

N.B.— Part I-III of the *Gazette* No. 1,763 of 15.06.2012 was not published.

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The Gazette of the Democratic Socialist Republic of Sri Lanka

අංක 1,764 - 2012 ජූනි 22 වැනි සිකුරාදා - 2012.06.22
No. 1,764 - FRIDAY, JUNE 22, 2012

(Published by Authority)

PART IV (B) — LOCAL GOVERNMENT

(Separate paging is given to each language of every Part in order that it may be filed separately)

	PAGE		PAGE
Posts - Vacants	...	Statements of Revenue & Expenditure	...
Examinations, Results of Examinations, &c.	...	Budgets	...
Local Government Notifications	642	Miscellaneous Notices	643
By-Laws	...		
Notices under the Local Authorities Elections Ordinance	—		

IMPORTANT NOTICE REGARDING ACCEPTANCE OF NOTICES FOR PUBLICATION IN THE WEEKLY “GAZETTE”

ATTENTION is drawn to the Notification appearing in the 1st week of every month, regarding the latest dates and times of acceptance of Notices for publication in the weekly *Gazettes*, at the end of every weekly *Gazette* of Democratic Socialist Republic of Sri Lanka.

All Notices to be published in the weekly *Gazettes* shall close at 12.00 noon of each Friday, two weeks before the date of publication. All Government Departments, Corporations, Boards, etc. are hereby advised that Notifications fixing closing dates and times of applications in respect of Post-vacancies, Examinations, Tender Notices and dates and times of Auction Sales, etc. should be prepared by giving adequate time both from the date of despatch of notices to Govt. Press and from the date of publication, thereby enabling those interested in the contents of such notices to actively and positively participate please note that inquiries and complaints made in respect of corrections pertaining to notification will not be entertained after **three months** from the date of publication.

All Notices to be published in the weekly *Gazette* should reach Government Press two weeks before the date of publication *i.e.* Notices for publication in the weekly *Gazette* of 29th June, 2012 should reach Government Press on or before 12.00 noon on 15th June, 2012.

LAKSHMAN GOONEWARDENA,
Government Printer.

Department of Government Printing,
Colombo 08,
January 01, 2012.

Local Government Notifications

SRI JAYAWARDENAPURA KOTTE MUNICIPAL COUNCIL

The notice made under Section 37(1) of the Municipal Council Ordinance of Chapter 252 of the Enactment of Sri Lanka

IT is hereby notified that the notice, published by the Sri Jayawardenapura Kotte Municipal Council of the Colombo District in the Western Province as per the Section 37(1) of the Municipal Council Ordinance of Chapter 252 of the Enactment of Sri Lanka that the notice published to the effect that the following road belonged to the Sri Jayawardenapura Kotte Municipal Council under Sub-number 07 on the Page No. 1503 in the *Gazette* bearing No. 1,565 and dated 29.08.2008 and under Sub-number 07 on the Page No. 1,722 in the *Gazette* bearing No. 1,626 and dated 30.10.2009 which is an amendment to the former *Gazette* Notification, has been abrogated.

SHANTHA P. LIYANAGE,
Municipal Commissioner,
Sri Jayawardenapura Kotte Municipal Council.

At the office of the Sri Jayawardenapura Kotte,
Municipal Council,
On 08th June, 2012

Serial No.	Name of the Road	Boundary from..... up to	Length Feet	Width Feet
01	Obesekarapura Abinawarama Road, By-Road bearing No. 29	From the Assessment No. 29 up to the Assessment No. 29/5	219	

06-865

KATUNAYAKE-SEEDUWA URBAN COUNCIL

By-laws on destroying Mosquitoes and insects spreading diseases within the administrative Urban Council

IT is hereby informed that the above By-laws published in the *Extraordinary Gazette* of the Democratic Socialist Republic of Sri Lanka No. 1,713/11 of 05th of July, 2011 and provided by Honourable Minister of Institutions of Local Governments Mr. Prasanna Gunawardane under Section 2 of Institutions of Local Governments (Supplementary By-laws) Act, No. 06 of 1952 read with the Section 2 of Provincial Councils (Consequential Provisions) Act, No. 12 of 1989 are accepted to impose by the Katunayake – Seeduwa Urban Council monthly meeting held on the 23rd December, 2011.

LALANTHA GUNASEKARA,
Chairman,
Katunayake-Seeduwa Urban Council.

