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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2165/67 - 2020 මාර්තු මස 06 වැනි සිකුරාදා - 2020.03.06

No. 2165/67 - FRIDAY, MARCH 06, 2020

(Published by Authority)

PART IV (A) - PROVINCIAL COUNCILS

Provincial Council Notifications

CENTRAL PROVINCIAL COUNCIL

Matale Pradeshiya Sabha

BY - LAW

I, Lalith U. Gamage, Governor of Central Province, Hereby declare that I have approved the following by-law made by the Pradeshiya Sabha of Matale as per the powers conferred on Pradeshiya Sabhas under Section 126 (viii) of the Pradeshiya Sabha Act, No. 15 of 1987 to be read with Sub-Section (1) of Section 122 of the said act by virtue of the powers vested in me under sub-section (1) of section 123 of the said Pradeshiya Sabha Act to be read with Sub Section (1) (a) of Section 2 of the Provincial Councils (Consequential Provisions) Act, No. 12 of 1989 and that this by-law in force in the Matale Pradeshiya Sabha area from the date this Notification is published in the *Gazette*.

LALITH U. GAMAGE (Attorney-at-Law),
Hon. Governor,
Central Province.

At the Governor's Office,
Central Province,
12th February, 2020.

THE BY-LAW REGARDING INSPECTION OF PLANS FOR THE ERECTION OF BUILDINGS, ALLOTING AND SELLING OF LAND AND RECOVERY OF FEES WITHIN MATALE PRADESHIYA SABHA LIMITS

1. Authority has been received to prepare this by-law under the chapter 126(Viii) of Pradeshiya Sabha Act Number 15th of 1987.

2. This by -law is related with the purpose of inspecting regulations, plans for the constructions of buildings and plans of land relevant to erect buildings, levying of fees for same according to the provisions of Housing and Town Improvement



Ordinance number 19 of 1915 and provisions for the regulation and control of all matters relating to alienation, development, allotting, alternation four or more parcels of a land in one time or several situated in this Pradeshiya Sabha area.

3. This by-law is known as the by-Law for the erection of buildings in Matale Pradeshiya Sabha area and for the inspection of the allotments of land relating to the crection of the building the allotting and selling of land and the levying of fees.

4. Every erection, alteration, part erection or rebuilding in either inside or on any land shall be in accordance with the provisions of Housing and Town Improvement Ordinance.

5. In order to approve a plan for a construction of a building in certain land within the area of authority of the Pradeshiya Sabha, an application mentioned in the schedule 01 in the Housing and Town Improvement Ordinance (amendment), amended by the Town Improvement Ordinance Number 53 of 1953.

6. Every application for the inspection of the plan for erection of a building and allotment of land or sub division shall comply with the Housing and Town Improvement Act number 53 (amended) of 1953 and should only for allotment of land recommended under this Act.

7. Inspection of plan for a building construction, allotments of land or a sub division is been done under this by-law and also approval of the relevant plan shall comply with the Housing and Town Development Ordinance and regulations made there under.

8. The decision regarding with the planning application being submitted to the Pradeshiya Sabha, shall be informed to the applicant if it granted or rejected within 45 days, except in an uncontrollable matter.

9. (1) Every application to be forwarded for sub division should be an application in accordance with the schedule II specified in the by law, which shall be paid to Pradeshiya Sabha and shall be furnished by the owner or authorized person in fulfilling the requirements under the provisions of this by law as may be appropriate.

(2) Reports should be obtained from relevant agencies in accordance with real time enforcement rules and regulations applicable to the land proposed for sub division.

(3) If there is no pipe-born water in the proposed land is to be developed and sold, the recommendation of the Water supplying and Drainage Board to provide drinking water for each allotment of land or an alternation methodology in supplying water should be submitted in written and a recommendation should be submitted from Ceylon Electricity Board that the electricity can be provided to every allotment of land.

(4) The application for the sub division shall contain information on the proposed number of allotments, the smallest number of allotments, the largest number of allotments; the width of interior roads of the blocks plan and the manner in which the water ways, mountaintops, pits, drains will be changed. The Sabha must satisfy that, it compliant with the criteria in Schedule II.

(5) A list of quotation should be submitted with the commercial price in the time of the sale of the allotments of land and each allotment of land should be quoted separately.

(6) When the such application is fulfilled the relevant conditions, it shall be approved by the the Pradeshiya Sabha.

10. Make damage, remove, cut or uproot any unmovable crops in any land or piece of land without the approval of the sub division alienation and sale or transfer or publish a notice for a sale these plots of land should not be done.

11. (1) The approved sub division plan should be prepared by an authorized Surveyor and approved by the Chairman of the Pradeshiya, Sabha.

(2) Prior to the approval of the sub division plan. an agreement between Pradeshiya Sabha and the applicant had to be executed in accordance with the format contained in Schedule II of this by law.

(3) The agreement stipulated in by law 2 may be amended in a timely manner in accordance with the rules and regulation of the General assembly.

12. (1) The minimum size of an allotment of land for residential purpose should be Ten purchases.

- (2) The minimum size of an allotment of land for residential purpose may be changed by the decision of the General assembly of the Pradeshiya Sabha although what ever mentioned in by law (I).

13. (1) All roads allocated within the allotted lands be conformed to the following specifications.

<i>Number of allotment of land</i>	<i>Width of the road (Meter)</i>
40 or less	3.1
From 05 to 08	4.6
Over 09	6.1

