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The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 2469/02 - 2025 දෙසැම්බර් මස 29 වැනි සඳුදා - 2025.12.29

No. 2469/02 - MONDAY, DECEMBER 29, 2025

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PART I : SECTION (I) — GENERAL

Government Notifications

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

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

REGULATIONS made by the Minister of Finance, Planning and Economic Development 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.

ANURA KUMARA DISSANAYAKE,
Minister of Finance, Planning and
Economic Development.

Colombo,
29th December, 2025.

Regulations

The Colombo Port City (Development Control) Regulations No. 1 of 2023 published in the *Gazette Extraordinary* No. 2334/47 of June 2, 2023 are hereby amended as follows: -

- (1) in regulation 47 of those regulations-
 - (a) in Table 3.1 (Land Use Distribution) of that regulation-



- (i) by the repeal of the row depicting the land use “Public Facility” of that Table, and the substitution therefor, of the following row: -

“Public Facility	20,620.36	0.77%	Public facilities for transport, cultural and institutional related development”;
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- (ii) by the repeal of the row depicting the land use “Cultural and Healthcare” of that Table, and the substitution therefor, of the following row: -

“Cultural and Healthcare	75,655.88	2.80%	Convention center, hospital, healthcare related development”;
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- (iii) by the repeal of the row depicting the land use “Public Utility” of that Table, and the substitution therefor, of the following row: -

“Public Utility	4,963.83	0.18%	Public utility facilities related to power, waste, water and transportation”;
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- (iv) by the repeal of the row depicting the land use “Open Space (Park and square)” of that Table, and the substitution therefor, of the following row: -

“Open Space (Park and Square)	241,824.19	8.98%	Public Use - Park and open space with small scale commercial functions and car parking facilities”;
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- (v) by the repeal of the row depicting the land use “Open Space (Beach)” of that Table, and the substitution therefor, of the following row: -

“Open Space (Beach)	147,479	-	Public Use- Open space along beach area with small scale commercial functions and tourism facilities”;
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- (vi) by the repeal of the row depicting the land use “Public Street” of that Table, and the substitution therefor, of the following row: -

“Public Street	514,030.60	19.08%	Public Use - Roads, streets, bridges with public transport facilities and small-scale commercial service functions such as kiosks, newspaper stands, food trucks, <i>etc.</i> ”;
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- (b) by the repeal of Figure 3.1 depicting Land Use Plan of that regulation and the substitution therefor, of the following Figure:-

