

*Town and Country Planning.***Ordinance No. 13 of 1946.**

L. D.—O. 75/39./M.L.A.—B.A. 637

An Ordinance to authorise the making of schemes with respect to the planning and development of land in Ceylon, to provide for the protection of natural amenities and the preservation of buildings and objects of interest or beauty, to facilitate the acquisition of land for the purpose of giving effect to such schemes, and to provide for matters incidental to or connected with the matters aforesaid.

[Date of Governor's assent : May 31, 1946.]

[Date of commencement : January 1, 1947.]

HENRY MOORE.

BE it enacted by the Governor of Ceylon, with the advice and consent of the State Council thereof, as follows :—

1. This Ordinance may be cited as the Town and Country Planning Ordinance, No. 13 of 1946, and shall come into operation on such date as may be appointed by the Governor by Proclamation published in the *Gazette*.

Short title
and date of
operation.

PART I.**GENERAL PROVISIONS.**

2. A scheme may be made under this Ordinance with respect to land, whether there are or are not buildings thereon, with the general object of controlling the development of the land comprised in the area to which the scheme applies, of securing proper sanitary conditions, amenity and convenience, of preserving existing buildings and places of architectural, historic or artistic interest and places of natural beauty.

Scope of
planning
schemes.

3. (1) There shall be established for the purposes of this Ordinance a Commission to be called the Central Planning Commission consisting of—

Constitution
of Central
Planning
Commission.

- (a) The Commissioner of Local Government as Chairman ;
- (b) The Solicitor-General ;
- (c) the Commissioner of Labour ;
- (d) the Director of Commerce and Industries ;
- (e) the Government Valuer ;
- (f) the Archaeological Commissioner ;
- (g) the Government Town Planner ;
- (h) an officer from each of the following Departments, namely, the Land Commissioner's Department, the Department of Agriculture and the Surveyor-General's Department, appointed by the Governor on the recommendation of the Executive Committee of Agriculture and Lands ;
- (i) an officer from each of the following Departments, namely, the Public Works Department and the Department of Medical and Sanitary Services, appointed by the Governor on the recommendation, respectively, of the Executive Committee of Communications and Works and of the Executive Committee of Health ; and

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(j) not more than five other persons appointed by the Governor on the recommendation of the Executive Committee of Local Administration, being persons who are not the holders of any office of emolument under the Crown.

(2) Any of the officers mentioned in paragraphs (b) to (e) of sub-section (1) who is unable to attend any meeting of the Central Planning Commission may authorise any other officer to be present on his behalf at such meeting; and the officer so authorised shall be deemed for the purposes of such meeting to be a member of the Commission.

(3) Every person appointed under paragraph (j) of sub-section (1) to be a member of the Commission shall, unless he earlier vacates the office or is removed therefrom by the Governor, hold office for a period of three years from the date of his appointment; any such person vacating the office by effluxion of time shall be eligible for re-appointment.

Any such person who, without leave of the Commission previously had and obtained, is absent from three consecutive meetings of the Commission, shall be deemed to have vacated his office, and a new appointment may accordingly be made in his place.

(4) The Governor may, on the recommendation of the Executive Committee, if he is satisfied that any proposed planning scheme or other matter which is being or is about to be considered by the Central Planning Commission affects or is likely to affect the interests of any Department of Government which is not represented on the Commission, authorise any member of that Department to be present and to vote at meetings of the Commission at which such scheme or matter is considered; and any person so authorised shall, whenever such scheme or matter is considered at a meeting of the Commission, be deemed to be a member of the Commission.

(5) The Governor may appoint any person, by name or by office, to be or to act as Secretary to the Central Planning Commission.

(6) The Executive Committee may make rules with respect to the times and places at which meetings of the Central Planning Commission shall be held, and to the procedure to be followed at meetings of the Commission. Subject to any rules so made the Commission shall regulate its own procedure.

(7) All expenditure incurred in connection with the transaction of business by the Central Planning Commission, and the performance of the duties imposed on the Commission by or under this Ordinance shall be paid out of general revenue.

4. It shall be the duty of the Central Planning Commission—

(a) to advise the Executive Committee with regard to the declaration of Development Areas and to the necessity for the preparation of planning schemes in any such Area;

(b) to advise planning authorities with regard to the preparation of surveys of urban and rural areas and of planning schemes, and to investigate defects or delays in the preparation or execution of such schemes;

Duties of
Central
Planning
Commission.

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- (c) to make such recommendations to the Executive Committee as the Commission may consider necessary for the regulation of the development of land in any part of Ceylon, the creation of satellite towns and garden cities, the setting apart of land for the purpose of natural reserves, public parks and open spaces, the clearance of slums and the housing of workers, the improvement of existing roads and the establishment of new roads, and the preservation of places of historic or architectural interest or importance or of natural scenic beauty;
- (d) to make to the Executive Committee and to any planning authority such general or special recommendations as the Commission may consider necessary with reference to the control of architectural design and of outdoor advertisements;
- (e) to consider and examine all draft planning schemes submitted to the Commission under this Ordinance, and to tender advice to the Executive Committee with respect to the approval or modification of such schemes, and generally to advise the Executive Committee on any matter which may be referred to the Commission for such advice;
- (f) to formulate for the guidance of the Executive Committee and of planning authorities a national plan or policy setting out in outline general proposals relating to the use and development of land in Ceylon.

5. The Governor may appoint—

- (a) any person by name or by office to be or to act as Government Town Planner;
- (b) such Assistants to the Government Town Planner, and such other officers and servants as may be necessary for the purpose of enabling the Government Town Planner to exercise and perform the powers, functions and duties conferred or imposed on him by or under this Ordinance.

Appointment of
Government
Town Planner,
&c.

PART II.

DEVELOPMENT AREAS AND PLANNING AND EXECUTIVE
AUTHORITIES.

6. (1) Every Municipality, and every town within the meaning of the Urban Councils Ordinance, No. 61 of 1939, shall be an Urban Development Area for the purposes of this Ordinance.

Urban
Development
Areas.

(2) The Governor may, by Proclamation published in the *Gazette*, declare that any Sanitary Board town shall be an Urban Development Area for the purposes of this Ordinance.

(3) Any town which is declared by or under this Ordinance to be an Urban Development Area shall, notwithstanding that it may be included in any Regional Development Area, continue to be an Urban Development Area and the provisions of this Ordinance shall apply accordingly.

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Trunk Road
Development
Areas.

7. (1) The Governor may, by Proclamation published in the *Gazette*, declare that any area within a specified distance on either side of any principal thoroughfare shall be a Trunk Road Development Area for the purposes of this Ordinance:

Provided, however, that no area which is situated within any Urban Development Area shall be declared under this section to be a Trunk Road Development Area or be included in any such area.

(2) Any area which is declared under this Ordinance to be a Trunk Road Development Area shall, notwithstanding that it may be included in any Regional Development Area, continue to be a Trunk Road Development Area, and the provisions of this Ordinance shall apply accordingly.

Regional
Development
Areas.

8. (1) The Governor may, by Proclamation published in the *Gazette*, declare that any area specified in such Proclamation shall be a Regional Development Area for the purposes of this Ordinance.

(2) Any Urban Development Area or Trunk Road Development Area may be included in any Regional Development Area:

Provided, however, that no Urban Development Area or Trunk Road Development Area shall, at any time after an outline scheme or a detailed scheme has come into operation for such Area or for any land therein, be included in any Regional Development Area.

Planning
authorities.

9. (1) The local authority for any Municipality or town which is declared by or under this Ordinance to be an Urban Development Area shall be the planning authority for the purpose of the preparation of any outline scheme or detailed scheme for that Area or for any land in that Area.

(2) The Director of Public Works shall be the planning authority for the purpose of the preparation of any outline scheme or detailed scheme for any Trunk Road Development Area or for any land in any such Area.

(3) A Regional Planning Committee, which shall be constituted in accordance with the provisions of section 12 for each Regional Development Area, shall be the planning authority for the purpose of the preparation of a Regional planning scheme for all areas in that Region, including areas declared by or under this Ordinance to be Urban Development Areas or Trunk Road Development Areas.

Executive
authorities.

10. (1) Subject to the provisions of section 11 (1), the local authority for each Municipality or town which is declared by or under this Ordinance to be an Urban Development Area shall be the executive authority for the purpose of the execution in that Area of any outline scheme or detailed scheme or of any provision in any Regional planning scheme which applies to that Area or to any land therein.

(2) The Superintending Engineer for each province shall be the executive authority for the purpose of the execution, in any Trunk Road Development Area in that province, of any outline scheme or detailed scheme or of any provision in a Regional planning scheme which applies to that Area or to any land therein.

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(3) Subject to the provisions of section 11 (2), the Village Committee for each village area which is included in any Regional Development Area shall be the executive authority for the purpose of the execution, in that village area, of any provision in any Regional planning scheme which applies to the village area.

(4) Where any provisions with respect to any land are included in any planning scheme in pursuance of any directions given under section 23, the Sanitary Board or Village Committee for the town or village area in which such land is situated shall be the executive authority for the purpose of the execution of such provisions.

11. (1) Where any planning scheme for an Urban Development Area contains any provision relating to any principal thoroughfare, the Superintending Engineer for the province in which the thoroughfare is situated, shall, to such extent as may be specified in the scheme, be the executive authority for the purpose of the execution of that provision.

Executive
authorities in
relation to
roads.

(2) Where any planning scheme contains any provision relating to any road in respect of which any power may be exercised by a Provincial or District Road Committee under the Thoroughfares Ordinance, or to the development of land adjacent to any such road, that Committee shall be the executive authority for the purpose of the execution of that provision in so far as it applies to that road and to such land adjacent thereto as may be specified in that scheme:

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Provided, however, that the preceding provisions of this sub-section shall not apply in the case of any such road which is situated within an Urban Development Area.

12. (1) The Governor shall appoint for each Regional Development Area a Regional Planning Committee which shall, save as otherwise provided in sub-section (2), consist of—

Constitution of
Regional
Planning
Committees.

