

N.B.— Part II of the *Gazette* No. 2284 of 10.06.2022 was not published.



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## The Gazette of the Democratic Socialist Republic of Sri Lanka

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### PART IV (A) — PROVINCIAL COUNCILS

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

	PAGE		PAGE
Proclamations, &c., by the Governors	...	Examinations, Results of Examinations, &c.	...
Appointments, &c., by the Governors	...	Notices calling for Tenders	...
Other Appointments &c.	...	Sale of Articles, &c.	...
Provincial Councils Notifications	...	Sale of Toll and Other Rents	...
By-Laws	756	Miscellaneous Notices	...
Posts - Vacant	...		

**Note** – (i) Provincial Councils Elections (Amendment) Bill was published as a Supplement to the Part II of the *Gazette of the Democratic Socialist Republic of Sri Lanka* of June 03, 2022.

(ii) Parliamentary Elections (Amendment) Bill was published as a Supplement to the Part II of the *Gazette of the Democratic Socialist Republic of Sri Lanka* of June 03, 2022.

### 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 *Gazettes* should reach Government Press two weeks before the date of publication *i.e.* notices for publication in the weekly *Gazette* of 8th July, 2022 should reach Government Press on or before 12.00 noon on 24th June, 2022.

#### Electronic Transactions Act, No. 19 of 2006 - Section 9

“Where any Act or enactment provides that any Proclamation, rule, regulation, order, by-law, notification or other matter shall be published in the *Gazette*, then such requirement shall be deemed to have been satisfied if such rule, regulation, order, by-law, notification or other matter is published in an electronic form of the *Gazette*.”

Department of Government Printing,  
Colombo 08,  
01st January, 2022

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GANGANI LIYANAGE,  
Government Printer.

## By-Laws

### ARANAYAKA PRADESHIYA SABHA

#### Interim Constitution

No. 15 1987 of Pradeshiya Sabha Act and clause 69/126 to be read as Clause 122 vested powers to the Pradeshiya Sabha, Prepared by the Aranayaka Pradeshiya Sabha and the General Meeting held on 25.05.2019 of the proposal of No. 122 and passed the under mentioned interim constitution under the Act of No. 12 1989 of ancillary provisions of the Act of 2nd clause to be read as the Pradeshiya Sabha Act of Clause 123[1], me the Sabaragamuwa Provincial Council's Governor, Tikiri Kobbekaduwa has approved & signed & from the date of this announcement published in the *Gazette*, the interim constitution is being effective and valid in the Aranayaka Pradeshiya Sabha is hereby notified by me.

TIKIRI KOBBEKADUWA,  
Governor,  
Sabaragamuwa Province.

At the Sabaragamuwa Provincial Council,  
31st May, 2022.

#### INTERIM CONSTITUTION TO EXAMINE THE SUB DIVISION AND CONSTRUCTION PLAN IN THE PRECINCTS OF ARANAYAKA PRADESHIYA SABHA

1. This interim constitution was prepared in powers vested under the Pradeshiya Sabha Act of No. 15 1987 and the clause No. 126 (vi) 126(viii).
2. This constitution is enacted to enable the Sub Division plan of lands, constructing of buildings, examining of plans and to charge for these & to make plans pertaining to the matters connected to it under Section 19 of 1915 of Housing & Urban Development Act belonging to the region.
3. This Constitution is identified as A Sub Division plan & the inspection of Constructing of buildings.
4. (i) According to this constitution, in keeping with the Act No.19 1915 of the Housing & Urban Development Act which is relevant to the regions of the Aranayaka Pradeshiya Sabha, construction permanently made on the surface of the ground or outside, the construction made on the land allotment or Sub Division of the land, under Act of Section 19 of 1915 of Housing & Urban Development, the plan should be approved by the Chairman of the Pradeshiya Sabha.  
(ii) Under this Sub clause 1, the approval of the Chairman, during 5 years of its approval development of the premises should be completed. In case the development is not ended with in 5 years another maximum 3-year period could be extended by the Chairman.
5. The application for the approval should be submitted according to the interim constitution mentioned in 4th Section under the description of 1st & 2nd Schedule. Application should be duly filled & completed & submitted with a copy of the instructions.
6. The fee for issuing and application for this purpose is Rs. 300. Time to time the application fee could be changed or amended through the consultation of the Pradeshiya Sabha & made public.
7. Every application forwarded under Section 5 of interim constitution should contain plan of the subdivision of the land, building plan along with construction plan, & with recommendation made by the Physical plan committee of Aranayaka Pradeshiya Sabha [hereinafter identified as the Committee] & must be approved by the Chairman.

8. The Physical Plan Committee of Aranayaka Pradeshiya Sabha should consist of the Secretary of the Sabha, work authority or Chief Technical Officer, PHI or a representative of him with all agreeable consensus. Additional members could be constituted with the decision of the Chairman & with the approval of the District, Asst. Commissioner of the Local Government.
9. Zones of industry, business [Commercial], housing in the Aranayaka Pradeshiya Sabha, under Section 19 of 1915 in keeping with the physical plan would be recommended for establishment. Amendments for the planning, certification of accordance, regulation of unauthorized structures with necessary recommendations, referred to the chairman. In addition to activities mentioned above in the 7th Section these activities are entrusted to the Committee.
10. When approving a plan of Sub division & building construction plan or issuing a certificate of accordance or authorizing an unauthorized building structure, levying a fee earlier proposed by the Sabha & consensus reached must be charged.
11. When deciding the fee under Section 10.
  - [a] Quantity of the land for planning & Sub planning
  - [b] When planning the building the area of the premises in sq. meters & [purpose of it whether for housing or commercial]
  - [c] When erecting a parapet wall/retaining wall length should be considered in meters.
  - [d] When there is telephone tower/electrical post, the height should be in meters.

