

# Colombo Commercial City Development Plan 2019 - 2030

## **Aquarina ~** The City in Water

Volume III

(Part - A)

DRAFT



Urban Development Authority – Sri Lanka

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Colombo Commercial City Development Plan – 2030  
Volume III

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Colombo Commercial City Development Plan – 2030 is delivered through a series of publications; Volume 01, 02 & 03. Volume 01 contains the situational analysis and the explanations on the need of a plan. Volume 02 contains a detailed elaboration on the plan including vision, goals, objectives, broader strategies, strategic projects and implementation mechanism. Volume 03 is a separate document which contains both special and general Planning & Building Regulations applicable to Colombo Commercial City within the period of 2019 – 2030. Colombo Commercial City Development Plan – 2030 was prepared by Western Province Division and Research & Development Division of Urban Development Authority with the consultation of relevant stakeholder agencies.

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Our sincere gratitude is extended to the Minister of Megapolis & Western Development, Honorable Patali Champika Ranawaka for his guidance and support in making this exercise a success. The counsels and support given by Secretary to the Ministry of Megapolis & Western Development and the fellow staff at Ministry are also highly valued at this point.

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## Honorable Minister's forward



Having established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to the urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plan for another decade for Colombo Commercial City.

Colombo is the administrative, commercial and finance hub of Sri Lanka and it has also gained a considerable position in the international context as an emerging vibrant business hub in South Asian region. The role of Colombo is crucial, not only for the economy and for the administration of the whole country, but also in Sri Lanka's journey to become a developed nation. Thus, the Colombo Commercial City Development Plan 2019-2030 shall be viewed as a scenario that has both national and international significance.

Our effort is to support Colombo's role as an international business hub by shaping up its physical environment while ensuring a higher livability for its inhabitants and an efficient functioning of the state of the art infrastructure facilities. The Plan intends to address the prevailing issues of the city with strategic action projects while envisaging to harness the untapped potentials at the best.

My understanding is that the preparation of this Plan involved extensive consultation of professionals, expertise, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team, all staff of Urban Development Authority and those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on a same platform to make Colombo Commercial City Development Plan – 2019-2030 a success.

Hon. Patali Champika Ranawaka  
**Minister of Megapolis & Western Development**

## UDA Chairman's forward



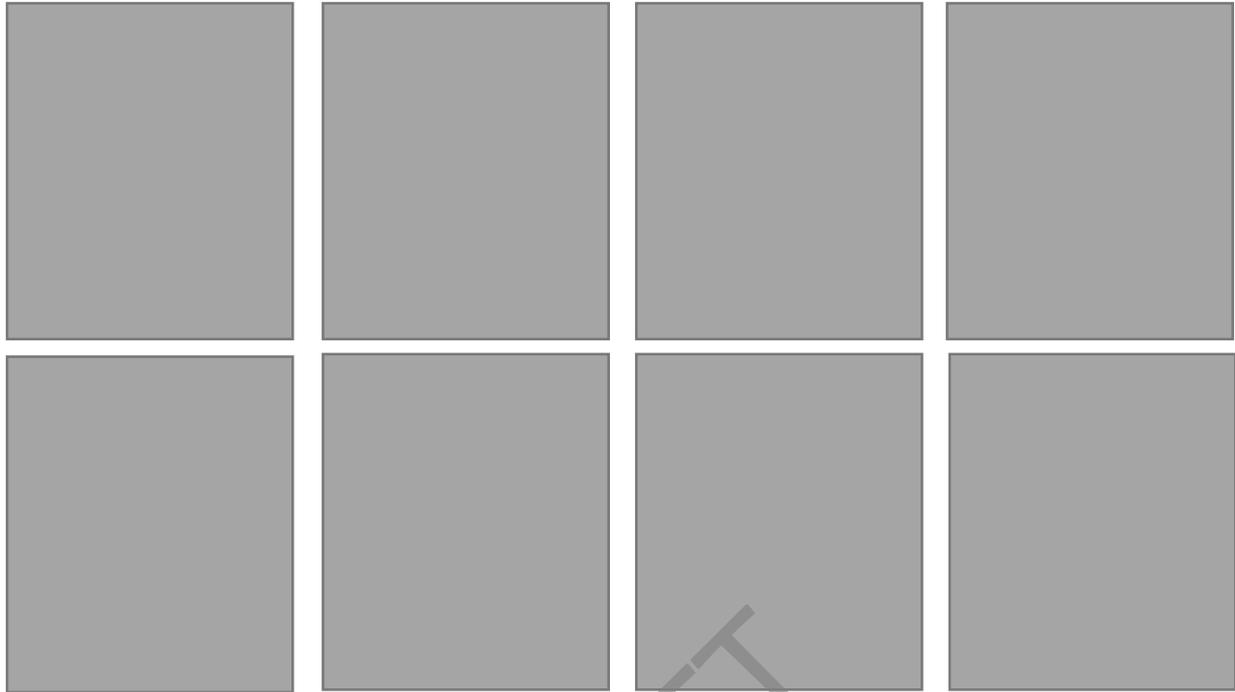
Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation, in order to promote and regulate developments for the common benefit of the urban areas. With the existence of Colombo as the commercial capital of Sri Lanka, it is high time that we view in retrospect to observe the achievements and successes as well as the drawbacks and failures it has gained. We can be happy of the developments which have been commenced up to now, but certainly we need to accept that we could achieve much more on this unique city area. This Colombo Commercial City Development Plan – 2019-2030 is a framework towards such noble objective of making Colombo and its surrounding areas a highly competitive, livable, sustainable and adorable city and that will become the most sought attraction in South Asia for business, investments, living, working and visits.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties, to make Colombo: the 'Aquarina – The City in Water'.

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

Dr. Jagath Munasinghe  
**Chairman – Urban Development Authority**

## Message from Mayors and Chairmen of Local Authorities



We extend our gratitude towards Urban Development Authority for the initiative taken to prepare a common plan amalgamating our 08 Local Authority Areas into an integrated planning area as Colombo Commercial City. It is important to understand that the local authority boundaries drawn in legal documents are no longer reflected in real grounds, as all these areas function as a single entity accommodating the overspill of Colombo's urbanization. Hence, we believe, by adopting a single plan, we will be able to develop all 08 Local Authority Areas in an equal way following a shared vision.

We appreciate UDA's attempt to make Colombo Commercial City Development Plan a collaborative and participatory exercise by incorporating the recommendations, suggestions and criticisms given by us; the representatives of general public. Hence, we declare it as our plan and ensure our future collaboration and support in the implementation of Colombo Commercial City Development Plan within the next eleven years. Also, we request all citizens and stakeholders of Colombo Commercial City to act at individual and corporate levels to lead the city towards the shared vision as envisaged by the Colombo Commercial City Development Plan - 2030

Consent from the Honorable Minister

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Gazette Notification

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# Chapter 01

## 1.1 Introduction

Capturing the overspill of Colombo Urbanization, Urban Development Authority has prepared an integrated plan merging 08 Local Authority Areas; Colombo Municipal Council, Dehiwala Mt-Lavinia Municipal Council, Boralesgamuwa Urban Council, Kolonnawa Urban Council, Peliyagoda Urban Council, Wattala Urban Council, parts of Kelaniya Pradeshiya Sabha and Wattala Pradeshiya Sabha into a single planning area named 'Colombo Commercial City'. The shared vision of the particular development plan is "Acquarina- City in water" in the sense **Colombo to be experienced as the Smart, Vibrant and Tropical Water Garden City of South Asia**. There are 03 major goals which are aligned towards the vision "**Acquarina – City in Water**" such as,

- *The most sought Water-front Business Environment Experience in the World*
- *The revived internationally renowned Green Garden City of South Asia*
- *The Smart, Smooth and Sensed Urban Space for all inhabitants*

To drive the city towards this anticipated development one of the key component is the Spatial Development Strategy. Determination of most appropriate city spatial structure and conducting necessary strategic actions to derive it on the ground are the key functions of Spatial Development Strategy and it is an analytical process, where various analysis is undertaken to evaluate existing development trends, market forces, city potentials, significance and impacts of prevailing city issues and to build-up alternative scenarios to identify the most appropriate alternative solution. The Overall Spatial Plan of Colombo Commercial City Development Plan (CCCDP) is the combination of all spatial interventions of seven broader strategies as mentioned below

1. Water Esplanades Development
2. Spatial Development
3. Transport Development
4. City Economics Development
5. Settlement Development
6. Utilities Management
7. Public Open Recreational Space Management

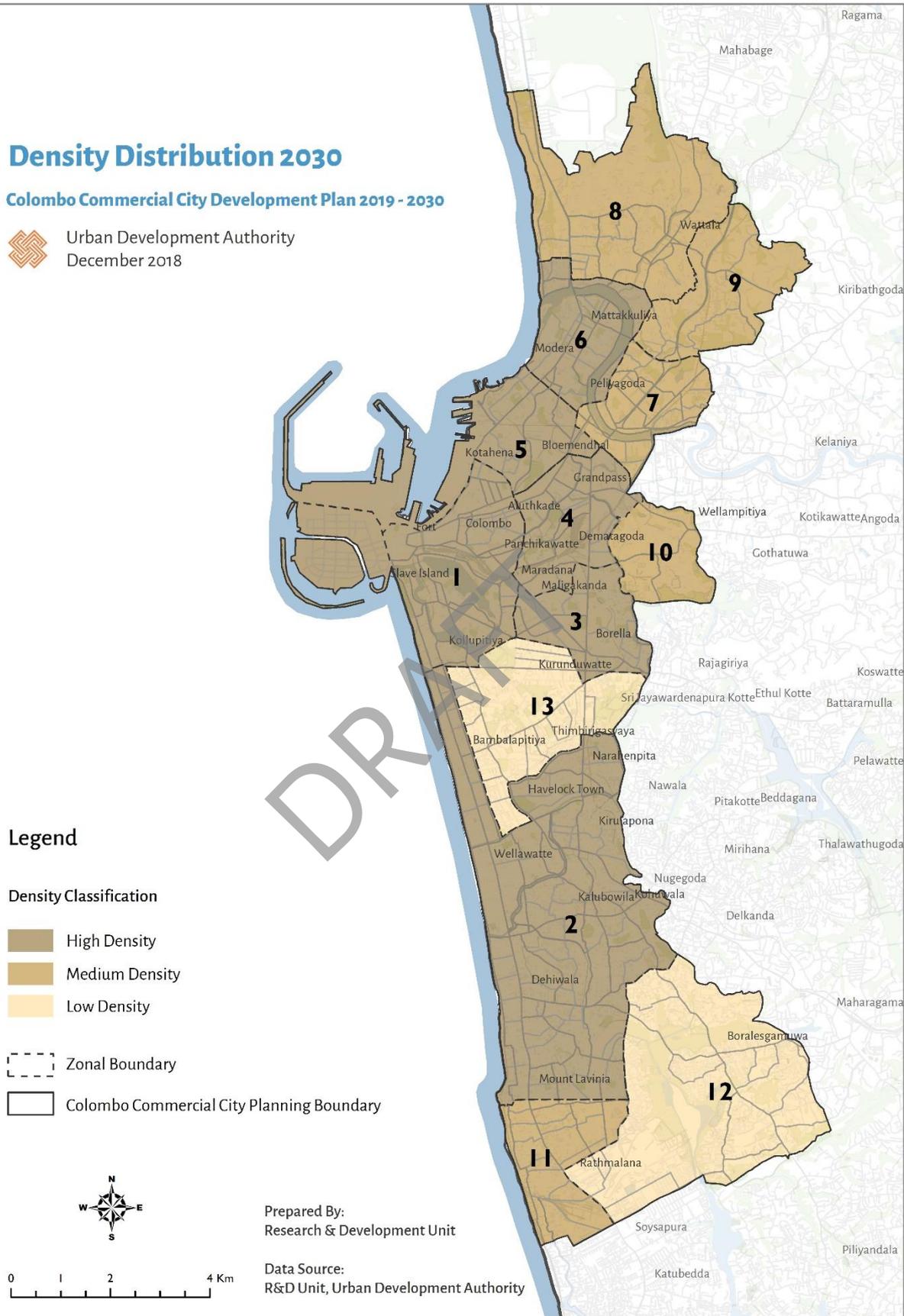
## 1.2 Density Based Zones

One of the main initiatives of Spatial Development Strategy of CCCDP is the adoption of Densification Based Zoning instead of conventional Land Use Zoning. Hence, instead of regulating the uses, the plan will regulate the densification of identified zones based on their carrying capacities, potentials for development and market demands for different economic activities.

# Density Distribution 2030

Colombo Commercial City Development Plan 2019 - 2030

 Urban Development Authority  
December 2018



Map 1: Three Density Zones in Colombo Commercial City



The 03 broader density zones are shown in map no 01. These three broader density zones again divided in to 13 zones based on its envisioned character and it has elaborated in map no 02.

The thirteen character zones of Colombo Commercial city as follows

1. Exclusive Premium Mixed Development Zone
2. Premium Mixed Development Zone
3. High Density Green Mixed Development Zone
4. Traditional Compact Mixed Development Zone
5. High Density Logistics Zone
6. High Density Residential Zone – Kotahena
7. Transport Oriented Development Zone
8. Moderate Density Residential Zone I – Wattala
9. Moderate Density Logistics Zone
10. Moderate Density Residential Zone II – Kolonnawa
11. Moderate Density Residential Zone III – Ratmalana
12. Moderate Density Green Residential Zone
13. Low Density Garden Zone

These thirteen zones were divided into further small zones based on;

1. The Road Hierarchy
2. The Level of Service of the Roads
3. The Node Hierarchy and the area considered as the node

Accordingly, fifty-seven (50) sub-zones were demarcated in Colombo Commercial City Future total permissible floor area for a given land will be depend on the zone factor and the concept of fare share. Accordingly, Zone factor was calculated for each zone based on the total expected floor area determined based on the envisioned development, expected residential and commuter population and carrying capacities.

### **I.3 Zoning Factor**

The plan has come to a novel approach to determine the achievable total floor area of a given property and it has determine based on 02 main factors,

1. Zoning Factor
2. The Concept of “Fair Share”.

#### **I.3.1 Zoning Factor**

Zone Factor is basically determined based on the future density of the particular zone and the character of the area. In other words, Zoning Factor represents the total development that can be hold for the particular area for particular year. It has evaluated based on several factors such as,

- I. The environmental/ Cultural Sensitivity of the area
- II. The Infrastructure availability (Eg. Water Supply, Electricity Supply, Sewerage disposal, Access Roads, Surface drainage etc...)
- III. The carrying capacity in terms of geographic conditions, Population density etc...
- IV. Expected urban Form

The zoning factor is calculated based on the space requirement for the future anticipated development which depends on expected Residential and Commuter population in the respective zone and it's a novel concept which used instead of FAR (Floor Area Ratio)

### **I.3.2 Process of Determining the Zone Factor**

The main intension of the determination of zone factor is to achieve the anticipated urban form which the plan has been identified to build up in the future in Colombo Commercial city. The process which adopted to determine the zoning factor as follows,

1. The Envisioned Development (as per the Goals and Objectives)
2. The limits for Development determined by analyzing Sensitivity/ Potential/ Carrying Capacity
3. The Expected Residential + Commuter Population (Based on Intelligent Guesses and Assumptions)
4. Workout the Required Residential + Commercial Floor Space to Accommodate 03

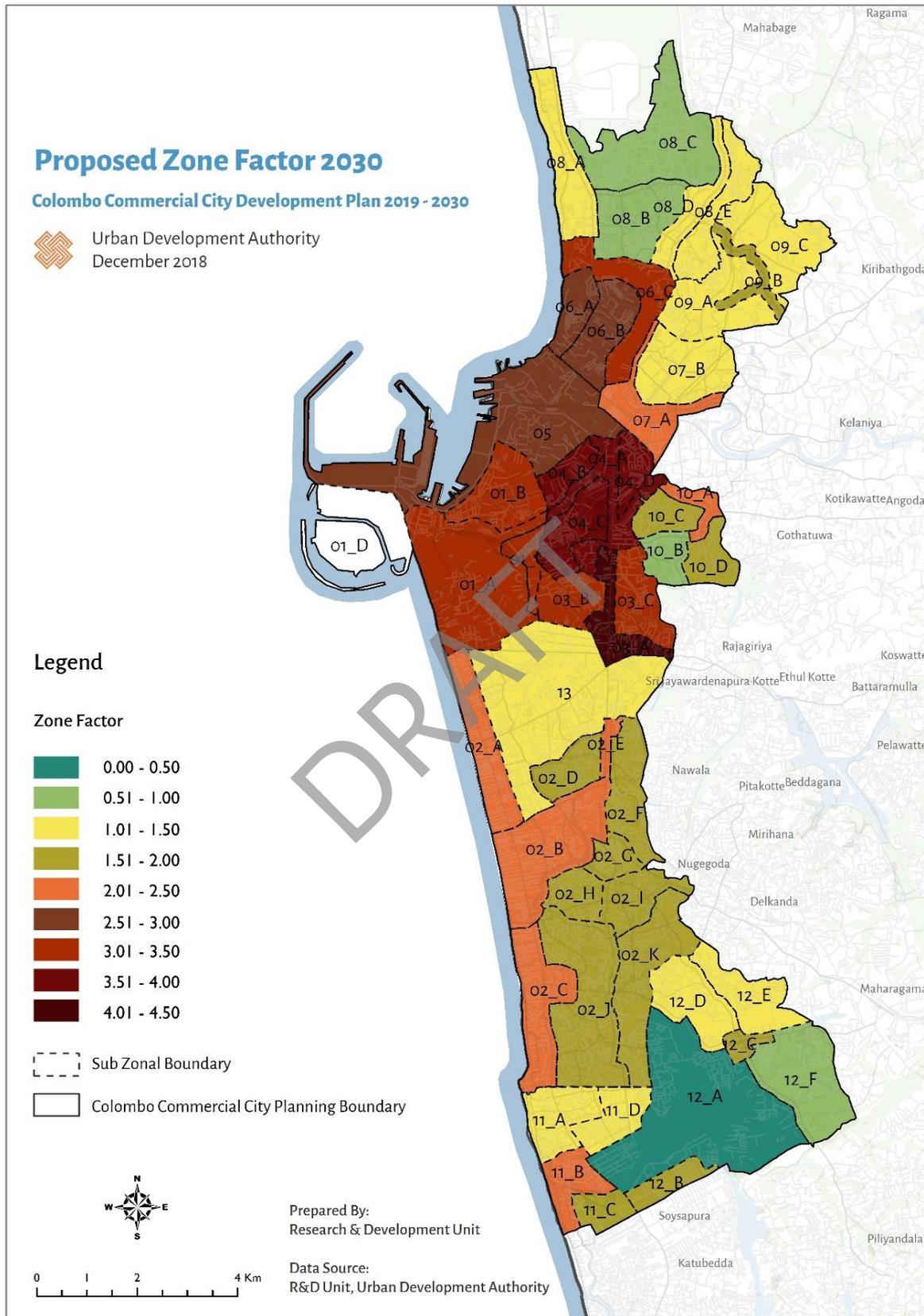
Accordingly;

$$\text{Zone Factor} = \frac{\text{Total Expected Floor Area}}{\text{Available Developable Land Area}}$$

.The zoning factor is derived while dividing Total expected floor area from available developable area. Accordingly it is expected to calculate the zoning factor to emphasis the expected densities of the each different zones. In this plan the Zoning factor for the Colombo Commercial City area varied from 0-4.17. Hence the value of zoning factor is represent the level of development that a developer would achieve in the particular zone.

The zoning factor which confined to CCCDP is elaborated in para 1.4.1 and accordingly highest zoning factor is in Borella area as demarcated in the plan. Lowest zoning factor or low density character is represent in cinnamon garden, Boralesgamuwa areas.

## I.4 Sub Densification Zones in Colombo Commercial City – 2030



Map 3: Proposed 57 Sub Zones in Colombo Commercial City

### 1.4.1 Zone Factor of Each Density Zones

Zone	Character	Sub-Zone	Zone Factor
1	Exclusive Premium Mixed Development Zone	O1_A	3.42
		O1_B	3.27
		O1_C	3.07
2	Premium Mixed Development Zone	O2_A	2.25
		O2_B	2.11
		O2_C	2.06
		O2_D	1.8
		O2_E	2.15
		O2_F	1.77
		O2_G	1.7
		O2_H	1.54
		O2_I	1.7
		O2_J	1.85
		O2_K	1.83
3	High Density Green Mixed Development Zone	O3_A	4.17
		O3_B	3.47
		O3_C	3.12
4	Traditional Compact Mixed Development Zone	O4_A	3.99
		O4_B	3.79
		O4_C	4
		O4_D	3.91
5	High Density Logistics Zone	5	2.99
6	High Density Residential Zone - Kotahena	O6_A	2.68
		O6_B	2.95
		O6_C	3.33

7	Transport Oriented Development Zone	07_A	2.33
		07_B	1.35
8	Moderate Density Residential Zone I - Wattala	08_A	1.07
		08_B	0.72
		08_C	0.57
		08_D	1.14
		08_E	1.02
9	Moderate Density Logistics Zone	09_A	1.25
		09_B	1.58
		09_C	1.09
10	Moderate Density Residential Zone II - Kolonnawa	10_A	2.28
		10_B	0.51
		10_C	1.78
		10_D	1.82
11	Moderate Density Residential Zone III - Ratmalana	11_A	1.48
		11_B	2.04
		11_C	1.57
		11_D	1.3
12	Moderate Density Green Residential Zone	12_A	0.47
		12_B	1.58
		12_C	1.96
		12_D	1.44
		12_E	1.47
		12_F	0.73
13	Low Density Garden Zone	13	1.29

Table 1: Zone Factor of proposed 57 Subzones

Note\* Local Authority wise Sub Zone Factor Map is attached in attachment no 03

## **I.5 Common Regulations applicable for Density Zones**

1. All low-lying lands and paddy lands, water retention and detention areas included in proposed Wetland Management Plan should be in accordance with the planning and building regulations of Western Province Wetland Management Plan Accordingly when referring the regulations in every sub zones, this Wetland Management Plan and given Public Outdoor Recreational Space Plan (PORS) need to refer in parallel (Attachment 01 and 02).
2. When a particular land plot is located adjacent to a certain waterfront, if the remaining open space left excluding the built-up plot coverage is open and used to provide public access to the particular waterfront, the developer will be granted with an additional 10% of relevant FAR as a development promotional provision.
3. The facades of all buildings should be well-maintained as it suits with particular waterfront development.
4. All developments adjoining waterfronts should be accompanied with waste water management plan and waste water management should be in compliance with Regulations of Central Environmental Authority.
5. When constructing buildings in waterfront development projects,  $\frac{1}{4}$  of land width should be arranged as the waterfront can be viewed from the access road.
6. Landscape Plans should be submitted when submitting building plans which are in association with waterfronts for approval.

7. Buildings coming under waterfront developments should be designed and constructed as it suits with the surrounding environment. The building colours, and materials (non-reflective materials) should be carefully selected as it suits with the surrounding environment.
8. Regarding the first land lots adjoining a boundary of two zones at either sides, the developer can develop the land as per the permissible uses allowed in either of adjoining zones. In here, this condition is applicable considering either the first lot or the area falling within 100m buffer. The applicant has the right to decide the proposed development based on Zoning Factor. Further, this regulation is not applicable for Garden Zone.
9. Regarding a building adjoining a particular street dominated fully or partially with shopping and commercial buildings, the façade of the building should be designed with specified characteristics and should have an arcade of specified width that will be bound to the edge of the façade and shall not be exceeding four stories as specified by the Authority. Regarding such development approval, the Authority has the power to release any of the other regulations and requirements.
10. The special development project areas and special development guide plans areas will have separate regulations as per the relevant plans and projects. (Beira Lake Intervention Area Development Plan, Port City Project and Pettah Guide Plan will impose separate regulations for their relevant planning areas).
11. The building heights will be controlled within the identified visual corridors of Lotus Tower. The land lots falling within these visual corridors, are specified with a maximum height from mean sea level thus any development taking place on each lot should be equal or less than the specified maximum heights.
12. All planning zones are subject to the Acts, Gazette Notifications and Circulars issued by other state agencies.

13. When conserving, rehabilitating or modernizing any of the buildings or places with archeological importance, such developments should be in accordance with the recommendations given by a committee appointed by Urban Development Authority with the representation of other stakeholder agencies.
14. Boundary walls exceeding 3 feet height are not allowed within these areas, and any construction which at as visual or physical barricade between access roads and waterfronts will not be approved.
15. 50% of open space area of each lot should be shared with natural shading (trees) and 5% of it should be having permeable earth.
16. With regard to construction of apartment buildings for underserved settlement communities, the Authority has the power to release particular building regulations.
17. Any building which will use solar power as energy solutions, additional 5% of either relevant FAR or of plot coverage will be granted as decided by the Authority.
18. Reservations for water bodies should be maintained as per the gazette notifications that are enforced by other organizations.
19. Maximum Plot coverage for schools and Hospitals are 50%
20. Urban Development Authority has the authority to take decisions when issues are arising regarding the “ Total Floor Area”
21. Urban Development Authority preliminary planning clearance should have obtained when developments are carryout in Visual Corridors.

### **1.5.1 Proposed Road**

1. Proposed Road is the maximum width up to which the road will be widened. Any road considered as a 'Proposed Road' should have the minimum physical width of 7 meters.
2. Building Limit refers to a limit which is imposed beyond the edge of Proposed Road Limit and it is the maximum limit to which the building can be constructed. The reasons for imposing Building Limit are to avoid vibrations in roads, environmental pollution, sound pollution, as a safe measure to avoid road accidents, to observe the road from distance and for city beautification and landscaping purposes.
3. Any development should be in accordance with the proposed road widths and building limits imposed by the Authority. These limits have been imposed by the Authority in consideration of road widening limits proposed by Road Development Authority and other relevant stakeholder agencies.

### **1.5.2 The Floor Area Density Based Development Formula**

The Floor area density based development formula is basically depending on two (02) major factors. Such as,

- I. Zoning Factor (As described in para 1.3.1)
- II. The Concept of "Fair Share"

It has ultimately given the total developable floor area that can be developed for the given site.

### 1.5.2.1 Concept of “Fair Share”

The concept of fair share is the reasonable development benefit that can be obtain to a developer from their proposed development while sacrificing required regulatory measures. There are 03 major factors to be consider as follows,

- I. Zone Factor = To be decided according to the expected Development intensity, Likely Demand for Space, Availability of Road and Drainage Infrastructure
- II. LE = Consider the Extent, excluding the area that falls within Building Line reservation Notwithstanding the controls imposed by the other regulations in place
- III. RF = The width of the Land at the point that directly abuts the access road.  
(If there is more than one access roads, all such frontages shall be included)

**Permissable Total Floor Area**

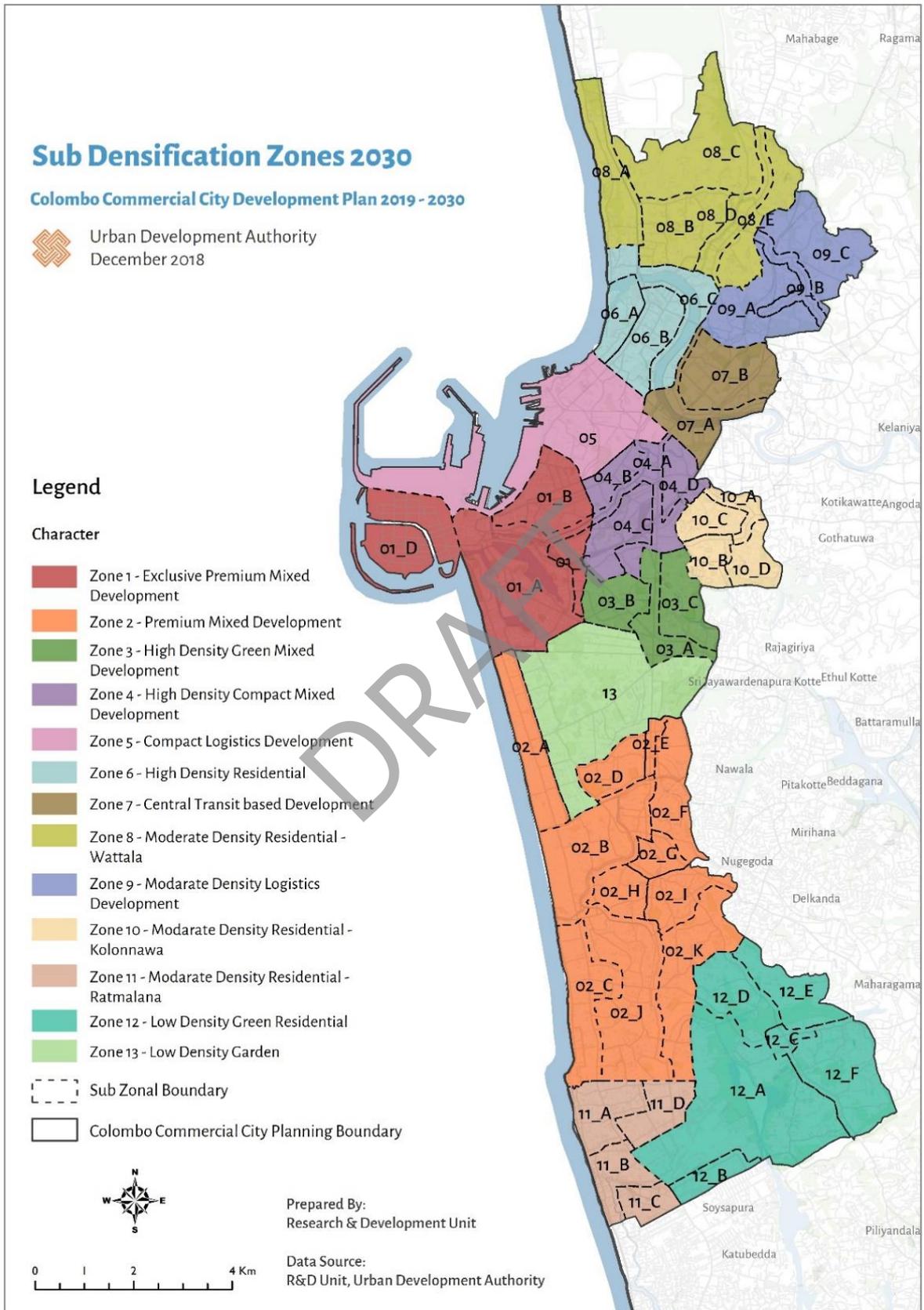
$$= \text{Zone Factor} \left[ \left( \text{Land Extent} \sqrt{1 + \frac{\text{Land Extent}}{10,000}} \times (2 - \% \text{Plot Cover}) \right) + \frac{1}{2} (\text{Road Frontage} \times \text{Building Line Width}) \right]$$

Figure 1: The Floor Area Density based development formula

Note: **Zone Factor**: To be decided according to the expected Development intensity, Likely Demand for Space, Availability of Road and Drainage Infrastructure

\*\***Building Line Width**: The Proposed road width identified in the Development Plan

## I.6 Zoning Regulations for Proposed Sub Zones



Map 4: Sub Densification Zones

## 1.6.1 Zone 01: Exclusive Premium Mixed Development Zone

### 1.6.1.1 Definition of the Zone

The land use intensity of this zone is high due to the expectation of high-density envisaged Character and it promote with Vertical developments. Some Uses of this Zone are restricted and Green development is promoted to achieve anticipated character of the particular zone. The promotional uses of this zone is included, Condominiums, Commercial uses, Financial Institutes, Star Grade Hotels, Luxury Shopping Malls etc... The area encompasses with more public open spaces, busy boulevards and well managed facades and National interested government projects such as, Beira Lake surrounding developments, Port expansion project, Port City Development Project etc.... The total zone comprises with 03 Subzones as mentioned in figure 2. Land amalgamation is highly promoted

### 1.6.1.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

When considering the Industries as permissible use; only the industries which are described under the category “C” of CEA gazette notification no 1533/16 dated 25-01-2008 will be taken into the consideration.

### 1.6.1.3 Permissible Height

Height is controlled in defined Lotus Tower Visual Protection Corridors as per the given height limits and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

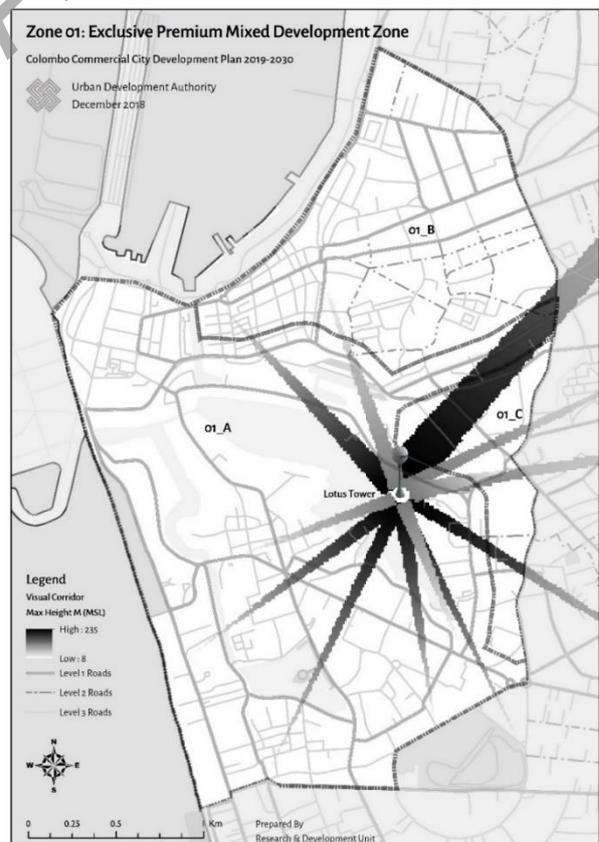
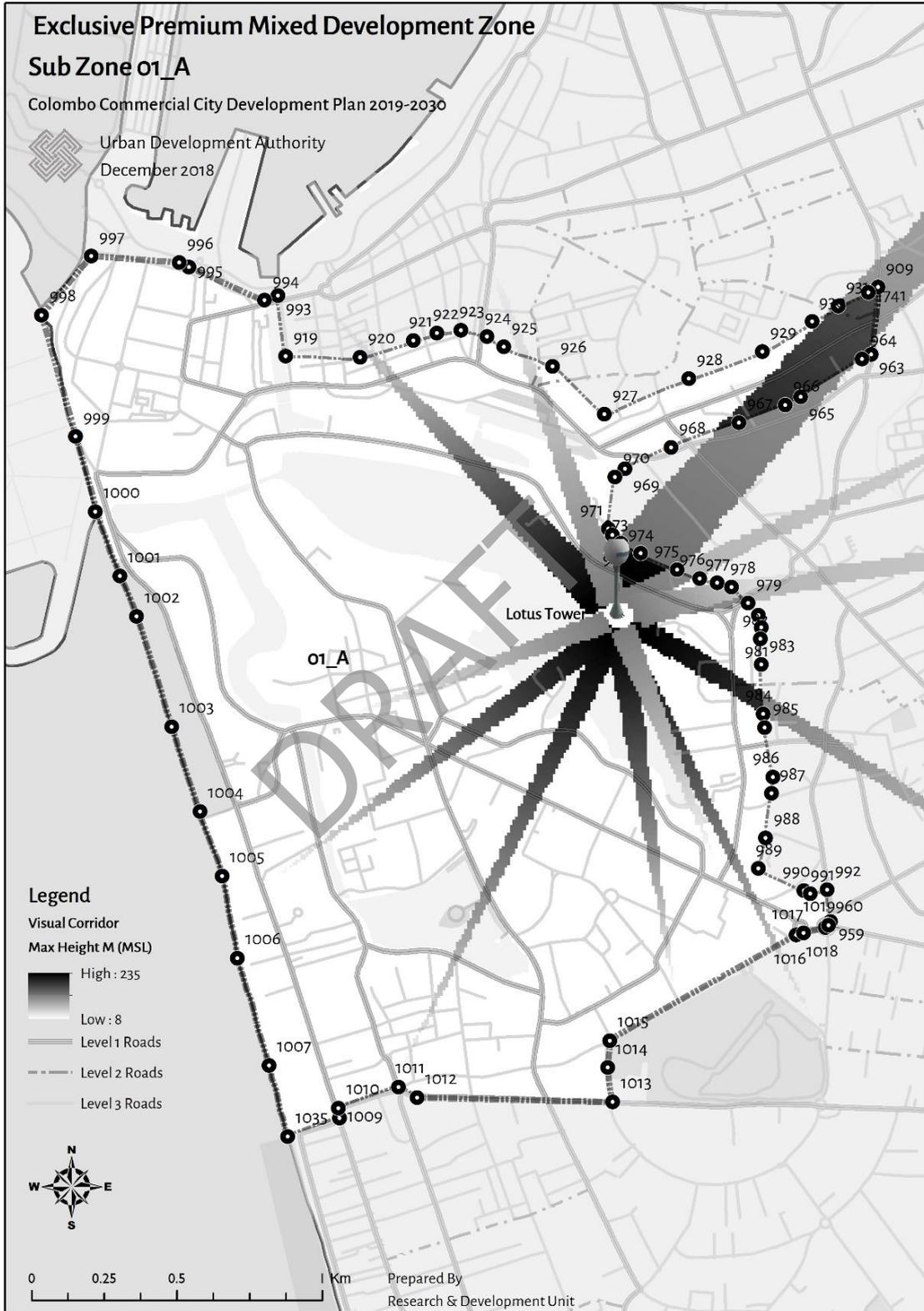


