

Approval process of Development



01. Preliminary Planning Clearance (PPC)

The Survey plan should be Submitted with the concept detail of the proposed Development.

02. Site Approval

An approval for the survey plan has to be obtained from the relevant local authorities. Along with the application and supporting documents should also be submitted. These supporting documents are mentioned on the "PPC".

(Lot larger than the 40 perches should be submitted to the UDA for approval, Smaller land can approved from Local authority)

03. Development Permit (Construction Approval)

An approval for the Proposed Buildings has to be obtain from the relevant local authority. Along with the application and supporting documents should also be submitted.

(Large Buildings with more than 4000sq.ft. of floor area should be submitted to the UDA for approval, Smaller building can approved from Local authority)

Large Building Submitted to the UDA will be forwarded for Online process, Applicant can monitor the Progress for this approval process from "UDA Online Portal".

04. Certificate of Conformity (CoC)

The application has to be forwarded to the relevant local authority with required information and documents listed on the Development permit.



The development took place during the recent past has significantly changed the urban environment in and around Colombo and as well as in the other parts of the country - Hambantota, Northern peninsula, Nuwara Eliya and Galle. These development has brought positive changes to economic diversification, generating new employment opportunities, and improving infrastructure facilities providing enhanced living conditions in the urban area.

DEVELOPERS
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Development Plans
& Guidelines

Urban Development Authority
Sri Lanka

2017

● Green Building Certification - Optional

UDA introduced the "Green Rating" for Proposed Project to Promoting and encouraging sustainable development through construction of environmental friendly buildings.

From year 2017 all the Government & Semi Government new buildings need to be get "Green Building Certification" by UDA.

However Other Buildings also can get the "Green Building Certification" from the UDA, to ensure that building is Environmental Friendly.

For more Details:-

Landscaping Unit, Urban Development Authority, Sri Lanka.
(+94112875912)



Urban Development Authority,
6th & 7th Floor, Sethsiripaya Building,
Battaramulla, Sri Lanka

Evolution of City of Colombo

Patrick Geddes Plan (1921)

Area for 'Patrick Geddes Plan' was limited within the Colombo city boundaries with strict concept of making it a Garden City "The Garden City of the East"



Patrick Abercrombie Plan (1921)

In 1948 "Abercrombie's" plan was extended up to Ja-Ela in the Northern side, to Moratuwa in Southern side and also another 14 miles inland to Eastern side. Decentralization of activities was one of the main objective of his plan. The introduction of Satalite towns in Rathmalana, Homagam, Ragama and Zoning Proposals also were introduced from this Plan



Colombo Master Plan (UNDP-1978)

"Colombo Master Plan" Project consists of two interrelated document - Colombo Metropolitan Regional Structure Plan (CMRP) and Colombo Urban area Plan (CUAP)



City of Colombo Development Plan (1985)

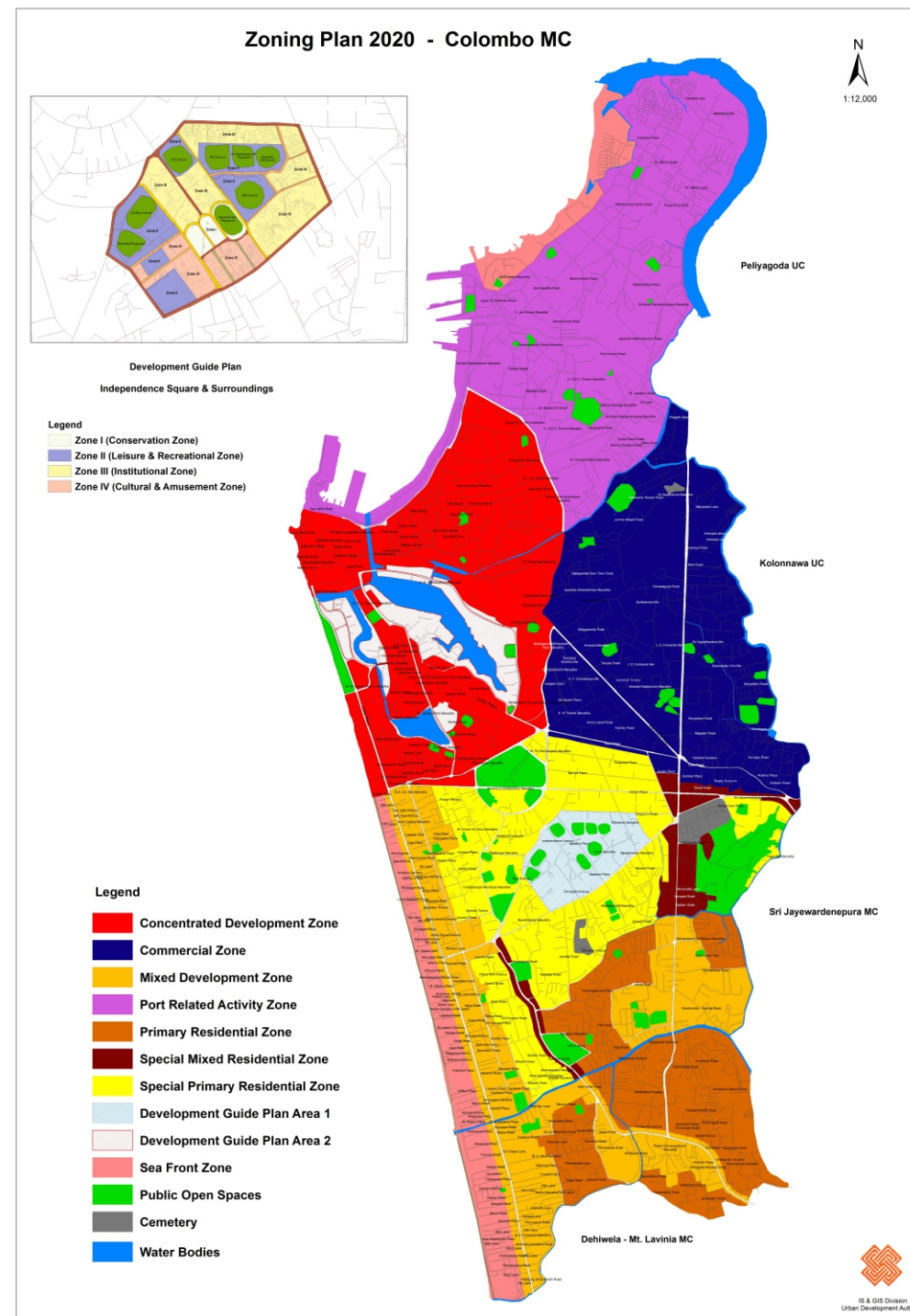
The "City of Colombo Development plan" was prepared and gazette by the Urban Development Authority in 1985, which amended in 1999 and 2008 was enabling the UDA to implement zoning & Building regulation.



