

**DEVELOPMENT PLAN
FOR GALLE URBAN DEVELOPMENT AREA
(GALLE MUNICIPAL COUNCIL AREA)**

2008 - 2025

VOLUME II

PLANNING

AND

BUILDING REGULATIONS



URBAN DEVELOPMENT AUTHORITY

“SETHSIRIPAYA”

BATTARAMULLA

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PART IV

70. Special Regulations for World Heritage City of Galle Fort

70.1

- (a) These Regulations may be cited as the Special Regulations (Planning & Building) of “Galle Fort” World Heritage City - 2009.
- (b) The provisions of these Regulations shall be applicable to the “Galle Special Regulatory Area” declared under Gazette Extraordinary No. 987/12 of 7th August, 1997.

70.2 The Planning and Building Regulations prepared for Galle Municipal Council Area under section 8J of the Urban Development Authority Act. No. 4 of 1982 shall be applicable in addition to the said special regulations within Galle Special regulatory area.

70.3 Conservation Zone

In this zone shall –

- (a) Maintain and conserve the architecture of the buildings and the monuments and ensure that such properties be used economically feasible; effective and in an efficient manner.
- (b) Any new constructions, improvements or renovation work of buildings that changes the internal or external appearance of a building, be in harmony with the Conservation Development Plan.
- (c) Regulation of any un-authorized constructions and/or any un-authorized change of use be in harmony with the provisions made in the Conservation Development Plan.
- (d) The parking of vehicles be in conformity with the Traffic Management Plan prepared by the Galle Heritage Planning Committee.

70.4 Preliminary Planning Clearance

Every development activity within Galle Special Regulatory Area shall be carried out in conformity with the following:

1. Planning clearance for all development activity shall be obtained from “Galle Heritage Planning Sub - Committee” appointed by the Urban Development Authority herein after referred as the Sub - Committee”.
2. Every developer shall submit duly completed applications with the building plan to the UDA along with the processing fees.
3. All Building Plan shall be prepared and signed by a Registered Architect of the Sri Lanka Institute of Architects.

4. The developer shall also furnish the following documents:

- (a) A photograph of the frontage of the existing buildings together with the buildings on either sides of the existing building.
- (b) If the site is vacant, a photograph showing the frontage of the site together with the abutting sites or buildings.
- (c) A copy of the Survey Plan of the specific site.

70.5 The preliminary planning clearance shall be issued within one month from the date of receiving the application. Provided, all the requirements are fulfilled, based on the recommendations of the sub - committee.

70.6 The preliminary planning clearance will not constitute a permit and shall not entitle the applicant/owner or any person authorized by the owner to commence or carry out any development activity what so ever.

70.7 Development Permit

(a) Building application shall be submitted by the applicant/owner to the Engineering Section of the Galle Municipal Council for development permit, with 05 copies of building plans together with the preliminary planning clearance for approval. Planning Committee of the Galle Municipal Council shall approve the development plan and issue a development permit to the owner/applicant to carry out the development if the plans are in conformity with the regulations.

(b) A copy of the preliminary planning clearance approval and a copy of the development permit issued by the Galle Municipal Council shall be displayed at a prominent place in the proposed site. This development permit shall be displayed and protected throughout the entire period of construction. The original of the development permit shall be made available in any time for inspection. The Galle Municipal Council may, on application and payment of prescribed fees extend the validity of the permit for a further period of not exceeding two years, if it is satisfied that the development activity referred to in the permit has been commenced but not been completed due to unforeseen circumstances.

70.8 Conservation of places of historical value

(a) No excavation within this site be carried out without a clearance from the Archeological Department.

(b) Under Section 6 of the Antiquities Ordinance (Chapter 188), the developer shall inform his intension on site preparation for development to the Archeological Office at Galle. All excavation shall be carried out under the supervision of Archeological Department and be completed within 30 days of granting the approval. If not, sub - committee may extend the validity of the permit considering the appeal for further period of not exceeding 14 days. Thereafter, Department of Archeology should complete the supervision and submit a report to the Sub Committee.

(c) Developer/owner shall pay the supervision charges to the Department of Archeology.

(d) Approval shall not be granted to demolish any buildings which has archeological value.

70.9 Change of Use

(a) All land owners of the Galle Fort Special Regulatory Area shall develop their lands as per the zoning plan of Galle Municipal Council area.