- (a) the Government Agent and the Superintending Engineer of the province in which the Area is situated, or where the Area is situated wholly within any revenue district, the Assistant Government Agent and the senior officer of the Public Works Department stationed in that district;
- (b) one representative of the local authority for each Municipality or Urban Council town which is included in the Area being a member of, and recommended for appointment by, the local authority;
- (c) a Medical Officer of Health in the employment of Government or of a local authority;
- (d) an officer of the Survey Department of a rank not below that of Assistant Superintendent of Surveys;
- (e) the Chairman of the Village Committee for each village area included in the Development Area;
- (f) such other persons not exceeding five in number as the Governor may consider necessary, being persons who are not the holders of any office of emolument under the Crown.

(2) Every person appointed to be a member of the Committee shall, unless he earlier vacates the office or is removed therefrom by the Governor, hold office for a period of three

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years from the date of his appointment; any such person vacating the office by effluxion of time shall be eligible for re-appointment.

Any such person who, without leave of the Committee previously had and obtained, is absent from three consecutive meetings of the Committee, shall be deemed to have vacated his office, and a new appointment may accordingly be made in his place.

(3) Where any Regional Development Area does not contain any area which is not within a Municipality or Urban Council town, nothing in sub-section (1) (a) shall be deemed to require that any Government Agent or Assistant Government Agent shall be a member of the Regional Planning Committee appointed for that Region.

(4) The Governor shall nominate one of the members of a Regional Planning Committee to be the Chairman of that Committee.

Transaction
of business
by Regional
Committee.

12 (1) Regulations may be made providing for the conduct of business by Regional Planning Committees and prescribing the procedure to be followed at meetings of such Committees. Subject to any such regulations a Regional Planning Committee shall regulate its own procedure.

(2) Meetings of a Regional Planning Committee may be summoned by the Chairman of the Committee whenever he may deem it necessary:

Provided that the Chairman shall summon a meeting whenever he is requested in writing to do so by not less than five members of the Committee.

(3) The Government Town Planner shall be entitled to be present at any meeting of a Regional Planning Committee, but shall not have the right to vote at any such meeting.

Dissolution
of Regional
Committees.

14. Where a Regional planning scheme comes into operation for any Regional Development Area in accordance with the provisions of this Ordinance the Regional Planning Committee constituted for that Area shall be dissolved.

Expenses of
Regional
Committees.

15. (1) It shall be lawful for the Commissioner of Local Government to engage the services of such officers and servants and to incur such expenses as may be necessary for the purpose of enabling a Regional Planning Committee to prepare a Regional planning scheme.

(2) All expenses incurred for the purpose of the preparation of Regional planning schemes shall be paid out of general revenue from such sums as may be voted for the purpose by the State Council.

(3) The Deputy Financial Secretary shall as soon as may be after the end of each financial year transmit to the Executive Committee a statement setting out the total amount paid out of general revenue in that year in defraying the expenses incurred under sub-section (1) for the purpose of the preparation of a Regional planning scheme for any Regional Development Area; and the Executive Committee shall thereupon determine the share, if any, of such expenses which shall be borne by the local authority for each Municipality or town which is included within that Area.

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Regulations may be made prescribing the manner in which such determinations shall be made, and the matters which shall be taken into consideration for the purpose of such determinations.

(4) Every local authority shall, before the expiry of a period of one month after the receipt from the Commissioner of a statement specifying the sum due from that authority in accordance with any determination of the Executive Committee under sub-section (3), pay such sum out of the funds of that authority into the general revenue of Ceylon.

16. (1) All expenses incurred by a local authority in the preparation of a planning scheme shall be defrayed out of the funds of that authority.

(2) (a) All expenses incurred by the Government Town Planner in the preparation of any scheme for any Urban Development Area under the provisions of section 24 (2) or section 25 (3) shall be paid out of the general revenue from moneys voted for the purpose by the State Council.

(b) The Deputy Financial Secretary shall at the end of each financial year transmit to the Executive Committee a statement showing the total amount paid under paragraph (a) in defraying the expenses incurred in that year in the preparation of any planning scheme, and such amount shall be refunded to general revenue out of the funds of the authority by whom the scheme should have been prepared.

Expenditure
on preparation
of schemes for
Urban Develop-
ment Area.

17. All expenses incurred by the Director of Public Works in the preparation of planning schemes shall be defrayed out of the general revenue of Ceylon from moneys voted for the purpose by the State Council.

Expenses of
Director of
Public Works.

PART III.

PLANNING PROCEDURE.

18. The Regional Planning Committee for any Regional Development Area may make application to the Executive Committee to direct the preparation of a Regional planning scheme for that Area.

Application
for directions
to prepare
a Regional
planning scheme.

19. The planning authority for any Urban Development Area or Trunk Road Development Area may at any time make application to the Executive Committee to direct the preparation of an outline planning scheme for that Area or for any land therein :

Application
for directions
to prepare an
outline scheme.

Provided that no such application shall be made in respect of any Trunk Road Development Area except with the prior approval of the Executive Committee of Communications and Works.

20. (1) The planning authority for any Urban Development Area or Trunk Road Development Area may, at any time after an outline scheme for that Area or any land therein has come into operation in accordance with the provisions of this Part, make application to the Executive Committee to direct the preparation of a detailed planning scheme for any land to which any provision of that outline scheme applies.

Application for
directions to
prepare a
detailed scheme.

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(2) Notwithstanding that an outline scheme has not come into operation for any Urban Development Area or Trunk Road Development Area, the planning authority for that Area may make application to the Executive Committee to direct the preparation of a detailed planning scheme for any land in that Area, if the authority is of opinion that the provisions proposed to be included in the detailed scheme are urgently necessary for the purpose of—

- (a) the regulation of the development of such land ; or
- (b) the improvement of the locality in which the land is situated ; or
- (c) the preservation of the amenities of the locality in which the land is situated.

Order for
preparation
of scheme.

21. (1) Subject to the provisions of sub-section (3), the Executive Committee may, on application made to the Committee in that behalf under the preceding provisions of this Part, by Order published in the *Gazette* direct that a Regional planning scheme shall be prepared for any Regional Development Area or that an outline scheme or a detailed scheme shall be prepared for the whole or any part of any Urban Development Area or Trunk Road Development Area, as the case may be.

(2) Subject to the provisions of sub-section (3), the Executive Committee may, of its own motion or upon the recommendation of the Central Planning Commission, by Order published in the *Gazette* direct—

- (a) that a Regional planning scheme shall be prepared for any Regional Development Area ;
- (b) that an outline scheme shall be prepared for any Urban Development Area or for any land in any such Area ; or
- (c) that a detailed scheme shall be prepared for any land in any Urban Development Area to which any provision, which is contained in any outline scheme which has come into operation, is applicable.

(3) The Executive Committee shall not make an Order directing the preparation of any outline scheme or detailed scheme for any area or land which is situated in any Regional Development Area unless a Regional scheme for that Region has come into operation, or where no such scheme has come into operation, unless the Regional Planning Committee for that Area consents to the making of the Order.

(4) No Order shall be made under this section at any time prior to the date of the publication in the *Gazette* of the general interim development order made under section 45.

Discretion of
Executive
Committee as
to area or land
for which outline
scheme or
detailed scheme
is to be
prepared.

22. The question whether an outline scheme or a detailed scheme shall be prepared for the whole or a part only of any Area, and any question as to the land in any such Area for which any such scheme shall be prepared, shall be determined by the Executive Committee in its discretion :

Provided, however, that the Executive Committee shall, in determining any such question, have regard to such representations or recommendations as may be made to the Committee by the planning authority by which the scheme is to be prepared or by the Central Planning Commission.

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23. (1) Where an Order is made under this Part directing the preparation of a planning scheme for any Urban Development Area, and the Executive Committee considers it expedient that the scheme should include any provisions with respect to any land which, though situated outside that Area, is contiguous to any part of that Area, the Executive Committee, after reference to the Sanitary Board or the Village Committee for the town or village area in which such land is situated, may in the same or a subsequent Order direct the planning authority to include in the scheme provisions with respect to such land :

Special provisions for planning of land contiguous to Urban Development Area.

Provided, however, that nothing in the preceding provisions shall be deemed to authorise the inclusion in any scheme for any Urban Development Area of provisions with respect to land in any other Urban Development Area.

(2) No provisions included in any planning scheme in pursuance of any directions given under sub-section (1) shall be provisionally approved or sanctioned except after reference to the Sanitary Board or Village Committee for the town or village area in which the land to which such provisions relate is situated.

24. (1) Upon the publication in the *Gazette* of an Order under section 21 for the preparation of any scheme for any Development Area or for any land in any such area, it shall be the duty of the planning authority for that area, in accordance with the Order and on or before such date as may be specified therein, to prepare a draft scheme for that area or land :

Preparation of draft scheme.

Provided, however, that the date specified in any such Order may be varied from time to time by the Executive Committee in its discretion.

(2) Where the Executive Committee is satisfied that the planning authority for any Urban Development Area has failed or refused to prepare or unreasonably delayed the preparation of a draft scheme for any Area or land, as the case may be, in accordance with the provisions of sub-section (1), the Executive Committee may direct the Government Town Planner to prepare the draft scheme for that Area or land.

25. (1) Every draft scheme which is prepared under section 24 shall be submitted to the Central Planning Commission; and the Commission shall, as soon as practicable, examine the draft scheme and transmit it to the Executive Committee together with its recommendations with respect to the approval or modification thereof.

Provisional approval of draft scheme.

(2) Upon the transmission of a draft scheme to the Executive Committee under the preceding provisions of this section, the Executive Committee may, after consideration of the recommendations made by the Central Planning Commission with respect to the scheme—

(a) provisionally approve the draft scheme, subject to such modifications or alterations, if any, as the Committee may consider necessary; or

(b) direct the planning authority or the Government Town Planner, as the case may be, to prepare a new draft scheme containing such provisions as may be specially or generally specified by the Committee.

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(3) Where the Executive Committee is satisfied that the planning authority for any Urban Development Area has failed or refused to prepare or unreasonably delayed the preparation of a new draft scheme in accordance with any directions given by the Committee as hereinbefore provided, the Executive Committee may direct the Government Town Planner to prepare the new draft scheme.