The above should be considered as criteria.

12. Under this interim constitution, an application should be forwarded with a land plan or sub division plan.
  - [a] A land with 5 acres or more a plan should be made with 1:1000 ratio
  - [b] In the plan, insurance for stream, river, lake & Road must be clearly mentioned
  - [c] Under housing & Urban development Act of No. 19 1915 in accordance with the clauses the Road should be planned with the fixed width.
  - [d] If there is an existing building in the land, it should be marked in the plan.
  - [e] Land's contour lines, situation level, Road level, in certain circumstances should be mentioned.
  - [f] Forwarding a plan of the land should be surveyed with in the period of 10 years of the submitting date.
  - [g] When a land is a transferable connection of a Road, the boundaries should be clearly depicted in the plan
13. Under this constitution the minimum land extent should be 6 perches for land plan or sub division of land. When a land is obtained by gift or partitioned by a court of law, or a inherited land, or balance remaining land after acquiring by the Govt. or land remaining after using it for road safety, minimum land should be recommended by physical plan committee & decided by the chairman.
14. Under this interim constitution,
  - [i] The application submitted with the plan, when it is a building construction plan, the proposed building ground plan, front plan, the side appearance, all foundation details & doors, windows details should be included in the plan.
  - [ii] In a building if it is not a boundary wall or there should be a space of 7½ feet between the boundary & the building.
15. Under the 5th clause of the above when an application is submitted requirements mentioned in the 3rd Sub schedule should be entered in the application & it should be registered with mere satisfaction of an official entrusted by the Chairman.

16. Application submitted under clause 5 should have the relevant plan, within two weeks of the submission a committee should examine the application. based on the observation the Chairman could approve it or reject it which should be done as early as possible. The date should not be more than 30 days.
17. Under 16th clause of the above, the decision of the Chairman or a decision not taken during the stipulated time, an applicant is dissatisfied with it, an appeal could be made under section of the 19th Act of housing & Urban Development in keeping with the regulations to the appeal board.
18. For appealing, the appeal board appointed by the minister comprising the Commissioner of Local Government as its Chairman & Asst. Commissioners as members & another member named by the minister.
19. The maximum time period to submit an appeal should be 3 months, under the guide lines of the Act No. 19 of 1915 in keeping with the 17th clause of housing & urban development Act.
20. The charges for this interim constitution should be credited to the Aranayaka Pradeshiya Sabha account & be accounted separately.
21. Under this interim constitution,
  - [a] For the members of the physical planning committee, remuneration allowances should be paid by the Aranayaka Pradeshiya Sabha fund according to the time to time decision of Commissioner of Local Government.
  - [b] It is legal to pay remuneration allowances for the members of the appeal board decided by the minister from the Aranayaka Pradeshiya Sabha fund.
  - [c] Under this clause & interim constitution, allowances paid by the Sabha should not exceed, the fees charged by the Aranayaka Pradeshiya Sabha.
22. The guide lines of this interim constitution should be implemented under the Act of No. 15 1915 of the housing & development Act.
23. Under this constitution the approved, building plan or subdivided plan shouldn't be a written document to claim the ownership of the land.
24. Any provisions in this constitution is breached or violated is an offence, the doer is convicted in a court of law, the highest fine & the continuous violation or breach of this document is notified to him in writing by the chairman or an other official, could be imposed by an other additional fine under the act of 1987 No. 15 of Pradeshiya Sabha mentioned in clause No. 122 [2] in the sub, Schedule.
25. If any other meaning mentioned in the terms:
 

In this constitution the Minister is meant as the minister in charge of the Local Government of Sabaragamuwa Province.

The Chairman is a person duly elected in the Local Government Election under the act of Local Government Elections.

The Sabha means The Aranayaka Pradeshiya Sabha

The applicant is the owner of the land or a nominee permitted by the owner as the developer.

Building construction is meant as constructing a new building or a boundary wall or a gate or getting a extention or an alteration.
26. In this interim constitution if there is an incompatibility of meanings in the English or Tamil copy please see the Sinhala version.

**1 Sub Schedule**

**PART - 1**

**Application for approval of a piece of land/land subdivision**

For office use only

No. : .....

Fee : .....

Receipt No. : .....

Date : .....

Through the Secretary, Aranayaka Pradeshiya Sabha,  
To the Chairman,  
Dear Sir,

.....Local Government region in the.....Zone No. ....situated at  
....., I/We request to issue a permit to divide a piece of land/Land lots.

Undermentioned details are forwarded with 3 copies for your perusal.

.....  
Signature of Owner/Applicant.

If the applicant is not the owner

For the division of the land, the developer as owner Mr./Mrs./Miss..... is authorized herewith for this purpose.

.....  
Signature who gives the authorization  
[The owner]

Date : .....  
Name : .....  
Address : .....

.....  
Qualified person's signature  
Developer's frank

Date : .....  
Name : .....  
Address : .....

The above declaration is made in front of me on ..... affirmed & sworn.

.....  
Justice of peace  
frank

PART II

With this application No. ....dated.....dimensions proposed to make the sub division plan for development considered with legal provisions is hereby certified by me.

.....  
 Signature of Licensed Surveyor,  
 Name : .....  
 Date : .....  
 Seal

[01] Particulars of the applicant

- [a] Name and Address : .....
- [b] NIC No.: .....
- [c] Telephone No.: .....
- [d] e mail Address : .....

[02] Part of Land/land sub division of land’s situation details :

- [a] Name of the land : .....
- [b] Situation ; .....
- [c] Assessment No.: .....
- [d] Street: .....
- [e] Zone No.: .....
- [f] Dimensional Plan No.: .....
- [g] Name of the Surveyor : .....
- [h] Extent of land :Hectare/Acres/Rood/Perches : .....

[03] Current use of the land : .....

