

PROJECT - PROPOSED PEDIATRIC  
PALLIATIVE CARE CENTER  
"SUWA ARANA" - A PLACE  
FOR HEALING (NURSING HOME)

FOR - INDIRA CANCER TRUST  
AT MAHARAGAMA

UDA APPROVAL



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நகர அபிவிருத்தி அதிகாரசபை  
Urban Development Authority

43354

My No. 03/CO/MA/BA/16/2020  
BA<sub>1</sub>/11/MHRUC/2020/04/23/3555N  
17 February 2021.

Indira Cancer Trust,  
No. 63,  
Hospital Road,  
Maharagama.

**DEVELOPMENT PERMIT**  
(Under Section 8J of Part II-A of U.D.A. Law No 41 of 1978)

**Lot 1 and 2 depicted in Approved Survey Plan No. 1051 dated 04/07/2011 prepared by Mr. A.W. Perera, Registered Licensed Surveyor for the Premises at No. 63, Hospital Road, Maharagama.**

I wish to inform you that the plan of the proposed amendment building to wit; erection of **Proposed Pediatric Palliative Care Centre (Nursing Home for Cancer Patient) Building** consisting of **Ground Floor and Five Upper Floors** with a total floor area of **23007.4 Sq.ft.** at the premises of **No. 63, Hospital Road, Maharagama** which accompanied your building application dated **24/06/2020** is hereby approved and the approved plans bearing reference No. **03/CO/MA/BA/16/2020** are sent herewith and duplicated copy of the same is filed for record in this office.

This approval is granted to you subject to the conditions stipulated below;

- 1 This Permit is valid for a period of **One Year** from date hereof and, thereafter renewal must be obtained. Building operation must be confined to the approved Building Plan without any alterations or deviation there from.
- 2 Approval is granted on the assumption that all information provided by you are **correct and accurate**. If at any time, it is found that any information furnished by you in the building application or otherwise is incorrect, the Authority reserves the right to cancel the Permit.
- 3 This permit is only an approval of the plan and specifications submitted by you. It does not confer any claim to ownership of the land and the building standing on these premises. Carrying out of any building operation on these premises is at your own risk in regard to any legal process.
- 4 This Permit will not prejudice the right of the adjoining owners. No part of the building should **project into or over** the adjoining premises, Building Lines, or any other Reservations.

- 5 This approval is granted on condition that no permanent structure is constructed within the Building Lines, which will be set out and pointed to you by the Chief Lands Officer of the Maharagama Urban Council on request. You must ensure that the **Building Lines** are demarcated on ground before the commencement of any building work.
- 6 Owner / Developer will have to submit the letter of indemnity and should adhere to the conditions stipulated in the said indemnity and indemnity the urban development authority from any claim or damage whatsoever.
- 7 Owner / Developer will have to submit the insurance policy in his/her name two weeks prior to the commencement of the building construction. If the owner or developer shall fail to furnish such an insurance policy, the Authority shall have the right and authority to cancel the development permit issued and the owner or the developer shall not be entitled to claim from the Authority for such a cancellation.
- 8 No debris, building material, sand, metal, bricks, etc. of any kind should be kept on any pavement or road.
- 9 **Rain Water** should be harvested and utilized for uses other than drinking purpose as per Gazette Notification No. 1597/8 dated 17/04/2009.
- 10 The excavation and all building construction operations should be undertaken in such a way so as not to cause any damage to adjoining buildings, premises, neighbourhood and any utility services. If **any damages** caused during construction, the Owner/Developer shall be responsible to rectify same at their own expense.
- 11 The periphery of the building site bordering roads / adjoining properties should have fence of plywood or some other similar materials up to a height of 08 ft. These fences should be neatly painted. Where these fences border pavements, safety measures should be provided to ensure that the users of the pavement will not be endangered in any way.
- 12 When main scaffolding of the buildings are being erected, the exterior face of the scaffolding should be cladded with thick polythene sheets ensuring that passengers on the roads are protected from any falling objects, and that the building being constructed is covered by the cladding.
- 13 Preventive measures should be taken not to spoil the surrounding roads environment by haphazardly strewing metal, sand and any excavated material over pavements and roads.  
  
The Owner/Developer should take necessary precautions not to cause any nuisance to neighbours due to the **noise** created by the operation of Machinery, pollution and smoke.
- 14 The requirements of **Ceylon Electricity Board** should be complied with according to their stipulations.

15 No building erected shall on completion, be occupied until the **Drainage and Water Certificate and the Certificate of Conformity** are obtained and any person who occupies or allow to be occupied in contravention of this Law shall on conviction after summary trial before a Magistrate, be liable to a fine or to imprisonment or to both such fine and imprisonment.

16 This approval is granted subject to the conditions that use of the building or any part of the building or premises is confined to the approved use only and prior approval should be obtained for any change in the use or uses to avoid action being taken as per Urban Development Authority Law.

17 This Permit is granted subject to Provisions of Planning & Building Regulations of the Urban Development Authority.

18 This permit does not guarantee the provision of any infrastructure facilities.

19 Area set apart and approved for parking of vehicles should be exclusively used for such purpose only.

20 The following documents should be furnished along with the Application for Certificate of Conformity.

- i. The certificate of Chartered Civil / Structural Engineer certifying the structural stability of the building and safety for human habitation.
- ii. The certificate of Chartered Architect certifying that all construction work has done accordingly to the approved building plan and all the conditions stipulated in this permit.
- iii. Fire Conformation Certificate from the Fire Service Department.
- iv. The confirmation certificates from other relevant Authorities / Agencies.

21. The Working Hours at the site during constructions stage is restricted to **between 7.00 a.m. to 6.00 p.m.**

22. **Additional Conditions:**

This Development Permit is issued subject to adherence to the conditions stipulated in the following clearances.

- i. Preliminary Planning Clearance No. **03/CO/MA/PPC/17/2020** dated **08/06/2020** issued by this Authority.
- ii. Letter No. **DGM/WC/P&D/PLAN.M(K)/5D-DEV-CL-2020/191** dated **16/12/2020** issued by National Water Supply & Drainage Board.
- iii. Height Clearance No. **AE/6/4** dated **11/12/2020** issued by Civil Aviation Authority.
- iv. Letter No. **සෞ/පව/සභා දඬු. නිවාස/2018** dated **20/01/2021** issued by Maharagama Urban Council.