- (2) If an initial road is not connected to another road, the end of which is not connected should be made into a turning circle not less than 9 meters in diameter.
- (3) Roads should be designed to be fully circular so that the construction of two roads is non colonial and that the road uses are safe.
- (4) Erection of drainages, culverts, bridges and other related constructions should be done to meet the flow or rain water along the natural slop of water of the plowed land should be done in accordance with the guidelines and standards of the Pradeshiya Sabha.
- (6) The roads shall be constructed in accordance with the provisions of the by-laws of the said paragraph 1-5 in accordance with instructions and standards of the Pradeshiya sabha.
14. (1) (a) When the land is more than 2 Acres or more in extent, a allotment of land should be allotted for public purpose and the extent of that land allotted for this purpose should be approved by the Housing and Community Development Committee of the Predashiya Sabha.
- (b) The maximum allocated for public purpose should not exceed 10% of the lands of the sale.
- (c) An extent of land approved by the Chairman shall be given on the practical necessary to the Sabha according to the decision of the General Meeting in terms of the sub division of lands less than 2 Acres.
- (2) If there is natural water way through the land or tanks, ponds in the land which is to be sub divided a reservation and access roads from the public road should be allocated and shown in the sub division.
- (3) After the approving the sub division, before the allotments of land are sold, the lands reserved for roads, drains, culverts, bridges should be properly vested in the possession of the Pradeshiya Sabha by a deed of gift certified by a Notary Public and all expenses incurred by the sub-divider.
- (4) (a) Allocation of a plot of land of 2 Acres or more in extent into two or more parts of less than one Acre of land after the date of enactment of this by-law, before the expiration of 10 years in the event of sale or alternation of the said allotments at one or more instance requirement of by-law shall be calculated on the extent of the original land as of the date on which this by-law is effective.
- (b) A period of ten years in this by-law is calculated from the date of registration of deeds after the division of the land into two or more blocks.

15. What ever mentioned in the by-laws under paragraph 14(4) a and b of this by-law, in any sub division for determination of land in the provision a judicial declaration on the right of the property or as a gift of inheritance of property of this judiciation, above provisions in 14(4) a and b of this by-law do not apply.

16. (1) The validity of the subdivision application is 12 months and if an applicant fails to comply with the agreement set out in sub section III below. The Sabha has the authority to extend the validity period for a period of 12 months on his request and a new valuation should be given to the commercial value of the land for that extension period.

- (2) The applicant shall pay a fee determined annually by the council to extend the validity period specified in 1st by-law.

17. The maximum validity period after the approval of the sub division under sub section 16(1) is three years. If all plots of land are not sold within that period the Sabha has authority to extend the validity period not more than 5 times with 12 months on the written request of the applicant and a new valuation should be given to the commercial value of the land for that extension period.

(2) (1) The applicant shall pay a fee determined annually by the council to extend the validity period specified in 1st by-law.

18. The Chairman shall inform the dissection for the applicant whether the Pradeshiya Sabha approves or disallows the application with reports relevant to Schedule II of this by-law within 45 days of receiving the application except in an uncontrollable reason.

19. The assessment report submitted by the applicant with the sub division application shall be forwarded to the Revenue Inspector and a valid assessment report should be collected for the relevant period by the Pradeshiya Sabha.

20. (1) The building plan is valid for a period of one year from the date of the approval and can be applied for a further period of three years.

(2) An annually fee is determined by the Pradeshiya Sabha must be paid when inspecting or approving building applications, issuing Certificate of conformity and extending the period mentioned in 05th by law.

21. Every land sub divider, Auctioneer, Broker or Distributor shall submit a report to the relevant Pradeshiya Sabha quarterly regarding the sale of land and the related policies from the date of commencement of the land included in to subdivision plan till completion of thereof according to Section 154 of Pradeshiya Sabha Act Number 15 of 1987.

22. The applicant shall pay for the Pradeshiya Sabha the inspection fee, extension fee or the approval fee payable for the approval of the sub division and the General Assembly shall have a power to fix such fees and revise the fees annually.

23. Violation or infraction of any provision of this by-law is a misdemeanor and the maximum penalty imposed by court of competent jurisdiction and shall continue to be violated a written notice will be handed over by the chairman or other authorized person after the offender has committed the offence. Thereafter the maximum amount of additional penalty that can be imposed for each day in which the violations are continued, the maximum of the penalty imposed by sub section 2 of section 122 of Pradeshiya Sabha Act Number 15 of 1987 respectively.

For the purpose of this by-law

"Sabhawa" is the Matale Pradeshiya Sabha.

"The chairman" means the chairman of Matale Pradeshiya Sabha.

"The Secretary" is the Secretary of Matale Pradeshiya Sabha.

"General Meeting" is the meetings held under the section 11 (1) (2) of Pradeshiya Sabha Act Number 15 of 1987.

"Area" is Matale Pradeshiya Sabha area.

"Person" means a person or a group of persons incorporated or not

"Authorized Surveyor" means the person who was authorized under the provisions of Surveyor Ordinance to serve as a Surveyor.

"Residential" means a building or a group of building or rooms with a fully equipped unit for independent occupancy such as sleeping, dining, and hygiene facilities used for residential purposes.

"Sub division" means the plan of blocking of a land.

"Reservation" means the definitions of the Land Development Ordinance.

"building Plan" means a plan certified by an authorized draftsman in accordance with prescribed laws and regulations.

"Building" means all construction including a home, Garage, Plant and any other covered place with a roof or a gatepost, a wall. Dwelling or apartment, residential, Industrial, public, exterior, or fixtures.

"Certificate of conformity" the certificate issued by the chairman of Pradeshiya Sabha that every building constructed after the implementation of the housing and City Ordinance is in companions with it's design, drainage System and other elements to comply with the law.

SCHEDULE I

Application for the approval of buildings plan in Matale Pradeshiya Sabha

SCHEDULE II

Application for blocking and selling of lands in Matale Pradeshiya Sabha

SCHEDULE III

The agreement between the Auctioneer and Matale Pradeshiya Sabha

Sinhala Language texts shall be commanded if there is any conformity in between Sinhala and Tamil.

SCHEDULE I

MATALE PRADESHIYA SABHA

To complete at the office - 20..... No.

To obtain the approval of the under the statement 5 or 6(1) of Housing and Town Development Ordinance (Chapter 198).

APPLICATION

To Hon. Chairman of Matale Pradeshiya Sabha.

.....

I sign below (Name) residing in No.
(Address) hereby request permission from the Hon. Chairman of Matale Pradeshiya Sabha to erect to
alter to reerect in the land called bearing assessment
number in road.

I have signed and attached the Required details and the plan herewith.

.....
Signature of the applicant.

Signatures of the Witnesses:

01.

Name:

02.