[04] Developing the land :

- [a] Whether filling the land & elevating it, if so mention details of the proposed roads & drains. Mention in certain circumstances whether permission is obtained from the land reclamation & development board/when a paddy field from the Commissioner General of agrarian services, when a coconut land, Coconut Development Board, when Common a rubber land, Department of Rubber control, when a tea land Tea small holdings development authority, [attach recommendation letters]
- [b] proposed development of land : [land allocated for each development]
  - For housing : .....
  - For Commercial purpose : .....
  - For Industrial purpose : .....
  - For Institutions : .....
  - For outdoors, parks, playgrounds : .....
  - Common purpose]
  - For roads & entering places : .....
  - Others : .....

[05] Common Amenities	existing	proposed
water	.....	.....
Management waste disposal	.....	.....
Electricity	.....	.....

[06] Mention If a building is caused to be divided due to sub divisions, for every part of that building rules, orders are compliance to the interim constitution.

.....  
.....  
.....  
.....

[07] On this day of the request, any other written rule to be completed, considering the existing instruction is application made, under that instructions issued by the following institutions.

1. National Building Research Institute
2. People's Utilities Services Commission
3. Central Environmental Authority
4. Mineral Sands Mining Corporation
5. Any other Authority

[08] Date of the development proposed to commenced [for each stage]

.....  
.....

We/I, duly certify that the above particulars are correct & accurate.

.....  
Date

.....  
Signature of Applicant.

For Office use only

Assessment Officer/Revenue Inspector

Particulars of Assessment tax for relevant land/acre tax

.....  
.....  
.....  
.....

Date : .....

Officer in charge/Management Assistant [buildings]

Name : .....

Signature .....

Junior Officer, Management Assistant [buildings]

Zone No. ....in the street of .....Assessment No./Acre tax No. .... the name has been documented. The tax has been pain until 20...../...../...../ not paid.

The arrears of assessment/acre tax is Rs. ....

Particulars of Property .....

Fixed fees Rs. .... with receipt No. ....being paid on 20...../...../..... Further only, Assessment tax/acre tax is being paid.

Date : .....

Assessment Management Asst./Officer in charge

Name : .....

Signature : .....

**Report of the piece of land/sub division of land**

- [1] File No. : .....
- [2] Date of the file obtained for report : .....
- [3] Date of application submitted : .....
- [4] Applicant's name & address ; .....
- [5] [i] address of land's situation : .....
- [5] [ii] The zonewhich it belongs/housing/mixed housing/industrial/trade
- [6] [i] Proposed use : .....
- [6] [ii] Proposed use : .....

11. The land to be developed, if a paddy field according to the documents, permission obtained on the date of submitting the application.

- [7] Extent of the land.....Number of plots .....
- [8] [i] Access road for the proposed land : Road Development Authority, Executive Engineer/Provincial Road Development Authority/Local Government Institution/Private road.
- [8] [ii] Width: .....
- [8] [iii] At the end of the access road is there a place made to turn vehicles : Yes/No/inapplicable
- [8] [iv] The width of the access road is : enough/not enough

Comments :  
 .....

- [9] To following of water a drain system/culverts shown in the plan [Yes/No]
- [10] The land is Hectare or more than a Hectare, except the road 10% of land is reserved for a common purpose from a suitable place
- [11] [i] Proposed land filled/low/muddy agricultural/rubber/coconut/tea grown land/other crops
- [11] [ii] is permission obtained to remove trees/plants from the relevant institutions [Yes/No] [Ex: Coconut cultivation board/Rubber Control Department
- [11] [iv] If necessary to remove earth/soil is permission obtained from the relevant Institution [Yes/No]
- [v] If the land is proposed to be sub divided for development does it cause landslides, soil erosion or any environmental hazards. [Yes/No]
- [vi] If something happens as in [v] is recommendations received from the National Buildings & Research Institute for development. [Yes/No]
- [12] Waste disposal facilities can be obtained enough? [Yes/No]  
 .....
- [13] Dimensional plan No.: .....Date : .....
- Surveyor's Name : .....



[14] When Sub division is prepared standard colors are made according to the required standards? Yes/No Other details of inspection by the Technical Officer/Technological expert's recommendations  
 .....  
 .....  
 .....

The above mentioned matters from 9 to 14 are recommended by me during my inspection. After based on my inspection this recommendation is being made.

[15] Work Authority/Technological Officer's recommendation :  
 .....  
 .....

Name : ..... Signature : .....  
 Designation : ..... Date : .....  
 Seal

Physical Plan Committee's Recommendation

Herewith, We recommend to do the following development/not recommending due to the following reasons.

.....  
 .....  
 .....

Name	Designation	Signature
.....	.....	.....
.....	.....	.....
.....	.....	.....
.....	.....	.....

..... in the dimensional plan and plot No. .... of the land plots recommended by me for housing/mixed housing/industry in keeping with the recommendation of physical plan committee. Not recommended for reasons of the physical plan committee.

Date : .....  
 .....  
 Chairman,  
 Aranayaka Pradeshiya Sabha  
 Seal.

**Permit for Land plot/A land divided into subdivisions Under the Act of No. 19 of 1915 of Housing & Urban Development**

Mr./Mrs./Miss .....  
 .....  
 .....

Under Application No. .... Plan No. .... dated ..... Surveyed and divided by Surveyor Mr. .... situated at ..... the land plot is hereby permitted by me to carry out the under mentioned development work.

.....  
 .....  
 .....

### Terms & Conditions

- Under the permission given in the interim constitution the relevant land should have been inspected for sub divisions or for construction plan under the act of No. 19 of 1915 of housing and urban development.
- After the completion of the above development work, selling plots of land/taking for use, the applicant should obtain a certificate of conformity from the Local Government Authority.
- Before applying for certificate of conformity, land subdivision for hectare one or more, 10% of land reserved for public facilities should be given on a gift deed to the Local Government Authority.
- Selling plot of land/using it/constructing building on it without receiving a conformity certificate under Act of No. 19 of 1915 housing and Urban Development, inspection of sub division and Plan of constructing of buildings in Pradeshiya Sabha precincts is an unauthorized Act and it is a punishable offence of the Act of No. 19 of 1915 of the Pradeshiya Sabha.