(4) Where a new draft scheme is prepared in pursuance of directions issued by the Executive Committee as hereinbefore provided, the provisions of sub-sections (1) and (2) of this section shall apply in relation to that scheme in like manner as those provisions apply in the case of original draft schemes prepared under section 24.

(5) The powers conferred on the Executive Committee by the preceding provisions of this section in relation to the approval, modification or alteration of draft schemes shall be exercised subject to the provisions of section 29.

Notice of
approval of
draft scheme
and inspection
of scheme.

26. (1) Where any draft scheme for any Development Area or for any land in that Area has been provisionally approved by the Executive Committee, it shall be the duty of the planning authority for that Area, before the expiry of the prescribed period after the date of such approval—

- (a) to cause copies of the draft scheme and of every map, plan or sketch accompanying such scheme to be prepared ; and
- (b) to cause a notice to be published, in the *Gazette*, and in such other manner as may be prescribed, to the effect that the draft scheme has been provisionally approved, and that copies of the scheme and of any maps, plans or sketches accompanying the scheme will be open for public inspection at such place or places as may be specified in the notice.

(2) Copies of every draft scheme which has been provisionally approved by the Executive Committee and of every map, plan or sketch accompanying that scheme shall be open to public inspection free of charge during the prescribed period after the date of the publication in the *Gazette* of notice of the provisional approval of that scheme.

Objections
to draft
schemes.

27. Any owner or occupier of any land to which any provision in a draft scheme relates, or any other person having any proprietary interest in any such land may, before the expiry of the prescribed period after the date of the publication in the *Gazette* of notice of the provisional approval of that scheme, lodge an objection with the planning authority against any provision contained in the scheme on either or both of the following grounds, or on such other grounds as may be prescribed :—

- (a) that the provision is not necessary in the interests of the public or of the majority of the owners or occupiers of land affected by the provision ;
- (b) that the provision in its application to the property in which the objector has an interest, inflicts undue hardship upon him.

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28 (1) The planning authority shall consider all objections duly lodged under section 27 with that authority in respect of any draft scheme, and shall as soon as may be return the draft scheme to the Central Planning Commission together with—

Sanction of draft scheme by Executive Committee.

- (a) a statement setting out the amendments or modifications, if any, which should in the opinion of the authority be made in the draft scheme, and the reasons for which such amendments or modifications are proposed;
- (b) copies of all objections duly lodged with the authority in respect of the draft scheme, and the recommendations of the authority as to the disposal of every such objection.

(2) After consideration by the Central Planning Commission of all such proposals as may be made under sub-section (1) by a planning authority in connexion with any draft scheme, of all objections duly lodged under section 27 in respect of that scheme, and of the recommendations of the planning authority upon such objections, the Commission shall transmit the draft scheme to the Executive Committee together with the recommendations of the Commission on the question whether the schemes should be sanctioned, with or without modifications.

(3) Upon the transmission of a draft scheme to the Executive Committee under the preceding provisions of this section, the Executive Committee may, after consideration of the recommendations made by the planning authority and the Central Planning Commission with respect to the scheme and of the objections lodged under section 27, sanction the draft scheme subject to such modifications or alterations, if any, as the Committee may consider necessary.

29. (1) The Executive Committee shall not under section 25 or section 28 provisionally approve or sanction any draft scheme which contains any provision relating to any road in respect of which any power may be exercised under the Thoroughfares Ordinance by a Provincial or District Road Committee or by the Director of Public Works, or to the development of any land adjacent to any such road, unless—

Restrictions as to approval or sanctioning of draft schemes.

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- (a) the draft scheme contains an estimate of the probable expenditure likely to be incurred by the Government in the execution of the provision; and
- (b) that provision, and the estimate referred to in paragraph (a), have been approved by the Executive Committee of Communications and Works.

(2) Where a draft outline scheme or a draft detailed scheme is prepared for any area or land which is situated in any Regional Development Area, the Executive Committee shall not under section 25 or section 28 provisionally approve or sanction the draft scheme unless a Regional scheme for that area has come into operation, or, where no such scheme has come into operation, except after consideration of such

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representations or recommendations as may be made to the Executive Committee by the Regional Committee for that Area.

Incorporation
in outline
scheme or
detailed
scheme of
provision
contained in
Regional
scheme.

30. (1) Where a Regional scheme for any Regional Development Area has come into operation the Executive Committee may, before sanctioning under section 28 any draft outline scheme or detailed scheme for any area or land situated in that Area incorporate in the draft scheme, with such modifications as the Committee may consider necessary, all or any such provisions relating to that area or land as may be contained in the Regional scheme.

(2) Where any provision contained in a Regional scheme is incorporated in any draft scheme under sub-section (1), the provision as so incorporated shall, on and after the date on which the draft scheme comes into operation in accordance with this Part, have effect in lieu of the provision contained in the Regional scheme, but without prejudice to the validity of anything previously done or suffered to be done thereunder or to any right or duty previously conferred or imposed thereby.

Confirmation
and approval
of schemes.

31. (1) Every draft scheme which is sanctioned by the Executive Committee shall be submitted to the Board of Ministers for confirmation.

(2) Where the Board of Ministers refuses to confirm any draft scheme on the ground that one or more of the provisions contained therein ought not to be included in the scheme, the Executive Committee may, after consultation with the Central Planning Commission and the planning authority, vary or modify the scheme in such manner as may be necessary; and the draft scheme as so varied or modified shall be deemed to be sanctioned by the Executive Committee and shall again be submitted to the Board of Ministers for confirmation.

(3) Where any draft scheme modifies or suspends, or purports to modify or suspend, the operation of any provision of any Ordinance for the time being in force, such scheme shall, after confirmation by the Board of Ministers, be brought before the State Council for approval by motion made in that behalf by the Minister.

Coming into
operation of
planning
schemes.

32 Every planning scheme which has been sanctioned by the Executive Committee shall, if confirmed by the Board of Ministers and, where so required by section 31 (3), approved by the State Council, come into operation upon the expiry of a period of fifteen days after the publication in the *Gazette* by the Minister of a notification of such sanction and confirmation, and where so required of such approval, or upon such later date as may be specified in the notification by the Minister.

Refusal to confirm
or approve
scheme not to
prevent preparation
of new scheme.

33. The refusal by the Board of Ministers or the State Council to confirm or approve any draft scheme for any Development Area or any land in any such Area, shall not be deemed to prejudice the power of the Executive Committee to make a new Order under section 21 directing the preparation of a new draft scheme for that Area or land.

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34. (1) The planning authority for any Urban Development Area or any Trunk Road Development Area may, at any time after a planning scheme has come into operation for that Area or for any land in that Area, make an application to the Executive Committee—

Application for modification or revocation of planning schemes.

- (a) to direct the preparation of a new scheme for the modification or revocation of that planning scheme; or
- (b) to revoke any provision contained in that planning scheme.

(2) Any Provincial or District Road Committee or Village Committee which is declared by this Ordinance or by any planning scheme to be the executive authority for the purpose of the execution of any provision of any planning scheme, in so far as it relates to any road or land adjacent thereto, or to any village area, may make application to the Executive Committee—

- (a) to direct the preparation of a new scheme for the modification or revocation of that provision; or
- (b) to revoke that provision.

35. (1) Subject to the provisions of sub-section (2), the Executive Committee may upon application made to the Committee in that behalf under section 34—

Order or resolution for modification or revocation, &c., of planning scheme.

- (a) by Order published in the *Gazette* direct the authority by whom such application was made to prepare a new scheme for the modification or revocation of the planning scheme to which the application relates, or of any provision contained in that planning scheme; or
- (b) by resolution determine that any provision contained in the planning scheme to which the application relates shall be revoked.

(2) The Executive Committee shall not under sub-section (1) make any Order or pass any resolution for the modification or revocation of any planning scheme or of any provision contained therein, unless the Committee is satisfied, after such investigation as it may consider necessary that the scheme or provision, as the case may be—

- (a) will entail the payment of an excessive amount by way of compensation to owners of land and other persons; or
- (b) cannot or should not be carried into execution owing to practical difficulties or unforeseen circumstances.

36. Every Order made under section 35 for the preparation of a new scheme shall have the like effect as an Order made under section 21 and the provisions of sections 22 to 28 and of sections 31 and 32 shall, in so far as they are applicable and subject to such modifications or adaptations as may be made in that behalf by regulation, apply in relation to the preparation and consideration of the new scheme and the coming into operation thereof; and where any such Order directs the preparation of a new scheme by a Provincial or District Road Committee or by a Village Committee, that Committee shall be deemed to be, and shall have all the powers which may under this Ordinance be exercised, by a planning authority.

Preparation of new scheme to modify or revoke planning scheme.

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Coming into
operation of
resolution to
revoke any
provision in
a planning
scheme.

37. Every resolution passed under section 35 for the revocation of any provision in a planning scheme shall be submitted to the Board of Ministers for confirmation.

Every such resolution which is ratified by the Governor shall be published in the *Gazette* and shall come into operation upon such publication.

PART IV.

CONTENTS OF PLANNING SCHEMES.

General
provisions
as to contents
of schemes.

38. Subject to the provisions of this Part, any planning scheme made under this Ordinance may contain such provisions as may be necessary or expedient for regulating or prohibiting the use or development of land in the Area to which the scheme applies, and in particular for all or any one or more of the matters specified in the First Schedule to this Ordinance.

First Schedule.

Schemes for
Trunk Road
Development
Areas.

39. Notwithstanding anything in section 38, no planning scheme for any Trunk Road Development Area, or for any land in any such Area, shall contain any provision relating to any of the matters referred to in the Second Schedule to this Ordinance.

Second
Schedule.

Provisions in
outline
schemes.

40. An outline planning scheme for any Urban Development Area or Trunk Road Development Area may contain such provisions as may be necessary for the general regulation of the development of the land to which the scheme applies :

Provided that nothing in the preceding provisions of this section shall be deemed to prevent the inclusion in any outline scheme of detailed provision with respect to any one or more of the matters for which provision may be made in a scheme.

Provisions
in detailed
schemes.