Permanent Address:

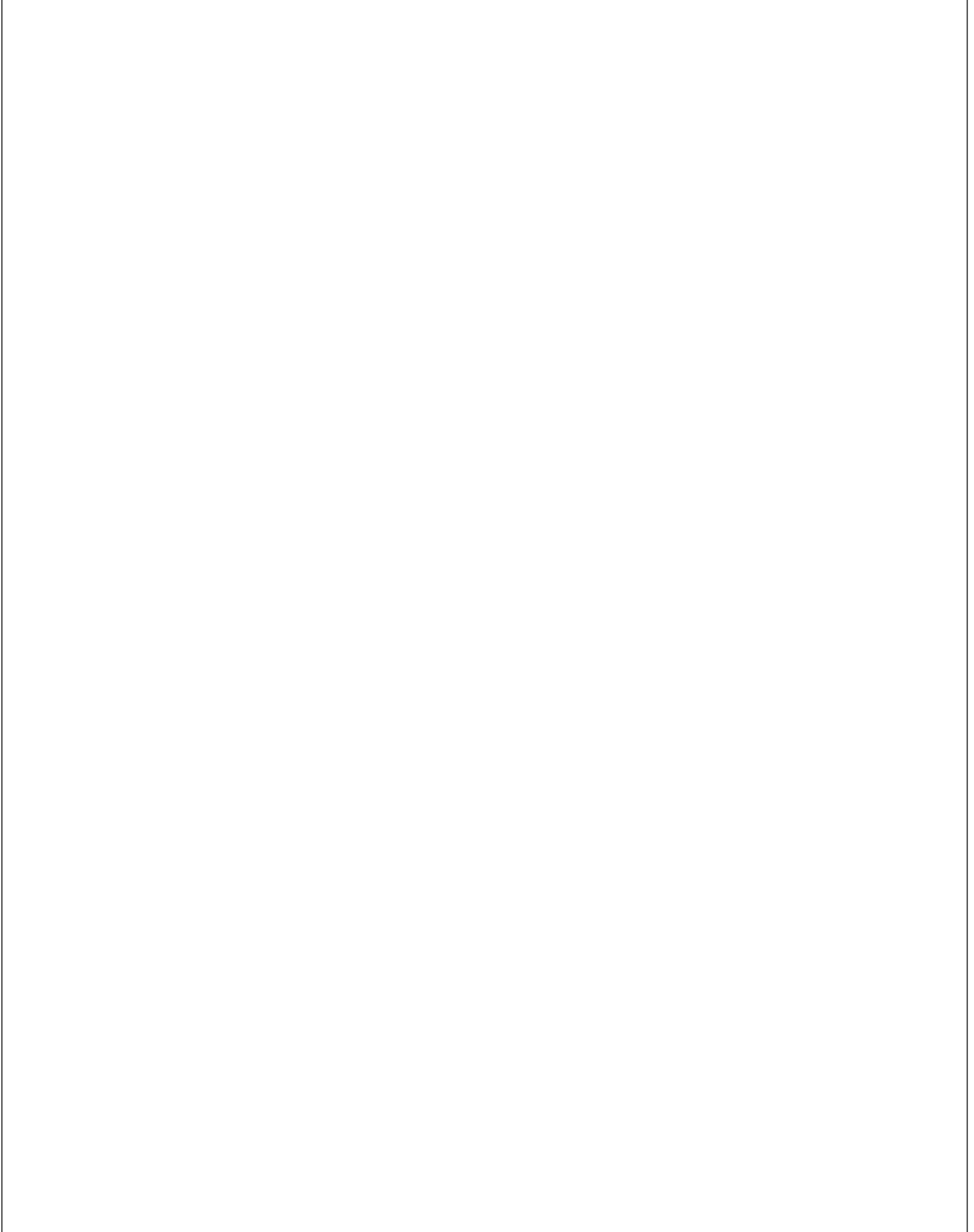
Telephone No.:

Date:

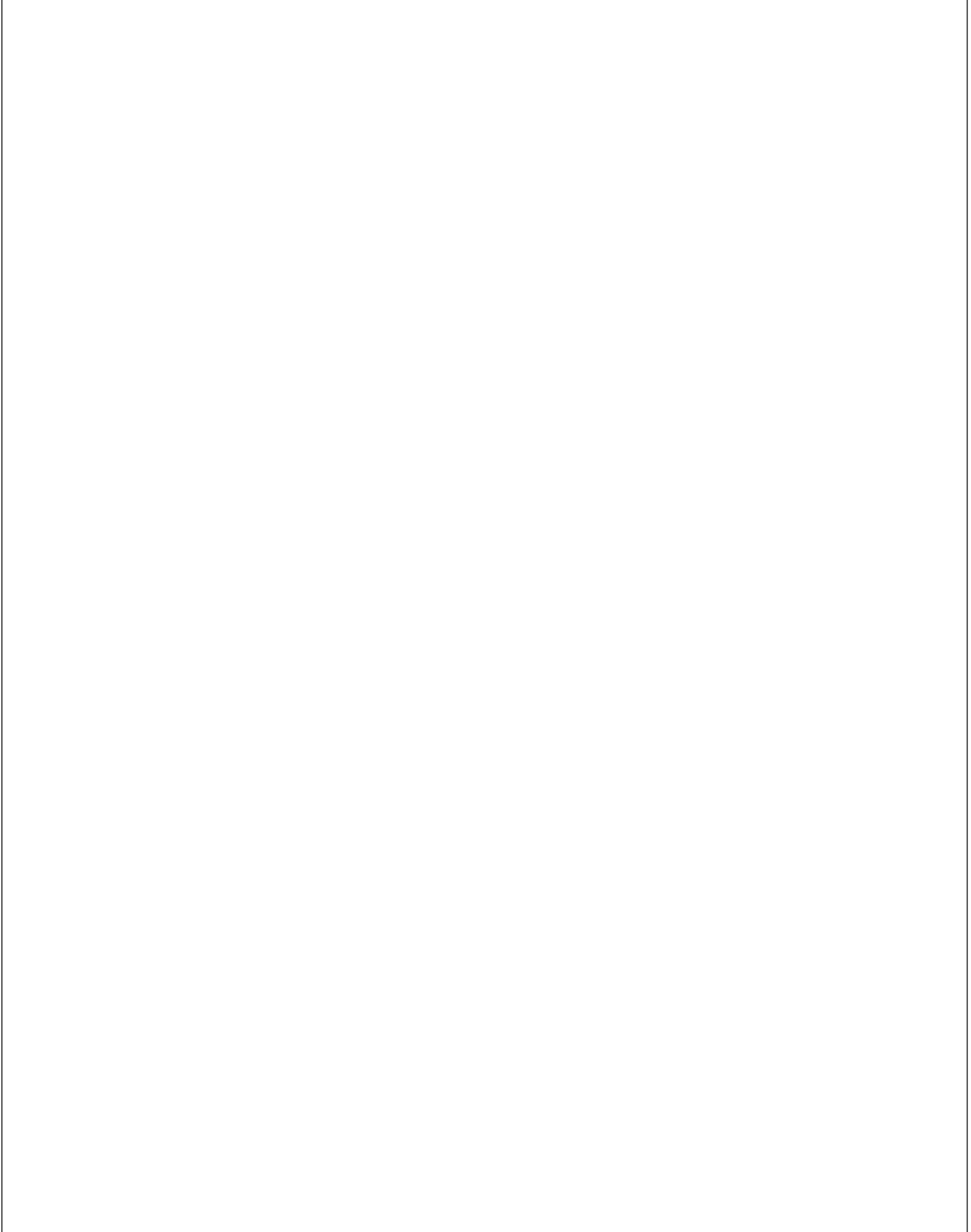
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IV(අ) කොටස - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2020.03.06
PART IV(A) – GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA – 06.03.2020