Katunayake-Seeduwa Urban Council,
23rd December, 2011.

06-666/1

KATUNAYAKE-SEEDUWA URBAN COUNCIL

By-laws on Solid Waste Management within the administrative Urban Council

IT is hereby informed that the above By-laws published in the *Extraordinary Gazette* of the Democratic Socialist Republic of Sri Lanka No. 1,713/11 of 05th of July, 2011 and provided by Honourable Minister of Institutions of Local Governments Mr. Prasanna Gunawardane

under Section 2 of Institutions of Local Governments (Supplementary By-laws) Act, No. 06 of 1952 read with the Section 2 of Provincial Councils (Consequential Provisions) Act, No. 12 of 1989 are accepted to impose by the Katunayake – Seeduwa Urban Council meeting held on the 23rd December, 2011.

LALANTHA GUNASEKARA,
Chairman,
Katunayake-Seeduwa Urban Council.

Katunayake-Seeduwa Urban Council,
23rd December, 2011.

06-666/2

Miscellaneous Notices

PRADESHIYA SABHA BALAPITIYA

Processing Fees, Service Fees and Grant of Covering Approval Fees

IT is hereby notified that the processing fees, service fees and grant of covering approval fees in respect of the development work and subdividing of lands within the Pradeshiya Sabha Limits of Balapitiya are amended with effect from 01.04.2012 to make it commonly applicable to the areas where housing and town development ordinance and Urban Development Act, are in terms of the Schedule Mewtioned below and further it is informed that this proposal has been adopted at the Balapitiya Pradeshiya Sabha monthly meeting held on 21.02.2012.

A. DAYARATNA DE SILVA,
Chairman,
Pradeshiya Sabha, Balapitiya.

Pradeshiya Sabha, Balapitiya,
12th day of March, 2012.

PROCESSING FEES, FEES FOR COVERING APPROVAL AND SERVICE CHARGES FOR OBTAINING DEVELOPMENT PERMITS

<i>Nature of Development activity to be engaged in</i>	<i>Form to be used</i>	<i>Fees</i>	
1. Issue of Development permits :		Processing Fees :	
(i) Land Sub-division approval	A	(I) Plot size	Fees for each plot (Excluding road drains and and common Lots) <i>Rs. cts.</i>
		* Between 150 - 300 Sq. m.	500 0
		* Between 301 - 600 Sq. m.	400 0
		* Between 601 - 900 Sq. m.	300 0
		* Above 900 Sq. m.	200 0
(ii) Issuing of Development permits for erection of buildings/addion to existing buildings/ re-erection	B	(II) Floor area (Sq. m.)	Residential Uses <i>Rs. cts.</i> Commercial or other users <i>Rs. cts.</i>
		Less than 45	500 0 1,000 0
		45-90	1,500 0 2,000 0
		91-180	2,500 0 3,000 0
		181-270	3,500 0 4,000 0
		271-450	4,500 0 6,000 0
		451-675	5,500 0 8,000 0
		676-900	6,500 0 10,000 0
		901-1,225	7,500 0 12,000 0
		Above 1,225	7,500 0 12,000 0
			Rs. 1,000 for every 90 Sq. m. in excess of 1,226 Sq. m.
			Rs. 1,250 for every 90 Sq. m. in excess of 1,226 Sq. m.