.....  
Chairman,  
Aranayaka Pradeshiya Sabha.

Date :.....

### Instructions to fill the Application Form

If duly filled application with the following requirements are submitted for a subdivision the approval would be done without any delay.

- [1] If the application is for a land, the scale should be 1:1000, with a qualified signature of dimensional draughtsman with his seal and with an original copy of sub division plan. Copy should be submitted with details.
  - i. Situation of the land and if there are buildings those should be shown in the plan.
  - ii. Scale of the plan, North side & lands close to it should be shown.
  - iii. Access road to the land and roads inside the land should be shown with width.
  - iv. Existing drains, water ways, natural resources and proposed drains should be shown
  - v. High powered Electrical posts should be shown.
  - vi. Land one hectare or more except for road 10% of it should be reserved and marked on the recommendation of the physical plan committee.
- [2] the proposed subdivision of the land's copy of original plan and the copy of deed should be submitted.
- [3] the proposed each plot of land and its existing use, size and boundaries should be shown separately.
- [4] If there is water supply for the land from water supply and drainage board or from underground water supply [tube well] to get a certificate to ascertain the water is enough for the development work. A certificate for the electricity from the electricity board, When necessary from National Building Research Institute and from other authorities the plan solution certificate should be submitted.
- [5] To inspect the proposed subdividing land easily to access the land A temporary should be submitted.
- [6] A permit should be obtained after fulfilling all the necessities to do the physical Development.

- [7] After obtaining the permit only physical subdivision of the land should be done.
- [8] After obtaining the permit, in compliance with the plan, the land should be physically developed and certificate of conformity should be applied.
- [9] Until the certificate of conformity is obtained, selling the land, constructing buildings and selling plots of lands shouldn't be publicized.
- [10] Application should be duly and neatly submitted
- [11] The original copy of the dimensional plan with certified 2 copies and with a copy of deed should be submitted.
- [12] Minimum ground land should be 6 perches.  
  
If so, in some circumstances, minimum part of the land , recommendations of planning committee, it is legal for the chairman to decide time to time.
- [13] If the dimensional plan is made on a partitioned land of partition case, Copy of the judgment should be submitted.
- [14] Recommendations obtained from other institutions should be submitted if necessary as solutions for plans.

**2nd Schedule**

**Application for permission to construct a building**

**PART 1**

- 1. Applicant's Name : .....
- 2. Address : .....
- 3. Ownership of land : Ownership/lease/other [details]
- 4. House Architecture/planning Architecture/Planner's

Name : .....  
Designation : .....  
Address : .....  
Phone No. : .....

**PART II**

- 1. Construction/Development Site :

Assessment No./House No.	
Street Name	
Address	

2. Reason for making an application : New Construction/Taking an extension/a change.....  
When an extension, in the Original plan mark in red ink and submit
3. Plan No. before the permission obtained [if relevant] : .....
4. Nature of the construction/Development :

	Hosing	Commercial	Industry	General	Other specify
Existing					
Proposed					

5. Details of the land :
- 5.1 Extent of the land :
- 5.2 Whether subdivision plan approved . Yes/No :
- 5.3 If approved :

Ref. No.	
Date	

- 5.4 Nature of the land :

Land	Flat	Low	Field	swamp	slopes	Watery flooding	Others

6. Access Road:

Width	Feet/Metre
Ownership	RDA/PRDA/Local Govt./Private

7. Distance to the Boundaries :

from the middle of the road	Feet/metre
From behind	Feet/metre
From south boundary	Feet/metre
From the left boundary	Feet/metre

8. Details of the buildings :

No. of Stairs	
Height of the building	Feet/meter
Height between stairs	Feet/meter

9. Details of the rooms

Room No.	Proposed use	Inside length & width	Size of outdoor doors	Size of Windows	Sq. area of door/ window open out/ sq.area of the rooms	Highest height/ lowest height

10. Completion of the building [using building materials]

walls	
Roof	
floor	

11. Disposal of waste

Waste water	
Toilet waste	
Solid Waste	
Rainy water	

12. Building's Area size

House's ground level	Existing	Proposed	Total
Single Floor			
Under ground Floor			
Ground Floor			
1st Floor			
2nd Floor			

13. Industry/Hotel/warehouse or not for a housing purpose

Nature	
Storing material	
Expected Workers	
No. of Rooms	
Proposed Raw materials to be used	
Disposable Waste	

14. If wanted to be air-conditioned, a certificate obtained from a qualified person. Yes/No

Ref. No.: ..... Date : .....

- 15. If a generator is to be used its capacity [horse power]
- 16. No . of vehicle parks [sq. feet 2000 or part of it should be place for parking]
- 17. If elevators are used is the capacity of the generator enough?
- 18. The constructing building is for common purpose is there easy access for the disabled & toilet facilities?
- 19. If more than sq. ft. 3000 for housing purpose or more than sq.ft. 4000 for industrial/commercial purpose is a fire protection certificate submitted or a place is set for fire protection equipment. Yes/No
- 20. Building 4000 sq.feet exceeding for a commercial building is an emergency exit placed?

The particulars are furnished by me/us are true & accurate. I/we strongly declare that any kind of work will not be done until the permit is issued. Under, clause No. 15 Act of 1915 of housing & Urban Development & with amended provisions & with the subdivision & building construction plan of the interim constitution of the Aranayaka Pradeshiya Sabha I/We undertake to act.

Applicant's/Applicants' Signature.