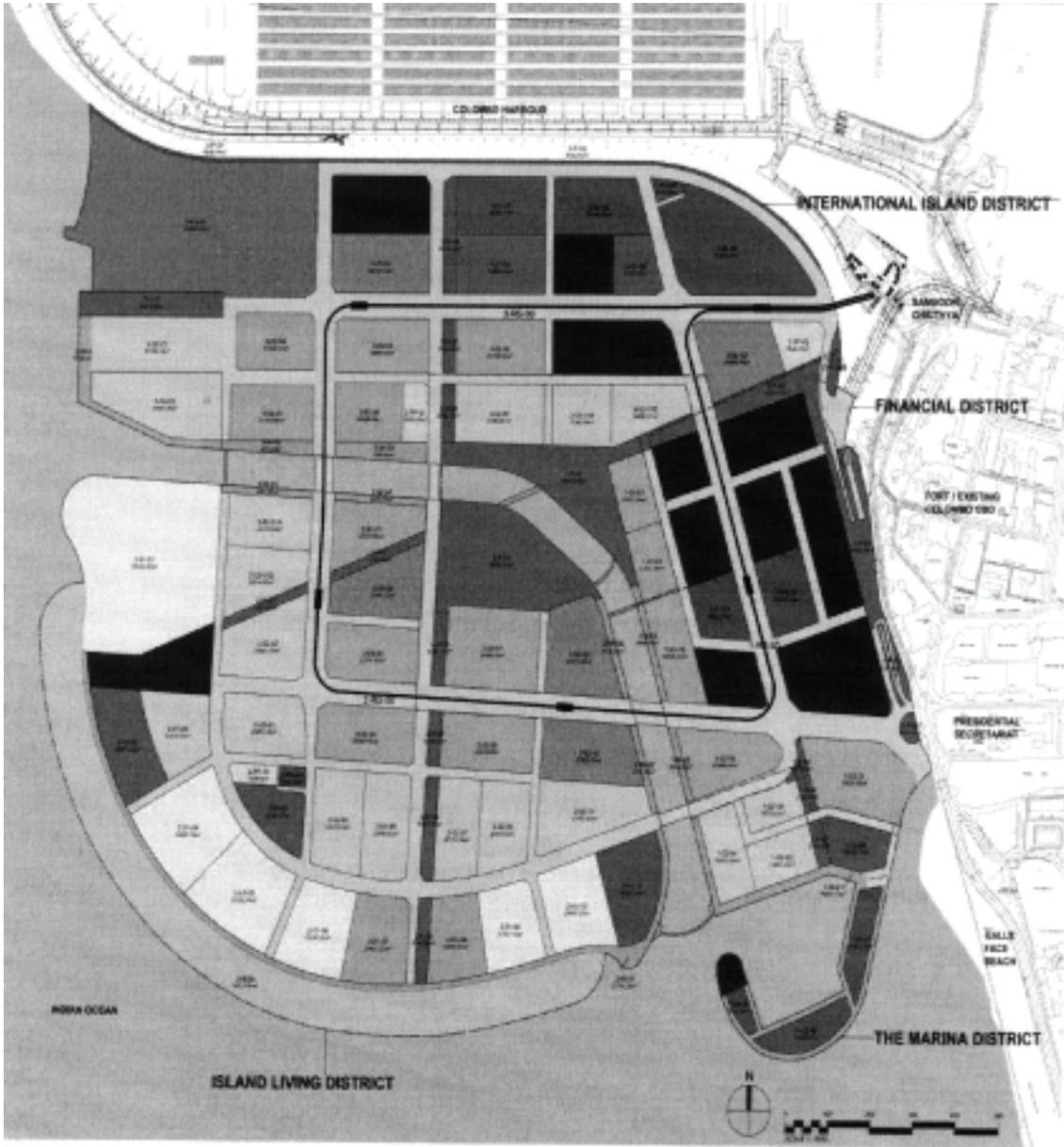


Figure 3.1 Land Use Plan ";

(2) in Table 3.2 (Plot Parameters Tabulation) of regulation 48 of those regulations-

(a) by repeal of the row pertaining to plot code “2-B-00” of that Table, and the substitution therefor, of the following row: -

“2-B-00	Open `Space (Beach)	147,479	-	-	-	-	-	-”;
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- (b) by repeal of the row pertaining to plot code “2-P-05” of that Table, and the substitution therefor, of the following row: -

“2-P-05	Open Space (Park and Square)	14,288.23	-	-	-	-	-	-”;
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- (c) by repeal of the row pertaining to plot code “2-PF-00” of that Table, and the substitution therefor, of the following row: -

“2-PF-00	Public Facility	4,338.80	1.2	5,211.53	50%	40m	30%	15%”;
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- (d) by repeal of the row pertaining to plot code “2-PU-00” of that Table, and the substitution therefor, of the following row: -

“2-PU-00	Public Utility	2,520.95	1.0	2,520.95	-	-	-	-”;
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- (e) by repeal of the row pertaining to plot code “2-RS-00” of that Table, and the substitution therefor, of the following row: -

“2-RS-00	Public Streets	182,986.10	-	-	-	-	-	-”;
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- (f) by repeal of the row pertaining to plot code “3-01-09” of that Table, and the substitution therefor, of the following row: -

“3-01-09	Cultural and Healthcare	51,509.48	1.50	51,509.48	55%	60m	30%”	15%”;
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- (g) by repeal of the row pertaining to plot code “3-RS-00” of that Table, and the substitution therefor, of the following row:

“3-RS-00	Public Streets	199, 852 .97	-	-	-	-	-	-”;
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- (3) by the insertion immediately after regulation 48 of those regulations, of the following new regulation which shall have effect as regulation 48A of those regulations:-

“**48A.** Any alteration to the maximum building coverage and maximum building height specified in regulation 48 under Table 3.2 depicting Plot Parameters Tabulation may be permitted subject to approval of the Commission and subject to compliance with the following conditions: -

- No alterations to the maximum gross floor area;
- Submission of an adequate planning justification;
- Submission of a traffic impact assessment report demonstrating that there is no adverse impact on vehicular circulation; and
- Submission of a report by the relevant qualified person, confirming that the proposed alterations do not result in an increase in utility demands.”;

- (4) in regulation 49 of those regulations, by the repeal of Table 3.3 depicting Uses Matrix and the substitution therefor, of the following Table: -

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 - Plot 3-01-06	Cultural and Healthcare - Plot 3-01-09	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			✓	✓	✓	✓	✓								
Services	Banks			✓	✓	✓	✓			✓						
	Convention / Conference / Exhibition / Expo			✓	✓	✓	✓			✓			✓	✓		
	Hotel			✓	✓	✓	✓	✓	✓						✓	
	Resort / Chalet / Holiday House								✓						✓	
Education	Nursery / Kindergarten / Pre-Primary	✓	✓	✓	✓	✓	✓			✓	✓					
	Primary School										✓					
	Secondary School										✓					
	Boarding School										✓					
	Tertiary Education			✓	✓	✓	✓	✓			✓					