<i>Nature of Development activity to be engaged in</i>	<i>Form to be used</i>	<i>Fees</i>
(iii) Erection of Parapet Walls/Rataining walls * Out side building line * Within building line	(iii) Residential (per linear meter) Rs. 300 0 Rs. 500 0	Commercial and other (per linear meter) Rs. 400 0 Rs. 600 0
(iv) Reclamation of Low lying lands/ Paddy Lands	(iv) Rs. 1,500 for land less than 150 sq. m. and Rs. 1,000 for each 150 sq. m. in	
(v) Erection of telecommuniacion Antenna Towers	(v) Rs. 20,000 for tower height between 5-20 meters. Rs. 100 for each meter in excess of 20m.	
(vi) Issuing of Development permits for special projects	(vi) Rs. 5,000 for project cost of 5 million and Rs. 100 for each million in excess	
(ii) *Residential Construction * Commercial and other Construction	Rs. 3,000 for below 300 Sq. m. floor area and Rs. 10 for each Sq. m. in excess. Rs. 3,000 for 100 Sq. m. and Rs. 20 for each Sq. m. in excess.	
(iii) Erection of Parapet Walls/Rainwater	Rs. 1,000 for 100 per linear meter and Rs. 10 per linear meter each in excess	
(iv) Reclamation of Low Lying lands/ paddy lands	Rs. 3,000 for land and below 150 Sq. m. and Rs. 20 for each Sq. m. in excess.	
(v) Erection of telecommunication Antenna Towers	Rs. 2,000 for towers between 5m to 20m in height and Rs. 100 for each meter in excess	
(vi) Special Projects	<i>Rs. cts.</i> Small Scale 5,000 0 Medium Scale 10,000 0 Large Scale 20,000 0	
5. Parking Bays (Service charges for spaces not providing within premises but required under the UDA regulations)	Service Charges	<i>Rs. cts.</i>
(i) Colombo Municipal Council	* Light vehicles and cars * Lorries * Large vehicles including containers * All vehicles	500,000 0 1,000,000 0 2,500,000 0 500,000 0
(ii) Other Municipal Council		
(iii) Urban Council and Pradeshiya Sabha	* All vehicles	250,000 0
6. Covering Approvals	Fees for granting Covering Approvals	
(i) Sub division of lands without obtaining necessary approval	(i) Rs. 750 - for every Lot	
(ii) Erection of buildings/Additions/ erections without obtaining Development Permits		
Stage of Construction		
(i) Only foundation work completed (unto plinth level)	Rs. 200 0	Rs. 500 0
(ii) Construction up to roof level (excluding roof)	Rs. 300 0	Rs. 1,000 0
(iii) Construction including roof	Rs. 400 0	Rs. 1,500 0

<i>Nature of Development activity to be engaged in</i>	<i>Form to be used</i>	<i>Fees</i>
(iv) Construction completed	Rs. 500 0	Rs. 2,000 0
(III) Erection of Parpet walls/Retai Walls	Rs. 400 0	Rs. 400 0
(IV) Reclamation of Low Lying lands/ paddy lands	Rs. 5,000 for every 150 Sq. m.	
(V) Erection of Telecommunication Antenna Towers	Rs. 10,000 for every 05 meter in height	
(VI) Special Development Projects	Rs. 10,000 for every 05 million project cost	
(VII) Occupation/usage without obtaining certificate of conformity	Rs. 50 per day	

7. Charge for change of use of residential until into other permitted uses :

- (i) Rs. 2,000 per Sq. m. to convert a residential unit to any other permitted use, if the property is located in a Special Primary Residential Zone.
- (ii) Rs. 800 per Sq. m. to convert a residential unit to any other permitted use, if the property is located in any zone, other than Special Primary Residential Zone.

8. Additional floor area permitted in excess of the prescribed Floor Area Ratio.

The Service Charges to be calculated as a percentage of the cost of construction of the building which the will vary from 40% to 10% based on the following factors :

- (i) Location of the building.
- (ii) Status of available common amenities.
- (iii) Type of development.
- (iv) Environment effects.
- (v) Zoning as per the Development Plan, if any.

The building costs that will be taken into consideration for this calculation should not be less the following values :

(i) Residential Houses	Rs. 20,000 per Sq. m.
(ii) Residential flats, commercial and office buildings up to 04 storeys	Rs. 30,000 per Sq. m.
(iii) Residential flats, commercial and office buildings over to 04 storeys	Rs. 60,000 per Sq. m.
(iv) Light industrial buildings	Rs. 45,000 per Sq. m.
(v) Warehouses	Rs. 30,000 per Sq. m.

9. For provision of services, reports or other service activities :

- (i) Transport charges for issuing of Preliminary Planning Clearances, Development Permits, Certificates of Conformity shall be borne by the developer. These minimum charges should be calculated on the basis of Rs. 35 per Kilo Meter from the relevant office up to the proposed site. This rate is subject to adjustments as per the prevailing fuel costs.
- (ii) A minimum service charge of 10% of the estimated cost of the project for provision of special Consultancy Services, preparation of layout plans, preparation of estimates, project planning shall be levied.
- (iii) Service charge levied for granting covering approvals, market value of the area of the land of the 10% open space requirement in land sub division and charges levied in lieu of parking space not provided as per the regulations should be deposited in separate bank account and these monies could only be used for development of open spaces, parking facilities, improvement of pavements or commen Urban Development projects.