Date : .....

If the applicant is not the owner, the person proposed to develop the land should be entrusted.

In keeping with the above details I, entrust Mr. .... to do the development work & I swear & execute all my powers to him.

Date : .....

Applicants' signature

Owner's Name : .....

Address : .....

Telephone No. : .....

The above mentioned declaration was made on ..... [year] ..... [month] ..... [date] & affirmed, sworn & placed the signature before me.

Justice of peace  
Seal

**Assessment Division's Report**

- 1. Assessment No. : .....
- 2. Street Name : .....
- 3. Zone : .....
- 4. Ownership : .....
- 5. Tax Arrears : .....

Secretary,

Fixed fees Rs. .... Receipt No. ....20...../.../... is being paid. Only Acre tax Rs. .... is paid.

Date : .....

.....  
Assessment. Tax Officer/Officer in Charge.

Name : .....

Signature : .....

### Building Construction Plan Inspection Report

#### PART - II

1. Is the proposed development situated in the landslide protection area? Yes/No
2. Is Approval got from the National Building Research Institute? Yes/No
3. Is the proposed development situated in the flood protected area? Yes/No
4. Is the proposed development situated out of the flooding water accumulated area declared by the Sri Lanka Land Reclamation & Development Board? Yea/No
5. Is there any obstacle for the proposed development for flowing of natural water? Yes/No
6. What is the development format, next to the proposed development ?
7. Nature of the proposed development housing/Commercial/Warehouse/Industry
8. Is the proposed development a new construction? or change in the existing building
9. Does the proposed development land belong to the approved zone? housing/commercial/industry/other, specify
10. Is the proposed development conformity to the zoning? Yes/No
11. Details of the developing land
  - 11.1 Developing land's size - perches/sq.metres.....
  - 11.2 Proposed building's size - sq.feet/sq.metre .....
  - 11.3 Ratio of the proposed development's floor .....
  - 11.4 Open floor area : .....
  - 11.5 Is the land subdivision plan approved? Yes/No
  - 11.6 Can a building be constructed on the amount of the floor size showed in the Ground plan?
  - 11.7 If there is electric cable up the gap between the buildings  
.....
12. Access road
  - 12.1 Ownership of the access road : Rda/Prda/Local Government/Common/Private
  - 12.2 The width Feet/Metre : .....
  - 12.3 According to the development plan limit of the building :  
.....
  - 12.4 Street lines, building limit relevant 11.3 for proposed development. Yes/No
13. Is light & ventilation enough in the proposed building ? Yes/No

14. Openess of the proposed development land’s open area

Rear area	yes/no
Front area	yes/no
for obtaining light & ventilation	yes/no

15. Is there ways for Litter disposal/waste water disposal? yes/no

16. If a proposed industry

16.1 Nature of the industry : .....

16.2 Is it subjected to environmental pollution? .....

.....

16.3 Is the recommendation of the environmental authority needed for consideration of the approval? yes/no

16.4 Is fire protection certificate given? yes/no

16.5 Is the proposed development subjected to traffic jam? yes/no

16.6 What is the horse power capacity of the proposed development?

16.7 How is the employment of the proposed industry : .....

16.8 Is enough common facilities provided for the servants?

.....

16.9 If the proposed development is for a warehouse what is proposed to store the raw material?

.....

17.1 Construction work already started in the proposed development. yes/no

If started - which level

Up to foundation level	
Up to roofing level [except roof]	
up to roof	
completely constructed	

18. Other details : .....

.....

.....

19. Technical Officer’s Recommendation :

.....

.....  
Date of inspection.

.....  
Signature/Seal/T. O.

Name : .....

Designation : .....



20. Work Authority's/Chief Technical Officer's recommendation if necessary

.....  
.....  
.....

.....  
Date of inspection.

.....  
Signature/Seal:

Name : .....

Designation : .....

21. If necessary MOH's recommendation/PHI's recommendation

.....  
.....

Name: .....

Date : .....

.....  
PHI's signature/seal

physical plan committee's recommendation .....

.....

conditions for recommendation : .....

.....

Name	Post/Designation	Signature

I, approve the building plan of No..... with under certain conditions/without conditions/not approved.

Date : .....

.....  
Chairman,  
Aranayaka Pradeshiya Sabha,

Seal

**03rd Sub Schedule**

Primary Inspection Report of the Application of the Building Construction Plan

- [a] Is the application duly filled & completed - yes/no
- [b] Has the applicant of the building/developer/architects House designer/Engineer signed & certified? - yes/no
- [c] Is constructing land, being surveyed by a licensed Surveyor? - yes/no
- [d] Are building limits shown in the survey plan? - yes/no/not relevant

- [e] In the approved building plan, new extensions added or a change/alterations those changes are color marked? yes/no/not relevant
- [f] In the submitted plan is the front view, side view, cross view shown? - yes/no/not relevant
- [g] Under the building plan, building limits, street line limits relevant boundary limits correctly planned & submitted? - yes/no/not relevant
- [h] When housing or more than two commercial floors in the building in relevant to that structural design submitted? - yes/no/not relevant
- [i] is there enough room for vehicle parking according to correct standards? - yes/no/not relevant
- [j] is there an acceptable, confirmed water supply to the building? - yes/no/not relevant
- [k] is assessment tax or any other tax being paid to the local government? - yes/no/not relevant
- [l] is any confirmation made in respect of the following facilities?
- [i] Electrical elevators - yes/no/not relevant
- [ii] Electric Generators - yes/no/not relevant
- [iii] Air-conditioning - yes/no/not relevant
- [m] From the undermentioned institutions clearance/agreements when necessary can be obtained
- [a] Central Environment Authority - yes/no/not relevant
- [b] Board of investment of Sri Lanka - yes/no/not relevant
- [c] National Building Research Institute - yes/no/not relevant
- [d] Geological mining Department - yes/no/not relevant
- [e] Defence Ministry - yes/no/not relevant
- [g] Fire services - yes/no/not relevant
- [h] Civil Aviation Authority - yes/no/not relevant
- [i] Archaeological Department - yes/no/not relevant
- [j] Irrigation Department - yes/no/not relevant
- [k] TRC - yes/no/not relevant
- [l] CEB - yes/no/not relevant
- [m] Labour Department - yes/no/not relevant
- [n] Low land Reclamation & Liaison Institute - yes/no/not relevant
- From another authority when necessary - yes/no/not relevant
- [o] Provincial Road Development Authority - yes/no/not relevant
- [p] From another authority - yes/no/not relevant

Checked by

.....  
[Authorized officer.]

