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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2334/47 - 2023 ජූනි මස 02 වැනි සිකුරාදා - 2023.06.02

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PART I : SECTION (I) — GENERAL

Government Notifications

L.D.-B. 3/2021(II).

THE COLOMBO PORT CITY ECONOMIC COMMISSION ACT, No. 11 OF 2021

REGULATIONS made by the Minister of Investment Promotion in consultation with the Colombo Port City Economic Commission and relevant Regulatory Authorities under Section 71 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

RANIL WICKREMESINGHE,
Minister of Investment Promotion.

Colombo,
31st May, 2023.



Regulations

PRELIMINARY PROVISIONS

1. These regulations may be cited as the Colombo Port City (Development Control) Regulations No. 1 of 2023.

Interpretation

2. In these regulations, unless the context otherwise requires -

“accepted codes of practice” means codes, standards or manuals acceptable to the Commission;

“access point” means a place or way by which pedestrians or vehicles have a safe ingress and egress to a parcel or plot;

“active edge” means Ground Floor uses which accommodate activities and provide a level of interaction between pedestrians and the building uses, including activity generating uses, diversity of businesses, entries to offices and apartments above. The ground floor facades have a high level of transparency to them with a large proportion of windows and glazed doors. Active edges (also called active frontages) increase casual surveillance and improve the vitality and safety of an area;

“Activity Generating Use” (AGU) means commercial use that generates pedestrian footfall and improves the vibrancy of its immediate surrounding and includes retail, entertainment, food and beverage outlet (such as restaurant, pub and lounge), sport and recreation (such as gymnasium and fitness centre) and other similar uses;

“air-conditioning” means the process of treating air so as to control simultaneously its temperature, humidity, purity, distribution and movement to meet the requirement of the air-conditioning space;

“air change” means the rate of air entering or leaving a space by natural or mechanical means in terms of the number of volume of the space;

“air well” means any space within or outside the building for the purpose of obtaining natural light and ventilation, and outside the building is the space within that lot of land, enclosed by one or more faces of such building or one or more boundaries of such lot;

“apartment” means a unit as defined in the Apartment Ownership Law, No. 11 of 1973;

“approval” means approval of the Commission;

“approved” means approved by the Commission;

“approved plan” means a plan of a building or any building works or any land sub division approved by the Commission in accordance with the relevant written law;

“balcony” means any stage, platform, oriel window or other similar structure projecting outwards from the wall of a building beyond the outer face of an external wall of the building and supported by brackets or cantilevered;

“basement” means a storey which is completely below the ground level;

“boundary wall” means any wall, enclosure or screen built on or along a boundary line of a parcel of land for the purpose of separating such land from another adjoining parcel of land;

“building” means any covered and enclosed structure with one or more floors that is permanently affixed to the land and is accessible to humans;

“primary building” means any building erected on a plot intended for the primary use as per the land use (Figure 1.1);

“ancillary building” means any building erected on a plot that is incidental to a primary building on the same plot and the use of which is in connection with that primary building such as a detached garage (Figure 1.1);

“detached building” means a free-standing building that does not abut any other building or adjacent plot and for which open space is provided around all sides of the building and the plot lines (Figure 1.2);

“semi-detached building” means a building that abuts on one side of the plot line or building on an adjacent plot and for which no side setback is provided (Figure 1.3);

“attached building” means a building that abuts on two side of the plot line or building on an adjacent plot and for which no side setback is provided (Figure 1.4);

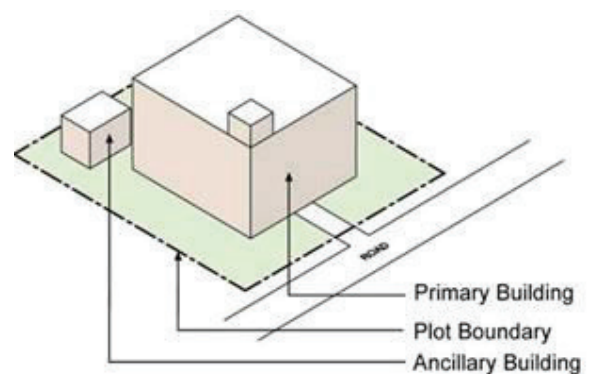


Figure 1. 1 Primary building & ancillary building

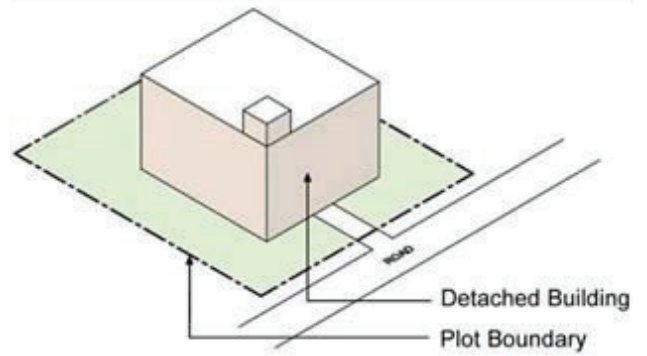


Figure 1. 2 Detached building

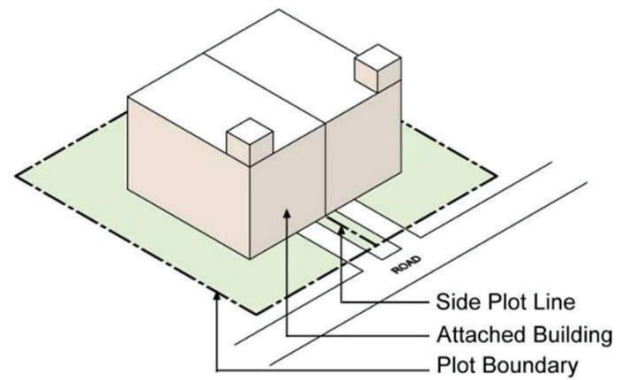


Figure 1. 3 Semi-detached building

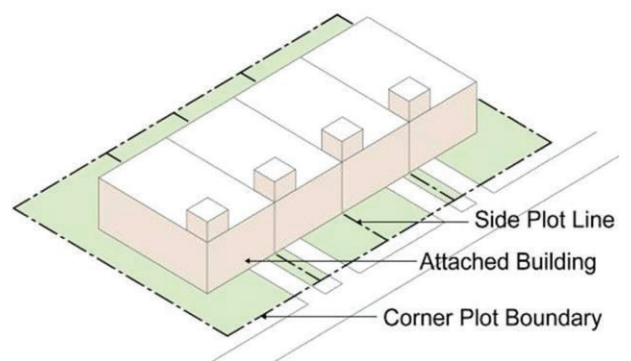


Figure 1. 4 Attached building

“building coverage” means the percentage of the plot area occupied by the ground area of the primary and all ancillary buildings on such plot, and includes the shadow area created by cantilevered building projections (Figures 1.5 and 1.6), and all existing developments within the plot, but does not include the following: -

- (a) bay windows with a projection of 0.5m or less;
- (b) roof eaves and entrance canopy with a projection of 2.0m or less (Figure 1.7);
- (c) one main entrance canopy; and
- (d) uncovered landscape area, swimming pool, and footpath;

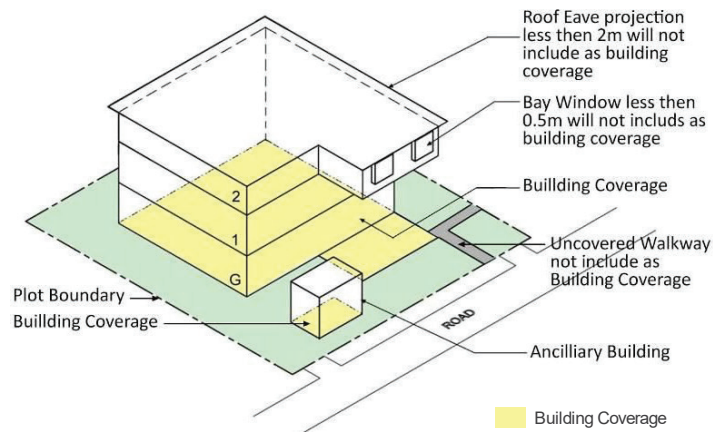


Figure 1. 5 Building coverage overview

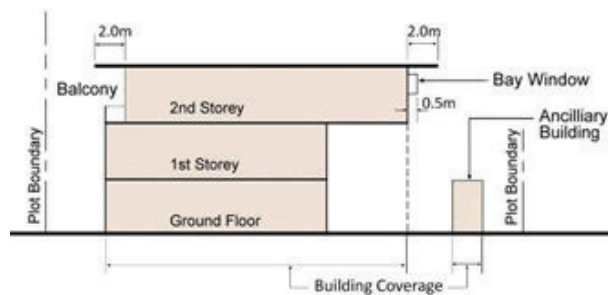


Figure 1. 6 Building coverage section

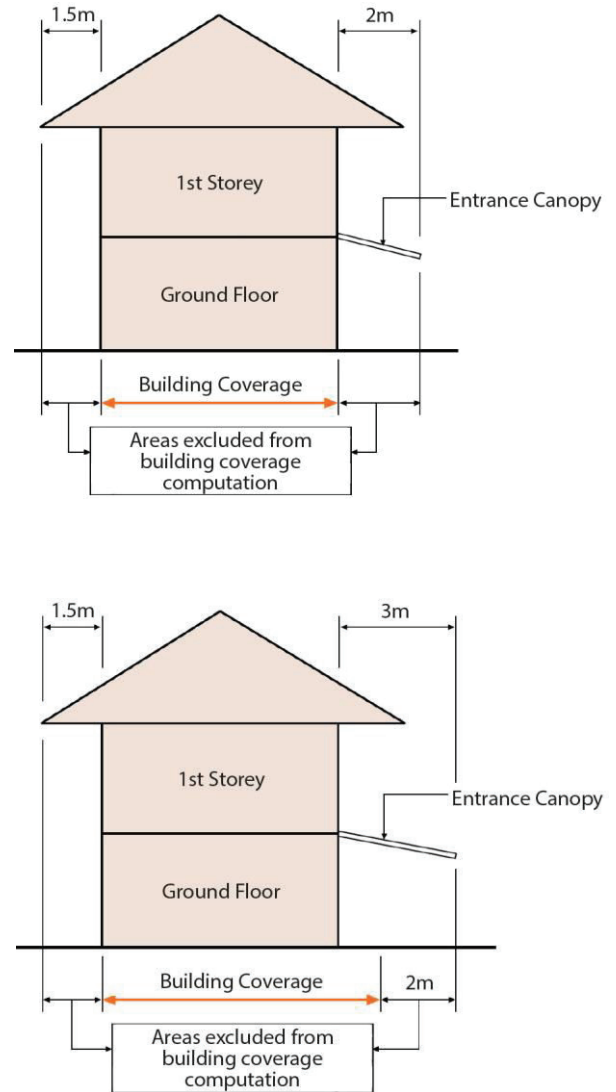


Figure 1. 7 Roof Eaves

“building envelope” means the elements of a building which enclose air-conditioned spaces through which thermal energy may be transferred from the exterior;

“building height” means the overall height of a building as measured from the main plot access point to the top of the last storey or the highest point of the building (Figures 1.8 and 1.9) and does not include the structures and fixtures at the roof level such as water tanks, lift motor rooms, building maintenance equipment, lightning conductors, obstacle lights, external parapets not exceeding 1.5m, antennae, and any other permitted structures, which are subjected to approval of the Commission;

Explanation: All elevations including main plot access point, spot levels, road levels, control levels of utility services are measured from the base level 0.00 which refers to Lowest Water Level of Spring Tide (LOWST), where LOWST = Mean Sea Level (MSL) + 0.434m;

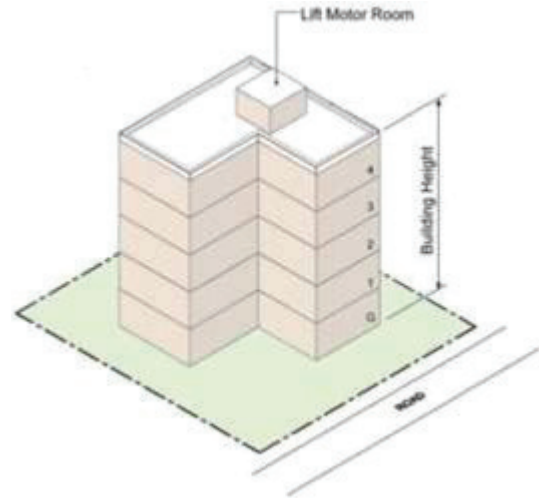


Figure 1. 8 Building height overview

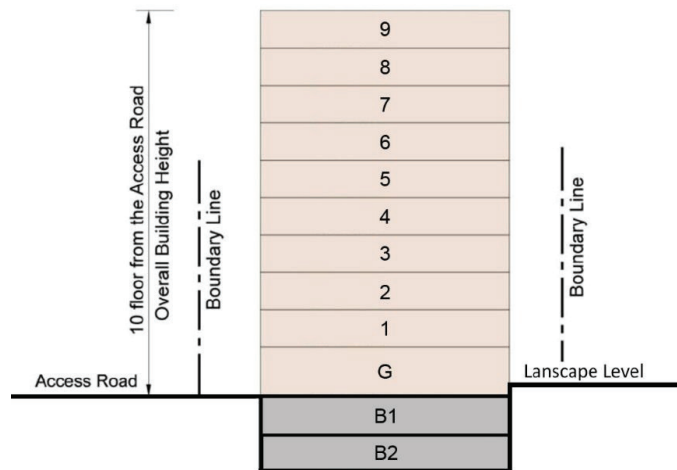


Figure 1. 9 Building height section

“building setback” means the minimum distance (in plan) by which a building shall be offset from the plot line, except for any permitted intrusions or structures (Figure 1.10);

Explanation: “zero metre setback”:

Zero metre setback is mandatory in certain areas to help generate activities along certain corridors or nodes. The objective is to integrate commercial developments with pedestrian access within the road Right of Way (ROW). It can allow for a variety of building typologies and arcade (covered walkway) developments (Figure 1.11). For Colombo Port City Development Project, zero setback defines minimum 70% built-to-edge along the East Boulevard in Financial District, and minimum 50% built-to-edge along other Boulevards (Figure 1.12). The remaining facade can have setbacks for plaza and F&B areas. Developments built-to-edge can allow for setback at the ground floor for arcade (covered walkway) developments;

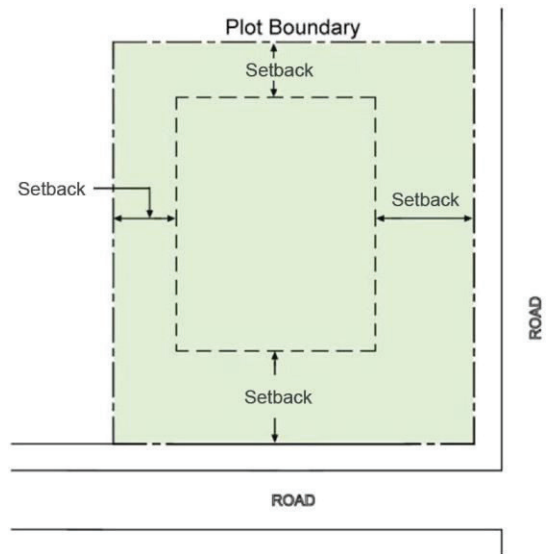


Figure 1. 10 Building setback

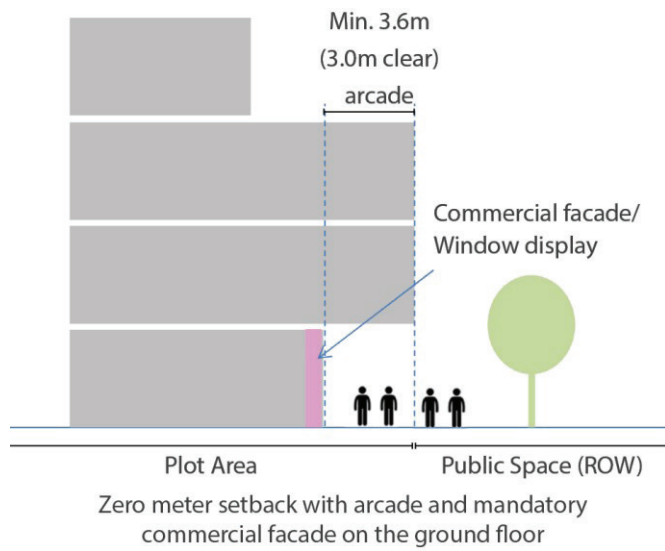
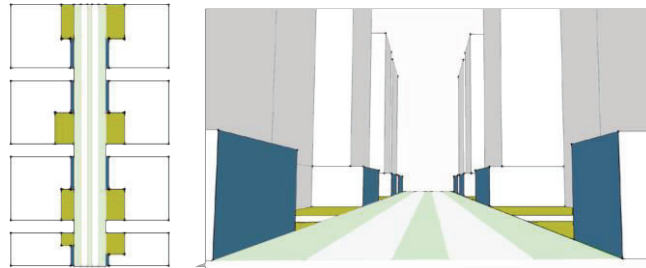


Figure 1. 11 Zero-metre setback

Zero metre setback variation Plan View of road and the adjacent buildings Perspective view of the road and the adjacent buildings

50% BUILT-TO-EDGE

50% built-to-edge is the standard requirement for zero metre setback along Boulevard (except for the East Boulevard). This percentage allows for a good building edge with necessary setback area allowing for some play with the building design, pedestrian entry, drop off canopy, landscape areas and outdoor refreshment areas.



70% BUILT-TO-EDGE

70% built-to-edge is the standard requirement for zero metre setback along the East Boulevard. This percentage allows for a good building edge with necessary setback area allowing for some play with the building design, pedestrian entry, drop off canopy, landscape areas and outdoor refreshment areas.

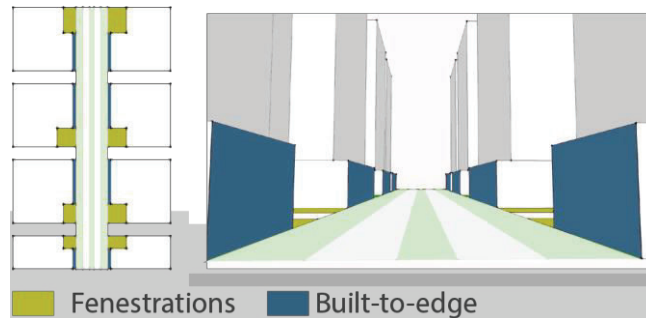
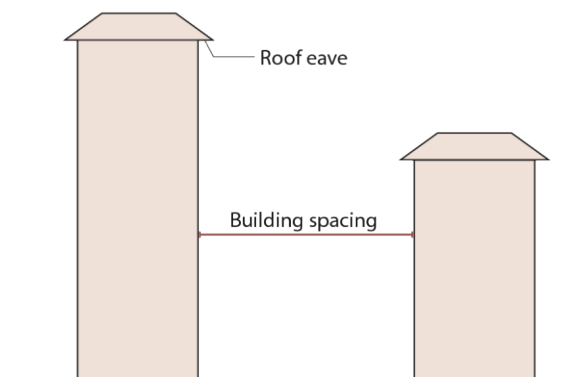


Figure 1. 12 Zero metre setback variations

“building spacing” means the nearest distance measured between building envelopes, excluding roof eaves (Figure 1.13). Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks;



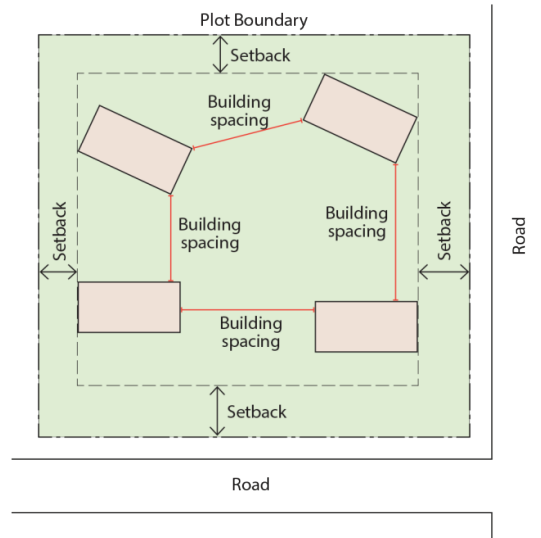


Figure 1. 13 Building spacing

“business premises” means a building or part thereof designed, adapted or used for the carrying on of a business or profession, sale or exchange of goods with a profit-making motive including private hospitals and nursing homes and private educational institutes etc;

“car parking shed” means the covering of the car park which shall form part of the building coverage. The building coverage shall be measured from the columns, while area beyond the columns may be excluded subject to the projection does not exceed 2.0m (Figure 1.14);

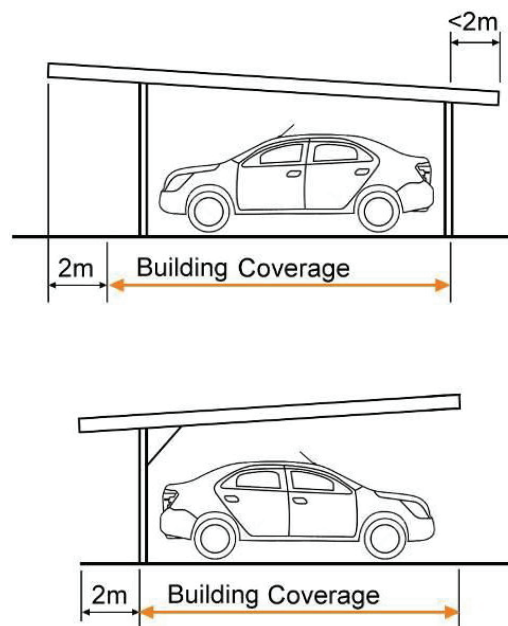


Figure 1. 14 Car parking shed

- “circulation” means the orderly movement by people or vehicles through a system, such as building, street/ pedestrian network or car park;
- “Code of Fire Precautions for Buildings” includes the Code of Fire Precautions for Buildings published under the provisions of the Construction Industry Development Act, No. 33 of 2014 or any other fire regulations made by the Fire Service Department of the Colombo Municipal Council;
- “Column”, in relation to structure-steel or reinforced concrete, means a part of a construction which, by its resistance to compression in the direction of its length and to bending actions induced by such compression, supports and transmits a load;
- “Commercial facade” means the facade of a building with a high level of transparency through the use of windows, and glazed doors that are able to visually engage the pedestrian passing by. A commercial facade implies vibrant shop fronts which avoid the use of long blank walls;
- “Commission” means the Colombo Port City Economic Commission;
- “construct” means to build, erect and place in position and includes reconstruct, rebuild, re-erect and replace in position;
- “cross wall” means an internal wall dividing a party wall or an external wall into distinct lengths;
- “developer” means the owner or person who has been authorized to carry out the development activity in such land;
- “development activity” means the parceling or sub-Division of any land, the erection or re-erection of structures and the construction of works thereon, the carrying out of building, engineering and other operations on, over or under such land and any change in the use for which the land or any structure thereof is used, other than the use of any land for purposes of agriculture, horticulture and the use of any land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of a dwelling house, not involving any building operation that would require the submission of a new building plan ;
- “driveway” means the connection provided for vehicles between a road and the edge of a plot providing vehicular access to a site;
- “duct” means a passageway for conveying air or a pipe carrying utility lines;
- “dwelling house /dwelling unit” means a building or part of a building consisting of a room or group of rooms forming a self-contained unit with independent living, cooking and sanitary facilities;
- “easement” means a right given to use land owned by another person, company or organization. Easements are used for pedestrian/emergency access, open space, landscape buffers and utilities;
- “Estate Manager” means the company designated as the Estate Manager under section 59 of the Colombo Port City Economic Commission Act, No. 11 of 2021;

“external wall” means an outer wall or vertical enclosure of a building not being a party wall even though it may adjoin a wall of another building;

“fencing” means a structure with certain portion of transparency that encloses the area of plot at the perimeter, provided however a hedge that is 1.0m or lower shall not be considered as a fence;

"Financial District" includes the land within the Area of Authority of the Colombo Port City dedicated to financial activities, generation of financial products, financial service firms such as banks, insurance companies and monetary exchanges, the Colombo International Financial Centre, financial utilities such as stock exchanges and financial regulatory authorities and monetary hub activities which include Information and Communication Technology, Commerce and International Trade;

“flat” means a separate dwelling used or constructed or adapted to be used wholly or principally for human habitation for a single family, where the kitchen, lavatory, bathroom or water-closet are contained within the separate dwelling and that dwelling is contained in a building comprising two or more such dwelling joined vertically;

“floor” includes a horizontal platform forming the surface of a storey and any joist board, timber, stone, concrete, steel or other substance connected with or forming part of such platform;

“floor area” means the horizontal area of a floor of a building measured from the exterior faces of exterior walls or in the case of a common wall separating two buildings, from the centre line of such common wall and includes all roof projections and balconies exceeding 1.0m in width and all areas having a roof and capable of being enclosed;

“floor area ratio (FAR)” means the gross floor area of the building or buildings on any plot divided by the plot area (Figure 1.15);

“footway” includes a footway or verandah way at the side of any street;

“foundation” means the element of a structure which connects it to the ground, transferring loads from the structure to the ground;

“fresh air” means “normal outdoor air” not unduly affected by odours, smoke, effluent, dust, fumes discharge from mechanical plant and the like;

“garage” includes a building or part thereof, used for housing or parking of motor vehicle;

“gate level” means the level at the main plot entrance;

“Gross Floor Area (GFA)” means the sum of the gross horizontal areas of all the floors of a building, measured from the exterior face of exterior walls or mid-point of common or party walls, and the “floor area” of a building includes basement floor area, staircase blocks, ledges, public areas such as landings, and common lobbies, except otherwise exempted;

Explanation 1: Any existing building not affected by the new development shall clearly be stated in the existing gross floor area. Calculations of gross floor area for any development shall include the Gross Floor Area of all existing developments within the plot (Figure 1.15);

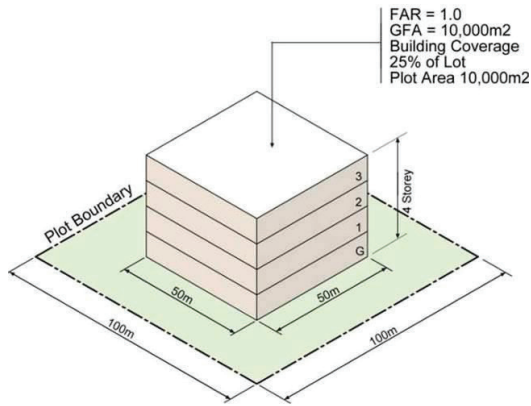


Figure 1.15 Gross floor area (GFA) and floor area ratio (FAR)

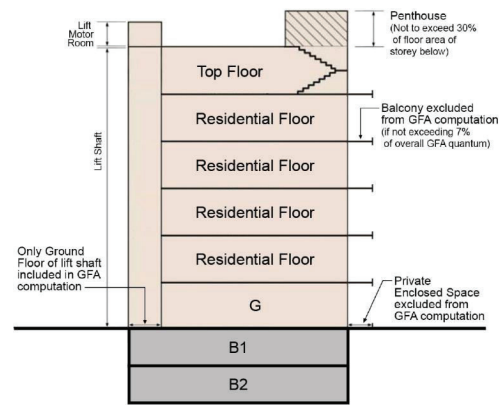


Figure 1.16 Balconies, Private Enclosed Spaces (PES) and Lifts

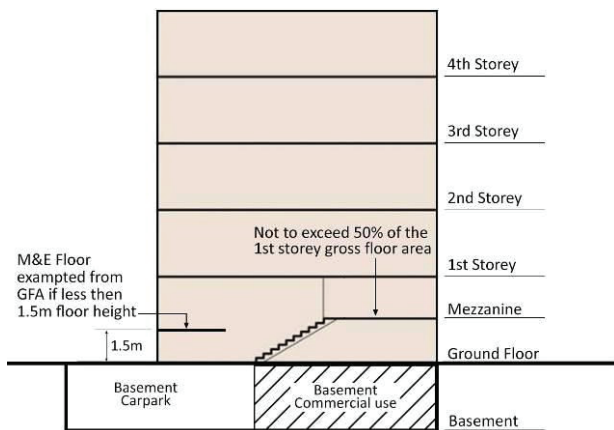


Figure 1.17 Basement and M&E Floor

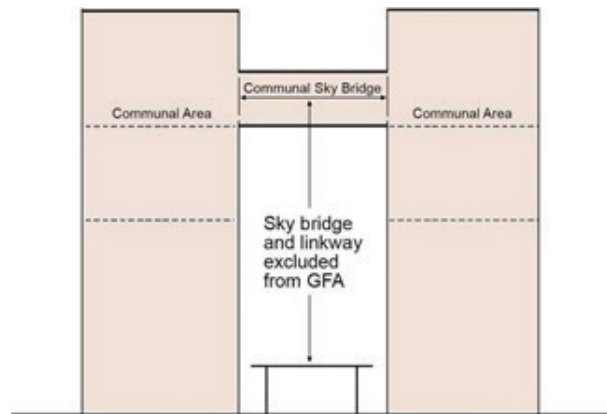


Figure 1.18 Communal sky bridge, linkway

Explanation 2: “areas exempted from Gross Floor Area (Non-GFA)”: The developer is required to clearly indicate the floor areas that can be exempted from Gross Floor Area (GFA) and final computation of the total Gross Floor Area of the development is subject to approval. The following are the areas that may be exempted from the Gross Floor Area (any area not listed in the following list shall be included in the Gross Floor Area): -

- (a) aesthetic moulding: architectural features or ornamental mouldings to express a particular style or to enhance the facade of the building. These features are purely decorative. For example, cornice;
- (b) balcony: balconies, private enclosed spaces (PES) and bay window areas, subject to the condition that all the balcony, private enclosed spaces (PES) and bay window areas do not exceed 7% of Gross Floor Area quantum of each storey (Figure 1.16);
- (c) basement (non-commercial): basements not utilized for any commercial purposes (Figure.1.15);

- (d) cable chamber: standalone electric substation or substation that does not exceed 6.0m in height;
- (e) cat walk: catwalk not exceeding 1.0m wide for maintenance purposes;
- (f) car parking facilities: any pure car park floors at ground level, basement or in multi-storey buildings (Figure 1.17);
- (g) communal sky bridge: non-commercial communal bridges up to 6.0m wide linking blocks within a single development (Figure 1.18);
- (h) covered walkway (arcade) at ground level: area measured up to 3.6m wide for those designated as mandatory covered walkway, up to 2.0m wide for those without mandatory requirement;
- (i) curtain walls area less than 60cm deep;
- (j) driveway: driveways are treated as part of vehicle circulation area;
- (k) drop-off point: vehicle drop-off point and bay area;
- (l) entrance canopy/main entrance: area under one main entrance canopy and other entrance canopies with projection of 2.0m or less (Figure 1.19);
- (m) fire refuge areas: dedicated areas for fire refuge that comply with the fire regulations;
- (n) firefighting shafts: firefighting shafts that comply with fire regulations. A firefighting shaft consists of protected enclosure containing a firefighting stairway, a firefighting lobby and a firefighting lift;
- (o) landscaped area: In the case of landscaped areas above the ground floor, such as sky garden and terraces, area to be exempted is delineated by the 45-degree line taken from the bottom soffit of the floor or overhang above the landscaped deck (Figure 1.19);
- (p) ledges: air-conditioner, firemen ledges not exceeding 1.0m wide, as measured perpendicularly from the external wall;
- (q) letter boxes: unenclosed letter boxes in car park floors;
- (r) lift shaft: lift shaft including the thickness of the walls. Gross Floor Area is only counted once at the ground level (Figure 1.20);
- (s) linkages/walkway: to enhance design flexibility in providing more pedestrian thoroughfares and linkages for ease of pedestrian movement, covered walkways, footways, link-ways, underground pedestrian links (non-commercial) can be excluded from gross floor area computation. (Figure 1.18);
- (t) loading & unloading bay: loading and unloading bay, except loading and unloading platform;
- (u) M&E floors: M&E floors with 1.5m or less headroom (Figure 1.17);
- (v) metre compartment: metre compartment integrated within the gate post;
- (w) overhead plus underground pedestrian links with activity generating uses in Financial District, up to 2% of the total Gross Floor Area;
- (x) pavilion: to encourage more communal usage of space & greenery provision, communal pavilions at ground level and rooftop can be exempted from the Gross Floor Area but must satisfy the following criteria: non-commercial use; open-sided; single storey (5.0m in height measured from base to structure tip); does not exceed 50sqm in size;

- (y) sloping ground: shadow areas on existing undulating sloping terrain or sloping ground below building structures, platform or deck (Figure 1.20);
- (z) staircase / intermediate staircase: for a staircase that starts from ground level, Gross Floor Area is only counted once at the ground level. For a staircase that starts from intermediate level, Gross Floor Area is only counted once at the level where the staircase begins (Figure 1.19);
 - (aa) service ducts: service ducts including the thickness of the walls are computed as Gross Floor Area. They are counted once at the ground level. The remaining floors are excluded from Gross Floor Area computation. (Figure 1.20); and
 - (bb) water tanks: water tanks and rainwater holding tanks;

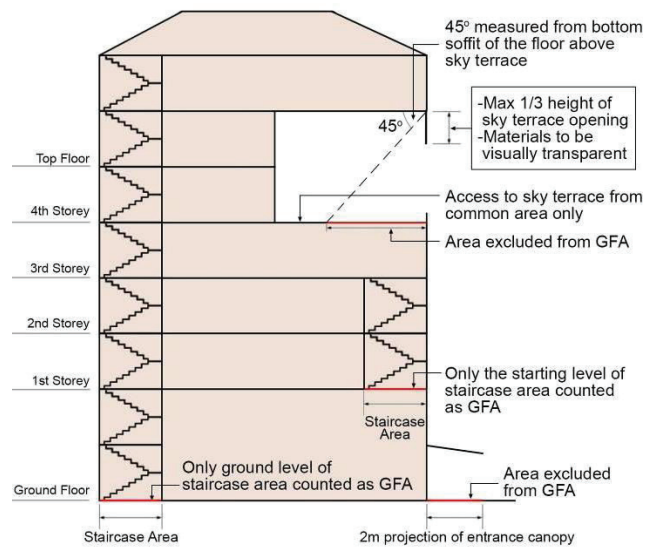


Figure 1. 19 Entrance canopy, sky terrace, staircase

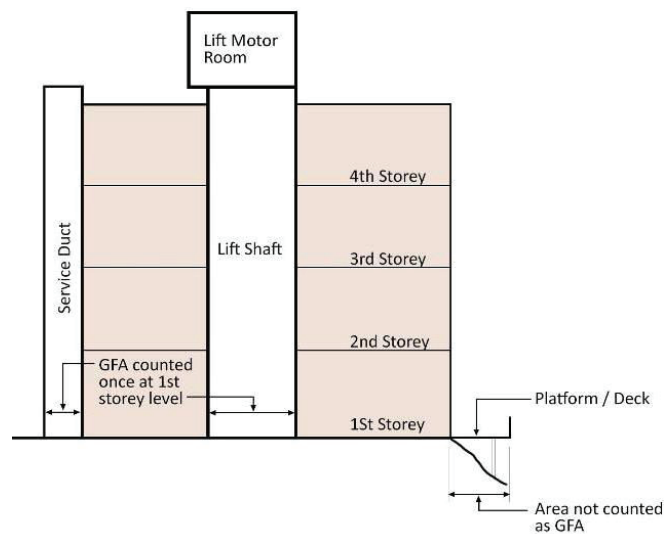


Figure 1. 20 Lift shaft, service duct, sloping ground

“ground floor” means the storey of a building to which there is an entrance from the outside on or above the level of the natural ground at the front of the building;

“habitable room” means any room not less than 8.0m² in area but does not include any bathrobe, water-closet, open verandah, terrace or garage;

“height”, in relation to -

- (a) a room, means the vertical distance measured between the finished floor level and the underside of the ceiling;
- (b) any storey, means the vertical distance measured between the upper surface of the floor immediately above it;
- (c) a wall, means the vertical distance measured from the base of the wall to its highest part or, in the case of a gable, to half the height of the gable;

“hospital” means a building or part thereof designed, adapted or used for the care or treatment of the sick, infirm, aged, convalescent or pregnant;

“hotel” means a building specially designed and constructed or substantially adapted to be used to accommodate persons for the purpose of gain or profit, with or without arrangements for communal feeding;

“iconic building” means a building that is architecturally designed to express the significance of its location and distinctiveness of its character;

“landscape areas” means those areas that are defined on the plot plans for hard (impermeable and permeable) and soft (planted) landscape and include-

- (a) ground level private areas or open to the public areas outside and surrounding the buildings;
- (b) paved (impermeable or a mixture of suitable permeable surface material) for pedestrian circulation, whose width is not less than the minimum standard for proposed pedestrian traffic flows;
- (c) designated assembly areas for emergency building evacuation if provided within plot;
- (d) landscaped areas within the footprint of the building as internal courtyards, green facades or sky-terraces that are intended to have a public aspect as part of the exterior aesthetic quality of the building;
- (e) covered pedestrian routes at the perimeter of the building which are open to and contiguous with open area landscape beyond the building curtilage;
- (f) building setback areas, including those for location of photovoltaic facilities, guard houses, open space recreational facilities i.e., children’s playground, residents swimming pools, and such other facilities approved by the Master Developer;
- (g) pedestrianized public thoroughfare, where indicated on the landscape plot regulations;
- (h) emergency vehicle access routes within setback areas to meet the relevant Regulatory Authority standards. These routes, which are intermittently used, should be of permeable paving surface that enables the suitable ground cover plants to blend with the adjacent planted and overall landscape design;

“landscape coverage” means the percentage of plot area covered by permeable surfaces and meant for aesthetic landscaping and the planting of grass, shrubbery, and trees but may contain such impermeable surface areas that are used as communal gathering spaces, or for landscaping features such as fountains, furniture or shade pergolas. The Landscape coverage may also include covered/uncovered walkway/footpath, playground, outdoor/uncovered swimming pool, outdoor/uncovered furniture such as barbecue grill, water tank and sink, non-commercial and open sided pavilion no more than 50sqm in size and 5.0m in height, landscape replacement area and photovoltaic area. Landscape coverage includes all hardscape and softscape, paved and unpaved areas. The landscape areas are excluded from total Gross Floor Area computation (Figure 1.21);

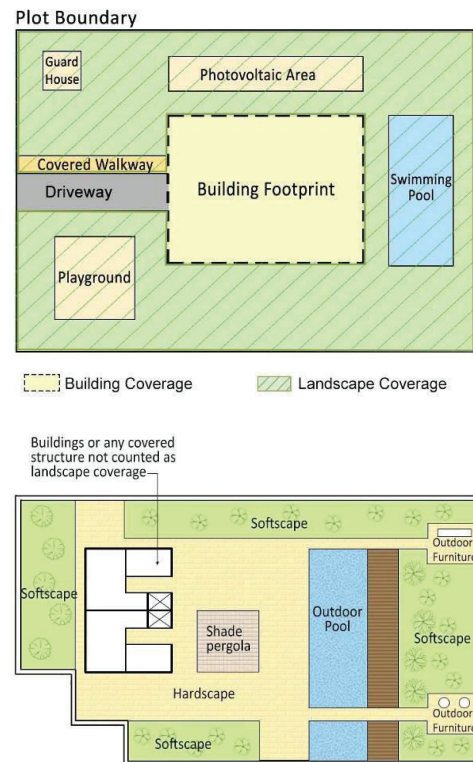


Figure 1. 21 Landscape coverage

“landscape easements” means the defined areas for public access which cross private property. Primarily for unobstructed pedestrian, non-vehicular circulation, which are to be landscaped, of which a defined percentage will be planted and the remainder hard landscaped. The landscape treatment to integrate ground level uses between the public and private realm.