- v. Letter No. **OPR/NU/CLEARANCE** dated **24/09/2020** issued by Lanka Electricity Company (Pvt.) Ltd.
- vi. Letter No. **WPO/CM/08/08/15/2020** dated **05/02/2021** issued by Central Environmental Authority.
- vii. Letter No. **FP/BP/OCL/M/71/21** dated **22/01/2021** issued by Fire Service Department.

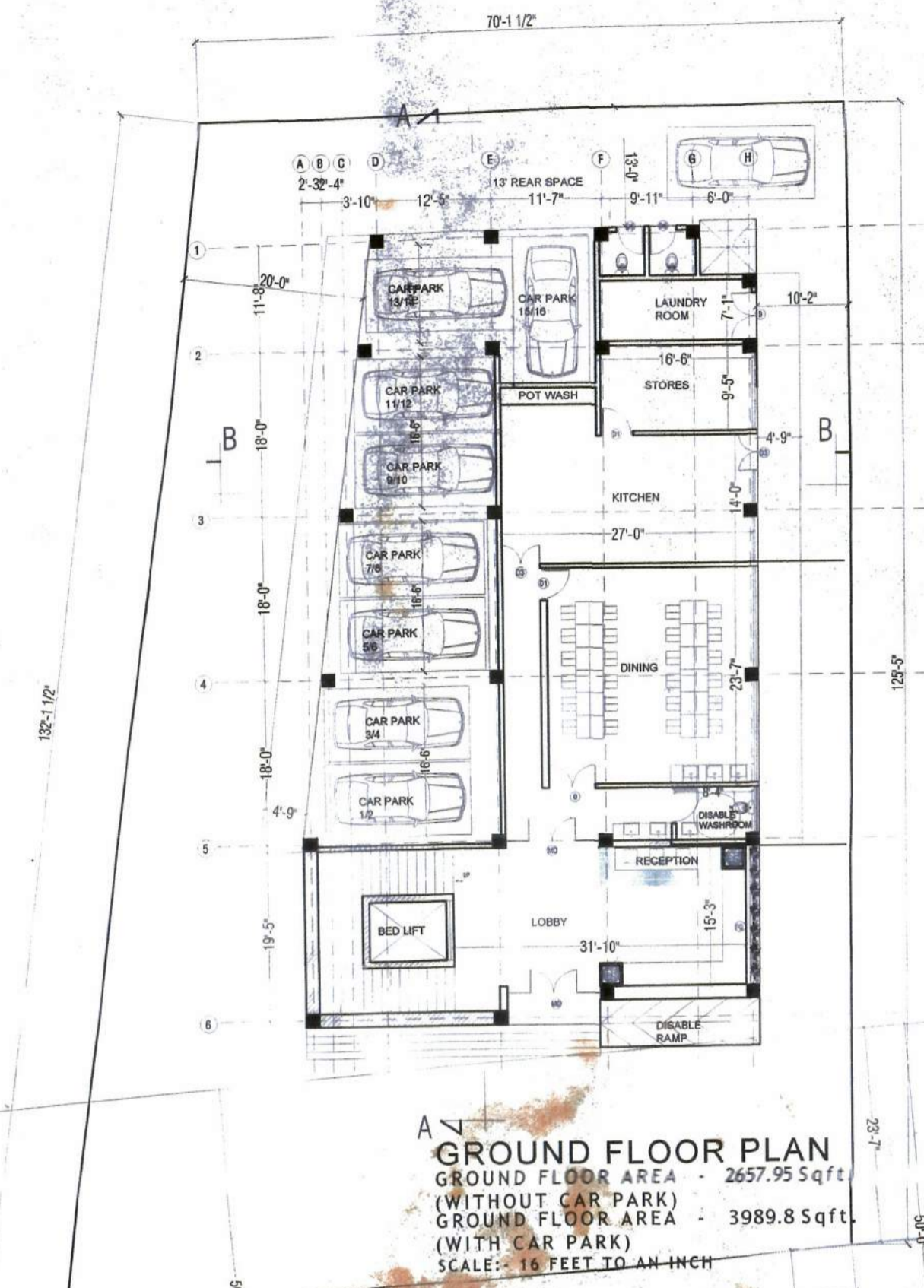
This Development Permit is issued by the Chairman/Urban Development Authority. All communications in respect of this Permit should be addressed to the undersigned.