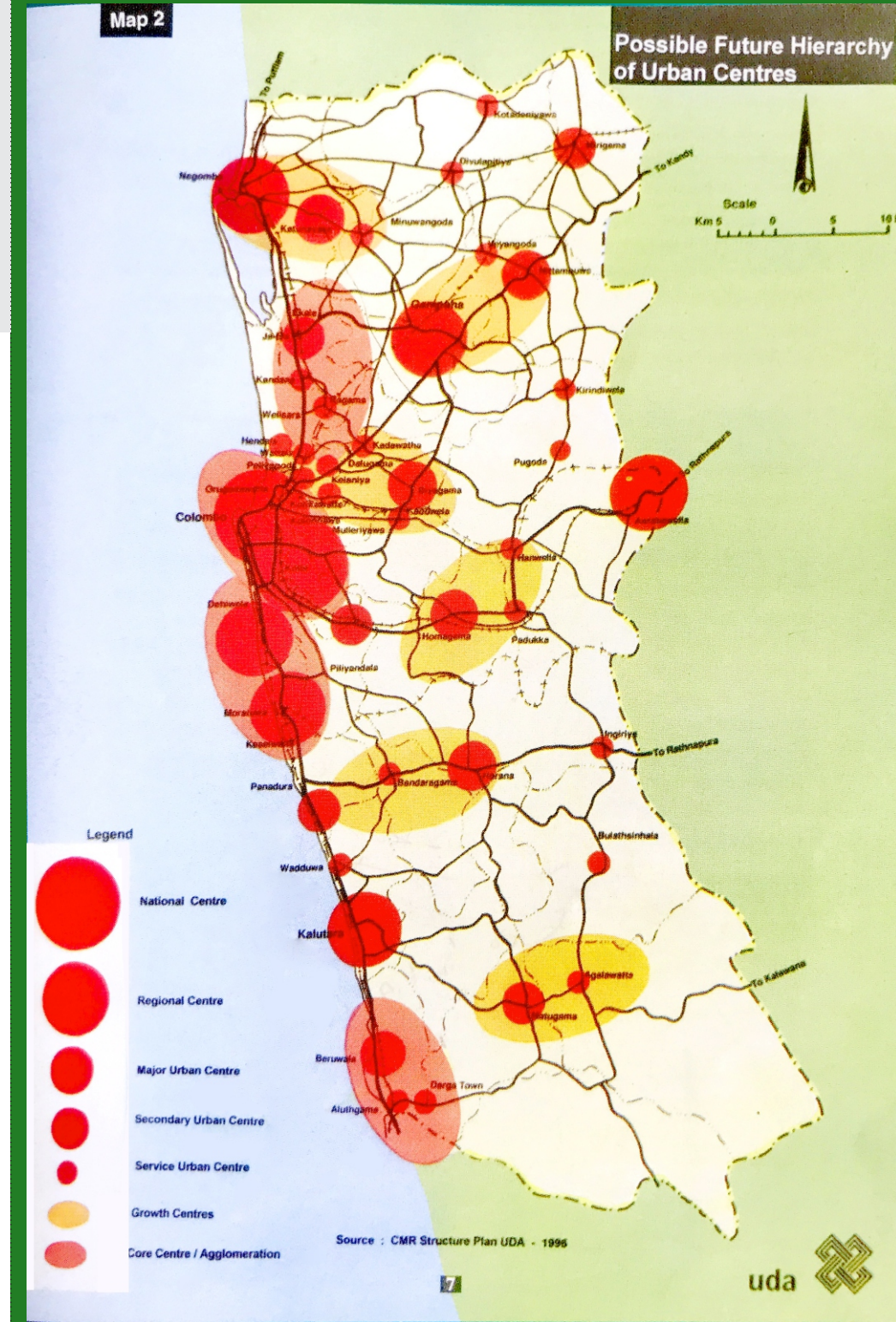
Supreme Court Complex, Sri Jayawardenepura Kotte Parliament Complex, Biyagama and Katunayaka EPZ are a result of this plan

Colombo Metropolitan structure Plan (1998)

The principle objective of the plan was to "Provide opportunities for increased economic, employment generation and improved living standard and quality of the life for all inhabitants of the "CMR". This new structure covers the entire Western Province in terms of the Planning Area.



The Plan has identified growth centers to attract new Industrial Investments and assesses the infrastructure requirement for opening up of land for Economic Development.



Ministry of Megapolis & Western Region Development,
Urban Development Authority,
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