41. A detailed planning scheme for any Urban Development Area or Trunk Road Development Area may contain detailed provision with respect to any one or more of the matters for which provision is authorised by this Ordinance to be made in such scheme.

Modification
or suspension
of other
written law.

42. (1) Any planning scheme may, where it is necessary for the purpose of securing proper planning or development, provide for the modification or the suspension of the operation of any provision of any other written law in so far as that provision is similar to or inconsistent with any provision contained in the scheme.

(2) Where any provision of any other written law is modified by any planning scheme which is for the time being in operation, that provision shall, in its application to the area or land to which the scheme relates, apply subject to such modifications as may be specified in the scheme.

(3) Where any provision of any other written law is suspended by any planning scheme which is for the time being in operation, that provision shall not, unless otherwise provided in the scheme, apply in the area or land to which the scheme relates or in such part of that area or land as may be specified in the scheme.

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43. Any planning scheme may contain provision directing that the authority responsible for the execution of any provision in such scheme shall, for the purpose of giving effect to that provision, exercise the powers conferred on that authority by any written law other than this Ordinance.

Provision directing the use of powers conferred by other written law.

44. Where any planning scheme provides for the pooling and redistribution of sites in any specified area, the scheme shall in addition contain provision for securing—

Special provisions as to redistribution of land.

- (a) that after any land which is required for roads, open spaces and other public purposes has been set apart for such purposes, the new site assigned to any person in lieu of the original site belonging to him will be of a value and extent proportionate to the value and extent of his original site, and will as far as possible enjoy any such special advantage in the way of position or frontage as was enjoyed by the original site;
- (b) that if the new site assigned to any person will be insufficient in extent to be used as a building site, the new site will, if that person so requires, be purchased or acquired by the executive authority;
- (c) that the cost of the preparation of any provision relating to the redistribution of sites, and of the execution of any such provision, will be borne by the owners of the sites in proportion to the value of the original sites belonging to them.

PART V.

INTERIM DEVELOPMENT OF LAND.

45. (1) The Executive Committee shall make a general order (hereinafter referred to as "the general interim development order") with respect to the interim development of land situated in the areas for which planning schemes are to be prepared, and may at any time make any such special order (hereinafter referred to as "special interim development order") as may be necessary with respect to the interim development of land in any specified area.

Interim development orders.

(2) An order made under sub-section (1) may itself permit the development of land either unconditionally or subject to any condition specified in the order, or may empower any authority or officer so specified to grant permits for the development of land in accordance with the terms of the order and subject to such conditions and restrictions as may be set out therein.

(3) Every interim development order shall be published in the *Gazette* and shall come into operation upon such publication.

(4) Any special interim development order made in respect of any specified area may vary or modify any provision contained in the general interim development order in so far as that provision applies to land in the area in respect of which the special order is made.

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Restrictions
in respect
of interim
development.

46. (1) Notwithstanding anything in any other written law, no person shall at any time during the period commencing on the date of the publication in the *Gazette* of an Order for the preparation of a planning scheme for any Development Area and ending on the date on which the scheme so prepared comes into operation—

- (a) erect, re-erect, demolish, alter or repair any structure in that area; or
- (b) lay out, construct, widen, extend or close, or attempt to lay out, construct, widen, extend, or close, any road, in that area; or
- (c) develop any land in that area, or sub-divide, convey, assign or otherwise dispose of or deal with any such land, in such manner as to constitute any part of the land into a separate holding,

unless authorised so to do by any provision contained in the general interim development order or in any special interim development order applicable to that area, or by a permit granted by the authority or officer specified in any such provision to be the authority or officer responsible for the regulation of the interim development of land in the area for which the planning scheme is to be prepared.

(2) (a) Where, at any time during the period specified in sub-section (1), any person is convicted of an offence under section 81 by reason of his executing any work or causing or permitting the execution of any work in or upon or in relation to any land or structure in any Development Area in contravention of any provision of that sub-section or of any interim development order applicable to that area, the Court may, on the application of the authority or officer responsible for the regulation of the interim development of land in that area, order that person to alter, remove or demolish that work within such period as may be specified therein.

(b) Where any person who is required to alter, remove or demolish any work by an order made by a court under this sub-section fails to do so within the period specified in the order, the authority or officer on whose application the order was made, may alter, remove or demolish that work. All expenses incurred by that authority or officer in the alteration, removal or demolition of that work shall be a first charge on the property of that person and may be recovered from that person in such manner as may be provided by regulation.

Issue of
permits
for interim
development.

47. No permit shall be granted under section 46 by any authority or officer except in such circumstances and in accordance with such conditions as may be specified in that behalf by the general interim development order, or by any special interim development order which is applicable to the grant of permits by that authority or officer.

Appeal against
refusal of
permit for
interim
development.

48. Any person who is aggrieved by the refusal of any authority or officer to grant a permit authorising the execution of any work or the doing of any act referred to in paragraph (a) or paragraph (b) or paragraph (c) of section 46 may, in accordance with regulations, appeal to the Executive Committee against such refusal, and the decision of the Executive Committee upon any such appeal shall be final.

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49. The provisions of section 46 relating to the execution of any work or the doing of any act shall be in addition to and not in substitution for the provisions of any other written law regulating the execution of such work or to the doing of such act; and the grant of a permit under this Part authorising the execution of any work or the doing of any act shall not be deemed to authorise the execution of such work or the doing of such act otherwise than in accordance with the provisions of any other written law which may be applicable in the case of such work or act.

Grant of permit not to affect other written law.

PART VI.

EXECUTION OF SCHEMES.

50. Upon the coming into operation of any planning scheme it shall be the duty of the authority responsible for the execution of any provision contained in the scheme to carry out and enforce that provision and generally to discharge and perform all such functions and duties as may be conferred or imposed on the authority by the scheme or by or under this Ordinance.

Duty of executive authority to execute provisions in schemes.

51. (1) For the purpose of carrying out or giving effect to any provision contained in a planning scheme or of securing compliance or conformity with any such provision, it shall be lawful for the executive authority or for any officer generally or specially authorised in that behalf by the authority, subject to the conditions and restrictions set out in section 52—

Powers exercisable by executive authorities.

- (a) to alter or re-erect any existing structure or work on any land to which such provision applies, for the purpose of bringing that structure or work into conformity with such provision, or to remove or demolish any existing structure or work the removal or demolition of which is necessary for the purpose of carrying out or giving effect to such provision;
- (b) to alter, re-erect, remove or demolish any structure or work, not being an existing structure or work, which has been erected or executed in contravention of such provision, or which, although erected or executed under the authority of a permit granted under this Ordinance, has not been erected or executed in conformity with the conditions subject to which the permit was granted;
- (c) to prohibit the use of any land or structure in any manner likely to contravene such provision, and where the condition, character or appearance of any land or structure has been or is being altered in consequence of the use thereof in contravention of such provision, to enter upon or into such land or structure and to execute thereon all such work as may be necessary to restore it to its former condition, character and appearance;
- (d) to execute on any land any work which the owner of the land is required by such provision to execute, in any case where the authority is satisfied that the

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owner has delayed or is likely to delay the execution of that work and that such delay is likely to affect or prejudice the effective operation of such provision.

(2) All expenses incurred by the executive authority in the execution of any work referred to in sub-section (1) upon, in or in respect of any land or structure shall be a first charge on that land or the land on which that structure is situated, as the case may be, and may be recovered from the owner thereof in such manner as may be provided by regulation.

Conditions
relating to
exercise of
powers
conferred
by section 51.

52. (1) No work or act shall be executed or done by the executive authority in pursuance of the powers conferred by section 51 in, upon or in relation to any land or structure which is not vested in the authority unless—

(a) the execution of such work or the doing of such act is necessary for the purpose of carrying out or giving effect to any provision in a planning scheme, or is authorised by any provision contained in any such scheme;

(b) the authority has in the prescribed manner served on the owner and the occupier of the land or structure a notice specifying the work or act which the authority intends to execute or do, and the grounds upon which the authority is entitled to execute or do such work or act, and the prescribed period has elapsed after the date of the service of the notice.

(2) Any person on whom a notice is served under sub-section (1) may, subject to regulations, appeal to the Executive Committee against the proposal of the executive authority to execute or do the work or act to which the notice relates, and the decision of the Executive Committee on any such appeal shall be final.

In any case where an appeal is preferred to the Executive Committee under this section, the period referred to in paragraph (b) of sub-section (1) shall be deemed to be extended to the date on which the decision of the Executive Committee on the appeal is communicated to the person by whom the appeal is preferred.

Redistribution
of land.

53. (1) Where any planning scheme contains provision for the pooling and redistribution of the sites in any specified area, every such site shall, for the purpose of enabling the executive authority to issue certificates of title under sub-section (2), be deemed on the coming into operation of the scheme, or on such later date as may be specified therein, to be vested in the executive authority; or where the executive authority is the Superintending Engineer, in His Majesty.

(2) Where by any provision referred to in sub-section (1) any new site is assigned to any person in lieu of the original site belonging to that person, the executive authority shall issue to that person a certificate in the prescribed form signed by the Chairman of that authority together with two plans showing respectively the new site and the original site, and certifying that the new site has been assigned to him in lieu of the original site; every certificate so sealed and issued to any person shall be a sufficient document of the title of that person to the new site:

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Provided that in any case where the executive authority is the Superintending Engineer of any Province, the certificate under the preceding provisions shall be issued by the Government Agent of that Province.

(3) Where a certificate of title to a new site is issued to any person or persons under sub-section (2), the new site and every structure thereon shall vest in such person or persons, as the case may be, in the same shares and to the extent of the same interests as the original site in lieu of which the new site is assigned to such person or persons, subject to the same encumbrances, charges, trusts, *fidei commissa* and other restrictions on alienation or otherwise, and to the same liabilities (other than such servitudes as may be expressly extinguished under the scheme) as such original site.