Draw an outline of the route to the land



Stick a copy of the plan of the land



INSTRUCTION

Erection or re-erection or alteration of any building of payment structure will not be allowed with in

STREET LINE

The "Street Line" can be ascertain from to the Public Health Inspector or works Overseer of the Council.

01. In prepare or sketchers to a accompany this application are requested to show clearly.

- (a) The road upon which the proposed building is to about or acces thereto from a public road. The distance from the center of such road sreet, footway to the proposed building addition and at the nearest point.
- (b) The boundaries of the land belonging to the applicant upon which the building is proposed to be erected or altered stands, with the length of reach boundry.
- (c) The distance on every side between any existing building and proposen building re-erection or alteration and these boundaries.
- (d) The internal measurements of each room verandah or portion thereof of the side bolding re-erection or relteration and addition.
- (e) The position and internal dimensions of all doors and windows existing and proposed.
- (f) The height of eaves and ceiling, and top of the roof.
- (g) Positions of any adjening or neighboring river canal or water way road, land of footpath with the distance between the boundaries as given at (a) above and such river. Canal or waterway or the centre of such road land or footpath and the nearest portion of the existing or proposed building.
- (h) The position of any building in the same promises or adjoining lands with distance between such buildings and building proposed to be erected re-erected altered and the extereod propoed to be erected there to in case of such buildings on abjoining lands the approximate protion and size of all doors and windows on the said of said buildings nearest to the buildings proposed to do altered or proposed extension there to should be shown.
- (i) The distance of any well, kitchens, sheos or latrines on adjoining lands shoulds be shown and the distance give between them and proposed to be created re-erected or altered or the proposed extention there to.
- (j) If it is proposed to sink a well its exsact position should be shown and it should be stated to what use it is proposed to put it full particulars of constructions should also be give.
- (k) An arrow should be inserted on the sketch pointing north.
- (l) Every Building intened for human occuption must have latrine of this own and such latrine must be shown on the plan or sketch other wise permission to build will be retused the the latrine should be constructed according to approved type plan to be seen at the office of the Medical Officer Health.

02. Correct information should also be given upon the following matters.

- (a) Whether the site on which it is proposed to build is above or below the level of highest known flood if not how many feet is it below high level and how many feet does the applicant propose to raise the floor Above the ground level.
- (b) The use to which the building is to be put.

(c) What arrangements the applicant proposed to make for drainage.

(d) The materials of which it is proposed to construct the building.

The Housing and town improvement ordinance section 6 (2)

"Alteration" means any of the following works :

- (a) Construction of a roof or any part thereof or an external or party wall.
- (b) The closing or constructions of any door or window in an external wall.
- (c) The construction of any internal wall or partition.
- (d) Any other alteration or the internal arrangements of a building which a feet any change in open space attached to such building or its drainage ventilation sanitary arrangement.
- (e) The addition of any building room out house other structure.
- (f) The roofing of any space between ode or more walls and buildings.
- (g) The conversion into a dwelling house of any building not originally constructed human habitation.
- (h) The conversion into more than one place for human habitation or building originalty constructed one such place.
- (i) Conversion of two or more than place for human habitation into a moor of such place's.
- (j) The alternation of a building for the purpose efecting partition an c cc q and
- (k) The re-erection of any part of the building demolished for the purposes of re-erection or otherwise destroyed.

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2016.07.16

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1st Part Paragraph (1)

Includes conditions relating to the existing wiring near the proposed conditions

35. Any part of the overhead cord that is not connected to the ground and is normally accessible

- (a) Must have been inanimate or
- (b) It should be insulated to protect against mechanical damage or obstruction in a reasonable manner or
- (c) It must be adequately protect to prevent danger

36. Any person who is responsible for the construction of a building or a structure in a such a manner as a generally accessible and effect of an overhead cord section which is not connected with the ground, shall notify the owner of the building or its relevant operator in writing and Perrier to the construction, a special permit must be obtained from the person concerned. However, the safety special permit shall not be issued and the building or structure shall not be constructed, in the case the gap between the maximum possible temperature, less than the limits specified in part 2 of schedule II herein.

37. In the event of a cord hanging near or above a building or a construction, the distance between any part of that cord at the maximum temperature that the building and the cable may have on it shall not be less than the limits specified in part 2 of schedule II herein.
38. Any exposed and underground detector conductor which is a part of a low voltage overhead cord must be placed directly above an exposed conductor underground which it's full length.
39. At a Maximum temperature of an overhead cord, the space between the cord and a certain tree shall not be less than the limits specified in part 2 of schedule II herein.
40. No overhead cord should be placed close to a tree or other structure to cause an accident as far as practically possible and justly.
41. In the event of a hazard when approaching a high voltage wiring supports should be fitted in such a manner as practically possible to prevent form approaching unauthorized person to that high voltage overhead cords.
42. All supports carrying a high voltage overhead cords shall be equipped with adequate safety signage of sufficient size to be insulated in the proper place to provide a proper working of any hazards that may reasonably be seen at same point. Every signal that is made or replaced after the implementation of these regulations shall comply with the criteria set out in schedule I.
43. Measures must be taken to prevent accidents within 3 meters of the ground when using lightning conductors or other downstream assisted exposure conductors.
44. Every support cord that is attached to, or part of overhead cord carrying exposed conductors must be connected to an insulation that is no more than 3 meters above ground level.
45. If a person operates an energy source of energy to the network of a transmission licensee or distributor's Network license and be sure to that energy source does not operate in parallel with network and in the event that the power source is part of a consumer's low voltage electrical installation, it meets the Sri Lankan slandered requirements.

