

Proposal

To introduce additional parking floors for the category given below as additions to existing number of floors calculated on the basis of Form C1 & C2.

<i>Category</i>	<i>No. of alternative parking floor</i>	<i>One parking floor is allowed for the developments within the Special Primary Residential Zone except for developments indicated in 4.1(e)s</i>
<i>Low Rise</i>	<i>1</i>	
<i>Intermediate Rise</i>	<i>2</i>	
<i>Middle Rise</i>	<i>3</i>	
<i>High Rise</i>	<i>Already granted 4 floors</i>	

Subject to following.

- (i) To maintain rear & side open spaces based on the total number of floors as per regulatory requirement*
- (ii) Not to allow converting additional parking bays into another activity.*

(2) Rear & side open space requirement

Proposal - Amendments to Form C2

Building Category	Maximum number of floors including Ground floor	Minimum site frontage (m) (existing)	Maximum Plot Coverage (%) (existing)	Open Space around the Building						
				Minimum Rear space (m)		Minimum one side space (m)		Minimum space on each side (m)	Proposed sides space (m)	
				Existing	Proposed	Existing	Proposed	Existing	Each Side	Or
Low Rise	Ground floor	6.0	65	2.3	2.3	-	-	-	-	-
	2	6.0	65	2.3	2.3	-	-	-	-	-
	3	6.0	65	3.0	3.0	-	-	-	-	-
	4	6.0	65	3.0	3.0	-	-	-	-	-
Intermediate Rise	5	8.0	65	3.0	3.0	-	-	-	-	-
	6	10.0	65	4.0	4.0	2.0	3.0 <i>(only ground level)</i>	-	-	-
	7	14.0	65	4.0	4.0	2.0	3.0 <i>(only ground level)</i>	-	-	-
	8	16.0	65	4.0	4.0	3.0	3.0	-	-	-
Middle Rise	9	22.0	65	5.0	4.0	-	-	2.0	-	3.0
	10	26.0	65	5.0	4.0	-	-	3.0	3.0 or	4.0
	11	30.0	65	5.0	4.0	-	-	3.0	3.0 or	4.0
	12	30.0	65	5.0	4.0	-	-	3.0	3.0 or	4.0
High Rise	13	35.0	50	6.0	4.0	-	-	4.0	4.0 or	6.0
	14	35.0	50	6.0	4.0	-	-	4.0	4.0 or	6.0
	15-20	40.0	50	6.0	4.0	-	-	6.0	6.0 or	9.0
	21 & above	40.0	50	6.0	4.0	-	-	6.0	6.0 or	9.0

(3) Open spaces for obtaining Natural Light & Ventilation

The minimum requirement for obtaining Natural Light & Ventilation from court yard/air wells in any building is given in Form D.

No. of floors	Minimum Width	Minimum Area
1-2	2.3m	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	*

* Maximum area shall be increased by 1 Sq.m. for every additional storey.

Proposal

To adopt the above requirement for maintaining minimum width from ground level for the buildings obtaining natural light & ventilation from rear and side spaces.

Construction of Additional Floors in buildings already approved as per the City of Colombo Development Plan (1999) to achieve the increased Floor Area Ratio

- * Only one additional floor shall be allowed on the same foot print and the roof of the additional floor shall not be a flat slab.
- * All other conditions remain unchanged.

Mezzanine Floor

Definition :

Under Regulations 7.28

(e) The definition of a “Mezzanine Floor” should be included as follows :

An Intermediate floor between two floors of building not exceeding 50% of the floor area on which it is being erected having a minimum clear height not less 2.5m at every point of the mezzanine floor below or above. There should not be connectivity from the mezzanine floor to any other upper floor if any:

The area of the mezzanine floor is counted for the total floor area and it is not considered as a floor of the building.

Regulations:

Under the specifications for Development:

In additions to the number of floors stipulated in the form “C & C2” the following regulations should be adhered for the mezzanine floors .

Building level	Maximum number of mezzanine floor	
Low rise	01	<ul style="list-style-type: none">50% of the area should be in accordance with minimum habitable space.Should be calculated for load bearing capacity of the buildingSafety regulations to be introduced constructing railing to prevent any damage for people or goods
Intermediate rise	02	
Middle Floor	03	
High rise	No F. A. R. any number	