## PRADESHIYA SABHA AYAGAMA

ACCORDING to the powers vested on the Pradeshiya Sabha of the Ayagama to be read with the clause 122 by the rule 69/126 of the Provincial Council Act, No. 15 of 1987 and the decision No. 5:1 taken by the general meeting of the Pradeshiya Sabha and agreed on 19.03.2019 and the Sub-laws of the 02nd Section of the Provincial Council Act, No. 12 of 1989 Consequential Provisions. I, Tikiri Banda Kobbekaduwa as the Governor in the Sabaragamuwa Provincial Council will give my approval according to clause 123 (1) for the said sub law and will declare that it will take effect in the jurisdiction area of the Ayagama Pradeshiya Sabha from the date that it will be Gazetted in the Government *Gazette*.

TIKIRI KOBBEKADUWA,  
Governor,  
Sabaragamuwa Province.

At the Sabaragamuwa Provincial Council,  
25th April, 2022.

### **By-Laws on the Regulation, Controlling, Administration and Supervision of Displaying Advertising Notices in the Ayagama Pradeshiya Sabha**

1. This by-law shall be enacted in accordance with the powers vested in the Ayagama Pradeshiya Sabha under Section 126 of the Pradeshiya Sabha Act, No. 15 of 1987 read with Section 126 of the Act.
2. This by-law is enacted to regulate, control, administrate, supervise the display of advertising notices in the Ayagama Pradeshiya Sabha area of authority.
3. This by-law is known as “By-law of controlling the display of advertising notices in Ayagama Pradeshiya Sabha area of authority.”
4. No person shall display or exhibit any form of advertising notices in any public place within the authority of the Ayagama Pradeshiya Sabha, unless he has obtained a permit issued by the Ayagama Pradeshiya Sabha.
5. Every person who requires a permit to display any advertising notices, at least two days before the date on which it is intended to be displayed, in the form set out in the first schedule hereof and the specimens “E” of sub by-law of 15th by - law which has been attached with this as annexures should submitted to the Pradeshiya Sabha.
6. All permits for advertising notices issued by the Ayagama Pradeshiya Sabha shall be valid only for the period specified in such permit, unless previously revoked. (According to the second Schedule)
7. The fee payable for a permit under this by-law that imposed by a resolution of the council subject to the provisions of Schedule II hereof shall be lawful.
8. Any person who wished to commence and maintain a premises subject to a permit under Section 4 above unless he has obtained the prior approval under this By-law, there is no entitlement to apply for a permit.
9. No advertising notices shall be displayed or planned to be displayed in any place other than at the place or places specified in the relevant permit, unless a valid permit has been obtained for display.
10. A permit issued by the Ayagama Pradeshiya Sabha for the display of any advertising notice shall not be construed as including the legal permission given for the presentation of the meaning or declaration of such advertisement and shall not be construed as such.
11. No person shall install, fasten, hang, tie or propose any advertising notice plank in any public place or in any part of a tree, tree trunk or branch or any other part of a tree near a public place or fix or connected to any public building.

12. No person shall install or fix or allow fixing or installing any advertisement in such a manner as to cause any person or vehicle to pass by or cause an obstruction or accident.
13. Electric lights shall not be installed or illuminated in such a way as to distract or confuse the attention of a driver or any person driving a motor vehicle.
14. Advertising notice requesting a permit from the Ayagama Pradeshiya Sabha for the display.
  - (a) A advertising notice featuring scenes or photos that highlight violence;
  - (b) An advertisement featuring sexually explicit images that are sexually explicit;
  - (c) A advertising notice featuring scenes or photos that offend a particular religion or nation;
  - (d) A publicity advertisement containing scenes or photographs that defame any political party, political organization or other organization;
  - (e) A publicity advertisement, including scenes or photographs, that offend any leader, elite or person.
  - (f) An advertising notice of any kind that is prohibited or restricted by any written law;
  - (g) A advertising notice covering polyethylene or made by polyethylene;

Any such advertising should not be displayed.

15. A permit shall not be issued by the Ayagama Pradeshiya Sabha for displaying any form of advertising notices unless the applicant has fulfilled the requirements set out in this by-law.
  - (A) The place where a permit is requested to display an advertisement must be a request for a location within the area of the Ayagama Pradeshiya Sabha and the area designated by the Ayagama Pradeshiya Sabha for displaying advertising notices.
  - (B) The validity period of a previously issued permit for another person to display the advertising notices must have expired.
  - (C) However, this provision should not be hindered or obstacle to display a notice in any notice board under a permit previously issued and further valid permit to issue a permit to display a notice board near that board without hinder to display.
  - (D) When a permit has been requested to display an advertisement on a display board erected by the Ayagama Pradeshiya Sabha there shall be sufficient space to display the advertisement and allocate time of advertisement to display under a previously issued permit should have been expired.
  - (E) When applying for a permit to display an advertising advertisement, plans should be submitted with the specimen form of the advertisement prepared according to the scale of 1:1000 on a 210 x 297 millimeter white paper with each application and a land plan drawn on the size to the scale of 1:1000 on a 210 x 297 millimeter on a white paper at the place or places where the advertisement is intended to be displayed and the length and width of the advertisement should be noticed in the plan.
  - (F) The place where the advertising notices are displayed;
    - (i) The fee fixed by the Ayagama Pradeshiya Sabha for the display of advertisement notice of the particular display board should be paid to the Ayagama Pradeshiya Sabha when the display board has been erected by Ayagama Pradeshiya Sabha and/or;
    - (ii) When the display place is belongs to any person other than the any person or authority other than applicant the person or authority shall furnish written proof to the effect that the advertisement is permitted to be displayed.