Figure 2: Sub Zones of Exclusive Premium Mixed Development Zone

1.6.1.4 Sub Zones in Exclusive Premium Mixed Development Zone

i. 01-A



Map 5 Zone 01\_A

a. Zoning Boundaries and other Specifications

Zone Number	01_A					
Zone Name	Exclusive Premium Mixed Development Zone					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_1984						
Zoning Boundaries	Point No	X	Y	Point No	X	Y
	919	79.8480	6.9351	985	79.8628	6.9235
	920	79.8503	6.9351	986	79.8631	6.9220
	921	79.8520	6.9356	987	79.8631	6.9215
	922	79.8527	6.9358	988	79.8629	6.9201
	923	79.8534	6.9359	989	79.8626	6.9191
	924	79.8542	6.9357	990	79.8641	6.9184
	925	79.8548	6.9354	991	79.8643	6.9183
	926	79.8563	6.9348	992	79.8648	6.9185
	927	79.8579	6.9333	993	79.8478	6.9370
	928	79.8605	6.9344	994	79.8474	6.9368
	929	79.8628	6.9352	995	79.8450	6.9379
	930	79.8643	6.9362	996	79.8447	6.9380
	931	79.8651	6.9366	997	79.8420	6.9382
	959	79.8649	6.9175	998	79.8405	6.9364
	960	79.8648	6.9174	999	79.8415	6.9326
	963	79.8661	6.9351	1000	79.8421	6.9302
	964	79.8658	6.9350	1001	79.8429	6.9282
	965	79.8640	6.9338	1002	79.8434	6.9270
	966	79.8635	6.9336	1003	79.8445	6.9235
	967	79.8620	6.9330	1004	79.8454	6.9209
	968	79.8599	6.9322	1005	79.8460	6.9189

969	79.8585	6.9316	1006	79.8465	6.9163
970	79.8582	6.9313	1007	79.8475	6.9130
971	79.8580	6.9297	1009	79.8497	6.9113
972	79.8581	6.9295	1010	79.8496	6.9117
973	79.8584	6.9293	1011	79.8515	6.9123
974	79.8590	6.9289	1012	79.8521	6.9120
975	79.8601	6.9284	1013	79.8581	6.9119
976	79.8608	6.9282	1014	79.8580	6.9129
977	79.8614	6.9280	1015	79.8580	6.9138
978	79.8618	6.9279	1016	79.8638	6.9171
979	79.8623	6.9274	1017	79.8640	6.9171
980	79.8626	6.9270	1018	79.8647	6.9173
981	79.8627	6.9266	1019	79.8648	6.9174
982	79.8627	6.9263	1035	79.8481	6.9108
983	79.8627	6.9255	1741	79.8661	6.9371
984	79.8628	6.9239			
<b>Zone Factor</b>	<b>3.47</b>				
<b>Permissible Plot coverage</b>	<b>0.65</b>				
<b>Minimum Plot Size</b>	<b>20 Perch</b>				

Table 2: Zoning Boundaries and other Specifications of Sub Zone O1\_A

b. Proposed Roads of Sub Zone 01-A



Map 6: Proposed Road Hierarchy in Sub Zone 01-A

c. Road List of Sub Zone 01-A with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Kumaraswamy Mw part 1	12	27.6
Beira Lake Drive Link 1 - Baladaksha Mw	9	19
Beira Lake Drive Link 2 -Uttarananda Mw (part)	18	19
Beira Lake Drive Link 3 -Perahera Mw	12.6	19
Beira Lake Drive Link 4 - High Level Road (part 1)	18	22
Beira Lake Drive Link 5 - Justice Akbar Mw (Part 2)	15	22
Beira Lake Drive Link 6 - Church Street	12.8	22
Beira Lake Drive Link 7 - Sir Chithampalam A Gardener Road	18	22
Beira Lake Drive Link 8 -D.R.Wijewardana Mawatha	18	19
Beira Lake Drive Link 9 -T.B. Jayah Mawatha (Part 2)	12	22
Beira Lake Drive Link 10 - Vauxhala Street	9	19
Beira Lake Drive Link 11 - Kumaran Rathnam Road	18.3	19
Bodhiraja Mawatha	10.5	27.6
Dr Colvin R De Silva Mw	15	27.6
E.W.Perera Mw	12.6	27.6
Galle Road	18	34.6
High Level Road (Part 2)	18	34.6
Hyde Park Corner	10.5	27.6
Justice Akbar Mw	15	27.6
Lotus Road (Part 1)	15.6	27.6
Norris Cannel Road	6	27.6
Olcott Mawatha (Part 1)	19.5	29.6
Olcott Mawatha (Part 2)	19.5	27.6
Saunders Place	15.24	29.6
Sebesthian Canal Drive Link 1 - Sri Priyadarshana Mw Southern Extension	-	19
Sebesthian Canal Drive Link 2 - Sri Priyadarshana Mw	4.5	19
Sebesthian Canal Drive Link 3 - Sri Priyadarshana Mw North Extension (Existing Foot Path)	2.4	19
Sir Baron Jayathilaka Mawatha	21	27.6
Sir Mohomad Macan Markar Mw	15	27.6
Sri Sumanathissa Mawatha	24	27.6
Srimath Anagarika Dharmapala Mawatha	18	29.6
St.Sebesthian Hill	12	27.6
Uttarananda Mw	18	27.6
W.A.D.Ramanayaka Mw	9	27.6
W.E. Bestian Mawatha (Part1)	15	29.6
York Street	22.5	27.6

Table 3: Priority Level One Roads; Sub Zone 01\_A

➤ Priority Level Two Roads

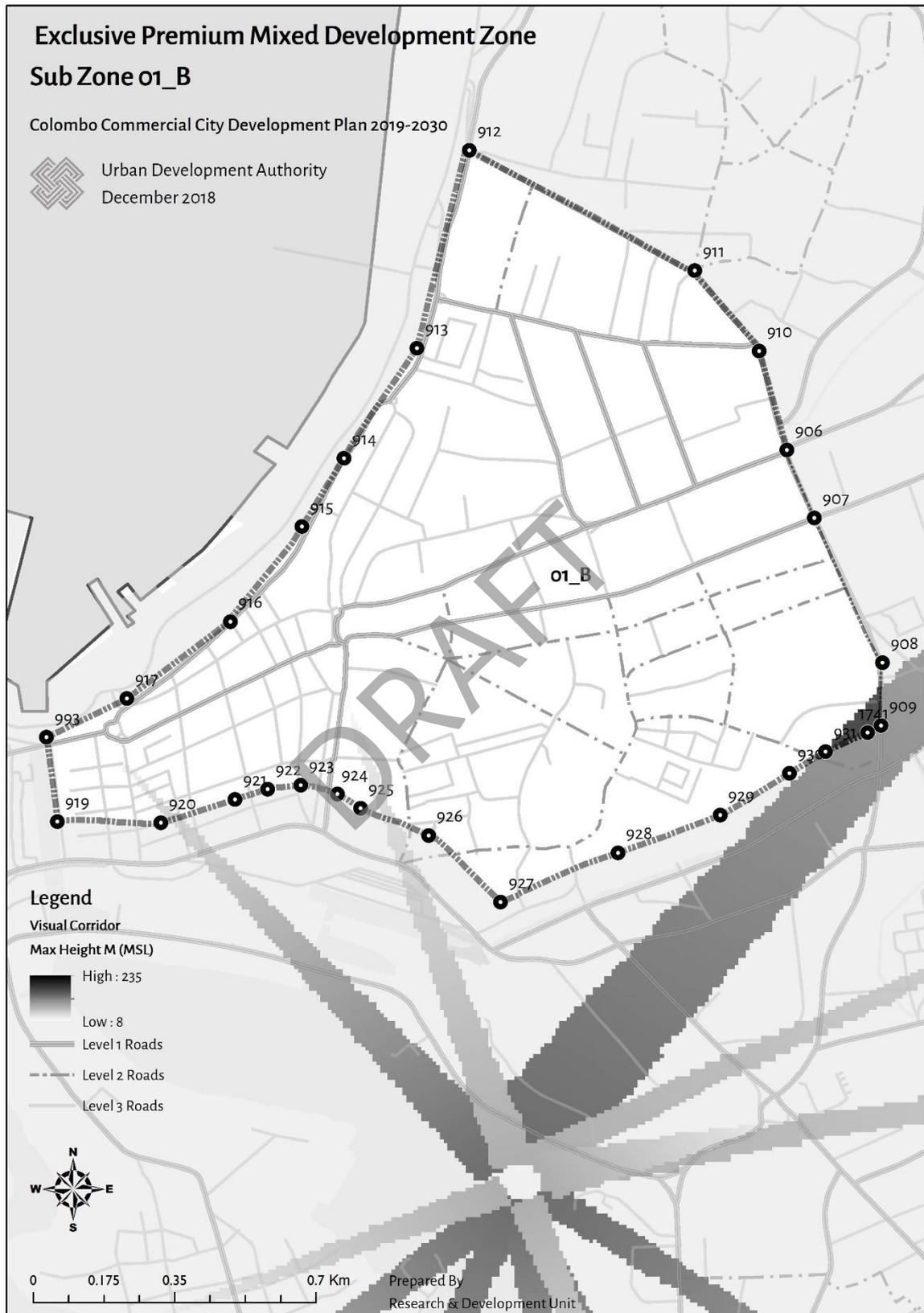
Road Name	Existing Road Width (m)	Applicable Road Width (m)
Devanam Pitatissa Matha	3	16.5
Meeraniya Street	6	16.5

Table 4: Priority Level Two Roads; Sub Zone O1\_A

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

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ii. 01-B



Map 7: Zone 01 B

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o1_B</b>					
<b>Zone Name</b>	<b>Exclusive Premium Mixed Development Zone</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	906	79.8643	6.9434	923	79.8534	6.9359
	907	79.8649	6.9419	924	79.8542	6.9357
	908	79.8664	6.9386	925	79.8548	6.9354
	910	79.8636	6.9456	926	79.8563	6.9348
	911	79.8622	6.9474	927	79.8579	6.9333
	912	79.8572	6.9501	928	79.8605	6.9344
	913	79.8560	6.9457	929	79.8628	6.9352
	914	79.8544	6.9432	930	79.8643	6.9362
	915	79.8535	6.9417	931	79.8651	6.9366
	916	79.8519	6.9396	993	79.8478	6.9370
	917	79.8496	6.9378	1741	79.8661	6.9371
	919	79.8480	6.9351			
	920	79.8503	6.9351			
921	79.8520	6.9356				
922	79.8527	6.9358				
<b>Zone Factor</b>	<b>3.27</b>					
<b>Permissible Plot coverage</b>	0.65					
<b>Minimum Plot Size</b>	20 Perch					

Table 5: Zoning Boundaries and other Specifications of Sub Zone O1\_B

b. Proposed Roads of Sub Zone 01-B



Map 8: Proposed Road Hierarchy in Sub Zone 01-B

**c. Road List of Sub Zone 01-B with Proposed Road Widths**

➤ **Priority Level 01 Roads**

<b>Road Name</b>	<b>Existing Road Width (m)</b>	<b>Applicable Road Width (m)</b>
Bodhiraja Mawatha	10.5	27.6
George R. De Silva Mawatha	24	27.6
K. Cyril C Perera Mawatha (south part)	10.5	27.6
K.B.Christie Perera Mawatha	12	27.6
M.J.M. Lafeer Mawatha	10.5	27.6
M. Vincent Perera Mawatha	10.5	27.6
Maha Vidyala Mawatha	18	29.6
Main Street	12.9	27.6
Mohomed Zain Mawatha (Part 1)	12	27.6
Mohomed Zain Mawatha (Part 2)	12	29.6
New Christie Road	9	27.6
New Moor Street	9	27.6
North Shore Drive Link 1 - N.H.M. Abdul Cader Road	9	19
North Shore Drive Link 2 - Sea Beach Road	9	19
North Shore Drive Link 3 - St. Anthony's Road	9	19
North Shore Drive Link 4 - Srimath Ramanadan Mawatha	9	19
Prince of Wales Ave	21	29.6
Sangamitta Mawatha	9	27.6
Saunders Place	15.24	29.6
Sea Street	7.5	27.6
Sir Baron Jayathilaka Mawatha	21	27.6
Sri Sumanathissa Mawatha	24	27.6
Vivekananda Hill	9	27.6

Table 6: Priority Level One Roads; Sub Zone 01\_B

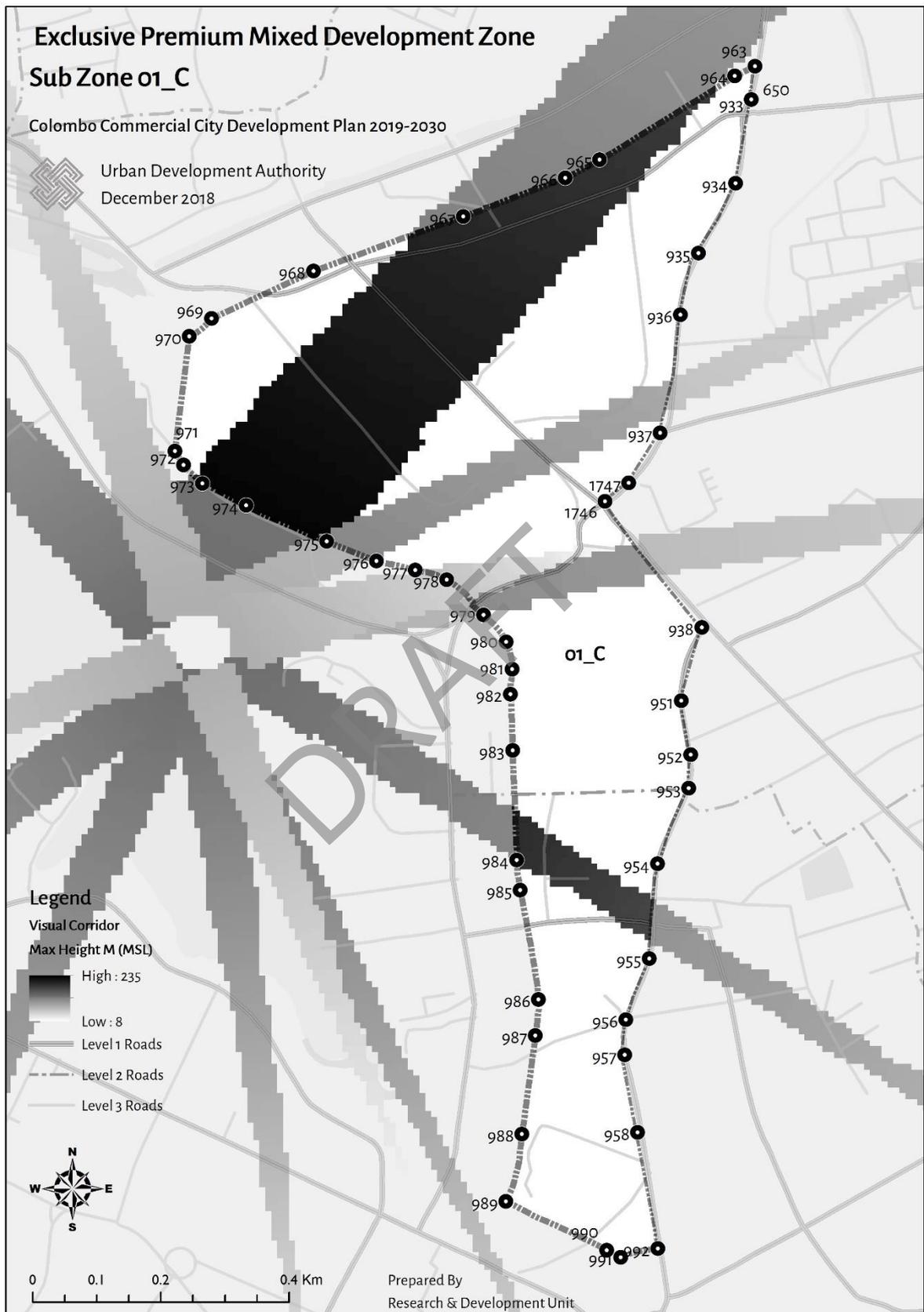
➤ **Priority Level 02 Roads**

<b>Road Name</b>	<b>Existing Road Width (m)</b>	<b>Applicable Road Width (m)</b>
Dam Street	9	16.5
Hussainiya Street	6	16.5
Jampettah Road	4	16.5
Meeraniya Street	6	16.5
Old Moor Street	9	16.5
Quary Road	9	16.5
Srimath Bandaranayake Mawatha	6	16.5

Table 7: Priority Level Two Roads; Sub Zone 01\_B

**Note\*** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

iii. 01-C



Map 9: Zone 01 C

a. Zoning Boundaries and other Specifications

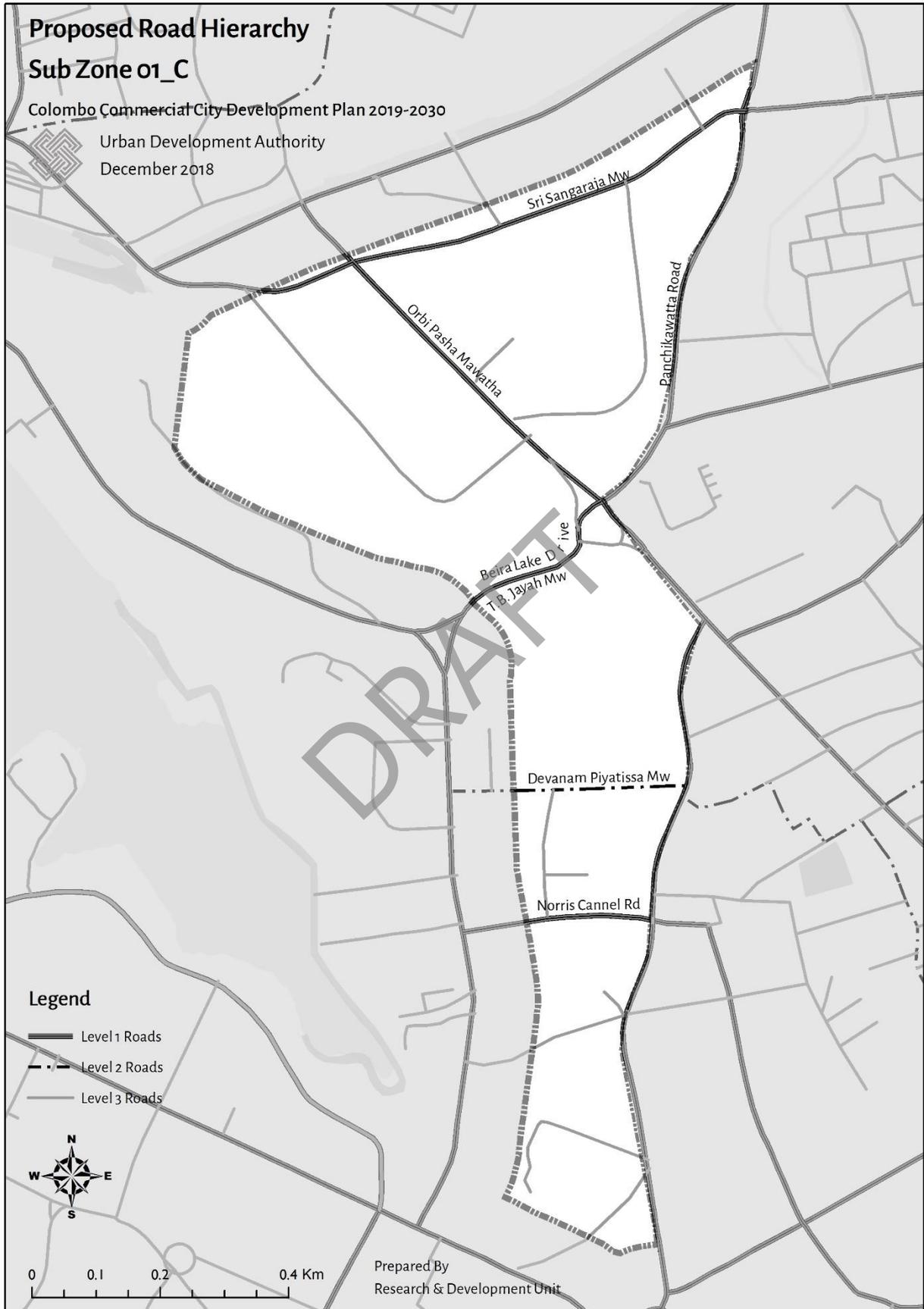
Zone Number	o1_C					
<b>Zone Name</b>	<b>Exclusive Premium Mixed Development Zone</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (O.O), Datum: D_WGS_1984					
	Point No	X	Y	Point No	X	Y
	933	79.8661	6.93466	972	79.8581	6.92951
	934	79.8659	6.93348	973	79.8584	6.92925
	935	79.8653	6.93249	974	79.859	6.92894
	936	79.8651	6.93162	975	79.8601	6.92843
	937	79.8648	6.92996	976	79.8608	6.92815
	938	79.8654	6.92722	977	79.8614	6.92802
	951	79.8651	6.92618	978	79.8618	6.92789
	952	79.8652	6.92542	979	79.8623	6.92739
<b>Zoning</b>	953	79.8652	6.92495	980	79.8626	6.92701
<b>Boundaries</b>	954	79.8648	6.92388	981	79.8627	6.92663
	955	79.8646	6.92255	982	79.8627	6.92627
	956	79.8643	6.92168	983	79.8627	6.92548
	957	79.8643	6.92119	984	79.8628	6.92394
	958	79.8645	6.92009	985	79.8628	6.92351
	963	79.8661	6.93513	986	79.8631	6.92197
	964	79.8658	6.93499	987	79.8631	6.92146
	965	79.864	6.93381	988	79.8629	6.92007
	966	79.8635	6.93356	989	79.8626	6.91912
	967	79.862	6.93301	990	79.8641	6.91843
	968	79.8599	6.93224	991	79.8643	6.91833
	969	79.8585	6.93157	992	79.8648	6.91846

	970	79.8582	6.93132	1746	79.864	6.92899
	971	79.858	6.9297	1747	79.8644	6.92925
<b>Zone Factor</b>	<b>3.07</b>					
<b>Permissible Plot coverage</b>	0.65					
<b>Minimum Plot Size</b>	20 Perch					

Table 8: Zoning Boundaries and other Specifications of Sub Zone O1\_C

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b. Proposed Roads of Sub Zone 01-C



Map 10: Proposed Road Hierarchy in Sub Zone 01-C

c. Road List of Sub Zone 01-C with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Beira Lake Drive Link 9 -T.B. Jayah Mawatha (Part 2)	12	22
Norris Cannel Road	6	27.6
Olcott Mawatha	19.5	29.6
Orbi Pasha Mawatha	18	27.6
P.De S.Kularathna Mawatha	21	27.6
Panchikawatta Road	21	27.6
Sri Sangaraja Mawatha	21	27.6
Sri Sumanathissa Mawatha	24	27.6
St.Sebesthian Hill	12	27.6
Ven.Baddegama Vimalarathana Mw	18	27.6

Table 9: Priority Level One Roads; Sub Zone 01\_C

➤ Priority Level Two Roads

Road Name	Existing Road Widths (m)	Applicable Road Width (m)
Devanam Pitatissa Matha	3	16.5

Table 10: Priority Level Two Roads; Sub Zone 01\_C

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

## 1.6.2 Zone 02: Premium Mixed Development Zone

### 1.6.2.1 Definition of the Zone

The land use intensity of this zone is high due to the expectation of a high-density Mixed Development Character. But it has different character compare to the Exclusive Premium Mixed development zone in terms of allocation of Green space, Urban design characters etc.... The promotional uses of this zone included, Condominiums, Commercial uses, Star Grade Hotels, Luxury Shopping Malls, Knowledge based industries, Open and Recreational Areas etc... The total zone comprises with 10 Subzones as mentioned in figure 03.

### 1.6.2.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

When considering the Industries as permissible use; only the industries which are described under the category “C” of CEA gazette notification no 1533/16 dated 25-01-2008 will be taken into the consideration.

### 1.6.2.3. Permissible Height

Height is controlled in defined Lotus Tower Visual Protection Corridors and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

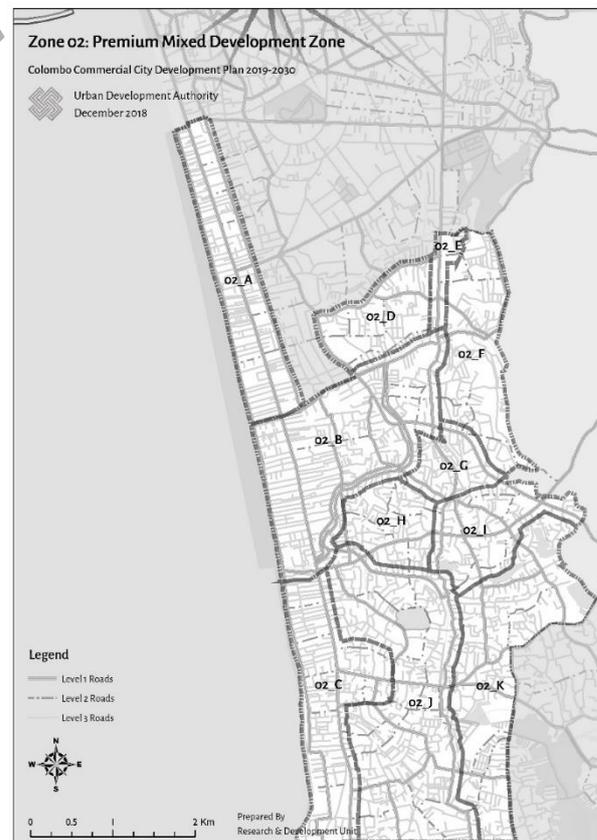
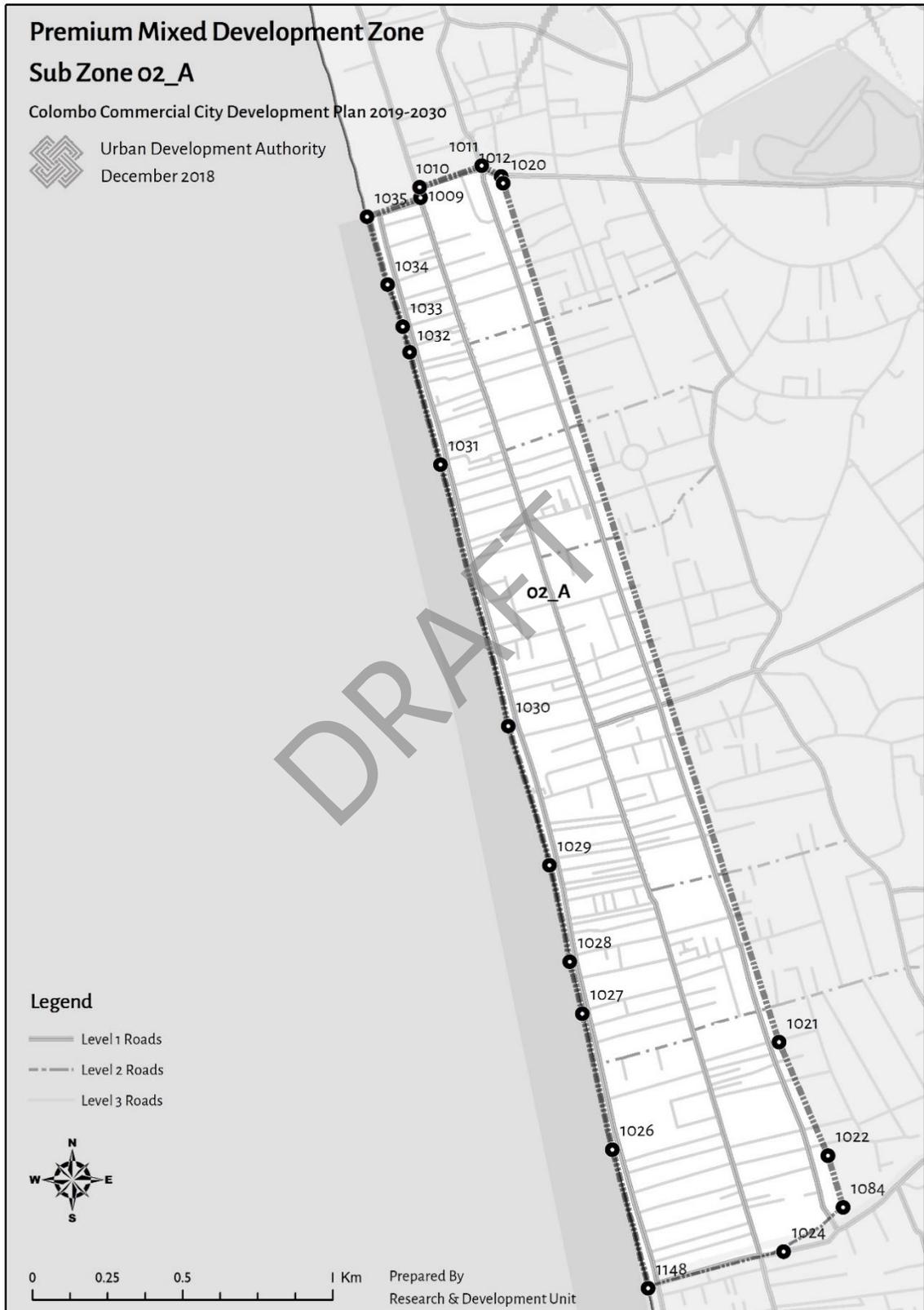


Figure 3: Sub Zones of Premium Mixed Development Zone

1.6.2.4 Sub Zones in Premium Mixed Development Zone

i. 02-A



Map 11 Zone 01 B

a. Zoning Boundaries and other Specifications

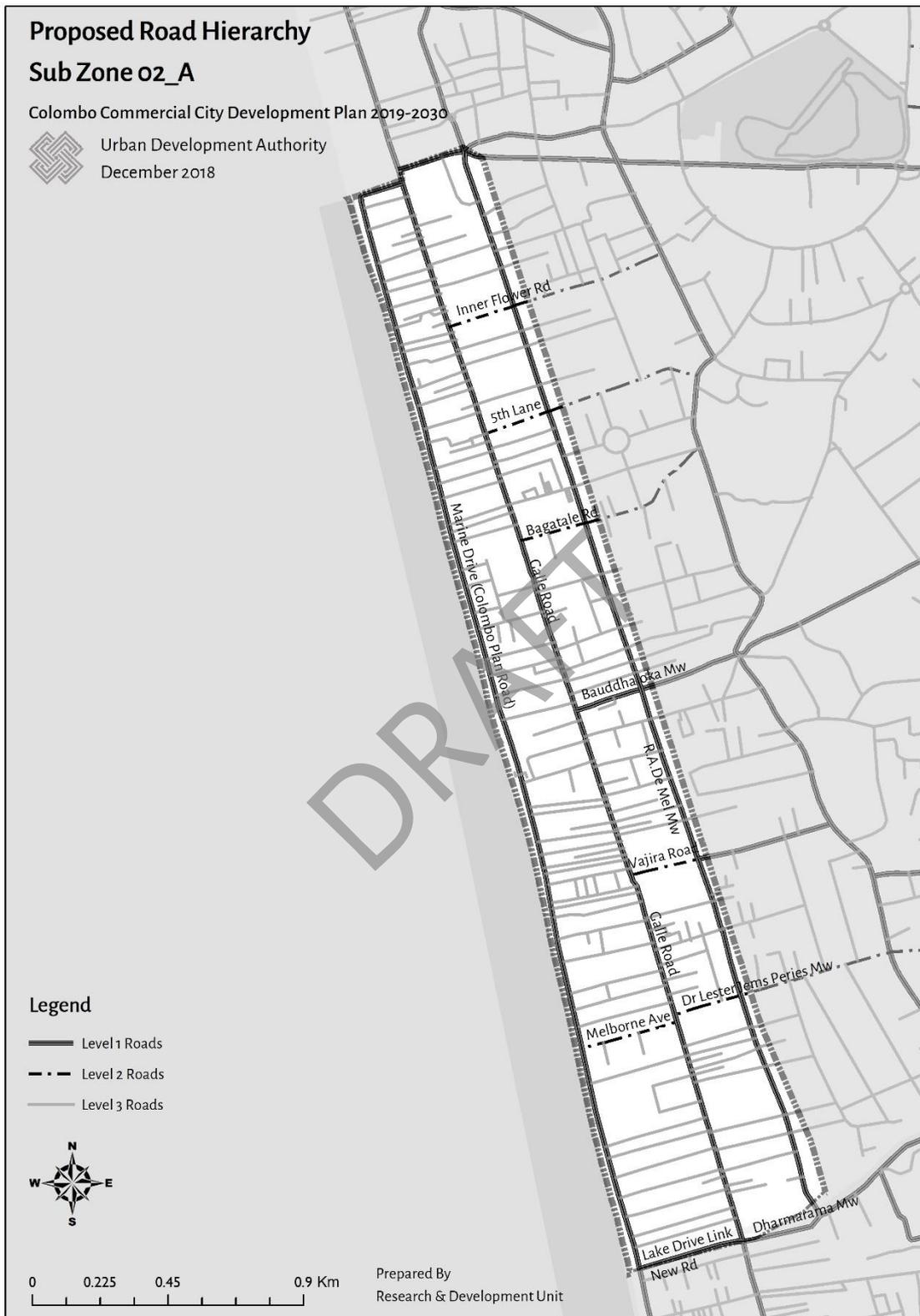
<b>Zone Number</b>	<b>o2_A</b>		
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (O.O), Datum: D_WGS_1984		
	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1009	79.8497	6.91134
	1010	79.8496	6.91166
	1011	79.8515	6.91231
	1012	79.8521	6.91198
	1020	79.8521	6.91178
	1021	79.8604	6.88588
	1022	79.8619	6.88246
	1024	79.8605	6.87957
	1026	79.8554	6.88264
<b>Zoning Boundaries</b>	1027	79.8545	6.88674
	1028	79.8541	6.88831
	1029	79.8535	6.89122
	1030	79.8523	6.89541
	1031	79.8503	6.9033
	1032	79.8493	6.90669
	1033	79.8491	6.90745
	1034	79.8487	6.90872
	1035	79.8481	6.91077
	1084	79.8623	6.8809

	1148	79.8565	6.87846
<b>Zone Factor</b>	<b>2.25</b>		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non-Residential – 0.7		
<b>Minimum Plot Size</b>	Residential – 06 Perch		
	Non-Residential – 20 Perch		

Table 11 Zoning Boundaries and other Specifications of Sub Zone O2\_A

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b. Proposed Roads of Sub Zone 02-A



Map 12 Proposed Road Hierarchy in Sub Zone 02\_A

c. Road List of Sub Zone 02-A with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Kumaraswamy Mw part 1	12	27.6
Bauddhaloka Mw (First Part)	18	27.6
Galle Road	18	34.6
Lake Drive Link 1 - Along Dematagoda Cannel - New Rd	-	21.3
Lake Drive Link 2 - Dharmarama Mawatha	9	21.3
Marine Drive (Colombo Plan Road)	18	21.3
R.A.De Mel Mw (Part 1)	12	29.6
R.A.De Mel Mw (part 2)	12	27.6
Srimath Anagarika Dharmapala Mawatha	18	29.6
Uttarananda Mw	18	27.6
Vajira Road (Part 2)	6.096	29.6

Table 12: Priority Level One Roads; Sub Zone 02\_A

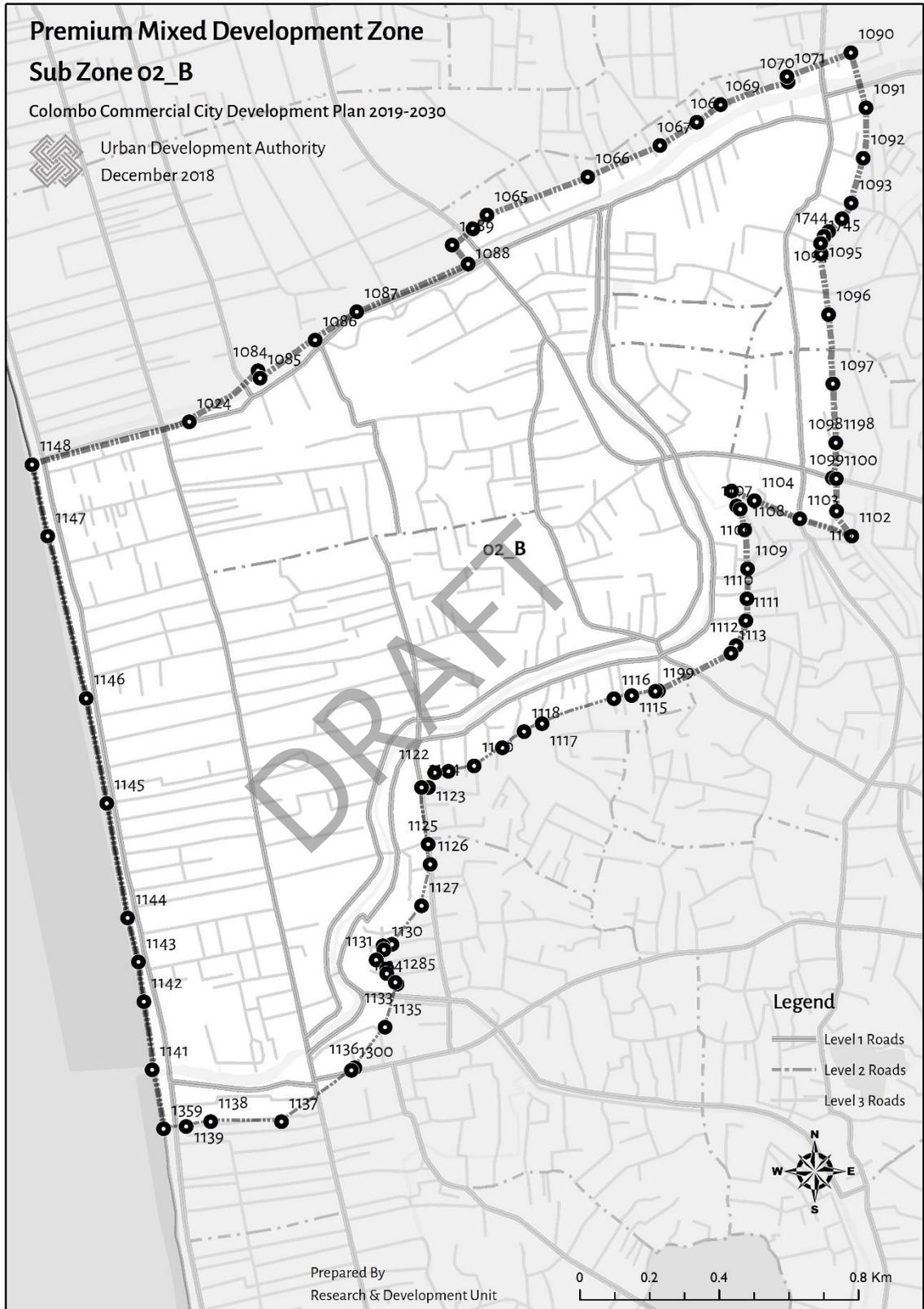
➤ Priority Level 02 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
5th Lane	9	16.5
Bagatale Road	8	16.5
Dr Lester Jems Peries Mw	9	16.5
Inner Flower Rd	9	16.5
Melborne Ave	9	16.5
Vajira Road (Part 1)	6	16.5