**Name & Designation of the Officer issuing the Development Permit**

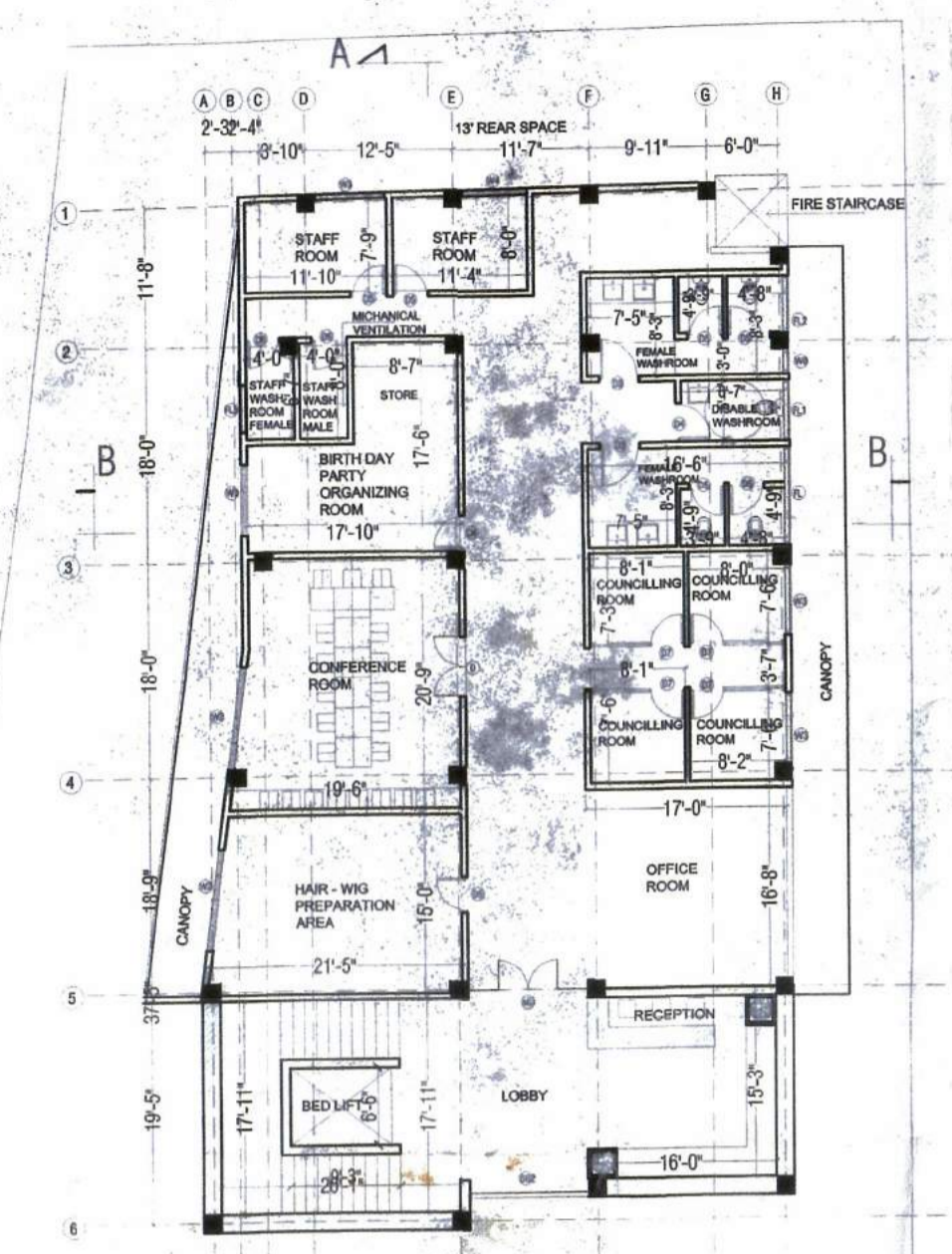
**Name :** Lalith Wijayarathne  
**Designation :** Director (Colombo Metro Region)

  
.....  
Signature  
For Chairman,  
**URBAN DEVELOPMENT AUTHORITY**

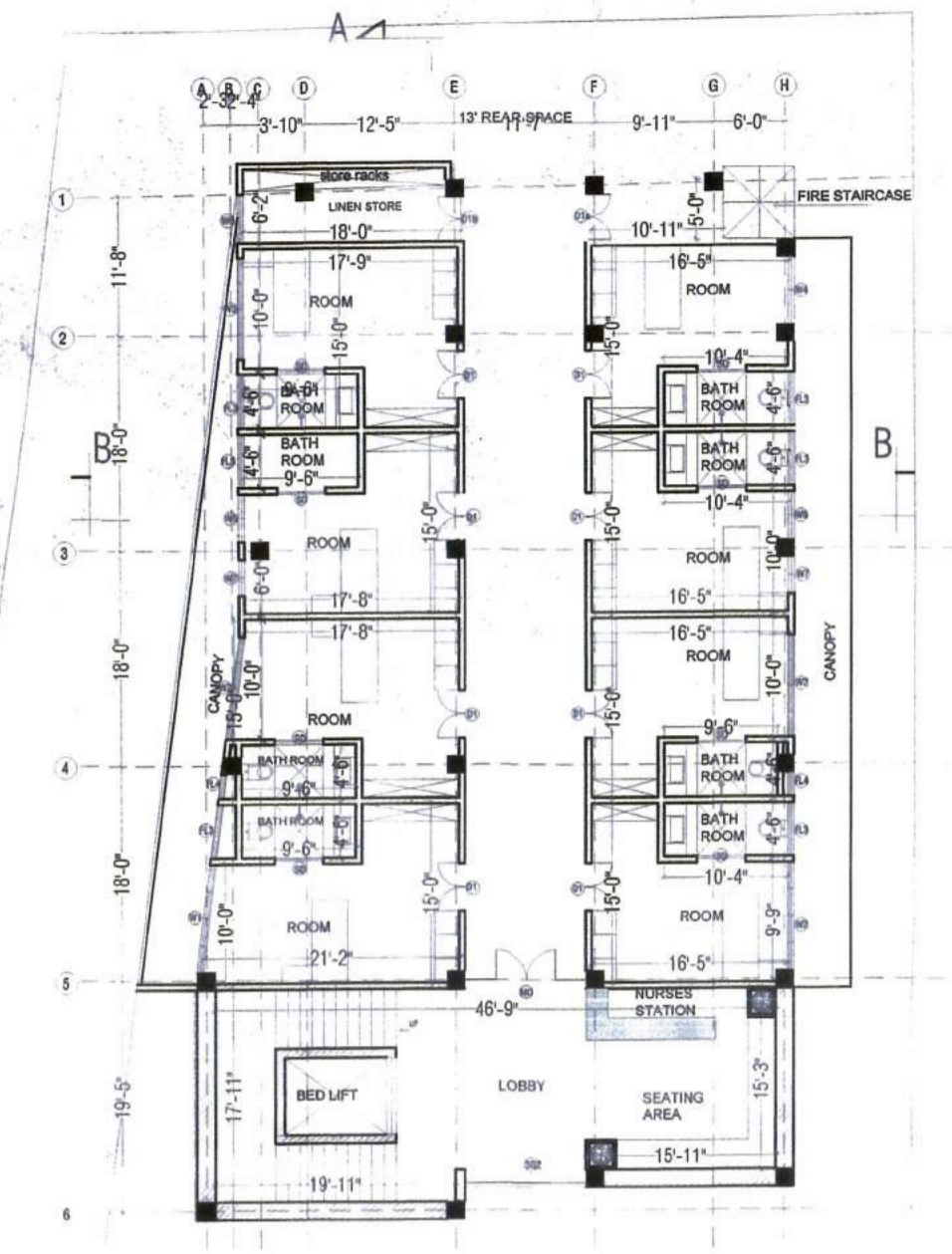
Cc:  
i. Secretary, Maharagama Urban Council - for your information please.