(4) Where in connexion with the execution of any provision in a planning scheme for the redistribution of sites, any question or dispute arises in respect of the title to any land or structure, or any rights thereto or interest therein, the Chairman of the executive authority, or where the Superintending Engineer is the executive authority, the Government Agent shall, if the question or dispute cannot be settled by agreement, refer it to the District Court, and such question or dispute shall be determined by the District Court, without the assistance of assessors, but otherwise in all respects as though it were referred to the Court under the Land Acquisition Ordinance, and all the provisions of that Ordinance shall, *mutatis mutandis*, apply to the determination of the question or dispute so referred.

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54. (1) No person shall, on or after the date on which any planning scheme comes into operation for any area—

- (a) erect, re-erect, alter or repair any structure in or upon any land in that area; or
- (b) lay out, construct, widen, extend, or close, or attempt to lay out, construct, widen, extend, or close, any road in or upon any land in that area,

except under the authority of a permit issued by the executive authority.

(2) A permit shall be granted by the executive authority under sub-section (1) unless the authority is satisfied that the work to be executed under the authority of the permit will be inconsistent with or in contravention of any provision in the planning scheme, or of any provision of any other written law relating to the execution of such work which may be applicable in the area in which the work is to be executed.

(3) Any person who is aggrieved by the refusal of the executive authority to grant a permit under this section may, subject to regulations, appeal to the Executive Committee against such refusal and the decision of the Executive Committee upon any such appeal shall be final.

55. Save as otherwise provided in this Ordinance or in any planning scheme, the provisions of this Ordinance and of any planning scheme shall be in addition to and not in substitution for or in derogation of any other written law

Permits for execution, alteration, &c., of structures, and for execution of works in connection with roads.

Application of other law in execution of schemes.

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relating to the powers and duties of the authorities or officers declared to be executive authorities for the purposes of this Ordinance, or to the execution of any work by any such authority or officer, or to the regulation and control by any such authority or officer of the development of any land or of the execution of any work thereon; and in any case where any such authority or officer is, in the capacity of executive authority, required by any planning scheme to do or execute any act or work which such authority or officer is authorised to do or execute under the provisions of any other written law, all such powers as are conferred by such other law may be exercised by the executive authority for the purpose of doing or executing such act or work in like manner as though the act were to be done or the work executed under the provisions of such other law.

Notification
of completion
of work by
executive
authority.

56. Upon the coming into operation of any planning scheme, the executive authority shall determine the units into which the area to which the scheme applies shall be divided for the purpose of the execution of the provisions of the scheme; and where the authority is satisfied that, in any such unit, all work required to be executed by the authority under the scheme has been completed, the authority shall cause a notice to be published in the *Gazette* to the effect that all such work has been completed in that unit:

Provided, however, that no notice shall be published under this section in respect of any such unit unless all works of construction, demolition, alteration or re-erection, which are required to be executed by the executive authority under the scheme, have been completed.

PART VII.

ACQUISITION OF LAND, COMPENSATION FOR INJURIOUS
AFFECTION, BETTERMENT CONTRIBUTIONS.

Enforcement
of provision
for acquisition
of land.

57. (1) Where provision is contained in any planning scheme authorising the acquisition of any land it shall be lawful for the executive authority responsible for the execution of that provision to purchase the land by agreement.

(2) In any case where the executive authority is unable or deems it inexpedient to purchase by agreement any land which authority is, by any provision contained in a planning scheme, authorised to acquire, the Executive Committee may direct the Government Agent of the Province or the Assistant Government Agent of the District in which the land is situated, or, where the executive authority is a Municipal Council, the Chairman of the Council, to take order for the acquisition of the land.

(3) Where any Government Agent or Assistant Government Agent or the Chairman of any Municipal Council is directed under sub-section (2) to take order for the acquisition of any land, the provisions of the Land Acquisition Ordinance shall, subject to the exceptions and modifications set out in the provisions of this Part, apply for the purposes of such acquisition in like manner as though the direction was given under section 5 of that Ordinance.

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58. In the application of the provisions of section 21 of the Land Acquisition Ordinance in any case where any land is to be acquired in pursuance of any provision contained in a planning scheme, that section shall have effect as though, for paragraph (a) thereof, there were substituted the following paragraph :—

Modification
of section 21
of Chapter 203.

“(a) firstly, the market value of the land at the time when the planning scheme came into operation ;”.

59. In the application of the provisions of section 22 of the Land Acquisition Ordinance in any case where any land is to be acquired in pursuance of any provision contained in a planning scheme, the following matters shall be deemed to be added to the list of matters which shall not be taken into consideration :—

Modification
of section 22
of Chapter 203.

- (a) the special suitability or adaptability of the land or of any structures thereon for the purposes for which the land will be used by the executive authority ;
- (b) the income derived from any structure which has been certified by the executive authority to be unfit for human habitation ;
- (c) any improvements made at the cost of the executive authority or of the Government in, upon or in the proximity of the land which is to be acquired ;
- (d) the purpose for which the land has been used or is capable of being used, in a case where any planning scheme provides that such land shall not be used for that purpose ;
- (e) any temporary increase in the value of land due to the expectation of a rise of prices consequent upon the operation of a planning scheme.

60. (1) The provisions of section 38 of the Land Acquisition Ordinance shall not apply in any case where land is acquired in pursuance of any provision in a planning scheme.

Possession
and payment
upon acquisition.

(2) Notwithstanding that the amount of compensation to be paid in respect of any land to be acquired in pursuance of any provision in a planning scheme has been finally determined under the Land Acquisition Ordinance, the Executive Committee may direct that possession of the land shall not be taken on behalf of His Majesty until such time as possession is required by the executive authority for the purpose of carrying out or giving effect to any provision contained in the scheme.

(3) The costs, if any, payable to the Government Agent or Chairman by the person interested in respect of any proceedings under the Land Acquisition Ordinance, shall be deducted from the amount finally determined as the amount to be paid in respect of any land to be acquired in pursuance of any provision in a planning scheme.

61. Where any land is to be acquired in pursuance of any provision contained in a planning scheme, and the land is acquired under the Land Acquisition Ordinance, the amount to be paid as compensation in respect of such land shall, if the authority responsible for the execution of that provision

Funds out
of which
compensation
is payable.

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a Municipal or District Council, or Sanitary Board or Village Committee, be paid out of the funds of the executive authority, and upon such amount being paid, the Governor may vest such land in that authority :

Provided, however, that nothing in the preceding provisions of this section shall apply in any case where any planning scheme provides that the compensation payable in respect of any land which is acquired shall be paid by the Government.

Use of
acquired
property
by executive
authority.

62. (1) Where possession is taken by the executive authority of any land which is purchased or acquired in pursuance of any provision contained in a planning scheme, the authority may proceed to execute in or upon such land any work necessary for the purposes of carrying out or giving effect to the scheme.

(2) Nothing in sub-section (1) shall be deemed to prejudice or affect the right of the executive authority to sell or let any land or structures which have been purchased or acquired in pursuance of any provision contained in a planning scheme :

Provided, however, that in the case of the sale of any such land by the executive authority, the land shall first be offered for sale to the person from whom it was purchased or acquired at a price which shall not be more than the total of—

- (a) the amount paid to that person upon the purchase or acquisition ; and
- (b) such amount, if any, as the executive authority considers to be the amount by which the land has increased in value by reason of the execution of any one or more of the provisions of any planning scheme.

(c) Every offer which is made to any person in accordance with the requirements of the Proviso to sub-section (2) shall remain open for acceptance for a period of not less than one month.

Right to
compensation
for injurious
affection, &c.

63. (1) Subject to the provisions of sections 64 and 65, any person—

- (a) whose property is injuriously affected by the coming into operation of any provision contained in a planning scheme or by the execution of any work under any such provision ; or
- (b) who, for the purpose of complying with any provision contained in a planning scheme or in making any claim in accordance with the preceding provisions of this Part relating to compensation, has incurred expenditure which has been rendered abortive by a subsequent variation or revocation of the scheme,

shall, if he makes a claim within the time limited for the purpose by section 67, be entitled to recover as compensation from the executive authority, or where the executive authority is the Superintending Engineer, from the Government Agent on behalf of the Government, the amount by which his property has decreased in value, and in the case of property on which he has carried on a trade or business or profession,

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the amount of any resulting injury to that trade or business or profession, or, in so far as it was reasonably incurred, the amount of the abortive expenditure, as the case may be.

(2) In awarding any compensation payable in respect of property injuriously affected by the coming into operation of any provision contained in a planning scheme, account shall, subject to the provisions of sections 64 and 65, be taken of any additional injurious affection of the property by reason that after the date of the publication of an Order under section 21 directing the preparation of the scheme, the Executive Committee has on an appeal preferred under section 48 refused to grant a permit authorising the execution of any work on, or the doing of any act in relation to, that property.

64. In any case where any structure is erected or any work carried out on any land at any time after the date of the publication of a notice of the provisional approval of a draft scheme applicable to that land or to the area in which the land is situated, or in any case where any such land is after that date used for a purpose for which it had not been used before that date, no person shall be entitled to any compensation under paragraph (a) of section 63 (1) in respect of any loss or damage consequent upon the erection of that structure, or the execution of that work, or the change of the use to which the land was put, as the case may be, unless—

- (a) the erection of such structure or the execution of such work or the change in the use of the land was authorised by permit under section 47 or is effected in pursuance of a contract made before the date aforesaid; or
- (b) the erection of such structure or the execution of such work was commenced before the date aforesaid.

65. (1)* Subject to the provisions of sub-section (2), a planning scheme may provide either generally or in respect of any specified land that no compensation shall be payable under paragraph (a) of section 63 (1) in the case of the injurious affection of property by the coming into operation of any one or more of the following provisions, that is to say—

- (a) a provision which restricts the purposes for which or the manner in which any land or any structures thereon may be used;
- (b) a provision which prescribes the space about structures, or regulates the size of any building or plot, or the number of structures which may be erected on any such plot;
- (c) a provision which regulates the size, height, elevation or design of structures;
- (d) a provision which temporarily prohibits or restricts building operations or the development of land, pending the preparation or coming into operation of a detailed scheme;
- (e) a provision which permanently prohibits or restricts building operations on any land, on the ground that, by reason of the situation or nature of the land, the

Exclusion of compensation in respect of loss consequent upon erection of new structure, change of use, &c.