16. The Chairman of the Ayagama Pradeshiya Sabha should not be issued a permit until the applicant deposits a bond amount determined by the Ayagama Pradeshiya Sabha from time to time, in an occasion the Ayagama Pradeshiya Sabha decided to issue a permit for any application to be displayed any advertisement notice on a display board erected by Ayagama Pradeshiya Sabha.
17. The Ayagama Pradeshiya Sabha may from time to time decide on the zones and locations which are allowed to display advertisements within the area of Ayagama Pradeshiya Sabha.
18. It is the duty of the Chairman of the Ayagama Pradeshiya Sabha to issue a notification in the *Gazette* notifying the decision taken by the Ayagama Pradeshiya Sabha from time to time in respect of the said zones and locations for display of advertising notices and the *Gazette* notice shall be effective from the date which the *Gazette* is published or a date specified in the *Gazette*.
19. The Ayagama Pradeshiya Sabha shall have the powers to construct and maintain the display boards or advertising notices any manner determined in any land of the Ayagama Pradeshiya Sabha or any other land owned by the Ayagama Pradeshiya Sabha an agreement with any other person by the Ayagama Pradeshiya Sabha.
20. Advertisers applying for a permit for the displaying must pay a proportionate fee for their advertising or displaying as set out in sub schedule II hereof.
21. The security deposit charged under paragraph 16 of the Act may released only after the expiry of the period of the advertisement and after the removal of the advertisement if there is no loss or damage to the Government or the Ayagama Pradeshiya Sabha to be recovered.
22. The Chairman of the Ayagama Pradeshiya Sabha shall take action to recover from the permit holder when the security deposit is insufficient to cover the loss or loss incurred by the advertisement to the property.
23. The permit fee for advertising notices set out in this by-law may be amended by a General Assembly decision.
24. Any application made to the Ayagama Pradeshiya Sabha for displaying advertising notice when the requirements for issuance of a permit under this section have been fulfilled shall be informed to the applicant by the Chairman or authorized officer of the Ayagama Pradeshiya Sabha.
25. It shall be the duty of the Chairman or the authorized officer of the Ayagama Pradeshiya Sabha to issue a permit after assuring the payment of all such fees and payment of the permit fee as specified in Article 7 and Article 16 hereof have done.
26. Any permit issued under this By-Law shall be in accordance with the time schedule specified in the Second Schedule hereof and shall be for a maximum period of twelve months or one year, unless such permit has been previously revoked.
27. If any advertisement is required to be displayed within the period following the expiry of the period specified in the permit issued for the Displaying, a new permit must be obtained for displaying the advertisement at least seven (7) days before the admission period.
28. Whatever the permit fee passed by the Ayagama Pradeshiya Sabha to charge for a permit issued during the period of publication of advertisement in accordance with clause 27 above, the earlier permit fee should be applied for the new permit issued for the advertisement.
29. It shall be the duty of the Chairman of the Ayagama Pradeshiya Sabha to publish in the *Gazette* Notification of permit fees and surety deposit imposed by the Ayagama Pradeshiya Sabha from time to time.

30. whatever contained in this by-law,

- (A) A notice of religious activity or any cultural activity carried out without any charge;
- (B) An advertising notice displaying the interior elements of the premises where any entertainment takes place;
- (C) An advertising notice of entertainment for a charitable purpose only;
- (D) Advertising notice of any religious, political or other public meeting;
- (E) One advertisement for “lease”,
- (F) One advertisement for “For Sale”,
- (G) One board with household name;
- (H) One name board that does not exceed two square feet in size for professional use;
- (I) Two advertisements with the name and address of the owner of that vehicle;
- (J) Where an advertisement is displayed in a particular industry or place of business, only one advertisement;

The permit fee should be exempt, but the other provisions of this by-law shall be applicable in the same manner and “free of charge - Ayagama Pradeshiya Sabha” shall be written in the advertisement.

- 31. It shall be the duty of the permit holder to record the number of the permit issued for each advertisement displayed in the lower right corner of each ad before displaying the advertisement or advertisement.
- 32. The Ayagama Pradeshiya Sabha shall be empowered to issue a notice to the permit holder to restore it within a specified period of time in the event that any appliance, support, construction or fixture that used to install the any advertisement notice is harmful to the environment, any person or property.
- 33. The cancellation of the permit issued by the Chairman or authorized officer of the Ayagama Pradeshiya Sabha in the event of any failure to comply with the terms set out in that notice within the period specified in para 32 of the above and Removing the advertisement shall be legal.
- 34. In the event of a revocation of a permit under paragraph 33 above, the council shall own the security amount deposited in the Ayagama Pradeshiya Sabha for the purpose of displaying the advertisement and no other person shall be entitled to claim such deposit.
- 35. The Ayagama Pradeshiya Sabha shall not be liable in any manner for any harm, distortion or omission of any advertisement displayed by obtaining a valid permit.
- 36. The permit holder shall be liable for any loss or damage to any party due to any construction support, installation or other material used in the construction of any advertisement or any other consequence of the meaning or implication expressed in such advertising.
- 37. It shall be the duty of the permit holder to remove the advertising notice and all other materials or parts thereof from such place or place as may be forty-eight hours after the closing date of the advertisement in which the advertisement is obtained after obtaining a permit under this by-law.
- 38. The provisions of this by-law shall not apply in respect of an advertisement by the Government, the Sabaragamuwa Provincial Council or the Ayagama Pradeshiya Sabha.
- 39. Where an advertising notice is displayed using the any other name, number and or address of any business or service and any advertising or service of any kind in any house, that advertisement or advertisements shall be subject to this section of the by-laws. The owner, manager or any person in charge of that business place or house in the occasion shall be deemed to be the permit holder in respect of the regulations.