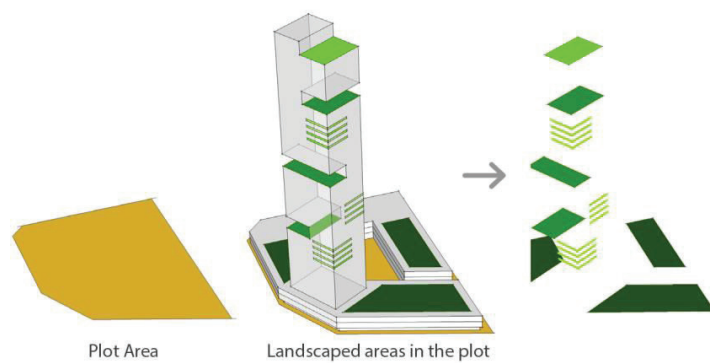
Explanation:

There are two types of landscape easement: -

- (a) pedestrian mall, across the financial district that will be developed to the design provided by the Master Developer as a pedestrian only landscaped area fronting the commercial ground floor frontage of private developments;
- (b) public thoroughfares that will allow for public access within the building set back of developments fronting public open spaces, or to provide a pedestrian link through a development plot to an open space and the public realm;

“landscape replacement area (LRA)” means landscape areas provided on the first storey or upper levels of the development (Figure 1.22). The computation of the landscape replacement areas will be determined by the horizontal surface area of the landscape areas. To be computed as landscape coverage, these landscape areas have to be-

- (a) uncovered and exposed to the sky;
- (b) if covered, to be open sided, naturally ventilated and delineated by the 45-degree line (Figure 1.19);
- (c) communal and accessible by the public or occupants of the building;



Landscape replacement area is equivalent to the sum of all open air landscaped areas excluding ground floor landscape.

Landscape replacement area
 =
 + Roof Garden
 + Sky Garden
 + Planter Box and Vertical Green
 + Podium Terrace Landscape

In plot regulations, the landscape requirement for each plot with respect to a certain percentage of the plot area is mentioned.

For example, 40% of plot area.

Figure 1. 22 Landscape replacement area (LRA)

“load bearing wall” means a wall which supports any load in addition to its own weight;

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

“main elevation” means the main facade of a building that is well designed and architecturally treated to showcase the image of the building. Air- conditioning units and mechanical equipment shall be avoided on the main elevation, otherwise shall be aesthetically screened;

“maintained” means maintained in an efficient state, in proper working order and in good repair;

“Master Developer” means the Government of Sri Lanka (GOSL);

“mechanical ventilation” means the process of supplying or removing air to or from a building or part thereof by mechanical means or devices;

“mezzanine storey” means an intermediate storey between two storeys but that is connected only by the storey below it, and which does not occupy more than 50% of the gross floor area of the storey below (Figure 1.23);

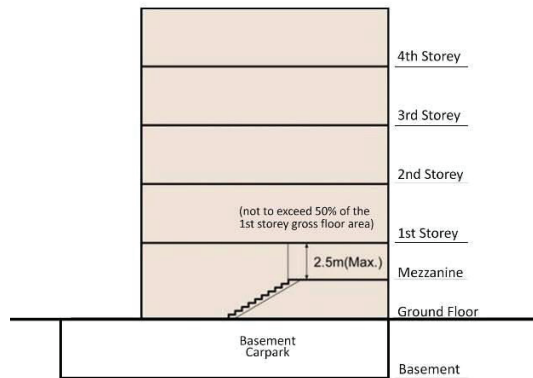


Figure 1. 23 Mezzanine storey

“natural ventilation” means the supply of outside air to a building or removal of inside air from a building by means of windows and other openings due to wind outside and convection effects arising from temperature or vapour pressure differences (or both) between inside and outside of the building;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“office” means a building or part thereof used for office purposes or for the purposes of administration, clerical work, book keeping, accounting, drawing, editorial work or banking;

“outdoor refreshment area (ORA)” means alfresco/outdoor dining area that is allowed within the plot including the space of building setback. The allowable extent of outdoor refreshment area shall comply with the requirement of emergency vehicle access (EVA) and is subject to approval;

“overhead pedestrian link (OPL)” means an overhead connection for pedestrians that links developments or Light Rail Transit (LRT) concourse to adjacent development at storey L2;

“owner” means a person whose name is registered in the assessment registry of the relevant Regulatory Authority;

“parapet” means a short wall constructed on a balcony or verandah;

“partition” means a temporary or easily removable vertical structure made of panel work covered with metal, wood or plastic sheets or other similar material used for the sub-division of spaces within a building;

“partition wall” means an internal wall used for the purpose of subdividing a storey of a building into sections and which supports no load other than its own weight;

“party wall” means a wall forming part of a building and used or constructed to be used along any part of its height or length for the separation of adjoining buildings, part of the building that belong to differed owners or are intended to be occupied by differed persons;

“pedestrian / emergency access easements” means areas that provides a passage for the members of the public on foot and bicycle, and for the access of emergency vehicles around buildings. These easements vary in width depending on the parcel;

“penthouse” means the uppermost storey of a building that is directly connected to and associated with the use of the storey immediately below it, and which does not occupy more than 30% of the gross floor area of the storey below (Figure 1.24);

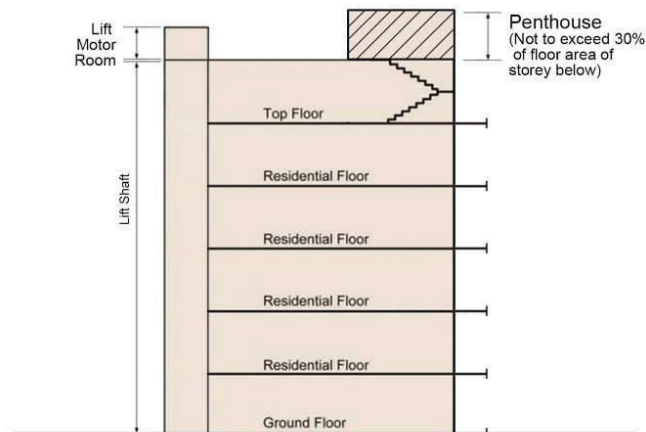


Figure 1. 24 Penthouse

“plot area” means the total horizontal area (in square metres) included within the plot boundary lines;

“plot connection” means the connection to individual plot (comprising residential, commercial, financial, institutional etc.) from external infrastructure network such as water supply, sewer and storm;

“plot control plans” means plans shown in plot regulations;

“plot entrance” means the entrance as shown in Vehicular Ingress/Egress and Basement Car Park Circulation Plan for plot access zones along the boundary frontage. (Details and specifications to be followed for plot entrance are indicated in Figure 1.25 and Figure 1.26)

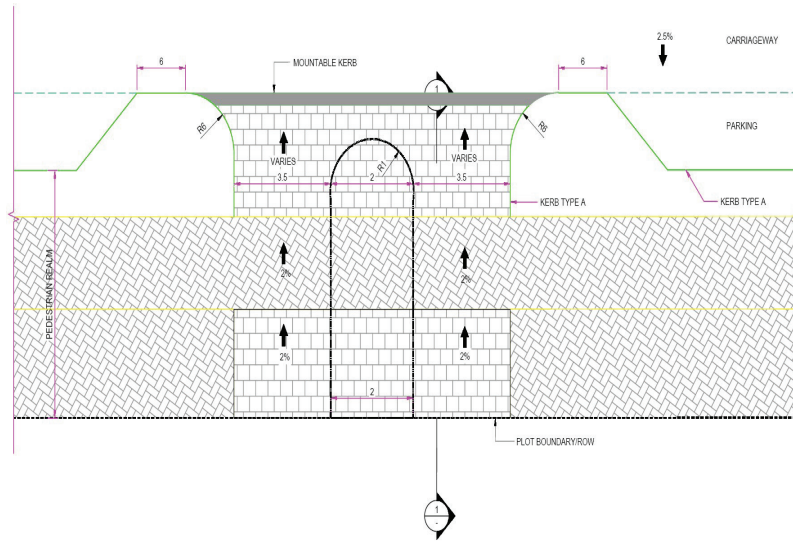


Figure 1.25 Typical plot entrance arrangement

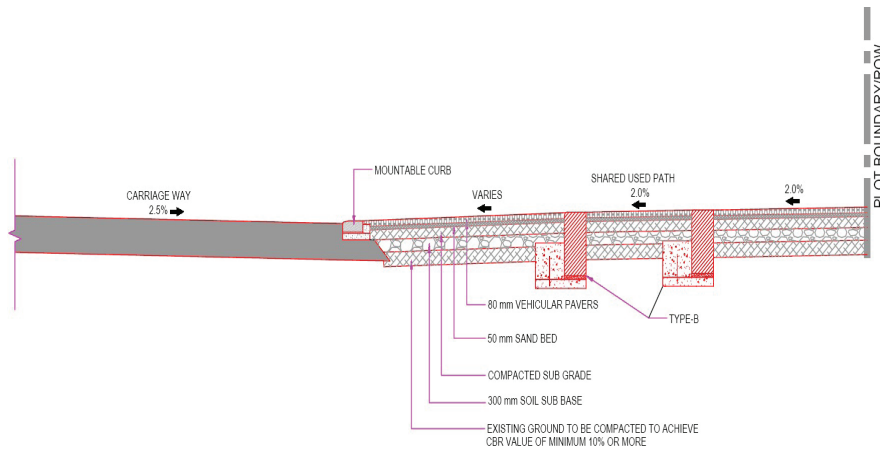


Figure 1.26 Section of plot entrance

“plot frontage” means the width of a plot abutting a public street. A plot can have more than one frontage when more than one sides are abutting public street;

“plot regulations” means detailed development control regulations for individual plot;

“public building” means a building or part thereof used or constructed or adapted to be used as a shop, office, hospital or place of public resort, not being a church, chapel, mosque, temple or other place where public worship is, or religious ceremonies are performed;

“public realm” means any space between and within buildings that is publicly accessible, including public street, square, park and open space;

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

“qualified person” means-

- (a) a Chartered Architect or Architect registered with the Architects Registration Board in terms of the provisions of the Sri Lanka Institute of Architects Law, No. 1 of 1976;
- (b) a Town Planner, who shall be a corporate member of the Institute of Town Planners, Sri Lanka incorporated by the Institute of Town Planners, Sri Lanka (Incorporation) Act, No. 23 of 1986;
- (c) an engineering practitioner who shall be a chartered engineer registered with the Engineering Council, Sri Lanka established by the Engineering Council, Sri Lanka Act, No. 4 of 2017;
- (d) a Registered Licensed Surveyor registered under the Land Survey Council established by Survey Act, No. 17 of 2002;
- (e) a Valuer who shall be a Corporate Member of the Institute of Valuers of Sri Lanka incorporated under the Institute of Valuers of Sri Lanka Law, No. 33 of 1975; or
- (f) any other person whose qualifications are recognized in the construction industry by the Government of Sri Lanka;

“Regulatory Authority” shall have the same meaning as in the Colombo Port City Economic Commission Act, No. 11 of 2021;

“residential building” means a building or part thereof designed, adapted or used for human habitation such as a detached, semi-detached or terrace house or a residential flat, and includes any outbuilding and other covered structure which is intended for enjoyment of the occupiers of the building or part thereof or is otherwise appurtenant to a residential building as such;

“restaurant” means a building or part thereof to which the public has access and used for the carrying on of any business where the primary purpose is the sale of foodstuffs for consumption in the building or part thereof;

“sanitary facilities” include toilets, wash-basins, bathrooms, sinks and facilities for washing clothes which connect, directly or otherwise with a private sewage treatment plant or with a public sewerage system;

“school” means a building or part thereof designed, adapted or used for the dissemination of knowledge;

“sewage” means any liquid waste and includes water-borne sillage and trade effluent;

“sewerage system” means any sewer, drain line, cess-pit, septic tank, treatment plant or any appurtenance thereof;

“shop / shopping centre” means a building or part thereof to which the public has access and is used for the carrying on of a trade or business and the primary purpose of which is the sale of goods and includes a building used for the purposes of a hairdresser, ticket agency, pawnbroker, dispensary or receiving office for goods to be washed, cleaned or repaired or any other similar trade or business;

“single-family housing” means a residential building containing only one dwelling unit and occupied by one family;

“standard form” means such standard type of form as may be determined by the Commission;

“storey” means the space between the upper surface of every floor and the surface of the floor next above it, or if there is no such floor, then the underside of the tie or collar beam of the roof or other covering or if there is neither a tie nor a collar beam, then the level of half the vertical height of the underside of the rafters or other support of the roof;

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

“structural part of a building” includes the roof, column or main post, beam, foundation, wall suspended floor, or staircase of a building but does not include a door, window or internal partition thereof;

“superimposed load / superimposed loading” means all loading other than dead loading;

“superstructure” means all the parts of a building that are above ground level, and includes the structural components that sit on top of the substructure;

“temporary building” means a building which is permitted by the Commission to remain for a specified period at the expiration of which the building shall be demolished;

“terrace house” means a residential building designed as single dwelling unit and forming part of a row or terrace of not less than three such residential building;

“tower zone” means an indicative zone for location of the main tower in a development. Tower outside the tower zone is allowed but the tallest tower in the development shall be in the tower zone;

“underground pedestrian link (UPL)” means a subterranean connection for pedestrians that links developments, not restricted to any specific level of basement. The underground pedestrian link should form part of the pedestrian circulation network, be disabled-friendly and directly accessible from public realm;

“verandah way” means a covered foot-way at the side of a street;

“warehouse” includes a building or a part of building mainly used for storing merchandise or articles for trade;

PART I**SUBMISSION OF PLANS FOR PLANNING CLEARANCE AND DEVELOPMENT PERMIT****Submission of Applications for Approval**

3. (1) The application to obtain a Planning Clearance or Development Permit shall be made to the Commission electronically, containing the minimum details specified in Schedule I to these regulations with at least one set of hard copies, in respect of each development activity to be carried out within the Area of Authority of the Colombo Port City.

- (2) Every plan shall be prepared by a relevant qualified person in accordance with these regulations.
- (3) Every application shall be accompanied by-
 - (a) the fees specified in Schedule V to these regulations;
 - (b) if the applicant is not the owner of the site, a declaration or a Power of Attorney allowing the applicant to act on behalf of the owner;
 - (c) a declaration signed by the applicant of the development activity on the appointment of relevant qualified persons of respective disciplines;
 - (d) declarations signed by the relevant qualified persons of respective disciplines;
 - (e) a copy of the relevant approved survey plan of the premises in which the building is situated or in which the proposed building is to be located or building works are to be carried out; and
 - (f) any other document and information as the Commission may require.
- (4) All plans and drawings signed by a relevant qualified person shall be drawn to the following scales: -
 - (a) Site Plans/Landscape Plans - 1:1000;
 - (b) Building Plans - 1:100;

Provided however, where the size of building is too large for the plan to be drawn on the required standard size paper, the Commission may accept a plan prepared to a scale not smaller than 1:200.

Exempted Development Activities and Insignificant Building Works

4. Except as otherwise expressly provided, a development permit shall be obtained for every building work, except building works that are specified in Schedule II to these regulations as insignificant building works:

Provided however, a temporary clearance shall be obtained from the Commission prior to carrying out such exempted development activities specified in Schedule II.

Application for Planning Clearance

5. (1) A developer shall obtain a Planning Clearance from the Commission prior to applying for a Development Permit.

(2) A Planning Clearance may be granted to a developer pending evaluation of all the proposed, detailed planning and technical matters at the time when an application is made to obtain the Development Permit.

(3) A Planning Clearance may be granted to the applicant without prejudice to the right of the Commission to impose any additional requirements as may be required subsequently.

(4) After a Planning Clearance is granted, the Commission shall have the power to impose additional terms and conditions as may be required on a developer prior to the issuance of a Development Permit.

Conceptual Development Plan

6. (1) An application for a Planning Clearance shall be accompanied by a Conceptual Development Plan prepared for the whole site and any other requirement as specified under the regulation 3.

(2) The Conceptual Development Plan shall be prepared by the relevant qualified person in accordance with the development control regulations prepared for the Area of Authority of the Colombo Port City.

(3) The Conceptual Development Plan shall be submitted to the Commission, and shall include the following: -

- (a) illustrative details of massing, landscape plans, roads, proposed use and parameters of lots, infrastructure, easements, dedications, open spaces, elevations, sections and other relevant information as necessary;
- (b) any phasing plan or previously established phases with details referred to in paragraph (a) relating to each phase;
- (c) a narrative description or table which describes the Conceptual Development Plan and its associated improvements;
- (d) the development parameter including total Gross Floor Area, site coverage, landscape coverage and building height;
- (e) a summary of Gross Floor Area breakdown by usage with illustration diagram;
- (f) the setback line, pedestrian linkage and vehicular linkage as required by these regulations and plot requirement;
- (g) in the case of a Bonus Gross Floor Area claim-
 - (i) the Green Building Certification scheme that the certification is to be obtained, the details of the rating system and the points that are planned to earn;
 - (ii) the additional landscape area to be clearly marked on the landscape plan.

(4) Proposed Conceptual Development Plan shall be reviewed and adopted in a manner which ensures that each phase is self-sufficient and is not dependent on subsequent phases to fulfil infrastructure requirements and other conditions of approval.

(5) Upon approval of the Conceptual Development Plan, with or without any terms and conditions imposed, the Commission shall proceed to issue the Planning Clearance and notify of such approval and clearance in writing to the applicant within eight weeks from the registered date of the application.

(6) The period of validity of a Planning Clearance shall be three years from the date of issuing the Planning Clearance:

Provided however, the Commission may, on application, extend the period of validity of the Planning Clearance for a further period or periods, not exceeding two years.

(7) While any approval granted on a Planning Clearance application for a site remains in force, the decision on any further development application in respect of the same site shall not be inconsistent with such approval for the concept proposals for the development of the site.

(8) The Commission shall, where it is necessary to do so, have the power to alter or modify the terms and conditions of the Planning Clearance issued under sub regulation (5).

(9) The Planning Clearance shall not be construed as a permit nor shall entitle the applicant or any person to commence or carry out any other development activity whatsoever.

Application for Development Permit

7. (1) Every application submitted for a development permit to engage in any development activity shall be made to the Commission along with the documents, plans and drawings specified in sub regulations (2) and (3).

(2) Every application for obtaining a Development Permit shall be accompanied by a written Planning Clearance issued by the Commission.

(3) Every plan submitted for obtaining a Development Permit shall be accompanied by the following documents: -

- (a) following documents and reports pertaining to the proposed development activity prepared in accordance with these regulations and such other requirements as the Commission may from time to time specify-
 - (i) site plans/ landscape plans;
 - (ii) building plans;
 - (iii) detailed structural, geotechnical, and mechanical, electrical and plumbing (MEP) design reports together with design calculations and drawings;
 - (iv) review reports on the design reports referred to in item (iii) above, obtained from a third party acceptable to the Commission;
 - (v) site formation plans and pile layout plans; and
 - (vi) where applicable, demolition works plan.
- (b) a statement setting out the purpose of development of the building or premises to which the plan relates;
- (c) a schedule of floor area by use at each floor with relevant calculations and an indication of those areas that are exempted from Gross Floor Area calculation;
- (d) any additional sets of plans or enlarged details, specifications and other information thereof or other documents relating thereto as may be required by the Commission;
- (e) in relation to the development of acquired bonus Gross Floor Area for sustainable design rating, the pre-certification document of Green Certification Scheme, which is registered under the World Green Building Council; and

- (f) in relation to the development of acquired bonus Gross Floor Area for additional landscape area, a clear description of the same in the landscape plan.

Issuance of Development Permit

8. (1) A developer shall not apply for a Development Permit in respect of any development activity unless he has first obtained a Planning Clearance from the Commission in respect of the same.

(2) Where an application, other documents and plans of any development activity, as referred to in regulation 7 are submitted to the Commission, the Commission may, if such application, documents and plans comply with requirements set out in that regulation, approve the application, other documents and plans, with or without any terms and conditions, within eight weeks from the date of registration of such application.

(3) Upon the approval as provided for in sub regulation (2), the Commission shall issue a Development Permit to the developer in writing for the development activity subject to such terms and conditions as may be specified therein.

(4) Upon the approval of a plan of any building or building works of any development activity, the Commission shall notify the owner of the building or the premises in which the building works are to be commenced, carried out or resumed and the relevant qualified person who prepared the plan or who is to supervise the building works, of such approval and of the terms or conditions, if any, on which such approval has been granted and shall return one copy of the plan to the applicant or owner.

(5) Where there is any misrepresentation of facts or a failure to comply with, or contravention of, a term or condition on which a Planning Clearance or Development Permit is granted under these regulations, such Planning Clearance or Development Permit shall be revoked by the Commission.

Application for Early- Piling Permit

9. (1) Subject to the provisions of these regulations, an application for a permit to carry out piling works in any building works may be made to the Commission after the detailed proposals as referred to in paragraphs (a) to (g) of sub regulation (2) of regulation 21 are submitted to the Commission for review.

(2) An application under sub regulation (1) shall be accompanied by-

- (a) a notification signed by the developer of the building works, stating the date on which those building works are to be started;
- (b) the names and particulars of –
- (i) the relevant qualified person appointed to supervise the carrying out of those building works; and
- (ii) where the building works comprise wholly or partly of any geotechnical building works, the geotechnical engineer who is appointed to supervise the geotechnical aspects of those geotechnical building works;
- (c) the following documents signed by the builder: -
- (i) an acceptance of his appointment in respect of the structural works; and
- (ii) an undertaking of responsibility for strict compliance with the provisions of the building regulations;

- (d) a confirmation of his appointment in respect of the building works signed by the relevant qualified person or persons referred to in paragraph (b);
- (e) where applicable, a statement setting out in detail the manner in which the works are to be carried out;
- (f) an impact assessment report on surrounding buildings and other structures;
- (g) a notification specifying the date of commencement of the piling or site formation works; and
- (h) such other documents as the Commission may require.

(3) The Commission may, on an application made under sub regulation (1), grant a permit to carry out piling works in any building works subject to such terms and conditions as the Commission thinks fit to impose.

(4) Superstructure works shall not be started until the formal approval for the development permit is granted by the Commission.

(5) The Commission may revoke a permit to carry out any piling works granted under sub regulation (3) with reasons assigned therefor, and if the piling works have been started, it may be suspended for a continuous period of more than 3 months.

(6) Any permit to carry out piling works in any building works granted under this regulation shall not be transferable, and shall automatically lapse if the permit holder ceases to be-

- (a) the developer of those building works;
- (b) the builder whom the developer has appointed in respect of those building works; or
- (c) the relevant qualified person whom the developer or builder has appointed to supervise those building works.

(7) Validity period of the permit for early-piling will be eighteen months from the date of issue. If more time is required, the developer shall submit a request with valid reasons, one month before the expiration of the permit.

(8) Early-piling permit is to be issued within two weeks from the date of granting approval for the application.

Issuance of Temporary Permit

10. (1) In the case of a temporary building, a plan or the application for permission to erect the building may be approved by the Commission and the Commission may issue a temporary permit on such terms and conditions as the Commission thinks fit.

(2) A temporary permit for the erection of a temporary building issued under paragraph (1) shall be valid for such period of time as may be specified in that permit.

(3) Where the temporary building is –

- (a) a shed for entertainment purposes;
- (b) a shed for funeral, religious or other purposes;
- (c) a builder's working shed or store or any other shed used in connection with any new building works;

- (d) a hoarding or frame for the display of advertisements or sign boards or other advertising devices;
- (e) a protective hoarding, catch platform or sidewalk shed on street or footway in connection with any building works;
- (f) a scaffolding on a street;
- (g) other temporary structure as approved by the Commission as a temporary building,

the permit shall not be valid for a period more than one year.

Withdrawal of Applications

11. If any application is withdrawn, the Commission shall retain the processing fee:

Provided, however, where an application for a development permit is withdrawn within four weeks of the date of submission, fifty *per centum* of the processing fee shall be refundable.

Rejection of Plans

12. Where the Commission rejects a plan of any development activity, the Commission shall notify-

- (a) the applicant or the owner of the premises on which the development activities are to be commenced, carried out or resumed; and
- (b) any relevant qualified person who prepared or submitted the plan under regulation 3 or failed to submit a plan and other particulars as required by the Commission or who is to supervise the building works under the paragraph (c) of regulation 26,

of such rejection with the reasons in writing therefor and return one copy of the plan to the applicant, the owner or relevant qualified person within eight weeks from the date of registration of the application and shall retain the fees.

Non-acceptance of Plans

13. Where the Commission is of the opinion that a plan, drawing or calculation is beyond the scope of the professional competence of a relevant qualified person preparing the same, it may refuse to accept such plan, drawing or calculation and where the Commission so refuses, it shall assign reasons therefor. Where the Commission accepts such plan, drawing or calculation, the Commission may return the same to the applicant.

Particulars to be included on Site Plans and Landscape Plans

14. A set of plans of any building or building works shall include a site plan showing –

- (a) the location and layout of the site with boundary lines verged in red;
- (b) dimensions of the building to be erected or the building works to be carried out (clearly coloured) including figured dimensions of the lot and of the distances between the building or place where the building works are to be carried out and the lot boundary;

- (c) the scale of the plan, the North-point and the premises numbers of adjoining lots or buildings;
- (d) setback requirements, landscape areas, easements, public thoroughfares, Outdoor Recreational Area, Underground Pedestrian Links, Overhead Pedestrian Links, Active Edges, Arcades, Landscape easements and replacements;
- (e) the retaining wall on the lot;
- (f) the existing and proposed platform levels and slopes;
- (g) the ingress and egress to the site from a street (marked with arrows);
- (h) all existing drains, water courses, sewer lines, manholes, fences, and the nearest fire hydrant on an existing road including figured dimensions of the distances between the drains and fire hydrant, and the building or the place where the building works are to be carried out;
- (i) any formation of a new slope or embankment and the provision of a retaining wall or other structure to stabilize such slope or embankment if the slope or embankment is higher or steeper than that which is safe for such prevailing site conditions as may be determined by a qualified soil engineer's report or as may be specified by the Commission, including an endorsement that the necessary plan or plans of the wall or structure shall be subsequently submitted to the Commission for approval;
- (j) any proposed surface or subsoil drain and its point of discharge or connection to an existing drain or a watercourse;
- (k) any proposed sewer line and manhole and their respective connections to an existing sewer line and manhole;
- (l) all parking arrangements for the proposed development, and
- (m) proposed landscaping.

Particulars to be Shown on Floor Plans

15. A floor plan of each storey and flat roof of the building shall contain or show –

- (a) clear statement indicating the purpose for which every part of the storey is to be used, and the provision in accordance with the requirement of the Code of Fire Practices, of means of escape in case of fire;
- (b) the type of materials to be used for the walls, super- structure and floor slabs of the building or in the building works and the maximum permissible live load that such floor slabs are designed to carry;
- (c) dimension in figures of the building and all rooms, compartments, corridors, staircases, verandas and roof terraces and the thickness of the walls and columns thereof;
- (d) dimensions in figures of the clear areas of every air-well, back-yard, court-yard and open space in and around the building and the distances from the external walls of the building to the centre line of the road and side of every street, road reserve, and drainage reserve within the lot or adjoining thereto;
- (e) dimensions in figures of space between all walls, piers and stanchions;

- (f) the positions of all sanitary appliances, vent pipes and floor traps and their connections to drain lines;
- (g) all the lines of the surface drainage in or around the building with arrows indicating the direction of flow of water and the outlet drains into which the water discharges and the sizes of these outlet drains;
- (h) the means of escape from fire and the fire prevention measures taken in respect of the building, including the provisions of fire extinguishing equipment and installations therein; and
- (i) clear statement indicating every part of each storey of the building that is to be air-conditioned, mechanically ventilated or pressurized and, where such part is to be air-conditioned, whether the air-conditioning shall be by means of a centralized system or package unit and wherever possible, the position or positions of the air-conditioning plant or unit.

Particulars to be Shown on Sections

16. The Cross, longitudinal and other sectional drawings of the building shall clearly delineate the disposition of the adjoining ground and show –

- (a) the types of materials used and the thickness of all walls, floors, roofs, ceilings, foundations, beams, roof slabs, drains, and aprons, and other related parts of the building;
- (b) the existing ground level or levels and any proposed new ground level or levels if the building site is to be raised or lowered with clear statements as to how the new ground level or levels might affect the stability of all adjoining land or buildings and what steps are being taken to safeguard the same;
- (c) dimensions in figures of the distances from any existing or required retaining wall or slope of the site, which exceeds one and a half metres in height, to the proposed building, the lot boundaries thereof and any existing building on adjoining land that is within ten metres of the retaining wall or slope and is nearest thereto; and
- (d) dimensions in figures of the door, window or ventilation openings, the height of every storey, the ceiling height and the ground floor level or levels and footway level or levels of the building in relation to the existing ground and street level or levels thereof, and the clear distances between the lot boundary and the external walls of the building.

Particulars to be Shown on Elevations

17. The Front, rear and side elevation of the building shall show –

- (a) all the external walls, external columns, parapet walls and doors, windows or ventilation openings, canopies and balconies and the roof of the building with dimensions in figures and the types of materials to be used in the construction of the external walls, external columns, parapet walls, openings canopies, balconies and the roof, where required by the Commission;

- (b) part elevation or elevations of every existing adjoining building showing its height, floor levels, external walls, doors, windows, roof and other external and visible features, with indications of the types of materials used in the construction thereof, in such special locations where the Commission has to give detailed guidelines; and
- (c) the levels of every adjoining footway, verandah way, street and ground of the building and the levels of all the proposed counterparts of the footway, verandah way, street and ground.

Other details to be included in plans

18. A Plan, Site Plan, Floor Plan, Sectional diagram or an elevation shall include, show or contain such other details, particulars or information relating to the building or building works as may be required by the Commission.

Specification for Preparation of Plans and Material Used in Building Works

19. (1) Every plan submitted in respect of building works shall be in electronic format according to the standard guidelines specified by the Commission.

- (2) All parts of an existing building that are to be removed shall be shown in dotted lines on the plans.

- (3) If so required by the Commission, a plan submitted shall be accompanied by specifications of all materials proposed to be used in the building works.

- (4) The Commission may issue guidelines from time to time in regard to preparation of plans and submission of drawings for approval.

- (5) The relevant qualified persons shall follow the guidelines issued by the Commission in the preparation of plans and submission of drawings for approval.

Mechanical, Electrical and Plumbing (MEP) Details and Calculations

20. (1) Where any air-conditioning, mechanical ventilation or fire protection system is to be installed in a building or part thereof, or any such system therein is to be extended or altered, the layout and detailed plans of the installation, extension or alteration as the case may be, shall, before the installation, extension or alteration is carried out, be submitted to the Commission for approval along with a certificate from the relevant qualified person, notwithstanding that the plans of the buildings in which the system is to be installed, extended or altered have been provided under regulation 23.

- (2) The Plumbing and Drainage Drawings shall be prepared in accordance with the provisions of these regulations and any other written law or accepted codes of practice relating to building construction, and signed by the relevant qualified person who prepared the detailed drawings and design calculations.

- (3) The electrical design documents shall be prepared in accordance with the provisions of these regulations and any other written law or accepted codes of practice relating to building construction, and be submitted to the Commission for approval along with a certificate from the relevant qualified person. If any alteration is to be carried out, the relevant documents shall be submitted to the Commission for approval along with a certificate from the relevant qualified person.

(4) The water supply, storm water and drainage (waste water) design documents shall be prepared in accordance with these regulations and any other written law or accepted codes of practice relating to building construction, and signed by the relevant qualified person who prepared the detailed drawings and design calculations.

(5) The telecommunication, gas system and aircraft warning lights design documents shall be prepared in accordance with the regulations of the relevant Regulatory Authorities and shall be submitted to the Commission for approval.

(6) The drawings required for obtaining approvals under this regulation are: -

- (a) heating, ventilation and air conditioning (HVAC) layout plans with calculation;
- (b) electrical single line diagram with the load calculation (load schedule), capacitor bank calculation, HT and transformers room layout including the location of the rooms;
- (c) waste water and sewerage system schematic and overall layout drawings including final inspection chamber location, invert levels and grease trap location and details;
- (d) storm water system schematic, overall layout drawings including final inspection chamber location and invert levels along with storm water discharge calculation;
- (e) water supply system schematic, overall layout drawings including main water meter chamber location along with water demand calculation;
- (f) telecommunication system overall layout drawing including the final manhole;
- (g) solid waste management system overall layout drawing including the disposal facility location, solid waste generation calculation and solid waste storage facility details;
- (h) firefighting and detection system schematic diagram including external interface connection.

Structural Details and Calculation

21. (1) The detailed structural plans of any building work other than those specified in Schedule II to these regulations shall be submitted to the Commission together with a copy of the design calculation before the building works are carried out or resumed.

(2) The detailed structural design calculations and drawings shall be prepared in accordance with the provisions of these regulations and any other written law or accepted codes of practice relating to building construction and signed by the relevant qualified person who prepared the detailed structural design calculations and drawings, and shall show clearly—

- (a) the superimposed load for which each floor system or part thereof has been designed;
- (b) the results of any soil test carried out, the calculations for any determination of soil bearing capacity and details of the bore hole investigations and soil investigations;
- (c) the type of foundation to be used;
- (d) the location of piles and site investigation boreholes;
- (e) the type of piles and the estimated pile penetration depth for each design zone;
- (f) the allowable vibration limit during pile driving or construction; and
- (g) the sectional details of piles and number and type of pile load tests and the location of ultimate pile load tests.

(3) A comprehensive report together with design calculations and drawings from a relevant qualified person shall be submitted to the Commission.

Site Formation Plans and Details

22. (1) The details of site formation plan of any building work shall be submitted to the Commission before the building works are carried out or resumed.

(2) Site formation plans shall show –

- (a) contour lines at intervals of 500 mm in height or the spot levels of the existing site and adjoining lands drawn with reference to the ordnance datum;
- (b) locations of site formations;
- (c) existing and finished formation levels including platform level for the building or buildings and the finished road levels.

Plans for Additions and Alterations

23. (1) Where any building works consist of repair or alteration of an existing building or any addition thereto, a plan or plans of such building works submitted under the relevant written law shall, if so required by the Commission, be accompanied by a prescribed certificate in form issued by a relevant qualified person stating that he has examined the building and is of the opinion that the building is capable of bearing the loads and stresses which may be increased or altered in any way by reason of the repair, alteration or addition.

(2) For the application for any additions or alterations, the application process specified for Development Permit in regulation 7 shall be followed.

Non- Conformance to Development Control Regulations

24. (1) Any legally existing or approved development that does not conform to the development requirements of the plot, shall be allowed to retain its existing use as long as the use is continued without a break in operations of more than one year.

(2) Additions and alterations necessary to maintain the existing building and its use in good condition and repair shall be allowed, subject to no material change in use which does not comply with the prevailing development regulations, and no further intensification of the existing non-conforming use.

(3) Any additional floor area required to upgrade the existing operations of the non-conforming use shall be subject to the evaluation and approval of the Commission and shall not exceed 10% of the existing use (subject to not exceeding the Gross Floor Area permitted for the site).

(4) Additions and alterations necessary to maintain the existing utilities provision and its use in good condition and repair shall be allowed, subject to no material change in use which does not comply with the prevailing development regulations, and no further intensification of the existing non-conforming use.

(5) Any additional utilities required to upgrade the existing operations of the non-conforming use shall be subject to the evaluation and approval of the relevant Regulatory Authorities.

(6) Reduction of the planned percentage of landscape area shall not be permitted. Any legally existing or approved development, that does not conform to other landscape requirements of the District within which it is located, shall be allowed to retain its existing use as long as the use is continued without a break in operations of more than one year.

(7) Additions and alterations necessary to maintain the existing landscape areas and its use in good condition and repair shall be allowed, subject to no material change in use which does not comply with the prevailing development regulations, and no further intensification of the existing non-conforming use.

(8) Any additional landscape area required to upgrade the existing operations of the non-conforming use shall be subject to the evaluation and approval of the Commission.

Qualified Persons

25. For the purposes of these regulations, the persons who are eligible to act as relevant qualified persons shall be –

- (a) as specified in Schedule III to these regulations; and
- (b) registered with the respective accredited professional bodies in Sri Lanka.

Duties of Qualified Persons Employed or Engaged to Prepare the Plans or to Supervise Building Works and other Development Activities

26. A qualified person shall-

- (a) provide as correctly and clearly as possible, and without misrepresentation or suppression, all particulars required. All information required to be given on a plan shall be certified by him and submitted to the Commission;
- (b) ensure that all the plans and specifications, which he certifies and submits are in conformity with the provisions of these regulations, and any other regulation made under the Code of Fire Precautions for Buildings or any direction given by the Chief Fire Officer;
- (c) supervise all building works and other development activities of which the plan/s are prepared by the relevant qualified person. The relevant qualified person is responsible under these regulations for the purpose of ensuring that the works are carried out in accordance with such plan/s and any written order or direction given by the Commission, and submit the relevant qualified person's certificate of supervision to the Commission on completion of the building works, and before issuing a certificate of conformity of the building in respect of which the building works are carried out;
- (d) submit to the Commission the progress reports on the building works and where applicable, such certificates relating thereto as may be specified below at the appropriate times or stages of the building works -
 - (i) at the end of every six months beginning from the date of the submission to the Commission of a notice of intention to commence, carry out or resume the building works;
 - (ii) when the foundation and the structural parts of the building below the ground level are completed and before any work on the structural parts of the building above ground level is carried out, a progress report accompanied by a record plan and details of all piling works which have been carried out on the building site;
 - (iii) when all the structural parts of the building are completed, a report on the completion including a certificate, that all the building works relating to the structural parts have been carried out under the relevant qualified person's supervision in accordance with the detailed structural plans and calculation submitted under regulation 21;
 - (iv) on completion of all the building works;
 - (v) when there is a termination of the relevant qualified person's service in the building works, within fourteen days of such termination, a summary report on all those building works which have been carried out under the relevant qualified person's supervision and a certificate to that effect; and

(vi) when otherwise required by the Commission and in such manner as may be required.

(e) notify the Commission in writing if the building or part thereof is occupied or used under a licence for the temporary occupation thereof under regulation 32 or a license for the temporary occupation thereof under regulation 34.

Change of Qualified Persons

27. (1) Where there is a change of a relevant qualified person employed or engaged to prepare a plan of any building works or to supervise the same and such change is made after the plan has been submitted to the Commission for approval, the relevant qualified person whose services are being terminated shall notify the Commission in writing of the termination and with effect from the date of such termination no building work shall be commenced, carried out or resumed unless another relevant qualified person has notified the Commission in writing of his appointment as the relevant qualified person to supervise the building works under paragraph (c) of regulation 26.

(2) A notice of the termination of services given by a relevant qualified person under sub regulation (1) shall be accompanied by the relevant qualified person's summary report and certificate in accordance with sub-paragraph (v), paragraph (d) of regulation 26.

Offences by Qualified Persons

28. (1) A relevant qualified person who has submitted any plan or specifications or who is required to supervise any building works under these regulations shall be guilty of an offence under these regulations if the relevant qualified person, without any reasonable cause-

- (a) misrepresents any relevant particulars or information required to be given on such plan or specifications by these regulations or suppresses therefrom such particulars or information (in the absence of specific particulars in the relevant written law, the relevant latest accepted codes of practice shall be followed);
- (b) submits an incorrect progress report or certificate to the Commission under Paragraph (d) of regulation 26.
- (c) contravenes or fails to comply with any of the provisions of regulation 26 or 27.

(2) Any person who is found guilty of an offence under this regulation shall be dealt with in terms of Subsection (3) of Section 68 or Section 69 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

(3) In such an event, the permit issued shall be suspended and the work can be resumed only after the correction of the situation.

Duties of Owner or Occupier prior to the Commencement of Works

29. (1) Prior to the commencement or carrying out of any building works or the resumption of any building works which have been suspended for three months, the owner, developer, relevant qualified person or occupier of the premises shall-

- (a) possess a valid development permit;
- (b) give at least seven days' notice of his intention to commence, carry out or resume the building works and apply to the Commission for a permit to commence, carry out or resume such building works;

- (c) have the written confirmation in the form issued by the relevant qualified person or persons, employed or engaged by him to supervise the building works, that the person or persons, as the case may be, shall supervise the building works in accordance with paragraph (c) of regulation 26;

(2) A notice required to be given under this regulation shall be complete and shall not contain any incorrect particulars or information.

Offences in Carrying out Building Works or any Development Activity

30. (1) An owner or a developer or occupier of the premises in which any building works or any development activity have been commenced, carried out or resumed shall be guilty of an offence under these regulations if he or she-

- (a) contravenes or fails to comply with the provision of regulation 29;
- (b) commences, continues or resumes any building work or any development activity without the services of any relevant qualified person who prepared the plan or plans of such development activity or, if the services of the relevant qualified person are terminated, without the services of another relevant qualified person appointed under sub regulation (1) of regulation 27 for the purpose of supervising such development activities in accordance with the provisions of paragraph (c) of regulation 26.