Table 13: Priority Level Two Roads; Sub Zone 02\_A

**Note\*** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

i. 02-B



Map 13: Sub Zone 02\_B

a. Zoning Boundaries and other Specifications

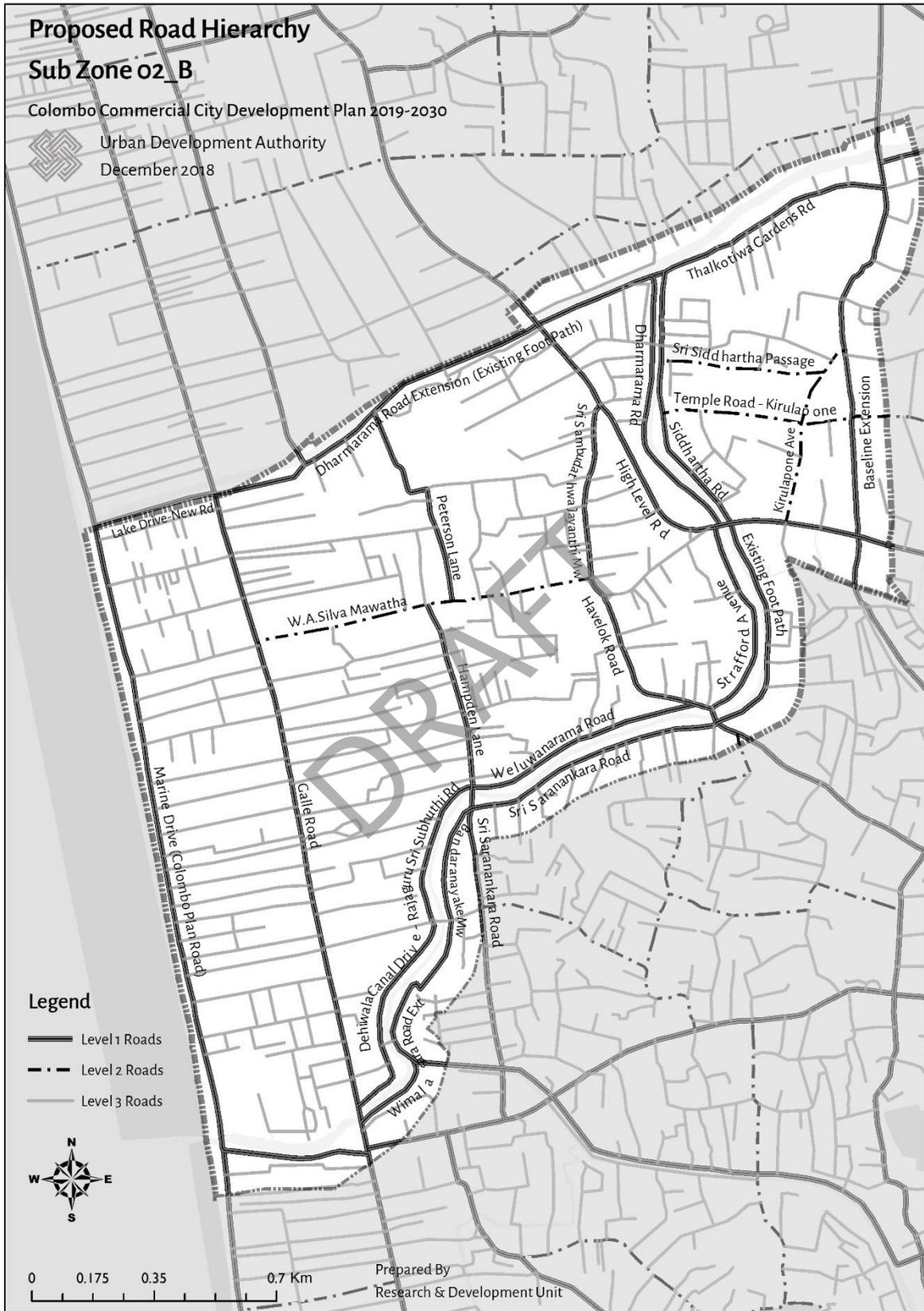
Zone Number	o2_B					
Zone Name	Premium Mixed Development Zone					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984						
	Point No	X	Y	Point No	X	Y
	1024	79.8605	6.87957	1116	79.8715	6.87237
	1064	79.8679	6.88458	1117	79.8697	6.87172
	1065	79.8682	6.88494	1118	79.8692	6.87151
	1066	79.8708	6.88593	1119	79.8686	6.87109
	1067	79.8727	6.88675	1120	79.8679	6.87062
	1068	79.8737	6.88736	1121	79.8672	6.87048
	1069	79.8743	6.88782	1122	79.8669	6.87044
	1070	79.876	6.88841	1123	79.8667	6.87006
	1071	79.876	6.88854	1124	79.8665	6.87006
	1084	79.8623	6.8809	1125	79.8667	6.86858
<b>Zoning Boundaries</b>	1085	79.8624	6.88071	1126	79.8668	6.86806
	1086	79.8638	6.88169	1127	79.8666	6.86698
	1087	79.8649	6.88243	1128	79.8658	6.86598
	1088	79.8678	6.88367	1129	79.8656	6.86594
	1089	79.8673	6.88417	1130	79.8656	6.86584
	1090	79.8776	6.88917	1131	79.8654	6.86558
	1091	79.878	6.88774	1132	79.8656	6.86535
	1092	79.878	6.88642	1133	79.8656	6.86522
	1093	79.8776	6.88525	1134	79.8659	6.86495
	1094	79.8771	6.88451	1135	79.8656	6.86382
	1095	79.8769	6.88393	1136	79.8648	6.86278

1096	79.8771	6.88236	1137	79.8629	6.86137
1097	79.8772	6.88056	1138	79.8611	6.86137
1098	79.8773	6.87903	1139	79.8605	6.86125
1099	79.8772	6.8781	1141	79.8596	6.86272
1100	79.8773	6.87808	1142	79.8594	6.86449
1101	79.8773	6.87725	1143	79.8592	6.86552
1102	79.8777	6.8766	1144	79.859	6.86667
1103	79.8763	6.87705	1145	79.8584	6.86965
1104	79.8752	6.87751	1146	79.8579	6.87238
1105	79.8746	6.87777	1147	79.8569	6.8766
1106	79.8747	6.87738	1148	79.8565	6.87846
1107	79.8748	6.8773	1198	79.8773	6.87903
1108	79.8749	6.87676	1199	79.8726	6.87256
1109	79.875	6.87575	1285	79.8659	6.86499
1110	79.875	6.87497	1300	79.8647	6.86271
1111	79.8749	6.8744	1359	79.8599	6.86119
1112	79.8747	6.87374	1743	79.8774	6.88485
1113	79.8745	6.87355	1744	79.877	6.8844
1114	79.8727	6.87258	1745	79.8769	6.88421
1115	79.872	6.87245			

<b>Zone Factor</b>	<b>2.11</b>
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.7
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch

Table 14: Zoning Boundaries and other Specifications of Sub Zone O2\_B

b. Proposed Roads of Sub Zone 02-B



Map 14: Proposed Road Hierarchy in Sub Zone 02\_B

c. Road List of Sub Zone 02-B with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Baseline link 3 - Robert Gunawardena Mw	6	34.6
Baseline Road (Part 2)	21	36.6
Bolgoda Lake Drive Right Bank link 1 - Jayasevana Mw North Extension	-	19
Dehiwala Canal Drive Left Bank link 1 - Rajaguru Sri Subhuthi Road	6	19
Dehiwala Canal Drive Left Bank link 2 - Weluwanarama Road	6	19
Dehiwala Canal Drive Left Bank link 3 - Strafford Avenue	9	19
Dehiwala Canal Drive Left Bank link 4 - Dharmarama Road Extension (new Road)	-	19
Dehiwala Canal Drive Left Bank link 5 - Dharmarama Road (connect to lake drive)	4.5	19
Dehiwala Canal Drive Right Bank link 1 - Wimalasara Road Extension	-	19
Dehiwala Canal Drive Right Bank link 2 - New Bridge at Wimalasara Rd extension	-	19
Dehiwala Canal Drive Right Bank link 3 -Wimalasara Road	4.5	19
Dehiwala Canal Drive Right Bank link 4 -Bandaranayake Mawatha	4.8	19
Dehiwala Canal Drive Right Bank link 5 -Sri Saranankara Road	9.9	19
Dehiwala Canal Drive Right Bank link 6 - Existing Foot Path	1.5	19
Dehiwala Canal Drive Right Bank link 7 -Siddhartha Road	7.5	19
Dutugemunu Street (Part 2)	15	34.6
Galle Road	18	34.6
Hampden Lane	10.8	27.6
Havelok Road	9	34.6
High Level Road (Part 4)	18	34.6
High Level Road (Part 5)	18	36.6
Hospital Road (Kotagama Sri Vachissara Mw)	9.9	27.6
Lake Drive Link 2 - Dharmarama Mawatha	9	21.3
Lake Drive Link 3 - Dharmarama Road Extension (Existing Foot Path)	1.5	21.3
Lake Drive Link 4 - Dharmarama Road	4.5	21.3
Lake Drive Link 5 - New Bridge at Dharmarama Rd	-	21.3
Lake Drive Link 6 - Thalkotiwa Gardens Road	9	21.3
Lake Drive Link 7 - New Road at Kirulapone Cannel side by	-	21.3
Marine Drive (Colombo Plan Road)	18	21.3
Marine Drive Bypass - Wasala Road	6.9	21.3
Marine Drive Extension link 1 - New Road	-	21.3
New Bridge at Saranankara Road	-	27.6

Peterson Lane	9	27.6
R.A.De Mel Mw (part 2)	12	27.6
Sri Sambudathwa Jayanthi Mawatha	11.7	34.6
Sri Saranankara Road	9	27.6

Table 15: Priority Level One Roads; Sub Zone O2\_B

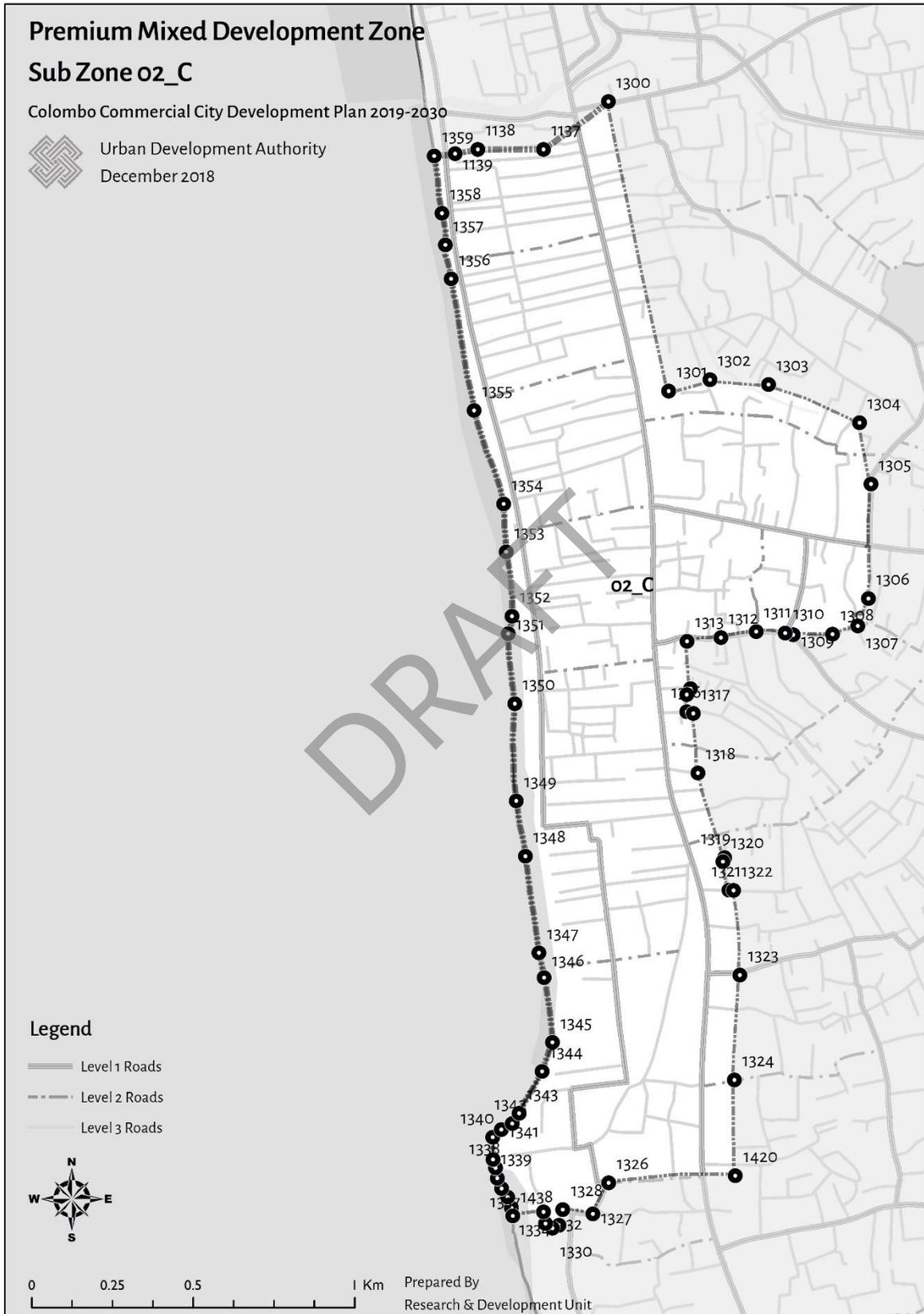
➤ **Priority Level O2 Roads**

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Sri Maha Vihara Road	9	16.5
Edmenton Road	4	16.5
Kirulapone Ave	6	16.5
Lionel Edirisinghe Mw Extension	-	16.5
Sri Siddhartha Passage	6	16.5
Temple Road - Kirulapone	6	16.5
Vijaya Kumarathunga Mawatha	9	16.5
W.A.Silva Mawatha	14	16.5

Table 16: Priority Level Two Roads; Sub Zone O2\_B

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

ii. 02-C



a. Zoning Boundaries and other Specifications

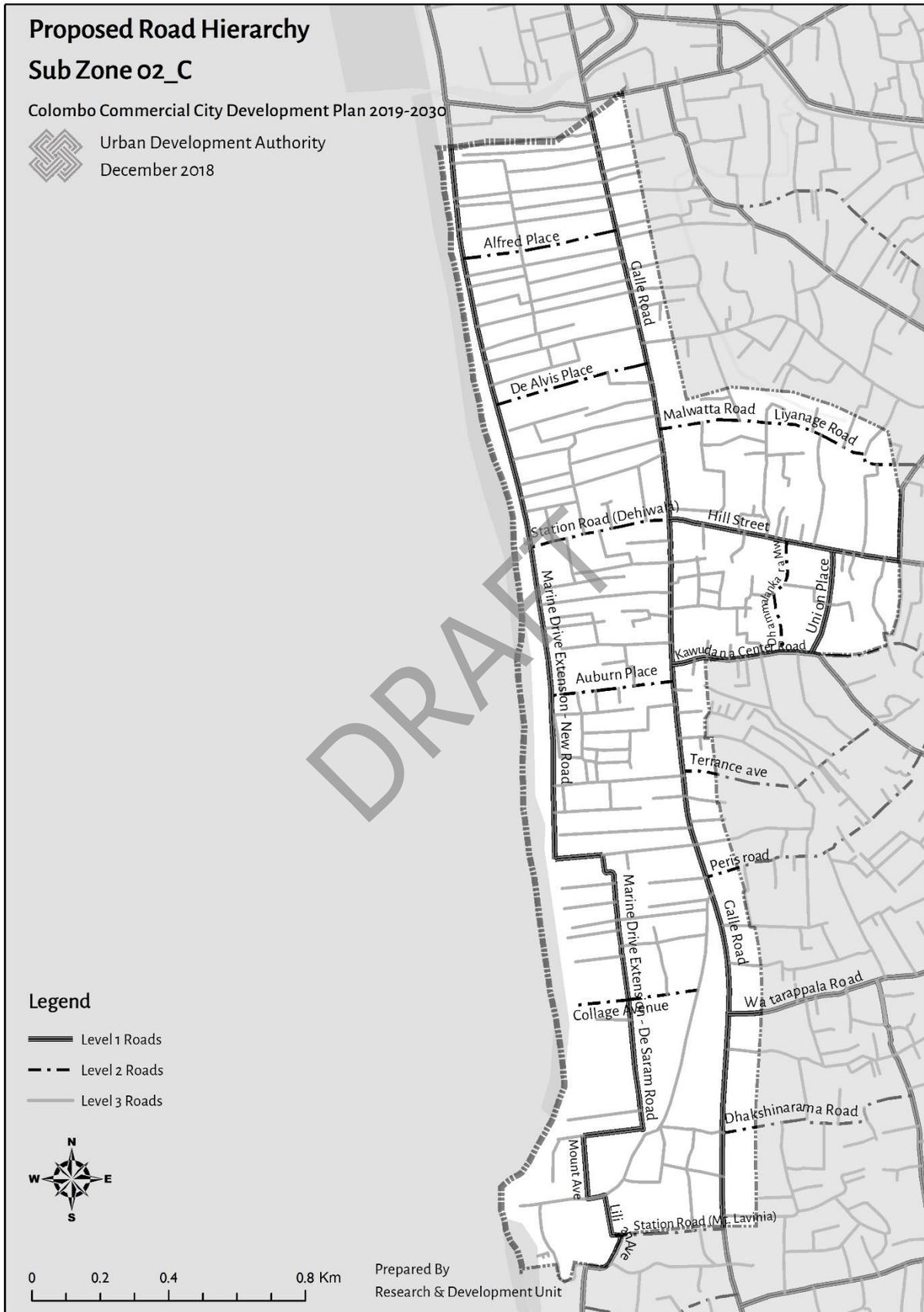
Zone Number	o2_C					
Zone Name	Premium Mixed Development Zone					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984						
Zoning Boundaries	Point No	X	Y	Point No	X	Y
	1137	79.8629	6.86137	1331	79.863	6.83125
	1138	79.8611	6.86137	1332	79.8629	6.83158
	1139	79.8605	6.86125	1334	79.862	6.83169
	1300	79.8647	6.86271	1335	79.8619	6.832
	1301	79.8664	6.85459	1336	79.8618	6.83224
	1302	79.8676	6.85491	1337	79.8616	6.83252
	1303	79.8692	6.85478	1339	79.8615	6.83305
	1304	79.8717	6.85371	1340	79.8615	6.83367
	1305	79.872	6.85198	1341	79.8618	6.83389
	1306	79.872	6.84878	1342	79.8621	6.83405
	1307	79.8717	6.84801	1343	79.8622	6.83434
	1308	79.871	6.84777	1344	79.8629	6.83552
	1309	79.8699	6.84776	1345	79.8632	6.83633
	1310	79.8697	6.84781	1346	79.8629	6.83815
	1311	79.8688	6.84785	1347	79.8628	6.83884
	1312	79.8679	6.84768	1348	79.8624	6.84155
	1313	79.8669	6.84758	1349	79.8622	6.8431
	1314	79.867	6.84625	1350	79.8621	6.84583
	1315	79.8669	6.84608	1351	79.8619	6.84779
	1316	79.8669	6.8456	1352	79.862	6.84828
	1317	79.8671	6.84555	1353	79.8619	6.85008
1318	79.8672	6.84388	1354	79.8618	6.85142	
1319	79.868	6.84151	1355	79.861	6.85405	
1320	79.8679	6.84139	1356	79.8604	6.85774	
1321	79.8681	6.8406	1357	79.8602	6.85869	
1322	79.8682	6.84059	1358	79.8601	6.85958	

	1323	79.8684	6.83822	1359	79.8599	6.86119
	1324	79.8682	6.83528	1420	79.8683	6.83259
	1326	79.8647	6.83239	1438	79.8620	6.83146
	1327	79.8643	6.83152			
	1328	79.8635	6.83164			
	1329	79.8634	6.8312			
	1330	79.8632	6.83112			
<b>Zone Factor</b>	<b>2.06</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non-Residential – 0.70.7					
<b>Minimum Plot Size</b>	Residential – 06 Perch					
	Non-Residential – 20 Perch					

Table 17: Zoning Boundaries and other Specifications of Sub Zone 02\_C

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b. Proposed Roads of Sub Zone 02-C



Map 16: Proposed Road Hierarchy in Sub Zone 02\_C

c. Road List of Sub Zone 02-C with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Allen Avenue	9	27.6
Galle Road	18	34.6
Hill Street	11.7	27.6
Hospital Road (Kotagama Sri Vachissara Mw)	9.9	27.6
Kawudana Center Road	9	27.6
Marine Drive Extension link 1 - New Road	0	21.3
Marine Drive Extension link 2 - Beach Road	4.5	21.3
Marine Drive Extension link 3 - De Saram Road	4.5	21.3
Marine Drive Extension link 4 - Mount Avenue	6	21.3
Marine Drive Extension link 5 - Lilian Ave	4.5	21.3
Union Place	4.8	27.6
Watarappala Road	7.8	27.6

Table 18:: Priority Level One Roads; Sub Zone 02\_C

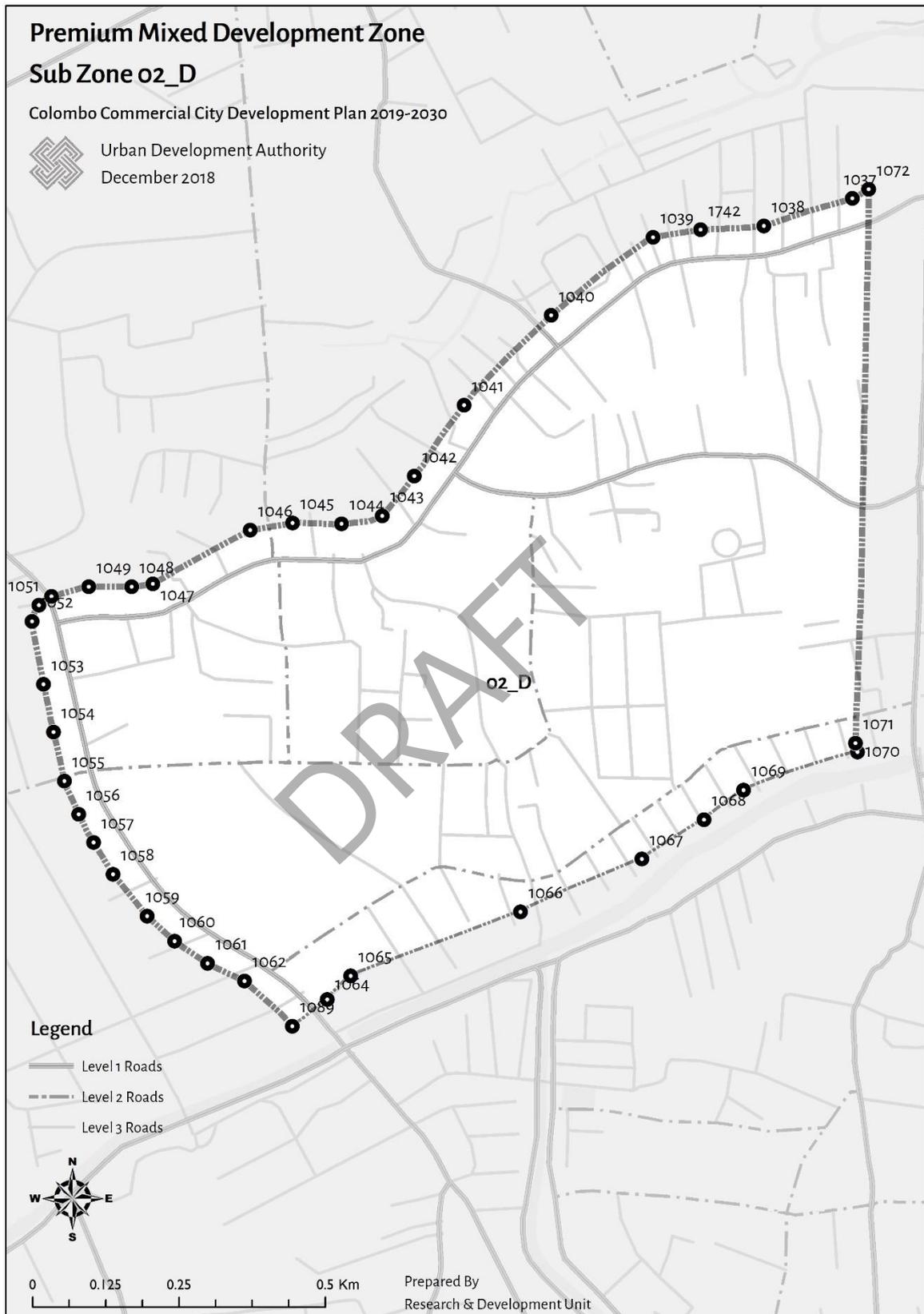
➤ Priority Level 02 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Alfred Place	6	16.5
Auburn Place	7	16.5
Collage Avenue	5	16.5
De Alvis Place	5	16.5
Dhakshinarama Road	5	16.5
Dhammalankara Mawatha	5	16.5
Dharmaraja Mawatha	5	16.5
Liyanage Road	5	16.5
Malwatta Road	5	16.5
Pallidora Road	5	16.5
Peris road	6	16.5
Station Road (Dehiwala)	15	16.5
Station Road (Mt. Lavinia)	10	16.5
Terrance avenue	5	16.5

Table 19: Priority Level Two Roads; Sub Zone 02\_C

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

iii. o2\_D



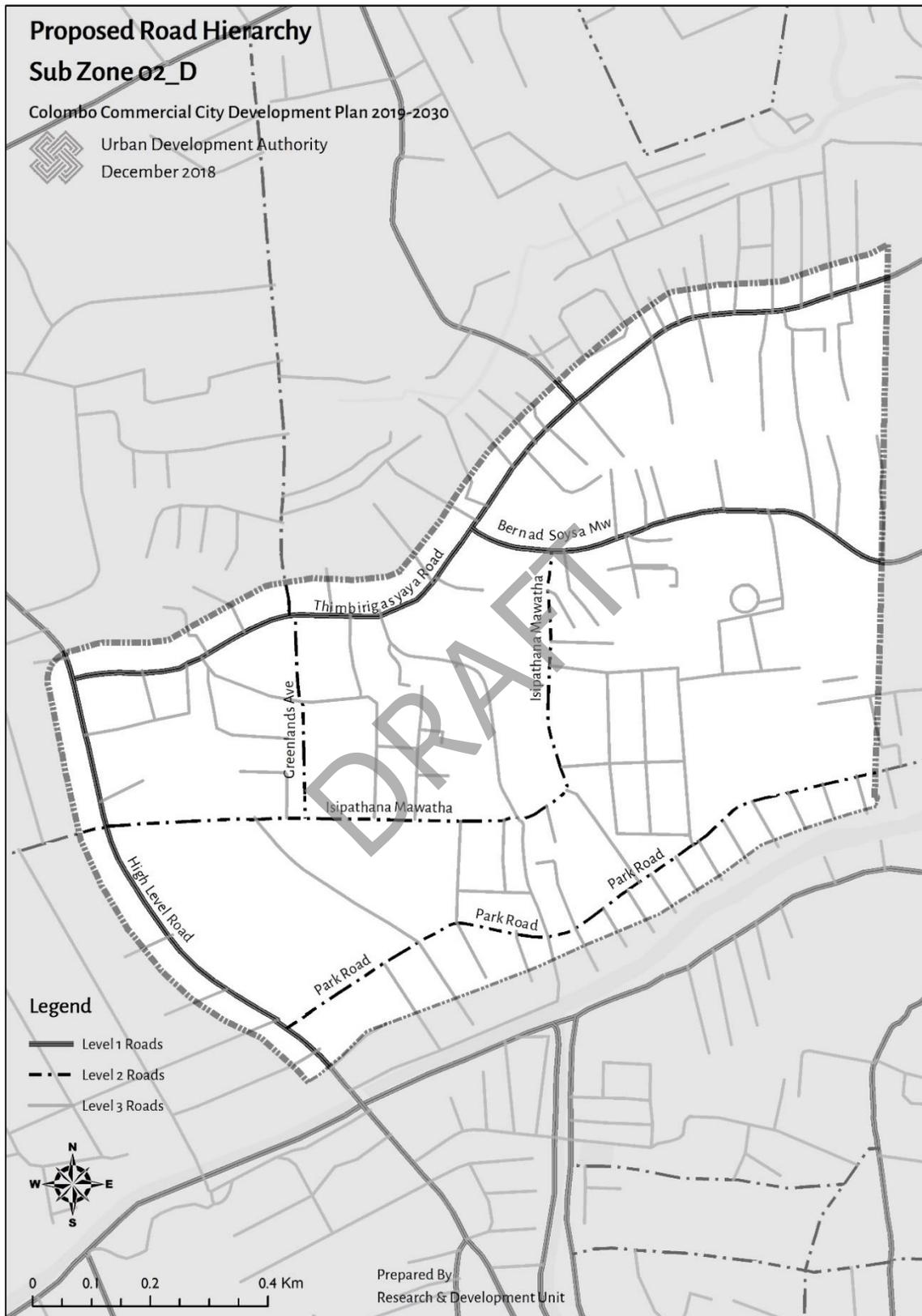
Map 17: Sub Zone o2\_D

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o2_D</b>					
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1037	79.8759	6.89696	1056	79.8641	6.88744
	1038	79.8746	6.89653	1057	79.8643	6.88701
	1039	79.8729	6.89636	1058	79.8646	6.88652
	1040	79.8713	6.89515	1059	79.8651	6.88587
	1041	79.87	6.89376	1060	79.8655	6.88548
	1042	79.8692	6.89267	1061	79.866	6.88514
	1043	79.8687	6.89206	1062	79.8666	6.88487
	1044	79.8681	6.89193	1064	79.8679	6.88458
	1045	79.8673	6.89195	1065	79.8682	6.88494
	1046	79.8667	6.89183	1066	79.8708	6.88593
	1047	79.8652	6.891	1067	79.8727	6.88675
	1048	79.8649	6.89096	1068	79.8737	6.88736
	1049	79.8642	6.89096	1069	79.8743	6.88782
	1050	79.8636	6.89081	1070	79.876	6.88841
	1051	79.8634	6.89068	1071	79.876	6.88854
	1052	79.8633	6.89043	1072	79.8762	6.8971
	1053	79.8635	6.88945	1089	79.8673	6.88417
	1054	79.8637	6.88871	1742	79.8736	6.89648
1055	79.8638	6.88796				
<b>Zone Factor</b>	<b>1.08</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.7					
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch					

Table 20:: Zoning Boundaries and other Specifications of Sub Zone O2\_D

b. Proposed Roads of Sub Zone 02-D



Map 18: Proposed Road Hierarchy in Sub Zone 02\_D

c. Road List of Sub Zone 02-D with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Bernad Soysa Mw	9	27.6
High Level Road (Part 3)	18	36.6
High Level Road (Part 4)	18	34.6
Thimbirigasyaya Road	18	29.6
Torrington Ave	9	27.6

Table 21:: Priority Level One Roads; Sub Zone 02\_D

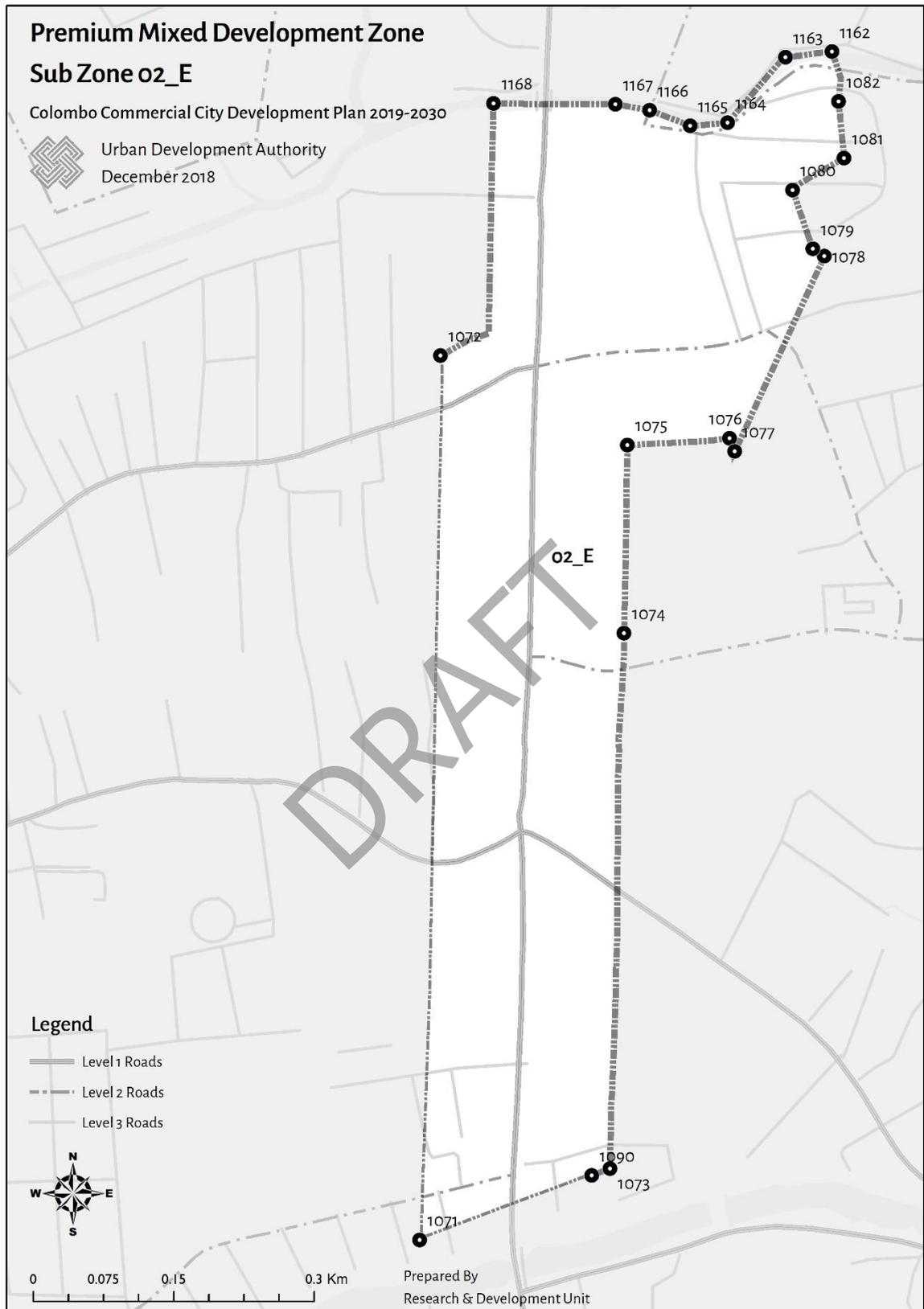
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Dr Lester Jems Peries Mw	9	16.5
Greenlands Avenue	6	16.5
Isipathana Mawatha	9	16.5
Jawatta Road	9	16.5
Park Road	7	16.5

Table 22: Priority Level Two Roads; Sub Zone 02\_D

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

iv. 02-E



Map 19: Sub Zone 02\_E

a. Zoning Boundaries and other Specifications

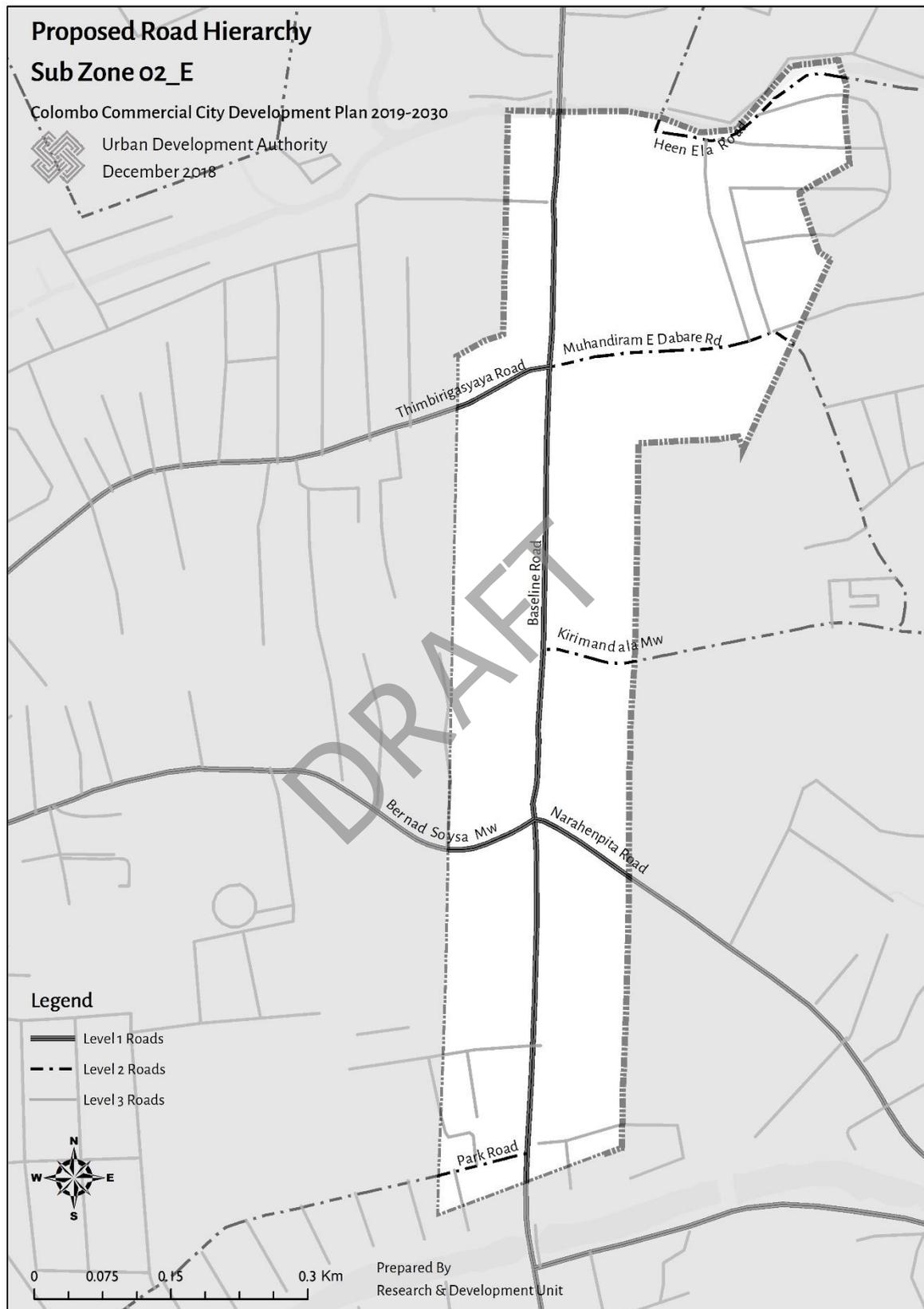
<b>Zone Number</b>	<b>o2_E</b>		
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984		
	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1071	79.876	6.88854
	1072	79.8762	6.8971
	1073	79.8778	6.88923
	1074	79.878	6.89441
	1075	79.878	6.89624
	1076	79.879	6.8963
	1077	79.879	6.89618
	1078	79.8799	6.89806
	1079	79.8798	6.89813
<b>Zoning Boundaries</b>	1080	79.8796	6.8987
	1081	79.8801	6.89901
	1082	79.88	6.89956
	1090	79.8776	6.88917
	1162	79.88	6.90004
	1163	79.8795	6.89999
	1164	79.879	6.89936
	1165	79.8786	6.89933
	1166	79.8782	6.89947
	1167	79.8779	6.89953

