**ANNEXURE A**

**Architectural Brief**

**Proposed 2,000 Units Apartment Complex at Dematagoda**

**The Project**

Colombo has a resident population of about 600,000 and a considerable proportion of this are underprivileged shanty dwellers. These underprivileged communities are a drawback to the City’s image. In addition, it is a duty of Colombo Municipal Council (CMC) to look after these communities and uplift their living standard. The house form itself reflects the social status of the society and at the same time, a forcibly enforced correctly designed house could positively change social status of a society and the origin of a society is “FAMILY”. Uplifting the social status of the society will lead to a better society with less corruption. Hence, Colombo Municipal Council has proposed to build a 2,000 units Apartment Complex at Dematagoda to relocate the underprivileged shanty dwellers who are occupying CMC lands.

There are 162 Families in the underserved settlement as per the survey done by the Health Department of CMC. It is a mandatary that they be housed in this joint property before taking over this land containing the above underserved settlements. CMC will sign a Memorandum of Understanding (MOU) with the residents of the said underserved settlement to this affect. Therefore when preparing the concept plans this key factor should be taken in to effect.

**The Land**

The proposed land is situated in Dematagoda abutting Sir Danister De Silva Mawatha, in the close proximity to Baseline Kelani Valley railway station. The site gets access by a road with a width of about 4 meters. On the northern boundary there is an informal settlement and on either side of the access road there are two settlements. To achieve the maximum outcome, the informal settlements within the site should be incorporated in the development.

The entire land area is approximately 15,250 m² and the road frontage is 35 m. On to the north of the site there is a warehouse and on to the west is Jumma burial grounds. Southern side of the site is bounded by railway quarters (Survey plan attached as Annexure B).

**Regulatory Aspect**

According to the zoning category and street frontage, the maximum development is fourteen stories. Depending on the desire of the proposal, CMC in collaboration with Urban Development Authority will declare the site as a special development zone to relax the prevailing regulations on Floor Area Ratio.

**Expectation**

The main concept of this project is to provide better accommodation to occupants of underserved settlements where the ownership of the land is CMC and other crown land owned by state agencies and at the same time, freeing of such land for various other developments.

It is expected to construct 2000 dwelling units with all the services and facilities which will be elaborate in the following paragraphs. Expected average area of a unit is 46 m² net excluding balconies.

It is envisaged that 30% of housing units should have 750 ft². It should be built with the intension of selling for average middle income dwellers from outside to recover the cost of the land. This to be housed sensitively in location wise as marked on the attached survey plan.

**Housing Unit**

Area - 500 ft² - 550 ft² units and 750 ft² units

Bed rooms - 2 nos.

Wash room - 1 no.

Balcony - Private

Kitchen - Yes

Living/dining - Yes

Additional - Small store room

Floor finishing - Tiles

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**Commercial Component**

It is proposed to have commercial activities mostly related to the sustainability, which will be located at ground/first floor levels. Part of the maintenance fee to be recovered by renting such spaces.

**Recreation and Operational Facilities**

* Reception hall for at least 200 people.
* Wash room facilities
* Store rooms
* Changing rooms – 02 no
* Pantry area with necessary worktop spaces.
* Reception desk
* Office space for 3 persons.
* Community Centre with standard facilities such as table tennis (Four Tables), carom (Eight Boards), checkers (Eight Boards), etc.
* Store room facilities
* Locker spaces.
* Office space for 3 persons.
* Gym and fitness Centre preferably separate for male and female (each having adequate area to house fifty people at a time)
* Store room facilities
* Locker spaces.
* Coach room for 3 persons with attached toilet and bathing facility.
* Funeral parlor separated from other entertaining activities in ( Two parlors having seating capacity of Twenty Five seats with small store room)order to keep respect
* Pre-school (Fifty children) and day care Centre (Twenty Five children) with kitchen, store and toilet and bathing facilities.

* Condominium Management Corporation office (250 ft² ) with separate male and female toilet facilities
* Medical Centre operated by CMC (waiting hall for 30 people, two nos. Doctors rooms with attached toilet facilities, Dressing room. Pharmacy/Stores – with separate unloading facilities)
* Branch Library operated by CMC (1,500 ft²) with office space for 5 persons.
* Vocational Training Centre for youth for their carrier development (1,500 ft²) with separate toilet facility for male and female separately.
* Children play area (outdoor)- with children toilet facilities
* Youth play area (outdoor) - with toilet facilities.

**Parking**

Parking facilities to be provided as per the building regulations. It is envisaged that mainly three wheelers and small cars will be the mode of transport. Preferably parking should be given only in the ground floor. Basement parking is discouraged due to sensitivity of the use can be abused.

**Public transport**

Adequate pick up and drop off points should be provided for school vans.

**Solid Waste Management (SWM), Collection and Disposal**

In many of similar housing schemes, SWM has become an issue. This should be specifically addressed in detail including the disposal by individual houses. Storage and collection will be carried by CMC.

**Funding**

This is a Municipal funded project and all payments will be effected through Municipal funds and through Municipal Bonds. Any proposal with external financing also will be considered favorably.

**Submission Requirements**

* All 2D drawing shall be in A3 size.
* Plans.
* Sections.
* Elevations
* Landscape layouts.
* Schedules of materials.
* Schedules - brands of equipment.
* Perspectives and 3D views shall be A3 size with full quality prints.
* Walk thoughts and 3D animations should limit to 5 minutes and submission format should be mp4 only.