(2) An owner or a developer or occupier who is guilty of an offence under the provisions of this regulation shall, on conviction, be liable to the punishment prescribed under section 68 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

Duties of Owner or Occupier on the Occupation of Completed Building

31. On completion of any building works in accordance with an approved plan or plans and prior to the occupation of the building, the owner or developer shall apply to the Commission –

- (a) for a certificate of conformity for the occupation of such building or part thereof, where the building is new;
- (b) for a licence for the temporary occupation of the building or part thereof where the certificate of conformity could not be obtained due to non-completion of the building works in respect of the building which needs to be complied with under these regulations.

Occupation of Buildings

Certificate of Conformity

32. The Commission may grant a certificate of conformity for the occupation of a building or part thereof or any other development activities, after-

- (a) every certificate and report in respect of the building or part thereof or any other development activity have been submitted to the Commission pursuant to the provisions of regulation 21;
- (b) all the requirements shown on the plan or plans, and all the written directions given by the Commission to the relevant qualified person or persons, who prepared the plan or the building or part thereof or the building works under paragraph (c) of regulation 26 have been complied with and certificates from the relevant qualified persons are forwarded to that effect; and
- (c) all the fees payable under these regulations have been paid.

Inspections by the Commission

33. (1) The authorized representative or representatives of the Commission may enter upon and inspect at all reasonable times a building before issuing a certificate of conformity.

(2) The authorized representative or representatives of the Commission shall, before entering upon and inspecting a building or any development activity under sub regulation (1) identify himself by producing and exhibiting his written authority.

Licence for the Temporary Occupation of the Building

34. (1) Notwithstanding the fact that a certificate of conformity for the occupation of a building or part thereof is not issued because of non-completion of the building works in respect of the building, the Commission may grant or renew a licence for the temporary occupation of such building or part thereof for a period not exceeding six months at a time if the non-completion is, in its opinion, neither of a serious nature nor in any way detrimental to the well-being and safety of the person or persons who may occupy the building or part thereof during such period.

(2) A licence may be granted or renewed under sub regulation (1) on such terms or conditions as the Commission thinks fit, and shall be revoked on a breach of any of those terms or conditions.

Contents of, and Display of Certificates of Conformity for the Occupation of Building

35. (1) A certificate of conformity for the occupation of a building or a licence for the temporary occupation thereof shall state the purpose for which the building has been constructed and where the building is a non-residential or multi-purpose building, the certificate or licence shall also indicate -

- (a) the intended use or uses for which the building in its several parts has been designed and approved;
 - (b) the number of persons for whom means of escape in case of fire are provided in the building; and
 - (c) the maximum permissible live load which each floor may support.
- (2) The possession of a certificate of conformity for the occupation, or a licence for the temporary occupation, of a building or part thereof shall not exempt the owner thereof from having to comply with the requirements of relevant Regulatory Authorities which may be endorsed on the approved plan, plans of the building or part thereof, or written permit or may otherwise be applicable to the building or part thereof under any other written law.
 - (3) The Commission may recall and cancel a certificate of conformity for the occupation of a building if, in the opinion of the Commission, the strength of the building has become less than required to carry the loads indicated on the certificate, or the building no longer complies with these regulations for the purpose or use stated on the Certificate.
 - (4) A certificate of conformity for the occupation of a building shall not be recalled under sub regulation (3) only because the building fails to comply with a written law not in force when the certificate was issued.
 - (5) Before a building or part thereof is used for a purpose other than as stated on the certificate of conformity for the occupation of the building or for a purpose which is likely to increase the danger of fire occurring within the building or a part thereof, the owner of the building or part thereof shall notify the Commission of such purpose or proposed use and shall comply with all written directions given by the Commission in respect of the purpose or use and carry out such building works as may be required by these regulations to make the building or part thereof suitable for the purpose or use.
 - (6) The exit from a building other than a private dwelling house and every door opening on to a staircase of the building and all other means of fire-escape which are provided therein in accordance with the Code of Fire Precautions for Buildings shall, except where otherwise required by the Chief Fire Officer, not be locked or obstructed whilst the building or a part thereof is being used or occupied.

Offences after Completion of Building Works

36. The owner or occupier of a building or part thereof or, if the building or part thereof is part of a housing development or any other building development, the developer shall, if he, without any reasonable cause, contravenes or fails to comply with the provisions of regulation 31 or sub regulation (2) or (6) of regulation 35 be guilty of an offence and shall, on conviction, be liable to the punishment as specified in section 68 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

Unauthorized Occupation and Use of any Building or any Lot

37. (1) No person shall occupy or use a building or part thereof or permit the building or part thereof to be occupied or used or construct any structure on a sub-divided lot without a Certificate of Conformity.

(2) A person who contravenes the provisions of sub regulation (1) shall be guilty of an offence under section 68 of the Colombo Port City Economic Commission Act, No. 11 of 2021.

These Regulations to Prevail over Other Regulations

38. Unless otherwise specifically stated, if there are any conflicting regulations between the provisions of these Development Control Regulations and any other building regulation applicable at the time, these Development Control Regulations shall, subject to the provisions of regulations 88 and 113, prevail.

PART II

PLANNING

Amalgamation

39. Two or more adjoining plots may be joined to make a single plot for development purposes. Amalgamation of plots are subject to approval. When amalgamation takes place, the following conditions shall apply: -

- (a) building setback requirements along the common boundary shall be omitted, subject to regulation 63;
- (b) building height controls shall remain the same as of before amalgamation, in order to maintain the skyline. Any deviation shall be subject to the approval of the Commission;
- (c) in the case of amalgamation of plots (including those that are separated by a road), the land use composition could be exchanged between the amalgamated plots, maximum up to 15% of the original values, subject to the provisions given in the land use regulations, and approval of the Commission;
- (d) other development controls shall remain the same as of before amalgamation. Any deviation shall be subject to the approval of the Commission.

Basement Car Park Circulation

40. (1) A network of underground routes link up the basement level of the area that is indicated in Figure 3.9 of these Regulations. The basement car park spaces of plots can be accessed from the circulation network.

(2) The developer shall build and maintain the basement car park circulation as indicated in Figure 3.9 of these Regulations and shall open for public free access at all times.

(3) Turning radius requirements shall be as follows: -

- (a) at the junction of driveways: 10.0m;
- (b) at the entrance to parking area: 5.0m.

(4) If the adjacent plot (or the next plot across the road to be linked by the same route) has not been developed, the route can be either built until the plot boundary or until the boundary of the adjacent plot, with “knock-out panels” along the wall where future connection will take place. If the adjacent plot (or the next plot across the road to be linked by the same route) has been developed, the developer shall build to connect the existing route.

(5) Where there are underground utility services, the route shall cross underground utility services with minimum 1.0m spacing between the base slab of utility services and roof of the route.

Building Spacing

Minimum Building Spacing

41. (1) Minimum spacing between buildings varies as per the proposed storey heights of developments, as follows:

- (a) 1-4 storeys ($\leq 20.0\text{m}$) (single-family house and town-house): 4.0m;
- (b) 1-4 storeys ($\leq 20.0\text{m}$): 6.0m;
- (c) 5-10 storeys ($\leq 40.0\text{m}$): 7.0m;
- (d) 11-18 storeys ($\leq 68.0\text{m}$): 10.0m;
- (e) 19-24 storeys ($> 68.0\text{m}-90.0\text{m}$): 12.0m;
- (f) > 24 storeys ($> 90.0\text{m}$): 15.0m;
- (g) between multi-storey car park building and other buildings: 7.0m

(2) Wall-like development would bring adverse impact on the surrounding environment and social well-being. It shall be minimised by practicing reasonable building length and the above building spacing control. Although there are no specific controls, specifications (in terms of length, height and spacing between buildings) of proposed buildings are subject to approval.

Vehicular Ingress and Egress

Vehicular Ingress and Egress

42. (1) A vehicular access from public street to the plot that leads to service areas, car parking areas, passenger drop-off/pick-up points, etc. to be provided by the developer. In determining location of an access point, consideration shall be given to the provisions of sub regulations (2) to (6).

(2) Access points shall be located at a safe distance from bus stop/bay, taxi bay, pedestrian crossing and other access points to the plot and the neighbouring plots.

(3) The developer may provide more than one access points provided the number of access points is technically reasonable based on the actual need of the development.

(4) Access points provision on top of utility services is strongly discouraged. In unavoidable cases, the developer shall use removable paver above the utility services to allow for maintenance works.

(5) Disruption to existing street infrastructure/ facilities/furniture such as street lights, on street parking, benches, street planting, pavement, etc. is strongly discouraged. In unavoidable cases, modification works and reinstatement of affected items shall be appropriately carried out by the developer.

(6) All service access including refuse bin centre, loading/unloading, etc. shall be taken from within the plot. Separate access directly from the public street is not allowed.

Marina Development

43. (1) The Marina Development shall consist of four private plots (Marina Commercial plots: 1-02-07, 1-02-08 and 1-02-09; Marina Facility plot: 1-02-10) and public waterfront open space.

(2) If all four private plots are developed by one developer as a single development, then-

- (a) vehicular access (Vehicular Ingress/Egress) is not mandatory for plots 1-02-08, 1-02-09 and 1-02-10;
- (b) vehicle parking provision for all four plots is encouraged to be co- located at plot 1-02-07.

(3) If private plots are developed not as a single development, but as separate developments, then-

- (a) each development shall be provided with vehicular access (Vehicular Ingress/Egress) from public street or access lane along the waterfront open space. Security gate, guard post or other facilities that may interrupt or obstruct the access lane along the waterfront open space are not permitted;
- (b) each development shall be provided with sufficient vehicle parking spaces according to Vehicle Parking Standards (Schedule IV);
- (c) The three Marina Commercial plots may provide marina facility within each plot, subject to operation requirements and approval.

Underground Pedestrian Link (UPL)

Vertical Pedestrian Circulation Points

44. (1) The Underground Pedestrian Link shall include vertical pedestrian circulation points within the building envelope to connect to the covered walkway at the ground floor. Each vertical circulation point shall include staircases and a passenger lift. Provision of two-way escalators is encouraged. The entire Underground Pedestrian Link and the associated vertical circulation points shall be kept open for public access during the business operating hours.

(2) The Underground Pedestrian Link shall have a clear pedestrian walkway width of minimum 6.0m wide (with Activity Generating Use (AGU) on one side) (Figure 2.1) or minimum 7.0m (with AGU on both sides) (Figure 2.2) with a clear minimum 3.5m internal ceiling height of the walkway. AGU can be allowed adjacent to the pedestrian walkway, limited to minimum 3.0m and maximum 7.0m of depth on each side.

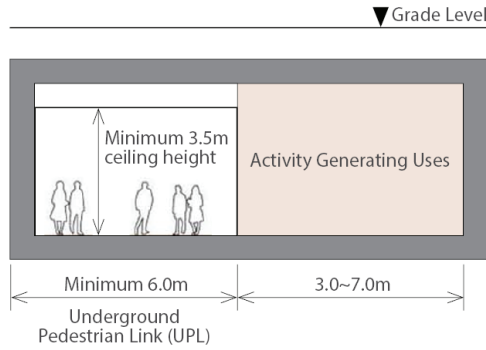


Figure 2. 1 Schematic section of UPL (single-loaded AGU)

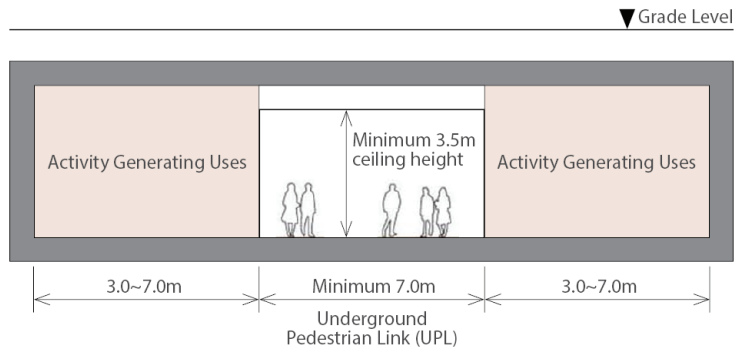


Figure 2. 2 Schematic section of UPL (double-loaded AGU)

(3) The developer is to build the Underground Pedestrian Link (UPL) wherever Development Control Plans indicate. If the adjacent plot (or the next plot across the road to be linked by the same UPL) has not been developed, the UPL can be either built until the plot boundary or until the boundary of the adjacent plot (or the next plot across the road to be linked by the same UPL), with “knock-out panels” along the wall where future connection will take place. If the adjacent plot (or the next plot across the road to be linked by the same UPL) has been developed, the UPL shall be connected to the existing UPL (Figure 2.3). Further, the UPL shall be connected to the Sunken Plazas (where applicable) at the Pedestrian Mall. Difference of levels between the new and existing UPLs/ Sunken Plazas are to be kept minimum and accommodated with ramps / staircases wherever necessary.

(4) Where there are underground utility services, the Underground Pedestrian Link (UPL) shall cross under the utility services with minimum 1.0m spacing between the base slab of utility services and roof of the UPL. The UPL construction drawings shall be subject to approval after thorough cross-check with utility services network. The UPL shall be managed and maintained in good condition by the party who builds / owns the development.

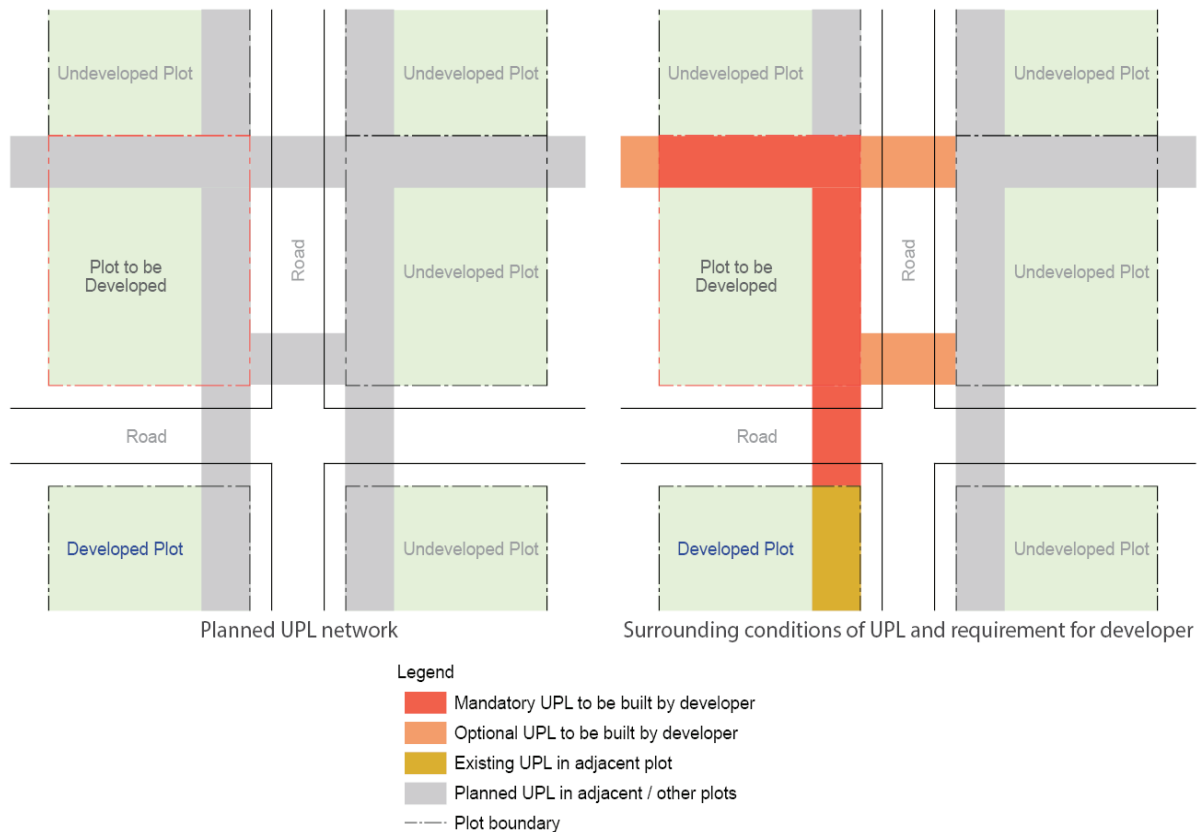


Figure 2. 3 Schematic diagram of underground pedestrian link (UPL)

Overhead Pedestrian Link (OPL)

Dimension

45. (1) Overhead Pedestrian Link (OPL) shall have a clear pedestrian walkway width of minimum 3.0m wide.

(2) Overhead Pedestrian Link (OPL) linking developments shall include vertical pedestrian circulation points within the building envelope to connect to the covered walkway at ground floor. Each vertical circulation point shall include staircases and a passenger lift. Provision of two-way escalators is encouraged. The entire OPL and the associated vertical circulation points shall be kept open for public access during the business operating hours.

(3) The developer shall build and maintain the Overhead Pedestrian Link where Overhead and Underground Pedestrian Links connect, as indicated in Figures 3.6 and 3.7.

(4) For OPL linking developments, if the adjacent plot (or the next plot across the road to be linked by the same OPL) has not been developed, the developer shall provide the point for future connection or allow modification of the building to achieve connection. If adjacent plot (or the next plot across the road to be linked by the same OPL) has been developed, OPL shall be built to connect the existing development (Figure 2.4). Difference of levels between the new and existing OPLs shall be kept minimum and accommodated with ramps / staircases wherever necessary.

(5) OPL linking LRT concourse to adjacent development shall form part of the pedestrian circulation network, be disabled-friendly and directly accessible from public realm. It shall include vertical pedestrian circulation points within the right of way to connect to the ground level. Each vertical circulation point shall include staircases and a passenger lift. Provision of two-way escalators is encouraged. The entire OPL and the associated vertical circulation points shall be kept open for public access all the time.

(6) For OPL linking LRT concourse to adjacent development, developer shall build the OPL connecting own development and the LRT concourse whenever the LRT system is in place. If the LRT system has not been developed, the developer shall provide the point for future connection or allow modification of the building to achieve connection. The design of the OPL shall be subject to approval.

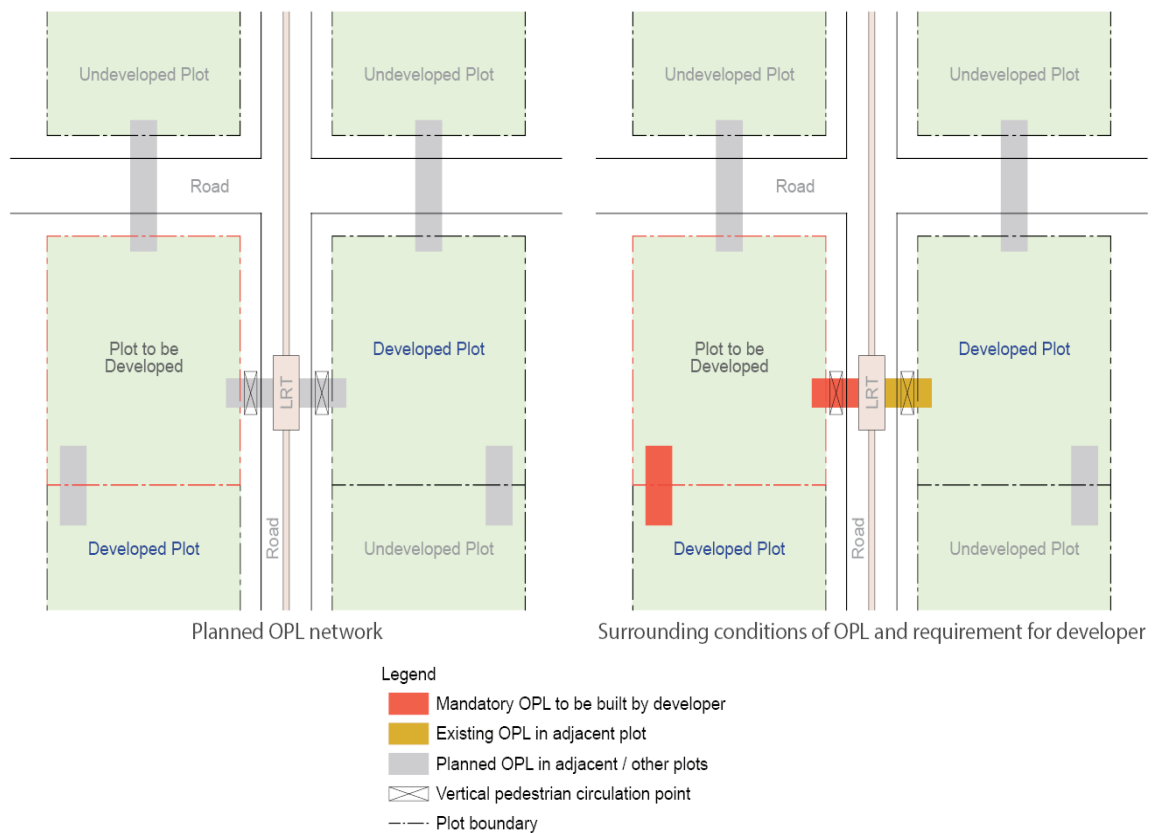


Figure 2. 4 Schematic diagram of overhead pedestrian link (OPL)

Emergency Vehicular Access (EVA)

Form and Location of Accessway

46. (1) Accessway for emergency vehicle to the building in the event of a fire or other emergency. The accessway can be either in the form of carriageway or hard-paved with well demarcation on site. Accessway is allowed within the building setback and shall not be overlapped by outdoor refreshment area. Along the plot line with zero-metre setback, emergency vehicle shall access from the carriageway of the Boulevard.

(2) Accessway shall be provided for accessibility of site to fire engine. To permit fire engine to be deployed, the accessway shall have a minimum width of 7.0m and 4.5m overhead clearance throughout its entire length and shall be kept clear all the time. Accessway for pump appliance shall have a minimum width of 4.0m and 4.5m overhead clearance.

(3) Access openings shall be provided along the external walls of buildings fronting the accessway to provide access into the building for fire-fighting and rescue operations.

(4) Accessway shall be provided to within 18m of breaching inlet for buildings that exceed the habitable height of 10m (Fig.2.5).

(5) Provision of accessway shall base on the purpose of building (Table 2.1):-

Table 2. 1 Purpose groups

Purpose Group	Descriptive Title	Purpose for which building or part of the building is used or intended to be used
I	Small residential	Private dwelling house including detached, semi-detached, attached, townhouse, and strata-landed houses.
II	Other residential	Residential purposes other than any premises comprised in Purpose Group I to include low rise apartments, medium rise apartments, high rise apartments, and serviced apartments.
III	Institutional	Establishments used for treatment, care or maintenance of persons, or educational purposes including all uses in the education and healthcare use groups in the Uses Matrix.
IV	Office	Office or premises including all the uses in the office, civic services use groups in the Uses Matrix.
V	Shop	Uses in the retail use group in the Uses Matrix.
VI	Place of public resort	Uses in the services, socio-cultural, leisure and entertainment, sports and recreation use groups in the Uses Matrix.
VII	Transportation	Uses in the transportation use group in the Uses Matrix.

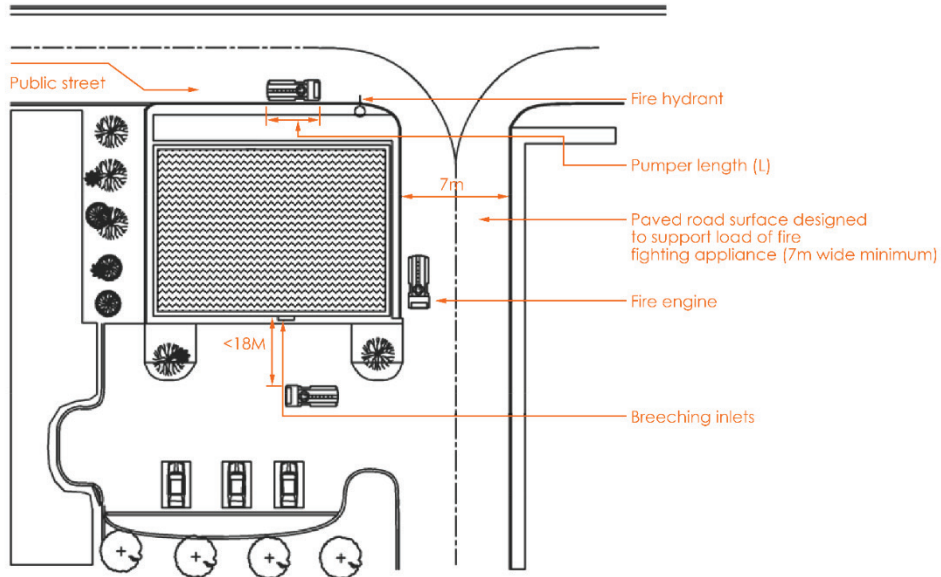


Figure 2. 5 Breaching inlets

All purpose groups excluding groups I and II shall be provided with accessibility for fire-fighting appliances. The internal driveways shall be constructed to have the required width and be able to withstand the operational loading of fire engine when conducting external fire-fighting. Access openings along the external walls of the buildings facing the accessway shall be provided for the purpose of conducting fire-fighting and rescue operations.

(6) Provision of accessway shall fulfil the following requirements: -

- (a) (i) For buildings under Purpose Group I, accessway will not be required, irrespective of the building height. However, in cluster housing (strata-landed housing) developments, (cluster housing is landed housing with shared communal facilities), fire engine access road with a minimum width of 4m shall be provided for access by pump appliance to within a travel distance of 60m from every point on the projected plan area of any building in the housing developments;
- (ii) For buildings under Purpose Group II, no accessway will be required for buildings that do not exceed the habitable height of 10m. However, fire engine access road having minimum 4m width for access by pump appliance shall be provided to within a travel distance of 60m of every point on the projected plan area of the building (Figure 2.5);

This requirement for fire engine access road shall not apply to non-residential standalone buildings, such as clubhouse, carpark, etc. (excluding guardhouse and substation) that are located within the housing development. The non-residential standalone buildings shall comply with sub regulation (a)(iv) and sub regulation (b)(i).

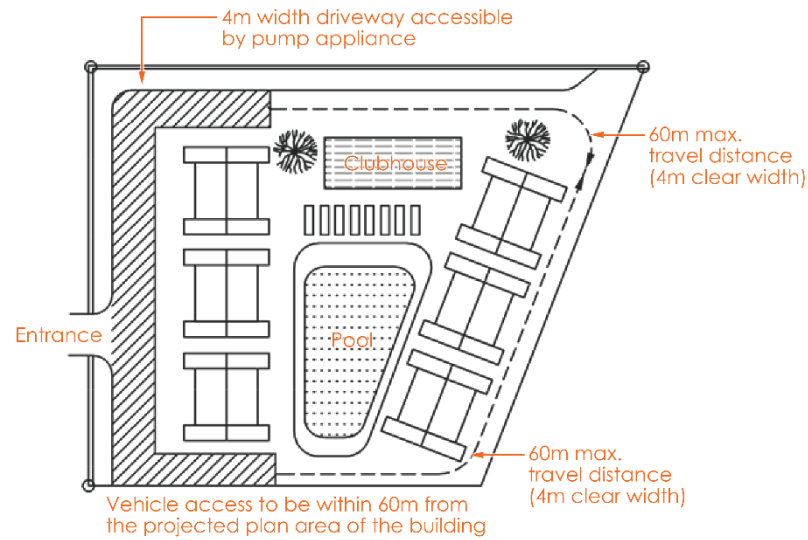


Figure 2. 6 Access for pump appliance

The measurement of the travel distance shall be the line of travel located outside the building, and shall not traverse across open sided porches or 1st storey void deck. The travel distance is the distance that a fire fighter would traverse while carrying a portable ladder or equipment.

- (iii) For buildings under Purpose Group II that exceed the habitable height of 10m, fire engine access road shall be provided within a travel distance of 18m to the entrance of all exit staircases where the landing valves (dry or wet riser) are provided. The fire engine access road shall have a minimum 4m width;
- (iv) For buildings under purpose groups III, IV, V and VI not exceeding the habitable height of 10m, accessway will not be required. However, provision of fire engine access road having minimum 4m width for pump appliance will be required to within a travel distance of 45m of every point on the projected plan area of the building;
- (v) In the case of fire engine access for basement, the fire engine access road shall be provided within a travel distance of 18m to the entrance of all exit staircases that are provided with landing valve (dry or wet riser). The measurement of 18m shall be between the fire engine access road and the entrance of exit staircase;

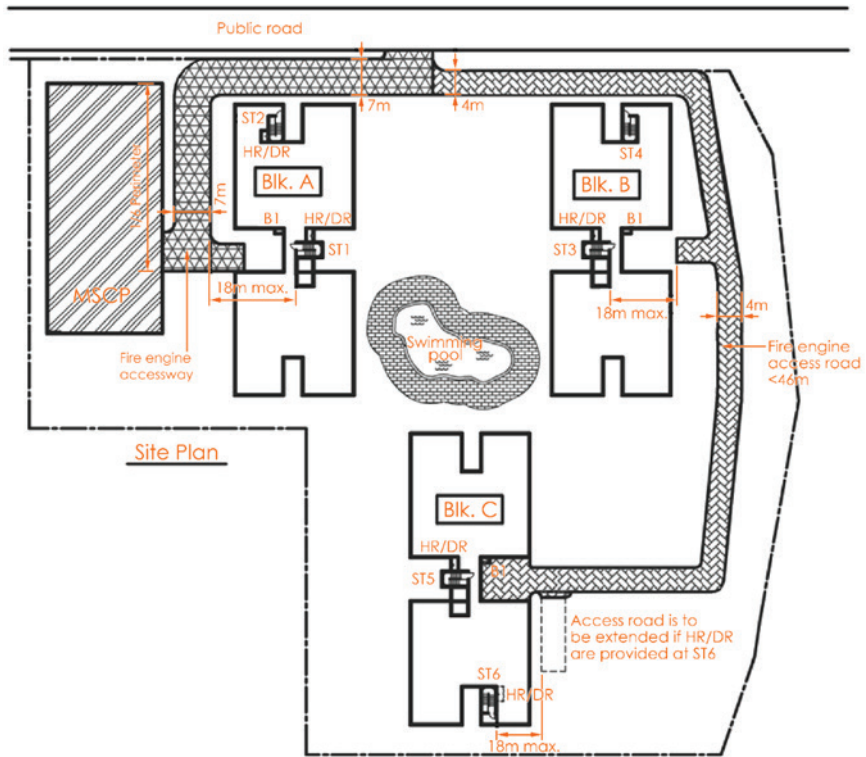


Figure 2. 7 Fire engine accessway and access road

Blk. A, B & C exceeded 10m in habitable height, fire engine access road is within 18m from entrance ST1, ST3 & ST5 where dry risers are located fire engine access road is to be extended to ST2, ST4 & ST6 if dry riser is provided for these staircases due to insufficient coverage of the first.

Multi-storey car park is under Purpose Group VII, fire engine accessway is required to comply with paragraph (c).

- (b) For buildings under Purpose Groups III, IV, V and VI exceeding the habitable height of 10m, accessway shall be located directly below the access openings to provide direct outreach to the access openings. Accessway shall be provided based on the largest gross floor area of the following: -
 - (i) any floor including 1st storey;
 - (ii) if there are more than one floor interconnected, the aggregate areas of all the floor interconnected.

Minimum	1/6 perimeter (min 15m)
2,000m ² to 4,000m ²	1/4 perimeter
>4,000m ² to 8,000m ²	1/2 perimeter
>8,000m ² to 16,000m ²	3/4 perimeter
>16,000m ²	island site access

For buildings protected by an automatic sprinkler system, the floor area shall be doubled as follows: -

Minimum	1/6 perimeter (min 15m)
4,000m ² to 8,000m ²	1/4 perimeter
>8,000m ² to 16,000m ²	1/2 perimeter
>16,000m ² to 32,000m ²	3/4 perimeter
>32,000m ²	island site access

(c) (i) For buildings under Purpose Group VII, accessway shall be provided for fire-fighting appliances. The provision of accessway shall be calculated based on the following gross cubical extent of the building as follows: -

Minimum	1/6 perimeter (min 15m)
>28,400m ³	1/4 perimeter
>56,800m ³	1/2 perimeter
>85,200m ³	3/4 perimeter
>113,600m ³	island site access

(ii) For buildings protected by an automatic sprinkler system, the cubical extent of the building can be doubled as follows: -

Minimum	1/6 perimeter (min 15m)
>56,800m ³	1/4 perimeter
>113,600m ³	1/2 perimeter
>170,400m ³	3/4 perimeter
>227,200m ³	island site access

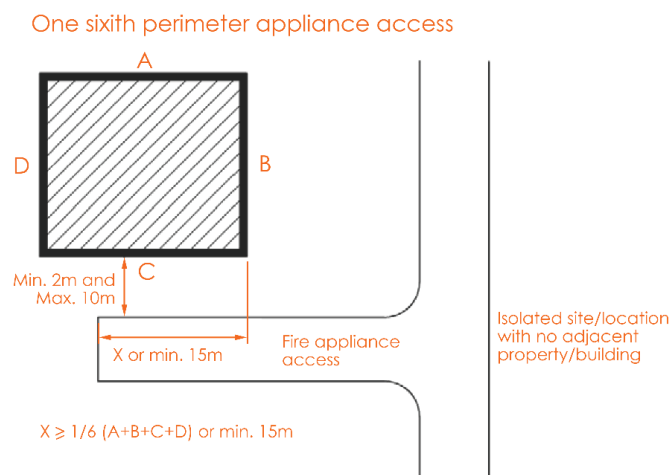


Figure 2. 8 One sixth perimeter appliance access (floor area)

One fourth perimeter appliance access

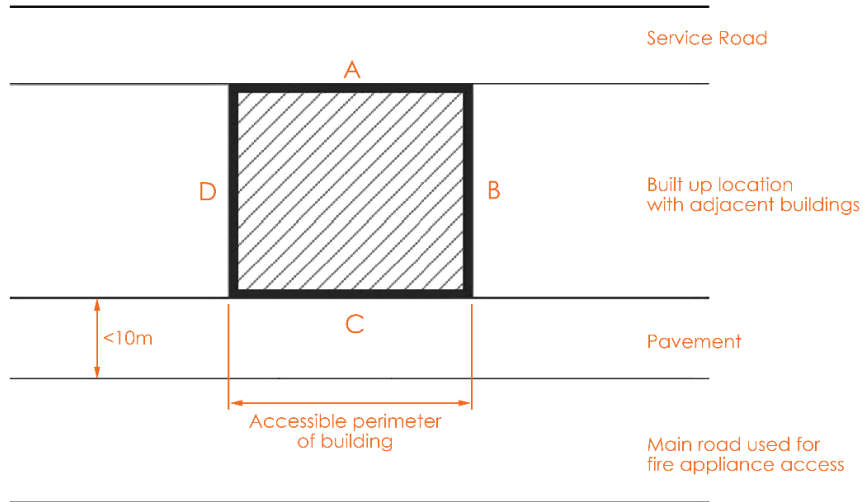
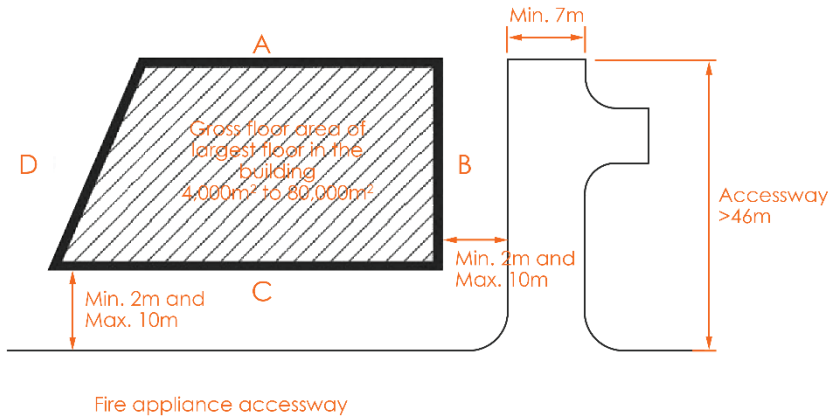


Figure 2. 9 One fourth perimeter appliance access (floor area)

In the event the service road (Minimum 7.0m) is accessible by fire-fighting appliances and the building volume exceeds 2,000m³ but is less than 4,000m³, then

$$A + C \geq \frac{1}{4} (A + B + C + D)$$

One half perimeter appliance access



$$B+C \geq \frac{1}{2}(A+B+C+D)$$

Figure 2. 10 One half perimeter appliance access (floor area)

PART III

URBAN DESIGN

Master Plan

Land use distribution

47. Land Use Distribution and Land Use Plan shall be as indicated below in Table 3.1 and Figure 3.1 respectively: -

Table 3. 1 Land Use Distribution

Land Use	Area m ²	%	Description
Low Rise Residential (R1)	250,688.8	9.30%	Low-medium density residential developments
Medium Rise Residential (R2)	390,511.3	14.50%	Medium-high density residential developments
Mixed Use 1	379,705.4	14.09%	Medium-high density commercial mixed-use & residential development
Mixed Use 2 (TOD parcel)	129,587.9	4.81%	Transit Oriented Development (TOD) parcels: Medium-high density commercial mixed-use development with neighbourhood facilities
Mixed Use 3 (CBD parcel)	31,454.2	1.17%	Central Business District (CBD) parcels: high density commercial mixed-use development with city level facilities
Commercial	225,512.9	8.37%	Commercial developments including workplaces, offices, entertainment, retail, F&B etc.
Marina Commercial	26,396.9	0.98%	Retail and commercial developments including entertainment, retail, F&B etc.
Hotel	74,476.2	2.76%	Hotel and retail related development
Education	24,686.7	0.92%	School and education related development
Higher Education	24,146.4	0.90%	Higher education related development
Public Facility	21,493.1	0.80%	Public facilities for transport, cultural and institutional related development
Cultural and Healthcare	76,292.4	2.83%	Convention centre, hospital, healthcare related development
Leisure and Entertainment	152,285.6	5.65%	Theme Park, resort, retail, entertainment and sports related development

Marina Facility	4,379.1	0.16%	Marina associated facilities
Public Utility	4,281.2	0.16%	Public utility facilities related to power, waste, water and transportation
Open Space (Park and square)	271,480.3	10.08%	Public Use - Park and open space with small scale commercial functions and car parking facilities
Open Space (Waterfront)	93,357.2	3.50%	Public Use - Open space along canals & waterfront with permissible small-scale commercial
Open Space (Beach)	32,577.0	-	Public Use - Open space along beach area with small scale commercial functions and tourism facilities
Public Street	512,352.7	19.02%	Public Use - Roads, streets, bridges with public transport facilities and small-scale commercial service functions such as kiosks, newspaper stands, food trucks, etc.
Total (Excluding beach)	2,694,088.2	100%	