(b) No activities that are considered not compatible to the Zone such as; Government Institutions, production Industries, Stores, Offices shall be allowed within the Galle Fort area.

(c) Buildings shall be demolished, only on the recommendations of the Authorized Officers.

70.10 Permitted uses within the Galle Fort Special Regulatory Area shall be;

- i) Tourism industry related handicrafts show rooms,
- ii) Museums,
- iii) Small Scale Hotels without swimming pool or pond
- iv) Tourist gift centers,
- v) Ticket issuing centers,
- vi) Guest houses
- vii) Small scale restaurants,
- viii) Appropriate recreational activities,
- ix) Bookshops,
- x) Small professional offices,
- xi) Art galleries,
- xii) Small shops,
- xiii) Gems & jewellery shops, and related cottage industry

Change of use of residential buildings for the above purposes shall maintain 35% of the building areas for residential purposes.

70.11 Following activities shall not be permitted within the “Galle Special Regulatory Area”

- i. Garage Buildings (for parking)
- ii. Motor Vehicle Repairing Garages
- iii. Motor/Auto Service Stations
- iv. Fuel Filling Stations
- v. Stores not exceeding 200.0 sq.m.

- vi. Industrial Buildings & Industries
- vii. Government Institutions & Armed Forces buildings (Army, Navy, Air force & Police)
- viii. Quarters for a high security persons
- ix. Hotels exceeding 20 rooms
- x. New schools or extensions to the existing buildings
- xi. Super Markets
- xii. Warehouses or other similar buildings

70.12 Development of Existing buildings

Archeological and architectural interest features of the colonial period buildings within the Fort Area shall be conserved and maintained. All changes that are made without approval to the existing buildings which affects the archeological and former architectural features of the buildings shall be restored to the original design within one year from the date of direction of the UDA.

70.13 Any garage, parking or similar use for vehicle, shall not be conducted in front of the building mentioned in the above Section 70.12.

70.14 (a) No existing front verandahs of the buildings be covered or changed, to effect its appearance. Any streets with specific features given for the front of the building as verandahs or row of columns shall be maintained and continued accordingly.

(b) Any new accessories fixed instead of old handrails, carved wooden columns, doors, windows, windows slats, fan lights, or any other special features, such features shall be in conformity with the original plan and it shall be carried out subject to the UDA approval.

70.15 Any renovation to an existing building shall be carried out in conformity with the archeological or architectural features of that particular building.

70.16 All lands located within Galle Special Regulatory Area shall be used in an appropriate manner to protect all historical structural features of the area.

70.17 Roof scapes and building height

(a) Height of any building within Galle Special Regulatory Area shall not exceeds ten meters and only two floors are allowed with only Calicut tiles, half round tiles or clay tiles for roofs, and roof gardens shall be allowed.

(b) Physical changes to any building shall not be carried out without a clearance from the Planning Sub Committee.

(c) No radio television antennas and water tanks shall mar the characters of the roof of the buildings.

70.18 Building Colours

All colour scheme of the buildings shall be in accordance with the stipulated colours for the Galle Special Regulatory Area.

- (a) Accepted colours are white, grey and yellow and no any other colours are allowed.
- (b) Two storeyed building shall be painted with a single colour. Light tonal differences are permitted.
- (d) Facades of the building shall be painted with a single colour.
- (e) Colour of the two visible streets facades of a building shall be in harmony with each other.

70.19 Finishes of the Building

All internal and external appearance of the buildings shall be in harmony with the existing historical building within the Galle Fort area.

- (a) No reflecting or mirrored glass shall be used in the front elevation of the buildings.
- (b) No approval is granted to cover the front arcade with ceramic tiles, mosaic tiles, and any tiles with colour patches or tiles of any type and inappropriate plaster textures.
- (c) Facade finishes of the buildings shall be compatible with the environmental characteristics.
- (d) The facades and the roof materials of the buildings of any street shall be in uniformity with other buildings.

70.20 The floor finishes shall be in harmony with the archeological features of the existing buildings. Permission may be granted for rendering of cement, terra cotta tiles, rough and polished granite and pressed cement tiles for floors. Painting of the floors are not permitted.