No. 1975/44

2016.07.16

Gazette Extra Ordinary of Democratic Socialist Republic of Sri Lanka. 1st Part Paragraph (1)

PART I

Height of an overhead cord from the ground

Order 30

<i>Nominal Voltage</i>	<i>Above roads</i>	<i>Along roads</i>	<i>Above other places those have access to traffic</i>	<i>Above other places there is no access to traffic</i>
Do not exceed 1000 volt	5.5 Meter	5.5 Meter	5.5 Meter	5.5 Meter
Exceed 1,000 volt but do not exceed 11,000 volt	6.1 Meter	6.1 Meter	6.1 Meter	6.1 Meter
Exceed 11,000 volt but do not exceed 33,000 volt	6.4 Meter	6.4 Meter	6.4 Meter	6.4 Meter
Exceed 33,000 volt but do not exceed 132,000 volt	6.7 Meter	6.7 Meter	6.7 Meter	6.7 Meter
Exceed 132,000 volt but do not exceed 220,000 volt	7.0 Meter	7.0 Meter	7.0 Meter	7.0 Meter

PART II

Spacing from the building or structure to the overhead cord

Order 36 and 37

The minimum distance between a space and a building or a structure where a conductor of an overhead rope can be swung due to the impact of the wind is specified below.

<i>Nominal Voltage</i>	<i>Vertical distance</i>	<i>Horizontal distance</i>
Do not exceed 1,000 volt	2.40 Meter	1.50 Meter
Exceed 1,000 volt but do not exceed 11,000 volt	2.70 Meter	1.50 Meter
Exceed 11,000 volt but do not exceed 33,000 volt	3.00 Meter	2.00 Meter
Exceed 33,000 volt but do not exceed 132,000 volt	4.10 Meter	4.10 Meter
Exceed 132,000 volt but do not exceed 220,000 volt	5.18 Meter	5.18 Meter

PART III

Spacing between trees and the overhead cord

Order 39

Consider factors such as shaking of trees, trees re growth and sagging of trunks of trees, swing of conductors, falling trees and tree fragments.

The gaps identified under different Geographical regimes could be further enhanced where appropriate.

A part of a tree must not be placed above an overhead rope within the specified horizontal spacing limit.

<i>Nominal Voltage</i>	<i>Not Covered with insulators</i>	<i>covered with insulators</i>
Vertical spacing	2.7 Meter	0.15 Meter
Horizontal spacing	1.5 Meter	0.15 Meter

Obtaining information for issuing a development permit for erection of buildings, changing the use of lands and buildings and other development activities (Excluding subdivision of land)

(Should be filled by the applicant)

Mark "right" mark in the box in front of that, as you know the operating voltage of the wires drawn over or side.

- (a) 230 volt, Solitary, low power (without cover/with covers)
- (b) 230/400, threading phase, low power (without cover/with covers)
- (c) 11000 High power (without cover/with covers)
- (d) 33000 High power
- (e) 132000 Very high power
- (f) 220000 Very high power

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2. Mention as you feel the distance from the building which is been erected/alterated to the wires drawn over or side.

(a) Vertical distance = feet/Meter

(b) Horizontal distance = feet/Meter

3. Address of the Electrical Engineer's office in the area of the construction :-
.....

FOR OTHER REPORTS

Officer in charge of the Subject

Prepare and submit/do not submit the license for the approval

Secretary/Chairman,
Matale Pradeshiya Sabha,
Palapathwala.

I give the approval/do not give the approval

Secretary/Chairman,
Matale Pradeshiya Sabha,
Palapathwala.

Write down the charges for the building plan

Should be filled by the Revenue clerk/controller

1. Are they included in the assessment area/not included :- Yes/No
2. The amount of assessment :-
3. The amount should be recovered :-
4. Receipt number and date of receipt of charges :-

.....
Signature,
Revenue clerk/controller.

Date :

THE APPLICANT SHOULD NOT COMPLETE ANY THING ON THIS PAGE

1. Zone where the building will be erected
2. Use of the building
3. Does it fit to the zone ?
4. Is there an approved plan for allotment of land ?
5. Are approved allotments of land require ?
6. Are the plan/drawing/specifications correct ?
7. Is the floor plan correct ?
8. Are the scales accurate ?
9. Has proposed building reached the building perimeter ?
10. Is the height of the entire building correct ?
11. What is the extent of the land ?
12. What is the Street Line limit ?
13. What is the building limit ?
14. What is the open area ?
15. How many square feet are inundated with the building ?
16. What is the total area of the building ?
17. Is the open space in the back side is enough ?
18. Is the minimum area of the rooms correct ?
19. What is the height of a room from floor to ceiling ?
20. Is light and ventilation received adequately ?
21. Does light & ventilation sufficiently receive compared to the light plane ?
22. Is one housing unit ?
23. If more than one housing unit, is it prevented from moving one unit to another ?
24. Is there a proper way to discharge contaminated water ?
25. What is the distance from toilet to the well ?

I recommend for the approval of the Chairman considering above matters which comply with the Housing and Town Improvement Act number 19 of 1915 and the Schedule.

.....
Public Health Inspector/Technical Officer

.....
Medical Officer of Health/Work Superintend.

I approve this subjected to the building plan

.....
Chairman.