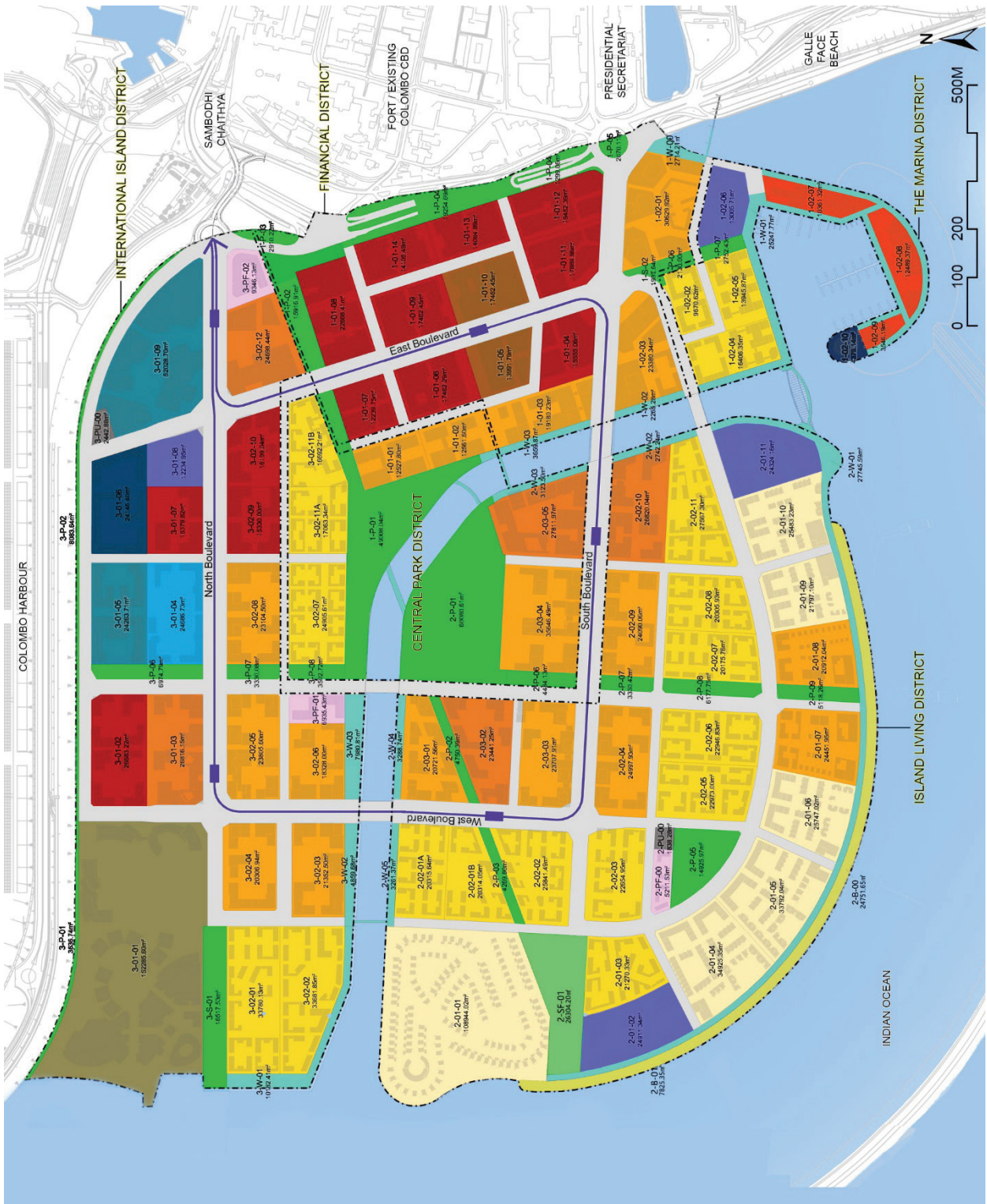


Figure 3. 1 Land Use Plan

Plot Parameters

48. The Plot Parameters Tabulation shall be as indicated in Table 3.2 below: -

Table 3. 2 Plot Parameters Tabulation

Plot Code	Land Use	Plot Area (sqm)	FAR (Floor Area Ratio)	Max. Gross Floor Area (sqm)	Max. Building Coverage	Max. Building Height (m)	Min. Total Landscape Coverage ^[1]	Min. Ground Landscape Coverage ^[2]
1-01-01	Mixed Use 1	12,527.80	4.20	52,616.76	50%	120m	40%	20%
1-01-02	Mixed Use 1	12,561.60	4.20	52,758.72	50%	120m	40%	20%
1-01-03	Mixed Use 1	19,180.23	4.20	80,556.97	50%	120m	40%	20%
1-01-04	Commercial	15,555.06	5.00	77,775.30	70%	150m	45%	15%
1-01-05	Mixed Use 3	13,991.79	11.00	153,909.69	70%	350m	50%	20%
1-01-06	Commercial	17,462.29	9.50	165,891.76	70%	350m	45%	15%
1-01-07	Commercial	12,239.75	5.00	61,198.75	70%	150m	45%	15%
1-01-08	Commercial	22,668.41	5.00	113,342.05	70%	150m	45%	15%
1-01-09	Commercial	17,462.45	9.50	165,893.28	70%	350m	45%	15%
1-01-10	Mixed Use 3	17,462.45	11.00	192,086.95	70%	350m	50%	20%
1-01-11	Commercial	17,889.96	5.00	89,449.80	70%	220m	45%	15%
1-01-12	Commercial	19,452.39	5.00	97,261.95	70%	180m	45%	15%
1-01-13	Commercial	14,084.99	6.50	91,552.44	70%	200m	45%	15%
1-01-14	Commercial	14,105.49	6.50	91,685.69	70%	200m	45%	15%
1-02-01	Mixed Use 1	30,629.92	5.00	153,149.60	60%	220m	40%	20%
1-02-02	Residential 2	9,670.62	3.50	33,847.17	40%	80m	45%	20%
1-02-03	Mixed Use 1	23,380.34	5.00	116,901.70	60%	150m	40%	20%
1-02-04	Residential 2	16,406.35	3.50	57,422.23	60%	60m	45%	20%
1-02-05	Residential 2	13,945.87	3.50	48,810.55	60%	60m	45%	20%
1-02-06	Hotel	13,005.71	3.60	46,820.56	40%	150m	45%	20%
1-02-07	Marina Commercial	10,361.32	1.10	11,397.45	50%	20m	35%	15%
1-02-08	Marina Commercial	12,489.37	1.10	13,738.31	50%	20m	35%	15%
1-02-09	Marina Commercial	3,546.19	1.10	3,900.81	50%	20m	35%	15%
1-02-10	Marina Facility	4,379.12	1.10	4,817.03	40%	20m	25%	20%
1-P-01	Open Space (Park & Square)	49,008.04	-	-	-	-	-	-
1-P-02	Open Space (Park & Square)	15,916.91	-	-	-	-	-	-
1-P-03	Open Space (Park & Square)	2,910.22	-	-	-	-	-	-
1-P-04	Open Space (Park & Square)	20,553.75	-	-	-	-	-	-
1-P-05	Open Space (Park & Square)	2,070.11	-	-	-	-	-	-
1-P-06	Open Space (Park & Square)	2,130.00	-	-	-	-	-	-
1-P-07	Open Space (Park & Square)	2,752.43	-	-	-	-	-	-

Plot Code	Land Use	Plot Area (sqm)	FAR (Floor Area Ratio)	Max. Gross Floor Area (sqm)	Max. Building Coverage	Max. Building Height (m)	Min. Total Landscape Coverage ^[1]	Min. Ground Landscape Coverage ^[2]
1-RS-00	Public Streets	131,191.53	-	-	-	-	-	-
1-S-02	Open Space (Park & Square)	1,937.64	-	-	-	-	-	-
1-W-01	Open Space (Waterfront)	2,714.21						
1-W-01	Open Space (Waterfront)	25,247.77	-	-	-	-	-	-
1-W-02	Open Space (Waterfront)	2,265.28	-	-	-	-	-	-
1-W-03	Open Space (Waterfront)	3,659.87	-	-	-	-	-	-
2-01-01	Residential 1	108,944.02	0.80	87,155.22	60%	20m	35%	30%
2-01-02	Hotel	24,911.34	3.00	74,734.02	60%	80m	45%	20%
2-01-03	Residential 2	21,270.33	3.00	63,810.99	40%	60m	50%	30%
2-01-04	Residential 1	34,925.35	2.20	76,835.77	50%	40m	35%	25%
2-01-05	Residential 1	33,792.04	2.20	74,342.49	50%	40m	35%	25%
2-01-06	Residential 1	25,747.02	2.20	56,643.44	50%	40m	35%	25%
2-01-07	Mixed Use 1	24,451.95	2.20	53,794.29	50%	40m	40%	30%
2-01-08	Mixed Use 1	20,912.04	2.20	46,006.49	50%	40m	40%	30%
2-01-09	Residential 1	21,797.10	2.20	47,953.62	50%	40m	35%	25%
2-01-10	Residential 1	25,483.23	2.20	56,063.11	50%	40m	35%	25%

[1] Percentage of plot area as landscape coverage including landscape coverage at ground level and all other levels.
 [2] Percentage of plot area as landscape coverage at ground level.

Plot Code	Land Use	Plot Area (sqm)	FAR (Floor Area Ratio)	Max. Gross Floor Area (sqm)	Max. Building Coverage	Max. Building Height (m)	Min. Total Landscape Coverage [1]	Min. Ground Landscape Coverage [2]
2-01-11	Hotel	24,324.16	4.50	109,458.72	60%	180m	45%	20%
2-02-01A	Residential 2	20,315.64	1.80	36,568.15	50%	40m	45%	20%
2-02-01B	Residential 2	20,314.05	2.20	44,690.91	40%	40m	45%	20%
2-02-02	Residential 2	25,841.49	3.00	77,524.47	40%	60m	45%	20%
2-02-03	Residential 2	22,654.95	3.30	74,761.34	40%	60m	45%	20%
2-02-04	Mixed Use 1	24,997.93	4.20	104,991.31	40%	100m	40%	20%
2-02-05	Residential 2	22,973.00	3.20	73,513.60	40%	60m	45%	20%
2-02-06	Residential 2	22,946.83	3.20	73,429.86	40%	60m	45%	20%
2-02-07	Residential 2	20,175.76	3.20	64,562.43	40%	60m	45%	20%
2-02-08	Residential 2	20,305.93	3.20	64,978.98	40%	60m	45%	20%
2-02-09	Mixed Use 1	24,090.06	4.20	101,178.25	50%	100m	40%	20%
2-02-10	Mixed Use 2	26,820.04	6.40	171,648.26	50%	200m	40%	30%
2-02-11	Residential 2	27,567.30	3.20	88,215.36	40%	60m	45%	20%

Plot Code	Land Use	Plot Area (sqm)	FAR (Floor Area Ratio)	Max. Gross Floor Area (sqm)	Max. Building Coverage	Max. Building Height (m)	Min. Total Landscape Coverage [1]	Min. Ground Landscape Coverage [2]
2-03-01	Mixed Use 1	20,721.56	3.00	62,164.68	50%	100m	40%	20%
2-03-02	Mixed Use 2	23,441.25	3.60	84,388.50	50%	120m	40%	30%
2-03-03	Mixed Use 1	23,707.91	4.20	99,573.22	40%	100m	40%	20%
2-03-04	Mixed Use 1	35,646.49	4.20	149,715.26	50%	100m	40%	20%
2-03-05	Mixed Use 2	27,811.97	6.40	177,996.61	50%	No Limit	40%	30%
2-B-00	Open Space (Beach)	32,577.01	-	-	-	-	-	-
2-P-01	Open Space (Park & Square)	60,080.61	-	-	-	-	-	-
2-P-02	Open Space (Park & Square)	4,750.39	-	-	-	-	-	-
2-P-03	Open Space (Park & Square)	4,269.80	-	-	-	-	-	-
2-SF-04	Sports Facility	26,304.20	-	-	-	-	-	-
2-P-05	Open Space (Park & Square)	14,925.97	-	-	-	-	-	-
2-P-06	Open Space (Park & Square)	4,484.13	-	-	-	-	-	-
2-P-07	Open Space (Park & Square)	3,330.42	-	-	-	-	-	-
2-P-08	Open Space (Park & Square)	6,177.75	-	-	-	-	-	-
2-P-09	Open Space (Park & Square)	5,118.26	-	-	-	-	-	-
2-PF-00	Public Facility	5,211.53	1.0	5,211.53	50%	40m	30%	15%
2-PU-00	Public Utility	1,838.28	1.0	1,838.28	-	-	-	-
2-RS-00	Public Streets	182,158.30	-	-	-	-	-	-
2-W-01	Open Space (Waterfront)	27,745.59	-	-	-	-	-	-
2-W-02	Open Space (Waterfront)	2,742.24	-	-	-	-	-	-
2-W-03	Open Space (Waterfront)	3,123.50	-	-	-	-	-	-
2-W-04	Open Space (Waterfront)	3,288.74	-	-	-	-	-	-
2-W-05	Open Space (Waterfront)	3,261.37	-	-	-	-	-	-
3-01-01	Leisure Entertainment	152,285.60	1.95	296,956.92	20%	250m	40%	25%
3-01-02	Commercial	26,683.22	3.50	93,391.27	50%	150m	45%	15%
3-01-03	Mixed Use 2	26,816.15	5.60	150,170.44	40%	180m	40%	30%
3-01-04	Education	24,686.73	4.00	98,746.92	60%	60m	25%	15%
3-01-05	Cultural and Healthcare	24,263.71	4.50	109,186.70	60%	120m	40%	10%
3-01-06	Higher Education	24,146.40	4.00	96,585.60	50%	150m	45%	15%
3-01-07	Commercial	16,379.82	4.00	65,519.28	40%	150m	45%	25%
3-01-08	Hotel	12,234.95	3.00	36,704.85	60%	120m	45%	20%
3-01-09	Cultural and Healthcare	52,028.70	1.50	78,043.05	55%	60m	30%	15%
3-02-01	Residential 2	33,780.13	3.20	108,096.42	50%	60m	45%	20%

3-02-02	Residential 2	33,681.85	3.20	107,781.92	50%	60m	45%	20%
3-02-03	Mixed Use 1	21,352.50	4.00	85,410.00	50%	100m	40%	20%
3-02-04	Mixed Use 1	20,306.94	4.00	81,227.76	40%	100m	40%	25%
3-02-05	Mixed Use 1	23,805.60	4.50	107,125.20	40%	120m	40%	25%
3-02-06	Mixed Use 1	18,328.00	4.00	73,312.00	50%	100m	40%	20%
3-02-07	Residential 2	24,905.61	3.30	82,188.51	50%	40m	45%	20%

^[1] Percentage of plot area as landscape coverage including landscape coverage at ground level and all other levels.

^[2] Percentage of plot area as landscape coverage at ground level.

Plot Code	Land Use	Plot Area (sqm)	FAR (Floor Area Ratio)	Max. Gross Floor Area (sqm)	Max. Building Coverage	Max. Building Height (m)	Min. Total Landscape Coverage ^[1]	Min. Ground Landscape Coverage ^[2]
3-02-08	Mixed Use 1	23,104.50	4.00	92,418.00	40%	100m	40%	25%
3-02-09	Commercial	15,330.00	4.00	61,320.00	40%	150m	45%	15%
3-02-10	Commercial	16,199.04	4.00	64,796.16	40%	150m	45%	25%
3-02-11A	Residential 2	17,063.34	3.30	56,309.02	50%	40m	45%	20%
3-02-11B	Residential 2	16,692.21	3.30	55,084.29	40%	60m	45%	25%
3-02-12	Mixed Use 2	24,698.44	6.00	148,190.64	50%	200m	40%	20%
3-P-01	Open Space (Park & Square)	3,636.74	-	-	-	-	-	-
3-P-02	Open Space (Park & Square)	8,083.64	-	-	-	-	-	-
3-P-06	Open Space (Park & Square)	6,974.79	-	-	-	-	-	-
3-P-07	Open Space (Park & Square)	3,330.08	-	-	-	-	-	-
3-P-08	Open Space (Park & Square)	3,502.72	-	-	-	-	-	-
3-PF-01	Public Facility	6,935.43	1.0	6,935.43	50%	40m	30%	15%
3-PF-02	Public Facility	9,346.13	1.0	9,346.13	40%	40m	30%	15%
3-PU-00	Public Utility	2,442.88	1.0	-	-	-	-	-
3-RS-00	Public Streets	199,333.75	-	-	-	-	-	-
3-S-01	Open Space (Park & Square)	16,517.53	-	-	-	-	-	-
3-W-01	Open Space (Waterfront)	10,182.41	-	-	-	-	-	-
3-W-02	Open Space (Waterfront)	4,859.68	-	-	-	-	-	-
3-W-03	Open Space (Waterfront)	7,980.81	-	-	-	-	-	-

^[1] Percentage of plot area as landscape coverage including landscape coverage at ground level and all other levels.

^[2] Percentage of plot area as landscape coverage at ground level.

Uses Matrix

49. The Uses Matrix shall be as per the Table 3.3 below: -

Table 3. 3 Uses Matrix

Use Group	Land Use Uses	Low Rise Residential (R1)	Medium Rise Residential (R2)	Mixed Use 1	Mixed Use 2 (TOD Parcel)	Mixed Use 3 (CBD Parcel)	Commercial	Marina Commercial	Hotel	Public Facility	Education/Higher Education	Cultural and Healthcare	Leisure and Entertainment	Marina Facility
		Residential	Detached	✓										
Semi-Detached	✓													
Attached	✓		✓											
Townhouse	✓		✓	✓										
Strata-Landed	✓		✓	✓										
Low Rise Apartment	✓		✓	✓										
Medium Rise Apartment			✓	✓	✓	✓								
High Rise Apartment			✓	✓	✓	✓	✓		✓					
Serviced Apartment			✓	✓	✓	✓	✓	✓	✓				✓	
Retail	Convenience Store	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Retail / Repair / Personnel Services / ATM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Restaurant / Cafe / Bar	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
	Farmer's Market / Flea Market		✓	✓	✓	✓	✓	✓					✓	
	Showroom		✓	✓	✓	✓	✓	✓					✓	
	Super Market		✓	✓	✓	✓	✓	✓					✓	
	Hyper Market			✓	✓	✓	✓						✓	
	Department Store			✓	✓	✓	✓						✓	
	Shopping Mall			✓	✓	✓	✓						✓	
	Big Box Store			✓	✓		✓							
Office	Small / Management Office	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	General Office			✓	✓	✓	✓		✓	✓	✓	✓	✓	✓
	Corporate Office			✓	✓	✓	✓							
	Financial Institution			✓	✓	✓	✓							
	IT / ITeS Institution			✓	✓	✓	✓							
	Science / Technology Institution			✓	✓	✓	✓							
	Media Studio			✓	✓	✓	✓							

Use Group	Land Use Uses	Low Rise Residential (R1)	Medium Rise Residential (R2)	Mixed Use 1	Mixed Use 2 (TOD Parcel)	Mixed Use 3 (CBD Parcel)	Commercial	Marina Commercial	Hotel	Public Facility	Education/Higher Education	Cultural and Healthcare	Leisure and Entertainment	Marina Facility
		Sports and Recreation	Swimming Pool / Complex	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitness Centre / Gymnasium	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Play Field / Multi-Purpose Court			✓	✓	✓	✓	✓	✓			✓		✓	
Indoor Sports Complex				✓	✓	✓					✓		✓	
Transportation	Vehicle Parking Spaces	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Multi-Storey Car Park	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Public Transport Terminal / Interchange				✓	✓								
	Helipad			✓	✓	✓	✓		✓			✓		
	Ferry Stand												✓	✓
	Marina Facility							✓						✓

Land Use Regulations (Regulations 50 to 62 both inclusive)

Low Rise Residential (R1) Land Use

50. The content of the following Table shall apply to all new and redeveloped residential uses within the Low Rise Residential (R1) Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Residential: Minimum 95% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.

<p>2.4 Proportion of Soft Landscape/ Planted Areas</p>	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas. <p>Exceptions:</p> <p>Plots 2-01-01, 2-01-03:</p> <ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
<p>2.5 Maximum Floor Area Ratio</p>	<ul style="list-style-type: none"> Refer to Plot Parameters.
<p>2.6 Additional Bonus Gross Floor Area (GFA)</p>	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria: -</p> <ul style="list-style-type: none"> 55% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>* For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
<p>2.7 Recreational Amenities</p>	<p>Minimum 5% of the plot area shall be usable open space for recreational facilities.</p>
<p>3.0 Height Control</p>	
<p>3.1 Maximum Building Height</p>	<ul style="list-style-type: none"> Refer to Plot Parameters.
<p>3.2 Maximum Podium Height</p>	<ul style="list-style-type: none"> 25.0m from the main plot access point: Applicable to plots 2-01-04, 2-01-05, 2-01-06, 2-01-09, 2-01-10.
<p>3.3 Floor to Floor Height</p>	<ul style="list-style-type: none"> Ground Floor - 4.5m Max. (No limit for lobby). Other Floors - 3.6m Max.
<p>4.0 Building Setback (Minimum)</p>	
<p>4.1 Building (Above Grade)</p>	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2).
<p>4.2 Basement Setback</p>	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m
<p>4.3 Setback for Towers</p>	<ul style="list-style-type: none"> Minimum 6.0m from the edge of the podium: Applicable to plots 2-01-04, 2-01-05, 2-01-06, 2-01-09, 2-01-10

4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width must not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • N/A.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<ul style="list-style-type: none"> • At-grade water tank and mechanical equipment shall be located to the side or rear of the building. • At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • Required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking shall be hard surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/or basement car parks. • Vehicle parking structures shall complement the architecture of the building.

6.7 Circulation in Vehicle Parking Area	For Low Rise Apartment Developments: <ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking spaces shall be provided.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of front boundary wall shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	For Low Rise Apartment Developments: <ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to the disabled.
8.2 Public Transit	<ul style="list-style-type: none"> N/A.
9.0 Signage	
9.1 Permitted	Building Name/Logo Signs: <ul style="list-style-type: none"> One sign shall be located on the fencing wall and/or the building facade along the plot frontage, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture.
9.2 Prohibited	The following signs shall be prohibited: - <ul style="list-style-type: none"> Roof mounted signs. Advertisement signs. String lights, excessively bright lights. Free-standing signs and signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> All signs shall be wholly located within the plot boundary.

Medium Rise Residential (R2) Land Use

51. The content of the following Table shall apply to all new and redeveloped residential uses within the Medium Rise Residential (R2) Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Residential use: Minimum 90% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas. <p>Exceptions: Plots 3-02-07, 3-02-11A, 3-02-11B</p> <ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria: -</p> <ul style="list-style-type: none"> 45% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
2.7 Recreational Amenities	<p>Minimum 5% of the plot area shall be usable open space for recreational facilities.</p>

3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> 25.0m from the main plot access point: Applicable to plots 1-02-02, 1-02-04, 1-02-05, 2-01-03, 2-02-01A, 2-02-01B, 2-02-02, 2-02-03, 2-02-05, 2-02-06, 2-02-07, 2-02-08, 2-02-11, 3-02-01, 3-02-02, 3-02-07, 3-02-11A, 3-02-11B.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Max. (No limit for lobby) Other Floors - 3.6m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m
4.3 Setback for Towers	<ul style="list-style-type: none"> Minimum 6.0m from the edge of the podium: Applicable to plots 1-02-02, 1-02-04, 1-02-05, 2-01-03, 2-02-01A, 2-02-01B, 2-02-02, 2-02-03, 2-02-05, 2-02-06, 2-02-07, 2-02-08, 2-02-11, 3-02-01, 3-02-02, 3-02-07, 3-02-11A, 3-02-11B.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> Along Boulevard (along zero metre building setback): 0m Along Boulevard (non-zero metre setback): 5.0m Along road of other hierarchy: 3.0m Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> N/A.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<ul style="list-style-type: none"> At-grade water tank and mechanical equipment shall be located to the side or rear of the building. At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.
5.5 Screening	<ul style="list-style-type: none"> All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> All required parking stalls shall be provided within the plot boundary.

6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> • Fencing and walls shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> • All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> • Fence/wall along the plot frontage shall have minimum 50% porosity. • Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> • N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> • Any location on the building facade/fence, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture.
9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> • Roof mounted signs. • Advertisement signs. • String lights, excessively bright lights. • Free-standing signs and signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary.

Mixed Use 1 Land Use

52. The content of the following Table shall apply to all new and redeveloped developments within the Mixed Use 1 Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Residential: Plots 1-01-01, 1-01-02, 1-01-03, 1-02-03: Minimum 60% of total Gross Floor Area; Plot 1-02-01: Minimum 55% of total Gross Floor Area; Plots 2-01-07, 2-01-08, 2-03-03, 2-03-04: Minimum 70% of total Gross Floor Area; Plots 2-02-04, 2-02-09, 2-03-01, 3-02-03, 3-02-04, 3-02-05, 3-02-06, 3-02-08: Minimum 75% of total Gross Floor Area; • Office: Plot 1-02-01: Minimum 15% of total Gross Floor Area; • Retail: Plots 1-01-01, 1-01-02, 1-01-03: Minimum 25% of total Gross Floor Area; Plots 1-02-01, 1-02-03, 2-01-07, 2-01-08, 2-03-03, 2-03-04: Minimum 15% of total Gross Floor Area; Plots 2-02-04, 2-02-09, 2-03-01, 3-02-03, 3-02-04, 3-02-05, 3-02-06, 3-02-08: Minimum 10% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	• Refer to Plot Parameters.
2.2 Maximum Building Coverage	• Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	• Refer to Plot Parameters.

2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. On other floors soft landscape shall comprise a minimum of 30% of the landscaped areas. <p>Exceptions:</p> <ul style="list-style-type: none"> Plots 2-01-07, 2-01-08. At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:</p> <ul style="list-style-type: none"> 50% additional landscape coverage on top of total minimum landscape coverage Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> 25.0 m from the main plot access point: Applicable to plots 1-01-01, 1-02-01, 1-02-03, 2-01-07, 2-01-08, 2-02-04, 2-02-09, 2-03-01, 2-03-03, 2-03-04, 3-02-03, 3-02-04, 3-02-05, 3-02-06, 3-02-08. 30.0m from the main plot access point: Applicable to plots 1-01-02, 1-01-03.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Min. (No limit for lobby) Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m Along plot boundary with zero metre building setback: 0m

4.3 Setback for Towers	<ul style="list-style-type: none"> Minimum 6.0m from the edge of the podium: Applicable to plots 1-01-01, 1-01-02, 1-01-03, 1-02-01, 1-02-03, 2-01-07, 2-01-08, 2-02-04, 2-02-09, 2-03-01, 2-03-03, 2-03-04, 3-02-03, 3-02-04, 3-02-05, 3-02-06, 3-02-08.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> Along Boulevard (along zero metre building setback): 0m Along Boulevard (non-zero metre setback): 5.0m Along road of other hierarchy: 3.0m Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> ORAs are allowed within the development. The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. The type of structures, lightweight covers/ shading devices, furniture, etc. used shall enhance the public spaces within and around the development and complement other elements within the public realm, such as public art, paving, landscaping, etc. The storage of furniture and utensils or the preparation of F&B within these ORAs shall not be permitted.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks shall be located to the rear or side of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> shall be located to the side or rear of the building; may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation; <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.

6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 80% of vehicle parking spaces shall be in multi-storey and/or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and boundary walls shall not be permitted along the plot frontage. Fencing and walls in the side, rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> Maximum of 2.0m high perimeter fencing wall is allowed at the side and rear of the plot.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of fencing surface area shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> Any location on the building facade but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Tenants Signs:</p> <ul style="list-style-type: none"> Signs of tenants with shop front are permitted on the shop front / window, but shall be appropriately sized. Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> Maximum 50% of podium facade, height not exceeding the podium building.

9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5.0m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Mixed Use 2 (TOD Parcel) Land Use

53. The content of the following Table shall apply to all new and redeveloped developments within the Mixed Use 2 (TOD Parcel) Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Residential (apartment, condominium, serviced apartment): Plots 2-02-10, 2-03-05, 3-01-03, 3-02-12: Minimum 40% of total Gross Floor Area. Plot 2-03-02: Minimum 60% of total Gross Floor Area. • Retail: Plots 2-02-10, 2-03-05, 3-01-03, 3-02-12: Minimum 30% of total Gross Floor Area. Plot 2-03-02: Minimum 20% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	• Refer to Plot Parameters.
2.2 Maximum Building Coverage	• Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	• Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas. <p>Exceptions: Plot 2-02-10:</p> <ul style="list-style-type: none"> • At ground floor, level soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.

2.4 Proportion of Soft Landscape/ Planted Areas	<p>Plot 2-03-02:</p> <ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:</p> <p>-</p> <ul style="list-style-type: none"> 60% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> 25.0m from the main plot access point: Applicable to plots 2-02-10, 2-03-02, 2-03-05, 3-01-03, 3-02-12
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Min. (No limit for lobby) Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m Along plot boundary with zero metre building setback: 0m
4.3 Setback for Towers	<ul style="list-style-type: none"> Minimum 6.0m from the edge of the podium: Applicable to plots 2-02-10, 2-03-02, 2-03-05, 3-01-03, 3-02-12.

4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:-</p> <ul style="list-style-type: none"> • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> • ORAs are allowed within the development. • The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. • The type of structures, lightweight covers/ shading devices, furniture, etc. used shall enhance the public spaces within and around the development and complement other elements within the public realm, such as public art, paving, landscaping, etc. • The storage of furniture and utensils or the preparation of F&B within these ORAs shall not be permitted.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.

6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls shall not be permitted along the plot frontage. Fencing and walls in the side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> Maximum of 2.0m high perimeter fencing wall is allowed at the side and rear of the plot.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of surface should be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit shall be encouraged through the integration of sheltered bus stop and/or LRT station into the commercial development. Minimum 1 taxi stand for at least 2 taxis shall be provided within plot boundary. Pedestrian linkage shall be provided from the main building to the bus stop and/ or LRT station located in front of the plot (where applicable).

9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> • One sign shall be permitted on the tower (except for residential tower). • Any location on the building facade but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> • Limited to a maximum area not exceeding 40m² on the building facade. <p>Tenants Name/Logo Signs:</p> <ul style="list-style-type: none"> • Signs of tenants with shop front are permitted on the shop front / window, but shall be appropriately sized. • Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> • Maximum 50% of podium facade, height not exceeding the podium.
9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Mixed Use 3 (CBD Parcel) Land Use

54. The content of the following Table shall apply to all new and redeveloped developments within the Mixed Use 3 (CBD Parcel) Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Retail: Minimum 25% of total Gross Floor Area. • Office: Minimum 60% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> • Refer to Plot Parameters.

2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:-</p> <ul style="list-style-type: none"> 60% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional Bonus Gross Floor Area must be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> 30.0m from the main plot access point: Applicable to plots 1-01-05, 1-01-10.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Min. (No limit for lobby) Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m Along plot boundary with zero metre building setback: 0m
4.3 Setback for Towers	<ul style="list-style-type: none"> Minimum 6.0m from the edge of the podium: Applicable to plots 1-01-05, 1-01-10.

4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:-</p> <ul style="list-style-type: none"> • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> • ORAs are allowed within the development. • The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.

6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls shall not be permitted along the plot frontage. Fencing and walls in the side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> Maximum of 2.0m high perimeter fencing wall is allowed at the side and rear of the plot.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of surface shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit shall be encouraged through the integration of sheltered bus stop and/or LRT station into the commercial development. Minimum 1 taxi stand for at least 2 taxis shall be provided within plot boundary. Pedestrian linkage shall be provided from the main building to the bus stop and/ or LRT station located in front of the plot (where applicable).
9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> One sign shall be permitted on the tower (except for residential tower). Any location on the building facade but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> Limited to a maximum area not exceeding 40m² on the building facade. <p>Tenants Name/Logo Signs:</p>

9.1 Permitted	<ul style="list-style-type: none"> Signs of tenants with shop front are permitted on the shop front / window, but shall be appropriately sized. Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> Maximum 50% of podium facade, height not exceeding the podium.
9.2 Prohibited	<p>The following signs shall be prohibited:</p> <ul style="list-style-type: none"> Roof mounted signs. String lights, excessively bright lights. Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> All signs shall be wholly located within the plot boundary. Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Commercial Land Use

55. The content of the following Table shall apply to all new and redeveloped developments within the Commercial Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Retail: Plots 1-01-04, 1-01-08, 1-01-11, 1-01-12, 3-01-02, 3-01-07, 3-02-09, 3-02-10: Minimum 15% of total Gross Floor Area. Plots 1-01-06, 1-01-07, 1-01-09, 1-01-13, 1-01-14: Minimum 25% of total Gross Floor Area. Office: Plots 1-01-04, 1-01-08, 1-01-11, 1-01-12, 3-01-02, 3-01-07, 3-02-09, 3-02-10: Minimum 70% of total Gross Floor Area. Plots 1-01-04, 1-01-08, 1-01-11, 1-01-12, 3-01-02, 3-01-06, 3-01-07, 3-02-09, 3-02-10: Minimum 70% of total Gross Floor Area. Plots 1-01-06, 1-01-07, 1-01-09, 1-01-13, 1-01-14: Minimum 60% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.

2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas. <p>Exceptions:</p> <p>Plot 1-01-04:</p> <ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria: -</p> <ul style="list-style-type: none"> 60% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<p>25.0m from the main plot access point: Applicable to plots 1-01-04, 1-01-07, 1-01-08, 1-01-11, 1-01-12, 3-01-02, 3-01-07, 3-02-09, 3-02-10.</p> <p>30.0m from the main plot access point: Applicable to plots 1-01-06, 1-01-09, 1-01-13, 1-01-14.</p>
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Min. (No limit for lobby) Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)

4.2 Basement Setback	<ul style="list-style-type: none"> • Along common plot boundaries: 0m • Along plot boundary fronting road: 3.0m • Along plot boundary with zero metre building setback: 0m
4.3 Setback for Towers	<ul style="list-style-type: none"> • Minimum 6.0m from the edge of the podium: Applicable to plots 1-01-04, 1-01-06, 1-01-07, 1-01-08, 1-01-09, 1-01-11, 1-01-12, 1-01-13, 1-01-14, 3-01-02, 3-01-07, 3-02-09, 3-02-10.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:-</p> <ul style="list-style-type: none"> • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> • ORAs are allowed within the development. • The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building. • may be located in the setback provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 VEHICLE PARKING	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.

6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 FENCING	
7.1 Location	<ul style="list-style-type: none"> • Not permitted.
7.2 Heights	<ul style="list-style-type: none"> • N/A.
7.3 Materials	<ul style="list-style-type: none"> • N/A.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> • N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> • Any location on the building façade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Tenants Signs:</p> <ul style="list-style-type: none"> • Signs of tenants with shop front are permitted on the shop front / window but shall be appropriately sized.

9.1 Permitted	<ul style="list-style-type: none"> Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> Maximum 50% of podium facade, height not exceeding the podium building.
9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> Roof mounted signs. String lights, excessively bright lights. Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> All signs shall be wholly located within the plot boundary. Permitted free-standing signs shall not exceed 5.0m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Marina Commercial Land Use

56. The content of the following Table shall apply to all new and redeveloped developments within the marina commercial land use

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Retail: Minimum 50% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.

2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:</p> <ul style="list-style-type: none"> • 40% additional landscape coverage on top of total minimum landscape coverage; • Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> • Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> • N/A.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> • Ground Floor - 5.0m Min. • Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> • Along common plot boundaries: 0m • Along plot boundary fronting road: 3.0m
4.3 Setback for Towers	<ul style="list-style-type: none"> • N/A.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:-</p> <ul style="list-style-type: none"> • Along road: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.

<p>4.6 Outdoor Refreshment Areas (ORAs)</p>	<ul style="list-style-type: none"> • ORAs are allowed within the development. • The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. • The type of structures, lightweight covers/ shading devices, furniture, etc. used shall enhance the public spaces within and around the development and complement other elements within the public realm, such as public art, paving, landscaping, etc. • The storage of furniture and utensils or the preparation of F&B within these ORAs shall not be permitted.
<p>5.0 Service Areas and Equipment</p>	
<p>5.1 Loading Docks</p>	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
<p>5.2 Outdoor Storage Areas</p>	<ul style="list-style-type: none"> • Not permitted.
<p>5.3 Refuse Storage Areas</p>	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
<p>5.4 Mechanical Equipment</p>	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
<p>5.5 Screening</p>	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
<p>6.0 PARKING</p>	
<p>6.1 Location</p>	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
<p>6.2 Surfacing</p>	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
<p>6.3 Minimum Parking Stalls</p>	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
<p>6.4 Accessible Vehicle Parking</p>	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
<p>6.5 Minimum Dimensions</p>	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).

6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> • Not permitted.
7.2 Heights	<ul style="list-style-type: none"> • N/A.
7.3 Materials	<ul style="list-style-type: none"> • N/A.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> • N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> • Any location on the building façade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Tenants Signs:</p> <ul style="list-style-type: none"> • Signs of tenants with shop front are permitted on the shop front / window, but shall be appropriately sized. • Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> • Maximum 50% of facade, height not exceeding the building.
9.2 Prohibited	<p>The following signs shall be prohibited:</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5.0m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Hotel Land Use or Hotel Building in other Land Uses

57. The content of the following Table shall apply to all new and redeveloped developments within the hotel land use or hotel building in other land uses.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Hotel/Resort uses: Minimum 60% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas. <p>Exceptions:</p> <p>Plot 3-01-08:</p> <ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum <u>Floor Area Ratio</u>	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:</p> <p>-</p> <ul style="list-style-type: none"> 55% additional landscape coverage on top of total minimum landscape coverage; Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document. <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the original ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> 25.0m from the main plot access point: Applicable to plots 1-02-06, 2-01-02, 2-01-11, 3-01-08.

3.3 Floor to Floor Height	<ul style="list-style-type: none"> • Ground Floor - 5.0m Min. (No limit for lobby) • Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> • For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> • Along common plot boundaries: 0m • Along plot boundary fronting road: 3.0m • Along plot boundary with zero metre building setback: 0m
4.3 Setback for Towers	<ul style="list-style-type: none"> • Minimum 6.0m from the edge of the podium: Applicable to plots 1-02-06, 2-01-02, 2-01-11, 3-01-08.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> • ORAs are allowed within the development. • The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. • The type of structures, lightweight covers/ shading devices, furniture, etc. used shall enhance the public spaces within and around the development and complement other elements within the public realm, such as public art, paving, landscaping, etc. • The storage of furniture and utensils or the preparation of F&B within these ORAs shall not be permitted.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.

5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> • Fencing and walls shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> • All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> • Fence/wall along the plot frontage shall have minimum 50% porosity. • Fence/wall facing open space/public park/waterfront shall have minimum 70% porosity. • Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to persons with disabilities.

8.2 Public Transit	• N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> • Any location on the building façade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Tenants Signs:</p> <ul style="list-style-type: none"> • Signs of tenants with shop front are permitted on the shop front / window, but shall be appropriately sized. • Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> • Maximum 50% of facade, height not exceeding the building.
9.2 Prohibited	<p>The following signs shall be prohibited:</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Education/Higher Education Land Use

58. The content of the following Table shall apply to all new and redeveloped developments of Education Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Primary / Secondary School, Higher Education Institution: Minimum 90% of total Gross Floor Area. • Retail uses (in the Uses Matrix): Maximum 5% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	• Refer to Plot Parameters.
2.2 Maximum Building Coverage	• Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	• Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> • At ground floor level. soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 60% of the landscaped areas.

2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<ul style="list-style-type: none"> N/A.
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> N/A.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> N/A.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Common plot boundaries: 1.5m All plot boundaries fronting roads: 3.0m
4.3 Setback for Towers	<ul style="list-style-type: none"> Plot 3-01-04:N/A. Plot 3-01-06: Minimum 6.0m from the edge of the podium
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:-</p> <ul style="list-style-type: none"> Along Boulevard (along zero metre building setback): 0m Along Boulevard (non-zero metre setback): 5.0m Along road of other hierarchy: 3.0m Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear or side of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> shall be located to the side or rear of the building may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> All service areas and equipment shall be fully screened and not visible from adjacent public streets.

6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 80% of vehicle parking spaces shall be in multi-storey and/or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot
7.2 Heights	<ul style="list-style-type: none"> All fencing or walls shall not exceed 2.0m in height
7.3 Materials	<ul style="list-style-type: none"> At least 50% of front boundary wall shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to persons with disabilities.
8.2 Public Transit	<ul style="list-style-type: none"> N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> Any location on the building facade but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> Limited to a maximum area not exceeding 40m² on the building facade. <p>Tenants Name/Logo Signs:</p> <ul style="list-style-type: none"> Permitted on the building facade in relation to the overall design of the building facade.

9.2 Prohibited	<p>Other Signs:</p> <ul style="list-style-type: none"> • Temporary signs promoting events and activities taking place at the premises (50m² per development or 50% of building facade, whichever is smaller) <p>The following signs shall be prohibited:</p> <ul style="list-style-type: none"> • Roof mounted signs. • Advertisement signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Public Facility Land Use

59. The content of the following Table shall apply to all new and redeveloped developments within the Public Facility Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Public Institutions (community centre / library / cultural centre / museum) • Transportation Hub (integrated transport interchange for both public and private transport) <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 40% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum <u>Floor Area Ratio</u>	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<ul style="list-style-type: none"> • N/A.

3.0 Height Control	
3.1 Maximum Building Height	• Refer to Plot Parameters.
3.2 Maximum Podium Height	• N/A.
3.3 Floor to Floor Height	• N/A.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	• For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	• Common plot boundaries: 1.5m • All plot boundaries fronting roads: 3.0m
4.3 Setback for Towers	• N/A.
4.4 Ancillary Buildings	Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: - • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	• Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	• N/A.
5.2 Outdoor Storage Areas	• Not permitted.
5.3 Refuse Storage Areas	• Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	At-grade water tank and mechanical equipment: • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.
5.5 Screening	• All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	• All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	• Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.

6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of front boundary wall shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to the disabled.
8.2 Public Transit	<ul style="list-style-type: none"> N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> Any location on the building facade but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> Limited to a maximum area not exceeding 40m² on the building facade. <p>Tenants Name/Logo Signs:</p> <ul style="list-style-type: none"> Permitted on the building facade in relation to the overall design of the building facade. <p>Other Signs:</p> <ul style="list-style-type: none"> Temporary signs promoting events and activities taking place at the premises (50m² per development or 50% of building facade, whichever is smaller).