Floor Area Ratio

Gross floor area of all floors of the building

Site Extent

(Percentage of coverage should not exceed 1:1.5)

Plot coverage

Floor area at ground level X 100

Site Extent

(Should not exceed 75%)

70.21 Boundary walls

(a) No boundary walls are permitted in front of the buildings facing the roads; only boundary walls, fence or live fence are permitted (on either sides of the buildings) not exceeding one meter in height.

(b) Boundary walls which are allowed shall be plastered and painted using approved colour scheme (White, Ash, Grey). No mosaic tiles, ceramic tiles and coloured bricks are allowed.

70.22 Swimming pools and ponds

No swimming pools or ponds shall be permitted within the special zone.

70.23 Hoarding structures and Advertisements

(a) All types of advertisements with dynamic and continuously changeable devisers, using neon lights or more dominantly and contrasting characters are prohibited.

(b) Each building is permitted to install one name board. Horizontal name boards shall be installed at the space available between the top edge of the ground floor windows and the first floor level or the upper floor window sill level. Advertisements shall not be permitted to install at the railings of the building of the upper floor. Vertical name boards may be installed at the front side within the permitted height and the space given by the Planning Sub Committee.

(c) The total area covered with advertisement should not exceed 1/3 of the allowed facades area of the building. Preliminary approval shall be obtained from the Galle Municipal Council prior to the installation of any hoarding.

(d) Galle Municipal Council shall provide appropriate places to install hoarding structures within Galle Special Regulatory Area.

(e) Any, hoarding structure/name board/notice shall not be installed / stucked on to the electricity posts, telecom posts, fortress, boundary walls, open areas, on trees, roads 26 29 or on roofs and cover any historical monument or any carvings of such monuments. Size and type of the letters of the name boards and other hoardings shall be determined by the Galle Heritage Planning Sub-Committee.

(f) All Installation of hoarding structures/notice boards within any private or public property are prohibited other than the area marked by the Galle Municipal Council.

(g) Notice boards shall not be kept covering windows and doors.

70.24 Landscaping

Landscape plan shall be provided by the Urban Development Authority for the identified special locations within the Galle Special Regulatory area.

- (a) All internal surface drains shall be covered with concrete slabs and fed into the main drainage maintained by the Galle Municipal Council.
- (b) Erection, re-erection or renovation of boundary walls which are not facing a road/roads should be constructed with round shape stones.
- (c) The existing sewer system built during the Dutch period should be repaired and the under ground sewer lines should be cleaned and maintained by the Galle Municipal Council.
- (d) Urban Development Authority shall provide detail plans for parking areas, public open areas, restaurants, toilet facilities and for any other public uses.

70.25 Streetscape

A street lighting system should be approved by the Galle Heritage Planning Sub Committee. The design of the lamp posts should be in accordance with the approval granted by the Galle Heritage Planning Sub Committee. The main roads side of the Rampart facing Galle City to be illuminated at night.

70.26 A common design shall be introduced by the sub - committee for street name boards and name boards for the Galle Special Regulatory Area.

70.27 Existing building line shall be maintained as it is in the Galle Special Regulatory Area.

70.28 Traffic Planning and Parking

No heavy vehicles and other vehicles including buses which are more than five tones in weight shall enter into the Galle Special Regulatory Area.

70.29 All delivery vehicles enter or exist Galle Special Regulatory Area shall be limited from 9.00 a.m. to 11.00 a.m. and 5.00 p.m. to 7.00 p.m only.

70.30 Appropriate measures to the taken strategies could be used on streets to prevent vehicles entering the Galle fort area.

70.31

- (a) Speed of all vehicles in the Galle Special Regulatory Area shall not exceed 25 Km. per hour.
- (b) All vehicles shall be parked only in the areas allocated for vehicle parking during specified period of time.

70.32 Infrastructure facilities

All existing and proposed buildings, electricity, antennas, telecom, water, drainage systems that can be covered within service facilities shall be in consistence with the development within the Fort area.

70.33 All service lines, systems should be laid under ground in order to conserve and maintain world heritage character of the Galle Special Regulatory area.

DEVELOPMENT ACTIVITIES IN ZONE II

70.34 No construction work, minor alteration to existing buildings, excavation, construction of semi permanent or temporary buildings shall be permitted within Galle Special Regulatory Area.