**A**  
**GROUND FLOOR PLAN**  
 GROUND FLOOR AREA - 2657.95 Sqft.  
 (WITHOUT CAR PARK)  
 GROUND FLOOR AREA - 3989.8 Sqft.  
 (WITH CAR PARK)  
 SCALE:- 16 FEET TO AN INCH



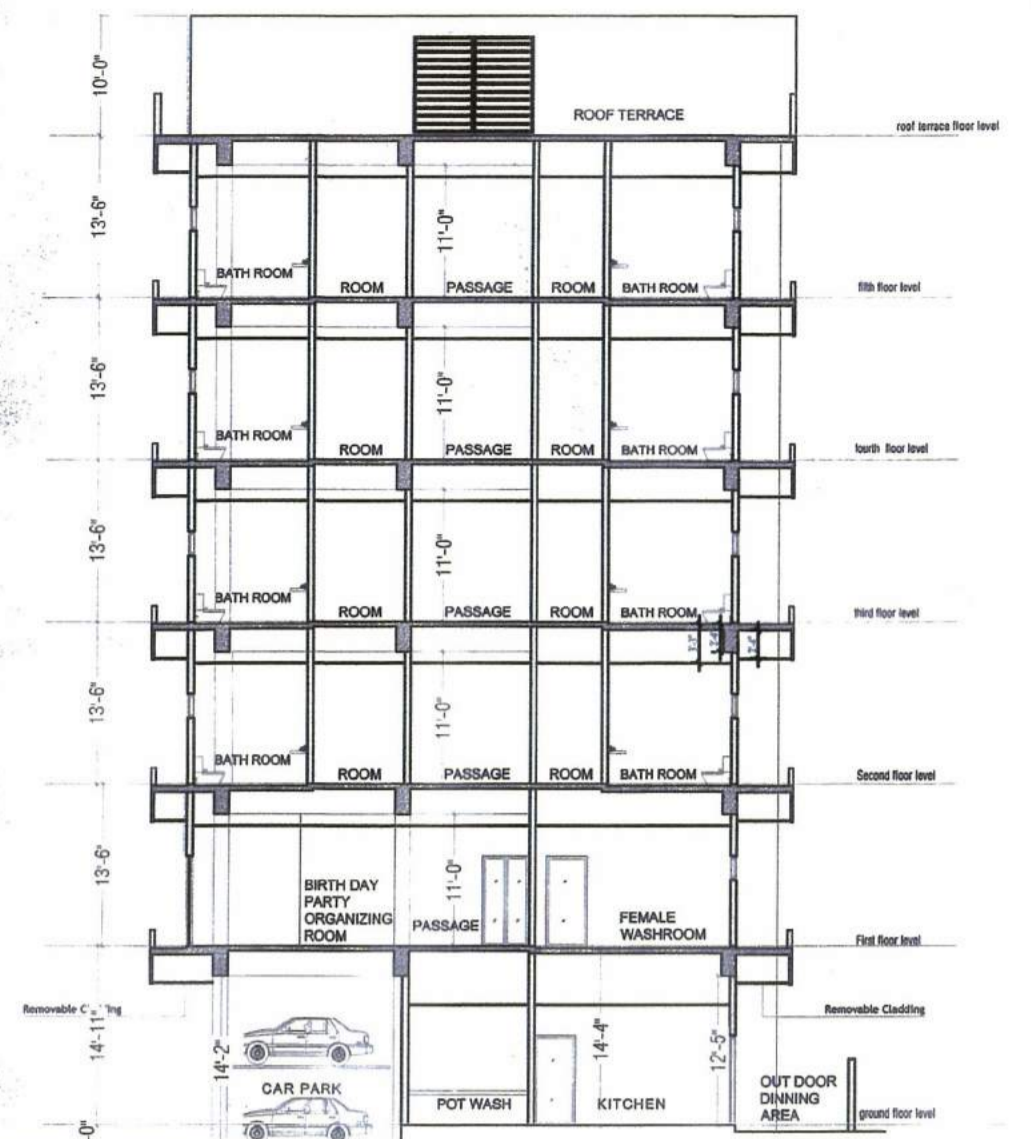
**A**  
**FIRST FLOOR PLAN**  
 FLOOR AREA - 3803.52 Sqft.  
 SCALE:- 16 FEET TO AN INCH