9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Leisure and Entertainment Land Use

60. The content of the following Table shall apply to all new and redeveloped developments within the Leisure and Entertainment Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Theme Park, Sports Facilities (sports complex, swimming complex), Recreation Club, Integrated Resort: Minimum 60% of total Gross Floor Area. • Retail: Maximum 10% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	• Refer to Plot Parameters.
2.2 Maximum Building Coverage	• Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	• Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 50% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum Floor Area Ratio	• Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	• N/A.
3.0 Height Control	
3.1 Maximum Building Height	• Refer to Plot Parameters.
3.2 Maximum Podium Height	• N/A.
3.3 Floor to Floor Height	• N/A.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	• For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> • Along common plot boundaries: 0m • Along plot boundary fronting road: 3.0m

4.3 Setback for Towers	<ul style="list-style-type: none"> • N/A.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> • Along Boulevard (along zero metre building setback): 0m • Along Boulevard (non-zero metre setback): 5.0m • Along road of other hierarchy: 3.0m • Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> • Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> • Loading docks, if any, shall be located to the rear or side of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Not permitted.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).

6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 50% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> • Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> • All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> • At least 50% of front boundary wall shall be transparent. • Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to the disabled.
8.2 Public Transit	<ul style="list-style-type: none"> • N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> • One sign shall be permitted on the tower (except for residential tower). • Any location on the building façade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> • Limited to a maximum area not exceeding 40m² on the building facade. <p>Tenants Name/Logo Signs:</p> <ul style="list-style-type: none"> • Signs of tenants with shop front are permitted on the shop front / window but shall be appropriately sized. • Signs of tenants without shop front are permitted on the building facade and are recommended to be grouped and coordinated in relation to the overall design of the building facade. <p>Advertisement Signs:</p> <ul style="list-style-type: none"> • Maximum 50% of podium facade, height not exceeding the podium.
9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> • Roof mounted signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.

9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.
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Cultural and Healthcare Land Use

61. The content of the following Table shall apply to all new and redeveloped developments within the Cultural and Healthcare Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> • Hospital: Plot 3-01-05: Minimum 60% of total Gross Floor Area. • Convention/Exhibition Centre: Plot 3-01-09: Minimum 60% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<p>Plot 3-01-05:</p> <ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas. <p>Plot 3-01-09:</p> <ul style="list-style-type: none"> • At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. • On other floors, soft landscape shall comprise a minimum of 30% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> • Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<p>For hospital:</p> <p>2% additional Gross Floor Area shall be permitted if the developer fulfils one of the following criteria; 5% additional Gross Floor Area if the developer fulfils both criteria:</p> <ul style="list-style-type: none"> • 50% additional landscape coverage on top of total minimum landscape coverage; • Attain the highest rating from any Green Certification Scheme. Additional bonus Gross Floor Area shall be accompanied by pre-certification document.

2.6 Additional Bonus Gross Floor Area	<p>For MICE hub: N/A.</p> <p>*For plots where construction activities commence within 5 years from the DCR's first publication date, this requirement will be lowered to the second highest rating.</p> <p>** The Bonus Gross Floor Area shall be applied on the major uses allowed.</p> <p>*** The uses ratio shall be maintained on the original floor area. The Bonus Gross Floor Area may be applied on top of the ratio.</p>
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> N/A.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> Ground Floor - 5.0m Min. Other Floors - 5.5m Max.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m Along plot boundary with zero metre building setback: 0m
4.3 Setback for Towers	<ul style="list-style-type: none"> N/A.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows:</p> <ul style="list-style-type: none"> Along Boulevard (along zero metre building setback): 0m Along Boulevard (non-zero metre setback): 5.0m Along road of other hierarchy: 3.0m Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear or side of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> For certain materials such as highly flammable liquids, gas cylinders or liquid chlorine, outdoor storage is recommended. Outdoor storage of hazardous chemicals that are non-sensitive to high temperatures is permitted. Storage area shall be surfaced with impervious, heat and water-resistant material, avoiding asphalt. Outdoor storage of other materials is subject to operation requirements and approval.

5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.
5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> shall be located to the side or rear of the building may be located in the setback provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment:</p> <ul style="list-style-type: none"> shall be screened subject to approval by the relevant Planning Authorities; shall not be visible from street.
5.5 Screening	<ul style="list-style-type: none"> All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> A minimum of 50% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> Fencing and walls in the front, side and rear yards shall be at the perimeter of the plot.
7.2 Heights	<ul style="list-style-type: none"> All fencing or walls shall not exceed 2.0m in height.
7.3 Materials	<ul style="list-style-type: none"> At least 50% of front boundary wall shall be transparent. Landscape elements like hedges are encouraged.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> Pedestrian circulation shall link all buildings and amenities on site. Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. All pedestrian circulation shall be accessible to the disabled.

8.2 Public Transit	<ul style="list-style-type: none"> The use of public transit should be encouraged through the integration of sheltered bus stop and/or LRT station into the commercial development (where applicable). Minimum 1 taxi stand for at least 2 taxis shall be provided within plot boundary. Pedestrian linkage shall be provided from the main building to the bus stop and/or LRT station located in front of the plot (where applicable).
9.0 Signage	
9.1 Permitted	<p>Building Name/Logo Signs:</p> <ul style="list-style-type: none"> Any location on the building façade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture. <p>Building Owner Name/Logo Signs:</p> <ul style="list-style-type: none"> Limited to a maximum area not exceeding 40 m² on the building facade. <p>Tenants Name/Logo Signs:</p> <ul style="list-style-type: none"> Permitted on the building facade in relation to the overall design of the building facade. <p>Other Signs:</p> <ul style="list-style-type: none"> Temporary signs promoting events and activities taking place at the premises (50m² per development or 50% of building facade, whichever is smaller).
9.2 Prohibited	<p>The following signs shall be prohibited: -</p> <ul style="list-style-type: none"> Roof mounted signs. String lights, excessively bright lights. Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> All signs shall be wholly located within the plot boundary. Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Marina Facility Land Use

62. The content of the following Table shall apply to all new and redeveloped developments within the Marina Facility Land Use.

1.0 Uses	
1.1 Permitted Uses	<ul style="list-style-type: none"> Marina related facilities/services (boat sheds, offices, etc.). <p>*Refer to Uses Matrix for other complementary uses.</p>
2.0 Development Quantum Control	
2.1 Plot Area	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.2 Maximum Building Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.

2.3 Total Minimum Landscaping Coverage	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.4 Proportion of Soft Landscape/ Planted Areas	<ul style="list-style-type: none"> At ground floor level, soft /planted areas shall comprise a minimum of 30% of the total landscape areas across the site. On other floors, soft landscape shall comprise a minimum of 20% of the landscaped areas.
2.5 Maximum Floor Area Ratio	<ul style="list-style-type: none"> Refer to Plot Parameters.
2.6 Additional Bonus Gross Floor Area	<ul style="list-style-type: none"> N/A.
3.0 Height Control	
3.1 Maximum Building Height	<ul style="list-style-type: none"> Refer to Plot Parameters.
3.2 Maximum Podium Height	<ul style="list-style-type: none"> N/A.
3.3 Floor to Floor Height	<ul style="list-style-type: none"> N/A.
4.0 Building Setback (Minimum)	
4.1 Building (Above Grade)	<ul style="list-style-type: none"> For plot specific requirements, refer to Urban Design Control Plans - Building Setback. (Figure 3.2)
4.2 Basement Setback	<ul style="list-style-type: none"> Along common plot boundaries: 0m Along plot boundary fronting road: 3.0m
4.3 Setback for Towers	<ul style="list-style-type: none"> N/A.
4.4 Ancillary Buildings	<p>Ancillary buildings are allowed within the plot. For ancillary buildings located along the plot frontage, their width shall not exceed 25% of the plot frontage. Setback requirements for ancillary buildings are as follows: -</p> <ul style="list-style-type: none"> Along road: 3.0m Along other plot boundary: 2.0m
4.5 Building Spacing	<ul style="list-style-type: none"> Spacing between buildings within the same plot is intended to visually break the massing of a building into separate blocks. Minimum spacing between buildings varies as per the proposed storey heights of developments. Refer to regulation 41 for details.
4.6 Outdoor Refreshment Areas (ORAs)	<ul style="list-style-type: none"> ORAs are allowed within the development. The ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. The type of structures, lightweight covers/ shading devices, furniture, etc. used shall enhance the public spaces within and around the development and complement other elements within the public realm, such as public art, paving, landscaping, etc. The storage of furniture and utensils or the preparation of F&B within these ORAs shall not be permitted.
5.0 Service Areas and Equipment	
5.1 Loading Docks	<ul style="list-style-type: none"> Loading docks, if any, shall be located to the rear or side of the building. Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses.
5.2 Outdoor Storage Areas	<ul style="list-style-type: none"> Subject to operation requirements and approval.
5.3 Refuse Storage Areas	<ul style="list-style-type: none"> Outdoor refuse storage areas shall be located at the rear side of the building closer to the service road and away from general public areas.

5.4 Mechanical Equipment	<p>At-grade water tank and mechanical equipment:</p> <ul style="list-style-type: none"> • shall be located to the side or rear of the building • may be located in the setback, provided a minimum of 2.4m is maintained free of obstruction and they do not impede circulation. <p>At-grade or rooftop water tank, mechanical and telecommunications equipment shall be screened and not be visible from street.</p>
5.5 Screening	<ul style="list-style-type: none"> • All service areas and equipment shall be fully screened and not visible from adjacent public streets.
6.0 Parking	
6.1 Location	<ul style="list-style-type: none"> • All required parking stalls shall be provided within the plot boundary.
6.2 Surfacing	<ul style="list-style-type: none"> • Parking area shall be hard or semi-permeable surfaced and provided with adequate drainage.
6.3 Minimum Parking Stalls	<ul style="list-style-type: none"> • The minimum vehicle parking provision for various development uses are given in Vehicle Parking Standards (Schedule IV). • Where a parking standard is not available for a proposed use, the developer may carry out his own assessment on the parking requirement and the provision is subjected to approval.
6.4 Accessible Vehicle Parking	<ul style="list-style-type: none"> • The minimum vehicle parking provision for accessible vehicle parking is given in Vehicle Parking Standards (Schedule IV). • The location of accessible parking spaces shall be immediately adjacent to the building entrance/access.
6.5 Minimum Dimensions	<ul style="list-style-type: none"> • Refer to Vehicle Parking Standards (Schedule IV).
6.6 Allocation for Multi-Storey or Basement Car Parks	<ul style="list-style-type: none"> • A minimum of 80% of vehicle parking spaces shall be in multi-storey and/ or basement car parks. • Vehicle parking structures shall complement the architecture of the building.
6.7 Circulation in Vehicle Parking Area	<ul style="list-style-type: none"> • Clearly designated and marked parking stalls, driveways and sidewalks within the parking area shall be provided. • Pedestrian circulation pathways shall be provided, linking both the site access and the building.
7.0 Fencing and Walls	
7.1 Location	<ul style="list-style-type: none"> • Not permitted.
7.2 Heights	<ul style="list-style-type: none"> • N/A.
7.3 Materials	<ul style="list-style-type: none"> • N/A.
8.0 Circulation	
8.1 Pedestrian	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • Throughout the site development, all pedestrian linkages shall be a minimum 2.0m wide. • All pedestrian circulation shall be accessible to the disabled
8.2 Public Transit	<ul style="list-style-type: none"> • N/A.
9.0 Signage	
9.1 Permitted	<p>Building Name Signs:</p> <ul style="list-style-type: none"> • Any location on the building facade, but shall be appropriately sized and placed such that they relate well to the scale and design of the building architecture.

9.2 Prohibited	The following signs shall be prohibited: - <ul style="list-style-type: none"> • Roof mounted signs. • Advertisement signs. • String lights, excessively bright lights. • Free-standing advertisement signs and advertisement signs on ancillary structures.
9.3 Location	<ul style="list-style-type: none"> • All signs shall be wholly located within the plot boundary. • Permitted free-standing signs shall not exceed 5m in height and shall not obstruct pedestrian movement along the open / covered walkways.

Urban Design Control Plans (Regulations 63 to 72 both inclusive)

Building Setback

63. The building setbacks on each side of the plot are defined in the building setback control plan (Figure 3.2). Setback area in some key plots is mandated to allow for public thoroughfare, helping create more pedestrian links through large plots. These public thoroughfares are indicated in the next at-grade pedestrian network plan. The basement setbacks are defined in the Land Use Regulations (Regulations 50 to 62).

Active Edges

64. Streets are designed to increase the safety and vibrancy of the place. Active edges help define the public space and the private space, and create visual connection between the street users and the people inside the buildings. By regulating the uses and activities on the ground floor, these streets will have users continuously resulting in active public realm. Selected plots are to provide commercial facade along ground level (cannot have their backs or blank sides on this side) especially along the Boulevard, the pedestrian mall, public parks, waterfront open space and the marina (Figure 3.3).

At-Grade Pedestrian Network

65. (1) The overall at-grade pedestrian network consists of the pedestrian malls as the spine of the whole network, covered walkways (arcade) that provide all-weather protected pedestrian routes, through-block links that break down the scale and improve permeability of the blocks, public thoroughfares that allow part of the development to be open for public, and public plazas at important pedestrian nodes (Figure 3.4).

(2) Covered walkways (arcade) shall be minimum 3.6m wide with 3.0m clear width and 4.5m clear height.

Tower Zone

66. Tower zone shall be applicable to key plots including mixed use and commercial plots in the Financial District, TOD parcels and plots in other districts where tower building will be strategically positioned. Tower zone suggests the location of tower building, landmark tower, iconic building and TOD marker building to help define the skyline of the Colombo Port City (Figure 3.5).

Overhead and Underground Pedestrian Links

67. (1) Overhead and underground pedestrian network (Figure 3.6) shall compliment to the at-grade pedestrian network. These additional connections help navigate through the blocks quickly and conveniently. For plots located next to LRT stations, the developments shall connect directly to the LRT concourse through an overhead pedestrian link.

(2) In the case of Financial District, an alternative pedestrian network is proposed at basement level (Figure 3.7). An underground pedestrian network connects all key plots within the Financial District. The developer is recommended to rent the space along the pedestrian link for commercial activities. These activities will advocate business, safety and direct connection between developments. The developer shall provide Sunken Plazas to integrate the underground pedestrian network with the at grade pedestrian network.

Vehicle Ingress/Egress

68. The vehicular access to plots is usually not taken from the Main Boulevards (Figure 3.8). The main elevation towards the Boulevard and public parks is mainly dedicated to pedestrian access. The location of access points is to be determined by the developers and the control is indicated by a range where access points can be located. However, this is further subject to verification for conflict with utility services, street facilities such as bus stops, taxi bays and street lamps, and street furniture such as benches.

Basement Car Park Circulation

69. (1) For plots located in Financial District, the developer shall provide basement car park circulation where basement car park spaces in these plots can be accessed from (Figure 3.9).

(2) Pedestrian walkways shall be provided as they are indicated in the Basement Car Park Circulation Plan (Figure 3.9). The pedestrian walkways shall be connected to the underground pedestrian network.

(3) Width of driveway and pedestrian walkways, length of additional left-turn short lane, location of access to parking area are indicated on Basement Car Park Circulation Plan.

Roofscape

70. (1) The roof areas of the development shall be considered the “fifth” elevation and designed to be fully integrated as part of the overall building form, massing and architectural treatment and articulated to contribute to the skyline profile of this part of the city.

(2) All service areas, Mechanical and Electrical (M&E) equipment, water tanks, roof-top equipment, etc., shall be fully located within and integrated into the overall building envelope and visually concealed from the top and on all sides.

Public Spaces

71. Public Spaces and Landscaping are to be provided within the development, as indicated in the Public Spaces and Landscape Plan (Figure 3.10) and as described below: -

(a) Green Buffer Zones:

The planted green buffer to the frontage of the plot facing a road, from which there is vehicular access to the site, shall be a minimum of 3.0m.

(b) Perimeter Tree Planting:

Boundary tree planting (minimum width 2.0m) in a building setback fronting and contiguous with the public realm shall be sufficient to clearly demarcate the plot boundary and allow unobstructed pedestrian access into the ground level arcades and access to the building.

(c) Public Thoroughfare:

Public thoroughfare access is to be provided within the plot boundary. As the plot boundary will lie within an integrated public open space it shall be demarcated with a non-corrosive metal strip or similar and provided with clearly marked and referenced trig points for land survey confirmation of the plot boundary with the land registration records.

(d) Public Spaces:

Public spaces with minimum area of 1,000m² each in the form of plazas are to be provided within the development. Public space provided shall have its frontage opened and un-obstructed to allow for easy pedestrian access and good visibility from the adjoining street / public open space.

Night Lighting Master Plan

72. (1) The Night Lighting Master Plan for the Financial District, along the Canal and Marina District, shall guide the lighting up of developments to achieve a unique, three-dimensional nightscape for the area (Figure 3.11). This Master Plan is realised incrementally as and when new buildings are developed and when existing buildings redevelop or undergo major refurbishment.

(2) All developments within the Master Plan boundary are required to provide night lighting in compliance with the requirements listed in this section. These are to help realise the vision for a congruous, harmonious and well-coordinated signature nightscape, for the day-to-day night lighting of buildings as well as during festivals and national events. The Guidelines provide a recommended framework for the lighting treatment of key building elements, including the covered walkways, building facades, sky gardens and building crowns. They also highlight practical issues, such as light trespass, light pollution, light fitting details, as well as energy efficiency and maintenance, which should be considered upfront at the design stage.

(3) The night lighting design should take cognizance of the lighting design of surrounding developments.

(4) The night lighting design under the Master Plan refers to the lighting up of the exterior of the building to highlight the design of the development, particularly the building crown, façade, main architectural features of the building, sky gardens and the pedestrian areas at street level, using permanent lighting fixtures.

(5) The light fixtures are encouraged to be designed and well-integrated with the overall design of the building and integrated into the building façade or within a building element, such as the roof feature or sun-shading devices. The entire lighting fixture shall be located and installed fully within the boundary of the development.

(6) The night lighting design will be evaluated under the following categories: -

- (a) Basic Night Lighting - defined as the daily elegant, tasteful and sensitive lighting up of the architecture of the building to complement the overall skyline of the City at night; and
- (b) Special Night Lighting - defined as special night lighting to accompany a specific festival or event. Special Night Lighting installations are fittings which can be programmed to complement and contribute to different festivals or events held in the area.

(7) As a guide, the daily night lighting shall be elegant, tasteful and sensitive to the architecture of the building and well-coordinated with the overall night time skyline. Animated night lighting sequences for daily lighting up of the building are discouraged. Festival or event night lighting shall relate to and complement the theme of the festival or event. A separate detailed festival night lighting proposal shall be submitted for each event for evaluation and approval of the Estate Manager. Specific guidelines may be provided by the Estate Manager or the appointed event organiser to ensure coordination of the festive night lighting of developments around the area.

(8) Building owners are required to minimally turn on the night lighting as per the guideline issued by the Commission.

(9) The night lighting design shall be sustainable and energy saving.

(10) All developments within the Financial District, along the canal and the Marina District (Figure 3.11), are required to provide night lighting under the Night Lighting Master Plan, in accordance with the prevailing guidelines.

(11) To ensure that the external building lighting installation is considered as an integral part of the design of the development, all night lighting proposals shall be submitted formally to the Commission for approval as part of the Development Permit process.

(12) The Night Lighting design shall minimally focus on the-

- (a) Covered Walkways and Public Spaces at the ground floor;
- (b) Façades of the buildings visible from the surrounding roads and public spaces;
- (c) Sky Gardens; and
- (d) Building Crown.

(13) The external night lighting shall be reflected in the proposal plans for the development for the Commission's approval. A retention clause will be included as a condition in the Development permit for the development to ensure that the night lighting is retained and operated.

(14) Any changes to the approved night lighting proposal for the development (e.g. change in lighting concept, type of lighting equipment, specifications of the lighting equipment), are required to be submitted to the Commission for evaluation and approval.

(15) If the external lighting fixtures are not installed and commissioned according to the approved plans, the applicant or building owner will be required to revise the lighting installation to match the previously approved lighting design or provide reasons for the deviation for the Commission evaluation and approval.

(16) The night lighting fixtures are to be retained and maintained throughout the entire life of the building and shall not be removed without the prior approval of the Estate Manager.

(17) Night lighting of the building crowns help to create a unique, three- dimensional skyline for the city. A strategic colour temperature plan recommends that low and mid-rise structures use lights of a lower colour temperature at their building crowns, while high-rise structures should use higher colour temperature lights, to create a colour gradation effect for the skyline

(18) There is a growing concern about the excessive use of lights to illuminate the cityscape. Night lighting shall thus be executed sensitively to avoid glare, light trespass and light pollution. Pedestrians, residents, drivers, and other fields of vision shall be considered to prevent light spillage and to increase the energy efficiency of the lighting.

(19) Sufficient measures shall be taken to ensure that night lighting fixtures and mounting details are fully integrated with the architecture and/or landscape design of the building and screened from view.

(20) The night lighting equipment shall have necessary protective means from damage, theft and harm to the public, for those elements that are accessible to the public.

(21) Light sources that have a high energy-efficiency rating, have a long operating life for easier maintenance, and are of high economic efficiency, such as compact metal halide lamps, fluorescent lamps, LEDs, or electrodeless lamps, are recommended for use.

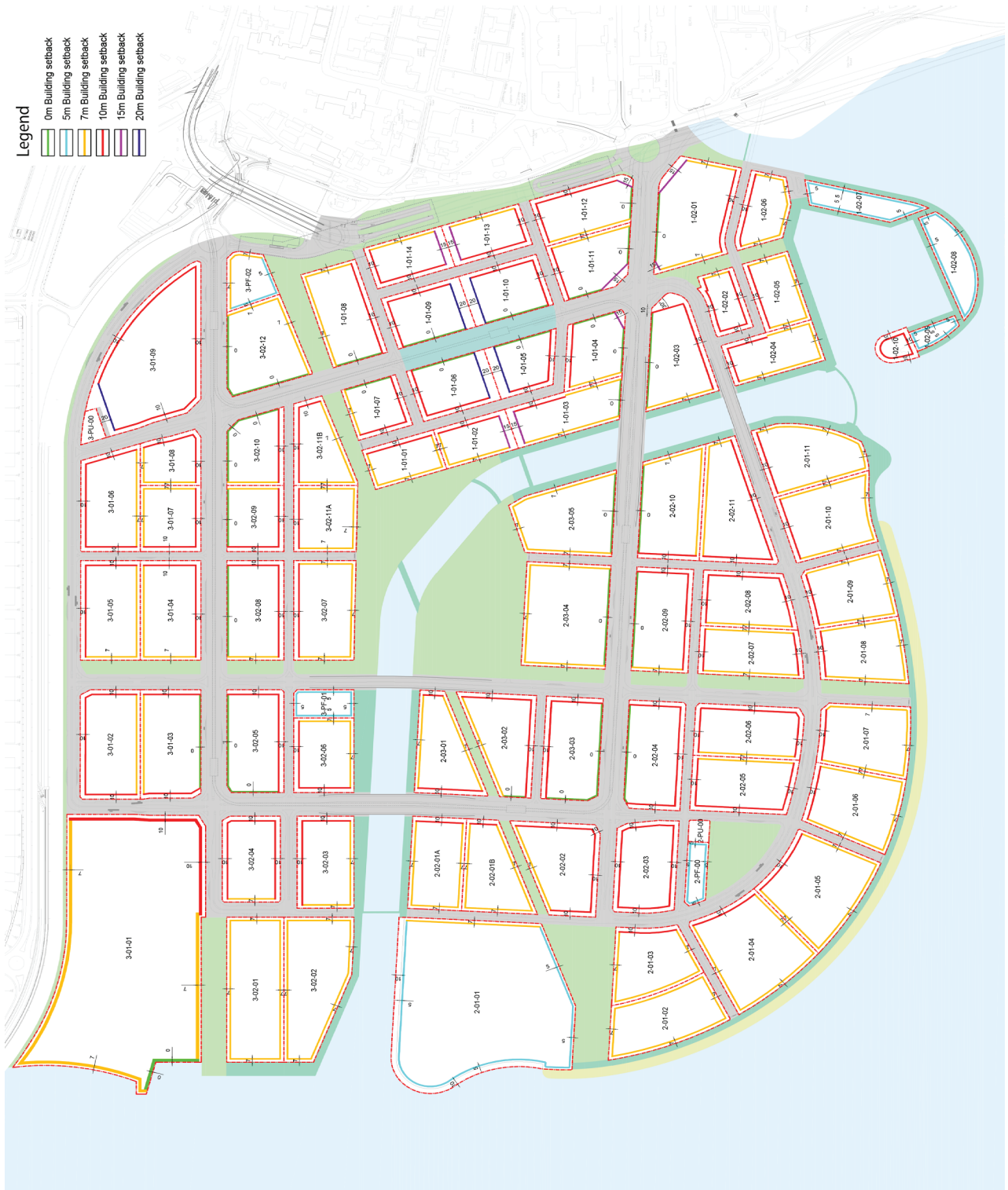


Figure 3. 2 Building Setback Plan



Figure 3. 3 Active Edges Plan

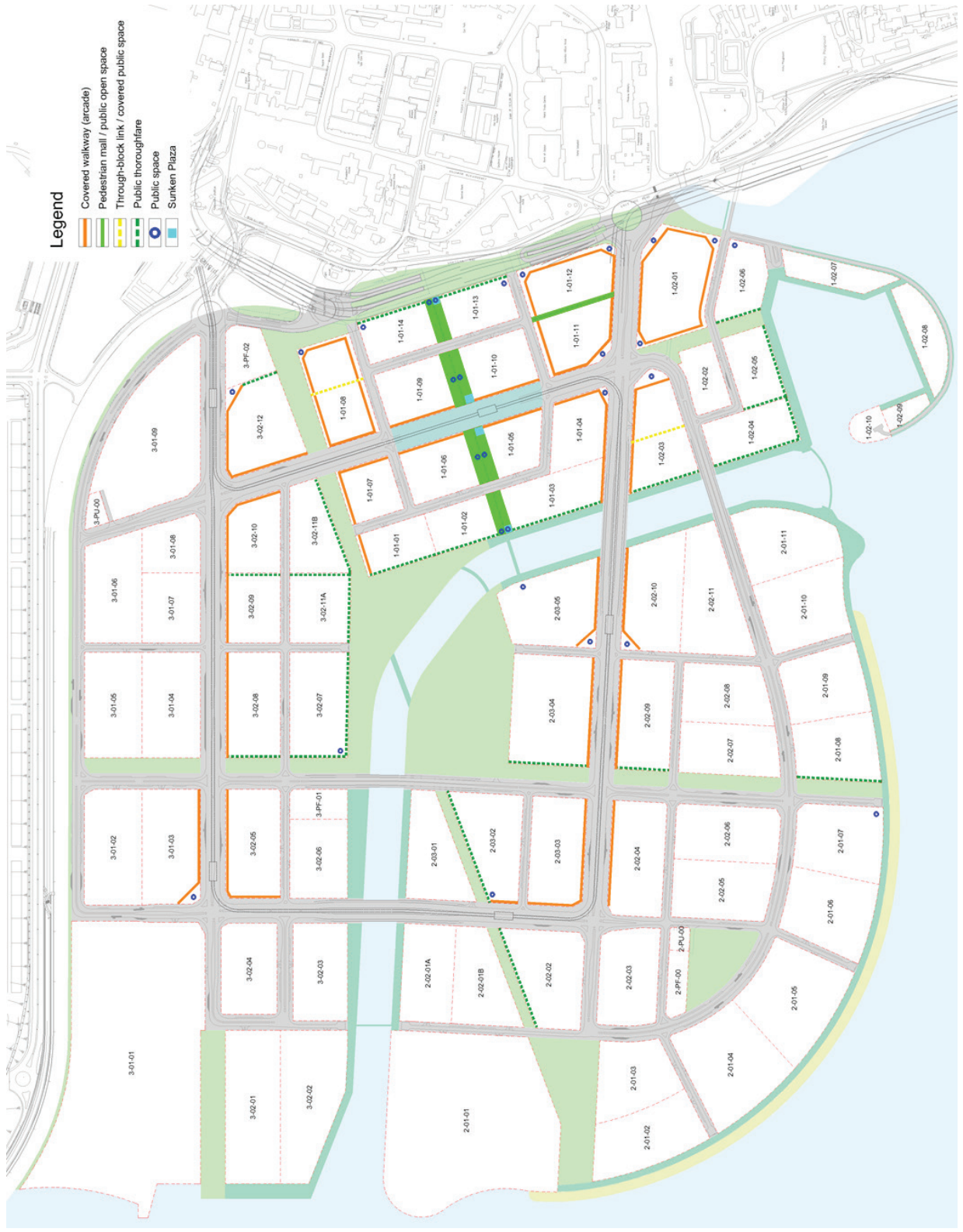


Figure 3. 4 At-Grade Pedestrian Network Plan

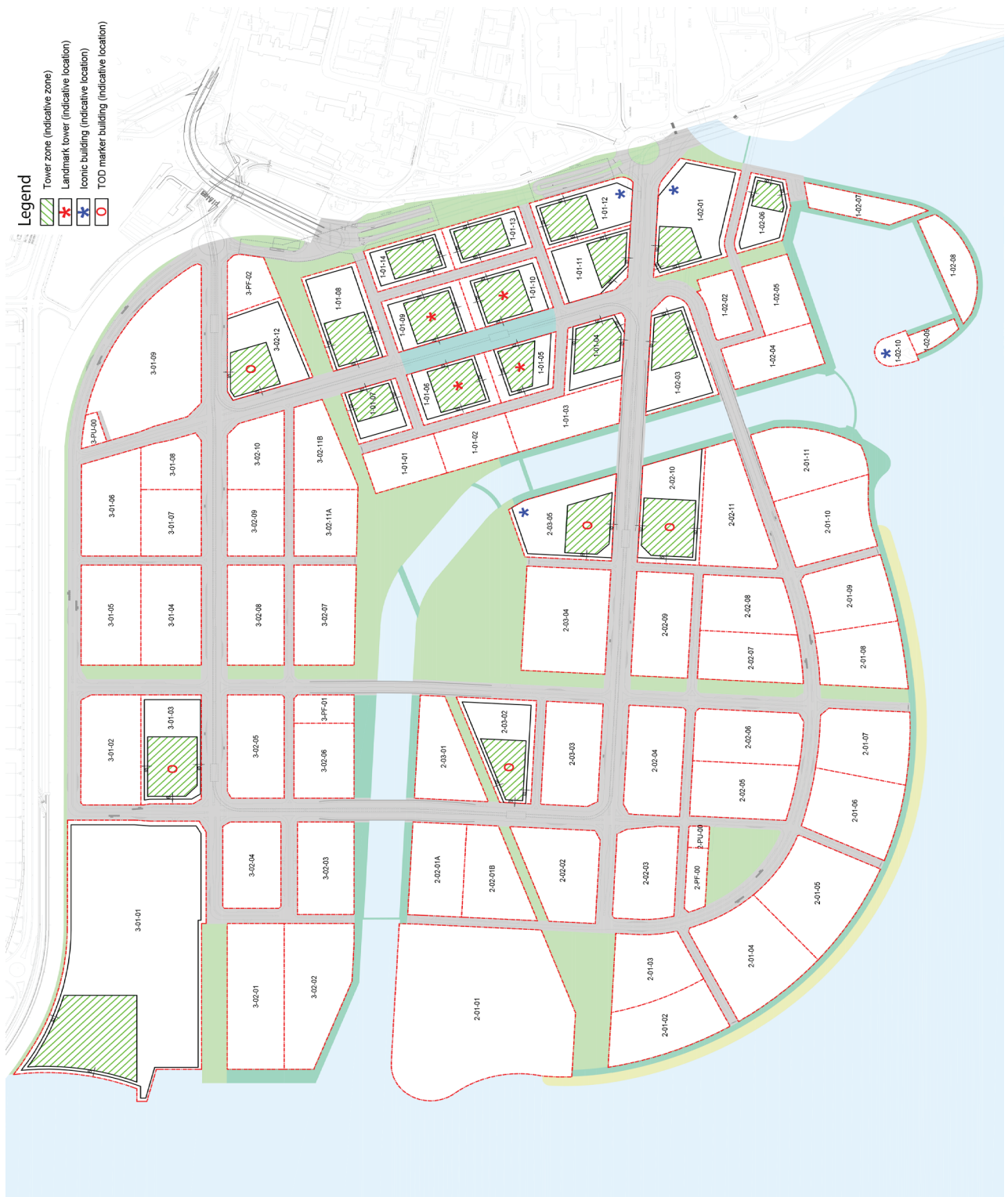


Figure 3. 5 Tower Zone Plan



Figure 3. 6 Overhead Pedestrian Network Plan

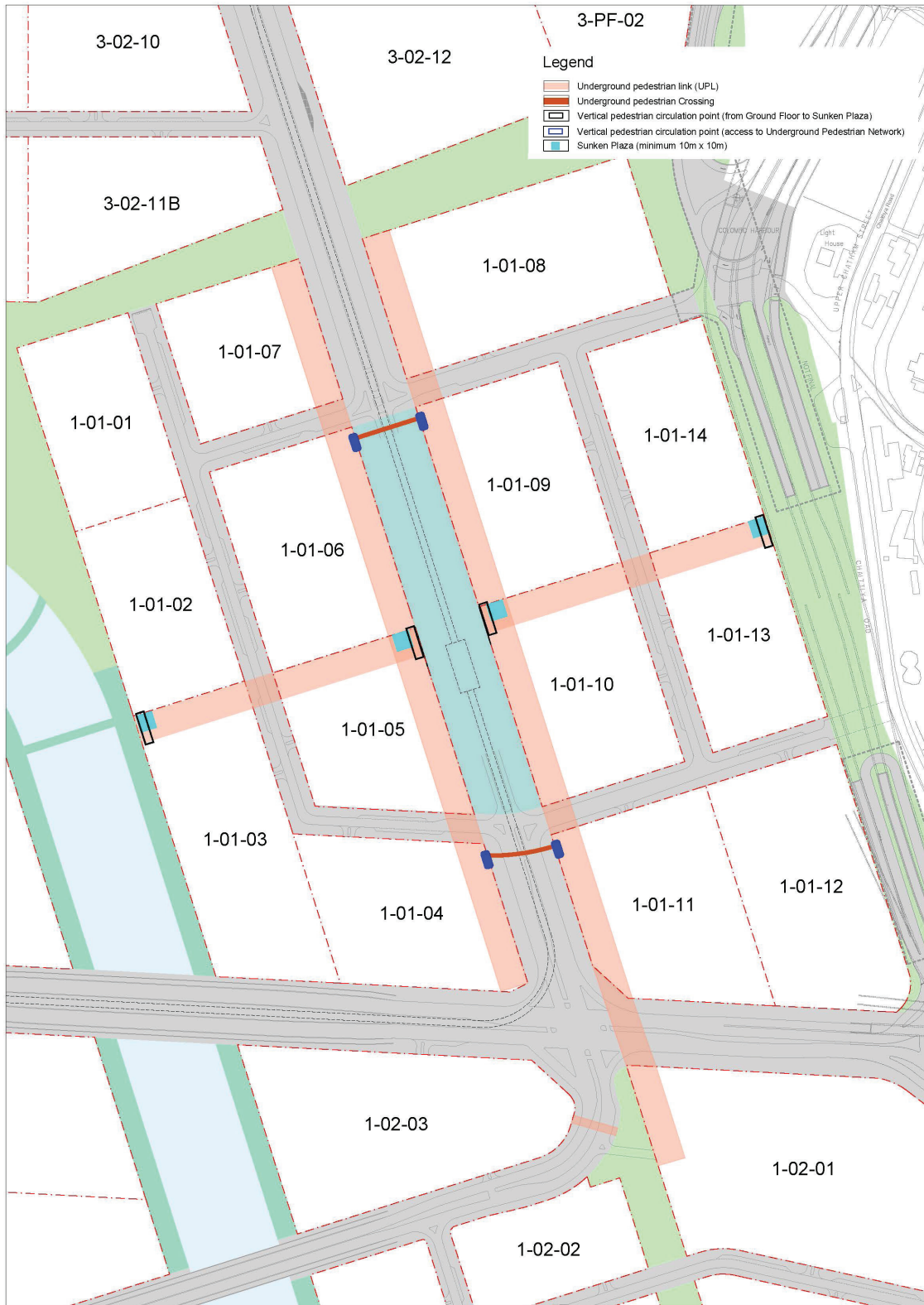


Figure 3. 7 Underground Pedestrian Network Plan of Financial District



Figure 3. 8 Vehicular Ingress/Egress Plan

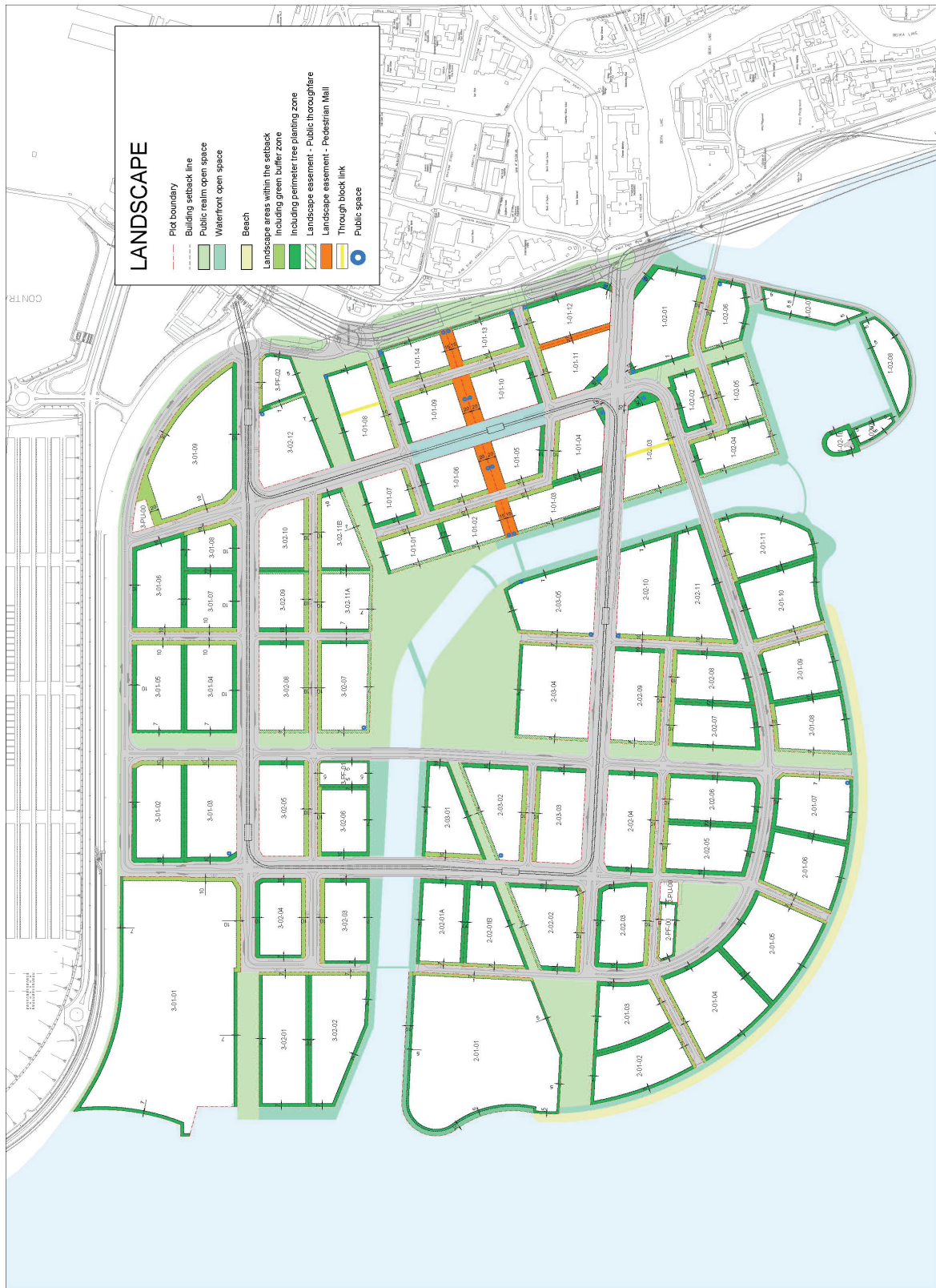


Figure 3. 10 Public Spaces and Landscape Plan



Figure 3.11 Night lighting Master plan

PART IV

UTILITIES

73. Provisions of this Part shall apply to all new and redeveloped development within all land use types specified in these regulations.