	1168	79.8767	6.89954
<b>Zone Factor</b>	<b>2.15</b>		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non-Residential – 0.7		
<b>Minimum Plot Size</b>	Residential – 06 Perch		
	Non-Residential – 20 Perch		

Table 23: Zoning Boundaries and other Specifications of Sub Zone O2\_E

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b. Proposed Roads of Sub Zone o2\_E



Map 20: Proposed Road Hierarchy in Sub Zone o2\_E

c. Road List of Sub Zone 02-E with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Baseline Road (Part 2)	21	36.6
Bernad Soysa Mw	9	27.6
Narahenpita Road	21	27.6
Thimbirigasyaya Road	18	29.6

Table 24: Priority Level One Roads; Sub Zone 02\_E

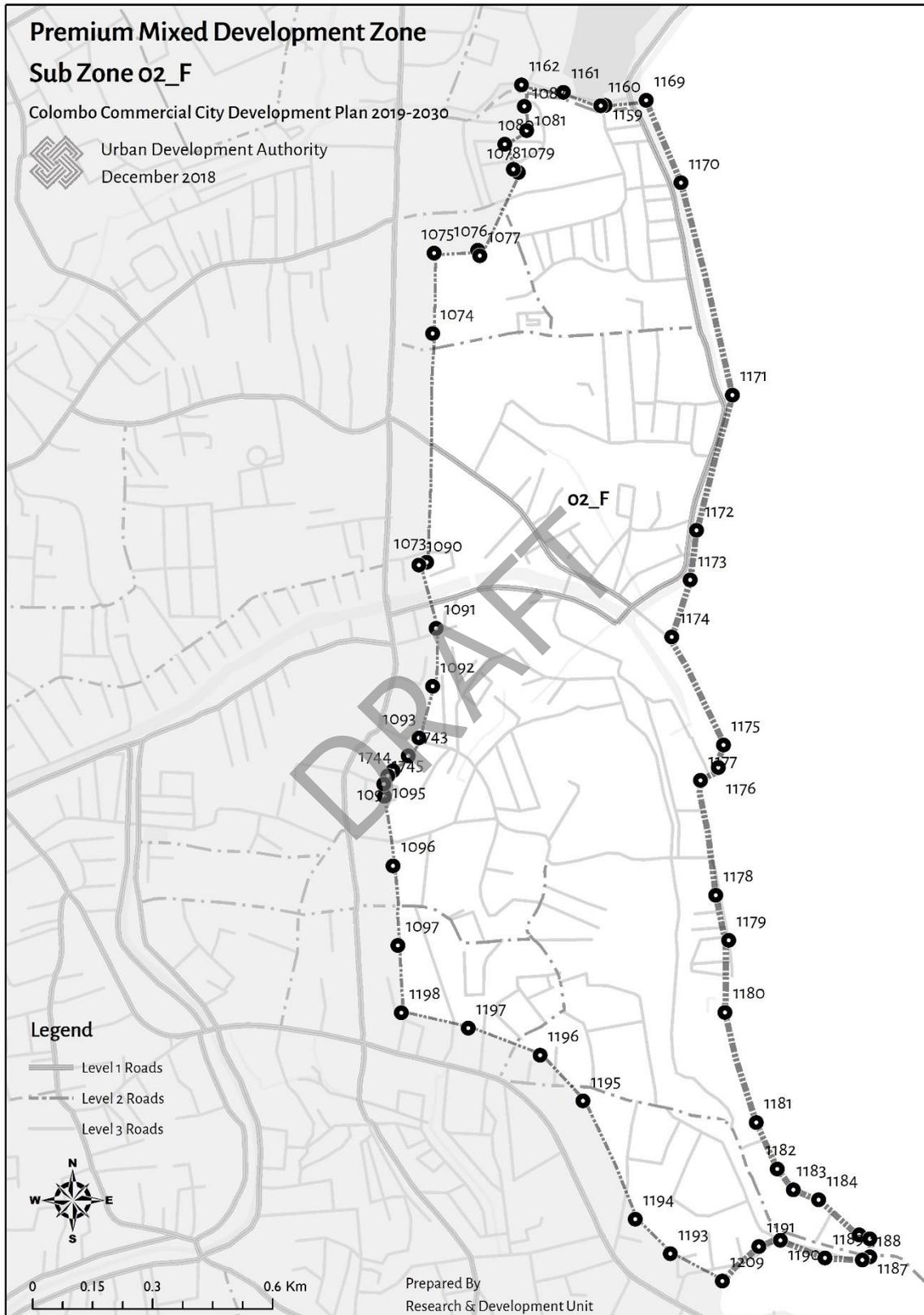
➤ Priority Level 02 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Evergreen Park Road	6	16.5
Heen Ela Bridge	3	16.5
Heen Ela Road	3	16.5
Kirimandala Mw	9	16.5
Muhandiram E Dabare Rd	6	16.5
Park Road	8	16.5

Table 25: Priority Level Two Roads; Sub Zone 02\_E

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

v. 02-F



Map 21: Sub Zone 02\_F

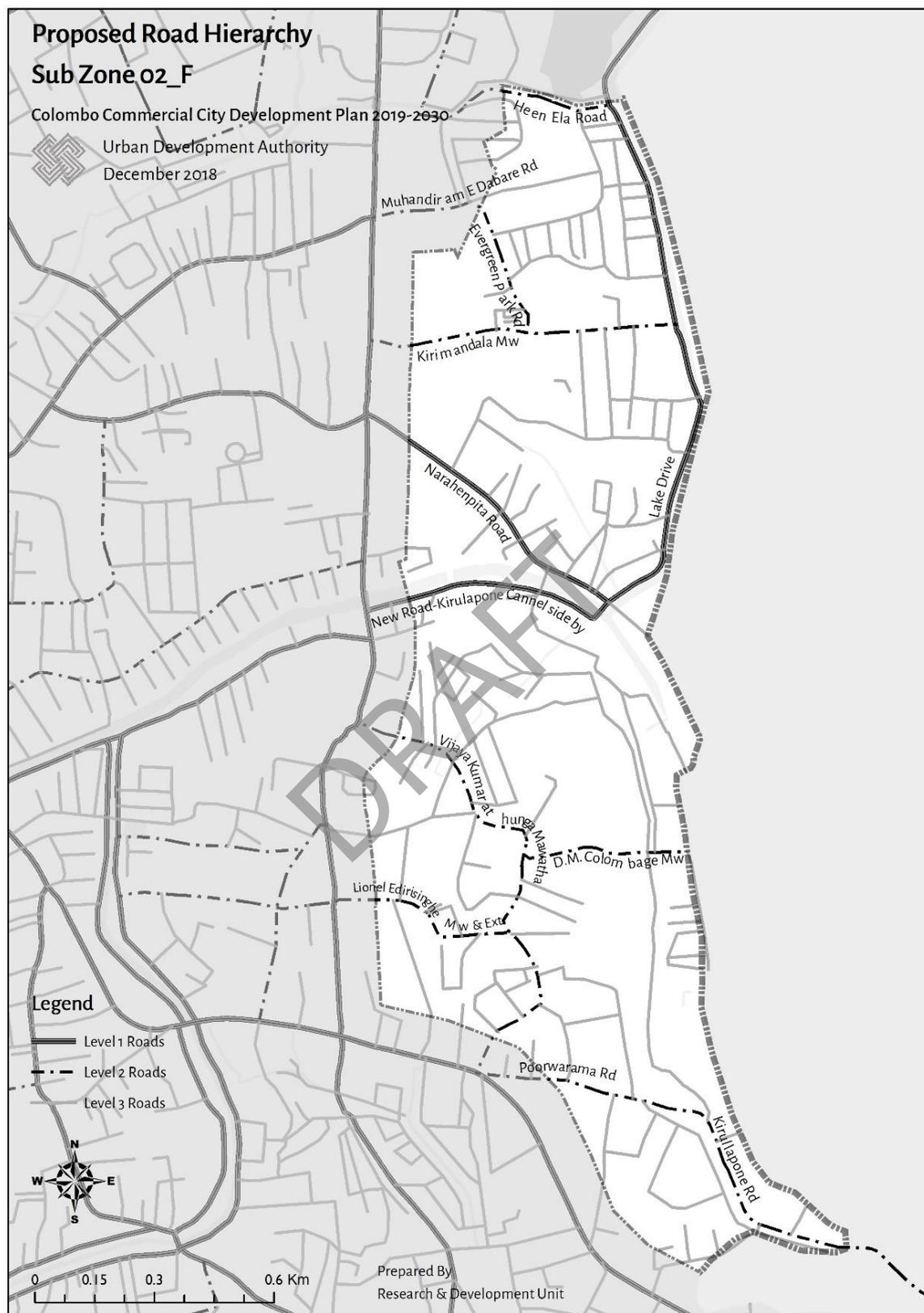
a. Zoning Boundaries and other Specifications

Zone Number	o2_F					
Zone Name	Premium Mixed Development Zone					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984						
Zoning Boundaries	Point No	X	Y	Point No	X	Y
	1073	79.8778	6.88923	1177	79.884	6.88429
	1074	79.878	6.89441	1178	79.8843	6.88169
	1075	79.878	6.89624	1179	79.8846	6.88067
	1076	79.879	6.8963	1180	79.8845	6.87904
	1077	79.879	6.89618	1181	79.8852	6.87654
	1078	79.8799	6.89806	1182	79.8857	6.87549
	1079	79.8798	6.89813	1183	79.8861	6.87502
	1080	79.8796	6.8987	1184	79.8866	6.87479
	1081	79.8801	6.89901	1185	79.8875	6.874
	1082	79.88	6.89956	1186	79.8878	6.8739
	1090	79.8776	6.88917	1187	79.8878	6.8735
	1091	79.878	6.88774	1188	79.8876	6.87343
	1092	79.878	6.88642	1189	79.8868	6.87347
	1093	79.8776	6.88525	1190	79.8858	6.87388
	1094	79.8771	6.88451	1191	79.8853	6.87373
	1095	79.8769	6.88393	1193	79.8833	6.87357
	1096	79.8771	6.88236	1194	79.8825	6.87435
	1097	79.8772	6.88056	1195	79.8813	6.87703
	1159	79.8818	6.89958	1196	79.8804	6.87807
1160	79.8817	6.89957	1197	79.8788	6.87868	

	1161	79.8809	6.89988	1198	79.8773	6.87903
	1162	79.88	6.90004	1209	79.8845	6.87295
	1169	79.8828	6.8997	1743	79.8774	6.88485
	1170	79.8835	6.89783	1744	79.877	6.8844
	1171	79.8847	6.89302	1745	79.8769	6.88421
	1172	79.8839	6.88995			
	1173	79.8837	6.88883			
	1174	79.8833	6.88754			
	1175	79.8845	6.8851			
	1176	79.8844	6.88458			
<b>Zone Factor</b>	<b>1.77</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non-Residential – 0.7					
<b>Minimum Plot Size</b>	Residential – 06 Perch					
	Non-Residential – 20 Perch					

Table 26: Zoning Boundaries and other Specifications of Sub Zone O2\_F

b. Proposed Roads of Sub Zone 02-F



Map 22: Proposed Road Hierarchy in Sub Zone 02\_F

c. Road List of Sub Zone 02-F with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Lake Drive Link 7 - New Road at Kirulapone Cannel side by	4.5	21.3
Lake Drive Link 8 - New Bridge at Lake Drive_ Nawala	21	27.6
Lake Drive Link 9 - Lake Drive (Existing road)	0	21.3
Narahenpita Road	0	21.3

Table 27: Priority Level One Roads; Sub Zone 02\_F

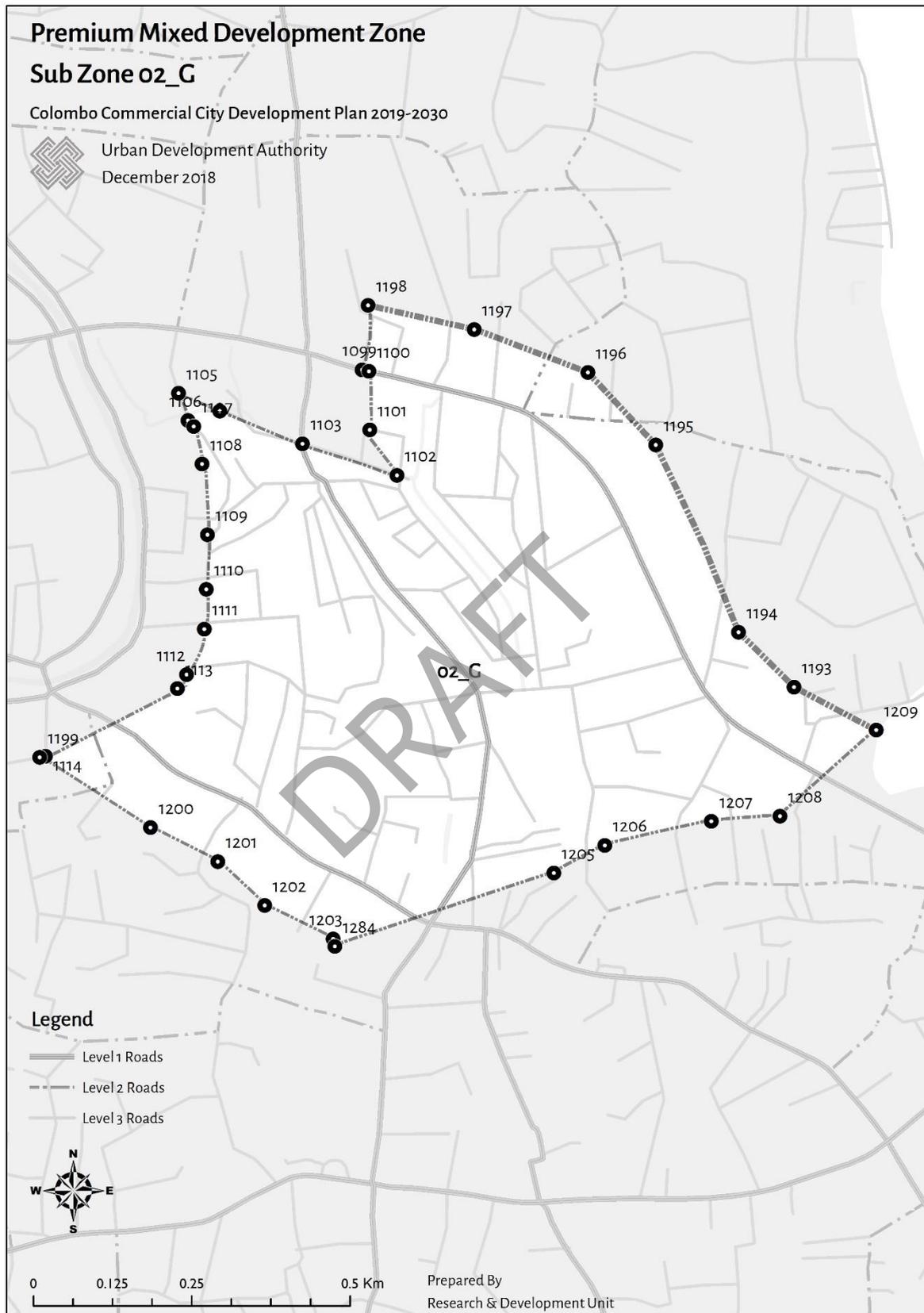
➤ Priority Level 02 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
D M Colambage Mawatha	6	16.5
Evergreen Park Road	6	16.5
Heen Ela Road	3	16.5
Kirimandala Mw	9	16.5
Kirullapone road	6	16.5
Lionel Edirisinghe Mw	6	16.5
Lionel Edirisinghe Mw Extension	-	16.5
Poorwarama Road	4.5	16.5
Vijaya Kumarathunga Mawatha	9	16.5

Table 28: Priority Level Two Roads; Sub Zone 02\_F

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

vi. 02-G



Map 23: Sub Zone 02\_G

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o2_G</b>	
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>	
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984		
<b>Point No</b>	<b>X</b>	<b>Y</b>
1099	79.8772	6.8781
1100	79.8773	6.87808
1101	79.8773	6.87725
1102	79.8777	6.8766
1103	79.8763	6.87705
1104	79.8752	6.87751
1105	79.8746	6.87777
1106	79.8747	6.87738
1107	79.8748	6.8773
1108	79.8749	6.87676
1109	79.875	6.87575
1110	79.875	6.87497
1111	79.8749	6.8744
1112	79.8747	6.87374
1113	79.8745	6.87355
1114	79.8727	6.87258
1193	79.8833	6.87357
1194	79.8825	6.87435
1195	79.8813	6.87703
1196	79.8804	6.87807
1197	79.8788	6.87868
1198	79.8773	6.87903
1199	79.8726	6.87256
1200	79.8742	6.87156
1201	79.8751	6.87107
1202	79.8758	6.87044
1203	79.8768	6.86997

Zoning Boundaries

	1205	79.8799	6.87091
	1206	79.8806	6.8713
	1207	79.8821	6.87165
	1208	79.8831	6.87172
	1209	79.8845	6.87295
	1284	79.8768	6.86986
<b>Zone Factor</b>	<b>1.70</b>		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non-Residential – 0.7		
<b>Minimum Plot Size</b>	Residential – 06 Perch		
	Non-Residential – 20 Perch		

Table 29: Zoning Boundaries and other Specifications of Sub Zone 02\_G

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b. Proposed Roads of Sub Zone 02-G



Map 24: Proposed Road Hierarchy in Sub Zone 02\_G

c. Road List of Sub Zone 02-G with Proposed Road Widths

➤ Priority Level 01 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Baseline link 3 - Robert Gunawardena Mw	6	34.6
Baseline link 4 - Robert Gunawardena Mw Extension	-	34.6
Dutugemunu Street (Part 2)	15	34.6
High Level Road (Part 5)	18	36.6

Table 30: Priority Level One Roads; Sub Zone 02\_G

➤ Priority Level 02 Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Sri Maha Vihara Road	9	16.5
Poorwarama Road	5	16.5
Vijaya Kumarathunga Mawatha	9	16.5

Table 31: Priority Level Two Roads; Sub Zone 02\_G

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*



a. Zoning Boundaries and other Specifications

Zone Number	o2_H					
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984						
<b>Zoning Boundaries</b>	Point No	X	Y	Point No	X	Y
	1115	79.872	6.87245	1276	79.876	6.86375
	1116	79.8715	6.87237	1277	79.876	6.86424
	1117	79.8697	6.87172	1278	79.8763	6.86466
	1118	79.8692	6.87151	1279	79.8765	6.86515
	1119	79.8686	6.87109	1280	79.8764	6.86561
	1120	79.8679	6.87062	1281	79.8764	6.86659
	1121	79.8672	6.87048	1282	79.8765	6.86819
	1122	79.8669	6.87044	1283	79.8766	6.86911
	1123	79.8667	6.87006	1284	79.8768	6.86986
	1124	79.8665	6.87006	1285	79.8659	6.86499
	1125	79.8667	6.86858	1286	79.8664	6.86506
	1126	79.8668	6.86806	1287	79.8671	6.86537
	1127	79.8666	6.86698	1288	79.8673	6.86544
	1128	79.8658	6.86598	1289	79.868	6.86535
	1129	79.8656	6.86594	1290	79.8686	6.86497
	1130	79.8656	6.86584	1291	79.8686	6.86481
	1131	79.8654	6.86558	1292	79.8691	6.86461
	1132	79.8656	6.86535	1293	79.8701	6.86322
	1133	79.8656	6.86522	1294	79.8723	6.86286
1199	79.8726	6.87256	1295	79.8729	6.8628	

	1200	79.8742	6.87156	1296	79.8734	6.86273
	1201	79.8751	6.87107	1297	79.8744	6.86269
	1202	79.8758	6.87044	1298	79.8758	6.86245
	1203	79.8768	6.86997			
<b>Zone Factor</b>	<b>1.54</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.7					
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch					

Table 32: Zoning Boundaries and other Specifications of Sub Zone O2\_H

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b. Proposed Roads of Sub Zone 02-H



Map 26: : Proposed Road Hierarchy in Sub Zone 02\_H

c. Road List of Sub Zone 02-H with Proposed Road Widths

➤ Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Hospital Road (Kotagama Sri Vachissara Mw)	9.9	27.6
Sri Saranankara Road	9	27.6

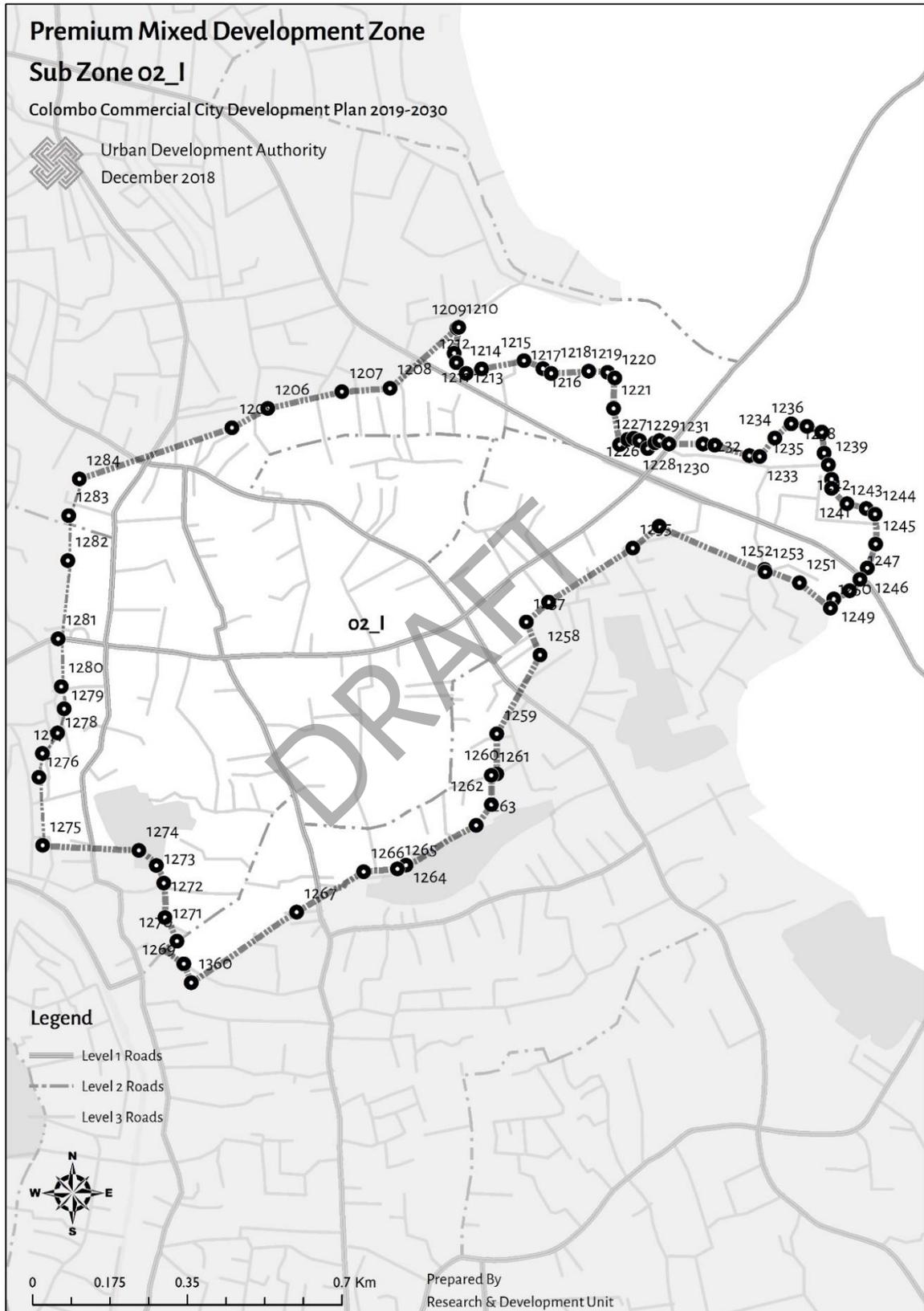
Table 33: Priority Level One Roads; Sub Zone 02\_H

➤ Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Bathiya Road	9	16.5
De Silva Cross Road	5	16.5
De Silva Cross Road Extension (Existing Foot Path)	5	16.5
Prathibimbarama Place	3	16.5
Sri MAha Vihara Mawatha	7	16.5
Sri Maha Vihara Road	5	16.5

Table 34: Priority Level One Roads; Sub Zone 02\_H

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*



Map 27: Sub Zone 02\_I

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o2_I</b>					
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (O.O), Datum: D_WGS_1984						
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1205	79.8799	6.87091	1247	79.8927	6.86781
	1206	79.8806	6.8713	1248	79.8925	6.86757
	1207	79.8821	6.87165	1249	79.8921	6.8674
	1208	79.8831	6.87172	1250	79.8921	6.86722
	1209	79.8845	6.87295	1251	79.8914	6.86773
	1210	79.8845	6.87297	1252	79.8907	6.86801
	1211	79.8844	6.87244	1253	79.8907	6.86796
	1212	79.8845	6.87225	1254	79.8886	6.86889
	1213	79.8847	6.87202	1255	79.888	6.86845
	1214	79.885	6.87212	1256	79.8863	6.86734
	1215	79.8858	6.87228	1257	79.8859	6.86693
	1216	79.8862	6.87212	1258	79.8862	6.86626
	1217	79.8864	6.87202	1259	79.8853	6.86464
	1218	79.8872	6.87207	1260	79.8853	6.86382
	1219	79.8875	6.87205	1261	79.8852	6.86379
	1220	79.8877	6.87193	1262	79.8852	6.86319
	1221	79.8877	6.87131	1263	79.8849	6.86277
	1222	79.8878	6.87057	1264	79.8834	6.86195
	1223	79.8879	6.87067	1265	79.8833	6.86187
	1224	79.8881	6.8707	1266	79.8826	6.86181

1225	79.8882	6.87065	1267	79.8812	6.86099
1226	79.8884	6.87048	1269	79.8789	6.85993
1227	79.8885	6.8706	1270	79.8786	6.86073
1228	79.8886	6.87065	1271	79.8785	6.86081
1229	79.8888	6.87058	1272	79.8785	6.86158
1230	79.8895	6.87058	1273	79.8783	6.86195
1231	79.8897	6.87056	1274	79.878	6.86225
1232	79.8904	6.87034	1275	79.876	6.86235
1233	79.8906	6.87032	1276	79.876	6.86375
1234	79.8909	6.8707	1277	79.876	6.86424
1235	79.8913	6.87099	1278	79.8763	6.86466
1236	79.8916	6.87094	1279	79.8765	6.86515
1237	79.8919	6.87082	1280	79.8764	6.86561
1238	79.8919	6.87039	1281	79.8764	6.86659
1239	79.892	6.87015	1282	79.8765	6.86819
1240	79.8921	6.86985	1283	79.8766	6.86911
1241	79.8921	6.86967	1284	79.8768	6.86986
1242	79.8924	6.86936	1299	79.876	6.86235
1243	79.8928	6.86925	1360	79.8791	6.85954
1244	79.893	6.86914			
1245	79.893	6.86853			
1246	79.8928	6.86804			

**Zoning Factor**

**1.70**

**Permissible Plot coverage**

Residential – 0.65

Non-Residential – 0.7

**Minimum Plot Size**

Residential – 06 Perch

Non-Residential – 20 Perch

Table 35: Zoning Boundaries and other Specifications of Sub Zone O2\_1

b. Proposed Road Widths of Sub Zone 02-1



Map 28 Proposed Road Hierarchy in Sub Zone 02-1

c. Road List of Sub Zone 02-I with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Anderson Rd	6	27.6
Baseline link 1 - Sri Sunandarama Road	6.9	34.6
Baseline link 2 - Peris Ave	6	27.6
Baseline link 4 - Robert Gunawardena Mw Extension	-	27.6
Dutugemunu Street (Part 2)	15	34.6
High Level Road (Part 5)	18	34.6
Hospital Road (Kotagama Sri Vachissara Mw)	9.9	34.6
Indra Road	6	27.6
S. De Jayasinghe Mawatha	15	36.6

Table 36 Priority Level One Roads; Sub Zone 02\_I

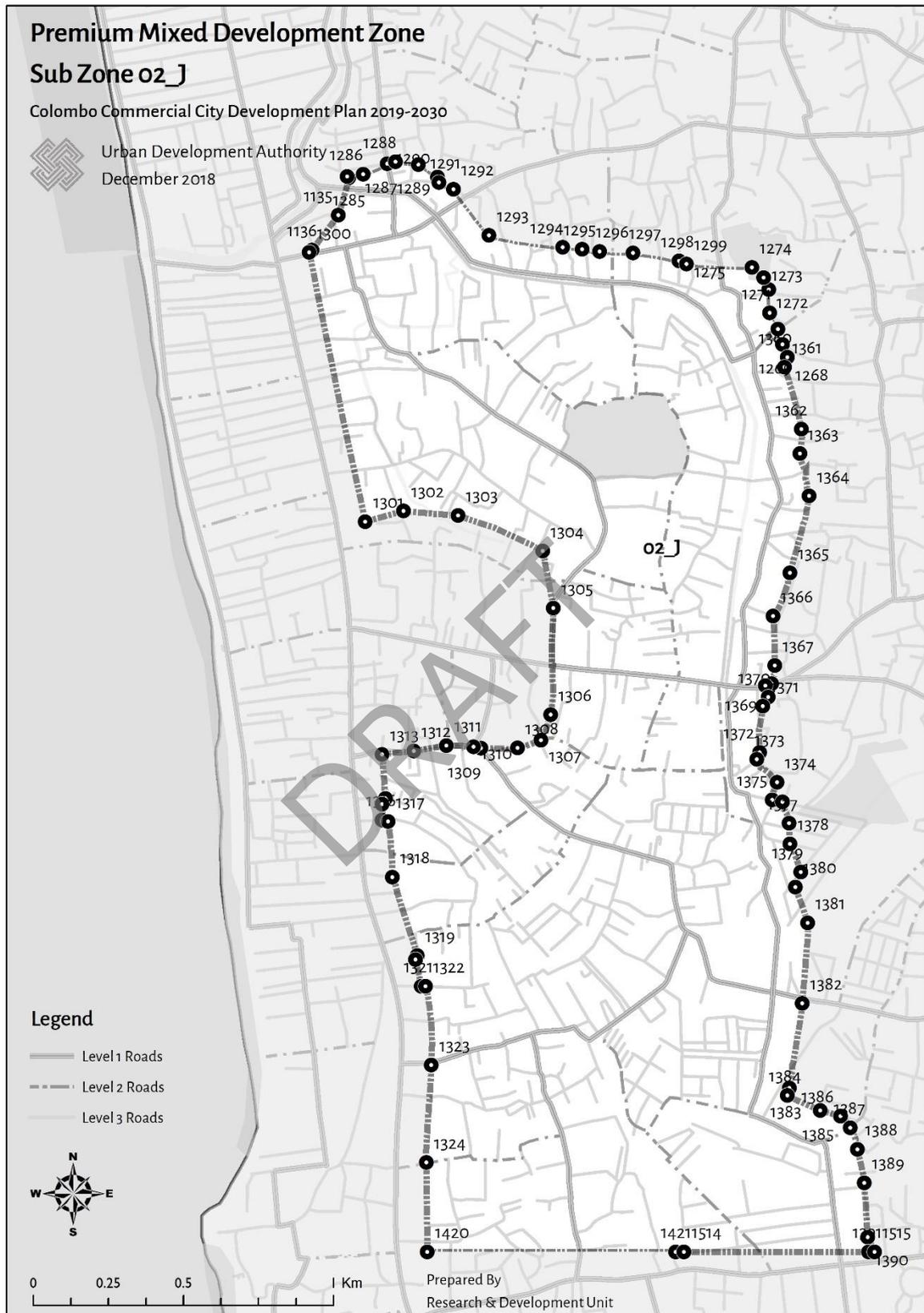
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
De Silva Cross Road Extension (Existing Foot Path)	3	16.5
Green Path	5	16.5
Kadawatha Road	7	16.5
Pieter's Place	6	16.5
Raymond Road	6	16.5
Wijayamangalarama Road	6	16.5

Table 37: Priority Level One Roads; Sub Zone 02\_I

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

ix. 02-J



Map 29: Zone 02 J

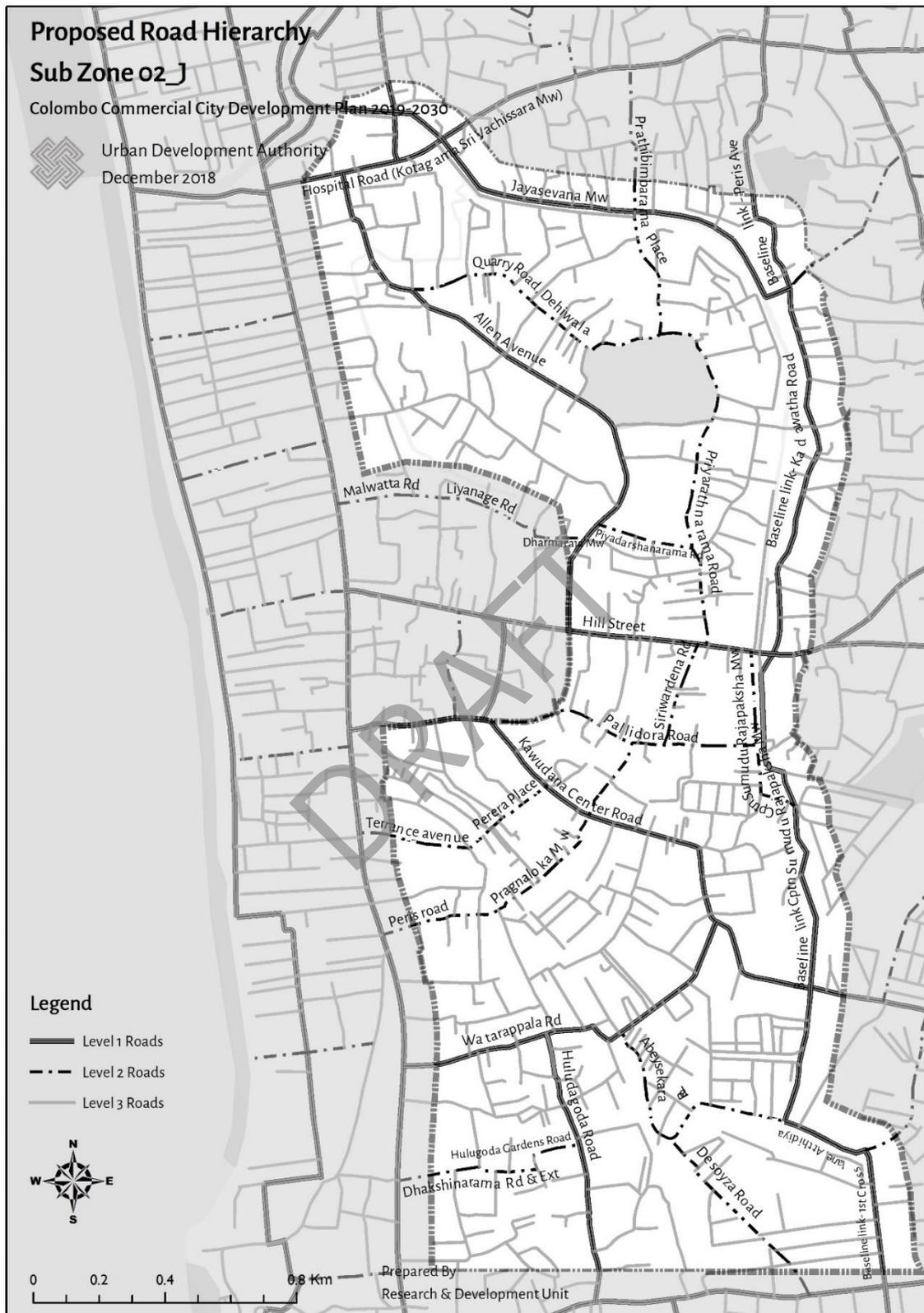
a. Zoning Boundaries and other Specifications

