



DEVELOPMENT PERMIT

Any development activity within the city of Colombo shall be carried out or engaged only, after obtaining a formal Development Permit obtained after having the approval from the City Planning Division.

All applications and plans to be prepared in accordance with the Planning and Building Regulations of the Urban Development Authority;

- City of Colombo Development plan (Amendment) - 2008
- Revised Regulations to City of Colombo Development Plan (Amendment) 2008
- City of Colombo Development Plan 1999
- Town and Country Planning Ordinance
- Municipal Council Ordinance and other relevant laws and Enactments

Following documents are required to be submitted when applying for Development Permit

- Building Plan (minimum of 04 numbers of copies) drawn on maximum of A1 or minimum of A3 size papers
- Recently Approved Survey Plan or Survey Plan with Confirmation letter issued by Colombo Municipal Council for an existing lot or developable lot (The survey plan should be within 10 years)
- A confirmation letter from the Municipal Assessor's Department of Colombo Municipal Council if necessary
- Street Line Certificate issued after year 2010 by the City Planning Division of Colombo Municipal Council for the relevant Survey Plan
- Photocopy of owner's National Identity card
- If the application is submitted by the Owner's Representative an Authorized letter from the owner and copies of owner's & representative
- Clearance issued by the Drainage Division of Colombo Municipal Council within last 03 years
- Clearance issued by the National Water Supply and Drainage Board within 01 years
- Clearance issued by the Solid Waste Management Division of Colombo Municipal Council for

- ❖ Buildings with 4 numbers of floors
- ❖ Industrial buildings
- ❖ Hospitals
- ❖ Hotels
- ❖ Super markets
- ❖ Large complexes
- Clearance issued by the Fire Service Department of Colombo Municipal Council for
 - ❖ commercial developments
 - ❖ places of public assembly
 - ❖ apartment buildings more than 04 floors
- Clearance issued by the Ceylon Electricity Board for
 - ❖ units more than 20 of floor area less than 1000 sq.ft
 - ❖ units more than 7 of floor area more than 1000 sq.ft
 - ❖ commercial building floor area more than 15,000 sq.ft
- Clearance issued by the Condominium Management Authority for Apartment buildings more than 4 units
- Clearance issued by the Civil Aviation Authority for the height of building more than 60 feet
- Clearance issued by the Sri Lanka Land Reclamation and Development Corporation for developments within low lands and or on canal reservations
- Clearance issued by the Department of Irrigation for development within Kelani river reservation
- Clearance issued by the Coast Conservation Department for developments within 300m from costal line
- Clearance issued by the Sri Lanka Railway Department for developments in Sri Lanka Railway reservations
- Clearance issued by the Road Development Authority when development abuts the roads owned by the Road Development Authority
- Clearance issued by the Urban Development Authority when the development is within Beria Lake reservation or surrounding area of the Independence Square or Panchikawatta triangle
- Clearance issued by the Central Environment Authority for
 - high rise buildings

- light industries
- hospitals
- Clearance issued by the Ministry of Defense for development within high security areas
- Clearance issued by the Department of Archeology for developments in historical buildings
- Clearance issued by the Board of Investment for BOI projects
- Letter of Indemnity as per the format specified by the City Planning Division of Colombo Municipal Council
- Insurance Policy covering third party/s
- Certification issued by the Qualified Person for elevator, escalator, mechanical / puzzle parking systems, A/C system, mechanical ventilation system, generator, water purification system for swimming pool
- Letter issued by the Structural Engineer of the developer

- Details of the drawings/plans
- Paper Size of the drawing - A3 – A1
- Scale of floor plans - 1:100
- Scale of site plan - 1:1000
- Floor plans of each floor, minimum of one section (crossing the stair case if available), front elevation, side elevation or rear elevation, roof plan
- Signature of all owners
- If owner is a Company, signatures of two directors with company seal shall be tallied with those appear in the application
- Ground floor plan showing the access roads
- Each floor plan shall show site boundaries
- Site plan showing access road
- Title with usage of the building and whether development is for an amendment or a new construction or an addition & alternation

