

ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශේෂ

The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 1701/13 - 2011 අප්‍රේල් 12 වැනි අඟහරුවාදා - 2011.04.12  
No. 1701/13 - TUESDAY APRIL 12, 2011

(Published by Authority)

**PART I : SECTION (I) — GENERAL**

**Government Notifications**

L. D. B. 16/78.

**URBAN DEVELOPMENT AUTHORITY LAW No. 41 OF 1978**

REGULATION made by the Minister In Charge of Urban Development under Section 21 of the Urban Development Authority Law No. 41 of 1978.

MAHINDA RAJAPAKSA,  
Minister of Defence.

Colombo,  
28th March, 2011.

**Regulations**

THE *Extraordinary Gazette* Notification bearing No. 1597/8 dated 17th April, 2009 amending the Urban Development Authority Planning and Building Regulations, from time to time are hereby further amended.

(1) The Building Category described under (3)C are amended as follows :

- C I (i) any building which is used for residential purposes and shall not exceed Five Hundred (500) square meters in extent which does not fall under Category "B".
- (ii) any building which is used for non residential purpose and does not exceed Three Hundred (300) sq. m. in extent which does not fall under Category "B".
- C II (i) any building which is used for residential purpose and does not exceed Four Hundred (400) sq. m. in extent which does not fall under Category "B".
- (ii) any building which is used for non residential purpose and does not exceed Two Hundred (200) sq. m. which does not fall under Category "B".
- C III (i) any building which is used for residential purpose and does not exceed Two Hundred (200) sq. m. in extent and is not covered under Category "B".

- (ii) any building which is used for non residential purpose and does not exceed Hundred (100) sq. m. which is not covered under Category “B”.

(2) The definition of the term “Qualified Person” is amended by adding following :

The Qualified Persons who certify the Plan should be responsible to the accuracy of the Plan, ensuring its conformity with the UDA Planning and Building Regulations. Further, the Organization which register the Qualified Persons shall submit the annual members registries to the Authority and the Draught-Persons (Building) at NVQ, Level V shall register their names with the Authority annually.

#### SCHEDULE VI

#### QUALIFIED PERSON

Sub Section 6 and 7 in Schedule VI is amended by inserting new Sub Section

|     | <i>Column I<br/>Nature of Development<br/>Activity</i>                             | <i>Column II<br/>Extent of<br/>Floor Area</i>                                       | <i>Column III<br/>Specific Task<br/>Requiring Approval of<br/>Qualified Person</i>   | <i>Column IV<br/>Qualification/<br/>Designation Required of<br/>Qualified Person</i>  |
|-----|--|---|--|---|
| 01. | If the Development activity relates to buildings of sub category CI of Category C. | <p>(1) Residential up to 500 sq. m.</p> <p>(2) Non Residential up to 300 sq. m.</p> | <p>1. Architectural Plan (Certificate stating development has been carried out under his supervision in conformity with the approved Plan and Permit)</p> <p>2. Structural Design Plan along with design calculations (Certificate stating that building construction has been carried out in accordance with the approved Plan, under his supervision)</p> <p>3. Service Plans (includes plans related to the supply of electricity, water, sewerage, drainage, rain water harvesting and fire safety) only, if required by the Authority at the time of submitting the application</p> | <p>Chartered Architect or Architectural Licentiate, registered with the Architects Registration Board.</p> <p>Chartered Civil Engineer or Chartered Structural Engineer, Sri Lanka Institute of Engineers (SLIE)</p> <p>The relevant Engineer out of the under-mentioned below :<br/>Chartered Electrical Engineer, Chartered Civil Engineer, Chartered Structural Engineer<br/>Chartered Building Services Engineer<br/>Chartered Mechanical Engineer (SLIE)</p> |

SCHEDULE VI (Contd.)

|     | <i>Column I<br/>Nature of Development<br/>Activity</i>                              | <i>Column II<br/>Extent of<br/>Floor Area</i>                                       | <i>Column III<br/>Specific Task<br/>Requiring Approval of<br/>Qualified Person</i>   | <i>Column IV<br/>Qualification/<br/>Designation Required<br/>Person</i> |
|-----|---|---|--|---|
|     |   |   | 4. Detailed Plan of Air-conditioning or mechanical ventilation (for installation, extension or alteration)                                   | Chartered Mechanical Engineer<br>Chartered Electrical Engineer (SLIE)   |
| 02. | If the development activity relates to building of sub category C II of Category C  | i. Residential up to 400 sq. meters   | Designing and certification of Plans   | Draught-Person (Building) at NVQ, Level V.                              |
|     |   | ii. Non-Residential up to 200 sq. meters  | Structural Designs, service designs, air conditioning and artificial ventilation   | Relevant Members of the Sri Lanka Institute of Engineers                |
| 03. | If the development activity relates to building of sub category C III of Category C | i. Residential up to 200 sq. meters<br><br>ii. Non-Residential up to 100 sq. meters | A Certificate confirming that the building has been constructed with structural stability according to the approved plan and building permit | Builder/Owner or any other person acceptable to UDA                     |

04-756