Zone Number	o2_J					
Zone Name	Premium Mixed Development Zone					
Zoning Boundaries	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
	Point No	X	Y	Point No	X	Y
	1134	79.8659	6.86495	1318	79.8672	6.84388
	1135	79.8656	6.86382	1319	79.868	6.84151
	1136	79.8648	6.86278	1320	79.8679	6.84139
	1268	79.8791	6.85954	1321	79.8681	6.8406
	1269	79.8789	6.85993	1322	79.8682	6.84059
	1270	79.8788	6.86039	1323	79.8684	6.83822
	1271	79.8785	6.86088	1324	79.8682	6.83528
	1272	79.8785	6.86158	1360	79.8791	6.85954
	1273	79.8783	6.86195	1361	79.879	6.85925
	1274	79.878	6.86225	1362	79.8795	6.85738
	1275	79.876	6.86235	1363	79.8794	6.85664
	1285	79.8659	6.86499	1364	79.8797	6.85537
	1286	79.8664	6.86506	1365	79.8791	6.85305
	1287	79.8671	6.86537	1366	79.8786	6.85175
	1288	79.8673	6.86544	1367	79.8787	6.85026
	1289	79.868	6.86535	1368	79.8786	6.84971
	1290	79.8686	6.86497	1369	79.8784	6.84965
	1291	79.8686	6.86481	1370	79.8785	6.84931
	1292	79.8691	6.86461	1371	79.8783	6.84903
	1293	79.8701	6.86322	1372	79.8782	6.84764
	1294	79.8723	6.86286	1373	79.8781	6.84743
	1295	79.8729	6.8628	1374	79.8787	6.84674
	1296	79.8734	6.86273	1375	79.8786	6.84621
	1297	79.8744	6.86269	1376	79.8789	6.84615
	1298	79.8758	6.86245	1377	79.8791	6.8455
	1299	79.876	6.86235	1378	79.8791	6.84488
	1300	79.8647	6.86271	1379	79.8795	6.84403

1301	79.8664	6.85459	1380	79.8793	6.84358
1302	79.8676	6.85491	1381	79.8797	6.8425
1303	79.8692	6.85478	1382	79.8795	6.84008
1304	79.8717	6.85371	1383	79.8791	6.83752
1305	79.872	6.85198	1384	79.8791	6.8373
1306	79.872	6.84878	1385	79.88	6.83685
1307	79.8717	6.84801	1386	79.8807	6.83668
1308	79.871	6.84777	1387	79.8809	6.83633
1309	79.8699	6.84776	1388	79.8812	6.83568
1310	79.8697	6.84781	1389	79.8814	6.83467
1311	79.8688	6.84785	1390	79.8815	6.83303
1312	79.8679	6.84768	1391	79.8817	6.83259
1313	79.8669	6.84758	1420	79.8683	6.83259
1314	79.867	6.84625	1421	79.8758	6.83257
1315	79.8669	6.84608	1514	79.8758	6.83257
1316	79.8669	6.8456	1515	79.8817	6.83259
1317	79.8671	6.84555			
<b>Zone Factor</b>	<b>1.85</b>				
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.7				
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch				

Table 38: Zoning Boundaries and other Specifications of Sub Zone O2\_J

b. Proposed Road Widths of Sub Zone 02-J



Map 30 Proposed Road Hierarchy in Sub Zone 02-J

c. Road List of Sub Zone 02-J with Proposed Road Widths

➤ Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Abeyssekara Road (Watarappola Rd)	7.8	27.6
Allen Avenue	9	27.6
Baseline link 2 - Peris Ave	6	27.6
Baseline link 5 - 1st Cross lane, Atthidiya	6	27.6
Baseline link 6 - 1st Cross lane, Atthidiya	-	27.6
Baseline link 6 - New Bridge at Captain Sumudu Rajapaksha Extension	-	34.6
Baseline link 7 - Captain Sumudu Rajapaksha Mw	6.9	34.6
Baseline link 7 - Kadawatha Road	6.9	34.6
Bolgoda Lake Drive Right Bank link 1 - Jayasevana Mw North Extension	-	34.6
Bolgoda Lake Drive Right Bank link 2 - Jayasevana Mw	4.8	34.6
Bolgoda Lake Drive Right Bank link 3 - Jayasevana Mw South Extension	-	34.6
Hill Street	11.7	27.6
Hospital Road (Kotagama Sri Vachissara Mw)	9.9	27.6
Huludagoda Road	6.9	27.6
Kawudana Center Road	9	19
Sri Saranankara Road	9	19
Watarappala Road	7.8	19

Table 39: Priority Level One Roads; Sub Zone 02\_J

➤ Level Two Roads

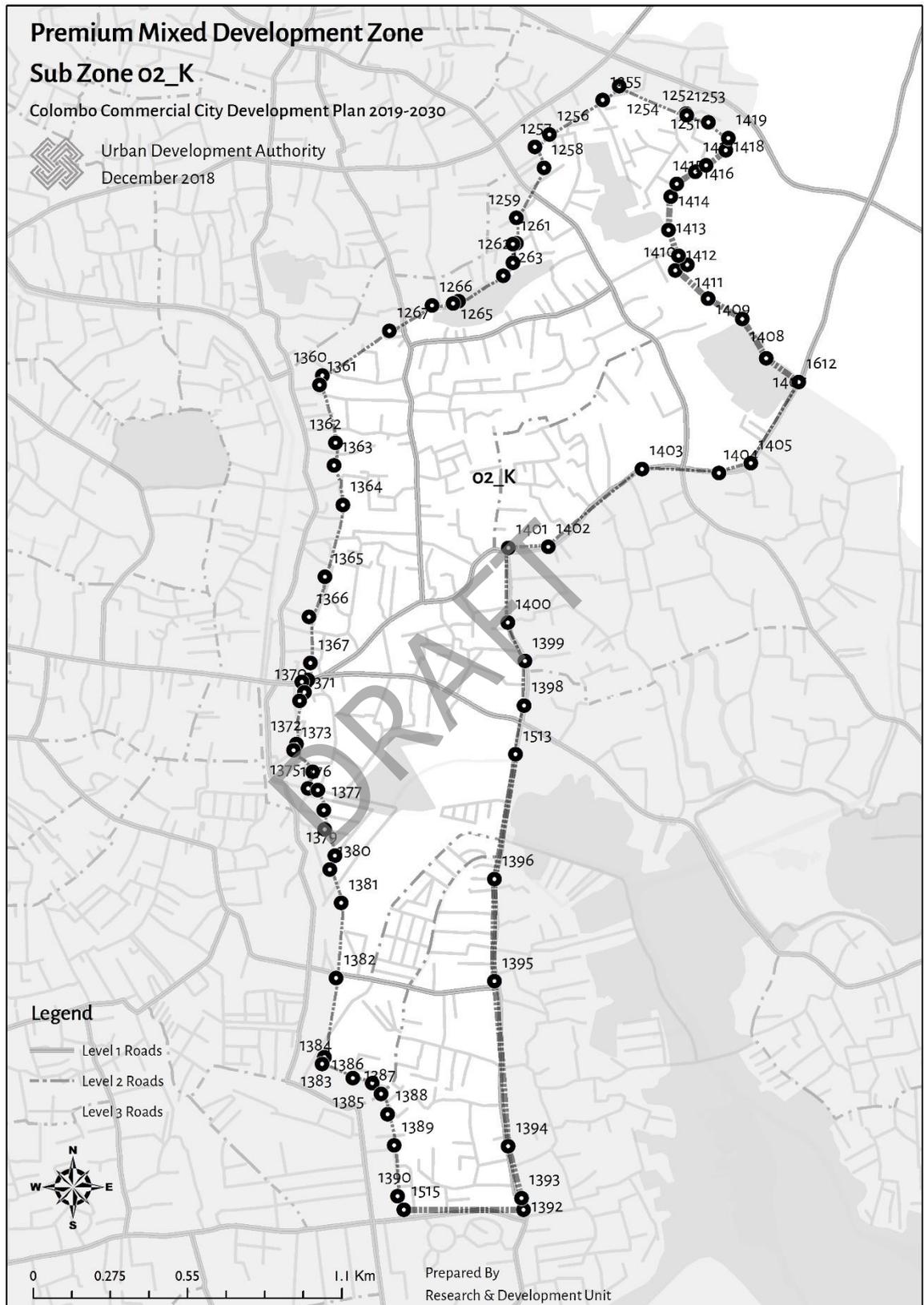
Road Name	Existing Road Width (m)	Applicable Road Width (m)
1st Lane - Templers Road	7	16.5
Abeyssekara Road	5	16.5
Captain Sumudu Rajapaksha Mawatha	6	16.5
Dakshinarama Road Extension	-	16.5
De Soysa Road Extension	-	16.5
De soyza Road	8	16.5
Dhakshinarama Road	5	16.5
Dharmaraja Mawatha	5	16.5

Hulugoda Gardens Road	5	16.5
Kadawatha Road	7	16.5
Pallidora Road	5	16.5
Perera Place	5	16.5
Peris road	6	16.5
Piyadarshanarama Road	6	16.5
Pragnaloka Mawatha	7	16.5
Prathibimbarama Place	7	16.5
Priyarthnarama Road	6	16.5
Quarry Road, Dehiwala	5	16.5
Siriwardena Road	5	16.5
Sudharma Mawatha	5	16.5
Terrance avenue	5	16.5

Table 40: Priority Level Two Roads; Sub Zone O2\_IJ

Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

x. 02-K



Map 31: Zone 02 K

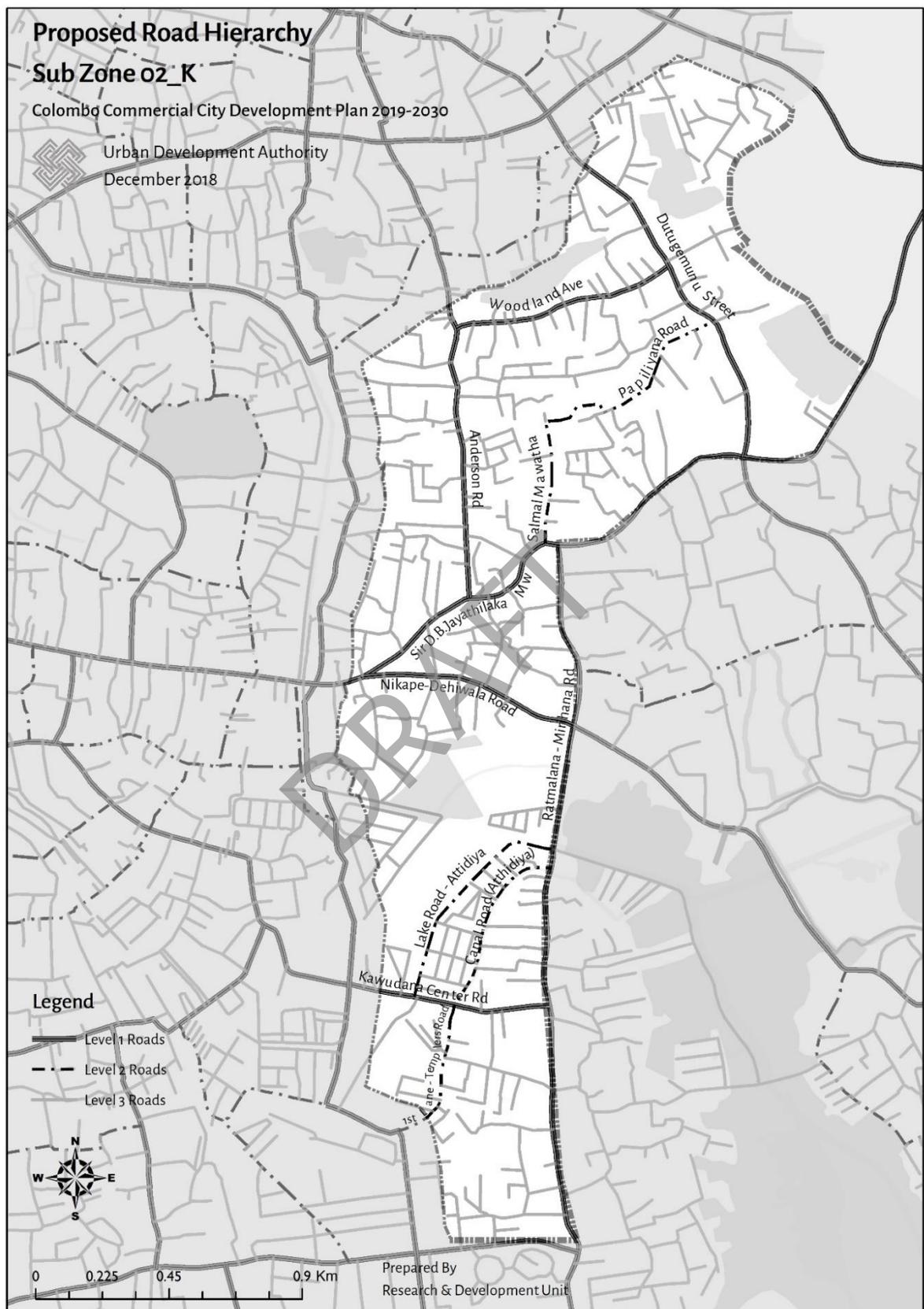
a. Zoning Boundaries and other Specifications

Zone Number	o2_K					
<b>Zone Name</b>	<b>Premium Mixed Development Zone</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
	Point No	X	Y	Point No	X	Y
	1251	79.8914	6.86773	1385	79.88	6.83685
	1252	79.8907	6.86801	1386	79.8807	6.83668
	1253	79.8907	6.86796	1387	79.8809	6.83633
	1254	79.8886	6.86889	1388	79.8812	6.83568
	1255	79.888	6.86845	1389	79.8814	6.83467
	1256	79.8863	6.86734	1390	79.8815	6.83303
	1257	79.8859	6.86693	1392	79.8855	6.83259
	1258	79.8862	6.86626	1393	79.8854	6.83297
	1259	79.8853	6.86464	1394	79.885	6.83465
<b>Zoning Boundaries</b>	1260	79.8853	6.86382	1395	79.8846	6.83997
	1261	79.8852	6.86379	1396	79.8846	6.84327
	1262	79.8852	6.86319	1398	79.8855	6.84888
	1263	79.8849	6.86277	1399	79.8856	6.85032
	1264	79.8834	6.86195	1400	79.885	6.85156
	1265	79.8833	6.86187	1401	79.885	6.85398
	1266	79.8826	6.86181	1402	79.8863	6.85401
	1267	79.8812	6.86099	1403	79.8893	6.85652
	1360	79.8791	6.85954	1404	79.8918	6.8564
	1361	79.879	6.85925	1405	79.8928	6.85672
	1362	79.8795	6.85738	1407	79.8933	6.8601

1363	79.8794	6.85664	1408	79.8925	6.86137
1364	79.8797	6.85537	1409	79.8914	6.86203
1365	79.8791	6.85305	1410	79.8904	6.86294
1366	79.8786	6.85175	1411	79.8908	6.86313
1367	79.8787	6.85026	1412	79.8905	6.86342
1368	79.8786	6.84971	1413	79.8902	6.86425
1369	79.8784	6.84965	1414	79.8902	6.86533
1370	79.8785	6.84931	1415	79.8904	6.86574
1371	79.8783	6.84903	1416	79.891	6.86613
1372	79.8782	6.84764	1417	79.8914	6.86634
1373	79.8781	6.84743	1418	79.892	6.86682
1374	79.8787	6.84674	1419	79.8921	6.86722
1375	79.8786	6.84621	1513	79.8853	6.84731
1376	79.8789	6.84615	1515	79.8817	6.83259
1377	79.8791	6.8455	1612	79.8943	6.85933
1378	79.8791	6.84488			
1379	79.8795	6.84403			
1380	79.8793	6.84358			
1381	79.8797	6.8425			
1382	79.8795	6.84008			
1383	79.8791	6.83752			
1384	79.8791	6.8373			
<b>Zone Factor</b>	<b>1.03</b>				
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.7				
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch				

Table 41: Zoning Boundaries and other Specifications of Sub Zone O2\_K

b. Proposed Roads of Sub Zone 02-K



Map 32: Proposed Road Hierarchy in Sub Zone 02-K

d. Road List of Sub Zone 02-K with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Anderson Rd	6	27.6
Dutugemunu Street (Part 2)	15	27.6
Hill Street	11.7	27.6
Horana Road (Part 1)	12.6	27.6
Kawudana Center Road	9	34.6
Nikape-Dehiwala Road	9	27.6
Pepiliyana Road (Part 2)	10.8	27.6
Pepiliyana Road (Part 3)	10.8	27.6
Ratmalana - Mirihana Rd (Part)	9.9	29.6
Sir D.B.Jayathilaka Mw	6.9	34.6
Woodland Ave	6	27.6

Table 42: Priority Level One Roads; Sub Zone 02\_K

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
1st Lane - Templers Road	7	16.5
Canal Road (Atthidiya)	6	16.5
lake Road - Attidiya	10	16.5
Papiliyana Road	3	16.5
Salmal Mawatha	4	16.5

Table 43: Priority Level Two Roads; Sub Zone 02\_K

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

### 1.6.3 Zone 03: High Density Green Mixed Development

#### 1.6.3.1 Definition of the Zone

This zone is basically bounded in-between Garden Zone and High Density Zone. The main intention of this zone is to promote High Vertical Density with more Green Cover. Buildings should design with Green Plan while allocating 12% or above Green Space out of total land extent to achieve the expected character of the particular zone. Roads which are laying towards this zone from the High Density zone, 01m Tree line should maintain along these roads after a building line. Every building which are constructed above 4000 sq.m. Should obtain Green Certificate and Green Building Concept is highly promoted within this zone. The total zone comprises with 03 Subzones as mentioned in figure 4.

#### 1.6.3.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

#### 1.6.3.3 Permissible Height

Height is controlled in identified Lotus Tower Visual Protection Corridors and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

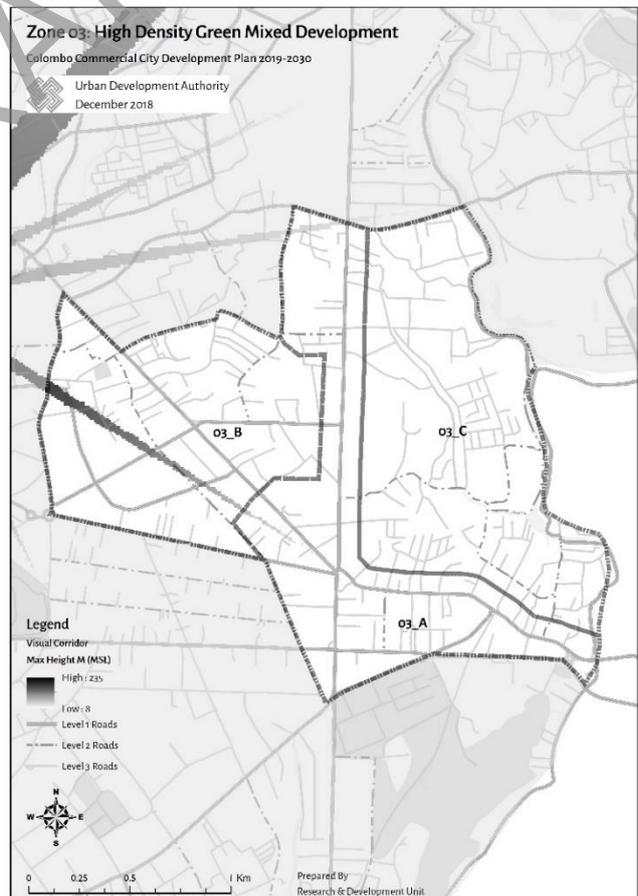
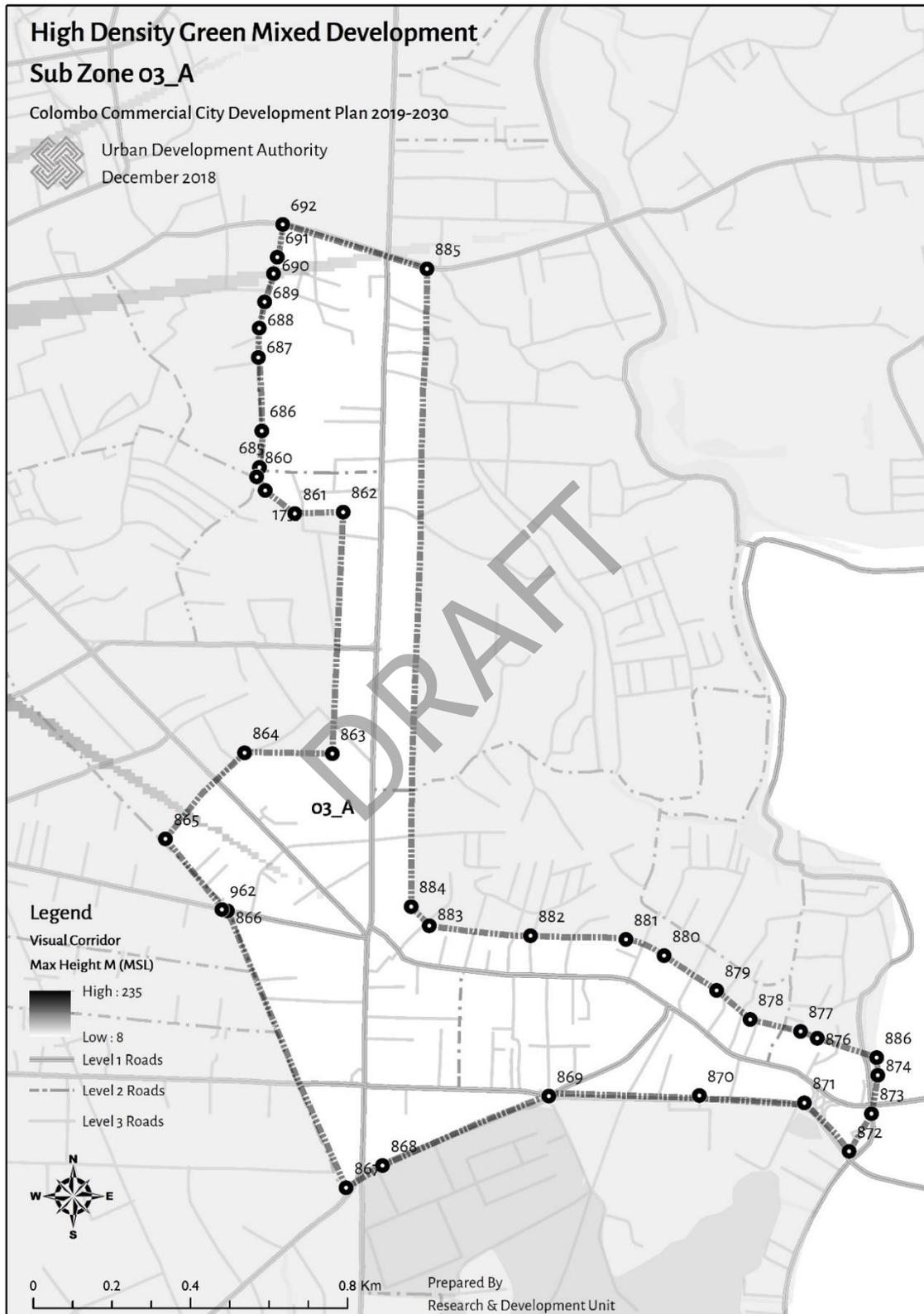


Figure 4 Sub Zones of High Density Green Mixed Development Zone

1.6.3.4 Sub Zones in High Density Green Mixed Development Zone

i. 03-A



Map 33: Zone 03 A

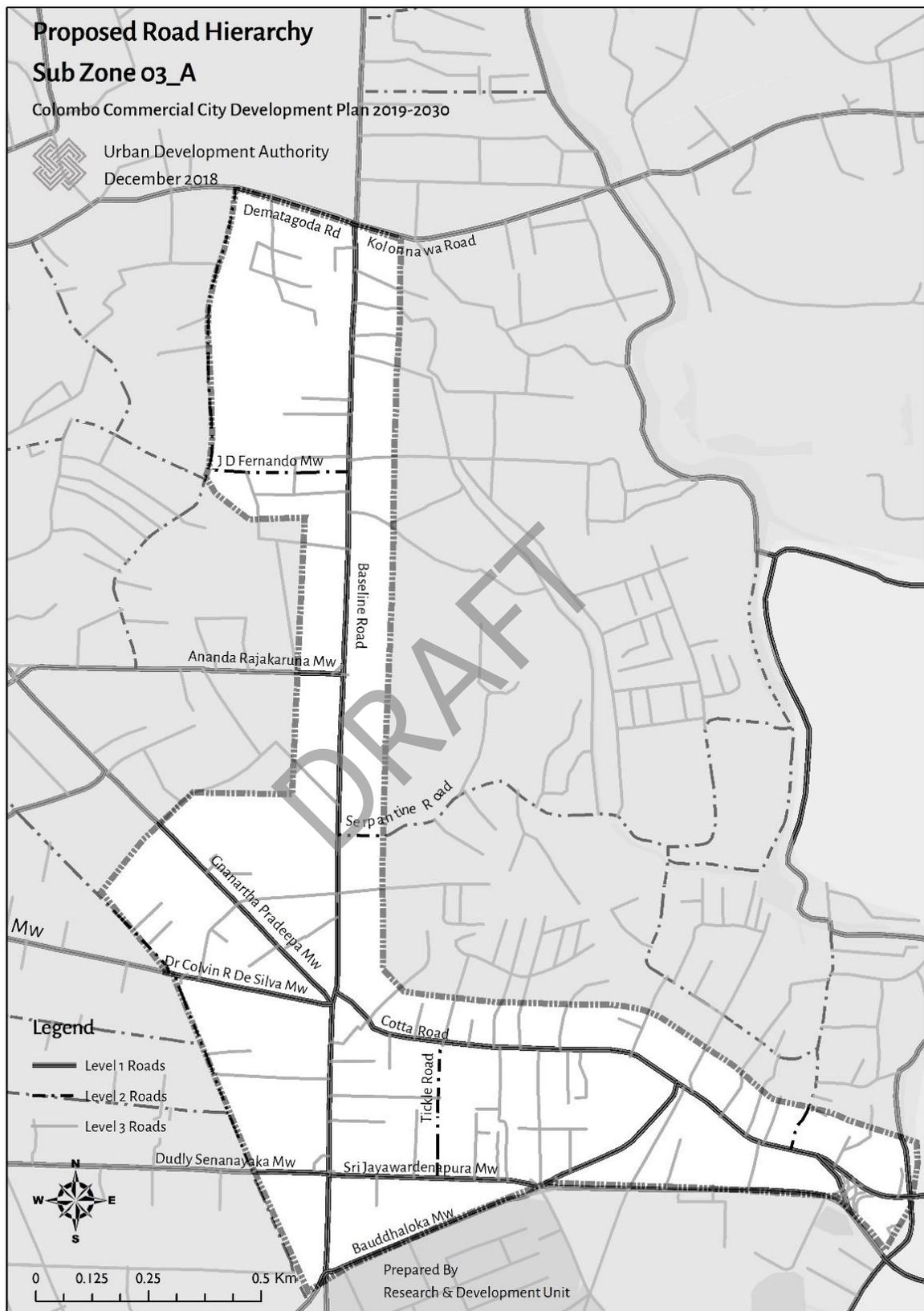
a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o3_A</b>		
<b>Zone Name</b>	<b>High Density Green Mixed Development</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_1984		
	<b>Point No</b>	<b>X</b>	<b>Y</b>
	685	79.8751	6.92552
	686	79.8751	6.92637
	687	79.875	6.92806
	688	79.8751	6.92873
	689	79.8752	6.92934
	690	79.8754	6.92999
	691	79.8755	6.93036
	692	79.8756	6.93112
	860	79.875	6.9253
	861	79.8759	6.92446
<b>Zoning Boundaries</b>	862	79.877	6.92449
	863	79.8767	6.91892
	864	79.8747	6.91895
	865	79.8729	6.91696
	866	79.8743	6.91533
	867	79.8771	6.90892
	868	79.8779	6.90943
	869	79.8817	6.91103
	870	79.8851	6.91105
	871	79.8875	6.91088
	872	79.8886	6.90976

	873	79.8891	6.91063
	874	79.8892	6.91152
	876	79.8878	6.91237
	877	79.8875	6.91253
	878	79.8863	6.91281
	879	79.8855	6.91347
	880	79.8843	6.91427
	881	79.8835	6.91464
	882	79.8813	6.91473
	883	79.879	6.91496
	884	79.8785	6.9154
	885	79.8789	6.9301
	886	79.8892	6.91192
	962	79.8743	6.91533
	1737	79.8752	6.92499
<b>Zoning Factor</b>	4.17		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non-Residential – 0.75		
<b>Minimum Plot Size</b>	Residential – 10 Perch		
	Non-Residential – 20 Perch		

Table 44: Zoning Boundaries and other Specifications of Sub Zone O3\_A

b. Proposed Road Widths of Sub Zone 03-A



Map 34: Proposed Road Hierarchy in Sub Zone 03-A

c. Road List of Sub Zone 03-A with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Rajakaruna Mw	9.6	21.3
Baseline Road (Part 2)	21	36.6
Bauddhaloka Mw (First Part)	18	27.6
Bauddhaloka Mw (Second Part)	9	27.6
Cotta Road	18	27.6
Dr Colvin R De Silva Mw	15	27.6
Dudly Senanayaka Mw	13.5	27.6
Gnanartha Pradeepa Mawatha	21	34.6
Lake Drive Link 9 - Lake Drive (Existing road)	4.5	27.6
Sri Jayawardenapura Mw (Part 1)	21	27.6
Sri Jayawardenapura Mw (Part 2)	21	29.6

Table 45: Priority Level One Roads; Sub Zone 03\_A

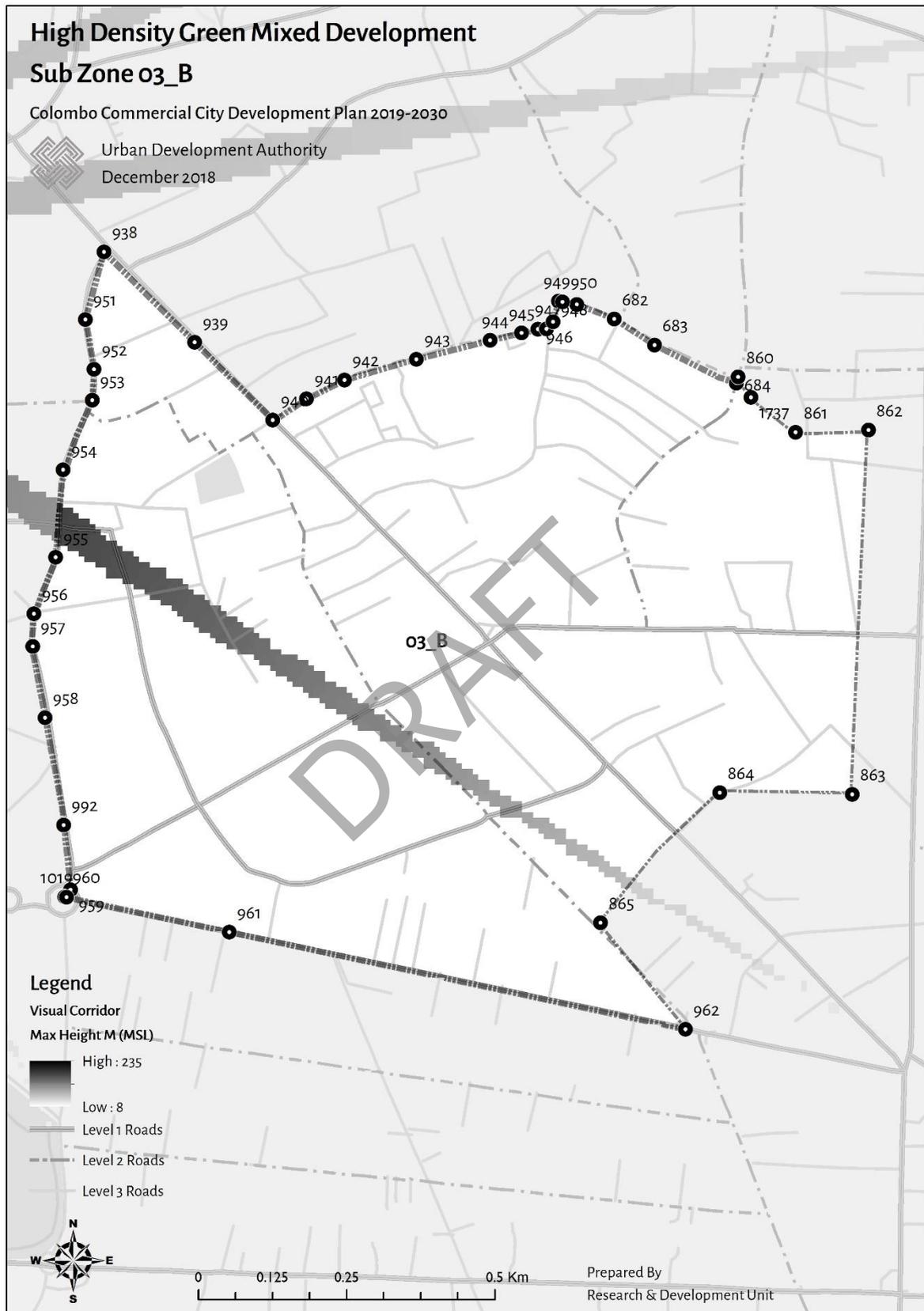
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Gothami Road	9	16.5
J D Fernando Mawatha	6	16.5
Kynsey Road	9	16.5
Rosmead Place	9	16.5
Serpentine Road	6	16.5
Sri Dharmarama Road	7	16.5
Tickle Road	9	16.5

Table 46: Priority Level Two Roads; Sub Zone 03\_A

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

ii. 03-B



Map 35: Zone 03 B

a. Zoning Boundaries and other Specifications

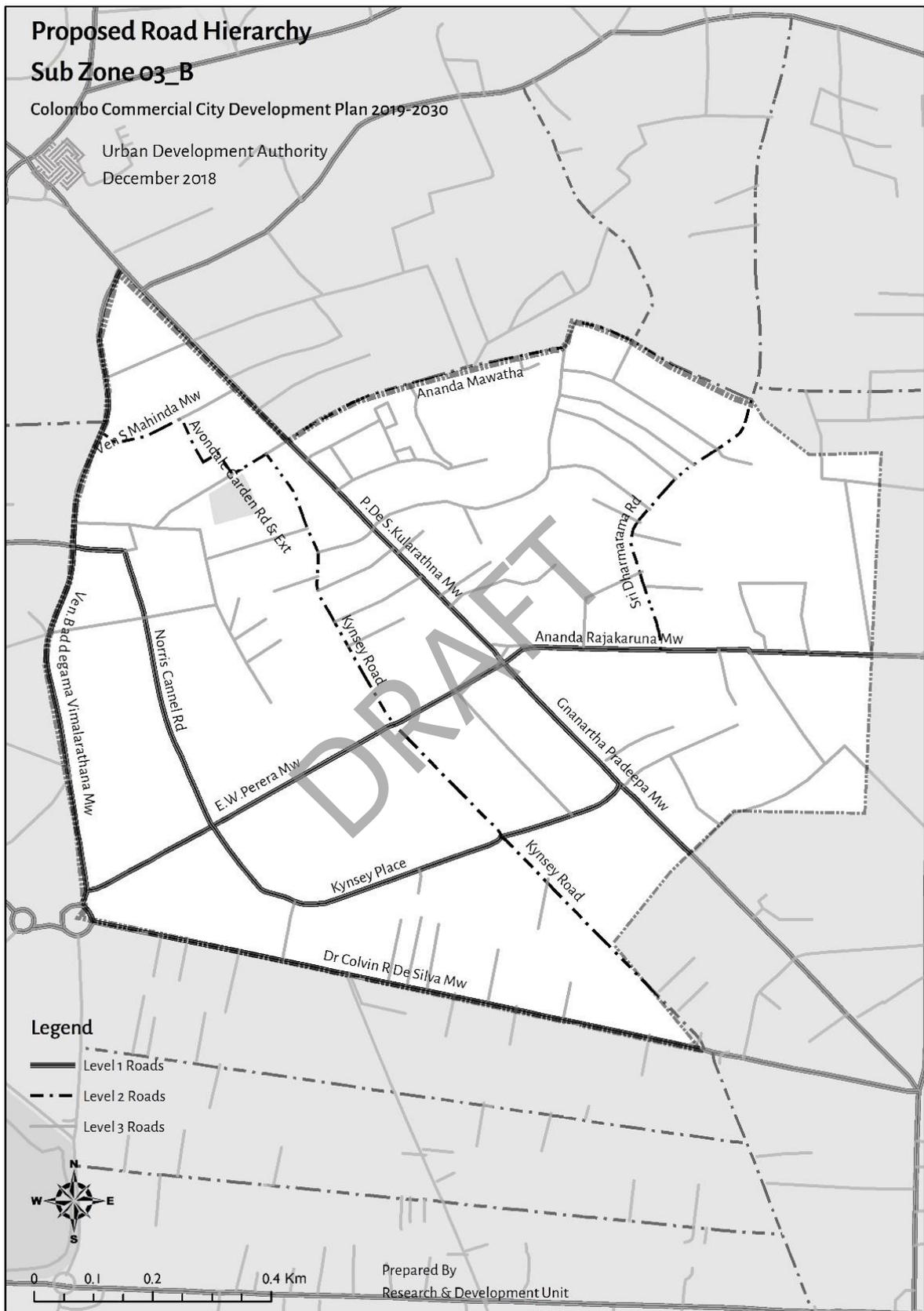
<b>Zone Number</b>	<b>03-B</b>		
<b>Zone Name</b>	<b>High Density Green Mixed Development</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_1984		
	Point No	X	Y
	681	79.8726	6.92641
	682	79.8731	6.92619
	683	79.8737	6.92579
	684	79.875	6.92521
	860	79.875	6.9253
	861	79.8759	6.92446
	862	79.877	6.92449
	863	79.8767	6.91892
	864	79.8747	6.91895
	865	79.8729	6.91696
<b>Zoning Boundaries</b>	938	79.8654	6.92722
	939	79.8668	6.92584
	940	79.8679	6.92465
	941	79.8685	6.92497
	942	79.869	6.92526
	943	79.8701	6.92557
	944	79.8712	6.92586
	945	79.8717	6.92598
	946	79.872	6.92603
	947	79.8721	6.92604
	948	79.8722	6.92615

	949	79.8723	6.92646
	950	79.8723	6.92645
	951	79.8651	6.92618
	952	79.8652	6.92542
	953	79.8652	6.92495
	954	79.8648	6.92388
	955	79.8646	6.92255
	956	79.8643	6.92168
	957	79.8643	6.92119
	958	79.8645	6.92009
	959	79.8649	6.91747
	960	79.8648	6.91736
	961	79.8673	6.91682
	962	79.8743	6.91533
	992	79.8648	6.91846
	1019	79.8648	6.91735
	1737	79.8752	6.92499

<b>Zoning Factor</b>	<b>3.47</b>
<b>Permissible Plot coverage</b>	Residential – 0.65 Non-Residential – 0.75
<b>Minimum Plot Size</b>	Residential – 10 Perch Non-Residential – 20 Perch

Table 47: Zoning Boundaries and other Specifications of Sub Zone O3\_B

b. Proposed Road Widths of Sub Zone 03-B



Map 36: Proposed Road Hierarchy in Sub Zone 03-B

c. Road List of Sub Zone 03-B with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Rajakaruna Mw	9.6	27.6
Dr Colvin R De Silva Mw	15	27.6
E.W.Perera Mw	12.6	27.6
Gnanartha Pradeepa Mawatha	21	27.6
Kynsey Place	9	27.6
Norris Cannel Road	6	27.6
P.De S.Kularathna Mawatha	21	27.6
Ven.Baddegama Vimalarathana Mw	18	27.6

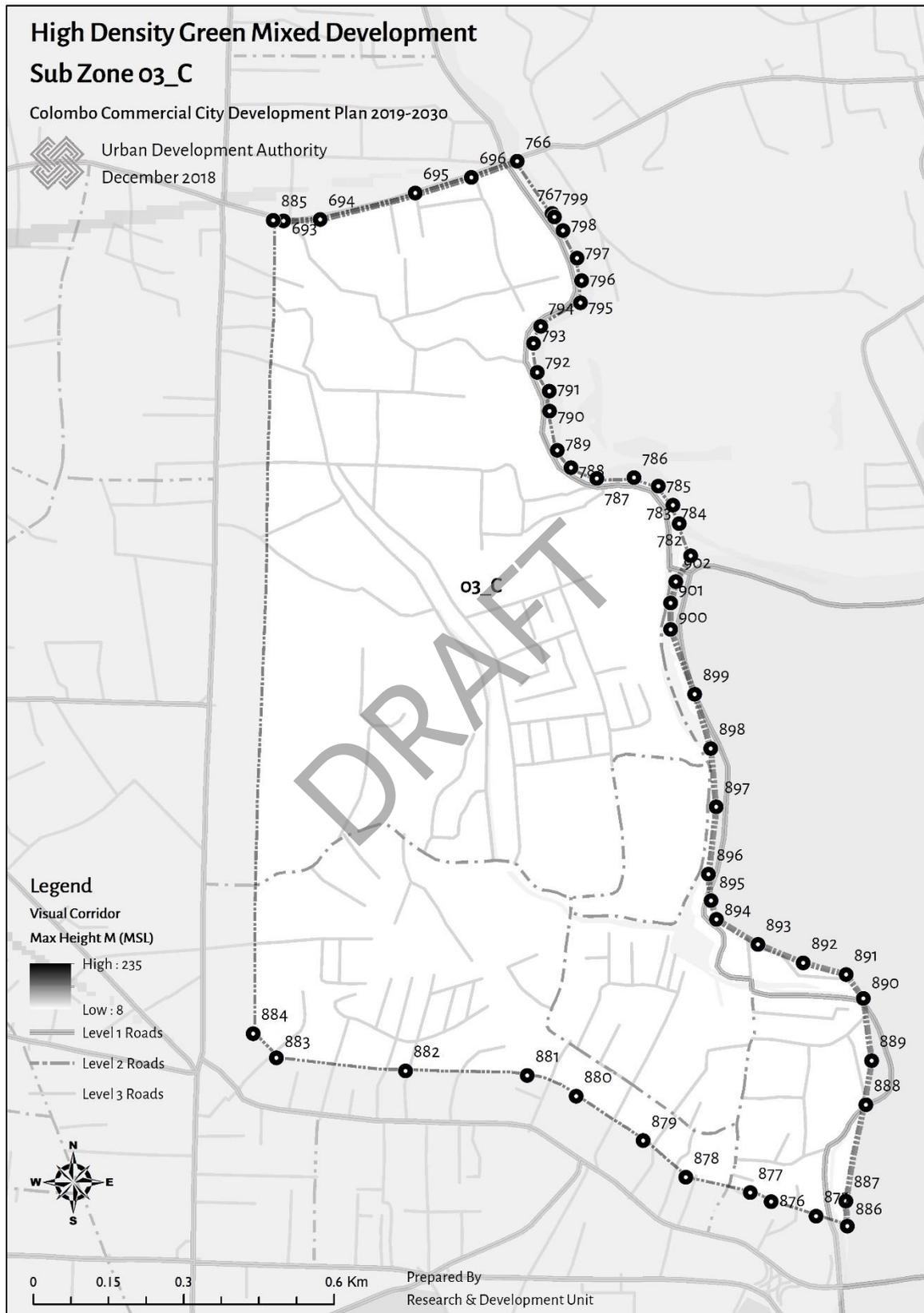
Table 48: Priority Level One Roads; Sub Zone 03\_B

➤ Priority Level Two Roads

Road Name	Existing Rod Width (m)	Applicable Road Width (m)
Ananda Mawatha	9	16.5
Avondale Garden Rd	5	16.5
Avondale Garden Rd Extension	0	16.5
Kynsey Road	9	16.5
Sri Dharmarama Road	7	16.5
Ven S Mahinda Mawatha	5	16.5

Table 49: Priority Level Two Roads; Sub Zone 03\_B

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.