40. The maximum duration of displaying advertising notices in the advertisements for public display by the Ayagama Pradeshiya Sabha as per the provisions of this by-law shall be 30 (thirty) days.
41. Violation, omission, non-compliance, neglect or violation of any by-laws or by-laws or any or all of the by-laws of this by-law shall be an offense.
42. In the event of such an offense, the Chairman of the Ayagama Pradeshiya Sabha shall be empowered to revoke any permit issued with a notification paying the attention and conduct a case in a Magistrate Court of the authoritative area as prescribed by Section 186 of the Pradeshiya Sabha Act, No. 15 of 1987 on the regulations of Section 136 (1) (b) of the Criminal Procedure Code Act, No. 15 of 1979.
43. Any violation of any of the provisions of this by-law is an offense and when a person is found guilty of an offence in a court of law, after being convicted by a fine imposed by the Pradeshiya Sabha Act, No. 15 of 1987 and if the offense is to be continued, he should be subject to a fine which prescribed by Pradeshiya Sabha Act, No. 15 of 1987 and the Chairman or the Secretary of the Ayagama Pradeshiya Sabha or any other officer authorized by him may submit a written notice informing that.
44. In these by-laws, unless the context otherwise required.
  - (I) "Sabha" shall mean the Ayagama Pradeshiya Sabha;
  - (II) "Chairman" shall mean the Chairman of the Ayagama Pradeshiya Sabha or a successor to the said office;
  - (III) "Secretary" shall mean the Secretary of the Ayagama Pradeshiya Sabha or a successor to the said post;
  - (IV) "Authorized Officer" shall mean any officer authorized by the Chairman or Secretary of the Ayagama Pradeshiya Sabha in writing
  - (V) "Display Board" shall mean any kind of permanent board constructed for the purpose of installing or retaining any publicity advertisement for the public's knowledge or attention;
  - (VI) "Advertising Notice" shall means banner that is used for the purpose of advertising or in any form, for the purpose of advertising or for any character or words or diagrams or visuals or a cutout or a board or an electronic digital board or image or advertisement displayed or pasted, mounted, erected, hung or otherwise displayed for the knowledge or attention of the public by any kind person, wholly or in part, on or over any land, building or structure.
45. In the event of inconsistency between the Sinhala, Tamil and English texts of this by-law, the Sinhala text shall prevail.

### First Schedule

#### SECTION 05

Application for obtaining permits to display advertisements

01. Name of the applicant :
02. Address :
03. National Identity Card Number :
04. Telephone Number :
05. Details of Advertising :
  - I. Ad. Size : Length :.....cm      Width : .....cm
  - II. Number of ads :
  - III. Contents of the ad:
  - IV. How to position :
  - V. Locations :

(Attach the specimens as provided in paragraph 15(e) of para 15 of the Constitution)

06. Duration of the requesting permit :

Start Date 20.....month.....day

Closing date 20.....month..... day

I, hereby agree to comply with all the by-laws of By-laws on the Regulation, Controlling, Administration and Supervision of Displaying Advertising Notices in the Ayagama Pradeshiya Sabha area, I, assure you that action will be taken to remove the Advertising Notices/Notices advertising and all materials used in the permit at my expense, within two days after the expiry of the validity period.

.....  
Signature of the applicant.

Date : .....

**Second Schedule**

SECTION 8

Serial number	The nature of the advertisement	Floor area	Fee is LKR		
			Displaying period is one month or less	Displaying period: more than 1 month to less than 6 months	Displaying period is more than 6 months and less than 12 months
01	Advertisements (wall posters) on a wall	Less than or equal to 01	25.00	50.00	100.00
		More than 01	Every incremental square feet or part thereof costs Rs. 20.00 each		
02	For cloth or digital banners	Less than or equal to 01	50.00	100.00	150.00
		More than 01	Every incremental square feet or part thereof costs Rs. 45.00 each		
03	For advertising on plates or wood	Less than or equal to 01	200.00	500.00	1,000.00
		More than 01	Every incremental square feet or part thereof costs Rs. 150.00 each		
04	Electricity - enabled (for LED/LCD charters	Less than or equal to 01	500.00	750.00	1,000.00
		More than 01	Every incremental square feet or part thereof costs Rs. 300.00 each		
05	For advertising on foam boards or polyethylene boards	Less than or equal to 01	250.00	500.00	850.00
		More than 01	Every incremental square feet or part thereof costs Rs. 200.00 each		



<i>Serial number</i>	<i>The nature of the advertisement</i>	<i>Floor area</i>	<i>Fee is LKR</i>		
			<i>Displaying period is one month or less</i>	<i>Displaying period: more than 1 month to less than 6 months</i>	<i>Displaying period is more than 6 months and less than 12 months</i>
06	For advertising on plastics or fiber boards	Less than or equal to 01	400.00	600.00	1,200.00
		More than 01	Every incremental square feet or part thereof costs Rs. 250.00 each		
07	Advertisements using Plastic or Fiber Advertisements	Less than or equal to 01	750.00	900.00	1,250.00
		More than 01	Every incremental square feet or part thereof costs Rs. 450.00 each		
08	For digital advertising	Less than or equal to 01	1,000.00	1,250.00	1,500.00
		More than 01	Every incremental square feet or part thereof costs Rs. 800.00 each		

06-257