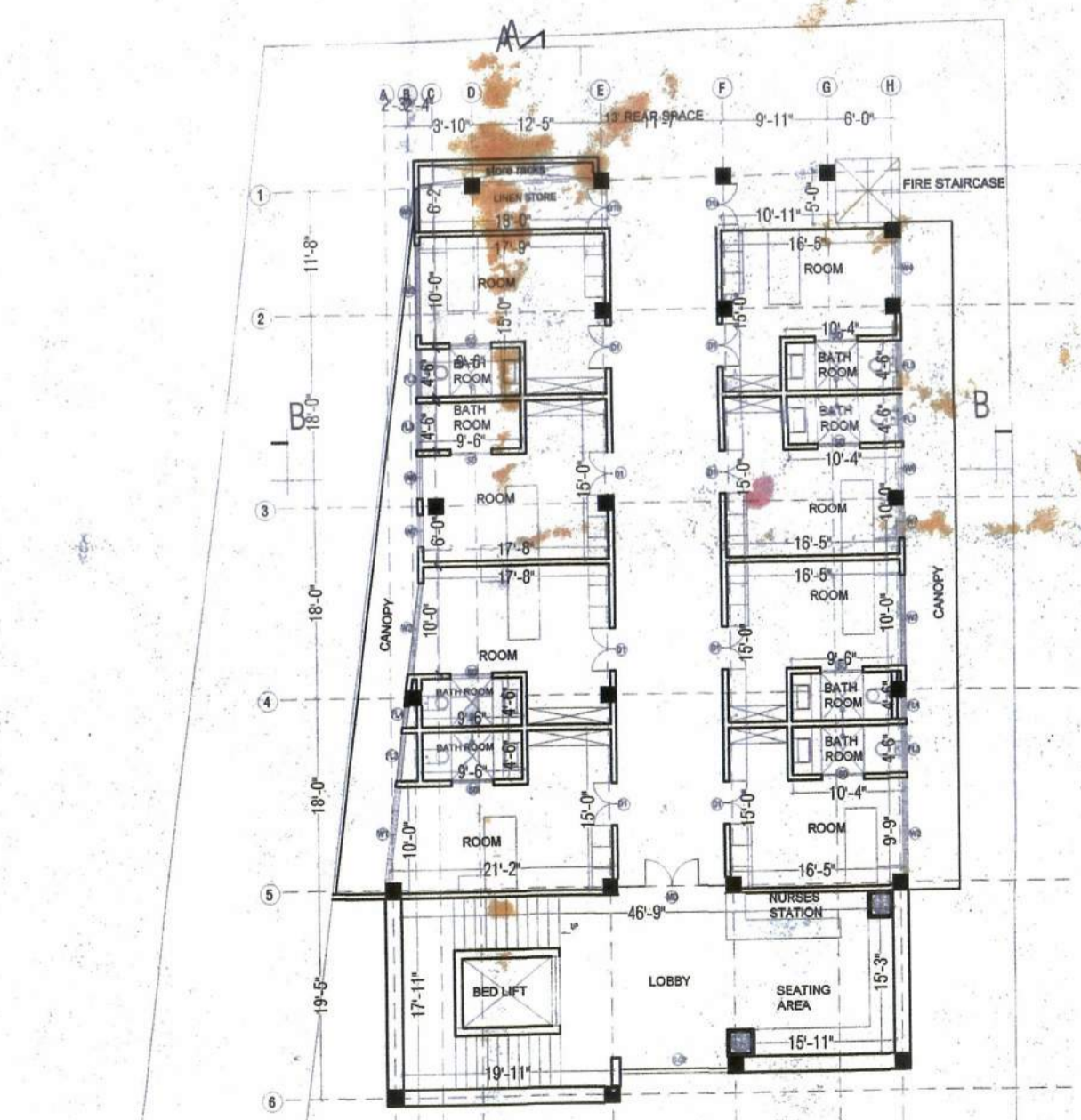
**A**  
**SECOND FLOOR PLAN**  
 FLOOR AREA - 3803.52 Sqft.  
 SCALE:- 16 FEET TO AN INCH