Provisions in planning scheme to exclude compensation for injurious affection.

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erection of buildings thereon would be likely to cause danger or injury to health or would involve excessive expenditure of public money in the provision of the necessary roads, sewers, water supply or other public services ;

- (f) a provision which restricts the number, or prescribes the minimum width, of roads entering a principal thoroughfare ;
- (g) a provision which regulates the height and position of boundary walls, fences, trees or hedges at the corner or in the neighbourhood of bends or junctions of roads ;
- (h) a provision which, in the case of land which at no time within the period of five years immediately preceding the date on which the planning scheme comes into operation, was or formed part of the site of a building, fixes in relation to any street or proposed street a building line or set-back ;
- (i) a provision which prohibits the erection of structures on any sites on the ground that such sites in the opinion of the planning authority, have no satisfactory means of access ;
- (j) a provision which requires the removal or cutting of trees for the purpose of securing adequate light and ventilation for dwelling-houses ;
- (k) a provision which prohibits or regulates the erection of advertisements visible from a public road or open space, or for the removal of any such advertisements ;
- (l) a provision which requires the compulsory fencing of land or the compulsory erection of boundary walls ;
- (m) a provision which enables any court to order the demolition or alteration of dwelling-houses certified by the executive authority to be unfit for human habitation or of structures so certified to be dangerous ;
- (n) a provision which requires the preservation of any trees or groups of trees ;
- (o) a provision which requires owners of land in commercial or business areas to erect arcades for the use of pedestrians.

(2) The Executive Committee shall not approve any provision in any planning scheme which excludes compensation—

- (a) unless the Executive Committee is satisfied that, having regard to the objects of the scheme and to local circumstances, the provision is proper and reasonable ;
- (b) where the provision in respect of which compensation is to be excluded relates to any of the matters mentioned in paragraphs (a) to (d) of sub-section (1), unless the scheme contains provisions which are sufficient in the opinion of the Executive Committee, to secure that existing structures may be maintained, and their existing use continued and that reasonable alterations and extensions may be made in proper cases ;

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- (c) where the provision in respect of which compensation is to be excluded relates to any matter mentioned in paragraph (h) of sub-section (1), unless the Executive Committee is satisfied that, in so far as that provision affects any plot of land belonging to any person, the area of the plot will not be diminished to such an extent as to render it less suitable for the erection of buildings in conformity with the provisions of the scheme and of any other written law which may be applicable.

(3) In considering whether any provision excluding compensation should be approved, the Executive Committee shall have regard—

- (a) to the nature and situation and existing development of the land affected by the provision in respect of which compensation is to be excluded, and of neighbouring land not so affected; and
(b) the interests of all persons who would be affected by the provision in respect of which compensation is excluded.

66. Where any provision contained in a planning scheme is revoked by a subsequent scheme, no compensation shall be payable in respect of any property on the ground that it has been injuriously affected by any provision contained in the subsequent scheme if and in so far as the later provision is the same, or substantially the same, as the earlier provision so revoked:

Effect of
new schemes
on rights to
compensation.

Provided, however, that if at the date when the earlier provision is replaced by the provision in the subsequent scheme—

- (a) there is still outstanding any claim for compensation duly made in accordance with the provisions of this Part; or
(b) the time originally limited for making such a claim has not expired,

any such outstanding claim or any claim made within the time so limited shall be entertained and determined, and may be enforced, in the same manner in all respects as if the earlier scheme had continued in operation.

67. (1) A claim under section 63 for compensation shall be made by serving on the executive authority, or where the executive authority is the Superintending Engineer, on the Government Agent, a notice in writing in the prescribed form setting out the amount claimed and the grounds of the claim.

Making of
claims for
compensation
for injurious
affection.

(2) For the purpose of enabling claims to be made under this section, it shall be the duty of the executive authority, when a planning scheme comes into operation or when any provision of any planning scheme is varied or revoked, to cause a notice in the prescribed form of the fact that the scheme has come into operation or that the provision has been varied or revoked, as the case may be, to be affixed on some conspicuous position on each land affected by the scheme or by the provision so varied or revoked.

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3) A claim under section 63 for compensation shall—

- (a) if made on the ground of the coming into operation of any provision contained in a planning scheme, be made before the expiry of a period of one year from the date specified in that behalf in the notice affixed under sub-section (2) on the land to which the claim relates ;
- (b) if made in respect of any expenditure rendered abortive by the variation or revocation of any provision contained in a planning scheme, be made before the expiry of a period of one year from the date specified in that behalf in the notice affixed under sub-section (2) on the land to which the claim relates ;
- (c) if made on the ground of the execution of any work under any provision contained in a planning scheme, be made before the expiry of a period of one year from the date of the notification published under section 56 by the executive authority declaring that the work has been completed.

Determination
of claims for
compensation
for injurious
affection, &c.

68. (1) Where a claim is duly made by any person for compensation under section 63, the executive authority or the Government Agent, as the case may be, shall, after such inquiry as may be necessary, determine the amount of compensation, if any, which should be paid to that person in respect of the claim.

(2) Where the executive authority or the Government Agent is unable to settle by agreement the amount of compensation to be paid in respect of any claim, the Chairman of the authority or the Government Agent shall refer the matter for determination to the District Court, or, where the amount claimed by the claimant is less than three hundred rupees, to the Court of Requests ; and in making such reference shall state for the information of the Court in writing under his hand—

- (a) the name of the claimant ; and
- (b) the amount of compensation, if any, which has been tendered, and the amount claimed by the claimant.

(3) Where any reference is made to a District Court or Court of Requests under sub-section (2) in relation to any claim, the Court shall determine the amount of compensation, if any, which should be paid to the claimant, and the provisions of sections 14 to 19, 24 to 28 and 30 to 35 of the Land Acquisition Ordinance shall, where not inapplicable, apply, *mutatis mutandi* in the case of proceedings before the Court and for the purposes of the determination of the matter before the Court, in like manner as they apply in the case of a reference made under section 11 of that Ordinance ; and in any case where any matter is referred to a Court under sub-section (2) of this section by the Chairman of the executive authority, any reference in any of the aforementioned sections of that Ordinance to a Government Agent shall, for the purposes of the application of such section to such case, be deemed to be a reference to the Chairman.

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9. Where any sum becomes payable by the Government Agent as compensation under section 63, that sum shall be paid out of moneys voted by the State Council for the purpose.

Payment of compensation out of general revenue in certain cases.

70. (1) Where the value of any property is increased by the coming into operation of any provision in a planning scheme or by the execution of any work under any such provision, the authority responsible for the execution of that provision may subject to the restrictions imposed by sub-section (3), recover from the owner of the property an amount (hereinafter referred to as "betterment contribution") not exceeding sixty per centum of the amount by which the value of the property is so increased.

Power to recover betterment contribution.

(2) A betterment contribution may be recovered from the owner of any property notwithstanding that the scheme under which the contribution is recovered does not apply to that property.

(3) (a) No betterment contribution shall be recovered from the owner of any property in respect of any planning scheme if the market value of the property at the time when the scheme came into operation did not exceed two thousand five hundred rupees.

(b) No betterment contribution shall be recovered in respect of any planning scheme from the owner of any property unless—

- (i) the scheme contains provision authorising the recovery of betterment contributions from the owners of property in consequence of the operation or execution of the scheme; and
- (ii) the executive authority has, before the expiry of a period of five years after the date on which the scheme came into operation, served a notice in the prescribed form on the owner of the property specifying the amount claimed as betterment contribution.

71. (1) In any case where the owner of any property is aggrieved by the decision of the executive authority to recover a betterment contribution in respect of that property, he may, subject to regulations, appeal to the District Court, or, where the amount sought to be recovered as a betterment contribution is less than three hundred rupees, to the Court of Requests, and such Court may on any such appeal—

Appeal against levy of betterment contribution.

(a) determine that no contribution shall be recovered, if satisfied that the recovery of such contribution in such case is not authorised by the provisions of section 70; or

(b) reduce the amount of the contribution sought to be recovered, if satisfied that such amount is excessive having regard to the provisions of sub-section (1) of that section.

(2) The determination of the District Court or the Court of Requests, as the case may be, on any appeal referred to in sub-section (1) shall be final.

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Payment of
betterment
contribution.

72. (1) Subject to the provisions of sub-section (2) the amount due as a betterment contribution in respect of any property shall be recoverable by the executive authority in four equal annual instalments, the first of which shall be payable before the last day of the month succeeding the month in which a notice in respect of the contribution is served under section 70 (3) (b), or, in the event of an appeal against any decision to recover a betterment contribution, before the last day of the month succeeding the month in which notice of the determination of the District Court or Court of Requests, as the case may be, upon such appeal is served on the owner of the property. The instalment due in any subsequent year shall be payable before the corresponding day in that year.

(2) Notwithstanding anything in sub-section (1), the amount due as a betterment contribution in respect of any property shall, in any case where the executive authority and the owner of the property so agree, be payable in such instalments and at such intervals, as may be fixed in such agreement.

(3) Any instalment due in respect of any property under this section shall be a first charge on that property and may be recovered from the person who is the owner of that property for the time being in such manner as may be provided by regulation.

PART VIII.

SUPPLEMENTARY PROVISIONS, REGULATIONS, &c.

Returns,
information,
&c.

73. (1) Subject to such regulations as may be made in that behalf, the Government Town Planner or any planning authority or executive authority may, for the purpose of the preparation or execution of any planning scheme, by notice require any person to furnish such returns or information relating to the title of that person to any land or structure to which the scheme applies or is to apply, or to the rent, if any, paid to or by that person for any such land or structure, or to such other matters affecting any such land or structure as may be within the knowledge of the person to whom the notice is sent.

(2) It shall be the duty of any person to whom a notice is sent under sub-section (1) to comply with the requirements of the notice.

(3) Regulations may be made prescribing the form of notices and returns to be sent or furnished under this section.

Powers of
entry, &c.

