

**AN EVALUATION OF LAND DEVELOPMENT
REGULATIONS OF URBAN DEVELOPMENT AUTHORITY
WITH RESPECT TO URBAN DEVELOPMENT AREAS**

E.M.S.B EKANAYAKE

Individually Supervised Research Project Report Submitted in partial fulfillment of
the requirements of the M.Sc. In Town & Country Planning



University of Moratuwa, Sri Lanka
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

DEPARTMENT OF TOWN & COUNTRY PLANNING'

UNIVERSITY OF MORATUWA

SRI LANKA

NOVEMBER 2010

96416

ABSTRACT

Through the land use policies and practices, it is expected to achieve national, regional and local economies, productivity, health and efficiency. Other objectives of those policies, such as improving physical environment, strengthening urban economy, conserving ecological equilibrium and fostering social values. In other wards that should be achieved planned and sustainable urban development. It is, therefore, necessary to formulate rational and long-term land use planning policies.

In the process of urbanization that makes the high pressure on urban lands and demanding lands for various activities. That is basically under four categories of social, economic, physical and environmental aspects. Through the process of urbanization, regulations are challenging when meets the needs of the people

As a policy, land development regulations have been formulated by UDA for the urban development areas and those are practiced by the respective local authority. But when examine the applicability of these regulations in ground level; it is found that the most of regulations are not applicable to most of areas. Especially in the case of hilly urban areas, this situation can be observed.

Therefore, this study was attempted to check the applicability of existing land development regulations which gazette by UDA in 1986. accordingly, this will only check the degree of compliance of the development to the existing land development regulations in the urban development areas which declared by UDA. Accordingly to the results of the study, it was revealed that land subdivisions which evaluated; 73% are only compliance to the existing land development regulations and 90% are comply to the building regulations by the existing buildings in the flat land area. But this situation is totally different in hilly urban area in the case of regulation applicability. According to the analysis of the hilly land area, it is revealed that 60% is only compliance with the existing land subdivision regulations. In other wards 40% of existing land subdivision regulations is in the inapplicability situation. When examine the condition of building regulations, it was found that only 35% is only in applicable situation. It

means that the 65% of the building regulations are not comply with building developments in the hilly land areas.

In addition to above analysis, it was conducted the professional perception survey. The objective of this survey was to identify the professional experience in applicability of land development regulations. According to the survey, it was revealed the 70% professionals are not satisfied with existing regulations. According to above survey, most of land development regulations are in inapplicable condition specially areas of hilly land.

Accordingly, this study attempted to check the applicability of existing land development regulations which practiced in urban areas. In the mean time it was identified the inapplicable regulations. Therefore it is needed to reconsider this regulations and it should be re Gazettes them to achieve plan and sustainable urban development.



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

DECLARATION

I declare that this Research Project represents my own work, accept where due acknowledgment is made and that it has not been previously included in a thesis, dissertation, or report, submitted to University of Moratuwa or other qualifications.

I wish to also declare that total number of words in the body of this report(excluding the appendices and Bibliography) is 10971

.....


Name of the Student : Ekanayake E.M.S.B

Group : 2008

Index Number : 07/9603

Date : 30th November 2009



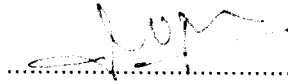
University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

CERTIFICATION

I certify herewith that Ekanayake E.M.S.B Index No 07/9603 of the 2008/2009 Group has prepared this Research Project under my supervision



.....
Signature of the Principal Supervisor



.....
Head of Department of Town and
Country Planning



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

Acknowledgement

I am deeply indebted to professor. P.K.S Mahanama, Dean of the Faculty of Architecture, University of Moratuwa for his valuable guidance and supervision given to me for the completion of IRP project in MSc. Programme.

My sincere thank goes to Dr. Jagath Munasinghe, Head of Department of Town and Country Planning for the valuable guidance and directions for the fulfillment of IRP as well as for the success of MSc. programme.