Map 37: Zone 03 C

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>03-C</b>		
<b>Zone Name</b>	<b>High Density Green Mixed Development</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984		
	<b>Point No</b>	<b>X</b>	<b>Y</b>
	693	79.8789	6.9301
	694	79.8797	6.93012
	695	79.8814	6.93059
	696	79.8833	6.93117
	766	79.8833	6.93117
	767	79.8839	6.93022
	782	79.8864	6.92403
	783	79.8862	6.92462
	784	79.8861	6.92495
<b>Zoning Boundaries</b>	785	79.8858	6.9253
	786	79.8854	6.92545
	787	79.8847	6.92543
	788	79.8842	6.92563
	789	79.884	6.92594
	790	79.8839	6.92665
	791	79.8839	6.92701
	792	79.8836	6.92735
	793	79.8836	6.92788
	794	79.8837	6.92818
	795	79.8844	6.92861

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796	79.8844	6.92901
797	79.8843	6.92942
798	79.8841	6.92991
799	79.8839	6.93016
875	79.8892	6.91192
876	79.8878	6.91237
877	79.8875	6.91253
878	79.8863	6.91281
879	79.8855	6.91347
880	79.8843	6.91427
881	79.8835	6.91464
882	79.8813	6.91473
883	79.879	6.91496
884	79.8785	6.9154
885	79.8789	6.9301
886	79.8892	6.91192
887	79.8892	6.91238
888	79.8895	6.91412
889	79.8896	6.91491
890	79.8895	6.91604
891	79.8892	6.91647
892	79.8884	6.91668
893	79.8876	6.91702
894	79.8869	6.91747
895	79.8868	6.9178
896	79.8867	6.91828
897	79.8868	6.9195

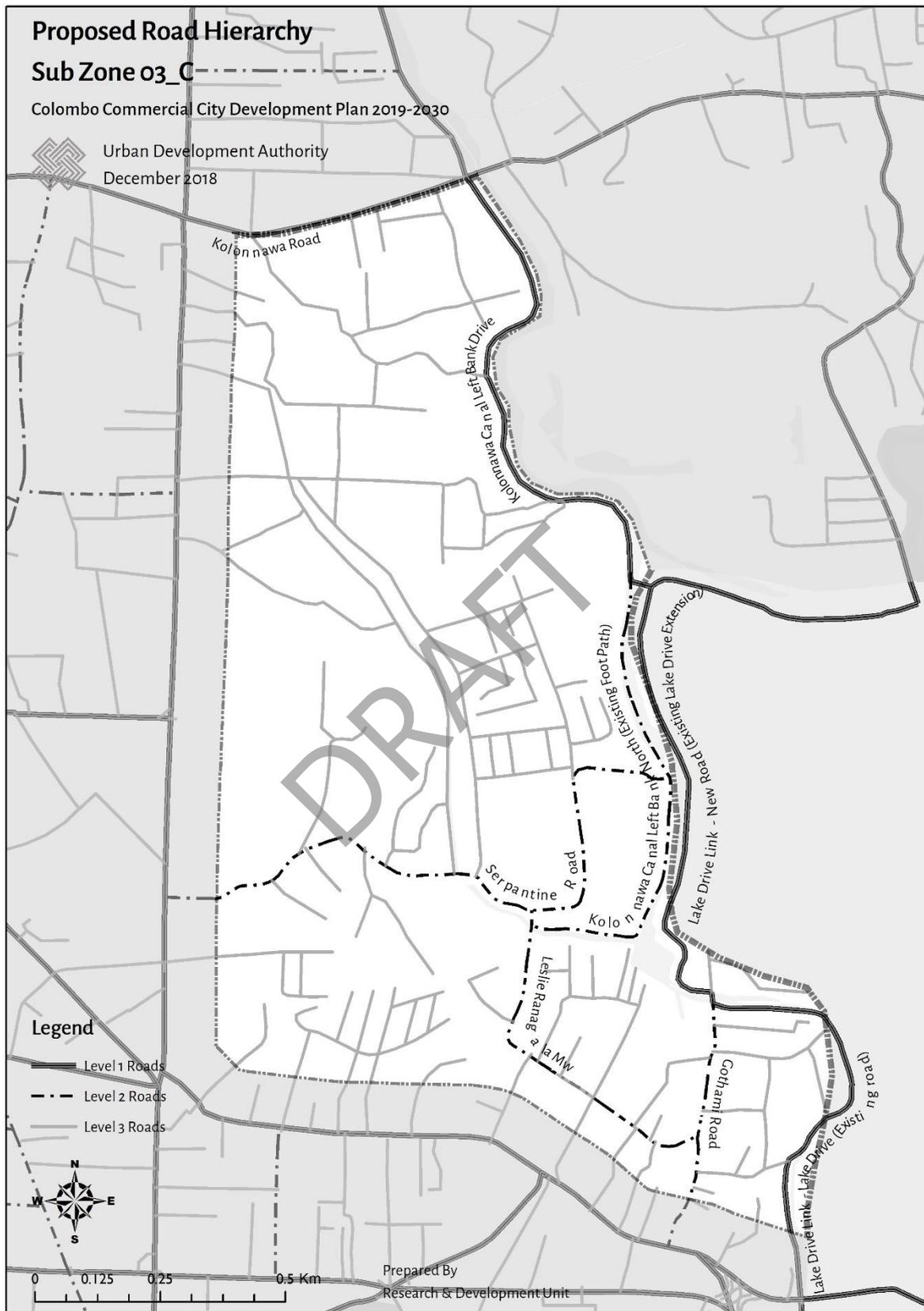
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	898	79.8867	6.92055
	899	79.8865	6.92154
	900	79.886	6.92271
	901	79.886	6.92319
	902	79.8861	6.92357
<b>Zone Factor</b>	<b>3.12</b>		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non-Residential – 0.75		
<b>Minimum Plot Size</b>	Residential – 06 Perch		
	Non-Residential – 20 Perch		

Table 50: Zoning Boundaries and other Specifications of Sub Zone O3\_C

DRAFT

b. Proposed Road Widths of Sub Zone 03-C



Map 38: Proposed Road Hierarchy in Sub Zone 03-C

**c. Road List of Sub Zone 03-C with Proposed Road Widths**

➤ **Priority Level One Roads**

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Gothami Road (Bridge) Kolonnawa	6	21.3
Kolonnawa Canal Left Bank Drive	-	27.6
Lake Drive Link 10 - New Road (Existing Lake Drive Extension)	-	21.3
Lake Drive Link 9 - Lake Drive (Existing road)	4.5	19

Table 51: Priority Level One Roads; Sub Zone 03\_C

➤ **Priority Level Two Roads**

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Gothami Road	9	16.5
Kolonnawa Canal Left Bank North (Existing Foot Path)	5	16.5
Leslie Ranagala Mawatha	6	16.5
Serpentine Road	6	16.5

Table 52: Priority Level Two Roads; Sub Zone 03\_C

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

## 1.6.4 Zone 04: High Density Compact Mixed Development

### 1.6.4.1 Definition of the Zone

The land use intensity of this zone is high due to the expectation of a high-density Compact Mixed Developments. The promotional uses of this zone is included, Traditional Retail and Commercial activities. The total zone comprises with 04 Subzones as mentioned in figure 5

### 1.6.4.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

When considering the Industries as permissible use; only the industries which are described under the category “C” of CEA gazette notification no 1533/16 dated 25-01-2008 will be taken into the consideration.

### 1.6.4.3 Permissible Height

Height is controlled in defined Lotus Tower Visual Protection Corridors and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

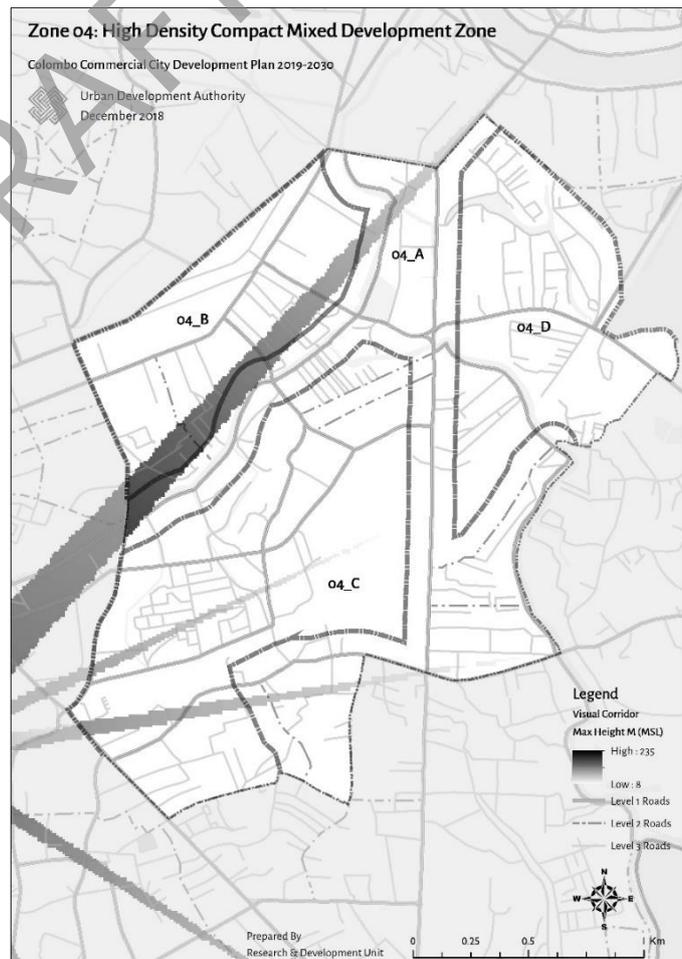
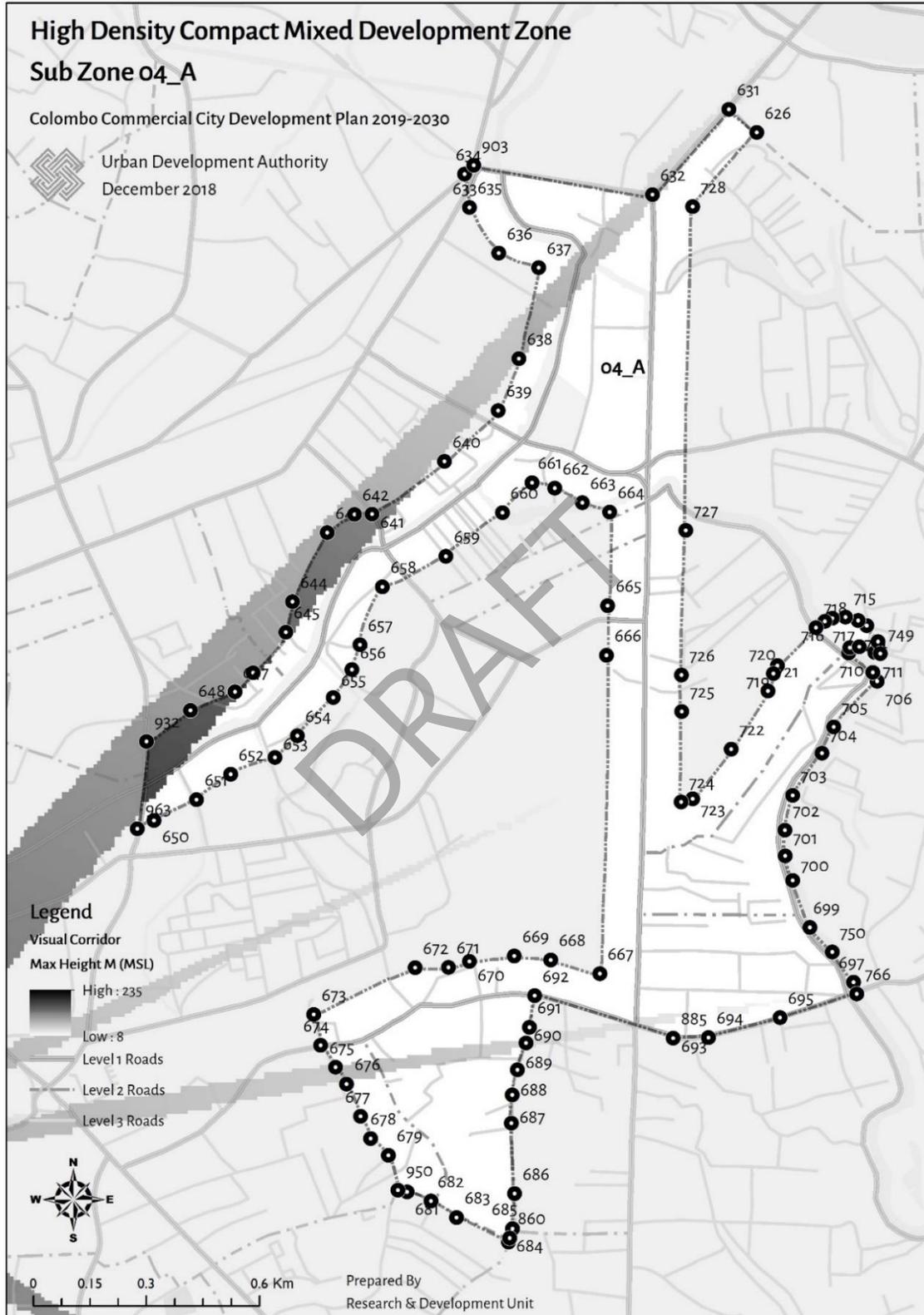


Figure 5 Sub Zones of High Density Compact Mixed Development Zone

1.6.4.4. Sub Zones in High Density Compact Mixed Development Zone

i. 4-A



Map 39: Sub Zone O4\_A

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>04-A</b>					
<b>Zone Name</b>	<b>High Density Compact Mixed Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_198					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	626	79.8809	6.95184	684	79.875	6.92521
	631	79.8802	6.9524	685	79.8751	6.92552
	632	79.8784	6.95035	686	79.8751	6.92637
	633	79.8741	6.95106	687	79.875	6.92806
	634	79.8739	6.95084	688	79.8751	6.92873
	635	79.874	6.95005	689	79.8752	6.92934
	636	79.8747	6.94895	690	79.8754	6.92999
	637	79.8757	6.9486	691	79.8755	6.93036
	638	79.8752	6.94642	692	79.8756	6.93112
	639	79.8747	6.94517	693	79.8789	6.9301
	640	79.8735	6.94395	694	79.8797	6.93012
	641	79.8717	6.94268	695	79.8814	6.93059
	642	79.8713	6.94268	697	79.8832	6.93145
	643	79.8707	6.94224	699	79.8822	6.93276
	644	79.8698	6.94058	700	79.8818	6.93389
	645	79.8697	6.93985	701	79.8816	6.93448
	646	79.8689	6.93888	702	79.8816	6.93509
	647	79.8685	6.93841	703	79.8818	6.93593
	648	79.8674	6.93797	704	79.8825	6.93694
	650	79.8665	6.93532	705	79.8827	6.93757
651	79.8675	6.93583	706	79.8838	6.93867	

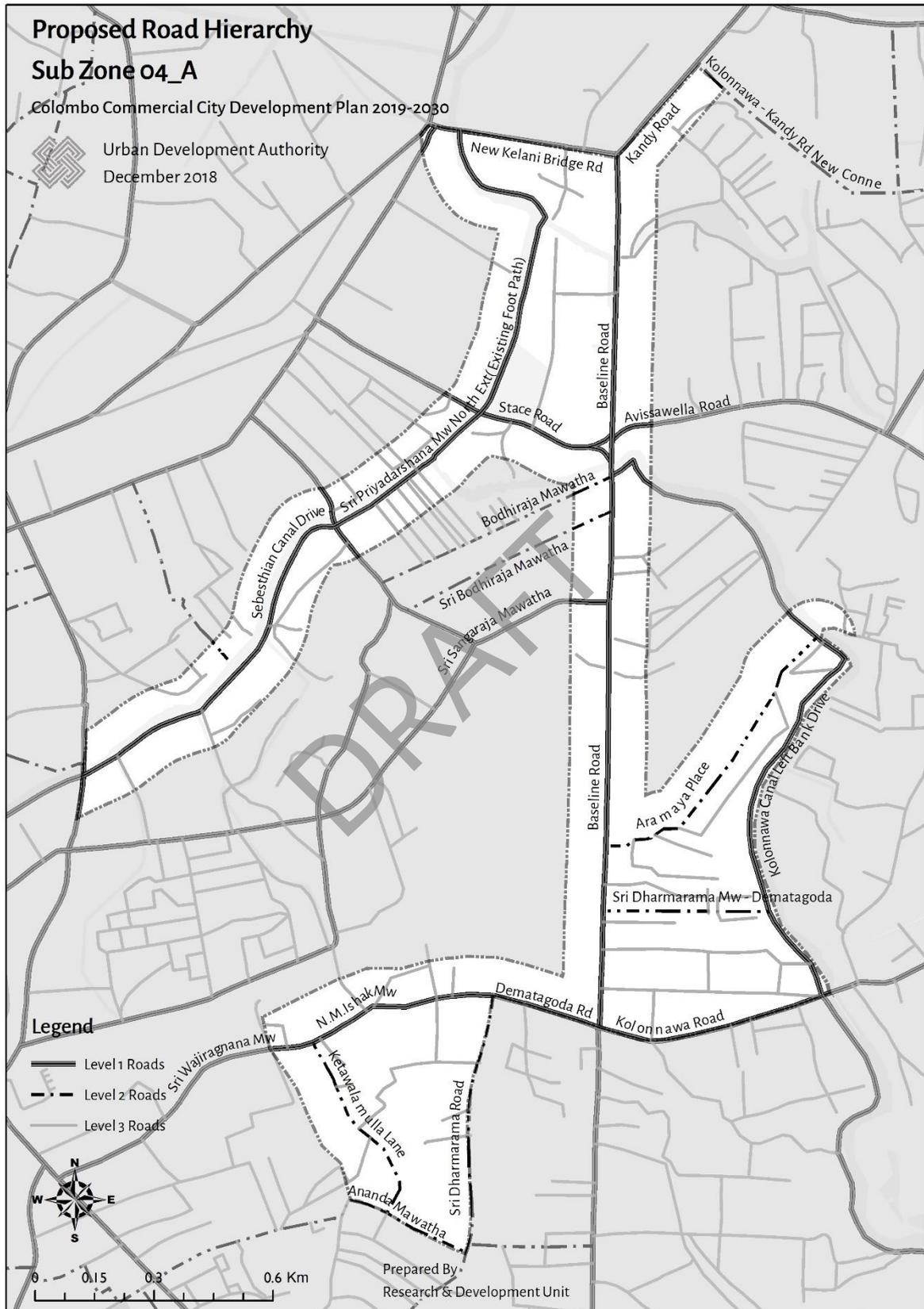
652	79.8684	6.93643	707	79.8837	6.93888
653	79.8694	6.93684	708	79.8831	6.93935
654	79.8699	6.93736	709	79.8831	6.93948
655	79.8708	6.93828	710	79.8833	6.93949
656	79.8712	6.93895	711	79.8837	6.93936
657	79.8714	6.93954	712	79.8838	6.93962
658	79.872	6.94094	713	79.8835	6.94
659	79.8735	6.94167	714	79.8833	6.94013
660	79.8748	6.94272	715	79.883	6.94021
661	79.8755	6.94344	716	79.8827	6.94018
662	79.8761	6.9433	717	79.8825	6.94011
663	79.8767	6.94295	718	79.8823	6.93996
664	79.8774	6.94273	719	79.8814	6.93904
665	79.8773	6.94049	720	79.8813	6.93885
666	79.8773	6.93929	721	79.8812	6.93844
667	79.8772	6.93165	722	79.8803	6.93704
668	79.876	6.93198	723	79.8794	6.93585
669	79.8751	6.93207	724	79.8791	6.93577
670	79.874	6.93194	725	79.8791	6.93794
671	79.8735	6.9318	726	79.8791	6.93882
672	79.8727	6.93179	727	79.8792	6.9423
673	79.8703	6.93064	728	79.8794	6.95007
674	79.8705	6.92993	749	79.8838	6.93934
675	79.8708	6.9294	750	79.8827	6.93217
676	79.8711	6.929	766	79.8833	6.93117
677	79.8714	6.92822	860	79.875	6.9253
678	79.8717	6.92769	885	79.8789	6.9301

	679	79.8721	6.92722	903	79.8741	6.95106
	681	79.8726	6.92641	932	79.8663	6.93723
	682	79.8731	6.92619	950	79.8723	6.92645
	683	79.8737	6.92579	963	79.8661	6.93513
<b>Zoning Factor</b>	3.99					
<b>Permissible Plot coverage</b>	Residential – 0.65 Non Residential - 0.80					
<b>Minimum Plot Size</b>	Residential – 06 Perch Non-Residential – 20 Perch					

Table 53: Zoning Boundaries and other Specifications of Sub Zone 04 A

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b. Proposed Roads of Sub Zone 04-A



Map 40: Proposed Road Hierarchy in Sub Zone 04-A

c. Road List of Sub Zone 04-A with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Avisawella Road	15	36.6
Baseline Road (Part 1)	21	34.6
Baseline Road (Part 2)	21	27.6
Dematagoda Road	6	27.6
Dr Britto Babupulle Mawatha	9	27.6
Kandy Road (Part 1)	21	27.6
Kolonnawa Canal Left Bank Drive	-	27.6
Kolonnawa Road	9	29.6
N.M.Ishak Mawatha	6	27.6
New Kelani Bridge Road	19.5	27.6
Prince of Wales Ave	21	27.6
Sebastian Canal Drive Link 3 - Sri Priyadarshana Mw North Extension (Existing Foot Path)	2.4	27.6
Sri Sangaraja Mawatha	21	27.6
Sri Sumanathissa Mawatha	24	19
Sri Wajiragnana Mawatha	6	19
St. Jhoshep's Street	9	34.6
Stace Road	9	34.6

Table 54: Priority Level One Roads; Sub Zone 04\_A

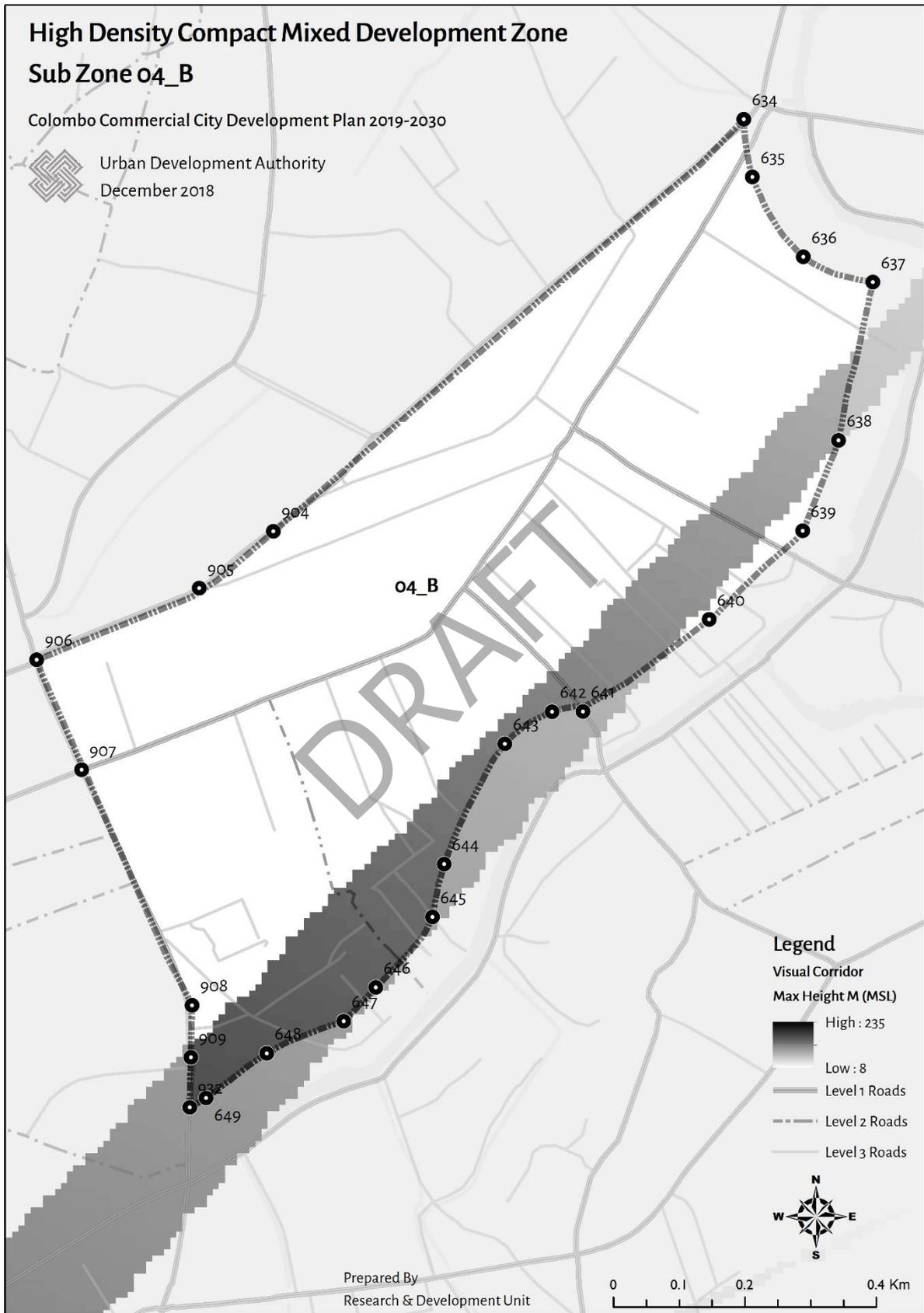
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Mawatha	9	16.5
Aramaya Place	6	16.5
Bodhiraja Mawatha	11	16.5
De Mel Watta Rd Extension	-	16.5
Ketawalamulla Lane	6	16.5
Kolonnawa - Kandy Road New Connection Road	-	16.5
Meeraniya Street	6	16.5
Sri Bodhiraja Mawatha	5	16.5
Sri Dharmarama Mawatha - Dematagoda	9	16.5
Sri Dharmarama Road	7	16.5

Table 55: Priority Level Two Roads; Sub Zone 04\_A

**Note\*** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

i. 04-B



Map 41: Zone 04 B

a. Zoning Boundaries and other Specifications

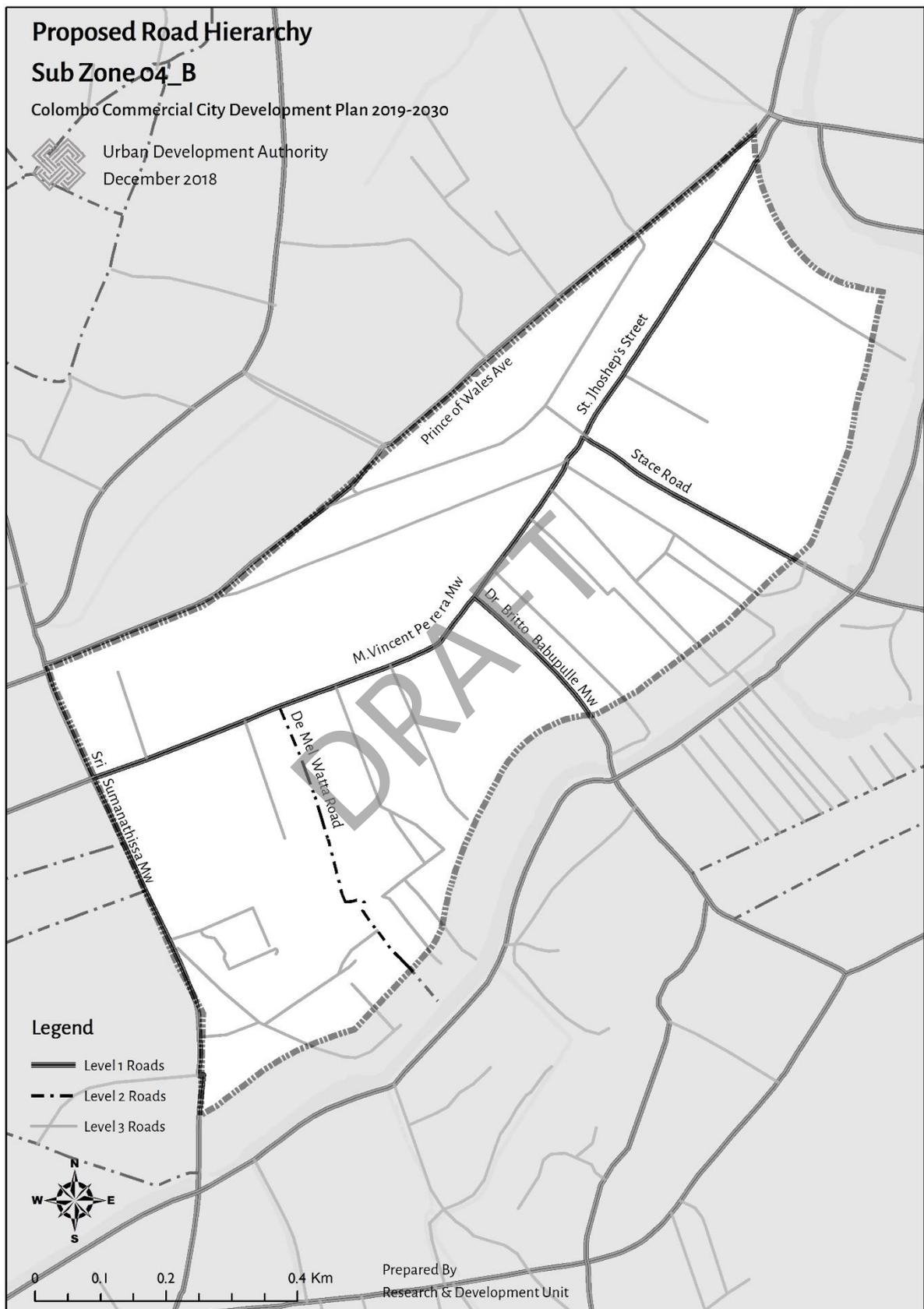
<b>Zone Number</b>	<b>o4-B</b>		
<b>Zone Name</b>	<b>High Density Compact Mixed Development</b>		
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984		
	<b>Point No</b>	<b>X</b>	<b>Y</b>
	634	79.8739	6.95084
	635	79.874	6.95005
	636	79.8747	6.94895
	637	79.8757	6.9486
	638	79.8752	6.94642
	639	79.8747	6.94517
	640	79.8735	6.94395
	641	79.8717	6.94268
	642	79.8713	6.94268
<b>Zoning Boundaries</b>	643	79.8707	6.94224
	644	79.8698	6.94058
	645	79.8697	6.93985
	646	79.8689	6.93888
	647	79.8685	6.93841
	648	79.8674	6.93797
	649	79.8666	6.93736
	904	79.8675	6.94516
	905	79.8665	6.94438
	906	79.8643	6.9434
	907	79.8649	6.94188

	908	79.8664	6.93863
	909	79.8664	6.93792
	932	79.8663	6.93723
<b>Zoning Factor</b>	<b>3.79</b>		
<b>Permissible Plot coverage</b>	Residential – 0.65		
	Non Residential - 0.80		
<b>Minimum Plot Size</b>	Residential – 06 Perch		
	Non-Residential – 20 Perch		

Table 56: Zoning Boundaries and other Specifications of Sub Zone O4\_B

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b. Proposed Roads of Sub Zone 04-B



Map 42: Proposed Road Hierarchy in Sub Zone 04-B

c. Road List of Sub Zone 04-B with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Dr Britto Babupulle Mawatha	9	27.6
M.Vincent Perera Mawatha	10.5	27.6
Prince of Wales Ave	21	29.6
Sri Sumanathissa Mawatha	24	27.6
St. Jhoshep's Street	9	27.6
Stace Road	9	27.6

