CRITICAL EVALUATION OF
DEVELOPMENT CONTROL
MEASURES OF URBAN
DEVELOPMENT AUTHORITY
LAW IN THE PROCESS OF
URBAN LAND DEVELOPMENT
IN SRI LANKA

A CASE STUDY OF SOME SELECTED TOWNS IN THE WET ZONE



711-1

74585



74595

M. G. DHARMAPALA M.Sc. 1993

TH

A DISCUSSION PRESENTED TO THE DEPARTMENT OF TOWN AND COUNTRY PLANNING UNIVERSITY OF MORATUWA, KATUBEDDE, SRI LANKA

In Partial Fulfilment of the Requirements for the Degree of Master of Science in Town and Country Planning

M.G.Dharmapala 15th December,1993

			Page No
Acknowledgement	23.004		iii
List of Figures	*****		iv
List of Tables Introduction	 CHAPTER		v-vi vii-xi
Definitions Scope and Sgn Development Control Mea		-	1 - 23
Definitions Scope of the Develo Sginificance of the Conclousion		ontrol measures	
An Introduction to the Pr Measures and their proble		nent Control -	24 - 51
An introduction to the measures of an U.D. Problems related to Problems related to Problems related to Conclusion	A. Law Development of U.D.A. Law	control measures tion	
Analysis of the Prevailing Measures in the Case Stu		Control -	52 - 103
Technical Aspects Procedural Aspects Conclusion			
I have the emportance	CHAPTER	IV	104 - 114
Identification of problems	CHAPTER	V	
		v	115 - 129
Conclusion of Recommend	ations		1,5
Appendices			

Bibiliography

ACKNOWLEDGEMENT

First and foremost my sincere thanks go to Prof. Ashley L.S. Perera. Head of the Department of Town & Country Planning, University of Moratuwa who provided me with courageous and constructive criticisms that were enable me to activate my conception in most correct and meaningful manner, and to Mr Neil G.Karunaratne, Senior Lecturer, Department of Town & Country Planning, University of Moratuwa, who willingly accepted to guide me in this academic endeavor.

I sincerely thank Mr K.D.Fernando, Senior Lecturer, Mr.P.K.S.Mahanama Lecturer, Department of Town & Country Planning, University of Moratuwa who encouraged me and made valuable suggestions/whenever they are in need.

I offer my sincere gratitude to Urban Development Authority for granting me leave to studying the course for a period of two years.

My heart warming thanks are extended to all those who spent their valuable time in helping me, particularly the authorities of the Local bodies of Galle, Matale, Nuwara Eliya, Ratnapura, Beruwela and Maharagama.

I offer my thanks to Mr Shierly H. Senanayake and Mrs Wasanthi Goonatilake who helped me with typing and to Mr. Palitha Jayasinghe and Mrs Chitra Herath who provided with necessary drawing facilities.

I take this opportunity to offer my affection to my parents who sacrificed ther lives and my sister who always look after my interest in order to make me more efficient.

Mr Bacil Liyanage too should be mentioned him with most respects.

List of Figures

Figure No:		Page No
Fig 2.1	Urban Areas declared under the the Urban Development Authority	25
Fig 3.1	Distribution of Urban Settlements in Sri Lanka	53
Fig 3.2	Selected Urban Areas of the Case Study	54
Fig 3.3	Irragular sub division - Abence of Open Spaces	68
Fig 3.4	Agricultural Land sub-division by overlooking the Regulation	69
Fig '3.5	Elevation in Nuwara Eliya Town by contours	82
Fig 3.6	Elecation in Ratnapura Town by contours	83
Fig 3.7	Land use pattern in Ratnapura Town	84
Fig 3.8	Land use pattern in Nuwara Eliya Town	85

with many or other heights and territory or one of the Study



LIST OF TABLES Page No. Distribution of basic characteristics of the Case Study Area 35 3.1 in a data 3.2 P.C. distribution of approved building applications by condition 31 imposed - 1992 3.3 Distribution of building application is the Case Study area by 62 permit granted and C.of C. granted. 1988-1992 3.4 Distribution of major reasons for pending building application in 60 the Case Study area - 1992 3.5 Distribution of approved building application with deviation 65 from Planning Regulation - 1992 3.6 Distribution of building application for which the planning 66 regulations are relaxed - 1992 Distribution of land subdivision approved in the Case Study 3.7 67 area - 1988-1992 3.8 Distribution of Residential Plot sizes in the Case Study Area -70 1992 3.9 A comparision of low income housing areas with those 71 in the General Housing Areas 3.10 Effective building lines of secondary roads under the Thorough-72 fares Ordinance and the Regulations of the UDA Law. 3.11 Distribution of sub-divisions approved by the conditions imposed. 73 (Canal reservations and building lines) - 1992 Distribution of building lines of 'A' class roads reduced in 3.12 78 the Case Study Area - 1993 Distribution of land values in some selected urban areas of the 79 3.13 Case Study Area - 1992 Distribution of road lengths and breadths of the Case Study 81 3.14 Area - 1992 P.C. Distribution of Residential floor area in the Case Study - 1992 89 3.15 No. of motor vehicles per day running in the Principal roads 81 3.16

of Sri Lanka

3.17	Distribution of un-authorised constructions according to present position in the Case Study area - 19988-1992	96
4.1	Possible minimum reduction of urban land development due to altered Planning Regulations - 1992	105
4.2	Distribution of undeveloped land extent due to no. of pending	107

building applications in the Case Study area by reasons - 1992