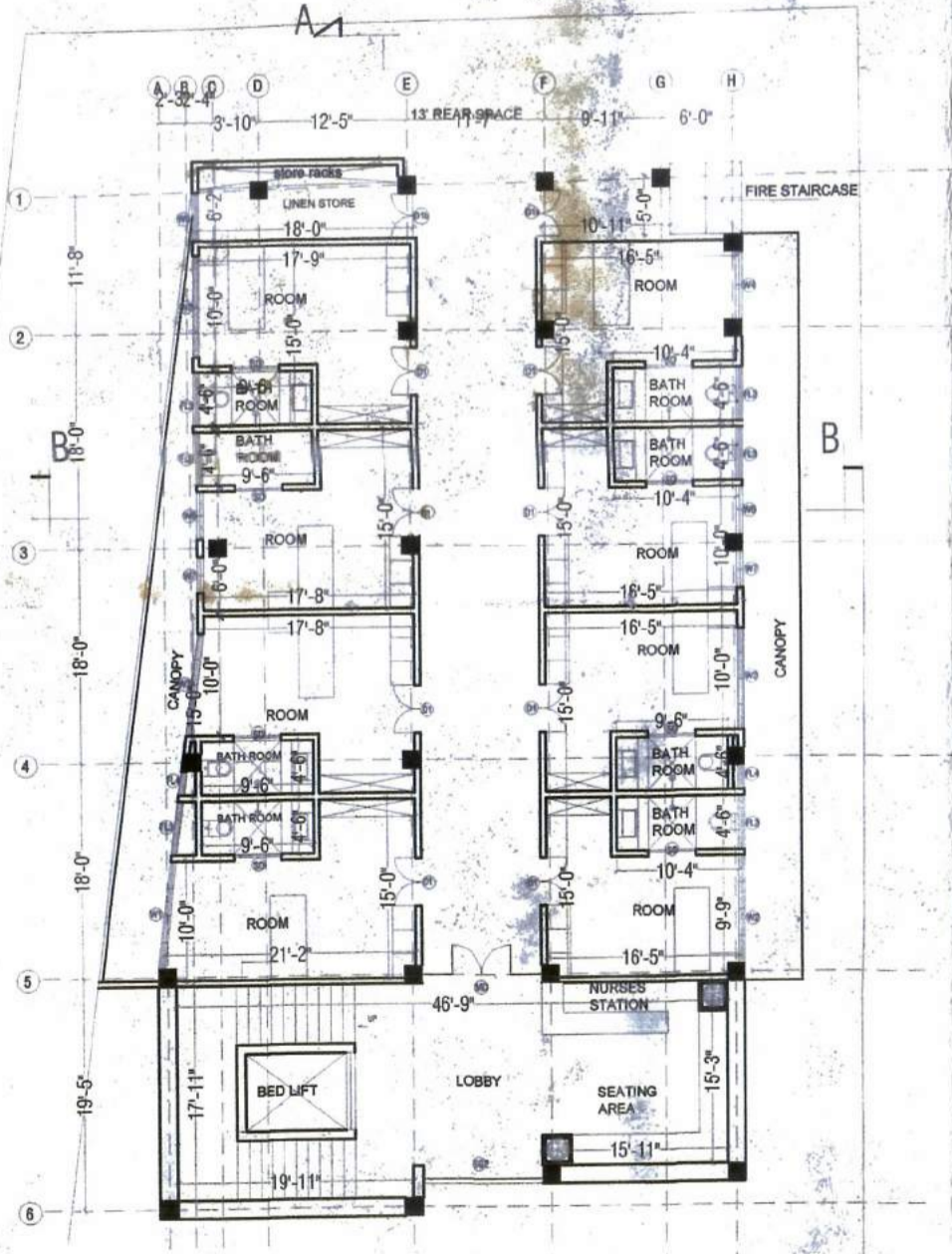
**SECTION AT A-A**  
 SCALE:- 16 FEET TO AN INCH



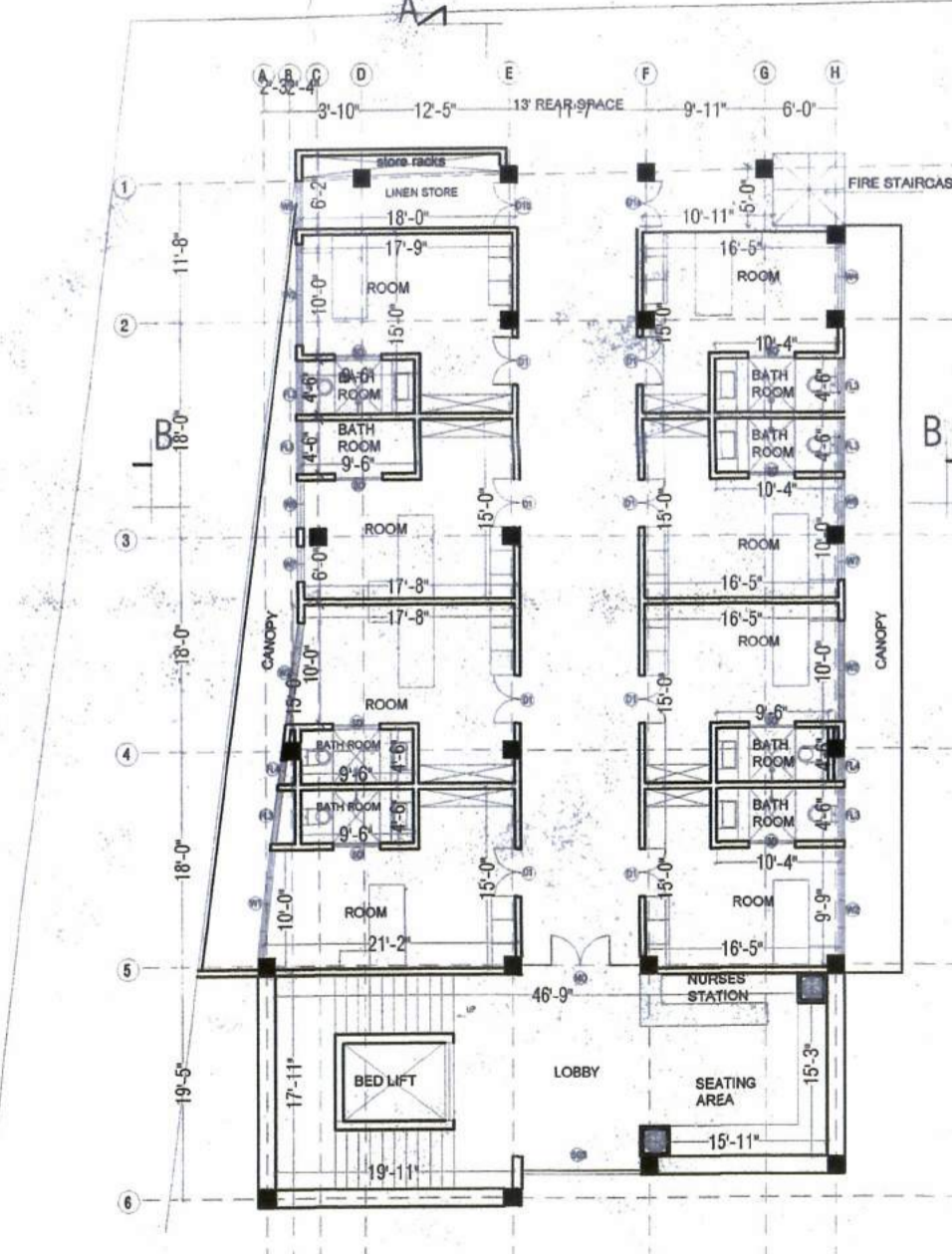
**SECTION B-B**  
 SCALE:- 16 FEET TO AN INCH



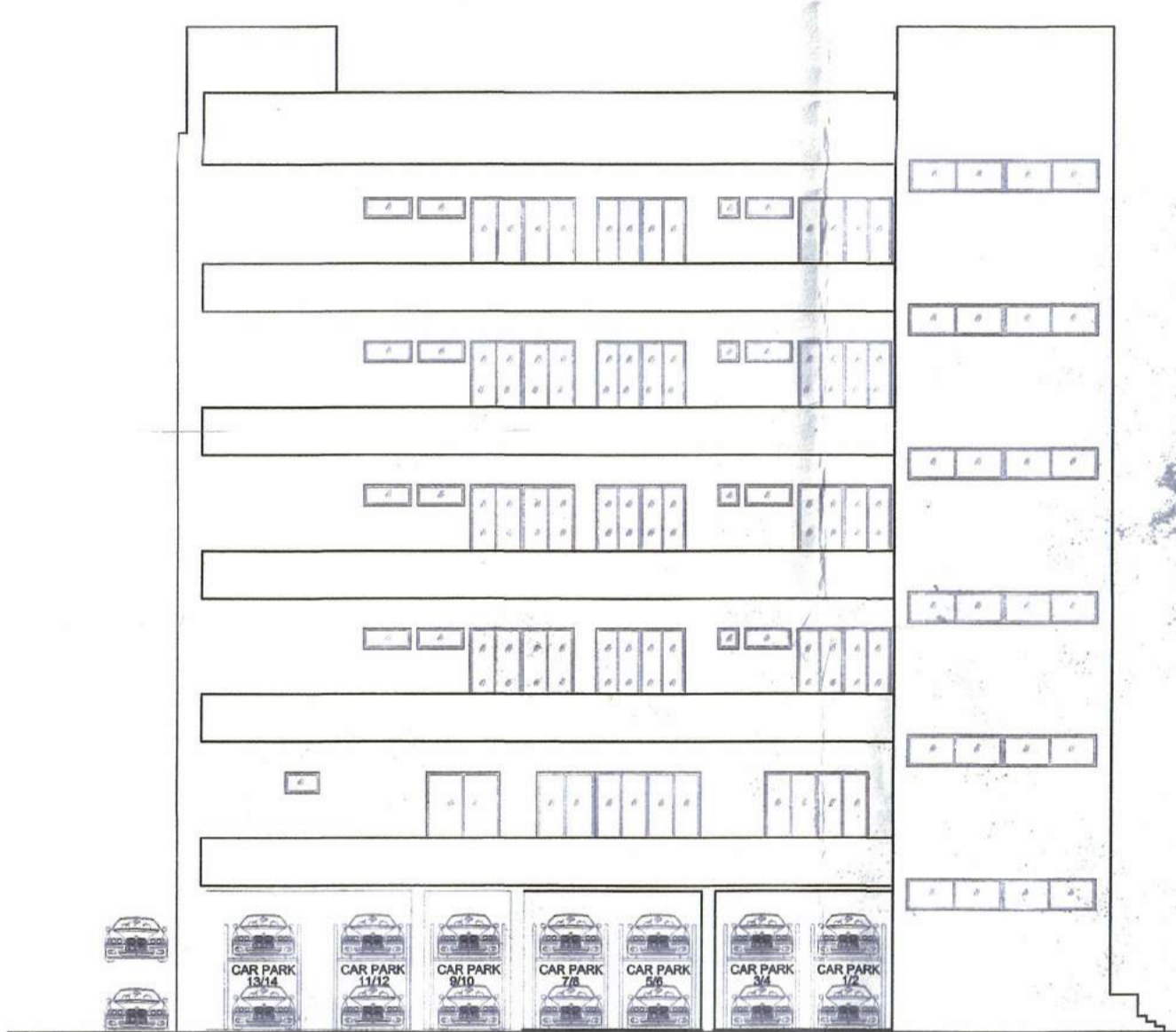
**A**  
**THIRD FLOOR PLAN**  
 FLOOR AREA - 3803.52 Sqft.  
 SCALE:- 16 FEET TO AN INCH