REPORT OF THE PUBLIC HEALTH INSPECTOR

1. Has the application been submitted for erection/Re-erection or alteration ?
2. Is the access road adequate ? (state the width of the road)
3. The height from the lowest point of the floor to the roof
4. If the building is used for residential purpose, is the extent of the land enough ?
5. The space and ventilation of the rooms used for residential purpose are enough ?
6. Is there adequate space on the sides of the building ?
7. Is the space in the back side of the building is enough ?
8. Is there adequate toilets facilities ?
9. Has the North been marked ?
10. Is the proposed building intended to use for residential purpose/business ?
11. Are there other buildings in the land where intended to build the proposed building ?
12. Has it been shown in the plan ?
13. Has the construction work been started ?
14. If it is an erection within the limit of the building can it be approved under the agreement ?

I recommend the approval of the building plan as this building application comply with rules and regulations mentioned in the Schedule of the Housing and Town creation Act.

Health Inspector

Date:

..... Sabha

Recommendation of the Medical officer of Health :-

I recommend/do not recommend according to the above record of Public Health Officer.

Other records:-

Date:-

Medical Officer of Health:-

Report of Executive Engineer:-

1. Distance from the place of erection to the main road (feet)
2. Include/not include to the road reservation
3. Other records

I recommend/do not recommend the submitted building application

Executive Engineer

Approval of the Environmental Committee:-

Decision No.:-

Date:-

II SCHEDULE

Matale Pradeshiya Sabha Palapathwela

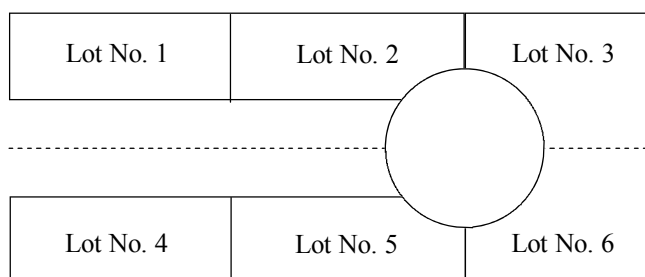
Application for the certificate of the settlement of Environmental status, physical and other legal recommendations to obtain the approval for allotting and selling of lands.

To Hon. Chairman of Matale Pradeshiya Sabha.

I do hereby submit affidavits confirming the approval of other owners for the plan relevant to the submission plan, the original of the deed, the original plan of the land where the subdivision is being done, the title report of the land which has been certified by a attorney-at-law, a copy of National Identity Card and the subdivision plan for the recommendation.

(Cut out unnecessary words)

.....
Signature of the applicant.



MATALE PRADESHIYA SABHA

Application for obtaining the Environmental clearance certificate for the approval for allotting and selling of lands

The Land:-

I. Area of the land :-

- a. Name of the land :-
- b. Total extent of the land :-
- c. Names of adjoining lands :-
 - North :-
 - South :-
 - West :-
 - East :-

II. Location of the land :-

- a. Divisional Secretary's Division :-
- b. Local Government institute :-
- c. Grama Niladhari Division :-
- d. Name of the village :-

III. Nature of the land :- (before the development)

- a. Cultivated crops :-
- b. Total extent of land :-

- c. Extent of land with mountains, rocks, marshes :-
- d. Rivers, streams, and etc. within the land
- e. Details if there are cultural and historical value :-
- f. If there are state lands/reservations within the land, state the details
- g. If there are allotments with environmental value (details and extent of marshes, mangroves etc)

IV. Blocks plans (annex with)

- a. Total number of allotments :-
- b. Number of allotment with houses :-
- c. Allotments of land and lot numbers less than 20 purchases and isn't there any obstacle to construct houses on those allotments of lands as per the provisions of the Housing and Town Improvement Ordinance.
If there is such obstacle proposed actions for it :-
- d. Number of Business/Commercial allotments of land and lot numbers :-
- e. Number of allotments of the land and allotments numbers reserved for supplying public facilities :-
- f. Are the relevant distribution of blocks of land and allocation of roads done in accordance with the Housing and Town Improvement Ordinance ?

Ownership :-

- a. Name of the owner :-
- b. Name and address of the Auctioneer :-
- c. Names and addresses of two persons who should inquire :-

.....

02. Access Roads :- (constructed/proposed)

I. Access Roads :-

- (a) Name of the nearest bus route :-
- (b) Name of the by-roads from the bus route to the land :-
- (c) Width of the main road/roads in the land :-
- (d) Width of internal by-roads :
- (e) Width of house access roads :-
- (f) Nature of the access roads (Tar/Gravel) :-
- (g) Are the bends of roads made as curved ?
- (h) Are there difficulties when turning vehicles ?

II. Culverts (constructed/proposed)

- (a) Number of culverts and diameter of those in the main internal roads :-
- (b) Number of culverts and diameter of those in the internal by-roads :-
- (c) Number of culverts and diameter of those in the house access roads :-

III. Drainages :-

- (a) Have the drainages besides the road been made ?
- (b) Is there a sufficient drainage system as not to disturb flowing of water ?
- (c) Has the natural water supplying pattern been disturbed due to the subdivision of land ?

If so, actions should be taken to prevent it :-

03. Public services :- (completed/proposed/allocation of lands)

I. Water supplying :-

- (a) Has water been supplied through pipelines ?
- (b) Are there convenience to obtain pipeline ?
- (c) Number of public wells:- For bath :-
For dink :-
- (d) If private wells have to be prepared, are there obstacles in keeping standard distance between lavatories and wells :-
If so, actions should be taken for that :-
- (e) Are there lakes, Ponds, streams and cannels in near for other water requirements.

II. Electricity :-

- (a) Is an electricity service being supplied :-
- (b) Is there convenience to obtain electricity connection ?

III. Allotments of land for public facilities :-

- (a) Total extent of allotments reserved relevant to supply common facilities :-
- (b) For what purpose have those allotments been allocated ?
- (c) Location, extent and purpose of those allotments :-

Assessment reports which mentioned the value of all allotment of land intended to sell separately (this should be submitted annexed with this application)

.....
Signature of the applicant

.....
Date

Preliminary Inquiry

I. Names and designations of the officers who inquired above details

- 1.
- 2.
- 3.

II. Date of Inquiry :-

III. Persons who have met :-

IV. Special observations/proposals besides above details :-

V. We recommend/do not recommend the allotting for the approval

VI. Signatures

1.

2.

3.