Utilities for Development Activities of Various Land Uses

74. The developer shall provide the following utility services within the plot boundaries in compliance with the relevant Regulatory Authority standards and regulations: -

- (a) Water supply and wastewater disposal system;
- (b) Electricity distribution;
- (c) Telecommunication network;
- (d) Fire protection facilities;
- (e) Stormwater drainage and disposal;
- (f) Solid waste management.

Treatment of Utility Areas

75. The developer shall comply with the requirements specified in the following Table in the provision of utility services: -

1. Mitigation of Utility Impacts	<ul style="list-style-type: none">Mitigate all visual and noise impacts of mechanical equipment and utility structures on adjoining streets, public spaces and property.
2. Utility Lines	<ul style="list-style-type: none">All utility lines shall be placed underground.
3. Utility Facilities	<ul style="list-style-type: none">Utility facilities, including solid waste storage, service areas and mechanical equipment, shall be located away from public view and adequately screened from surrounding uses.
4. Screening of Utilities	<ul style="list-style-type: none">Architectural screening for utilities and utility areas shall be constructed with material in character with the main buildings and shall be reinforced with landscape screening when at ground level.
5. Non-permissible locations	<ul style="list-style-type: none">No transformer, electric, water, telecommunication or other meter of any type or apparatus shall be located on any electricity pole or mounted on the outside of any building if it is not screened or treated with material and colours similar to those of the primary building or boundary wall.
6. Transformers HV Panels	<ul style="list-style-type: none">Transformers shall be sited away from pedestrian routes and screened from view from streets, and pedestrian routes shall have 24x7 access to authorities.
7. Screening Typologies	<ul style="list-style-type: none">A combination of walls, gates and landscaping shall be used to screen utility facility areas.Softscape planting screening shall be designed whenever possible to create planting beds beside the utility zones. The selected species shall have a high foliage density to hide as much as possible of the utility area.

8. Mechanical Equipment Location	<ul style="list-style-type: none"> • Mechanical equipment shall not be located in the front setbacks between building and the public Rights of Way. • At-grade water tank and mechanical equipment shall be located to the side or rear of the building • At-grade or rooftop water tank, mechanical and telecommunications equipment: <ul style="list-style-type: none"> • shall be screened subject to approval by the Commission; • shall not be visible from street.
9. Roof and Sky Terrace Equipment	<ul style="list-style-type: none"> • Servicing equipment shall be screened by parapets, roof screens or equipment wells. • Wherever possible, roof and sky terrace equipment shall be clustered and included in one screen. • New buildings and new additions shall plan for roof equipment screens and include them in the design of the building.
10. Refuse Storage Area	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be in accordance with the relevant Regulatory Authority.
11. Exposed Pipelines	<ul style="list-style-type: none"> • Exposed pipelines shall not be permitted on the exterior of any building.

Connections at the Plot Boundary

76. The developer shall comply with the requirements in relation to utility connections specified in the following Table: -

1. Location of utility connections	<ul style="list-style-type: none"> • The location of the utility connections to which the developer must connect will be at the plot boundary and defined in location and by invert levels on the Plot Regulations.
2. Location of entrance to the plot boundary and reinstatement	<ul style="list-style-type: none"> • Location of entrance to the plot and access to the public road is to be provided by the developer in accordance with regulation 68. • The entrance shall be built as per specifications provided in respect of “Plot Entrance” in Figures 1.25 and 1.26.
3. Plot Connection Levels	<ul style="list-style-type: none"> • The plot connection invert levels for utilities as shown on the Plot Control Plan will relate to the plot entrance gate level as shown on the Plot Control Plan. These levels are for the guidance of the developer in the planning and design of his utility connections. The final level as constructed at the gate level location on the Plot Control Plan are to be confirmed with the Colombo Port City Development Project during the developer’s utility planning and design stage.
4. Confirmation of as-built utility connection locations	<ul style="list-style-type: none"> • The developer is required to confirm the exact location of each of the utility plot connections and invert levels as constructed by the Colombo Port City Development Project on the final land survey to be undertaken by the developer for land registration.
5. Reinstatement Works	<ul style="list-style-type: none"> • The developer shall be responsible for re-instating all kerbs, footpaths, roads, other infrastructure elements and landscaping in the public realm, including but not limited to the street lighting, landscaping lighting, electrical panels etc., affected by their work during connection of utility services and construction of the developer’s access road.

Excavations inside the Plot

77. The developer shall comply with the guidelines and Utilities Development Controls specified in the following Table in relation to excavations inside the Plot: -

1.0 Seeking and granting approval	<p>1.1 The developer shall obtain the prior approval of the Commission before undertaking any excavation and earthwork specified in items 2.1 and 2.2 below.</p> <p>1.2. Every application for such approval shall be made to the Commission, accompanied by the relevant documents and plans as specified in these regulations.</p> <p>1.3 The Commission may grant approval for the excavation and earthwork, with or without any terms or conditions as may be required.</p> <p>1.4 The Commission shall notify its decision to the applicant within a period of eight weeks from the date of application.</p>
2.0 Nature of excavations and earthwork, and guidelines applicable	<p>2.1 Any excavation and earthwork inside the plot within 5m (or within the proposed building setback) of the plot boundary facing a Right of Way (ROW) of the road and public realm. This relates to any kind of construction activities such as drilling bore holes & excavation of pits, boundary wall/ fence foundation, landscape works, building foundation, laying and connecting utility networks etc. to ensure that there is no adverse impact on any public realm, road, utility tunnel & bridge structures outside, and other services that are close to the plot boundary during such construction activity. Of particular importance is the Utility Tunnel on the Right of Way edge in the Boulevard (50m Right of Way), near the plot boundary, open excavation is not permitted within the plot prior to developer installing temporary retention structure (like sheet pile or contiguous bored pile wall or equivalent) to ensure lateral stability of the utility tunnel during construction. Developer is to submit a detailed method statement along with temporary retention wall drawing and calculations for approval. Developer is to ensure that the permanent structure constructed within the plot boundary is designed to resist the load from the utility tunnel.</p> <p>2.2 On the other plot boundaries which are facing other than the road, inside the plot within 5m (or within the proposed building setback) of the plot boundary. This relates to any kind of construction activities such as digging bore holes & pits, boundary wall/ fence foundation, landscape works, building foundation, laying and connecting utility networks etc. to ensure there is no adverse impact on adjacent plots during construction activity.</p>

Plot Development Controls relating to Utilities

78. The content of the following Table shall apply in relation to the Plot Development Controls in relation to utilities.

1.0 Potable Water Supply	
1.1 Installation Standards	<ul style="list-style-type: none"> Water supply installations shall comply with relevant Regulatory Authority standards and accepted codes of practice.
1.2 Supply to Site	<ul style="list-style-type: none"> A potable water connection with valve and an endcap shall be provided within the plot boundary of the developer. These potable water connections shall be done as per the requirements/standards of the relevant Regulatory Authorities.

<p>1.3 Water Supply Technical Data</p>	<p>The water supply provided to the plot boundary shall be according to the following technical specification and standards: -</p> <ul style="list-style-type: none"> • In general, there shall be 24x7 water supply, however developer has to provide at least one day storage. • Each plot shall be provided one water supply connection. • The pipe material proposed for plot connection shall be High Density Poly Ethylene with Standard Dimension Ratio (SDR) 11 pressure rating. • There shall be a provision of valve with lockable standard valve chamber for each plot connection. Individual developer has to install duly approved bulk water meter which conforms to the Master Developer and relevant Regulatory Authority (with remote reading capability). • Developer shall lay pipe line from plot connection to storage tank. • Water supply system inside project boundary shall be designed as per the relevant Regulatory Authority standards and specifications. • In case of non-availability of relevant Regulatory Authority standards, accepted codes of practice shall be applicable.
<p>1.4 Required Water Pressure</p>	<ul style="list-style-type: none"> • The developer shall allow for the installation of pump(s) onsite delivering water to the required pressure, to all levels within each building.
<p>1.5 Approval</p>	<ul style="list-style-type: none"> • Work shall not commence on the connection unless approval is received from the relevant Regulatory Authority and the Master Developer. It is the responsibility of the developer to make an application to the relevant Regulatory Authority for approval.
<p>1.6 Sustainable Consumption</p>	<ul style="list-style-type: none"> • The developer shall endeavour to minimize the demand on the potable water supply system through the installation of relevant Regulatory Authority rated flow restriction devices.
<p>1.7 Access</p>	<ul style="list-style-type: none"> • 24/7 access shall be provided to the bulk water meter for the relevant Regulatory Authorities and the Master Developer.
<p>2.0 Waste Water</p>	
<p>2.1 Waste Water Connection</p>	<ul style="list-style-type: none"> • A waste water main connection will be provided for each development plot. A single point of outfall will be allocated near plot access of each plot within plot boundary.
<p>2.2 Technical Data</p>	<p>The developer shall connect at the plot boundary to the waste water main provided by the Master Developer. The developer shall follow the technical specification and standards below: -</p> <ul style="list-style-type: none"> • The developer shall construct the Final Inspection Manhole within his plot boundary and near to the plot boundary and connect it with the infrastructure network. Vent connection to be provided for final inspection manhole. • The Final Inspection Manhole and the entire underground pipe network including manholes within the developer's site shall be water tight and tested for leakage to the approval of the Master Developer. • The cover depth of plot connection pipe shall be minimum of 1.0m below finished ground level. • The plot connection pipe diameter shall be minimum 200 mm HDPE.

2.2 Technical Data	<ul style="list-style-type: none"> • Developer shall construct separate system for wastewater and storm water. • Illegal connection allowing the entry of storm water into foul network shall not be permitted. • The internal sewerage system shall be designed as per the relevant Regulatory Authority specification and accepted codes of practice. • In case of non-availability of relevant Regulatory Authority and Master Developers standards, accepted codes of practice shall be used. • Grease traps shall be provided by individual developer near source of oil/ grease generation such as kitchen/ pantry/ restaurant etc. before discharging wastewater to sewage network.
3.0 Stormwater Drainage	
3.1 Zero Runoff	<ul style="list-style-type: none"> • Zero Runoff of stormwater to adjoining plots and the road and public spaces.
3.2 Stormwater Final Manhole	<ul style="list-style-type: none"> • The developer shall construct the Final Inspection within his plot boundary and near to the plot boundary and connect it with the infrastructure network. • The Final Inspection Manhole and the entire underground pipe network including manholes within the developer's site shall be water tight and tested for leakage to the approval of the Master Developer.
3.3 Quality of Stormwater Discharge	<ul style="list-style-type: none"> • Stormwater shall be free from debris, grease, oil and sand or any other solid particulates.
3.4 Stormwater Reuse	<ul style="list-style-type: none"> • Stormwater shall be considered for irrigation, cooling water and flushing.
4.0 Irrigation and Fire-fighting System	
4.1 Irrigation System	<ul style="list-style-type: none"> • The developer shall provide an irrigation system for the landscape planted areas that enhances efficiency and conserve water and utilizes water harvesting techniques.
4.2 Fire-fighting System	<ul style="list-style-type: none"> • The fire-fighting system shall comply with the fire department requirement and standards as referred to in regulation 114. The developer shall provide auto-dialling facility to indicate/ notify the fire in the development/ building remotely. Ex.: Central Command Centre (CCC).
5.0 Solid Waste Management	
5.1 Facilities and Storage	<ul style="list-style-type: none"> • Centralized solid waste facilities (containers, rooms, receptacles, chutes, collection and storage areas) shall be situated within the plot boundary and screened from public view. It shall not be permitted to store waste in public areas. The developer shall prepare a waste management plan and get the approval from the Commission.
5.2 Dedicated Facility	<ul style="list-style-type: none"> • A dedicated solid waste disposal facility located at ground level and accessible to waste collection vehicles, equipment and workers shall be provided within the plot boundary.
5.3 Waste Identification	<ul style="list-style-type: none"> • All solid waste shall be clearly identified and coded as hazardous or non- hazardous. • Hazardous solid waste shall be process-segregated and stored in suitable containers and in allocated places within the plot boundary.
5.4 Food Waste	<ul style="list-style-type: none"> • Facilities for food waste storage and disposal shall be designed and maintained in order to prevent odour and vermin.
5.5 Medical Waste	<ul style="list-style-type: none"> • Adequate facilities for storage and disposal of medical waste shall be provided and complied with relevant Regulatory Authority requirements.

5.6 Hazardous Waste	<ul style="list-style-type: none"> Collection, handling and disposal of Hazardous Solid Waste (HSW) shall be undertaken in accordance with the relevant Regulatory Authority guidelines and legislation. 												
5.7 Waste Minimization and Recycling Sustainability	<ul style="list-style-type: none"> Developers shall adopt waste minimization, segregation, reuse and recycling. All solid waste bins/skips/containers shall be to the standards of the relevant Regulatory Authority and waste collection operator. 												
6.0 Electrical Network													
6.1 Electrical Authority	<ul style="list-style-type: none"> The plot electrical network design shall conform to the relevant Regulatory Authority design and capacity requirements. The developer shall submit the application to relevant Regulatory Authority for power supply. 												
6.2 Electrical Supply Technical Data	<p>The electrical power supply provided to the plot boundary shall be to the following technical specification and standards: -</p> <ul style="list-style-type: none"> BS/IEC and CEB Grid Codes: <table border="1" data-bbox="459 909 1222 999"> <thead> <tr> <th>Sl. no</th> <th>Voltage</th> <th>Permissible Variation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MV: 33kV (three phase)</td> <td>+/-6%</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Service voltage and Frequency levels shall be as follows: - <table border="1" data-bbox="496 1133 1259 1326"> <thead> <tr> <th>Sl. no</th> <th>Voltage</th> <th>Permissible Variation</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Design Frequency</td> <td>50Hz Nominal (Maximum 51Hz and Minimum 48.5Hz)</td> </tr> </tbody> </table>	Sl. no	Voltage	Permissible Variation	1	MV: 33kV (three phase)	+/-6%	Sl. no	Voltage	Permissible Variation	1	Design Frequency	50Hz Nominal (Maximum 51Hz and Minimum 48.5Hz)
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Sl. no	Voltage	Permissible Variation											
1	Design Frequency	50Hz Nominal (Maximum 51Hz and Minimum 48.5Hz)											
6.3 Substation	<ul style="list-style-type: none"> The developer is required to provide substation and medium voltage gas insulated switchgear (MVGIS) room in compliance with relevant Regulatory Authorities' requirements and provide 24x7 access. All the 33kV/400V step down transformers, medium voltage switch gear and cables are required to be supplied and installed by the developer within the development and all the relevant materials shall be subject to the relevant Regulatory Authorities' approval. The total capacity at the transformers shall not exceed the maximum power demand of the plot. 												
6.4 Electrical Installation	<ul style="list-style-type: none"> Electrical installation shall comply with all Health and Safety and Fire protection standards of the relevant Regulatory Authorities. 												
6.5 Meters	<ul style="list-style-type: none"> Duly approved bulk kWh electronic metering along with telecommunication connection for Automatic Meter Reading (AMR) systems are required to be provided for every unit in compliance with relevant Regulatory Authorities' requirements. 												
6.6 Energy Saving	<ul style="list-style-type: none"> The overall building design shall include such energy saving elements so that maximum load demand is kept within the approved maximum power supply. 												

6.7 Low Voltage (LV) Capacitor Banks	<ul style="list-style-type: none"> For reactive power compensation, low voltage capacitor banks shall be installed by developer to meet the specified power factor (minimum of 0.95) at the point of connection with the service authority. The developer shall be responsible to carry out regular maintenance work of the capacitor bank in order to make sure that capacitor banks are working without any disruption. The Utility provider shall have the right to disconnect the power supply to the plot, if the developer fails to maintain the minimum power factor of 0.95 in the LV system according to the utility provider's requirement.
6.8 Emergency Power Supply	<ul style="list-style-type: none"> The developer shall install back-up generator in the plot to feed essential electrical equipment and life safety system as a minimum requirement, in case of main power supply failure.
7.0 Telecommunication	
7.1 Telecommunication System	<ul style="list-style-type: none"> In order to ensure reliable and high-quality telecommunication connection for residents, business and visitors, telecommunication network installations shall be in compliance with the regulations set out by the relevant telecommunication service provider.
7.2 Connection to Plot	<ul style="list-style-type: none"> Developer shall provide the manhole near to the plot boundary inside the plot before connecting to the duct which is entering the plot.
7.3 Approval	<ul style="list-style-type: none"> Prior approval shall be taken from the Commission for the erection of telecommunication equipment.
8.0 Building Facade	
8.1 General	<ul style="list-style-type: none"> The building envelope and appurtenances, including the exterior walls, roof, roof trellis, glass canopies, sky bridges, planters, signboards, fixtures and equipment attached to or protruding from the facade, etc. shall be accessible for maintenance cleaning.
8.2 Facade Lighting	<ul style="list-style-type: none"> The entire night lighting installation for building facades shall be located and installed fully within the boundary of the development. Night lighting shall be executed sensitively to avoid glare, light trespass and light pollution. Pedestrians, residents, drivers, and other fields of vision shall be considered to prevent light spillage and to increase the energy efficiency of the lighting. Sufficient measures shall be taken to ensure that night lighting fixtures and mounting details are fully integrated with the architecture and/or landscape design of the building and screened from view.
9.0 Aviation Lighting	
9.1 Aviation Lighting to Buildings	<ul style="list-style-type: none"> Aircraft warning lights shall be installed to meet the regulations for standards and guidelines regarding obstacle as detailed by ICAO Annex 14 for Aerodrome Design Standards and FAA, Advisory Circular 70/7460 on Obstruction Marking and Lighting and in accordance with any local code or requirements of the Civil Aviation Authority of Sri Lanka.
10.0 Gas System	
10.1 Central Gas system (provision)	<ul style="list-style-type: none"> The developer shall provide a centralized gas distribution system for every plot, and shall be provided the provision to connect it to the central gas system in Port City, once it is made available. All design and installation works shall comply with NFPA - 58 and SLS -1196.

PART V

LANDSCAPE

Landscape Requirements

79. The developer shall follow and adhere to all relevant laws, regulations, standards and guidelines in operation as landscape best practices and published by any Authority of the Government of Sri Lanka. The developer shall also be responsible for undertaking all landscape works in accordance with international best practices, where there are no such regulations, standards and guidelines published by any Authority of the Government of Sri Lanka.

Plot Development Controls – Landscape

80. The Plot Development Controls on Landscape shall be as specified in the following Table: -

1.0 Planning Requirements	
1.1 Landscape Area 1.1.1 Financial District	<p>The overall design of the development shall provide a distinctive, garden-like environment within the site. The development shall contain four distinct landscape character areas: -</p> <ul style="list-style-type: none"> • Ground level public open space integrated with the pedestrian mall and waterfront open space. • Ground level landscaped public thoroughfare integrated with the channel open space. • Ground level internal development landscape, roadside frontage and boundary planting. • Private garden and open space recreation areas on Landscape Replacement Areas for use by residents.
1.1.2 The Marina District	<p>The overall design of the development shall provide a distinctive, garden-like environment within the site. The development shall contain two distinct landscape character areas: -</p> <ul style="list-style-type: none"> • Ground level internal development landscape, road frontage, and frontage to adjacent public parks within the Marina District. • Private garden and open space recreation areas on Landscape Replacement Areas.
1.1.3 Central Park Living District	<p>The overall design of the development shall provide a distinctive, garden-like environment within the site. The development shall contain three distinct landscape character areas:-</p> <ul style="list-style-type: none"> • Ground level public thoroughfare with landscape treatment integrated with the Central Park. • Ground level internal development landscape, adjacent public parks and roadside frontage and boundary landscape. • Private garden and open space recreation areas on Landscape Replacement Areas for use by residents.

1.1.4 Island Living District	<p>The overall design of the development shall provide a distinctive, garden-like environment within the site. The development shall contain two distinct landscape character areas: -</p> <ul style="list-style-type: none"> • Ground level public open space integrated with the waterfront open spaces and adjacent public parks. • Ground level internal development landscape (public open spaces, pedestrian routes, recreation areas, street planting etc.), roadside frontage and boundary planting.
1.1.5 International Island District	<p>The overall design of the development shall provide a distinctive, garden-like environment within the site. The development shall contain three distinct landscape character areas: -</p> <ul style="list-style-type: none"> • Ground level internal development landscape. • Ground level public realm and roadside frontages. • Private garden and open space recreation areas on Landscape Replacement Areas for building users.
1.2 Ground Floor Landscape Area	<ul style="list-style-type: none"> • Any public space provided shall have its frontage opened and un-obstructed to allow for easy pedestrian access and good visibility from the adjoining street /pedestrian thoroughfare. • Outdoor Refreshment Areas (ORAs) are intended to provide an opportunity for outdoor seating that forms a natural extension to the seating areas within a restaurant or café within the development. These ORAs shall not compromise pedestrian circulation or traffic safety. • The type of structures, lightweight covers / shading devices, furniture etc. used shall enhance the public spaces within and around the development and complement • Other elements within the public realm, such as public art, paving, landscaping, etc.
1.3 Landscape Replacement Areas	<p>Landscape Replacement Areas are to be provided to podiums, sky terraces, roof areas, vertical greens or other areas of public access related to the design of the buildings as proposed by the developer and approved by the relevant Regulatory Authority. They shall be designed to meet the following performance requirements: -</p> <ul style="list-style-type: none"> • To be designed to be safe (e.g. to take into consideration wind / structural loading issues associated with upper storey landscape areas) and easily maintained (e.g. with irrigation and maintenance systems) • To be well designed, lushly landscaped and integrated with the overall form and architectural treatment of the building
2.0 Landscape to Building Setback Areas	
2.1 Landscape between on plot buildings	<ul style="list-style-type: none"> • The setback between multiple adjacent buildings within the same lot shall be as permitted. These areas are to be landscaped as an extension of the open spaces within the development. They can include; water features, site furniture, way finding signage, sculptures, public art, etc., to the approval of the Commission. ORAs can be provided in the setbacks as long as they do not obstruct the pedestrian movement.
2.2 Podium Landscape	<ul style="list-style-type: none"> • Minimum 6.0m setback from the edge of podium for towers within which the area shall be landscaped as an extension of the open spaces within the development with a character responsive to the amenity requirements of residents.

2.3 Roof Landscape	<ul style="list-style-type: none"> The roof garden to multi-storey car park shall be landscaped as an extension of the open spaces within the development with a character responsive to the amenity requirements of residents.
2.4 Perimeter Screening	<ul style="list-style-type: none"> When adjacent to residential uses, additional landscape buffering shall be provided in addition to any required screening wall. No screen fencing or walls shall be permitted along the site frontage to access the public road or to boundaries between the private developers plot and the public realm within a designated Landscape Easement area. Along perimeter boundaries screen fencing or walls not to exceed 2.00m in height, that to the plot frontage shall be designed with 50% transparency. The use of hedge planting is encouraged to boundary perimeters.
3.0 Planting Areas	
3.1 Planted Areas	<ul style="list-style-type: none"> All plant species shall have the characteristics suitable for health growth in the location they are planted, including salt and wind tolerant species. All planted areas shall have adequate soil depth to enable plants to achieve their natural characteristics; height, spread, flowering and fragrance. All planted areas shall be provided with adequate surface water and subsoil drainage to eliminate the possibility of waterlogged soil and standing water. Plant species that encourage the nesting of vermin shall not be planted.
3.2 Plant species	<p>Plant species shall be a mixture of indigenous, non-native species and ornamental species, with native (growing naturally in Sri Lanka) predominating. Such species shall not include-</p> <ul style="list-style-type: none"> Any species prohibited by Law for importation into Sri Lanka. Invasive species that have the characteristic by means of root propagation to encroach or spread onto adjacent properties and those as proscribed within Sri Lanka under the ‘The National Policy on Invasive Alien Species (IAS) in Sri Lanka, Strategies and Action Plan’.
3.3 Non-permitted growing mediums	<ul style="list-style-type: none"> Soil or other growing medium and additives, pesticides and fertilizers that are contaminated with pest or fungi or contain noxious or material that is hazardous to human, animal or wildlife health shall not be permitted.
3.4 Planting at Ground Level Fronting Buildings	<ul style="list-style-type: none"> To break up the visual appearance of extensive lengths of hard building facades at ground level, directly facing the public realm, foundation planting adjacent to the buildings and/or other structures on the site shall be considered.
3.5 Planting along site boundary and within Landscape Easement	<p>Plants that are harmful or poisonous to humans shall not be permitted along the site boundary or within the Landscape Easement and public open space.</p>
4.0 Hard Landscape	
4.1 Boundary treatment	<ul style="list-style-type: none"> To enhance the visibility of the greenery provision along the roads as well as along the common boundaries, the boundary wall / fencing shall be appropriately designed. Porous fence is encouraged so that the landscaping / planting on all facades is visible from the street level.

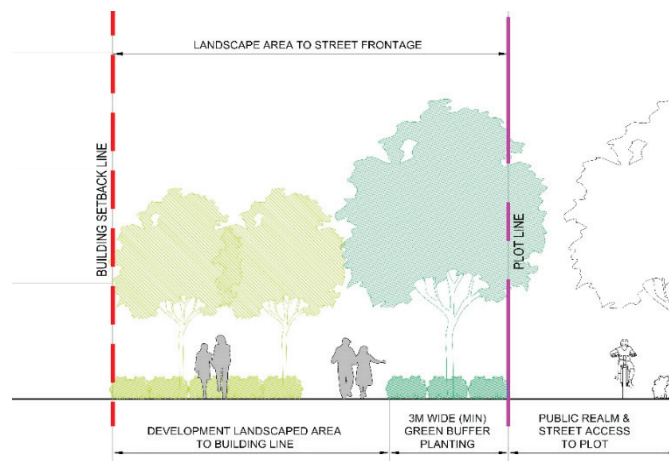
<p>4.2 Allowable minor ancillary structures</p>	<p>Except for the Landscape Easement Areas, all ancillary structures, including any flood lighting equipment or fixtures, require approval by the relevant Regulatory Authority. The following ancillary structures are allowable within the landscaped setback areas i.e., ‘boundary tree planting strip’ and ‘green buffer zone to road frontage’: -</p> <ul style="list-style-type: none"> • Flag poles. • Lamp posts and landscape light fittings. • Guard House and recycling waste bins. • Final Inspection chamber and minor sewer lines. • Fire hydrant. • Entrance gate/post. • Metering compartment. • Vehicle impact guard-rails. <p>Non-allowable minor ancillary structures: -</p> <ul style="list-style-type: none"> • Fire engine hard standing, except at defined and approved jacking locations. • Drain and access covers, except the final inspection manhole /chamber on site before connection with Master Developer provided utilities. • Free-standing signs and signs on ancillary structures.
<p>4.3 Hard landscape elements and structures</p>	<ul style="list-style-type: none"> • All hard works elements provided in landscape areas shall be constructed according to the best practice standards to ensure the safety of users and avoid damage to adjacent property. This includes, but not limited to: paving, planter and retaining walls, steps, ramps, structures, water features, fencing, site furniture, outdoor lighting, etc.
5.0 Circulation	
<p>5.1 Pedestrian Network</p>	<ul style="list-style-type: none"> • Pedestrian circulation shall link all buildings and amenities on site. • All pedestrian circulation shall be accessible to the disabled.
<p>5.2 Vehicle Movement</p>	<ul style="list-style-type: none"> • Vehicle access movement into and from the site shall be clearly demarcated during day and at night to ensure safety to pedestrians and other users within the site and those who are traversing public areas at vehicle entrance and exit points, as well as areas at ground level for permitted parking and service / maintenance vehicle circulation.
<p>5.3 Ground level vehicle parking</p>	<ul style="list-style-type: none"> • Car Park spaces or service vehicle parking bays shall not be permitted within the 2.0m (minimum width) boundary tree planting strip and 3.0m (minimum width) landscape buffer zone of the building setback areas.
<p>5.4 Emergency Vehicle Access (EVA)</p>	<ul style="list-style-type: none"> • It is recommended that the route shall be paved utilizing a mix of non- permeable and permeable surfacing the later including and soft low ground cover plant species. This is to minimize the hard-paved surfaces and contribute towards the overall sustainability and to reflect the overall lushly planted landscape character within the development.
<p>5.5 Sight Visibility Triangles</p>	<ul style="list-style-type: none"> • Visibility triangles shall be defined by the developer to the approval of the relevant Regulatory Authority and maintained at the private drive intersection with the public road including public pedestrian and cycleways. • Within the required visibility triangle, no obstruction shall exceed 0.76 m in height, measured from the driving surface; however, trees are permitted within the visibility triangle provided that the lowest limbs are trimmed to a minimum height of 2.13 m, measured from the top of the kerb.

5.6 Night Lighting	<ul style="list-style-type: none"> All pedestrian routes shall be provided with sufficient lighting to ensure safe and unobstructed mobility for all users throughout the landscape areas and sufficient illumination to recognize the features of other users from a safe distance.
6.0 Maintenance	
6.1 Maintenance	<p>The following maintenance requirements shall apply: -</p> <ul style="list-style-type: none"> All open space and landscape areas shall be maintained for the life of the project. Dead or damaged plant material shall be replaced within reasonable time to eliminate the spread of pathogens, diseases or fungi that may colonize the dead material. The use of pesticides and fertilizers that are banned for use in Sri Lanka shall not be permitted.
6.2 Rectification of landscape areas in Public Realm	<p>Any hard landscape and planted areas within the public realm damaged by the developer i.e., relocation of access road or public open space along site boundary shall be replaced in accordance with similar hardscape, site furniture, plant species, size and planting medium, irrigation water supply to the Commission 's approval. Plant material shall be maintained through at least one growing season or until they are established healthy, if longer.</p>
6.3 Removal of Trees covered by Government Legislation	<p>Trees on the Government list of those that require approval for felling or substantial cutting shall be approved by the Government before works are carried out.</p>

Landscape within Building Setback Areas

Green Buffer Zone to Road Frontage

81. The planted green buffer to the frontage of the plot facing a road, from which there is vehicular access to the site, shall be a minimum of 3.0m. This buffer shall include any requirements for metering, final inspection manhole, connections and access to the main city utility networks for power, water, surface water drainage and sewage.

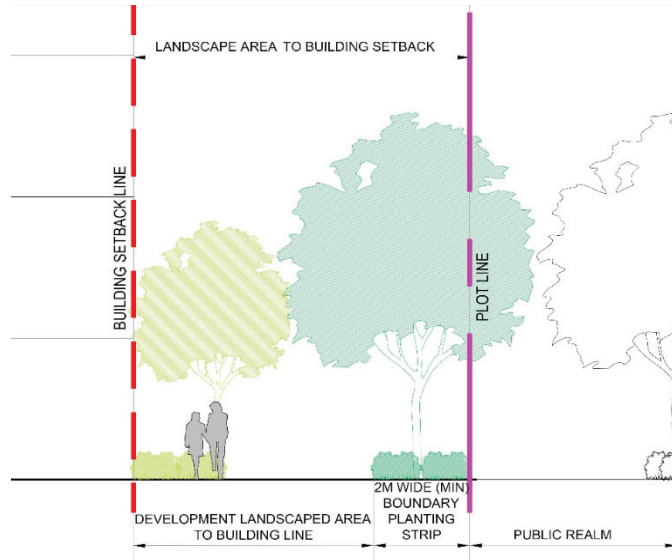


Note: The above section is for illustrative purpose only.

Figure 5. 1 Green Buffer Zone to Road Frontage

Boundary Tree Planting Strip

82. Planting in the building setback fronting adjacent properties shall have an area of sufficient width from the boundary 2.0m (minimum) to accommodate tree planting with associated hedge, groundcover and shrub species.

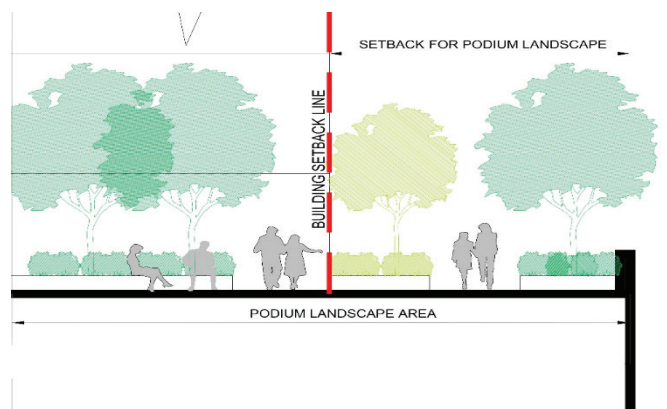


Note: The above section is for illustrative purpose only.

Figure 5. 2 Boundary Tree Planting Strip

Landscape within Podium Building Setback

83. Minimum 6.0m setback from the edge of podium for towers within which the area shall be landscaped as an extension of the open spaces within the development with a character responsive to the amenity requirements of residents.

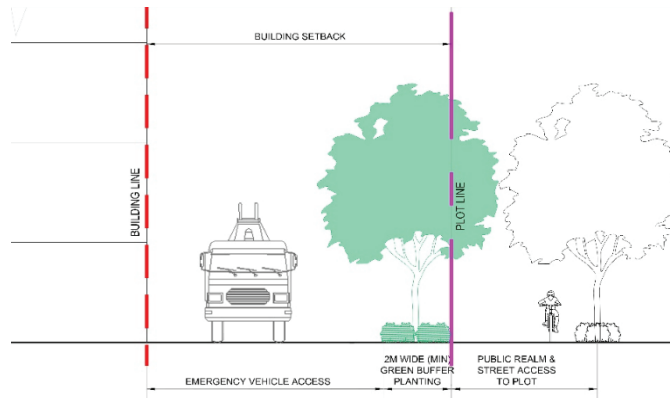


Note: The above section is for illustrative purpose only.

Figure 5. 3 Landscape within podium building setback

Emergency Vehicle Access (EVA)

84. In accordance with the relevant Regulatory Authority requirement, a minimum of 7.0m wide EVA route shall be provided within landscape areas. It is recommended that subject to the relevant Regulatory Authority approval, the route shall be paved utilizing a mix of non-permeable and permeable surfacing, the latter including low ground cover plant species. This is to minimize the hard-paved surfaces and contribute towards the overall sustainability objectives of Colombo Port City. Where the EVA is located adjacent to the site boundary, a 2.0m wide tree planting strip shall be provided between the EVA and the site boundary.

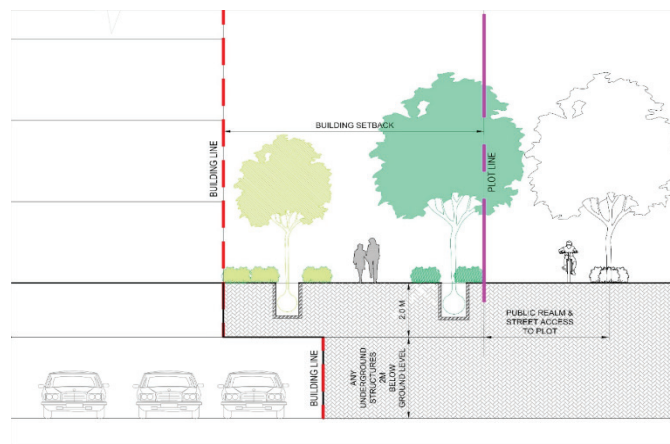


Note: The above section is for illustrative purpose only.

Figure 5. 4 Emergency Vehicle Access (EVA) boundary landscape

Submerged Structures in Building Setback

85. Submerged structures that encroach into the planted areas outside the building shall be at least 2.0m or more below the finished ground level to enable adequate provision for soil and drainage.



Note: The above section is for illustrative purpose only.

Figure 5. 5 Submerged structures in building setback

Pedestrian Mall

Planning and Design Intention

86. (1) The pedestrian mall runs from West to East across the Financial District linking the waterfront open spaces of the canal and the Central Park with District Park 1 at the eastern boundary of the Colombo Port City Development Project. It functions as a high quality landscaped, pedestrian only commercial street, either side of which is fronted by private developers, ground level commercial and retail land uses.

(2) The pedestrian mall comprises eight sections that lie within private developers' plots. The construction, operation and maintenance of each section of the Pedestrian Mall shall be the responsibility of the individual developer within whose boundary a section of the mall lies. The entire pedestrian mall shall be developed in an integrated and coordinated manner by the eight private developers. In addition, the Master Developer shall be responsible for the implementation of public open spaces at either end of the mall and the three public roads that cross the mall.

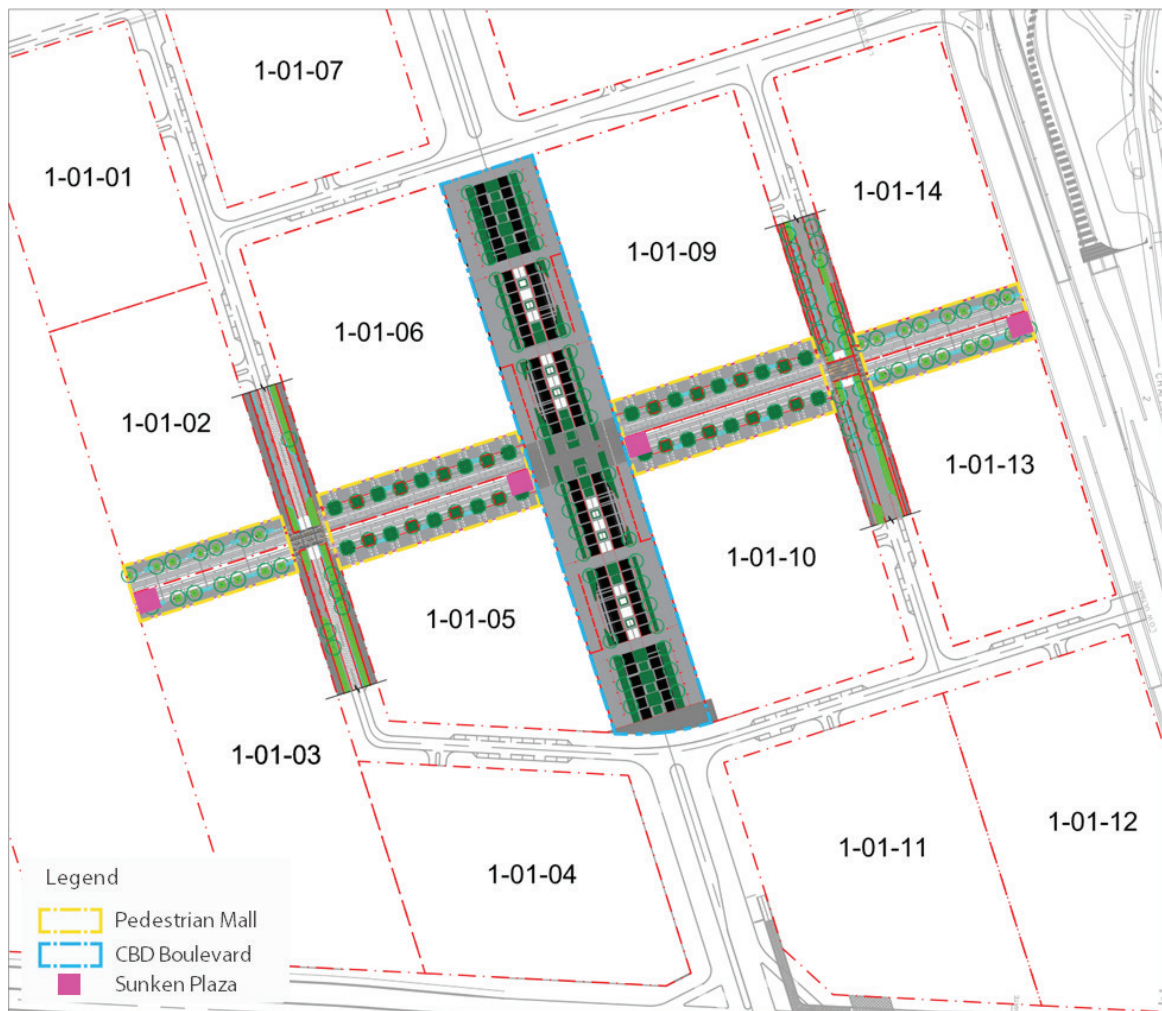


Figure 5. 6 Pedestrian Mall Plan

Pedestrian Mall Plot Landscape Controls

87. The content of the following Table shall apply in relation to Pedestrian Mall Plot Landscape Controls.

1.0 Implementation	
1.1 Landscape Area	<ul style="list-style-type: none"> The developer shall construct the section of the pedestrian mall and sunken plazas within the developer’s plot in accordance with the plans, drawings, details, specifications and other relevant information as provided by the Master Developer. The implementation of the works, its maintenance and monitoring shall be in accordance with best international practices and the requirements of given standards and regulations, and subject to the Master Developer’s approval.
1.2 Changes to the Master Developer’s Design	<ul style="list-style-type: none"> Deviation from clause 1.1 above shall not be countenanced unless approved in writing by the Master Developer. Submission for changes to the Master Developer’s original design shall be made together with substantive technical, planning and operational justification of changes including proposed amendments, which shall include, amongst others- <ul style="list-style-type: none"> full working drawings, construction details and methods, and relevant specifications in accordance with best international practices, impact analysis of the proposed changes together with relevant mitigation measures. Amendment submissions and proposed changes shall be at the developer’s cost.
1.3 Construction works integration with contiguous works undertaken by the Master Developer or on other development plots	<ul style="list-style-type: none"> The developer is required to ensure that construction of the pedestrian mall and sunken plazas within the developers plot boundary is fully coordinated with existing, current and planned future works immediately adjacent to the pedestrian mall area, including areas contiguous to the developer’s section of the mall, i.e., the public realm and sections of the pedestrian mall to be constructed on another plot.
1.4 Self-contained pedestrian mall design and sunken plazas	<ul style="list-style-type: none"> The pedestrian mall and sunken plazas within the developer’s plot shall be the full responsibility of the developer. This includes- <ul style="list-style-type: none"> Storm water provision. Irrigation watering system. Waste management strategy and collection. Lighting system. Power supply. Integration with levels on adjacent public realm and private developer’s plots. The developer is required to take all measures to ensure that the works provide long term aesthetic quality in character with the Master Developer’s vision, the safety and security of the public using the pedestrian mall within the plot boundary, the healthy growth of all plant material, and the upkeep in first-rate condition of all paving, site furniture, lighting and waste collection fixtures and fittings, and no impact upon adjacent properties.