Table 57: Priority Level One Roads; Sub Zone 04\_B

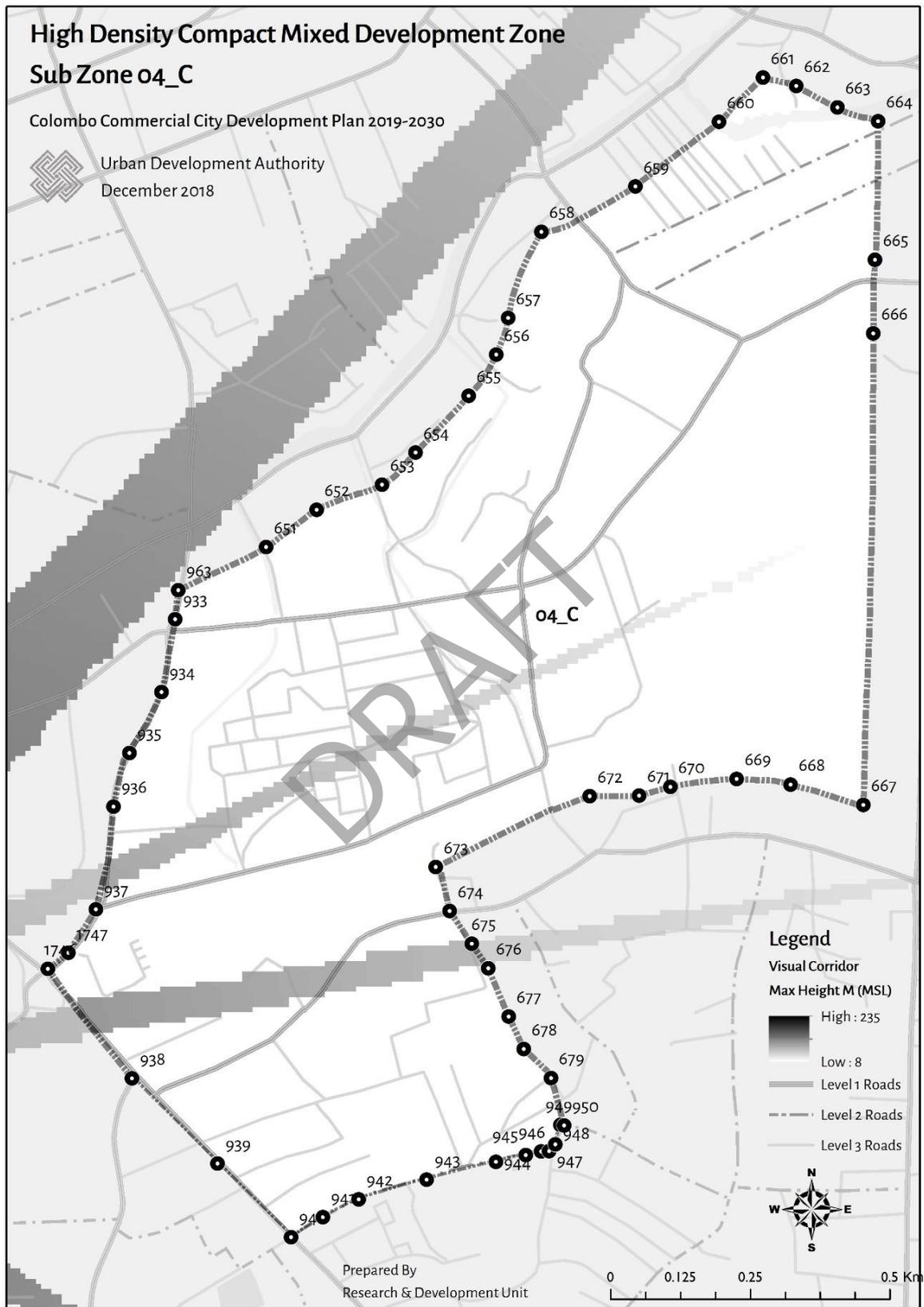
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
De Mel Watta Rd Extension	-	16.5
De Mel Watta Road	6	16.5
Srimath Bandaranayake Mawatha	6	16.5

Table 58: Priority Level Two Roads; Sub Zone 04\_B

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

ii. 4-C



Map 43: Zone 04\_C

a. Zoning Boundaries and other Specifications

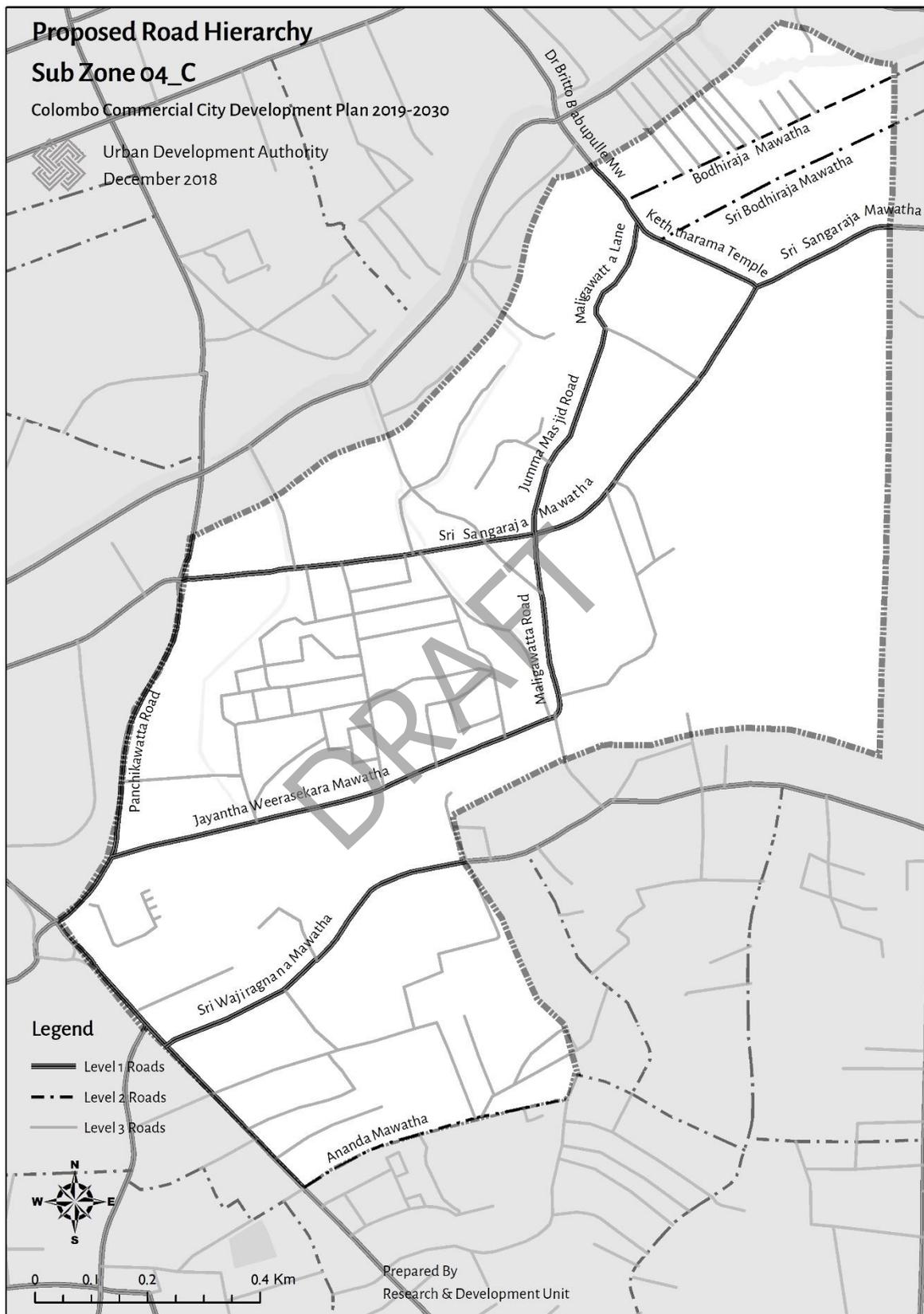
<b>Zone Number</b>	<b>04-C</b>					
<b>Zone Name</b>	<b>High Density Compact Mixed Development</b>					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984						
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	651	79.8675	6.93583	675	79.8708	6.9294
	652	79.8684	6.93643	676	79.8711	6.929
	653	79.8694	6.93684	677	79.8714	6.92822
	654	79.8699	6.93736	678	79.8717	6.92769
	655	79.8708	6.93828	679	79.8721	6.92722
	656	79.8712	6.93895	933	79.8661	6.93466
	657	79.8714	6.93954	934	79.8659	6.93348
	658	79.872	6.94094	935	79.8653	6.93249
	659	79.8735	6.94167	936	79.8651	6.93162
	660	79.8748	6.94272	937	79.8648	6.92996
	661	79.8755	6.94344	938	79.8654	6.92722
	662	79.8761	6.9433	939	79.8668	6.92584
	663	79.8767	6.94295	940	79.8679	6.92465
	664	79.8774	6.94273	941	79.8685	6.92497
	665	79.8773	6.94049	942	79.869	6.92526
	666	79.8773	6.93929	943	79.8701	6.92557
	667	79.8772	6.93165	944	79.8712	6.92586
	668	79.876	6.93198	945	79.8717	6.92598
	669	79.8751	6.93207	946	79.872	6.92603
670	79.874	6.93194	947	79.8721	6.92604	

	671	79.8735	6.9318	948	79.8722	6.92615
	672	79.8727	6.93179	949	79.8723	6.92646
	673	79.8703	6.93064	950	79.8723	6.92645
	674	79.8705	6.92993	963	79.8661	6.93513
				1746	79.864	6.92899
				1747	79.8644	6.92925
<b>Zoning Factor</b>	<b>4</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non Residential - 0.80					
<b>Minimum Lot Size</b>	Residential – 06 Perch					
	Non-Residential – 20 Perch					

Table 59: Zoning Boundaries and other Specifications of Sub Zone O4\_C

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b. Proposed Road Widths of Sub Zone 04-C



Map 44: Proposed Road Hierarchy in Sub Zone 04-C

c. Road List of Sub Zone 04-C with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Dr Britto Babupulle Mawatha	9	27.6
Jayantha Weerasekara Mawatha	18	27.6
Jumma Masjid Road	9	27.6
Keththarama Temple	15	27.6
Maligawatta Lane	6	27.6
Maligawatta Road	9	27.6
P.De S.Kularathna Mawatha	21	27.6
Panchikawatta Road	21	27.6
Sri Sangaraja Mawatha	21	27.6
Sri Sumanathissa Mawatha	24	27.6
Sri Wajiragnana Mawatha	6	27.6
Ven.Baddegama Vimalarathana Mw	18	27.6

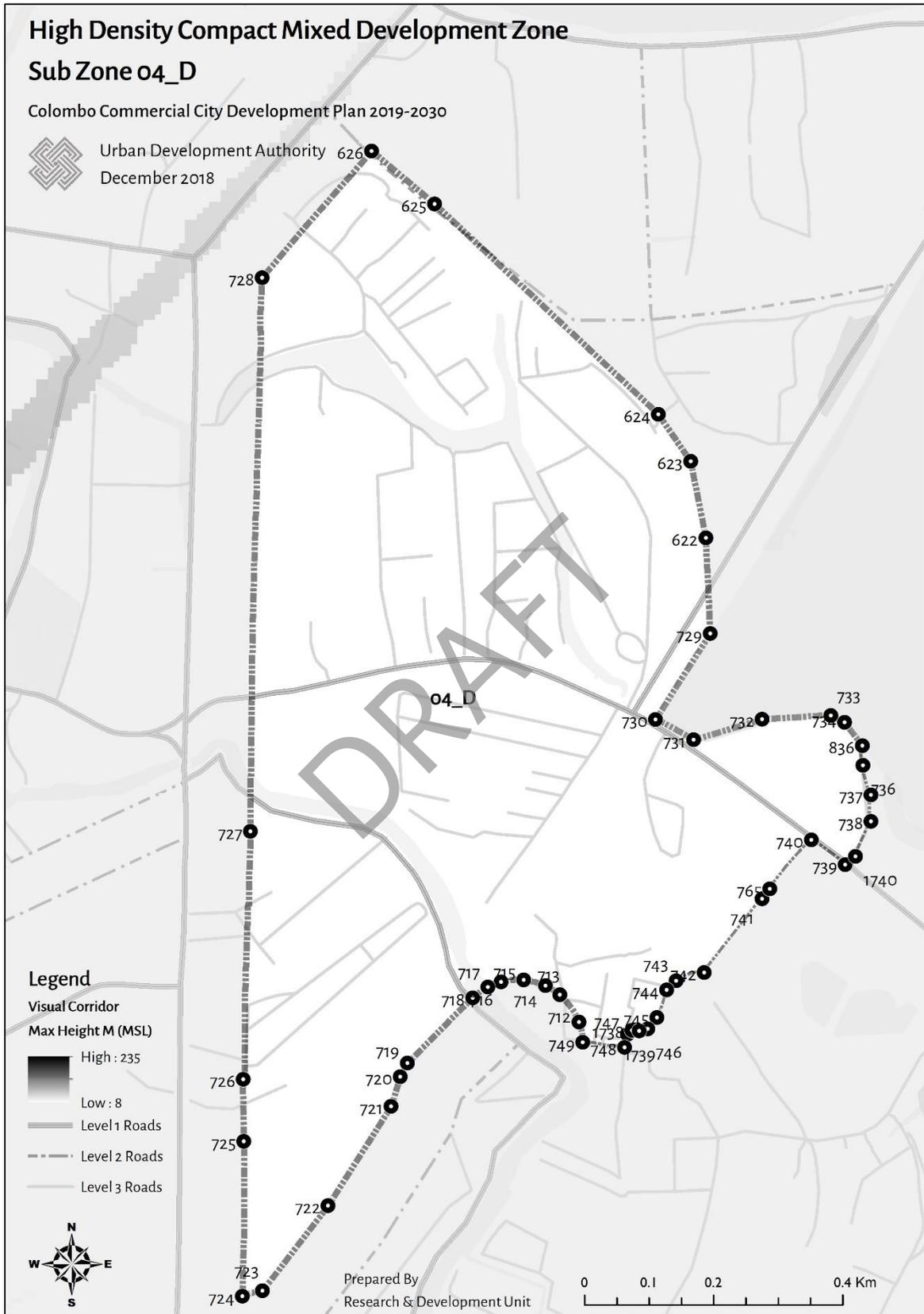
Table 60: Priority Level One Roads; Sub Zone 04\_C

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ananda Mawatha	9	16.5
Bodhiraja Mawatha	11	16.5
Sri Bodhiraja Mawatha	5	16.5

Table 61 Priority Level Two Roads; Sub Zone 04\_C

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.



a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o4-D</b>					
<b>Zone Name</b>	<b>High Density Compact Mixed Development</b>					
The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (O.O), Datum: D_WGS_1984						
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	622	79.8856	6.94641	730	79.8848	6.94387
	623	79.8853	6.94749	731	79.8854	6.94358
	624	79.8849	6.94815	732	79.8863	6.94387
	625	79.8818	6.9511	733	79.8873	6.94392
	626	79.8809	6.95184	734	79.8875	6.94383
	712	79.8838	6.93962	736	79.8877	6.94322
	713	79.8835	6.94	737	79.8879	6.94281
	714	79.8833	6.94013	738	79.8879	6.94244
	715	79.883	6.94021	739	79.8875	6.94183
	716	79.8827	6.94018	740	79.887	6.94217
	717	79.8825	6.94011	741	79.8863	6.94135
	718	79.8823	6.93996	742	79.8855	6.94031
	719	79.8814	6.93904	743	79.8851	6.9402
	720	79.8813	6.93885	744	79.885	6.94007
	721	79.8812	6.93844	745	79.8849	6.93968
	722	79.8803	6.93704	746	79.8847	6.93952
	723	79.8794	6.93585	747	79.8845	6.93945
	724	79.8791	6.93577	748	79.8844	6.93926
	725	79.8791	6.93794	749	79.8838	6.93934
	726	79.8791	6.93882	765	79.8864	6.94149

	727	79.8792	6.9423	836	79.8877	6.9435
	728	79.8794	6.95007	1738	79.8845	6.9395
	729	79.8856	6.94507	1739	79.8846	6.93949
				1740	79.8876	6.94194
<b>Zone Factor</b>	<b>3.91</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non Residential - 0.80					
<b>Minimum Plot Size</b>	Residential – 06 Perch					
	Non-Residential – 20 Perch					

Table 62: Zoning Boundaries and other Specifications of Sub Zone O4\_D

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b. Road List of Sub Zone 04-D with Proposed Road Widths



Map 46: Proposed Road Hierarchy in Sub Zone 04-D

➤ **Priority Level One Roads**

<b>Road Name</b>	<b>Existing Road Width (m)</b>	<b>Applicable Road Width (m)</b>
Avissawella Road	15	34.6
Kolonnawa Canal Left Bank Drive	-	27.6
Low Level Bypass Road	-	19

Table 63: Priority Level One Roads; Sub Zone O4\_D

➤ **Priority Level Two Roads**

<b>Road Name</b>	<b>Existing Road Width (m)</b>	<b>Applicable Road Width (m)</b>
Kolonnawa - Kandy Road New Connection Road	-	16.5

Table 64: Priority Level One Roads; Sub Zone O4\_D

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

## 1.6.5 Zone 05: High Density Logistics Zone

### 1.6.5.1 Definition of the Zone

The land use intensity of this zone is high due to the expectation of high-density Compact Logistics Developments. This is one of the major zones which allows maximum 80% of plot coverage to achieve anticipated density. This zone is dedicated to promote Logistics related activities such as, Stores, Logistics Clearing Points, Industries etc... Minimum Plot size for the Industries, Commercial activities and Stores are “40 Perch”.

### 1.6.5.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

### 1.6.5.3 Permissible Height

Height is controlled in identified Lotus Tower Visual Protection Corridors and Government Gazetted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

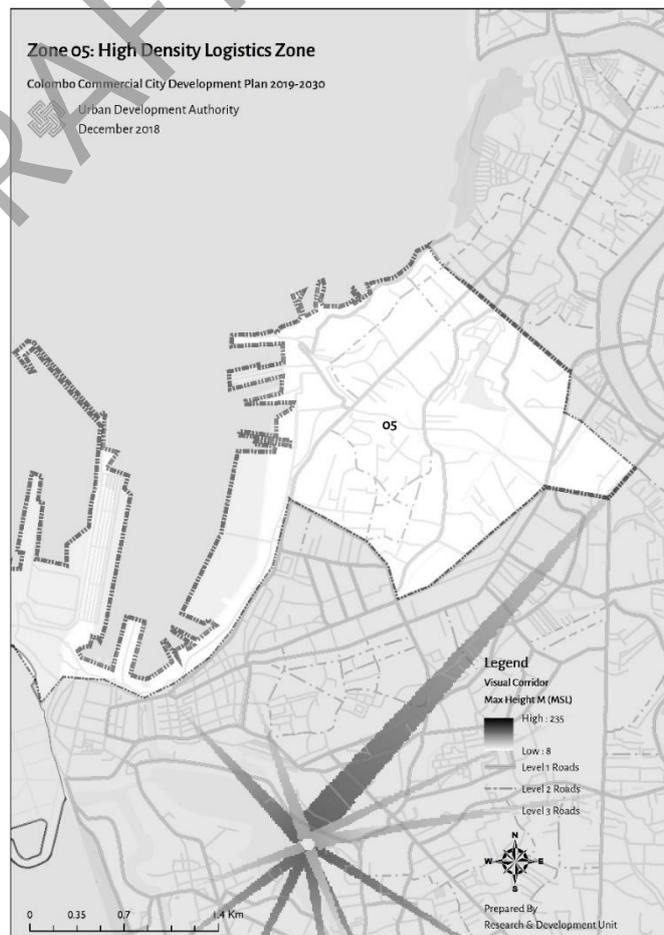
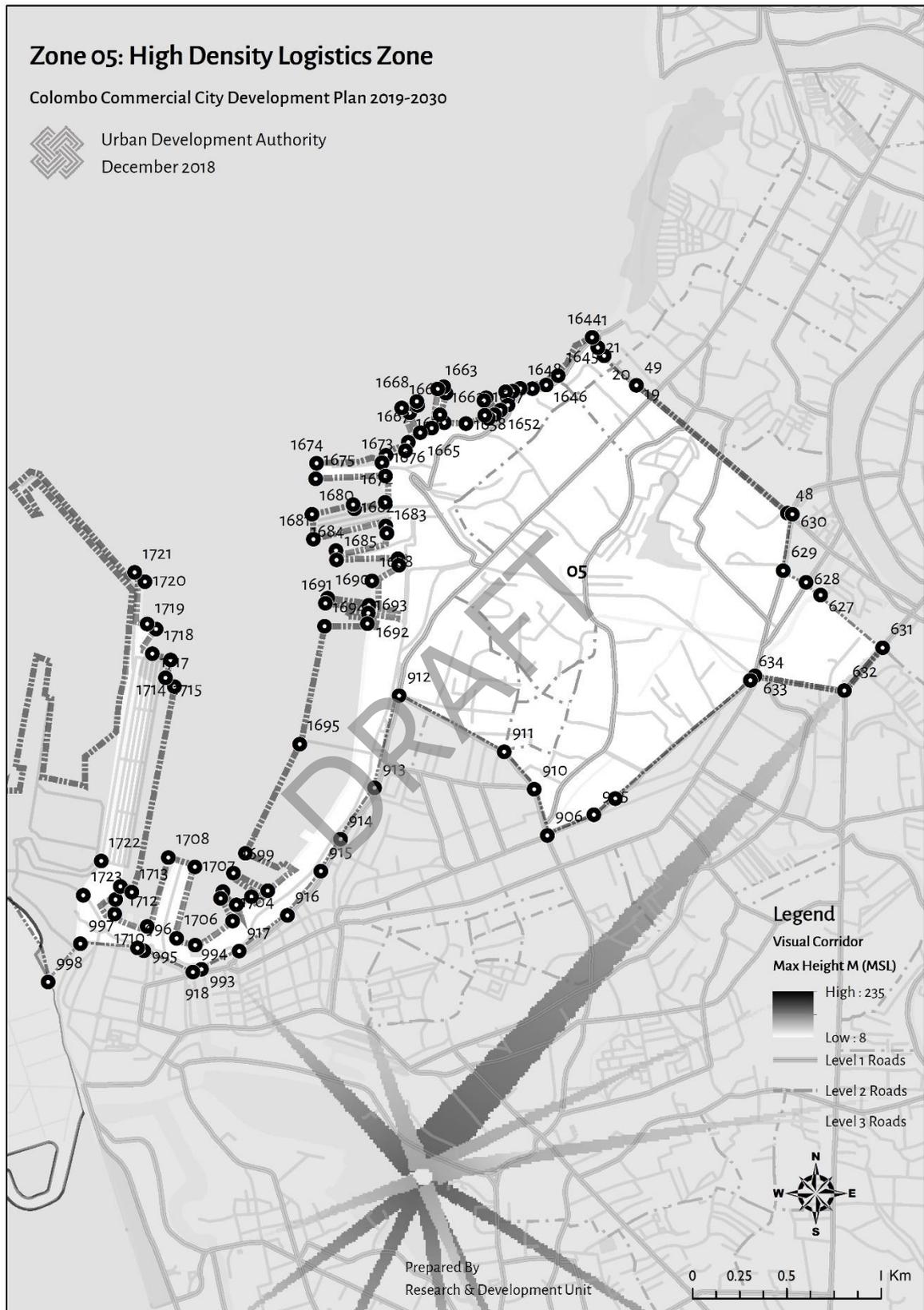


Figure 6 Zone05: Compact Logistics Development



Map 47: Zone 05

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	5					
<b>Zone Name</b>	<b>High Density Logistics Zone</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_1984					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1	79.8665	6.96724	1671	79.8575	6.96187
	19	79.8685	6.96501	1672	79.8566	6.96165
	20	79.867	6.96643	1673	79.8564	6.9613
	21	79.8667	6.96683	1674	79.8532	6.96126
	47	79.8759	6.95882	1675	79.8532	6.96052
	48	79.8757	6.95887	1676	79.8565	6.96065
	49	79.8685	6.96501	1677	79.8565	6.95939
	627	79.8773	6.95493	1678	79.8551	6.95907
	628	79.8766	6.95555	1679	79.855	6.95928
	629	79.8755	6.9561	1680	79.853	6.95882
	630	79.8759	6.95882	1681	79.8531	6.95762
	631	79.8802	6.9524	1682	79.8566	6.95826
	632	79.8784	6.95035	1683	79.8566	6.9579
	633	79.8741	6.95106	1684	79.8542	6.95708
	634	79.8739	6.95084	1685	79.8542	6.95663
	903	79.8741	6.95106	1686	79.8571	6.95668
	904	79.8675	6.94516	1687	79.8572	6.95637
	905	79.8665	6.94438	1688	79.8559	6.95562
	906	79.8643	6.9434	1689	79.8558	6.95444
910	79.8636	6.94562	1690	79.8538	6.95479	
911	79.8622	6.94741	1691	79.8537	6.95454	

912	79.8572	6.95011	1692	79.8557	6.95406
913	79.856	6.94568	1693	79.8557	6.95357
914	79.8544	6.94321	1694	79.8536	6.95344
915	79.8535	6.94168	1695	79.8524	6.94778
916	79.8519	6.93955	1696	79.8499	6.94254
917	79.8496	6.93783	1698	79.8509	6.94074
918	79.8478	6.93696	1699	79.8493	6.94159
993	79.8478	6.93696	1700	79.8501	6.94045
994	79.8474	6.93683	1701	79.8494	6.94006
995	79.845	6.93786	1702	79.8488	6.9407
996	79.8447	6.93799	1703	79.8487	6.94037
997	79.842	6.9382	1704	79.8493	6.93929
998	79.8405	6.93636	1705	79.8475	6.93812
1644	79.8664	6.96731	1706	79.8466	6.93845
1645	79.8648	6.96547	1707	79.8475	6.94188
1646	79.8642	6.96503	1708	79.8462	6.94233
1647	79.8635	6.96485	1709	79.8452	6.93902
1648	79.863	6.96486	1710	79.8436	6.93962
1649	79.8626	6.96473	1711	79.8437	6.94031
1650	79.8623	6.9647	1712	79.8439	6.94095
1651	79.8624	6.96406	1713	79.8444	6.94067
1652	79.862	6.96381	1714	79.8465	6.95054
1653	79.8613	6.96441	1715	79.846	6.95096
1654	79.8612	6.96427	1716	79.8463	6.95181
1655	79.8617	6.9636	1717	79.8454	6.95212
1656	79.8615	6.96342	1718	79.8456	6.95331
1657	79.8613	6.96356	1719	79.8452	6.95355

1658	79.8604	6.96317	1720	79.8451	6.95558
1659	79.8593	6.96321	1721	79.8446	6.95603
1660	79.8591	6.9636	1722	79.843	6.94216
1661	79.8594	6.96462	1723	79.8421	6.94052
1662	79.8593	6.96494			
1663	79.859	6.96484			
1664	79.8587	6.96295			
1665	79.8582	6.96273			
1666	79.8577	6.96369			
1667	79.8581	6.96405			
1668	79.858	6.96424			
1669	79.8573	6.96392			
1670	79.8576	6.96228			
<b>Zoning Factor</b>	<b>2.99</b>				
<b>Permissible Plot coverage</b>	Residential – 0.65 Non Residential- 0.8				
<b>Minimum Lot Size</b>	Residential – 20 Perch Non Residential- 40 Perch				

Table 65: Zoning Boundaries and other Specifications of Zone O5

b. Proposed Roads of Sub Zone 05



Map 48 Proposed Road Hierarchy in Sub Zone 05

## Road List of Zone 05 with Proposed Road Widths

### ➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Sebesthian Canal Drive Link 5 - Nagalagama Street	9	19
Sebesthian Canal Drive Link 4 - Sirimavo Bandaranayaka Mawatha	18	22
Prince of Wales Ave	21	29.6
North Shore Drive Link 7 - White Passage Extension	-	19
North Shore Drive Link 6 - De Saram Place	10.5	19
North Shore Drive Link 5 - H. Joe Perera Mawatha (part)	18	19
North Shore Drive Link 4 - Srimath Ramanadan Mawatha	9	19
North Shore Drive Link 2 - Sea Beach Road	9	19
New Kelani Bridge Road	19.5	27.6
Madampitiya Road	10.5	27.6
Kandy Road (Part 1)	21	34.6
K. Cyril C Perera Mawatha (south part)	10.5	27.6
K. Cyril C Perera Mawatha	9	27.6
Jayantha Mallimarachchi Mawatha	9	27.6
H. Joe Perera Mawatha	18	27.6
George R. De Silva Mawatha	24	27.6
Dhawalasingharama Mawatha	6	27.6
Baseline Road (Part 1)	21	34.6

Table 66: Priority Level One Roads; Zone 05

### ➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Lower St Andrew's Road	8	16.5
Modara Street	9	16.5
Temple Road - Modara	9	16.5
Temple Road Extension - Modara	6	16.5
St James Street	6	16.5
Santhiyagu Mawatha	5	16.5
Wasala Road	6	16.5
Maryfield Road	5	16.5
College Street	-	16.5
Modara Street	9	16.5

Table 67: Priority Level Two Roads; Zone 05

**Note\*** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.

## 1.6.6. Zone 06: High Density Residential Development

### 1.6.6.1. Definition of the Zone

The land use intensity of this zone is high due to the expectation of a high-density Residential Developments. Major Promotional activity within this zone is Residential and Recreational activities based on the Kelani River water front. Also it allows to promote other uses such as, Hotels and Restaurants, Office Spaces, Commercial activities etc. The total zone comprises with 03 Subzones as mentioned in figure 7.

### 1.6.6.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

### 1.6.6.3 Permissible Height

Height is controlled in identified Lotus Tower Visual Protection Corridors and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

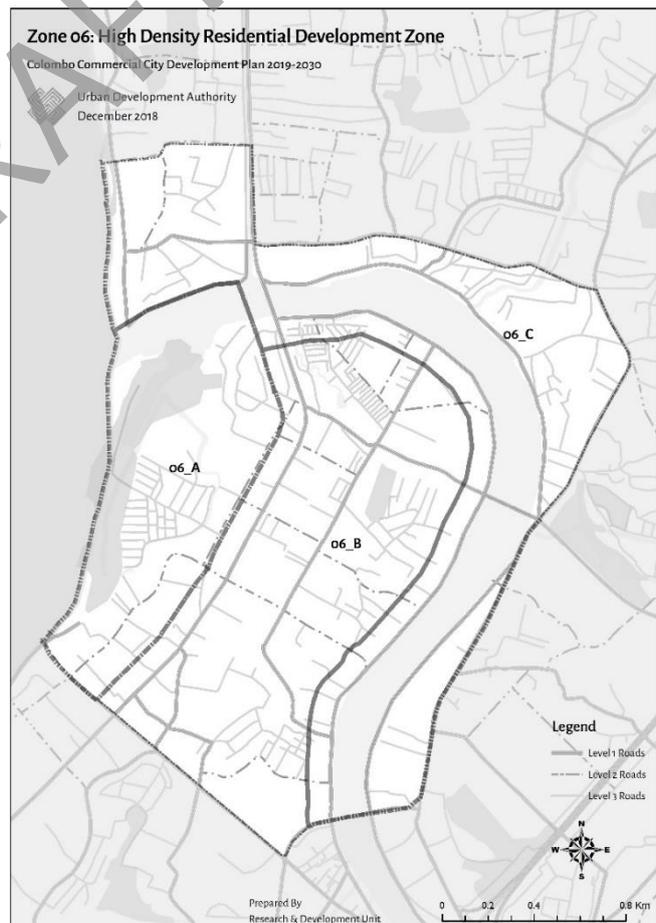
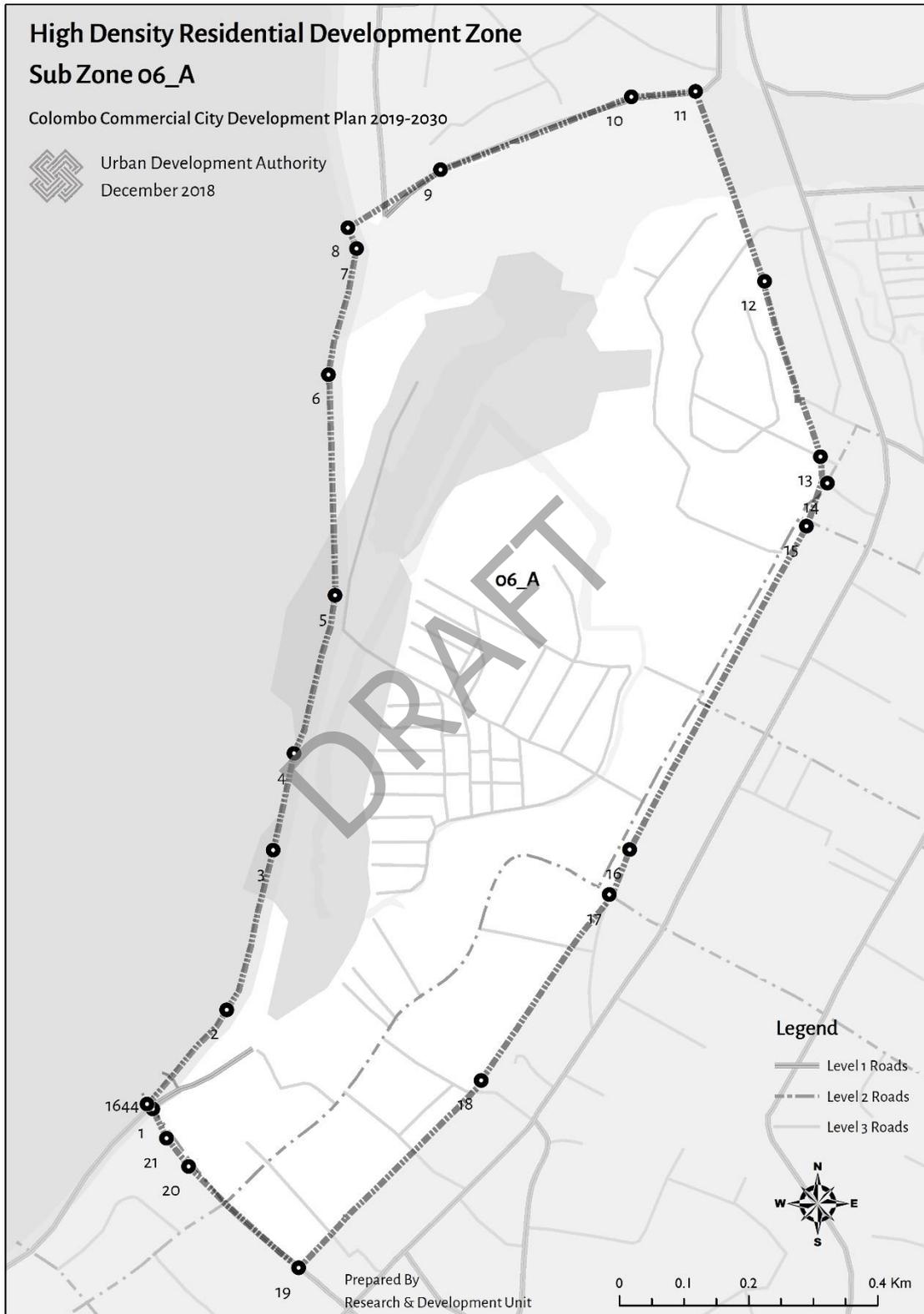


Figure 7 Zone 06: High Density Residential Development Zone

1.6.6.4 Sub Zones in High Density Residential Development Zone

i. 6-A



Map 49: Zone O6\_A

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>06-A</b>					
<b>Zone Name</b>	<b>High Density Residential Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (0.0), Datum: D_WGS_1984					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	1	79.8665	6.96724	14	79.8759	6.97602
	2	79.8675	6.96863	15	79.8756	6.97542
	3	79.8681	6.97087	16	79.8731	6.97088
	4	79.8684	6.97223	17	79.8728	6.97025
	5	79.869	6.97445	18	79.871	6.96764
	6	79.8689	6.97754	19	79.8685	6.96501
	7	79.8693	6.97931	20	79.867	6.96643
	8	79.8692	6.9796	21	79.8665	6.96722
	9	79.8705	6.98042	22	79.875	6.97885
	10	79.8731	6.98144	49	79.8685	6.96501
	11	79.874	6.98152	1644	79.8664	6.96731
	12	79.875	6.97885			
	13	79.8758	6.97639			
<b>Zoning Factor</b>	<b>2.68</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non- Residential – 0.60					
<b>Minimum Lot Size</b>	Residential – 10 Perch					
	Non-Residential – 20 Perch					

Table 68: Zoning Boundaries and other Specifications of Sub Zone 06\_A

b. Proposed Roads of Sub Zone 06-A



Map 50: Proposed Road Hierarchy in Sub Zone 06-A

c. Road List of Sub Zone 06-A with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Kelani River Right Bank link 1 - Hekitta New Connection Road	-	31
Madampitiya Road	10.5	27.6
North Marine Drive Link 1 - Prethipura Road	4.5	19
North Shore Drive Link 7 - White Passage Extension	-	19
North Shore Drive Link 8 - White Passage	6	19

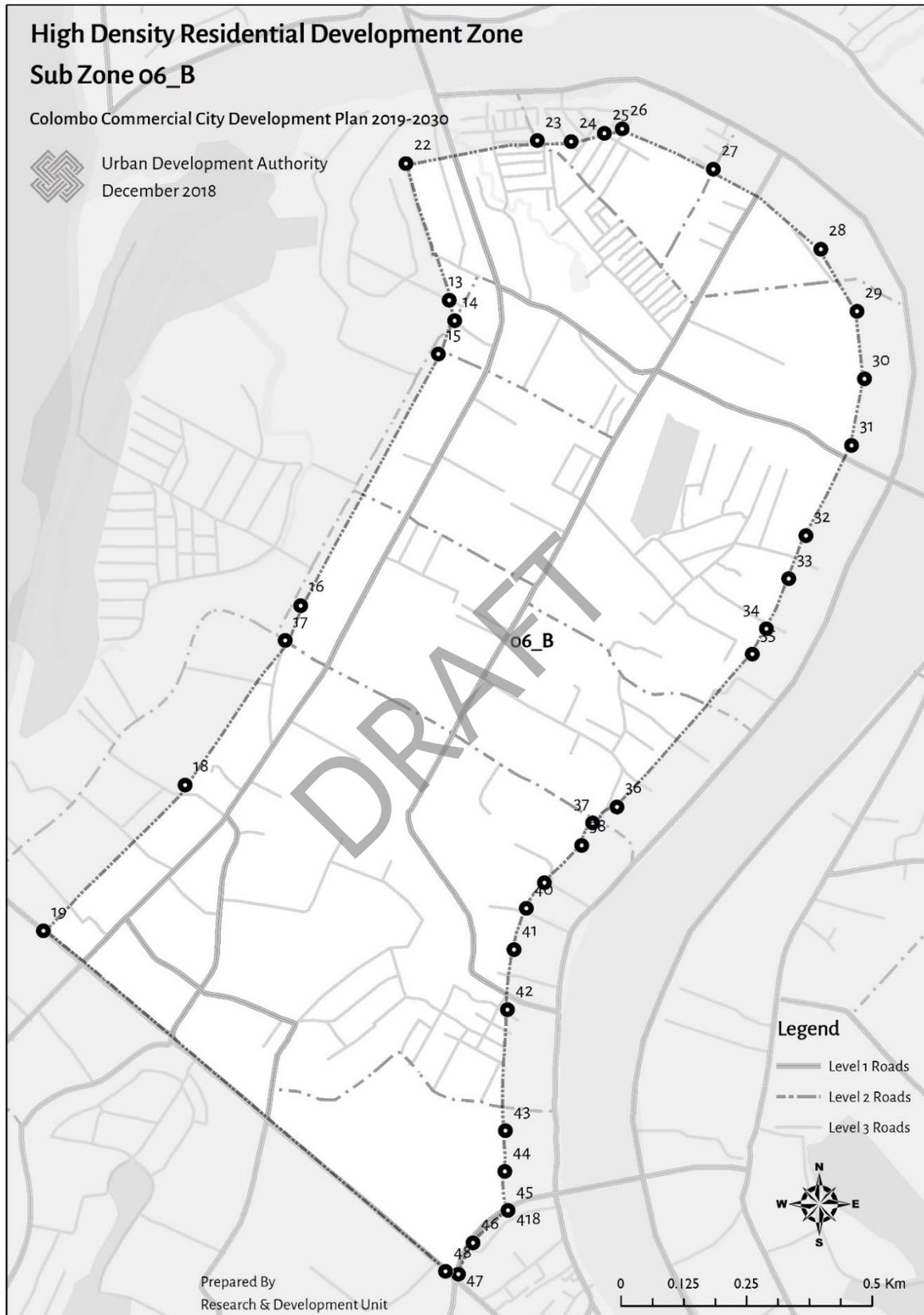
Table 69: Priority Level One Roads; Sub Zone 06\_A