74. (1) The Government Town Planner or any planning authority or executive authority or any officer or person specially or generally authorised in that behalf by such authority, may, for the purpose of the preparation or execution of any planning scheme or of the exercise or performance of the powers or duties conferred or imposed on the Town Planner or the authority by or under this Ordinance, enter upon or into any land or structure situated in the area for which the scheme is to be made, or, as the case may be, to which the scheme applies, and may make such inspections, surveys, examinations or inquiries as may be necessary for any such purpose.

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(2) Regulations may be made prescribing the manner in which and the times at which the powers conferred by sub-section (1) may be exercised.

75. (1) Where the executive authority is authorised by or under this Ordinance to do or execute any act or work in, upon or in relation to any land or structure, it shall be lawful for the authority to arrange with the owner or occupier of such land or structure to do or execute such act or work.

Power to allow owners or occupiers to execute work on behalf of executive authority.

(2) Where the cost of doing or executing any act or work which is authorised or required by or under this Ordinance to be done or executed in, upon or in relation to any land or structure by the executive authority, is not declared by this Ordinance to be recoverable from the owner of the land or structure, the executive authority may, if an arrangement is made under sub-section (1) for the doing or execution of the act or work by the owner or occupier of land or structure, pay to the owner or occupier, as the case may be, the amount of all expenses reasonably incurred by the owner or occupier in the doing or execution of the act or work.

76. (1) Any notice, order, claim, instrument or other document required by or under this Ordinance to be served on any person may be served—

Service of notices, &c.

- (a) by delivering it to that person; or
- (b) by leaving it at the usual or last-known place of abode of that person, or, in the case of a company, by leaving it at the registered office of the company; or
- (c) by sending it by post addressed to that person at his usual or last-known place of abode, or, in the case of a company, to the registered office of the company.

Any such document required by or under this Ordinance to be served on the occupier of any land may be served by delivering it to some person on the land, or where there is no person on the land to whom the document may be so delivered, by affixing it in a conspicuous position on the land.

(2) Any document which is served in accordance with any of the provisions of sub-section (1) shall be deemed to have been duly served on the person to whom it is addressed.

(3) Any notice, claim, instrument or other document required by or under this Ordinance to be served on or sent or transmitted to any planning authority or executive authority shall be deemed to be duly served, sent or transmitted if it is delivered at, or sent by post to, the office of the authority addressed to the authority or to the Chairman or secretary, if any, of the authority.

77. Any permit, notice, order or other document required or authorised to be granted, served or issued by any planning authority or executive authority by or under this Ordinance shall be deemed to be sufficiently authenticated if signed by the Chairman of the authority or by some other officer or person authorised in writing in that behalf by the Chairman.

Signature of documents issued or served by authorities.

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Expenditure
&c.

78. (1) Save as otherwise provided in sub-section (2) —
- (a) all expenses incurred by any executive authority (other than the Superintending Engineer) in carrying out or giving effect to any provision of this Ordinance or of any planning scheme or regulation made thereunder shall be paid out of the funds of that authority;
 - (b) all sums recovered by an executive authority from the owners or occupiers of any lands or structures under this Ordinance or any planning scheme shall be paid into the funds of that authority.

(2) (a) All expenses incurred by the Superintending Engineer of any Province as the executive authority for the purpose of the execution of any planning scheme shall be paid out of moneys provided by the State Council for the purpose.

(b) All sums recovered by the Superintending Engineer of any Province as the executive authority from the owners or occupiers of any lands or structures under this Ordinance or any planning scheme shall be credited to the general revenue of Ceylon.

Authority for
expenditure
from funds of
local authorities
and for
imposition of
special rate.

79. (1) The purposes for which any local authority may expend the funds at its disposal under any Ordinance regulating its powers and duties shall include the exercise of the powers and the performance of the duties conferred or imposed by or under this Ordinance on that authority in the capacity of a planning authority or an executive authority. Any such local authority may, with the consent of the Executive Committee, for the purpose of meeting the expenses incurred in the exercise and fulfilment of such powers and duties levy a special rate not exceeding five per centum per annum on the annual value of all rateable property situated within the administrative limits of that authority.

(2) Any special rate levied under sub-section (1) by any local authority shall be in addition to any other rate levied by the authority under the provisions of any other Ordinance; and all the provisions of any other written law relating to the levy, assessment and recovery of rates by that authority shall apply to such special rate in the same manner and for the same purpose as if they had been inserted herein.

Regulations.

80. (1) The Executive Committee may make regulations for the purpose of carrying out the provisions and giving effect to the principles of this Ordinance.

(2) Without prejudice to the generality of the powers conferred by sub-section (1), the Executive Committee may make regulations for or in respect of all or any of the following matters :—

- (a) all matters stated or required in this Ordinance to be prescribed or in respect of which regulations are authorised or required by this Ordinance to be made;
- (b) the procedure to be adopted and the matters to be taken into consideration for the purpose of the preparation of civic surveys;

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- (c) the procedure to be adopted by planning authorities in the preparation of draft schemes, and the particulars, estimates, plans, maps and notes which should be prepared in connexion with draft schemes;
- (d) the forms of all notices relating to draft schemes and sanctioned schemes, the times within which and the conditions subject to which objections may be made to provisions contained in draft schemes, and the matters to be taken into consideration by planning authorities in making their recommendations as to the disposal of such objections;
- (e) the measures to be taken by planning authorities for the purpose of securing the assistance and co-operation of owners of land in the preparation of draft schemes, and the adoption of schemes or proposals recommended by such owners;
- (f) the inspection of draft schemes and of sanctioned schemes by persons interested, and the fees, if any, to be paid for such inspection;
- (g) the holding of local inquiries for the purpose of enabling the Executive Committee or the Central Planning Commission to obtain information relating to the necessity or desirability of including any provision in, or excluding any provision from, a planning scheme, the persons by whom such inquiries shall be held, the circumstances in which and the procedure according to which oral representations may be made and evidence adduced at such inquiries and the reports to be made to the Executive Committee or to the Commission upon such inquiries;
- (h) the manner in which the expenses incurred in the preparation of schemes for Regional Development Areas shall be apportioned between the local authorities whose administrative areas are included in the Area;
- (i) the payment by planning authorities of expenses incurred by the Government Town Planner in connexion with the preparation of draft schemes;
- (j) the issue of permits by executive authorities under this Ordinance, and the fees, if any, to be paid by applicants for such permits;
- (k) appeals under this Ordinance, including the time within which such appeals shall be preferred and the fees payable upon such appeals;
- (l) the time and mode of recovery, whether summary or otherwise, of any instalment due or in respect of any property under section 72 of any expenses referred to in section 46 (2) (b) or section 51 (2);
- (m) all matters connected with or incidental to the matters specifically referred to in this sub-section.

(3) Any regulation made under this section may be limited in application to any specified area in Ceylon.

(4) No regulation shall have effect until it has been approved by the State Council and ratified by the Governor. Notification of such approval and ratification shall be published in the *Gazette*.

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(5) Upon the publication in the *Gazette* of a notification to the effect that a regulation made by the Executive Committee has been approved by the State Council and ratified by the Governor, that regulation shall be as valid and effectual as if it were herein enacted.

Offences.

81. (1) Every person who—

- (a) executes any work or does any act, or causes or permits any work or act to be executed or done in or upon or in relation to any land or structure; or
- (b) develops or sub-divides or otherwise deals with any site or plot of land, or causes or permits any site or plot of land to be developed or sub-divided or otherwise dealt with; or
- (c) uses any land or structure, or causes or permits any land or structure to be used,

in contravention of any provision of this Ordinance or of any interim development order, planning scheme or regulation, shall be guilty of an offence.

(2) Every person who executes any work or does any act, or causes any work or act to be executed or done in or upon any building, place or thing declared in any planning scheme to be a building, place or thing of historical, architectural or natural interest or beauty, shall if such work or act is executed or done otherwise than in accordance with the provisions of the scheme, be guilty of an offence.

(3) Every person who fails to comply with any obligation imposed upon him by any planning scheme or any order or direction lawfully made or given thereunder, or to do any act or execute any work when required so to do by or under this Ordinance or any planning scheme, shall be guilty of an offence.

(4) Every person who being the holder of any permit issued under this Ordinance, executes any work or does any act otherwise than in accordance with the conditions subject to which the permit is issued, shall be guilty of an offence.

(5) Every person who—

- (a) knowingly makes any false or incorrect statement in any application, return or other document made or furnished under or for the purposes of this Ordinance or of any planning scheme; or
- (b) fails or refuses to furnish any information or return required by or under this Ordinance to be furnished by him; or
- (c) fails or refuses to produce to a planning authority or executive authority for the purpose of inspection any document required by that authority in connexion with the preparation or execution of any planning scheme; or
- (d) resists or obstructs any authority, officer or person in the exercise, discharge or performance of any power, function or duty conferred or imposed on that authority, officer or person by or under this Ordinance,

shall be guilty of an offence.

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82. Every officer or person in the employment of a planning authority who, except with written permission given by or on behalf of that authority—

Offences by officers, &c. of planning authority.

- (a) at any time prior to the publication in the *Gazette* of a notice under section 26 (1) in respect of any draft scheme prepared by that authority, communicates any information to any person relating to the contents of the draft scheme; or
- (b) at any time before a scheme prepared by that authority comes into operation, enters into or interests himself in any transaction for the purchase, lease or disposal of any land or structure in the area for which the scheme is prepared,

shall be guilty of an offence, and shall, on conviction after summary trial before a Magistrate, be liable to a fine not exceeding five hundred rupees or to imprisonment of either description for a term not exceeding three months, or to both such fine and imprisonment.

83. Save as otherwise provided in section 82, any person who commits any offence under this Ordinance shall, on conviction after summary trial before a Magistrate, be liable to a fine not exceeding five hundred rupees, and in the case of a continuing offence to a further fine not exceeding fifty rupees for every day during which the offence continues.

Penalty for offences.

84. (1) In this Ordinance, unless the context otherwise requires—

Interpretation.