6A

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PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 29.12.2025

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 - Plot 3-01-06	Cultural and Healthcare - Plot 3-01-09	Leisure and Entertainment	Marina Facility
Healthcare	Veterinary Clinic			✓	✓	✓	✓								
	Clinic / Polyclinic / Health Centre	✓	✓	✓	✓	✓	✓			✓		✓			
	Hospital / Specialty Hospital			✓	✓	✓	✓					✓			
	Wellness / Screening / Diagnostic Centre			✓	✓	✓	✓					✓			
	Medical Research Institute											✓			
Civic Services	Post Office			✓	✓	✓	✓			✓					
	Government Office			✓	✓	✓	✓			✓					
	Police / Traffic Police Station									✓					
	Fire / Disaster Management Station									✓					
	Radio & Television Station			✓	✓	✓	✓	✓		✓					
Socio-Cultural	Library	✓	✓	✓	✓	✓	✓	✓		✓	✓		✓		
	Community / Multi-Purpose Hall	✓	✓	✓	✓	✓	✓			✓					
	Auditorium / Opera House			✓	✓	✓	✓	✓		✓			✓		
	Art Gallery			✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	✓
	Cultural Centre			✓	✓	✓	✓	✓	✓	✓	✓		✓	✓	
Museum			✓	✓	✓	✓	✓		✓	✓		✓			
Leisure and Entertainment	Clubhouse / Social / Recreation Club	✓	✓	✓	✓	✓	✓	✓	✓	✓			✓	✓	✓
	Discotheque / KTV Lounge / Nightclub			✓	✓	✓	✓	✓	✓	✓			✓	✓	✓
	Cinema Hall / Multiplex			✓	✓	✓	✓	✓					✓	✓	✓
	Amusement Centre			✓	✓	✓	✓	✓					✓	✓	✓
	Theme Park													✓	✓
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							✓							✓

(5) in the Table of regulation 52 (Mixed Use 1 Land Use) of those regulations, by the repeal of the row denoting '1.1 Permitted Use' of that Table and the substitution therefor, of the following row: -

"1.1 Permitted Uses	<ul style="list-style-type: none"> • Residential <p>Plots 1-01-01, 1-01-02, 1-01-03, 1-02-03: Minimum 60% of total Gross Floor Area.</p> <p>Plot 1-02-01: Minimum 55% of total Gross Floor Area.</p> <p>Plots 2-01-07, 2-01 -08, 2-03 -03, 2-03 -04: Minimum 70% of total Gross Floor Area.</p> <p>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.</p> <ul style="list-style-type: none"> • Office: Plot 1-02-01: Minimum 15% of total Gross Floor Area. <ul style="list-style-type: none"> • Retail: Minimum 5% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.";</p>
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(6) in the Table of regulation 53 (Mixed Use 2 (TOD Parcel) Land Use) of those regulations, by the repeal of the row denoting '1.1 Permitted Uses' of that Table, and the substitution therefor, of the following row: -

"1.1 Permitted Uses	<ul style="list-style-type: none"> • Residential (apartment, condominium, serviced apartment): <p>Plots 2-02-10, 2-03-05, 3-01-03, 3-02-12: Minimum 40% of total Gross Floor Area.</p> <p>Plot 2-03-02: Minimum 60% of total Gross Floor Area.</p> <ul style="list-style-type: none"> • Retail: Minimum 5% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.";</p>
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(7) in the Table of regulation 54 (Mixed Use 3 (CBD Parcel) Land Use) of those regulations, by the repeal of the row denoting item '1.1 Permitted Uses' of that Table, and the substitution therefor, of the following row: -

"1.1 Permitted Uses	<ul style="list-style-type: none"> • Retail: Minimum 5% of total Gross Floor Area. • Office: Minimum 60% of total Gross Floor Area. <p>*Refer to Uses Matrix for other complementary uses.";</p>
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8A

(8) in the Table of regulation 55 (Commercial Land Use) of those regulations, by the repeal of the row denoting item ‘1.1 Permitted Uses’ of that Table, and the substitution therefor, of the following row:

“1.1 Permitted Uses	<ul style="list-style-type: none">• Retail: Minimum 5% 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 1-01-06, 1-01-07, 1-01-09, 1-01-13, 1-01-14: Minimum 60% of total Gross Floor Area. *Refer to Uses Matrix for other complementary uses.".
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