VII. Date :-

06. Affirmation :-

I. Name and address of the officer who inquired above details according to the order of the Chairman and the Secretary of the Pradeshiya Sabaha

- 1. Technical Officer :-
- 2. Work Overseer :-

II. Special observations/proposals besides above details :-

III. We recommend/do not recommend the allotting for the approval :-

IV. Signature

1.

2.

3.

V. Date :-

07. Providing Approval :-

I issue this Environmental Clearance Certificate subjected to compliance with the provisions of Housing and Town Improvement Ordinance and Pradeshiya Sabha Ordinances as well as circulars provisions imposed by Commissioner of Local Government to manage the allotting and selling of land.

Complete the following information and report again.

Date :-

Chairman,
Matale Pradeshiya Sabha,
Palapathwela.

Report of the Technical Officer regarding the land to be sold or auctioned

1. Sub office area :
2. Name and address of the person who sell or auction the land :
3. Divisional Secretary's Division to which the land belongs :
4. Grama Niladhri Division : Village :
5.
 - I. Name of the Land :
 - II. Total extent of land : Ac Ro Per
 - III. Action taken regarding remaining allotments of lands :
 - IV. Have the allotments of land been sold from this land? :
 - V. If so, by whom has it been sold? :
 - VI. Extent of land has been sold : Ac Ro Per
 - VII. Extent of land taken over to Pradeshiya Sabha : Ac Ro Per
 - VIII. Has that extent of land been taken over yet ?
 - IX. Boundaries of the land currently sold/auctioned :-

North:

South :

East :

West :
 - X. Length/width of the land :-

Northern boundary :

Southern boundary :

Eastern boundary :

Western boundary :
6. Nature of the land :-
 - I. Cultivations :
 - II. Extent of land with mountains, rocks and marshy :
 - III. If there are reservations/state lands inside the land, provide details :

7. I. Plan number of allotments of land :
 II. Name and address of the Surveyor who certified:
 III. Total number of allotments of land :
 IV. Number of house allotments :
 V. Business/Commercial allotments and lot number :
 VI. Number of house allotments less than 20 purchase and allotment number :

8. I. Width of main internal roads of the land :
 II. Width of internal by-roads :
 III. Width of the house access roads :
 IV. Nature of the roads Tar/gravel :
 V. Are the bends of roads made as curved? :
 VI. Are there difficulties when turning vehicles? :

9. 1. I. Number of culverts and their diameter in main internal roads :
 II. Number of culverts and their diameter in internal by-roads :
 III. Number of culverts and their diameter in house access roads :

 2. I. Has the electricity service been supplied :
 II. Is pipe water supplied :
 III. Number of public wells :

For drink :

For bath :

10. I. Is an extent of land created for public wells? :
 II. What is the extent of reservation for that :
 III. Details on allotting of lands :

Number of purchase

Number of allotments

- | | |
|----------|-------|
| 01. .... | ..... |
| 02. .... | ..... |
| 03. .... | ..... |
| 04. .... | ..... |
| 05. .... | ..... |
| 06. .... | ..... |
| 07. .... | ..... |
| 08. .... | ..... |
| 09. .... | ..... |
| 10. .... | ..... |
| 11. .... | ..... |
| 12. .... | ..... |
| 13. .... | ..... |
| 14. .... | ..... |
| 15. .... | ..... |

.....
Technical Officer.

.....
Work Superintendent.

1. Sub office area :
2. Name and address of the seller/Auctioneer of the land :
3. I. Name of the Land :
II. Grama Niladhari Division :
III. Divisional Secretary's Division :
4. Assessment No./Acres tax No. :
5. I. Is there an arrears of assessment tax/Acre tax :
II. If so, amount in Rupees :
6. Total extent of land : Ac Ro Per
7. Is the total land/a part will be sold/auctioned :
8. I. Has this land been sub divided or auctioned before? :
II. Extent of that :
III. Date of the approval of that plan :
IV. By whom that selling/auctin has been done? :
V. Have the lands be allotted for public purpose? :
i. If so, the extent :
ii. Has this extent of land been acquired to the Sabha by deeds? :
iii. Present situation of those allotments of land :
9. Extent of lands allotted for public roads : Ac Ro Per
10. Is there a proposal or requament to acquire or to take over this land for public purpose of the Sabha? :
11. I. Has the electricity service supplied ?
II. Has the pipe line been supplied ?
III. Number of public wells : For drink
For bath
12. Adjacent Lands (submit the details within a Kilo Meter)
I. Number of residential lands and number of gross houses in it :
II. Factories Business Places :
III. Extent of agricultural land and crops in it :
IV. Extent of paddy lands :
V. Extent of barren lands :

Surroundings :

- I. Forests/Jungle/Received area :
 - II. Streams/Reveres :
 - III. Mountains/Rocks :
 - IV. Park/Playground :
 - V. Crematoriums :
 - VI. Schools :
 - VII. Towns/Bazaars/fairs :
 - VIII. Hospitals/Clinics :
 - IX. Bus Holts :
 - X. Factories/Business :
 - XI. Industrial Zones/Trade Zones :
 - XII. Other public places :
14. i. The present common value of the land :
ii. The present common value of the lands in surrounding :
iii. Mention details discussing with Grama Niladhari and Auctioneer about price list forwarded by the auctioneer:
15. What is the purpose for which this land or the plot of land should be reserved used ? :
16. Could an environmental problem be arisen due to subdivision/auction of this land ?
Give the detail :

I certify that, I have inspected the above lands, obtained information from Grama Niladhari and the peoples around and the above information is true.

Date :

.....
Revenue controller.