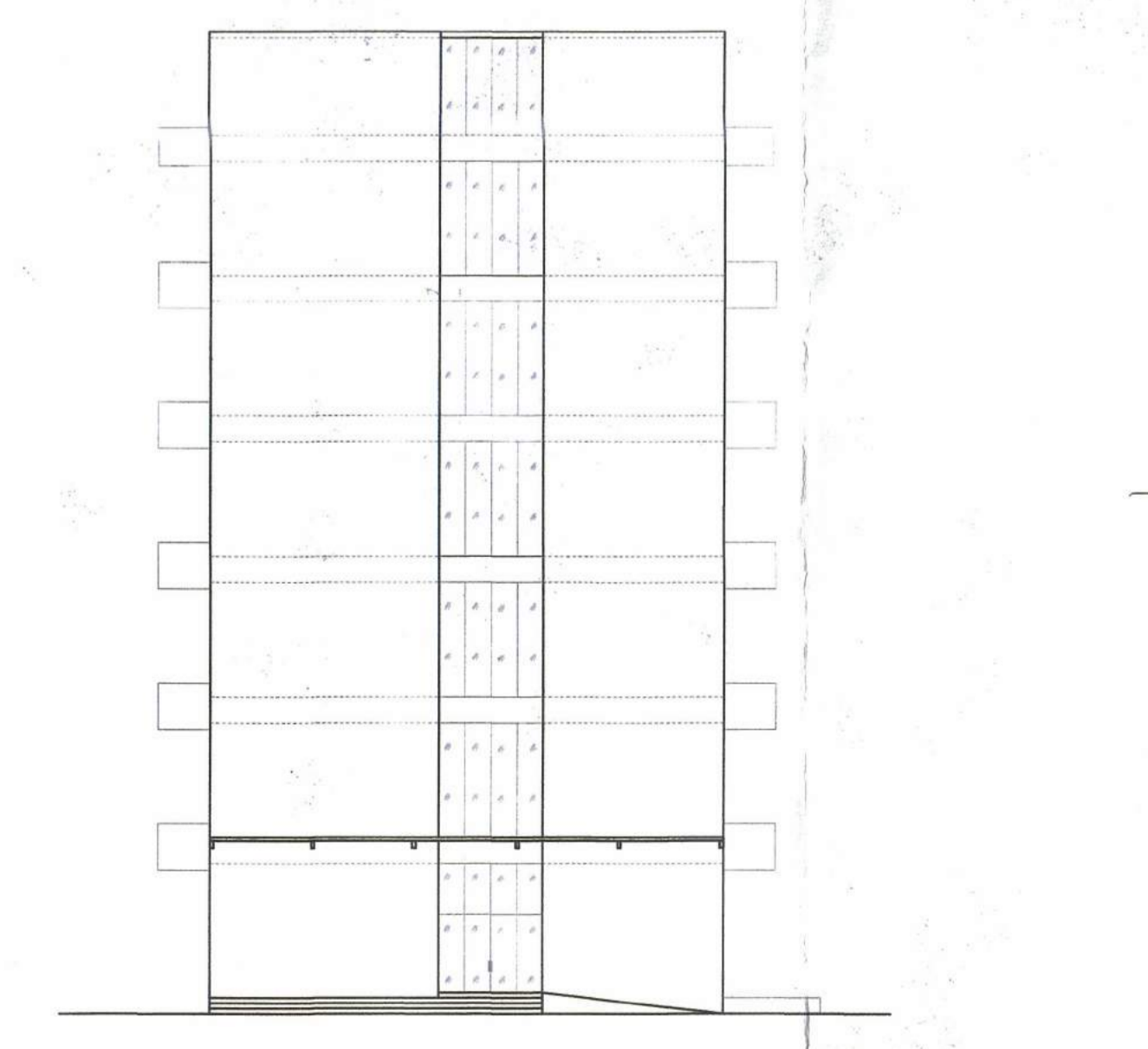
**A**  
**FOURTH FLOOR PLAN**  
 FLOOR AREA - 3803.52 Sqft.  
 SCALE:- 16 FEET TO AN INCH



