A. Law, regulation or conditions of the permit shall be guilty of an offence punishable under section 28 of the U.D.A. Law No.41 of 1978.

This permit supersedes the previously approved Permit/PlanNo.

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Date
Office of the Sri Jayawardenapura
Kotte Municipal Council,
Rajagiriya.

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Mayor
Sri Jayawardenapura Kotte Municipal Council

(Issued in terms of the powers delegated by the Urban Development Authority under Sec.23(5) of the UDA act No.41 of 1978 as amended).