70.35 No archeological features that exist in the old harbour area shall be removed, while using the area for activities that are specially approved by the Galle Municipal Council.

70.36 The physical features of the building in the International Cricket Complex should be maintained in conformity with the environmental features and the appearance of the Fort area.

70.37 All buildings which are not compatible with the characters of the Galle Special Regulatory Area shall be either removed or relocated in an appropriate manner.

PART IV
DEFINITIONS

71. In these regulations :-

“Apartment” means a unit as defined in the apartment ownership law no.11 of 1973

“Access” includes any street used as means of access to buildings or other premises whether the public have a right of way the re over or not

“Authority” means the urban development authority constituted under the urban development authority law no. 41 of 1978.

“Basement” means that part of the floor below the ground level or to and extent of $\frac{2}{3}$ of it height below the adjoining ground level;

“Building - High - Rise” means any building with more than four floors including the ground floor or whose height at any part of it above the ground level exceeds 15.0 meters. Excluding a lift or motor room not exceeding a height of 3.0m.and not exceeding 25 sq.m. in extent or a water tank not exceeding a height of 1.5m

“Building Residential” means a building exclusively consisting of one dwelling unit or a number of dwelling units;

“Building Line” means the line up to which a building will be permitted to extend;

“Building Work” includes erection or re-erection of a building or making additions or alteration to an existing building;

“Chairman” means the chairmen of the Authority;

“Dwelling House” or Dwelling unit” means a building or part of a building consisting of a room or group of rooms forming a self contained living unit with independent sleeping, cooking and sanitary facilities;

“Development Activity” has the same meaning as in the law;

“Existing Lot” means a lot which is in existence before the coming into operation of the law;

“Factory” includes a building or part of a building used for the manufacture or production or repair of any article;

“Flat” means a unit as defined in the apartment ownership law no. 11 of 1973

“Floor Area” means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings from the center line of such common wall and shall include all roof projections and balconies exceeding 1.0 m. in width and all areas having a roof and capable of being enclosed.

“Floor Area Gross” means the total of the floor area of every floor in a building;

29 32 “Floor Area Ratio” means the gross floor area of all buildings on a lot divided by the area of such lot;

“Floor Space” means the horizontal area of a room or space in a building measured from the interior face of the enclosing walls,

“Housing Complex” means a group of dwelling units on a site which is permanently in common enjoyment and may include a block of flats,

“Industrial Building” includes factories, workshops and warehouse;

“LAW” means the urban development Authority law no. 41 of 1978;

“Local Authority” has the same meaning as in law,

“Lot” in relation to land means the entirety of any land which has been demarcated by boundary marks or enclosed within boundary walls or fences where such land belongs to one single person or to a set of co-owners and approved as a lot by the local Authority or the Authority;

“Owner” includes a person for the time being receiving the rent of the premises in connection with which the work is used whether in his own account or as an agent or trustee for any other person or who would receive the same if such premises were let to a tenant;

“Place of Public Assembly” means a place or building used whether regularly or occasionally for public congregation such as a theatre cinema hall, public hall, concert room, lecture room or exhibition room or for similar purpose and includes a public building;

“Planning Committee” means the committee appointed under section 8b of the law;

“Public Building” includes any building used for the purpose of public worship, instruction recreation or meeting and a medical institution or a nursing home or government office;

“Public Street” means any street over which the public have a right of way and has become vested in any authority under any law or by operation of any law and includes the drain or footway attached thereto;

“Qualified Person” in relation to a development activity means;

(a) where no building work is involved or any works involving site layout or subdivision exceeding 0.5 hectares, a registered or chartered town planner and a licensed surveyor in case of involving a site layout or sub-division not exceeding 0.5 hectares a licensed surveyor and leveler;

(b) where building category A and B are involved a registered or chartered architect or engineer, or person whose qualifications have been recognized by government for employment as architect or engineer under government; and

(b) where building category C is involved any person acceptable to the Authority as such;

“Street” includes any road, footway or passage used or intended to be used as a means of access to two or more dwelling units or sites whether or not the public has right of way over such street and includes all channels, drains, ditches, side walks and reservation at the side thereof;

“Street line” means a line or lines defined on one or both sides of an existing street to show its future width or to show the width of a future street as determined by the authority;

“Ware house” includes a building or a part of building mainly used for storing merchandise of articles for trade.