<p>1.5 Schedule of Landscape Elements</p>	<ul style="list-style-type: none"> • The following components of the landscape design for the pedestrian mall are required to follow the Master Developer's detailed design, specifications and other relevant information: - <ul style="list-style-type: none"> - Granite paving. - Edging material to paving and planters. - Seating. - Litter bins. - Tree species. - Shrub and ground cover species. - Tree pits. - Tree guards and stakes. - Pedestrian pole mounted lights and luminaires. - Tree uplighters and luminaries. - Growing medium to planters.
<p>1.6 Schedule of Sunken Plazas</p>	<ul style="list-style-type: none"> • The sunken plazas shall be linked to the adjacent underground pedestrian links. • The size of sunken plazas shall be as follows: - <ul style="list-style-type: none"> - Plots 1-01-05, 1-01-10: Minimum 800 sq.m. - Plots 1-01-03, 1-01-13: Minimum 450 sq.m. • The following components of the sunken plazas of the pedestrian mall are required to follow the Master Developer's detailed design, specifications and other relevant information. <ul style="list-style-type: none"> - Paving. - Edging material to paving and planters. - Seating. - Litter bins. - Tree species. - Tree pits. - Tree guards and stakes. - Pedestrian pole mounted lights and luminaires. - Tree uplighters and luminaries. - Growing medium to planters.
2.0 Operation	
<p>2.1 Maintenance</p>	<ul style="list-style-type: none"> • All maintenance operations to ensure the ongoing quality of pedestrian mall shall be the responsibility of the developer. The developer is required to provide proposed maintenance schedules to the approval of the Master Developer. Records of all maintenance operations in accordance with the Master Developer approved maintenance schedule shall be provided to enable unhindered regular site inspection by the Master Developer of all the completed works at any time.

2.2 Security	<ul style="list-style-type: none">The developer is required to provide the Master Developer with the safety and security operational measures (including on /off timing for pedestrian lighting and irrigation of plant material) for the pedestrian mall within the site boundary for approval. This shall form part of the coordinated security system and operational measures for the entire pedestrian mall.
2.3 Public Access to Pedestrian Mall	<ul style="list-style-type: none">Public access to the pedestrian mall is required to be maintained 24 hours a day, unless authorized otherwise by written instruction from the Master Developer, or by the relevant Regulatory Authority in the case of an emergency that would compromise the safety and security of the general public using the pedestrian mall.

PART VI

SUSTAINABLE DESIGN

Regulatory Framework

88. All applicable laws, regulations and standards shall be implemented and met fully as a minimum requirement. The sustainability objectives, key performance indicators and targets contained herein shall apply to the Colombo Port City Development Project as a whole and apply to all new buildings, public realm and infrastructure.

Sustainability Related Legislation and Policies

Energy Efficient Building Design

89. The regulations and guidelines specified in the following documents shall be applicable within the Area of Authority of the Colombo Port City: -

- The Code of Practice for Energy Efficient Buildings in Sri Lanka 2008 – published under section 36 of the Sri Lanka Sustainable Energy Authority Act, No. 35 of 2007;
- the Sri Lanka Energy Efficient Building Code 2016 – published under section 36 of the Sri Lanka Sustainable Energy Authority Act, No. of 35 of 2007.

Rainwater Harvesting Policy

90. Every development activity shall be in conformity with the Rain Water Harvesting requirements set out in the Urban Development Authority Law, No. 41 of 1978 as amended and the Urban Development Authority Planning and Building Regulations 1986 published in the *Gazette* Extraordinary No. 392/9 of March 10, 1986 as amended by regulations published in the *Gazette* Extraordinary No. 1597/8 of April 17, 2009.

Level of Certification

91. A building for which a development proposal is submitted to the Commission shall satisfy the minimum level of external sustainability certification scheme for individual plots as indicated on the Level of Certification Plan (Figure 6.1). The developer shall agree to the level of certification scheme with the Commission prior to making any formal submission to the developer's chosen external sustainability certification authority. Such certification shall be attained from a Sustainable Certification Scheme registered under the World Green Building Council.

Sustainable Design-Water Management

92. The content of the following Table shall also apply in relation to the sustainable design of water management.

1. Irrigation	<ul style="list-style-type: none"> • Non-potable water only shall be used for irrigation. • Preferred sources of water shall be rainwater runoff, treated grey water, and rainwater harvesting. • Where water for irrigation is provided using a network of storage tanks and pipes, etc.- <ul style="list-style-type: none"> - sub-surface drip irrigation shall be used with sensors / timer switches fitted to minimise water use / pumping. - leak detection systems shall be fitted. - meters to determine quantities of water used and flow rates shall be fitted. • The use of water retention aids in soils shall be evaluated to explore reduction in water use relative to payback period on investment. • Plant palette shall be native, salt and drought tolerant species to minimise water demand.
2. Water consumption (public washrooms)	<ul style="list-style-type: none"> • Low water consumption fixtures and fittings / leak detection systems shall be installed. • Non-potable water (e.g., rainwater harvesting, grey water) shall be used to provide water for WC flushing.
3. Rainwater harvesting	<ul style="list-style-type: none"> • Design specifications for rainwater harvesting including modes of capture and usage shall comply with the requirements set out in the Urban Development Authority Planning and Building Regulations, 1986 as amended by regulations published in <i>Gazette</i> Extraordinary No. 1597/8 of April 17, 2009 and all relevant requirements specified in regulation 78.
4. Stormwater management	<ul style="list-style-type: none"> • Volumes of stormwater runoff shall be minimised by the use of permeable materials for hardscaped surfaces (e.g. paving / gravel, etc.) and use of water retention / treatment facilities (e.g. swales, constructed wetlands, retention ponds) where possible.
5. Publicly accessible water fixtures	<ul style="list-style-type: none"> • Smart controls shall be fitted on all publicly accessible fixtures (e.g. outdoor taps, fountains, washing facilities).
6. Illumination of public spaces	<ul style="list-style-type: none"> • All external lighting used to illuminate public spaces such as plazas shall use low energy luminaires (e.g., LED). • For illumination of public spaces (excluding street lighting), solar powered lighting shall be used. A back up source of power shall be connected for emergency lighting where safety requirements must be met, if the renewable source of power fails / energy stored in batteries becomes drained, etc. (e.g., entrances / exits / steps, etc.).

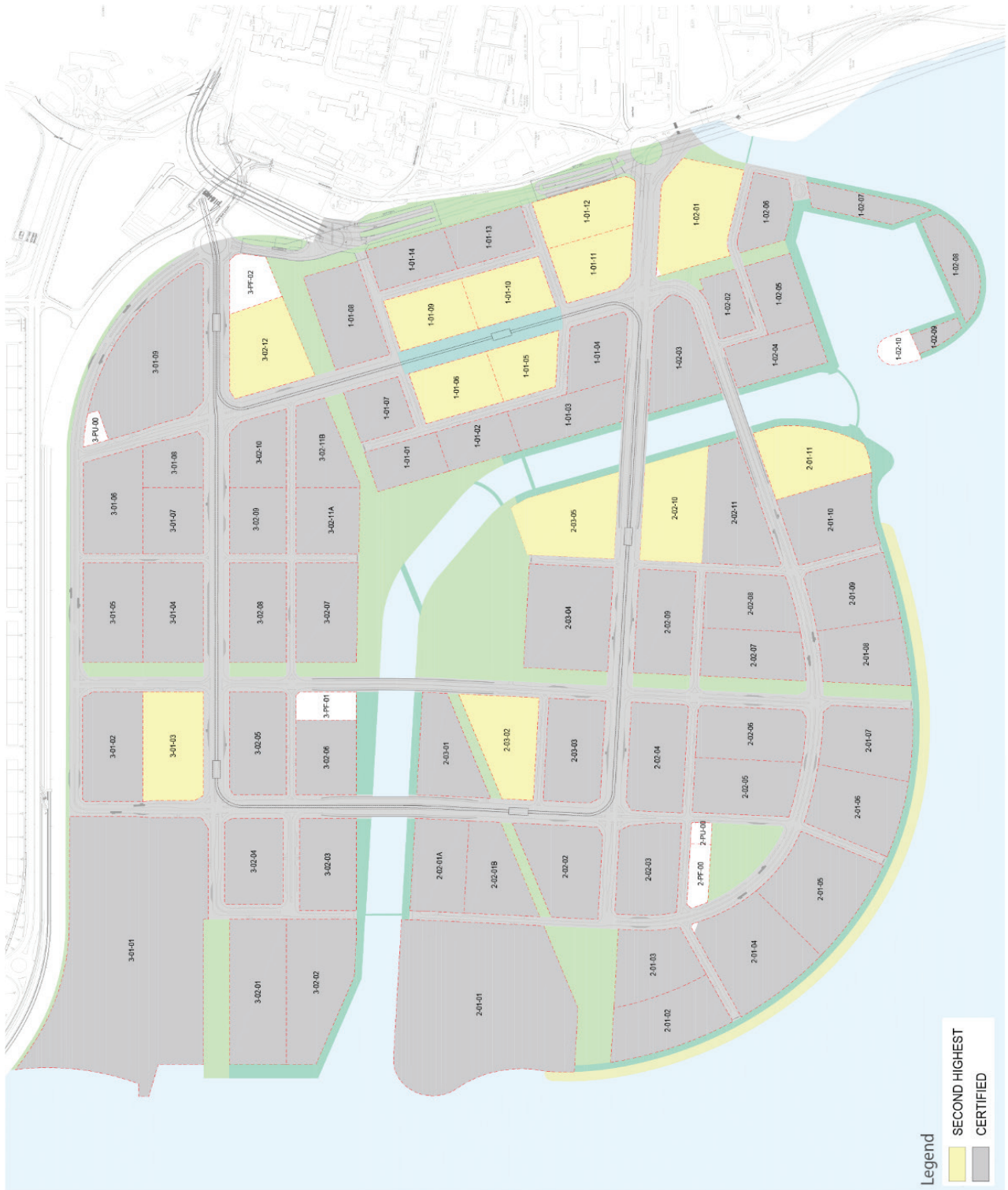


Figure 6.1 Level of Certification Plan

PART VII

BUILDING

Space Inside Building

Minimum area of rooms in residential buildings

93. The area of any habitable room in a residential building shall be not less than 8.0 square metres with a minimum width of 2.50m clear between walls except –

- (a) a kitchen which shall have a minimum area of 5.0 square metres with a minimum width of 2.0m clear between walls;
- (b) a store or utility room which shall have an area of not more than 2.5 square metres;
- (c) any room specified in regulation 94.

Minimum Dimension of Lavatories, Water Closets and Bathrooms

94. In all buildings, the sizes of lavatories, water closets and bathrooms shall be -

- (a) in the case of a water-closet or lavatory with pedestal type closet fittings, not less than 1.70m by 0.8m;
- (b) in the case of a water-closet or lavatory with fittings other than pedestal type closet fittings, not less than 1.3m by 0.8m;
- (c) in the case of a bathroom, not less than 1.5 square metres with a width of not less than 0.8m; and
- (d) in the case of a bathroom with closet fittings, not less than 2 square metres with a length of not less than 1.7m and a width of not less than 0.8m.

Height of Rooms in Residential Buildings, Schools, Hospitals, Resort Buildings, &C.

95. (1) The height of rooms in residential buildings shall be -

- (a) for living rooms and bedrooms, not less than 2.8m;
- (b) for kitchens, not less than 2.8m; and
- (c) for bathrooms, lavatories, water-closets, porches, balconies, terraces and garages, not less than 2.2m.

(2) The height of classrooms in a school shall be not less than 3.5m.

(3) The height of rooms used for the accommodation of patients in a hospital shall be not less than 3.5m.

(4) (a) The height of rooms in a place of public resort shall be not less than 3.0m. Where a balcony is provided in a place of public resort, the height between the level of the topmost tier of the balcony and the ceiling over such topmost tier, and the height between the floor immediately under the balcony and the underside of the balcony, shall be not less than 3.0m in each case.

(b) In a place of public resort, the provisions of Sub-regulation (5) shall apply to water-closets, lavatories, cloak rooms, kitchens, corridors and rooms to which the public do not have access.

(5) In a building other than any of those specified in Sub-regulations (1) to (4), the height of the rooms on the ground floor shall be not less than 3.0m and on upper floors, not less than 2.8m, except that any part of a ground floor or upper floor may be not less than-

- (a) 2.6m, if such part is left open and used as a covered garden; or
- (b) 2.40m, if used for car parking purposes.

(6) In a basement storey, the height of any part thereof or of any room not otherwise specified in Sub regulations (1) to (5) or any other regulation of these regulations shall not be less than -

- (a) 2.8m, if used as shops, offices, business premises, plant rooms or the like;
- (b) 2.60m, if used for storage purposes; or
- (c) 2.4m, if used for car parking purposes.

(7) Notwithstanding the provisions of Sub-regulations (5) and (6), in those parts of a building used or intended to be used principally for car-parking purposes, the minimum clear height at any part, including the underside of ceiling beams, ducts, sprinkler heads, service pipes, lightings, fixture and the like, shall be not less than 2.2m.

(8) If any other height requirements are specified in any other regulation of these regulations, those requirements shall override the requirements of sub regulations (1) to (7) of this regulation.

Developer to Propose Alternatives

96. The developer can propose alternatives other than those specified in regulation 93 to regulation 95 (except in relation to Sub-regulation (8) of regulation 95), subject to the approval of the Commission.

Light and Ventilation

Provision of Lighting and Ventilation

97. Every building shall be provided with –

- (a) natural lighting by means of glazed windows, skylights, fanlights, doors or other approved natural light-transmitting media, and the lighting shall be adequate for its intended purpose;
- (b) natural ventilation by means of windows, skylights, fanlights, doors, louvers or ventilation openings, and the ventilation shall be adequately provided in a building for its intended occupancy.

Location of Sources of Natural Light and Ventilation

98. In a building the windows and openings through which natural light and ventilation can be obtained shall be so located that-

- (a) they face and open upon-
 - (i) the sky;
 - (ii) a public road or a street with right of way or public space dedicated for public use;
 - (iii) a courtyard or open space located within the building lot; or
 - (iv) an air well complying with the requirements of regulation 104; and
- (b) part of the room served by such sources shall be more than 10m away horizontally from such sources.

Sources of Natural Light and Ventilation may Open upon a Balcony, &c

99. Sources of natural light and ventilation may open upon an enclosed or partly enclosed balcony, verandah or porch if -

- (a) such balcony, verandah or porch faces upon a street or service road or upon a courtyard or open space which is located upon the building lot;
- (b) the maximum depth of the room served by such sources does not exceed 10m measured from the outer face of the enclosure wall of the balcony, verandah or porch; and
- (c) the front of the balcony, verandah or porch has an opening to external air, the area of which shall be at least 75 per cent of the floor area of such balcony, verandah or porch.

Sources of Natural Light and Ventilation in Rooms for Residential and Business Purposes, Stores, Garages, Water Closets, Schools, &c

100. Every room in any building shall be provided with natural light and ventilation by means of one or more sources having an aggregate area of not less than-

- (a) 15% of the floor space of the room of which at least 70 % shall have openings so as to allow free uninterrupted passage of air, if such room is used for residential purposes [excluding such room as referred to in Sub-regulation (c)].

If such room is in a low-rise building, there should be an-unobstructed passage of not less than 2.3m between such opening and the boundary of the lot opposite to such opening.

- (b) 15% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used for business purposes or in connection with a shop, a place of public resort or any other usage not mentioned in this regulation;
- (c) 10% of the floor space of the room of which 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used as a store, pantry, utility room, garage or the like in a residential building;
- (d) 10% of the floor space of the room or 0.2m² (whichever is greater) of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is a water-closet, latrine, urinal, bathroom, toilet or laundry room;
- (e) 20% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air, if such room is used for the dissemination of knowledge in school;
- (f) 20% of the floor space of the room of which 100% shall have openings so as to allow free uninterrupted passage of air, if such room is used for the accommodation of patients in a hospital, convalescence home, nursing home or the like.
- (g) 10% of the floor area per floor in the case of an enclose staircase, corridor or lobby of which 50% shall have openings so as to allow a free uninterrupted passage of air, except as required under the provisions of the Code of Fire Precautions for Buildings.
- (h) 10% of the floor space of the room of which at least 50% shall have openings so as to allow free uninterrupted passage of air.

Terrace Houses

101. In addition to the requirements of paragraph (a) of regulation 100, there shall also be provided, in the case of terrace houses of a depth greater than 12m, permanent ventilation from front to rear by suitable vents in all front, back and cross walls at each floor. Such vents shall have a net opening area of not less than 0.4 square metres.

Adjoining Rooms

102. For the purpose of determining light and ventilation requirements, any room may be considered as a portion of an adjoining room when half of the area of the common wall is open and unobstructed.

Natural Light and Ventilation for Basement Rooms Modified

103. When any room is located in a basement and is to be naturally lighted and ventilated, such room shall have at least one third of the height of its external walls and all its required sources of natural light and ventilating above the outside ground level.

Air Wells, Side Space and Rear Space

104. (1) Specifications of air-wells, side space and rear space for Natural Light & Ventilation shall be as specified in the following Table: -

No of floors	Minimum width	Minimum Area only for court yards & air wells
1-2	2.3 m	06 sq m
3-4	3.0m	12 sq m
5-7	4.0m	20 sq m
8-9	6.0m	36 sq m
10 & above	6.0m	*

*Minimum area shall be increased by 1 sqm. for every additional storey.

(2) No internal air-well or courtyard required for the purpose of natural lighting and ventilation shall be roofed over. However, if the shortest side of the air well is less than 5.0m, overhangs, canopies, wings, sun shading devices, eaves or balconies shall not exceed 0.5m.

(3) The floor of an internal courtyard shall either be paved to fall to a gully or turfed and maintained as an internal garden and adequately drained to the satisfaction of the Commission.

Mechanical Ventilation and Air Conditioning

Natural Light and Ventilation Requirements may be Waived or Modified

105. (1) Where air-conditioning, mechanical ventilation or artificial lighting is installed, or intended to be installed in a building, the provisions of these regulations relating to natural light and ventilation and height of rooms may be waived or modified at the discretion of the Commission if such installation is in accordance with the relevant provisions of these regulations, having regard to the particular type of occupancy of the building or part thereof.

(2) In a room used for residential purposes where fresh air is obtained by mechanical means supplying a minimum of 3 air change per hour, the openings of the natural ventilation sources may be reduced to half of that specified in paragraphs (a) to (c) of regulation 100, as the case may be, but shall not in any case be less than 0.5 sqm.

Other Rooms Requiring to be Mechanically Ventilated

106. Except as specified in sub regulation (2) of regulation 105, mechanical ventilation shall -
- (a) be provided in every room, staircase, corridor or lobby where the relevant requirements for natural ventilation under these regulations are not met;
 - (b) in other cases, be provided in accordance with the other provisions of these regulations or as may be required by the Commission.

Plans for Air-Conditioning or Other Ventilation System

107. Plans for the installation, extension or alteration of an air- conditioning, mechanical ventilation or other ventilation system shall be prepared by a relevant qualified person and submitted to the Commission for approval in accordance with the relevant provisions of these regulations.

Standard for ventilation

108. Every building (both above ground and below ground) shall conform to ANSI/ASHRAE standard 62.1-2010 - ventilation for acceptable indoor quality.

Smoke and heat control

109. Every covered car park in the building shall conform to BS 7346-7:2006 – components for smoke and heat control systems.

Access for the Disabled

110. The safety standards for building accessible to and useable for the disabled shall be as specified in the Table below: -

Table 7.4.1 Safety Standards	
Entrance / Exit	<ul style="list-style-type: none"> • One entrance/exist in a building shall be wide enough for wheelchairs to pass through. • Its width shall be 80 centimetres or more. • In principle, guide blocks, etc. shall be installed from the entrance / exist to the reception, etc. At least one entrance/exit to each room shall be constructed so that wheelchair users can pass through it, and its width shall be 80 cm or more.
Corridors, etc.	<ul style="list-style-type: none"> • Corridors etc. shall have a width of 120 cm or more so that a wheelchair user can pass through them, and spaces where a wheelchair user can turn his wheelchair around shall be provided at fixed intervals in every passageway. • Where there is a level difference, an equipment to eliminate the difference or slope way shall be installed.
Stairs	<ul style="list-style-type: none"> • Handrails shall be installed. • Warning blocks shall be installed at the top of stairs.
Slope ways	<ul style="list-style-type: none"> • Handrails shall be installed. • Their width shall be 120 cm or more and their incline shall be 1/12 or less. • In a case where the height exceeds 75 cm, landings with a length of 150 cm or more shall be provided at intervals of at least 75 cm. • Warning blocks shall be installed at the top of slope ways.

Elevator Equipment	<ul style="list-style-type: none"> • Building with aggregated floor areas of 2000 sqm or more, and two storeys or more shall, in principle, be provided with elevators that meet the following specifications. • Entrance/exit shall have a width of 80 cm or more, the floor area of their cages shall be 1.83 sqm. or more, they shall have a depth of 135 cm or more, the minimum dimensions of the elevator lobbies shall be a square with sides of 150 cm and the specifications shall provide for the use of the elevators by wheelchair users and visually or auditory impaired persons.
Lavatories	<ul style="list-style-type: none"> • Where lavatories are provided in a building, at least one toilet for wheelchair users shall be provided in the said building. • Each floor in the buildings shall be provided with a urinal.
Parking Area	<ul style="list-style-type: none"> • When a parking area is provided, one or more parking spaces for wheelchair users (minimum width: 35 cm) shall be provided. • The said space shall be located close to the entrance/exit of the parking area.
Passageways on the Building Site	<ul style="list-style-type: none"> • A passageway leading to one entrance/exit in the building shall be such that it can be used by wheelchair users, and provision shall be made for the guidance of visually impaired persons. • Its width shall be 120 cm or more and where there is a level difference, a slope way etc. shall be provided. • Guide blocks etc. shall be installed for the use of visually impaired persons.

Provision of Sanitary Facilities

111. (1) Every Building shall be provided with adequate sanitary facilities in accordance with the requirements specified in the Table below. The floor area of categories of places (1) to (3) specified in the Table refers to the gross floor area.

	Categories of Places	Number of Sanitary Facilities				
		Female		Male		
		WC	WHB	WC	UR	WHB
(1) Shopping Mall (Each Floor)						
	Not more than 350 sq m	1*	1*	-	-	-
	351 sq m to 700 sq m	3	2	1	1	1
	701 sq m to 1,000 sq m	5	3	1	2	1
	1,001 sq m to 1,500 sq m	7	4	1	3	2
	1,501 sq m to 3,000 sq m	8	4	2	3	3
	3,001 sq m to 5,000 sq m	12	6	3	4	4
	Every additional 2,000 sq m or less in excess of 5,000 sq m	3	2	1	1	1
	<i>Toilet facilities shall be provided on every floor of a shopping mall. The number of sanitary facilities provided shall be based on the gross floor area of each floor.</i>					
(2) Supermarket/Wet Market						
	Not more than 350 sq m	1*	1*	-	-	-

	Categories of Places	Number of Sanitary Facilities				
		Female		Male		
		WC	WHB	WC	UR	WHB
	351 sq m to 700 sq m	2	1	1	1	1
	701 sq m to 1,000 sq m	3	2	1	2	1
	1,001 sq m to 1,500 sq m	4	3	1	3	2
	1,501 sq m to 3,000 sq m	5	3	2	3	3
	3,001 sq m to 5,000 sq m	7	4	3	4	4
	Every additional 2,000 sq m or less in excess of 5,000 sq m	2	1	1	1	1
(3)	Eating Establishment/ Food Centre/ Bar/ Nightclub					
	Not more than 250 sq m	1*	1*	-	-	-
	251 sq m to 500 sq m	2	1	1	1	1
	501 sq m to 750 sq m	3	2	1	2	2
	751 sq m to 1,000 sq m	5	2	2	3	2
	1,001 sq m to 1,500 sq m	6	3	2	4	3
	1,501 sq m to 2,000 sq m	8	4	3	5	4
	2,001 sq m to 3,000 sq m	9	5	3	6	4
	3,001 sq m to 4,500 sq m	11	6	4	7	5
	Every additional 1,500 sq m or less in excess of 4,500 sq m	2	1	1	1	1
	Categories of Places	Number of Sanitary Facilities				
		Female		Male		
		WC	WHB	WC	UR	WHB
(4)	Bus Terminal/ Interchange					
	Not more than 20 bus bays	5	3	1	2	1
	21 to 50	10	5	2	4	8
	51 to 100	15	8	3	6	3
	More than 100	18	9	4	7	4
(5)	Conference Hall/ Cinema/ Theatre (Seating Capacity)					
	Convention Hall/ Exhibition Hall (Capacity)					
	Not more than 150 persons	5	3	1	2	2
	151 to 300 persons	8	4	2	3	2
	301 to 450 persons	10	5	3	4	3
	451 to 600 persons	13	7	3	5	4
	601 to 900 persons	17	9	3	7	5

	Categories of Places	Number of Sanitary Facilities				
		Female		Male		
		WC	WHB	WC	UR	WHB
	Every additional 100 persons or less in excess of 900 persons	1	1	-	-	-
	Every additional 150 persons or less in excess of 900 persons	-	-	1	1	1
(6)	Stadium					
	(capacity)					
	Not more than 2,000 persons	10	6	3	7	6
	2,001 to 5,000 persons	15	8	5	10	8
	5,001 to 10,000 persons	26	14	8	18	14
	10,001 to 20,000 persons	40	20	12	28	20
	20,001 to 50,000 persons	60	32	18	42	32
	50,001 to 100,000 persons	100	46	30	70	46
	<i>Sanitary facilities within the stadium shall be uniformly distributed</i>					
(7)	Office/ Workspace					
	Not more than 10 Persons	1	1	1	-	1
	11-100, every additional 25	4	4	3	2	3
	More than 100, every additional 50	2	1	1	1	1

	Categories of Places	Number of Sanitary Facilities								
		Female				Male				
		WC	WHB	BR	BH	WC	WHB	UR	BR	BH
(8)	Public Swimming Pool									
	Up to 250 sq m	2	1	2	2	1	1	1	2	2
	251 sq m to 500 sq m	4	2	3	3	2	2	2	3	3
	501 sq m to 1,000 sq m	6	3	4	3	3	3	3	4	3
	1,001 sq m to 1,500 sq m	7	4	5	4	3	4	4	5	4
	Exceeding 1,500 sq m	9	5	8	6	4	5	5	8	6
(9)	Construction Site/ Dormitory									
	1. Construction site with living quarters/ dormitories									
	Every 15 male workers or less	-	-	-	-	1	1	1	1	-

Every 15 female workers or less	2	1	1	-	-	-	-	-	-
2. Construction site without living quarters									
Every 25 male workers or less, up to 500 male workers	-	-	-	-	1	1	1	1	-
Every 25 female workers or up to 500 female workers	2	1	1	-	-	-	-	-	-

* To be used by both male and female	UR	Urinal
WC Water Closet	BH	Bench with Hanger
WHB Wash Hand Basin	BR	Bathroom with bench

(2) For sanitary fitting requirements of other uses not mentioned in the Table shown in sub regulation (1), the developer shall submit the suggested standard and number of fittings for the approval of the Commission.

Other

Provision of Facilities for Disabled Persons

112. In every public building, the provision of facilities for disabled persons shall be in compliance with provisions of the Protection of the Rights of Persons with Disabilities Act, No. 28 of 1996 as amended, and the Disabled Persons (Accessibility) Regulations, No. 1 of 2006 published in *Gazette* Extraordinary No. 1467/15 of October 17, 2006 as amended.

Provision for Approval of “Prescribed Projects” under the Environmental Act

113. The provisions relating to the application for and approval of projects under Part IV C of the National Environmental Act, No. 47 of 1980 as amended shall be complied with when preparing “prescribed projects” under that Act.

Fire Fighting

114. (1) Every building shall conform to fire safety requirements applicable to the area or type of building as may be specified by the Commission with a view to providing a greater measure of safety to the inhabitants of such buildings.

(2) Every building shall conform to-

- (a) The Construction Industry Development Authority (CIDA)- Fire Regulations 2018 (3rd edition) or its latest edition; and
- (b) The Colombo Municipal Council- Fire Services Department Mandatory Structural Fire Protection and Access Requirements to be Included in the Building Plans (1 Sep 2017), and other fire safety requirements as may be recommended by the Chief Fire Officer of the Fire Service Department of the Colombo Municipal Council.

Compliance with the standards and specifications of the Construction Industry Development Authority

115. Any contractor or constructor who executes or undertakes construction works within the Area of Authority of the

Colombo Port City shall be registered with the Construction Industry Development Authority established under section 8 of the Construction Industry Development Act, No. 33 of 2014 and shall render the services and provide materials in conformity with the standards and specifications as may be specified by the Construction Industry Development Authority.

Repeal

116. The Colombo Port City Development Control Regulations 2022 published in the *Gazette* Extraordinary No. 2276/10 of April 20, 2022 are hereby rescinded.

SCHEDULE I

[regulation 3(1)]

APPLICATION FORM FOR PLANNING CLEARANCE/ DEVELOPMENT PERMIT

1	Reference Number	
2	Details of the Applicant	
2.1	Name of the Applicant	
2.2	National Identity Card Number/ Passport Number/ Company Registration Number	
2.3	Contact Information	
2.3.1	Postal Address	
2.3.2	Telephone Number (Fixed)	
2.3.3	Telephone Number (Mobile)	
2.3.4	Email Address	
3	Details of the Owner (If the applicant is not the owner)	
3.1	Name of the Owner	
3.2	National Identity Card Number/ Passport Number/ Company Registration Number	
3.3	Contact Information	
3.3.1	Postal Address	
3.3.2	Telephone Number (Fixed)	
3.3.3	Telephone Number (Mobile)	

3.3.4	Email Address	
4	Details of the land	
4.1	Plot Number	
4.2	Please attach an extract of the Approved Survey Plan	
4.3	Please attach a copy of the Lease Agreement	

SCHEDULE II

(regulations 4 and 21)

INSIGNIFICANT BUILDING WORKS

1. Building works carried out for or in connection with —

- (a) any boundary wall, boundary fence or gate;
- (b) any awning, windowhood or cantilevered roof constructed of tiles, and having a projection not exceeding 900 millimetres
- (c) any awning, windowhood or cantilevered roof constructed of lightweight material, or glass not exceeding a thickness of 13 millimetres, and having a horizontal projection not exceeding 3,000 millimetres;
- (d) any single storey open-sided shelter, gazebo and the like (whether erected on the ground or on a roof), not exceeding an area of 10 square metres;
- (e) any trellis;
- (f) any stall or shed of lightweight material within any premises used for the purpose of holding a trade fair, fun fair or any exhibition;
- (g) any pipe rack or support not exceeding 2,000 millimetres in height;
- (h) any height restriction gantry;
- (i) any plinth, platform or other base not supported by piled foundation, erected for the purpose of supporting any mechanical plant, tank, equipment, machinery or other components (other than a building) not exceeding 2,500 millimetres in height;
- (j) the creation of any opening in a non-load bearing wall or the sealing up of any wall opening;
- (k) the demolition, restoration or reinstatement of any non-load bearing wall;
- (l) the replacement or reinstatement of any railing, balustrade or similar barrier constructed of any material other than non-laminated glass, using the same material, design and fixing details;
- (m) any pre-fabricated swimming or wading pool placed on the ground, provided that -
 - (i) the maximum depth of water contained in the pool is not more than 1,000 millimetres; and
 - (ii) where the pool is located on higher ground, the distance between the pool and any retaining structure or slope is more than 3,000 millimetres and the difference in elevation of the ground levels is less than 1,500 millimetres.

2. Replacement of windows and doors.

3. Replacement of existing floor and wall finishes.

4. Replacement or changing of any false ceiling with lightweight material.

5. One to one replacement of timber roof or other roof covering not involving any replacement of roof trusses.

6. Erection or alteration of -

any partition or partition wall constructed of lightweight material in any building

7. Construction of any raised floor or the topping up of balconies, and the like, with lightweight materials.
8. Installation of any roller shutter or grilled door.
9. Erection of any single storey lean-to extension with roof covering of tiles, or of any lighter material, in any bungalow, semi-detached, terrace or linked house.

10. In this Schedule -

“lightweight material” means -

- (a) any sheet or board material such as timber board, plywood, fibreboard, plasterboard, aluminium sheet, corrugated metal sheet or polycarbonate sheet;
 - (b) any concrete product made with lightweight aggregates such as pumice, perlite or vermiculite; or
 - (c) any hollow concrete block, hollow glass block, autoclaved aerated concrete block and the like;
- “non-laminated glass” means glass other than laminated glass;

“non-load bearing wall” means a wall which supports no load other than its own weight;

“partition” means a temporary or an easily removable vertical panel of lightweight construction for the subdivision of spaces within a building.

(regulation 25)

SCHEDULE III

QUALIFIED PERSONS

Column I Nature of Development Activity	Column II Extent of Land (Where Relevant)	Column III Specific Task Requiring Approval of Qualified Person	Column IV Qualification/Designation Required of Qualified Person
1. Development activity not involving building work	Exceeding 0.5 Hectares	Site Layout Plan	Corporate member of the Institute of Town Planners
		Regulation Compatibility	Corporate member of the Institute of Town Planners
		Preparation of Sub-division Plan	Licensed Surveyor and Leveller
2. Development activity not involving building work	Less than 0.5 Hectares	Site Layout Plan and Sub-division Plan	Licensed Surveyor and Leveller
		Regulation Compatibility	Corporate member of the Institute of Town Planners
3. Development activity involving engineering works (construction of roads, culverts, drains)		Certificate stating engineering works have been carried out in conformity with the specifications in the permit.	Chartered Civil Engineer
4. Development activity involving a sub-division or amalgamation of land	Exceeds 0.5 Hectares	Certificate stating that the Survey Plan is in conformity with the Town Planning requirements	Corporate member of the Institute of Town Planners

Column I Nature of Development Activity	Column II Extent of Land (Where Relevant)	Column III Specific Task Requiring Approval of Qualified Person	Column IV Qualification/Designation Required of Qualified Person
5. Development activity relating to Building Categories A and B		<p>1. Architectural Drawings (Certificate stating that development has been carried out in conformity with approved plan and permit under his supervision).</p> <p>2. Structural Design Report along with design calculations and drawings (Certificate stating that the foundation and building are in accordance with approved plan and building is structurally safe).</p> <p>3. Building services design report along with design calculations and drawings (relating to the electricity supply, water supply, waste water discharge, storm water management (including rain water harvesting) and fire safety.</p>	<p>Chartered Architect registered with the Architects Registration Board.</p> <p>Chartered Civil Engineer qualified for the respective building category as per the Structural Engineers Directory published by the Institute of Engineers, Sri Lanka incorporated by Act, No. 17 of 1968.</p> <p>Any of the following Engineers who are qualified for the respective areas as per the directories published by the Institute of Engineers, Sri Lanka incorporated by Act, No. 17 of 1968: -</p> <ul style="list-style-type: none"> (i) Chartered Electrical Engineer; (ii) Chartered Civil Engineer; (iii) Chartered Building Services Engineer; (iv) Chartered Mechanical Engineer.
		4. Design report along with design calculations and drawings of air conditioning or mechanical ventilation (for installation, extension or alteration).	<p>Any of the following Engineers who are qualified for the respective areas as per the directories published by the Institute of Engineers, Sri Lanka incorporated by Act, No. 17 of 1968: -</p> <ul style="list-style-type: none"> (i) Chartered Electrical Engineer; (ii) Chartered Building Services Engineer; (iii) Chartered Mechanical Engineer.

Column I Nature of Development Activity	Column II Extent of Land (Where Relevant)	Column III Specific Task Requiring Approval of Qualified Person	Column IV Qualification/Designation Required of Qualified Person
6 Development activity relating to buildings of Sub categories C-I and C-II of Building Category C		1. Architectural Drawings (Certificate stating that development has been carried out in conformity with approved plan and permit under his supervision).	Chartered Architect registered with the Architects Registration Board.
		2. Structural Design Report along with design calculations and drawings (Certificate stating that the foundation and building are in accordance with approved plan and building is structurally safe).	Chartered Civil Engineer qualified for the respective building category as per the Structural Engineers Directory published by the Institute of Engineers, Sri Lanka incorporated by the Act, No. 17 of 1968.
		3. Building services design report along with design calculations and drawings (relating to the electricity supply, water supply, waste water discharge, storm water management (including rain water harvesting) and fire safety.	Any of the following Engineers who are qualified for the respective areas as per the directories published by the Institute of Engineers, Sri Lanka incorporated by Act, No. 17 of 1968: - (i) Chartered Electrical Engineer; (ii) Chartered Civil Engineer; (iii) Chartered Building Services Engineer; (iv) Chartered Mechanical Engineer.
		4. Design report along with design calculations and drawings of air conditioning or mechanical ventilation (for installation, extension or alteration).	Any of the following Engineers who are qualified for the respective areas as per the directories published by the Institute of Engineers, Sri Lanka incorporated by Act, No. 17 of 1968: - (i) Chartered Electrical Engineer; (ii) Chartered Building Services Engineer; (iii) Chartered Mechanical Engineer.

Column I Nature of Development Activity	Column II Extent of Land (Where Relevant)	Column III Specific Task Requiring Approval of Qualified Person	Column IV Qualification/Designation Required of Qualified Person
7. Development activity relating to building of Sub category C-III of Category C		Certificate stating that building works were carried out in accordance with the approved plans and permit and all precaution have been taken to ensure the structural safety of the building.	Chartered Architect or an architect registered with the Architects Registration Board and Chartered Civil Engineer registered with the Engineering Council, Sri Lanka established by the Engineering Council, Sri Lanka Act, No. 4 of 2017.

For the purpose of this Schedule, buildings are categorised as follows: -

1. Category A- buildings consisting of five or more floors including the ground floor or any building the height of which exceeds fifteen metres above the adjoining street.
2. Category B - buildings, not being high rise buildings, which consist of-
 - (a) not more than four floors, including the ground floor, where a wall or column is situated on the boundary;
 - (b) a basement - roofs, foundations, beams and other related parts of the buildings;
 - (c) a pile or raft foundation;
 - (d) a roof span exceeding ten metres;
 - (e) a place of public assembly or a public building;
 - (f) a building which is wind sensitive such as warehouse and factory; and
 - (g) any other type of building not covered under categories A and C.
3. Category C- buildings falling under the following sub-categories: -
 - (a) Sub-category C-I- any building which is used for residential purposes and does not exceed five hundred (500) square metres in extent and consisting up to G+2 floors which does not fall under Category B;
 - (a) Sub-category C-II- any building which is used for purposes other than residential purposes and does not exceed three hundred (300) square metres in extent and consisting up to G+2 floors which is not covered under Category B; and
 - (b) Sub-category C-III- any building which is used-
 - (i) for residential purpose and does not exceed three hundred (300) sq.m. in extent and consisting up to G+1 floor which does not fall under Category B;
 - (ii) for purposes other than residential purposes and does not exceed one hundred (100) sq. m. in extent and consisting up to G+1 floor which does not fall under Category B.