“building line”, when used with reference to a road, means a line defining the limit of the area on either side of the centre of the road upon which no structure or work, other than a boundary wall, fence or other authorised structure or work, shall be erected;

“building operations” includes any road works preliminary or incidental to the erection of structures;

“Commissioner” means the Commissioner of Local Government;

“cutilage” means the area of land within the boundaries of any one plot on which any structure is erected;

“detailed scheme” means a detailed planning scheme for any Urban Development Area or Trunk Road Development Area or for any land in any such Area;

“development”, when used with reference to any land, includes the parcelling or subdivision of such land, the erection or re-erection of structures and the construction of works thereon, the carrying out of building operations thereon, and save as otherwise provided in sub-section (2) of this section, any change in the purpose for which the land or any structure thereon is used;

“Executive Committee” means the Executive Committee of Local Administration;

“existing structure” means any structure erected, constructed or carried out on any land at any time before the date of the publication in the *Gazette*

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of an Order under section 21 directing the preparation of a planning scheme for that land or for the area in which the land is situated, and, includes any structure or work as the case may be, which is—

- (a) erected, constructed or carried out after that date in pursuance of a contract entered into before that date ; or
- (b) begun before, but completed after, that date ; or
- (c) erected, constructed or carried out under a permit granted under section 46 ; and

“existing work” has a corresponding meaning ;

“existing use”, when used with reference to any land or structure thereon, means the use of the land or structure for a purpose of the same or a similar character to that for which the land or structure was used immediately before the date of the publication in the *Gazette* of an Order under section 21 directing the preparation of a planning scheme for the land or for the area in which the land is situated ;

“land” includes land covered with water and any right in or over land ;

“local authority”, when used with reference—

- (a) to a Municipal area, means the Municipal Council for that area ;
- (b) to a town within the meaning of the Urban Councils Ordinance, No. 61 of 1939, means the Urban Council for that town ;
- (c) to a Sanitary Board town, means the Sanitary Board of the district in which the town is situated ;

“Minister” means the Minister for Local Administration ;

“Municipal area” means the area within the administrative limits of a Municipal Council ;

“outline scheme” means an outline planning scheme for any Urban Development Area or Trunk Road Development Area, or for any land in any such Area ;

“owner”, when used with reference to any land or structure, includes the person for the time being receiving the rent of the land or structure, whether on his own account or as agent or trustee for any other person, or who would receive the rent of the land or structure were let to a tenant ;

“plot” in relation to land means the entirety of any land which has been demarcated by boundary-marks or is enclosed within boundary walls or fences, whether such land belongs to one single person or to a set of co-owners ;

“prescribed” means prescribed by regulation ;

“principal thoroughfare” means any road which is for the time being declared under section 7 of the Thoroughfares Ordinance to be a principal thoroughfare ;

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"Regional planning scheme" means a planning scheme for any Regional Development Area or for any land therein;

"regulation" means a regulation made by the Executive Committee under this Ordinance;

"road" means any public or private highway, street, carriage-way, cartway, lane or pathway, and includes—

- (a) any bridge, footway, pavement, grass margin, roundabout, square, drain, embankment or ditch belonging or appertaining to any road;
- (b) any land adjoining any road which has been reserved for the protection or benefit of the road; and
- (c) any land which has been marked off or reserved for the construction, widening or diversion of any road;

"structure" includes any building, wall, fence excavation or other erection or thing constructed or erected in or upon any land;

- (2) (a) The use of any land for the purpose of agriculture, horticulture, or as a pasture ground; and
- (b) the use of any land within the curtilage of a dwelling-house for any purpose incidental to the enjoyment of a dwelling-house, as such, other than a purpose necessitating building operations,

shall not be deemed to be development of the land for the purposes of this Ordinance.

85. Nothing in this Ordinance or in any planning scheme shall apply in the case of any land or structure which belongs to His Majesty or which is for the time being occupied on behalf of His Majesty for the purposes of any of His Majesty's services.

Ordinance not to apply to land or structures belonging to His Majesty or occupied by His Majesty's Forces.

86. Nothing in this Ordinance or in any planning scheme shall apply to any ancient monument within the meaning of the Antiquities Ordinance, No. 9 of 1940, or to any land which is duly declared to be an archaeological reserve under section 33 of that Ordinance.

Ordinance not to apply to ancient monuments or archaeological reserves.

FIRST SCHEDULE. (Section 38.)

Matters for which provision may be made in Planning Schemes.

I. The prohibition, regulation or control of the use of land and the reservation of defined areas for specified purposes, and in particular—

- (1) the declaration of zones for the erection of residential buildings is of various classes of residential buildings, and of zones in which the erection of residential buildings is prohibited or restricted;
- (2) the declaration of zones for the carrying on of special trades, industries, and undertakings, and of zones in which the carrying on of any such trades, industries or undertakings is prohibited;

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- (3) the reservation of land for public or private open spaces and the regulation or prohibition of the erection of structures thereon ;
- (4) the reservation of land for purposes of agriculture or horticulture and the regulation or prohibition of the erection of structures thereon ;
- (5) the prohibition or restriction of the use or development of land for the purpose of the preservation of places and structures of religious, historical, architectural, archæological or artistic interest ;
- (6) the reservation of land for the erection of public buildings or for religious purposes and the prohibition or regulation of the erection of other structures on such land ;
- (7) the temporary restriction of development in any area pending the determination of the zone in which such area should be included.

II. The regulation and control of the siting, construction, extension, diversion, alteration, and closure of roads, and, in particular—

- (1) the construction of new roads, the widening, diversion or alteration of existing roads, and the reservation of land for the construction of new roads or for the widening of existing roads ;
- (2) the regulation of the alignment, width, level, construction and character of new or existing roads ;
- (3) the imposition, upon the grant of permission to develop land, of conditions requiring the owners of such land to construct or improve roads, or to contribute to the cost of such construction or improvement ;
- (4) the regulation and control of the construction or execution of works incidental to the working or improvement of roads, including the erection of shelters, the provision of seats, the planting and protection of trees and borders, and the provision of covered arcades for the use of pedestrians in commercial or industrial areas.

III. Slum clearance, including the demolition or alteration of insanitary, over-crowded, unhealthy or dangerous dwelling-houses or other structures, the construction of new structures, the re-housing of the inhabitants of such dwelling-houses, and the recovery of charges in respect of the execution of any provision for slum clearance from the owners of structures in the areas affected.

IV. The restriction, regulation and control of the erection, re-erection, alteration, demolition and use of structures, and in particular—

- (1) the character, height and frontage line of structures and the spacing of structures ;
- (2) the regulation and control of the design and colour of structures, and of the materials of which structures may be built ;
- (3) the access, egress and approach to or from structures, and the regulation of the arrangement of structures on any plot of land ;
- (4) the regulation and control of the erection of temporary structures ;
- (5) the splaying or setting back or rounding off of angles of the boundaries of land or structures in the interests of safety or amenity ;

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- (6) the regulation of the objects which may be affixed to structures, and the authorisation of projections in front of building lines or set-backs;
- (7) the area and extent of any curtilage, including its size, shape, width and depth thereof;
- (8) the percentage of the area of any curtilage which may be covered by structures and the extent of open spaces to be provided within any curtilage;
- (9) the limitation of the number of structures of any specified description which may be constructed or erected in any specified area or on any specified extent of land;
- (10) the regulation and control of the use and occupation of buildings or of the letting out of dwelling-houses in separate parts;
- (11) the demolition or alteration of structures which are inconsistent with any provision of any scheme or which are insanitary, unhealthy, dangerous, or otherwise unfit for human habitation;
- (12) the prescribing of standards of fitness for dwelling-houses.

V. The construction of works for the provision of public services and the extension or improvement of such works including—

- (1) surface water drainage, sewerage and the disposal of sewage;
- (2) the prohibition, regulation and control of the deposit or disposal of refuse and waste material;
- (3) lighting, including the position and design of standards and the allocation and acquisition of land for the erection of structures and works in connexion with lighting services;
- (4) water supply, including the reservation and acquisition of land for reservoirs;
- (5) the provision of burial or cremation grounds and of structures appurtenant thereto.

VI. The preservation of existing amenities and the regulation of the development of land for the purpose of improving the amenities of the locality in which the land is situated, including—

- (1) the prohibition, regulation and control of the exhibition, whether on land or water or in the air, of advertisements, signs and public notices, the issue of permits authorising any such exhibition and the imposition and recovery of fees for such permits;
- (2) the prevention or control of nuisances arising from excessive noise or from the emission of smoke, gas, and noxious vapours or odours;
- (3) the preservation of views and prospects, and features of natural or artistic interest or beauty;
- (4) the planting, preservation and protection of woods plantations, trees, plants and flowers.

VII. (1) the acquisition of land for public purposes, whether compulsorily or by purchase, agreement, lease or gift;

- (2) the exchange of land;
- (3) the adjustment or re-constitution of the boundaries of any plot of land;
- (4) the pooling and re-distribution of land;
- (5) the control of the parcelling of land.

VIII. The establishment, extension or improvement of systems of transport whether by land or water.

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IX. Such special or general provisions as may be connected with or incidental to the matters mentioned in paragraphs I. to VIII., including—

- (1) the persons or authorities by whom any provision in a planning scheme shall be executed, and by whom the cost of the execution of any such provision shall be borne;
- (2) the agreements which may be made by an executive authority for the purpose of giving effect to any provision in a planning scheme.

SECOND SCHEDULE.

Matters for which provision shall not be made in any planning scheme for any Trunk Road Planning Area.

A scheme for any Trunk Road Planning Area shall not contain provision for any one or more of the matters mentioned—

- (1) in paragraphs (3) to (7) of item I. of the First Schedule;
- (2) in item III. of the First Schedule;
- (3) in paragraphs (7) to (12) of item IV. of the First Schedule;
- (4) in paragraphs (4) and (5) of item V. of the First Schedule;
- (5) in paragraphs (4) and (5) of item VI. of the First Schedule;
- (6) in paragraphs (2) to (5) of item VII. of the First Schedule.

Passed in Council the Twenty-fifth day of April, One thousand Nine hundred and Forty-six.

D. C. R. GUNAWARDANA,
Clerk of the Council.

Assented to by His Excellency the Governor the Thirty-first day of May, One thousand Nine hundred and Forty-six.

C. H. HARTWELL,
Acting Secretary to the Governor.