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Mattakkuliya Farm Road	6	16.5
Modara Street	6	16.5
Modara Street	6	16.5
St Mary's Road - Mattakkuliya	9	16.5
Temple Road - Modara	5	16.5
Temple Road Extension -Modara	-	16.5
Vystwyke Road	6	16.5
Whist Passage	5	16.5

Table 70: Priority Level Two Roads; Sub Zone 06\_A

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*



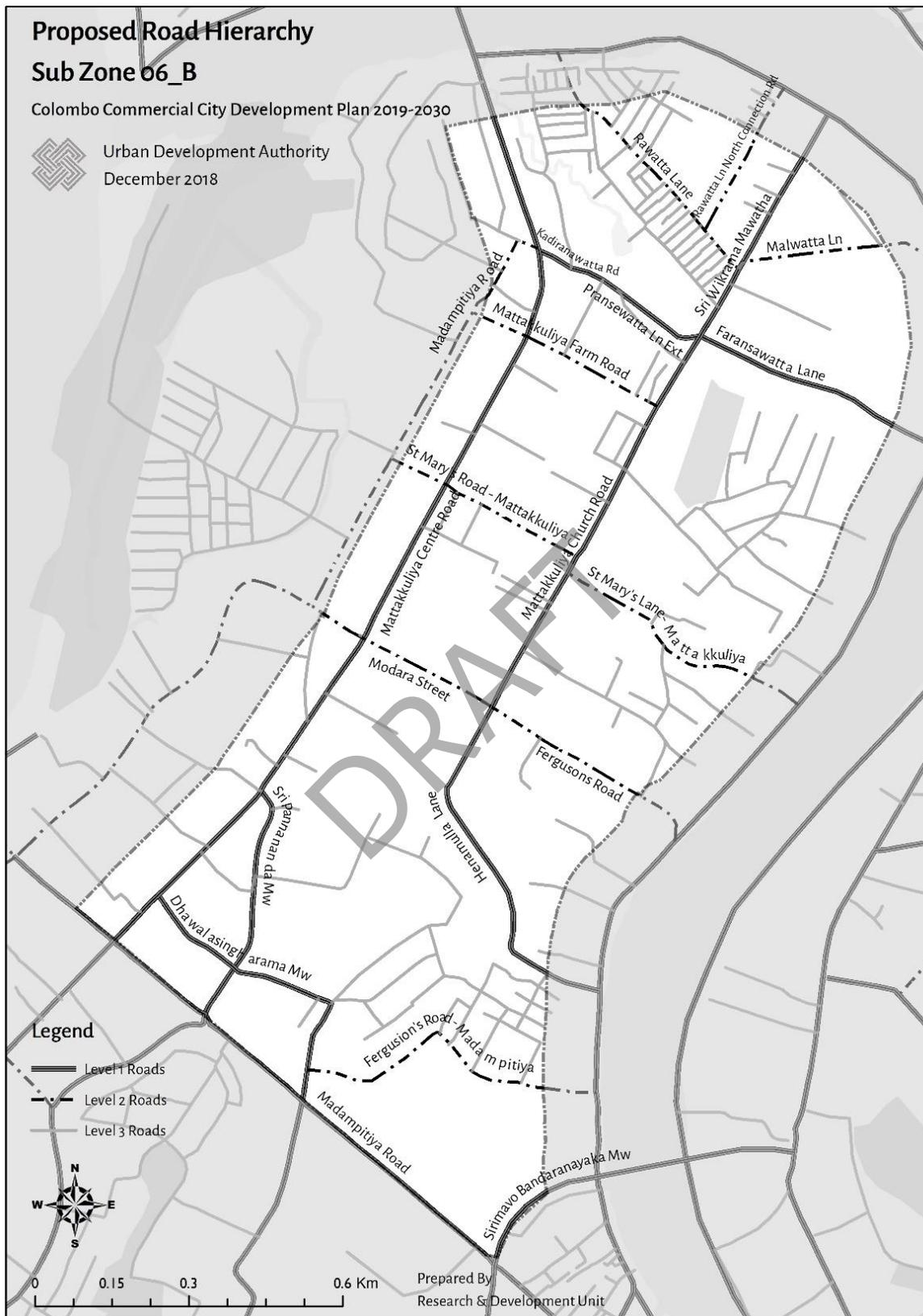
Map 51: Zone O6\_B

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>o6-B</b>					
<b>Zone Name</b>	<b>High Density Residential Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
<b>Zoning Boundaries</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	12	79.875	6.97885	32	79.8822	6.97214
	13	79.8758	6.97639	33	79.8819	6.97136
	14	79.8759	6.97602	34	79.8815	6.97046
	15	79.8756	6.97542	35	79.8812	6.97
	16	79.8731	6.97088	36	79.8788	6.96725
	17	79.8728	6.97025	37	79.8783	6.96696
	18	79.871	6.96764	38	79.8781	6.96655
	19	79.8685	6.96501	39	79.8775	6.96588
	22	79.875	6.97885	40	79.8772	6.96542
	23	79.8773	6.97927	41	79.8769	6.96467
	24	79.878	6.97925	42	79.8768	6.96359
	25	79.8785	6.9794	43	79.8768	6.96141
	26	79.8789	6.97948	44	79.8768	6.96067
	27	79.8805	6.97875	45	79.8768	6.95996
	28	79.8824	6.97731	46	79.8762	6.95938
	29	79.8831	6.97619	47	79.8759	6.95882
30	79.8832	6.97497	48	79.8757	6.95887	
31	79.883	6.97377	418	79.8768	6.95996	
<b>Zoning Factor</b>	2.58					
<b>Permissible Plot coverage</b>	Residential – 0.65 Non- Residential – 0.60					
<b>Minimum Lot Size</b>	Residential – 10 Perch Non-Residential – 20 Perch					

Table 71: Zoning Boundaries and other Specifications of Sub Zone O6\_B

b. Proposed Roads of Sub Zone 06-B



Map 52: Proposed Road Hierarchy in Sub Zone 06-B

c. Road List of Sub Zone 06-B with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ferguson's Road - Madampitiya	15	16.5
Fergusons Road	20	16.5
Malwatta Ln	20	16.5
Mattakkuliya Farm Road	20	16.5
Modara Street	20	16.5
Rawatta Lane	30	16.5
Rawatta Ln North Connection Road	20	16.5
St Mary's Lane - Mattakkuliya	25	16.5
St Mary's Road - Mattakkuliya	30	16.5
Vystwyke Road	20	16.5

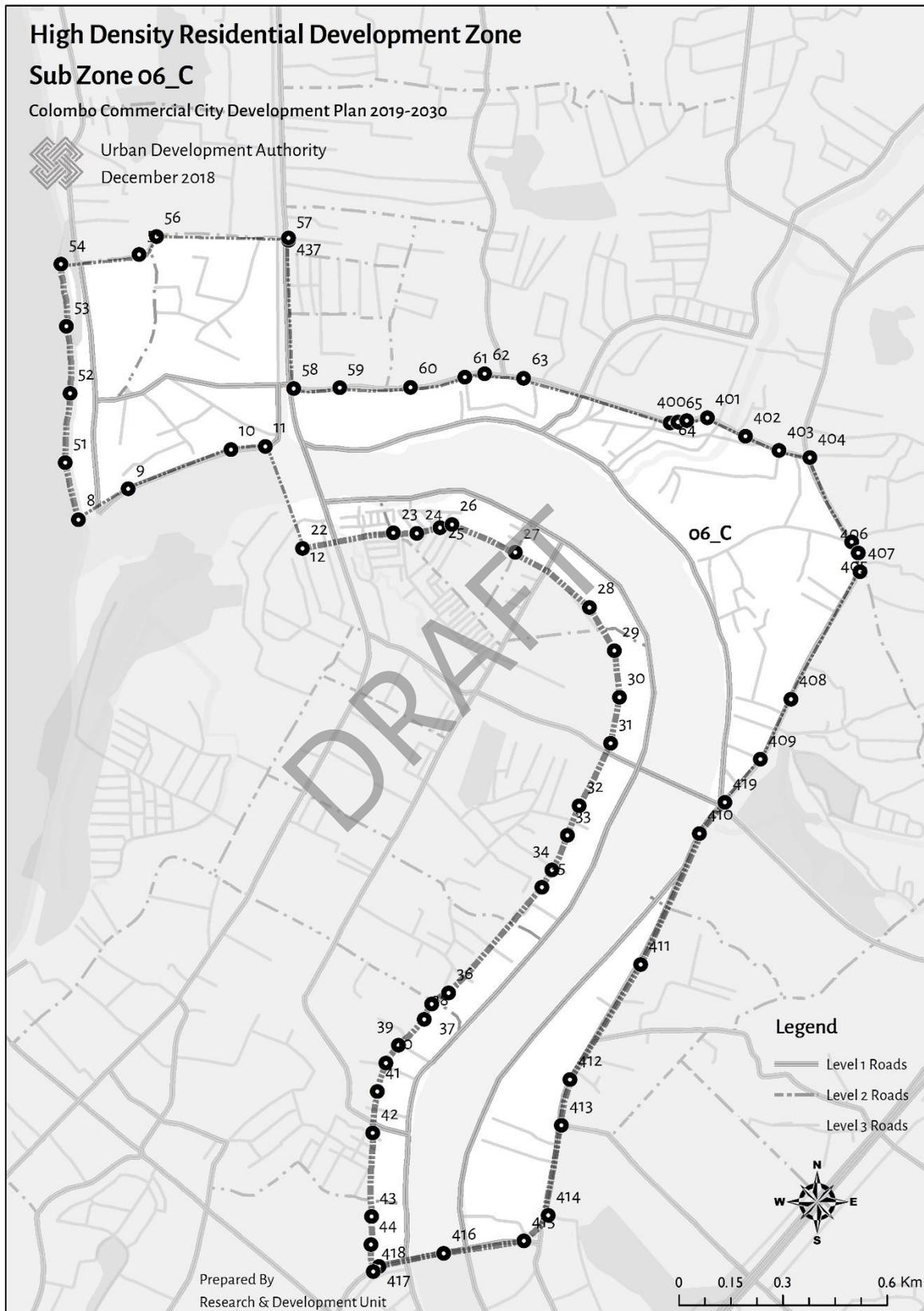
Table 72: Priority Level One Roads; Sub Zone 06\_B

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Ferguson's Road - Madampitiya	5	16.5
Fergusons Road	6	16.5
Malwatta Ln	6	16.5
Mattakkuliya Farm Road	6	16.5
Modara Street	6	16.5
Rawatta Lane	9	16.5
Rawatta Ln North Connection Road	6	16.5
St Mary's Lane - Mattakkuliya	8	16.5
St Mary's Road - Mattakkuliya	9	16.5
Vystwyke Road	6	16.5

Table 73: Priority Level Two Roads; Sub Zone 06\_B

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*



Map 53: Zone 06 C

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>6-C</b>					
<b>Zone Name</b>	<b>High Density Residential Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	8	79.8692	6.9796	55	79.8708	6.98654
	9	79.8705	6.98042	56	79.8712	6.98701
	10	79.8731	6.98144	57	79.8746	6.98698
	11	79.874	6.98152	58	79.8748	6.98303
	12	79.875	6.97885	59	79.876	6.98306
	22	79.875	6.97885	60	79.8778	6.98306
	23	79.8773	6.97927	61	79.8792	6.98333
	24	79.8782	6.9793	62	79.8797	6.98342
	25	79.8786	6.97938	63	79.8807	6.9833
	26	79.879	6.97961	64	79.8845	6.98213
<b>Zoning Boundaries</b>	27	79.8805	6.97875	65	79.8847	6.98216
	28	79.8824	6.97731	400	79.8849	6.98219
	29	79.8831	6.97619	401	79.8855	6.98227
	30	79.8832	6.97497	402	79.8865	6.98179
	31	79.883	6.97377	403	79.8873	6.98141
	32	79.8822	6.97214	404	79.8881	6.98123
	33	79.8819	6.97136	405	79.8892	6.97903
	34	79.8815	6.97046	406	79.8894	6.97874
	35	79.8812	6.97	407	79.8894	6.97825
	36	79.8788	6.96725	408	79.8876	6.97492
	37	79.8783	6.96696	409	79.8869	6.97335

	38	79.8781	6.96655	410	79.8853	6.97141
	39	79.8775	6.96588	411	79.8838	6.96799
	40	79.8772	6.96542	412	79.8819	6.96498
	41	79.8769	6.96467	413	79.8817	6.96378
	42	79.8768	6.96359	414	79.8814	6.96143
	43	79.8768	6.96141	415	79.8807	6.96077
	44	79.8768	6.96067	416	79.8786	6.96045
	51	79.8688	6.9811	417	79.877	6.9601
	52	79.869	6.98291	418	79.8768	6.95996
	53	79.8689	6.98466	419	79.8859	6.97222
	54	79.8687	6.98628	437	79.8746	6.98698
<b>Zone Factor</b>	<b>3.70</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non- Residential – 0.60					
<b>Minimum Lot Size</b>	Residential – 10 Perch					
	Non-Residential – 20 Perch					

Table 74: Zoning Boundaries and other Specifications of Sub Zone 06\_C

b. Proposed Roads of Sub Zone 06-C



Map 54: Proposed Road Hierarchy in Sub Zone 06-C

c. Road List of Sub Zone 06-C with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Cannal Drive Link 1 - A.S.P.Liyanage Mawatha	6	19
Dutugemunu Mawatha, Peliyagoda	7.5	27.6
Ela Kata Mawatha	6	27.6
Faransawatta Lane	6	27.6
Hamilton Canal Drive - Hunupitiya Road	9	31
Hekitta Road	7.5	27.6
Hekitta Road Extension	-	27.6
Henamulla Lane	4.5	27.6
Highway Connection Road	15	27.6
Kelani River Left Bank Drive link 1 - New Road	-	21.3
Kelani River Left Bank Drive link 2- Furgusion's Road	7.5	21.3
Kelani River Right Bank link 1 - Hekitta New Connection Road	-	31
Kelani River Right Bank link 2 - New Road (part 1)	-	31
Kelani River Right Bank link 3 - New Road (part 2)	-	31
Mattakkuliya Centre Road	9	27.6
Negambo Road	18	34.6
North Marine Drive Link 1 - Prethipura Road	4.5	19
Peliyagoda New Bridge	-	27.6
Sebastian Canal Drive Link 4 - Sirimavo Bandaranayaka Mawatha	18	22
Sri Wikrama Mawatha	6	27.6

Table 75: Priority Level One Roads; Sub Zone 06\_C

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Alwis watta Road	6	16.5
Averiwatta-Hunupitiya-Wattala Junk Road	8	16.5
Crocktain Mw Extension (Existing Foot path)	2	16.5
Ferguson's Road - Madampitiya	5	16.5
Fergusons Road	6	16.5
Godakaduruwatta Road	3	16.5
Lansiya Watta	6	16.5

Malwatta Ln	6	16.5
Palliyawatta Road	6	16.5
Rawatawatta Ln Extension	0	16.5
Rawatta Lane	9	16.5
Rawatta Ln North Connection Road	6	16.5
Sri Wickrama Mawatha	6	16.5
St Mary's Lane - Mattakkuliya	8	16.5
Thelangapatha Road	6	16.5

Table 76: Priority Level Two Roads; Sub Zone O6\_C

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

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## 1.6.7. Zone 07: Central Transit based Development

### 1.6.7.1. Definition of the Zone

The land use intensity of this zone is moderate due to the expectation of a moderate-density Developments. The main intention of development of this zone is to grasp the transport developments impacts to the land use nourishment of this zone with Highway development, LRT and other mode of transportation. In other words, the area is Central Transit Based activities linked with proposed Multi-modal Transport Hub at Peliyagoda (The Main Regional Transport Hub of Colombo). This particular zone also developed based on Kelani River based Premium Water esplanade development. Minimum lot size for land subdivision is 40 Perch. The total zone comprises with 02 Subzones as mentioned in figure 8.

### 1.6.7.2 Permissible Uses

Permissible uses are given in the matrix under the para 1.7

### 1.6.7.3. Permissible Height

Height is controlled in identified Lotus Tower Visual Protection Corridors and Government Gazzeted Other Height Restriction Areas. Rest of the area height is determined based on the Zoning Factor, Land Extent and other define regulations in the Plan.

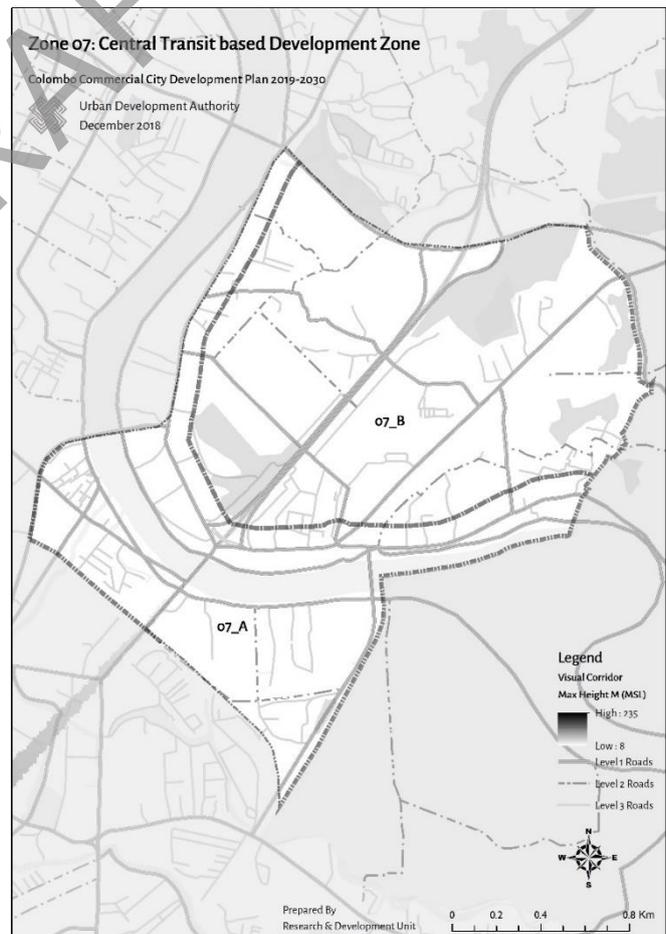
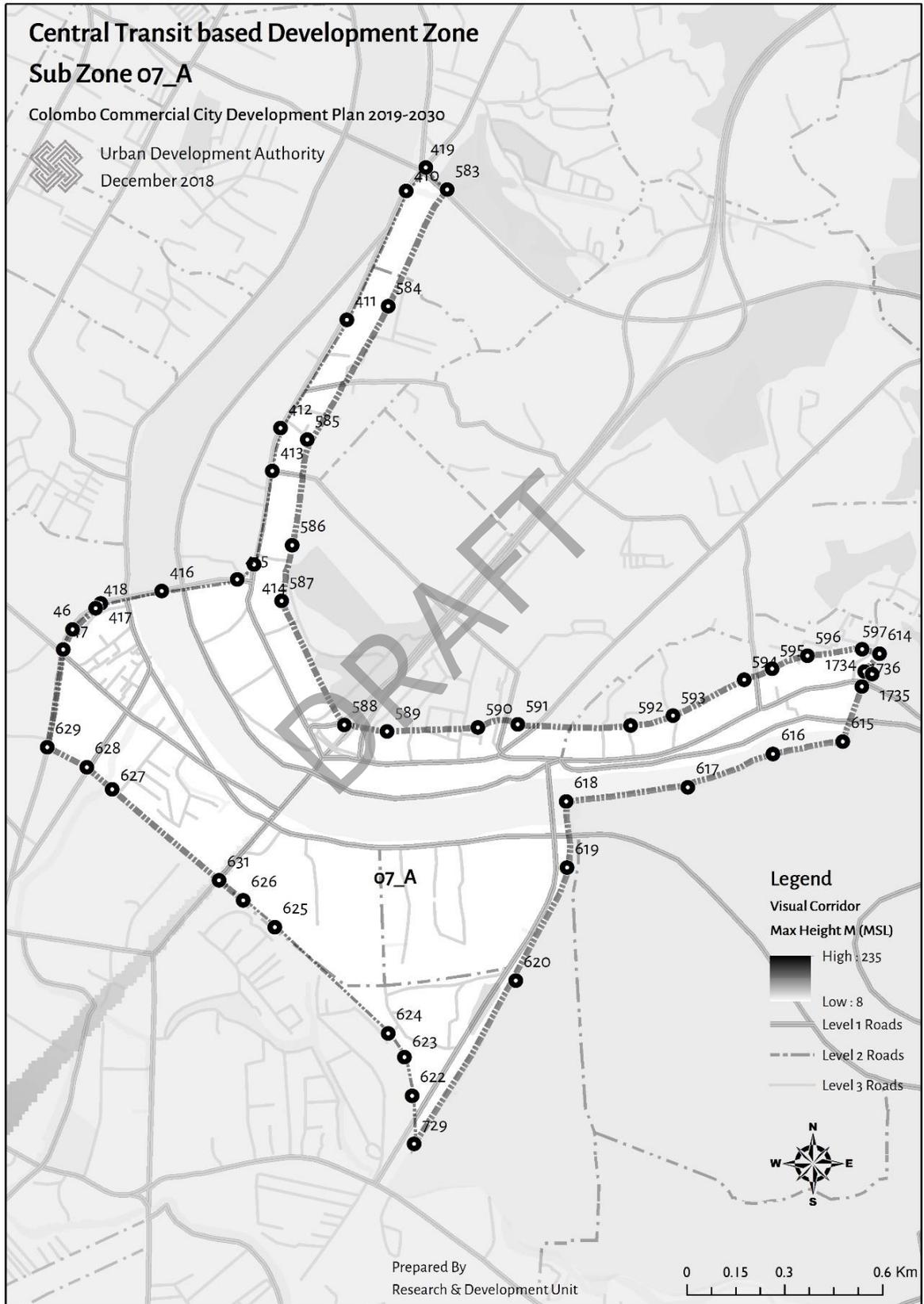


Figure 8 Zone 07: Central Transit based Development

1.6.7.4 Sub Zones in Central Transit Based Development Zone

i. 7-A



Map 55: Zone 07 A

a. Zoning Boundaries and other Specifications

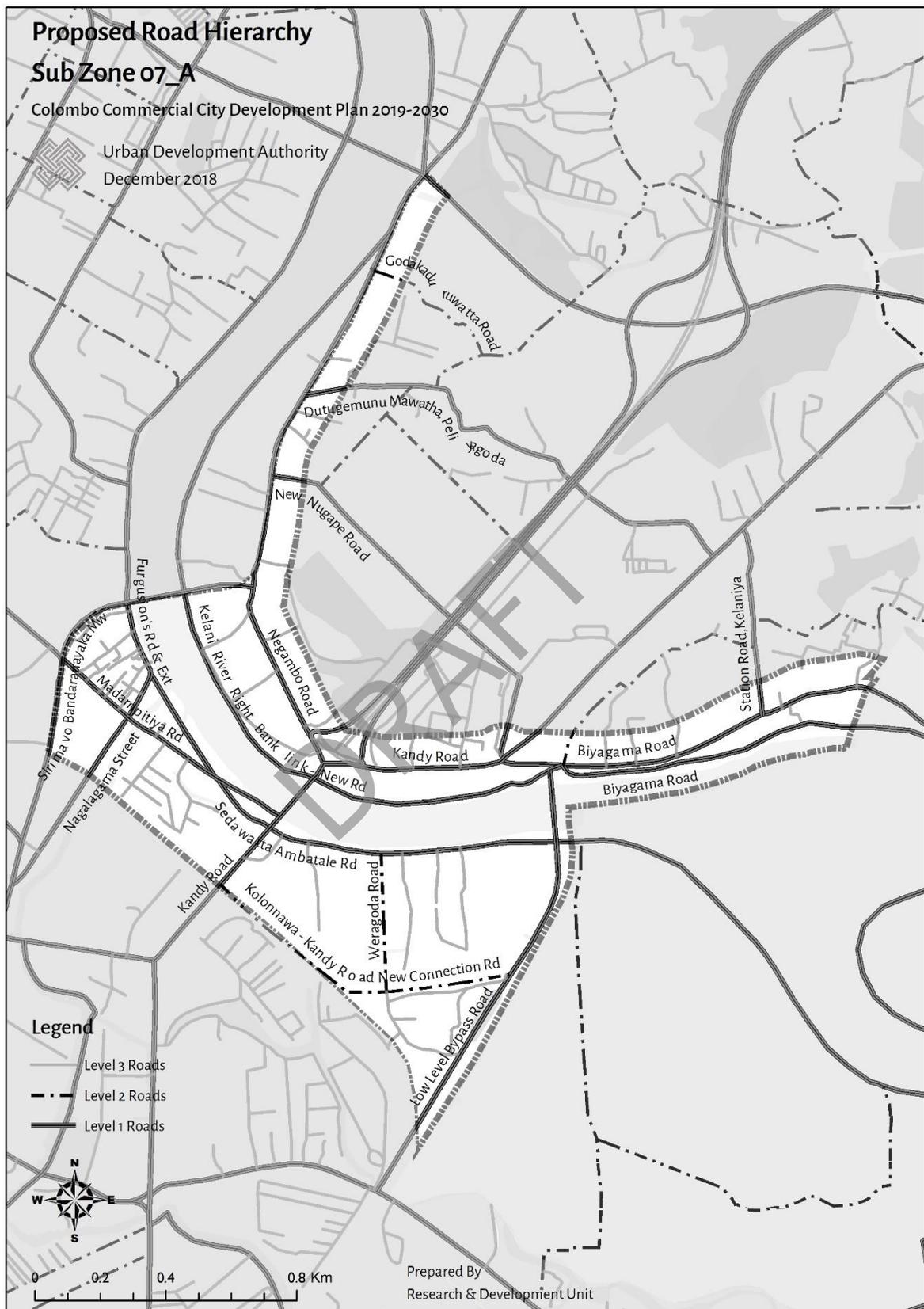
<b>Zone Number</b>	<b>7-A</b>					
<b>Zone Name</b>	<b>Central Transit based Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
<b>Zoning</b>	46	79.8762	6.95938	595	79.8955	6.95829
<b>Boundaries</b>	47	79.8759	6.95882	596	79.8965	6.95865
	410	79.8854	6.97157	597	79.898	6.95883
	411	79.8838	6.96799	614	79.8984	6.9587
	412	79.8819	6.96498	615	79.8974	6.95626
	413	79.8817	6.96378	616	79.8955	6.95591
	414	79.8812	6.96119	617	79.8932	6.95499
	415	79.8807	6.96077	618	79.8898	6.95459
	416	79.8786	6.96045	619	79.8898	6.95276
	417	79.877	6.9601	620	79.8884	6.94961
	418	79.8768	6.95996	622	79.8856	6.94641
	419	79.8859	6.97222	623	79.8853	6.94749
	583	79.8865	6.97161	624	79.8849	6.94815
	584	79.8849	6.96836	625	79.8818	6.9511
	585	79.8827	6.96466	626	79.8809	6.95184
	586	79.8822	6.96172	627	79.8773	6.95493
	587	79.882	6.96017	628	79.8766	6.95555
	588	79.8837	6.95672	629	79.8755	6.9561
	589	79.8849	6.95654	631	79.8802	6.9524
	590	79.8874	6.95666	729	79.8856	6.94507
	591	79.8885	6.95674	1734	79.898	6.95821

	592	79.8916	6.95671	1735	79.8982	6.95814
	593	79.8928	6.95698	1736	79.898	6.95779
	594	79.8947	6.95798			
<b>Zone Factor</b>	<b>2.33</b>					
<b>Permissible Plot coverage</b>	Residential – 0.65					
	Non Residential – 0.80					
<b>Minimum Lot Size</b>	40 Perch					

Table 77: Zoning Boundaries and other Specifications of Sub Zone 07\_A

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b. Proposed Roads of Sub Zone 07-A



Map 56: Proposed Road Hierarchy in Sub Zone 07-A

c. Road List of Sub Zone 07-A with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Biyagama Road	12	27.6
Dutugemunu Mawatha, Peliyagoda	7.5	27.6
Expressway (from Katunayaka)	-	27.6
Expressway (to Katunayaka)	-	27.6
Highway Connection Road	15	27.6
Kandy Road (Part 1)	21	34.6
Kelani River Left Bank Drive link 2- Furgusion's Road	7.5	21.3
Kelani River Left Bank Drive link 3 - Furgusion Road Extension	-	21.3
Kelani River Left Bank Drive link 4 - Sedawatta Ambatale Road	9	21.3
Kelani River Right Bank link 3 - New Road (part 2)	-	31
Kelani River Right Bank link 4 - Biyagama Road	9	31
Low Level Bypass Road	-	27.6
Madampitiya Road	10.5	27.6
Negambo Road	18	34.6
New Bridge at Kolonnawa	-	27.6
New Nugape Road	6	27.6
Sebastian Canal Drive Link 4 - Sirimavo Bandaranayaka Mawatha	18	22
Sebastian Canal Drive Link 5 - Nagalagama Street	9	19
Station Road, Kelaniya	10.8	27.6

Table 78: Priority Level One Roads; Sub Zone 07\_A

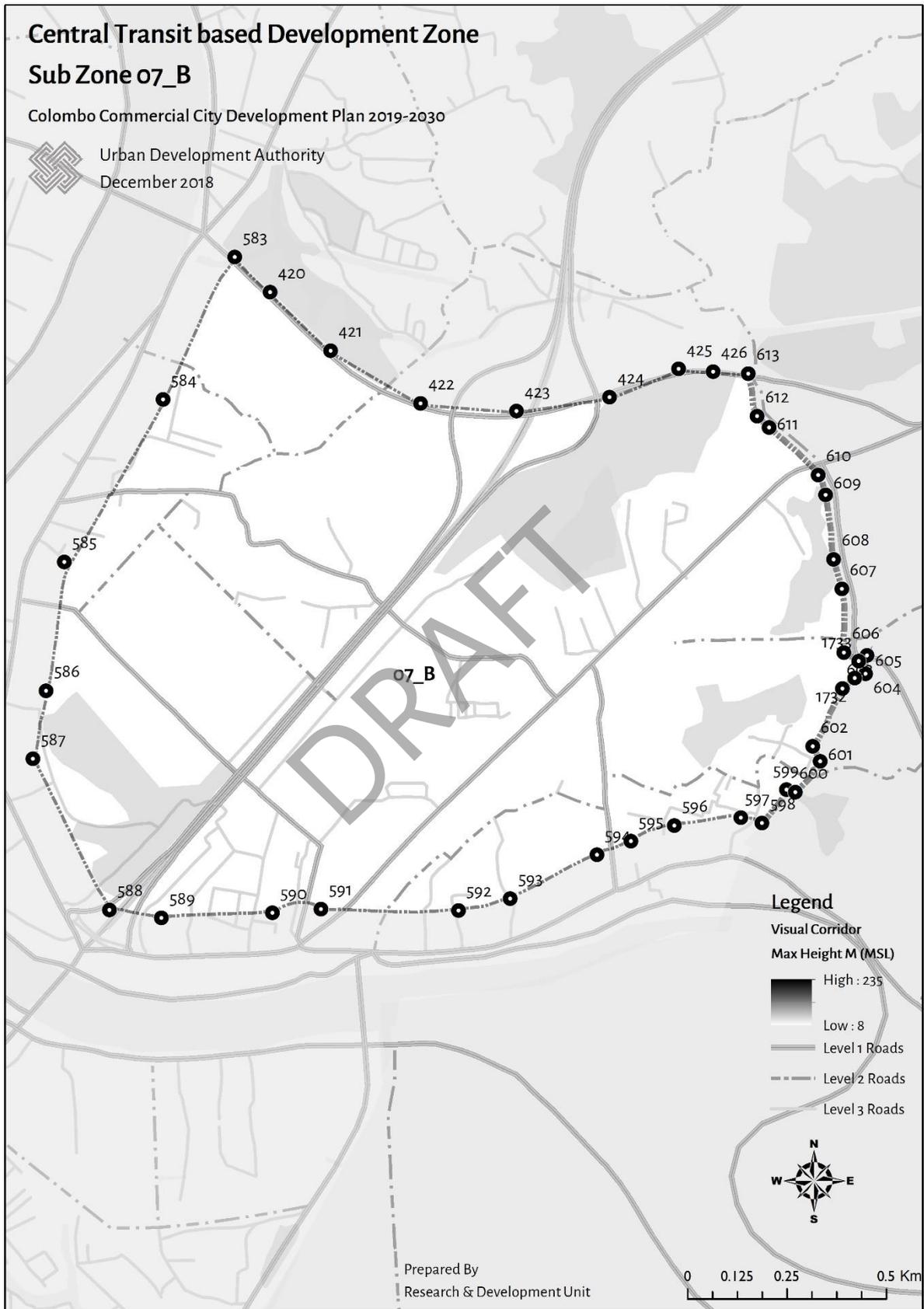
➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Gemunu Mawatha	5	16.5
Godakaduruwatta Road	3	16.5
Kolonnawa - Kandy Road New Connection Road	-	16.5
Weragoda Road	5	16.5

Table 79: Priority Level Two Roads; Sub Zone 07\_A

*Note\* Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.*

ii. 7-B



Map 57: Zone 07\_B

a. Zoning Boundaries and other Specifications

<b>Zone Number</b>	<b>07-B</b>					
<b>Zone Name</b>	<b>Central Transit based Development</b>					
	The following X and Y coordinates based on which the boundaries of this Zone is defined on Prime Meridian: Greenwich (o.o), Datum: D_WGS_1984					
	<b>Point No</b>	<b>X</b>	<b>Y</b>	<b>Point No</b>	<b>X</b>	<b>Y</b>
	420	79.8873	6.97081	596	79.8965	6.95865
	421	79.8887	6.96948	597	79.898	6.95883
	422	79.8907	6.96827	598	79.8984	6.9587
	423	79.8929	6.9681	599	79.899	6.95946
	424	79.895	6.96841	600	79.8992	6.9594
	425	79.8966	6.96906	601	79.8998	6.96011
	426	79.8973	6.969	602	79.8996	6.96045
	583	79.8865	6.97161	603	79.9003	6.96177
	584	79.8849	6.96836	604	79.9008	6.96211
<b>Zoning Boundaries</b>	585	79.8827	6.96466	605	79.9008	6.96253
	586	79.8822	6.96172	606	79.9003	6.96259
	587	79.882	6.96017	607	79.9003	6.96404
	588	79.8837	6.95672	608	79.9001	6.96472
	589	79.8849	6.95654	609	79.8999	6.96619
	590	79.8874	6.95666	610	79.8997	6.96664
	591	79.8885	6.95674	611	79.8986	6.96773
	592	79.8916	6.95671	612	79.8983	6.96798
	593	79.8928	6.95698	613	79.8981	6.96895
	594	79.8947	6.95798	1732	79.9005	6.96201
	595	79.8955	6.95829	1733	79.9006	6.96239

<b>Zone Factor</b>	<b>1.35</b>
<b>Permissible Plot coverage</b>	Residential – 0.65 Non Residential – 0.80
<b>Minimum Lot Size</b>	40 Perch

Table 80: Zoning Boundaries and other Specifications of Sub Zone 07\_B

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b. Proposed Roads of Sub Zone 07-B



Map 58: Proposed Road Hierarchy in Sub Zone 07-B

c. Road List of Roads in Sub Zone 07-B with Proposed Road Widths

➤ Priority Level One Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
Dutugemunu Mawatha, Peliyagoda	7.5	27.6
Expressway (from Katunayaka)	-	27.6
Expressway (to Katunayaka)	-	27.6
Highway Connection Road	15	27.6
Kandy Road (Part 1)	21	34.6
Kandy Road (Part 2)	21	36.6
New Nugape Road	6	27.6
Station Road, Kelaniya	10.8	27.6
Waragoda Road	9	27.6

Table 81: Priority Level One Roads; Sub Zone 07\_B

➤ Priority Level Two Roads

Road Name	Existing Road Width (m)	Applicable Road Width (m)
1st Lane, Peliyagoda	9	16.5
4th Lane, Peliyagoda	8	16.5
Akurupitiya Road	6	16.5
Gemunu Mawatha	5	16.5
Godakaduruwatta Road	3	16.5
Highway Entrance Rd (Wanawasala & Thelanga)	5	16.5
Meegahawatta Road	4	16.5
Umagiliya Place Road Extension (Along Proposed New Railway)	-	16.5

Table 82 Priority Level Two Roads; Sub Zone 07\_B

*Note\** Proposed Road Width of Local Authority Roads – Proposed Road width of all the Local Authority Roads which falling within this zone should have minimum of 7m.