(regulations 43 & 50-62)

SCHEDULE IV

VEHICLE PARKING STANDARDS

1. The Vehicle Parking Standards stipulate the minimum parking layout dimensions for cars, heavy vehicles and motorcycles parking places. All dimensions shall be met when designing a parking place. Where necessary, provision in excess of the requirement stated in these standards shall be made to meet the actual demand of the development.

2.0 Car Parking

2.1 Minimum Dimensions of Parking Space

A parking space refers to the space for parking of one motorcar. The space shall be rectangular. The longer side is known as length and the shorter side is the width. In parallel parking, the longer side is parallel to the parking aisle or driveway.

The minimum dimensions required for a car parking stall are as follows (Figure A-1):-

- (a) Stall width: 2.5m
- (b) Stall length: 5.0m
- (c) Stall length for parallel parking: 6.0m

The area of each stall shall be flat and free from kerbs and other encumbrances.

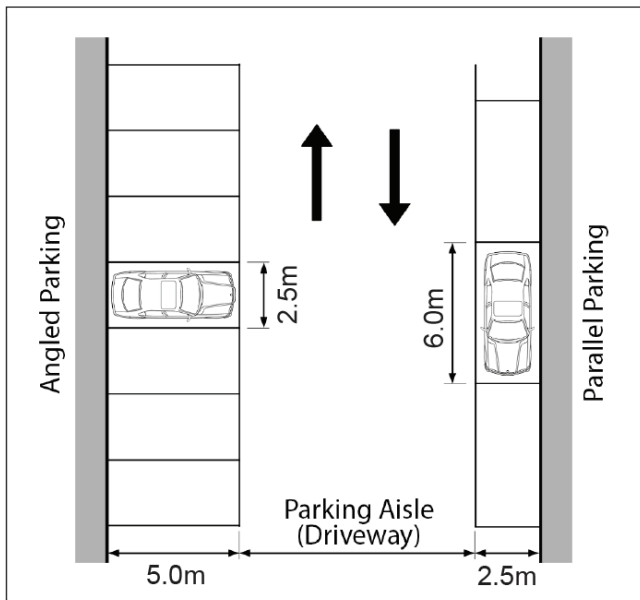


Figure A-1 Minimum dimensions of car parking stalls

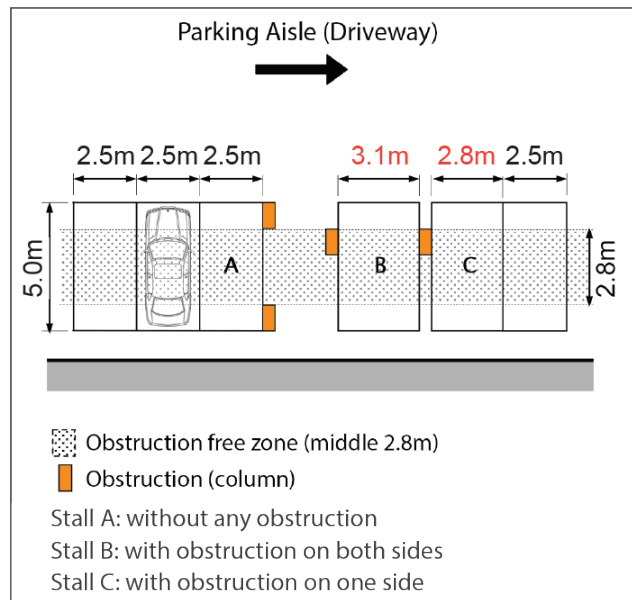


Figure A-2 Parking stalls with adjacent obstruction

Where there is an obstruction (any large element above 1.75m such as columns, walls or ducts) adjacent to a stall, located within the middle 2.8m of the parking length, the parking stall shall be widened. If the obstruction is on one side, the minimum stall width shall be 2.8m. If the obstruction is on both sides, the minimum stall width shall be 3.1m (Figure A-2).

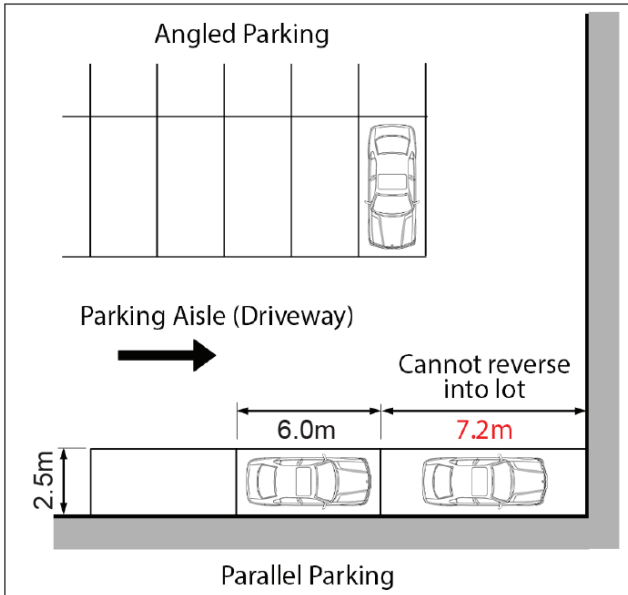


Figure A-3 Parking stalls cannot be parked by reversing

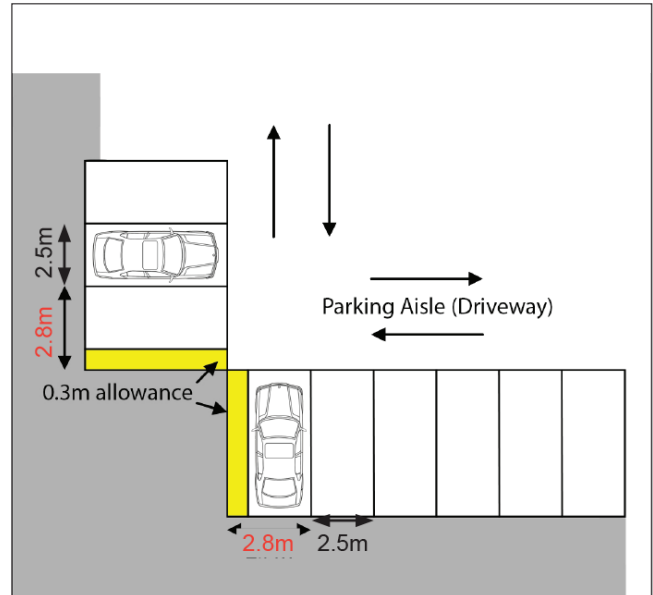


Figure A-4 Increase width of perpendicular spaces

For parallel parking, where cars cannot be parked by reversing or where there are obstructions at its ends, minimum stall length shall be 7.2m (Figure A-3).

Dead-end aisles shall be avoided wherever possible, as manoeuvring and parking at those corner-ends would be difficult for drivers. Instead, the end space shall be widened to 2.8m to facilitate parking (Fig. A-4).

2.2 Car Park Allocation

For the following land uses, a minimum of 80% of vehicle parking spaces shall be in multi-storey and/or basement car parks:

- Low Rise Residential (R1), Medium Rise Residential (R2), Mixed Use 1, Mixed Use 2 (TOD Parcel), Mixed Use 3 (CBD Parcel), Commercial, Marina Commercial, Hotel, Education, Public Facility, Marina Facility.

For the following land uses, a minimum of 50% of vehicle parking spaces shall be in multi-storey and/or basement car parks:

- Cultural and Healthcare, Leisure and Entertainment.

2.3 Minimum Width of Parking Aisle

A parking aisle refers to an access lane or driveway with adjacent parking stalls.

Parking angle is the angle measured between the longer side of the parking stall and the line of traffic flow of the aisle.

Traffic Flow refers to the direction of vehicle movement.

The minimum width of parking aisle shall be as follows: -

Parking Angle	1-way Traffic Flow		2-way Traffic Flow	Figure
	Bay on 1 side	Bays on 2 sides	Bays on 1 or 2 sides	
Parallel	4.0m	4.0m	6.0m	Fig. A-5
30°	4.0m	4.2m	7.0m	Fig. A-6
45°	4.2m	4.8m	7.0m	Fig. A-7
60°	4.8m	4.8m	7.0m	Fig. A-8
90°	6.0m	6.0m	7.5m	Fig. A-9

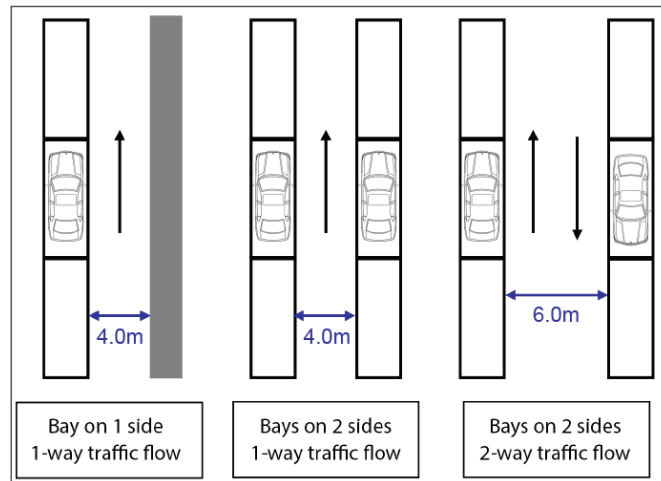


Figure A-5 Parallel parking aisle

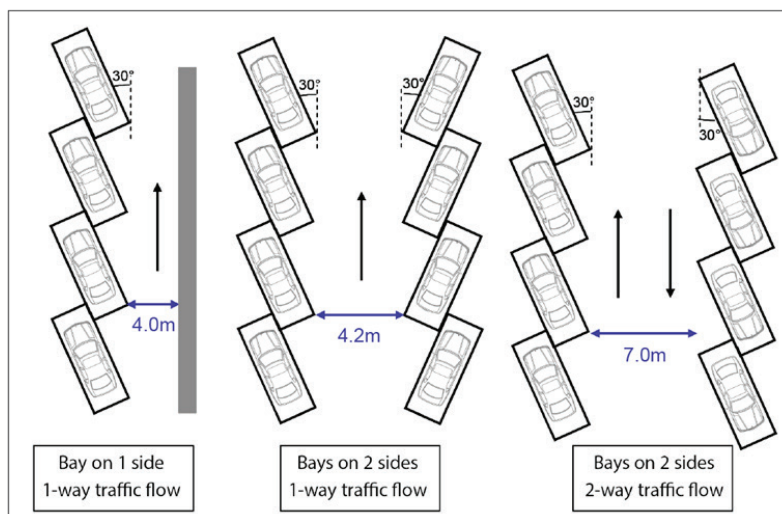


Figure A-6 30°-angled parking aisle

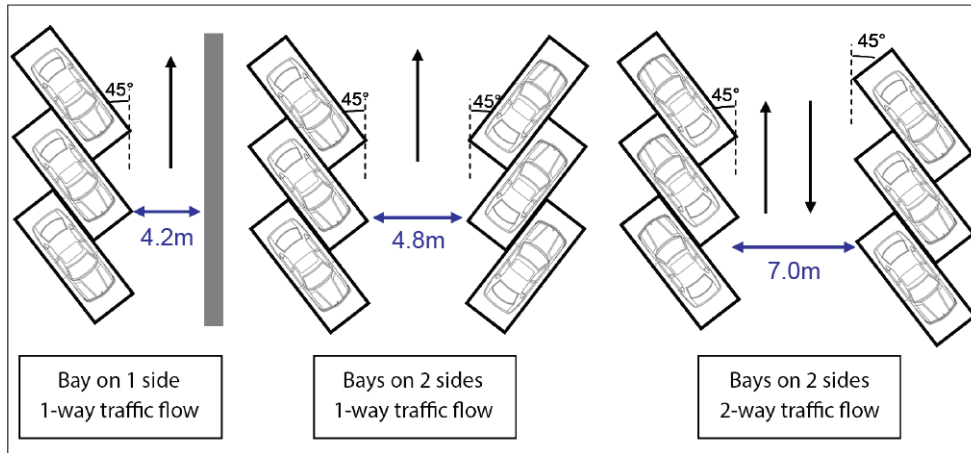


Figure A-7 45°-angled parking aisle

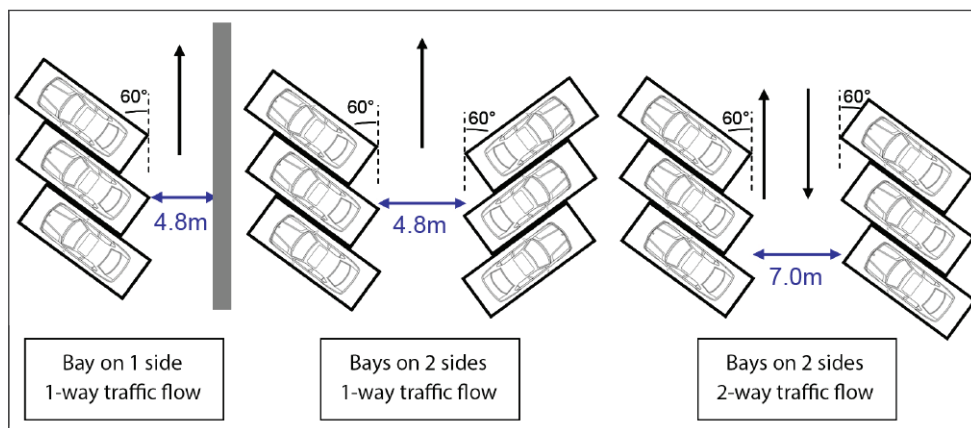


Figure A-8 60°-angled parking aisle

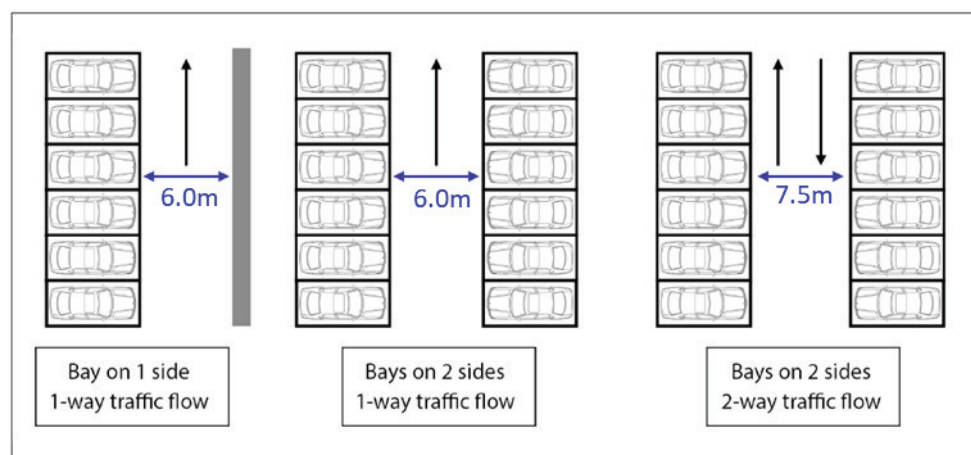


Figure A-9 90°-angled parking aisle

2.4 Minimum Dimensions of Clearway Ramps and Accessways

- (i) Clearway ramps are inclined floors that provide access between two levels. Clearway ramps do not have parking stalls adjacent to them;
- (ii) Accessway refers to a driveway that provides access to the parking place. Accessways do not have adjacent parking stalls;
- (iii) Single-lane is a lane where only one vehicle can pass through at any given time;
- (iv) Multi-lane is where more than one vehicle can pass through at any given time and there is no physical separation/divider between the lanes. Divider may be in the form of kerbs, railings, parapet and walls;
- (v) Inside lane of curve is to the innermost lane, nearest to the centre point of curve;
- (vi) Outside lane of curve refers to any lane positioned after the innermost lane;
- (vii) Inside radius of lane of curved accessway and driveway is the distance measured from the inside curve edge to the centre point of the curve;
- (viii) Maximum gradient is the steepest gradient of ramp measured along the centre line of the ramp. Gradient refers to the ratio of the inclination of the ramp (height : length).

Minimum dimensions of clearway ramps and accessways are as follows: -

	Single-lane	Multi-lanes
Width of straight clearway ramp and accessway	3.6m	3.0m per lane
Width of inside lane of curved clearway ramp and accessway	4.2m	3.6m per lane
Width of outside lane of curved clearway ramp and accessway	4.2m	3.3m per lane
Inside radius of curved clearway ramp and accessway	4.5m	
Gradient of clearway ramp and accessway	1:10 (10%) Preferred 1:8.3 (12%) Maximum	

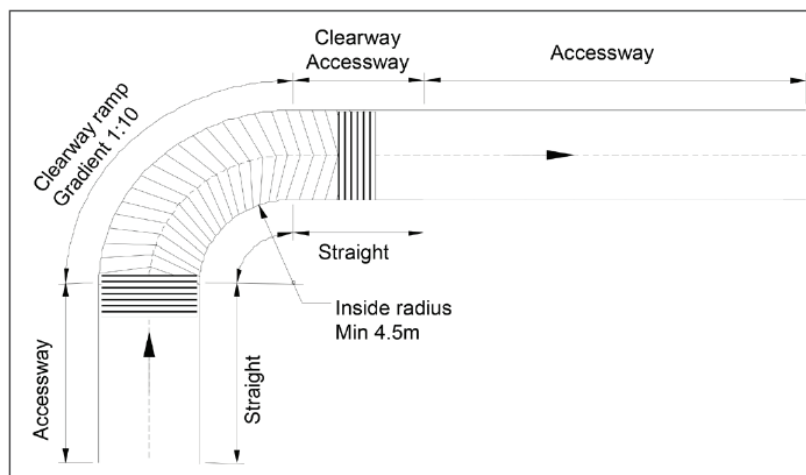


Figure A-10 Example of clearway ramp and accessway

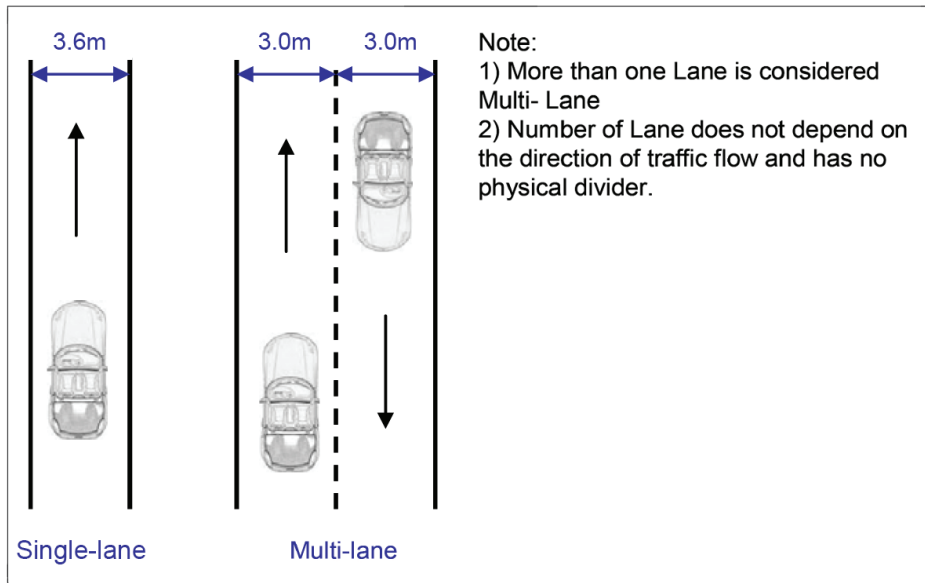


Figure A-11 Straight single and multi-lanes



Figure A-12 Example of a straight single lane

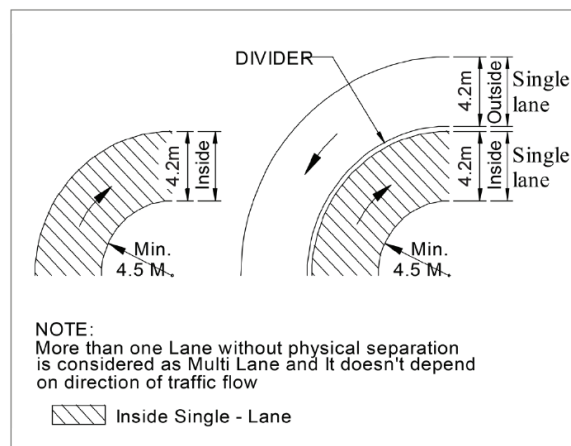


Figure A-13 Curved single lane and multi-lanes



Figure A-14 Example of a curved single lane

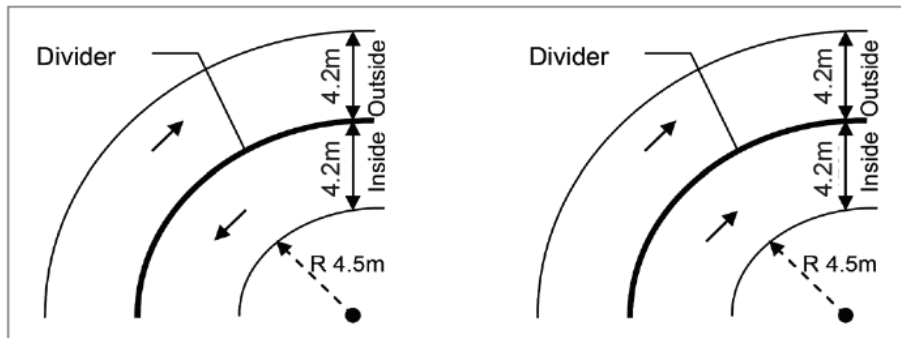


Figure A-15 Curved single lane separated by physical divider

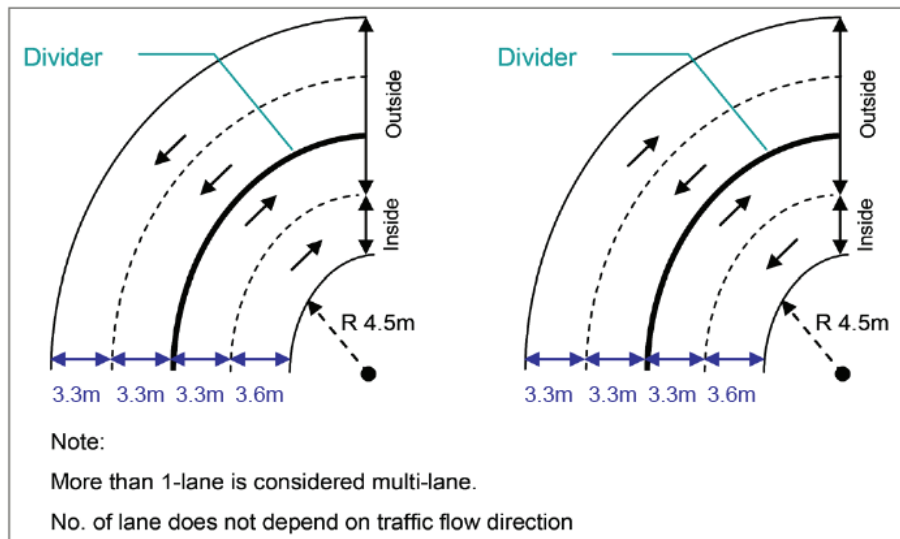


Figure A-16 Curved multi-lanes separated by physical divider

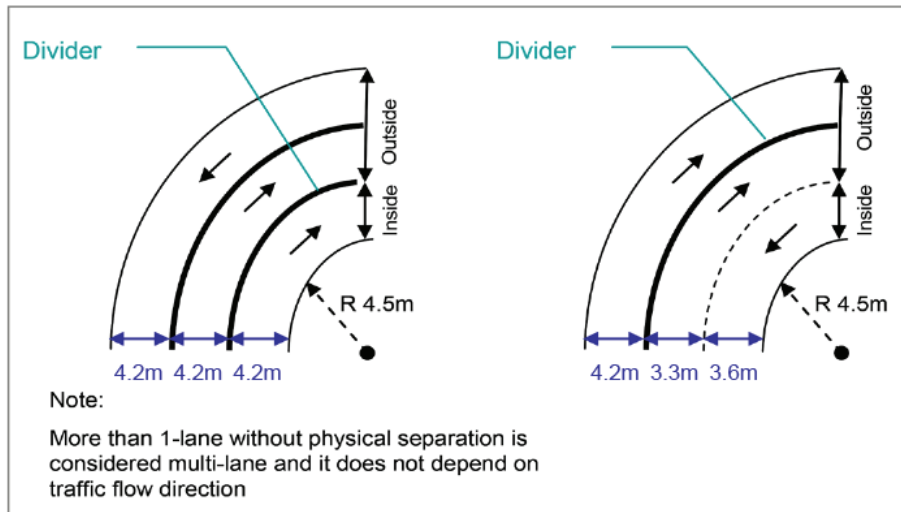


Figure A-17 Curved outside single lane separated by physical divider

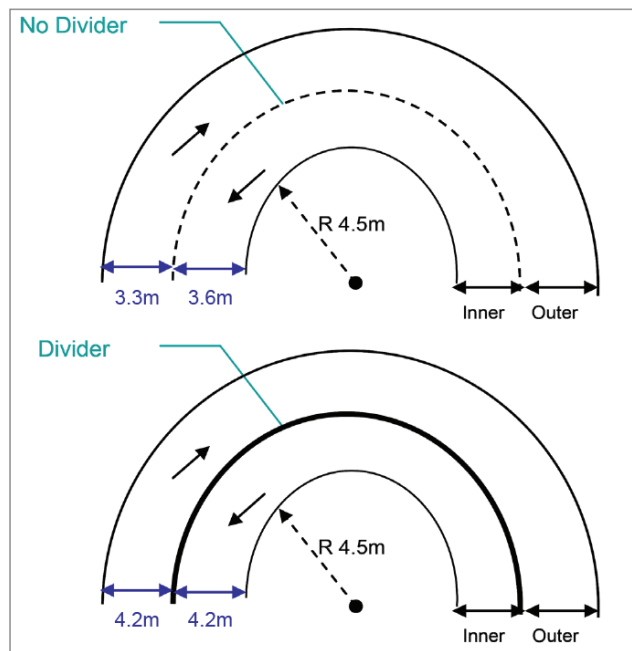


Figure A-18 U-turn

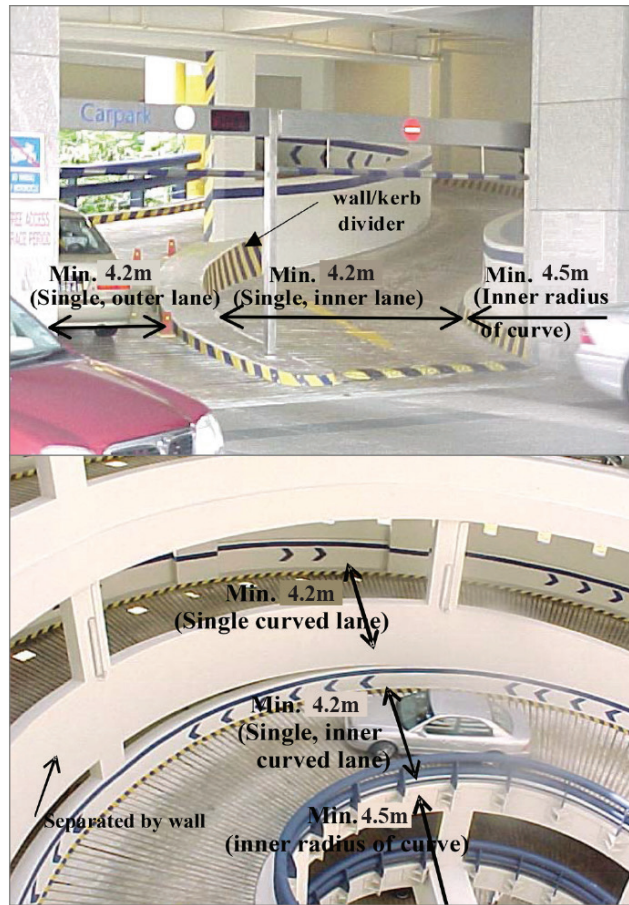


Figure A 19 Example of curved single lane

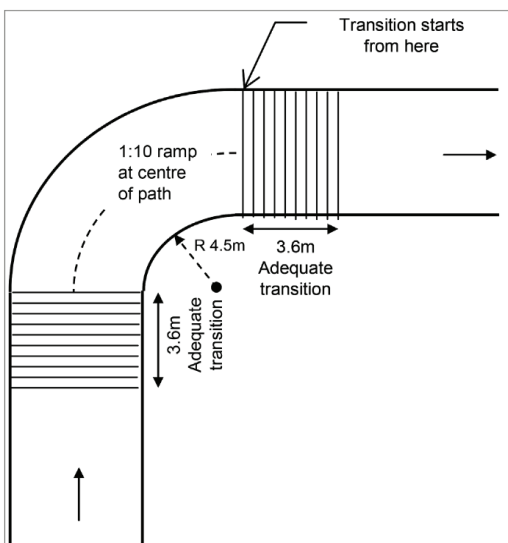


Figure A-20 Transition at the start and end of a ramp

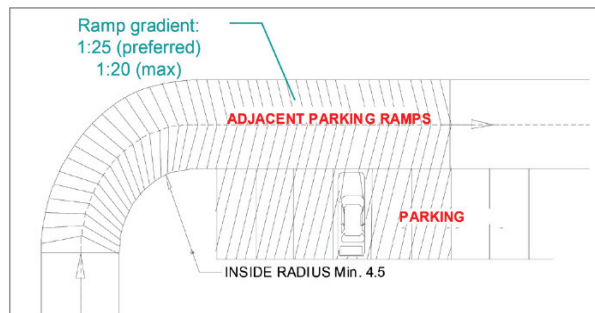


Figure A-21 Parking ramp

Where a curve ramp/driveway meets a straight ramp/driveway, the joint shall be extended beyond the tangent point of the curve. Adequate transition of ramp grades at floor levels shall be provided. This can be satisfactorily achieved by the provision of a straight slope 3.0 m to 3.6 m long at half the grade of the ramps (Figure A-20).

2.5 Minimum Dimensions of Adjacent Parking Ramps (Sloping Floor)

Parking ramps are inclined floors that provide access to adjacent parking stalls. These are sloping aisles with parking stalls adjacent to them. The gradient of parking ramps shall preferably be 1:25 (4%) and the maximum gradient shall not be steeper than 1:20 (5%) (Figure A-21).

2.6 Minimum Headroom

The minimum headroom or height clearance from floor level to the underside of any projections including beams, direction signs, sprinkler heads, electrical fittings, etc. shall be 2.2m.

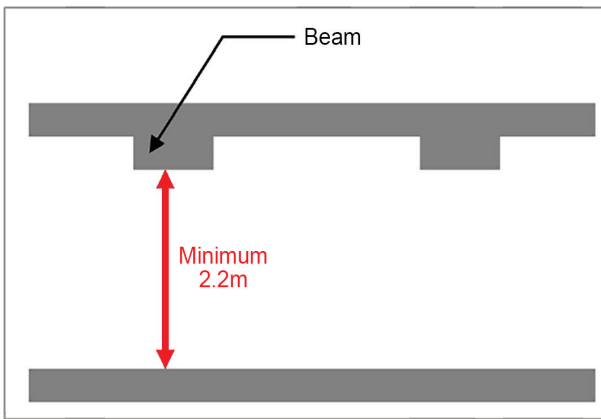


Figure A-22 Minimum headroom clearance



Figure A-23 Example of minimum headroom clearance

3. Heavy Vehicle Parking

3.1 Minimum Dimensions of Parking Stalls

Heavy vehicle parking provision refers to lorry, coach and bus spaces. They are categorised into 2 groups as follows: -

- (a) Vehicle length < 7.5m;
- (b) Vehicle length > 7.5m (coach, bus)

3.2 Minimum Width of Parking Aisle

The minimum width of parking aisle shall be as follows: -

Items	Vehicle length < 7.5m	Vehicle length > 7.5m
(a) Parking stall:		
- Parallel parking	9.3m x 3.0m 7.5m x 3.0m	14.0m x 3.3m 12.0m x 3.3m
- Angled parking		

(b) Width of parking aisle:	<u>1-Way flow</u>	<u>2-Way flow</u>	<u>1-Way flow</u>	<u>2-Way flow</u>
- Parallel parking	3.6m	7.4m	4.5m	7.4m
- 30° parking	3.6m	7.4m	4.5m	7.4m
- 45° parking	5.0m	7.4m	5.5m	7.4m
- 60° parking	6.5m	7.4m	7.0m	7.4m
- 90° parking	9.0m	9.0m	11.0m	11.0m

4. Motorcycle Parking

4.1 Minimum Dimensions of Parking Stalls

The minimum dimensions required for a motorcycle parking stall shall be as follows (Figure A1-24): -

- (a) Stall width: 1.2m
- (b) Stall length: 2.5m
- (c) Parking aisle (driveway): 1.5m

Motorcycle parking is preferably isolated from car parking. If provided next to car parking stalls, a minimum gap of 1.5m shall be provided between the car and motorcycle stalls (Figure A1-25). Motorcycle spaces shall not obstruct movement of other vehicles and pedestrians.

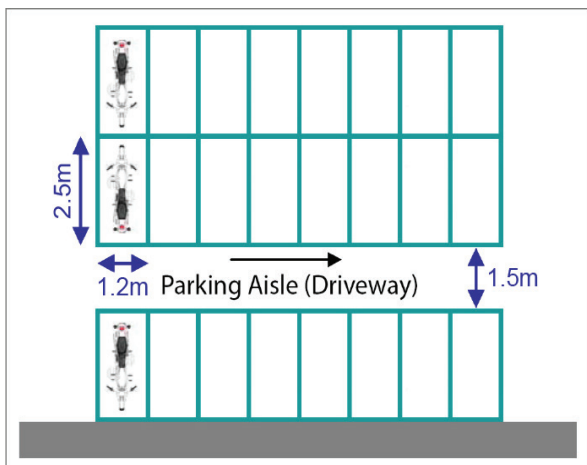


Figure A-24 Motorcycle parking stalls

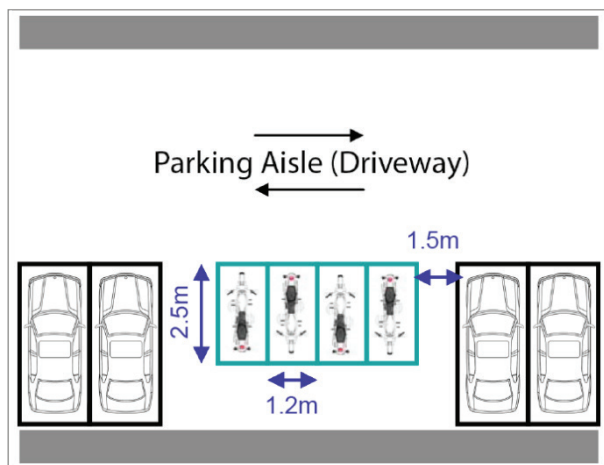


Figure A-25 Minimum gap between motorcycle and car parking stalls

5. Minimum Vehicle Parking Provision

Whenever necessary, provision in excess of the minimum requirement shall be made to meet the actual demand of the development. The minimum vehicle parking provision shall be as follows:

Use Categories		Parking Provision						
		Car	Accessible Parking Space (for persons with disabilities)	Motorcycle	Bicycle	Bus/Coach	Loading and Unloading	
Residential	Single-family houses	1 space/dwelling unit	NA	NA	NA	NA	NA	
	Multi-family houses, apartments	1 space/dwelling unit, plus 5% for visitors	Standard requirement: • First 50 car parking spaces: Additional 1 accessible parking space • Second 50 car parking spaces: Additional 1 accessible parking space • Every subsequent 200 car parking spaces: Additional 1 accessible parking space • If car parking spaces is 10 or less: No additional accessible parking space is required provided one of the spaces is designated as accessible parking space	Additional 10% of car park spaces	1 space/ 3 dwelling units	NA	NA	
	Serviced apartments	1 space/dwelling unit, plus 5% for visitors		Additional 10% of car park spaces	1 space/ 3 dwelling units	1 space/40 dwelling units	NA	
	Non-residential uses (clubhouse, management office, etc.)	1 space/150m ² floor area		1 space/ 150m ² floor area	1 space/ 500m ² floor area	NA	NA	
Office	1 space/200m ² floor area	1 space/ 400m ² floor area		1 space/ 500m ² floor area	NA	1 loading/unloading space per 10,000m ² (up to 50,000m ²)		
Commercial	Retail (shops, departmental stores)	1 space/150m ² floor area	• If car parking spaces is 10 or less: No additional accessible parking space is required provided one of the spaces is designated as accessible parking space	Additional 50% of car park spaces	1 space/ 500m ² floor area	NA	1 loading/unloading space per 4,000m ²	
	Retail (restaurants, cafeteria, canteen, nightclub, entertainment)	First 150 m ² : 1 space; subsequent: 1 space/ 60m ² floor area		Additional 50% of car park spaces	1 space/500m ² floor area	NA	NA	
	Retail (marina commercial)	1 space/300m ² floor area		1 space/ 300m ² floor area	1 space/ 500m ² floor area	NA	NA	
	Cinema, theatre, sports complex and Concert Hall	1 space/10 seats		Additional 50% of car park spaces	1 space/ 500m ² floor area	NA	NA	
	Hotel/Resort (include restaurants, nightclubs, bars, cafeteria, function/ convention rooms, administration and supporting areas of the hotel/resort)	1 space/200m ² floor area		Standard requirement: • First 50 car parking spaces: Additional 1 accessible parking space	Additional 20% of car park spaces	1 space/ 1,000m ² floor area	1 space/90 keys	1 loading/unloading space per 8,000m ²
	Civic / Community Institutions	Community centre, library, museum, fire station		1 space/200m ² floor area	• Second 50 car parking spaces: Additional 1 accessible parking space • Every subsequent 200 car parking spaces: Additional 1 accessible parking space • If car parking spaces is 10 or less: No additional accessible parking space is required provided one of the spaces is designated as accessible parking space	Additional 30% of car park spaces	1 space/ 300m ² floor area	NA
Education		Crèches, nurseries, kindergartens and library (including administrative units)	1 space/200m ² floor area	Additional 20% of car park spaces		1 space/ 100m ² floor area	NA	NA
	Primary school	1 space/3 class rooms, plus 20% for visitors	Additional 20% of car park spaces	5 spaces/ class room	4 spaces	NA		

Use Categories		Parking Provision					
		Car	Accessible Parking Space (for persons with disabilities)	Motorcycle	Bicycle	Bus/Coach	Loading and Unloading
Education	Secondary school	1 space/2 class rooms, plus 20% for visitors, plus 1 space/300m ² of workshop and laboratories		Additional 20% of car park spaces	5 spaces/class room	4 spaces	NA
	Tertiary Education	1 space/600m ² floor area, plus 10% for visitors		Additional 20% of car park spaces	1 space/300m ² floor area	NA	NA
Cultural and Health care Healthcare	Hospital	1 space/4 beds, plus 1 space/ doctor or professional, plus 1 space/3 other staffs, plus 8 spaces for ambulances	Double of the standard requirement	Additional 20% of car park spaces	1 space/500m ² floor area	NA	NA
	Convention / exhibition	1 space/100m ² floor area	Standard requirement	1 space/200m ² floor area	1 space/1,000m ² floor area	NA	NA
Facilities	Marina facilities	Subject to operational requirements					

Note: Parking provision for other uses which are not included in this Table shall follow the relevant Industry Standards, subject to approval.

(regulation 3)

SCHEDULE V

FEES

<i>Purpose</i>	<i>Fee payable on the Gross Floor Area at the rate of USD 1.50/m²</i>
Issuance of Planning Clearance	20% of the Total Amount*
Issuance of Development Permit	50% of the Total Amount*
Issuance of Certificate of Conformity	30% of the Total Amount*

*Total Amount = USD 1.50 x Gross Floor Area (GFA)

EOG 06-0012