Recovery of taxes under section 154 of Pradeshiya Sabha Act

File No.:

01. Name and Address of the applicant :
02. Direction of the chairman as registered :
03. Name, extent and deed number of the land which is to be auctioned :
04. Development plan :
Date of apply :
Date of approved :
05. Plan of the allotments of land :
Date of apply :
Date of approved :
06. Number of allotments of land :
07. Number of allotments of land which have been assigned to the Sabha :
08. Amount of advance received for 1% tax to be charged for auction the land :
09. Advance amount : Rs.
10. Date and the number of the receipt relevant to received amount of advance :

11. Recovery of taxes relevant to the selling of allotment of land :

<i>Duration of sale</i>	<i>Number of allotments</i>	<i>Tax of 1%</i>	<i>Paid Receipt number</i>
1			
2			
3			
4			
5			
6			
7			

Block account for subdivision of the land

$$\text{Survey error} = \frac{\text{Calculated total area} \times 100}{\text{Area mentioned in the plan}} = 1\%$$

<i>Lot number</i>	<i>No. of purchase</i>	<i>No. of allotment of land</i>	<i>Total area P</i>
No. of allotments less than 15 P (Commercial lands)			
.....
.....
Total area of the commercial lands in P			
Proposed land for houses 15 P and over			
.....
.....
Total area of the house lands (P)			
i. The land reserved for allotments			
.....
ii. Reserved for streama			
.....
iii. Reserved for forests and black rocks			
.....
Total extent of land reserved for non housing allotments			
i. Area of the Commercial lands less than 15P			
ii. Area of the housing lands 15P and over			
iii. Area of the lands reserved for non housing purposes			
Calculated total area			

If the surveyor error exceed 10% then a re-subdivision must be request

Allotments of land allotted to the Sabha

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.....		
Total land allotted to the Sabha		

I recommend that the land is not less than 10% of the land allotted for commercial and Housing purposes.

.....
 Technical Officer

.....
 Work Superintendent

Report of Environment Officer on allotting of lands

SCHEDULE III

Agreement for allotting and selling of lands

Agreement entered into between (Full Name)
who owns the National Identity Card Number, residing in
the private Address
Who is the present chairman of the Matale Pradeshiya Sabha, maintain his office at Palapathwala, Matale (hereinafter
referred to as "the first Party") and (Full Name)
who holds the National Identity Card Number
and residing in the private address
who is the Present secretary of the Pradeshiya Sabha and who are subsequently appointed to their posts and positions and
the applicant as the other party (hereinafter referred to as "the second Party") (Full Name)
who holds the National Identity Card No. and residing in the private address
at Pradeshiya Sabha, Matale on this day month year

This is an agreement entered into under the following conditions by second party for the development of the land
depicted in the plan included in the Schedule 4 of the deed registered in Matale Land Registrar office in numbered
and dated prepared by Notary public in accordance with the plan
numbered and dated Prepared by Surveyor, situated
in Grama Niladhari Division submitted to the first party for sale by the second party.

This agreement signed by both parties will be valid for a period of 01 year beginning on this
day month year.

The documents listed in the following appendices herein constitute the format as applicable to this agreement.

APPENDICES

- i. By-law
- ii. Certified copy of the National Identity Card
- iii. Grama Niladhari Certificate
- iv. The plan mentioned in No. 7-1 of Sub division application
- v. Deed of gift/Transfer dated numbered of
Mr. Public Notary.
- vi. When a power of Attorney is an applicant, power of Attorney certificate.

These are the terms of the agreement

01. Both parties agree to pay sum of Rs. as a 1% of the value of the allotment of land to be paid to the
first party in the sale of the land in terms of section 15(1) of Pradeshiya Sabha Act, No. 15 of 1987 (According to
the report given by the second party as the sale price mentioned in the subdivision application.)

02. Notwithstanding the forgoing clauses 01 hereof both parties agree to pay 1% lump sum under the approval of first party of Rs. in advance and the remaining amount of Rs. with be paid before the date of
03. In terms of section 14(1) a, b of the by-law relating to inspection of plans for the erection of the buildings, allotting and selling of the lands, recovery of fees in the Matale Pradeshiya Sabha limits, Matale Pradeshiya Sabha and the second party hereby agrees to transfer the amount of land to be transferred by the applicant to the first party by a legal deed before the date of The second party hereby agrees to bear the cost by only the second party.
04. All the roads, drainages, rain water gutters and related places designed allotment of land in terms of schedule 01 under the plan number under the above mentioned schedule number 4 shall be applicable and attached to the same as per the provisions of constructions by a legal deed before the date of The second party hereby agrees to bear the cost by only the second party.
05. Immediately after the sale of a plot of land or more in the plan number the second party should hand over the deed numbers with the actual list of sale price to the Pradeshiya Sabha. According to that price list both parties agree to pay the first party or second party the difference of 1% paid by the first party.
06. Allotment of land provided by first party dated to be subdivided as per the plan mentioned in schedule IV. The second party hereby agrees that the second party does not have the approval to be subdivided without the prior approval of the first party.
07. As per the approved plan number The first party agrees that the land will be sold only after water, Electricity and road facilities required for the project are completed in accordance with the required slandered.
08. According to the approved plan number The first party agrees to provide Technical advices and recommendations to the second party on the development of public roads, drains, culverts, rain water pools and other infrastructure facilities.
09. The second party hereby by agrees not to cause any harm to adjacent land, property, roads, water source, rain water harvesting and contiguous immovable properties through the allotment of lands permitted by the first party dated
10. The second party hereby Agrees to comply with rules and regulations in Housing and Town Improvement Act and Pradesiya Sabha Act according to plan number and General Assembly decisions, the circulars laid down by the commissioner of land for the management of plots of land and the rules and regulation of the Government Institutions including Central Environmental Authority.
11. The second party shall submit all physical work plan relevant to the contractual function to the first party the Sabha and the second party hereby agrees that it will act only under the approval of the first party, the Sabha.
12. The second party accepts and agrees to be bound by terms of this agreement subject to acts, circulars, sub rules and regulations enacted by the state, State Departments, Central Provincial Council and Matale Pradesiya Sabha from time to time.
13. Both parties agree that the first party has the right to decide on matters not covered by the terms of this agreement.
14. All notifications for this contractual purpose must be in writing and registered mail and both parties agree that the postal Address of both parties are as follows.

First Party

Second Party

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

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

I agreed for allotting and selling of above mentioned land according to conditions 01 to 04

.....
 Chairman,
 Matale Pradeshiya Saba,
 Matale.

.....
 Secretary,
 Matale Pradeshiya Saba,
 Matale.

First Party

Evidence of the signature
 of the first party of the First side

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-

Evidence of the signature
 of the first party of the First side

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-

Evidence of the signature
 of the second party of the First side

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-

Evidence of the signature
 of the second party of the First side

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-

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Second Party

Evidence of the signature
 of the for Second party

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-

Evidence of the signature
 of the for Second party

01. Full name :-
02. National Identity Card Number :-
03. Address :-
04. Date :-