I must remember Professor Willie Mendis and Mr. K.D Fernando senior lecture whose guidance and supervision given to me for the fulfillment of this study.

Further I must appreciate corporation given to me by staff members of Department of Town and County Planning, University of Moratuwa and the staff members of Urban Development Authority,

Finally, I am indebted to my wife Indrani Ranatunga, for her encouragement and the all round assistance given me for the fulfillment of this study.

CONTENT

	Page
Acknowledgement	I
Abstract	II
Contents	III
List of Tables	IV
List of Figures	V
1.0 Chapter One - Introduction	1-6
1.1 Background	01-02
1.2 Problem Definition	02-04
1.3 Research Objective	04.0
1.4 Methodology	05-06
1.5 Scope and Limitations	05 -06
2.0 Chapter Two - Literature review	07-33
2.1 Introduction	07.0
2.2 Land and land development	
08.0	
2.3 Land and Property Development	09.0
2.4 Land development and Planning	9-14
2.5 Land development and Site planning	14-20
2.6 Land development for the Residential purposes	20-22
2.7 Land Subdivision	22-23
2.8 Land development related Planning Laws in Sri Lanka	23-28
2.9 Land Development Regulations	28-33

3.0 Chapter Three	
Essential Characteristics of land development and its regulations	34-46
3.1 Introduction	34.0
3.2 Essential Characteristics of land development	34-39
3.3 Land development regulations of UDA in 1986	40-46
4.0 Chapter four - Research Design	47 -48
4.1 Data Collection	48.0
5.0 Chapter Five – Evaluation of land development regulations	49 -77
5.1 Introduction	49.0
5.2 Parameters of Evaluation	49-50
5.3 The evaluation Criterion	50-51
5.4 The Evaluation of Planning and building regulations, in Flat land area	51-57
5.5 The Evaluations of Planning and building regulations, in hilly areas	57-72
5.6 The evaluation of important factors in land development	72-77
6.0 Conclusion and Recommendations	78-80
6.1 Conclusion	78.0
6.2 Recommendations	79-80



LIST OF FIGURES

	Page
2.1 Sustainable Development Aspects	12
2.2 Sustainable Development Triangles	13
2.3 Objectives of Land developments	20
2.4 Essential Physical Characteristics of the Site	22
2.5 Land development related laws in Sri Lanka	24
3.1 Factors for the land development	39
4.1 Research Design	47
5.1 Unsuitable lands allocated for the open spaces	53
5.2 Reserved open space is used for the other uses	54
5.3 Violation of street line reservations	54
5.4 Violation of building line regulation	55
5.5 Parking within the building line	56
5.6 Close distance between well and septic tanks	57
5.7 Steep slope angle of the Plot	60
5.8 Inappropriate Plot size	61
5.9 Narrow buildings due to small plot sizes in hilly area	61
5.10 Allocation of unsuitable lands for open spaces	62
5.11 Steep accesses in land subdivision	62
5.12 Allocation of unsuitable lands for open spaces	62
5.13 Steep accesses in land subdivision	63
5.14 Development of steps accessibility in the hilly land area	63
5.15 Encroachment of building lines	64
5.16 Vehicle parking within the building line	65
5.17 Alternative for Gradient of Ramps for the access	66
5.18 Violation of plot coverage regulation	67
5.19 Conversion of foundation structures to habitable spaces	68
5.20 Conversion of foundation structures to building space	69
5.21 Constructions of building in slop land	70
5.22 Allocation of Steep lands for the Rear space	70

5.23 Allocation of rear space at the up side of the land	71
5.24 Violation of side space in hilly area	72
5.25 Construction of boundary walls within the building line	75
5.26 Encroachment of canal reservations and water retention areas	75
5.27 Encroachment of reservations of water bodies	76
5.28 Residential developments in the flooding lands	76
5.29 Destruction of Buildings which Constructed in the steep slope land	77
5.30 Allocation of unsuitable lands for open spaces	77