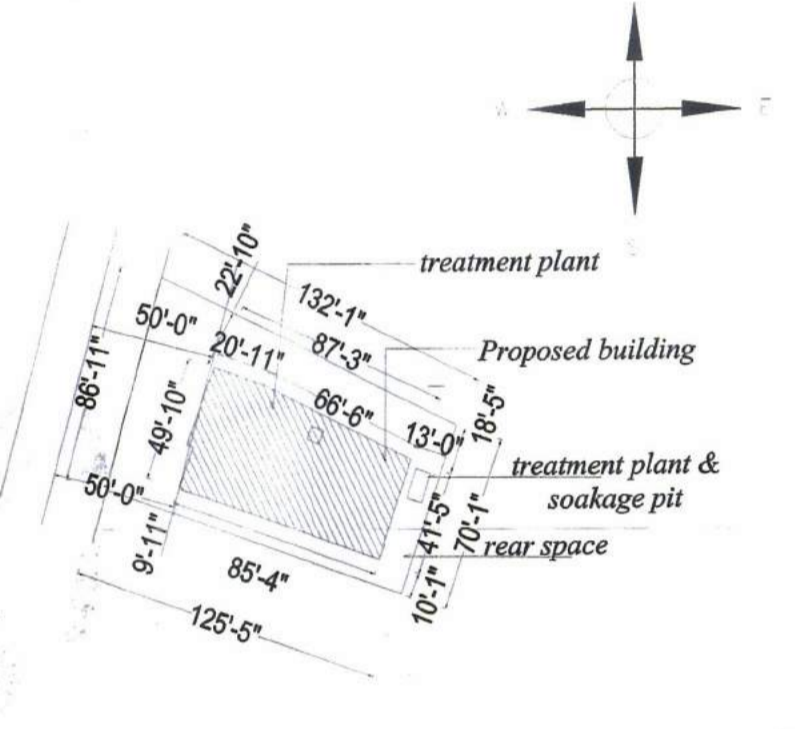
**A**  
**FIFTH FLOOR PLAN**  
 FLOOR AREA - 3803.52 Sqft.  
 SCALE:- 16 FEET TO AN INCH



**SIDE ELEVATION**  
 SCALE:- 16 FEET TO AN INCH



**FRONT ELEVATION**  
 SCALE:- 16 FEET TO AN INCH



**SITE PLAN**  
 SCALE: ONE CHAIN TO AN INCH  
 DEPICTED FROM APPROVED SURVEY PLAN

- GROUND FLOOR AREA - 3989.8 Sqft.
- 1ST FLOOR AREA - 3803.52 Sqft.
- 2ND FLOOR AREA - 3803.52 Sqft.
- 3RD FLOOR AREA - 3803.52 Sqft.
- 4TH FLOOR AREA - 3803.52 Sqft.
- 5TH FLOOR AREA - 3803.52 Sqft.
- TOTAL FLOOR AREA - 23007.4 Sqft.

SCHEDULE OF DOORS AND WINDOWS			
TYPE	NOS	OPENING SIZE	
MD	07	10'0" X 8'0"	GLASS DOUBLE SASH DOOR WITH FIX GLASS
D	03	5'0" X 8'0"	GLASS DOUBLE SASH DOOR
D1	34	4'0" X 8'0"	GLASS SINGLE SASH DOOR
D2	01	3'11" X 8'0"	ALUMINIUM FRAMED SINGLE SASH DOOR
D3	04	3'5" X 8'0"	GLASS DOUBLE SASH DOOR
D4	01	3'8" X 8'0"	ALUMINIUM FRAMED SINGLE SASH DOOR
D5	11	3'0" X 8'0"	ALUMINIUM FRAMED SINGLE SASH DOOR
D6	01	2'8" X 8'0"	ALUMINIUM FRAMED SINGLE SASH DOOR
D7	04	8'11" X 8'0"	ALUMINIUM FRAMED SINGLE SASH DOOR WITH FIXED GLASS
D1a	01	3'0" X 9'6"	GLASS DOUBLE SASH DOOR
D1b	01	3'8" X 8'0"	GLASS DOUBLE SASH DOOR
FL	01	8'3" X 2'0"	ALUMINIUM FRAMED FANLIGHT
FL1	02	8'0" X 2'0"	ALUMINIUM FRAMED FANLIGHT
FL2	01	4'8" X 2'0"	ALUMINIUM FRAMED FANLIGHT
FL3	24	4'8" X 2'0"	ALUMINIUM FRAMED FANLIGHT
FL4	08	2'0" X 2'0"	ALUMINIUM FRAMED FANLIGHT
FL5	01	4'0" X 2'0"	ALUMINIUM FRAMED FANLIGHT
W1	04	8'8" X 5'0"	FOUR SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W2	18	8'7" X 5'0"	FOUR SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W3	04	5'10" X 5'0"	TWO SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W4	05	5'7" X 5'0"	TWO SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W5	12	4'0" X 5'0"	TWO SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W7	08	3'0" X 5'0"	TWO SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
W8	01	2'0" X 5'0"	ALUMINIUM FRAMED FIXED GLASS
SD	32	4'0" X 8'0"	TWO SASHES ALUMINIUM FRAME WITH GLASS SLIDING DOOR
SW1	01	11'2" X 5'0"	FOUR SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
SW2	01	11'0" X 5'0"	FOUR SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW
SW3	01	9'4" X 5'0"	FOUR SASHES ALUMINIUM FRAME WITH GLASS SLIDING WINDOW

සමස්ත ඉංජිනේරු සේවාවන් සඳහා විවෘතව පවතින අතර, විදේශීය ඉංජිනේරු සේවාවන් සඳහාද විවෘතව පවතී. විදේශීය ඉංජිනේරු සේවාවන් සඳහා විවෘතව පවතින අතර, විදේශීය ඉංජිනේරු සේවාවන් සඳහාද විවෘතව පවතී.

Dwg. No.01  
002/2020/  
HCF

INDIRA CANCER TRUST  
REGISTERED ARCHITECT  
SIGNATURE OF ARCHITECT

THE INSTITUTION OF ENGINEERS, SRI LANKA  
REGISTERED ENGINEER  
SIGNATURE OF ENGINEER

APPROVED  
FILE NO.  
SCALE  
DATE

Dwg. Class. Permit Drawing  
Title  
Sub Title  
Dwg.

Project - PROPOSED PEDIATRIC PALLIATIVE CARE CENTRE -  
SUNVA ARANA -  
A PLACE FOR HEALING  
(NURSING HOME FOR CANCER PATIENTS)  
INDIRA CANCER TRUST  
AT NO.63, HOSPITAL ROAD,  
MAHARAGAMA

**ARCHIO**  
A.C.H.O. LEVILI, L.L.B.  
REGISTERED ARCHITECT  
NO. 077 734 005, 077 734 005, 077 734 005  
www.archio.lk