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**IMPACTS OF MIDDLE RISE & INTERMEDIATE RISE
DEVELOPMENTS IN THE CITY OF COLOMBO**

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Submitted in partial fulfillment of the requirements of the
Master of Science Degree in Town & Country Planning

Universith of Moratuwa



96417

DEPARTMENT OF TOWN & COUNTRY PLANNING

UNIVERSITY OF MORATUWA

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DECLARATION

I declare that this Research Project represents my own work, except where due acknowledgement is made, and that it has been previously included in a thesis, dissertation or report, submitted to the University of Moratuwa or to any other institution for a degree, diploma or other qualification. I wish to declare that the total number of words in the body of this report (excluding the Appendices & the Bibliography), is 10,000.

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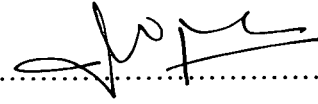
I certify herewith that A.W. A.A. Peiris, Registration No. O7/9615 of the Master of Science Degree in Town & Country Planning 2008/2009 Group, has prepared this Research Project under my supervision.



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ABSTRACT

“There are currently about 200 middle rise & intermediate rise buildings, in the Colombo city & the infrastructure of the city will be affected on the long run, if authorities & developers are not cautious, when approving & building high rises” states the chairman of the Condominium Management Authority. Therefore the study is focused on the examination of the actual existence of the problems associated with middle rise & intermediate rise developments. The objective of the study is to investigate whether the problems related to middle rise & intermediate rise developments are really happening in the city.

The methodology of the research is based on a case study area. Here 50 middle rise & intermediate rise buildings are selected randomly and a questionnaire based survey as well as an observation strategy is used to test the research problem. The data that has been gathered from above two strategies and the descriptive analysis done is to identify the research problem.



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It presents the impacts of middle rise & intermediate rise buildings on the city. It is further learnt that, most of the buildings fall under the intermediate rise category due to the non availability of side spaces as per the “Form C” of the city of Colombo development plan 1999. It indicates that construction of middle rise & intermediate rise buildings create various problems in terms of physical, social, economic & environmental aspects. Therefore it is necessary to consider these facts & improve the existing infrastructure facilities before the approval of middle rise & intermediate rise buildings.

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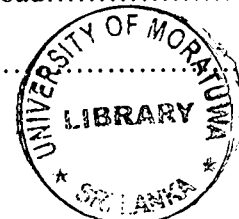
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LIST OF ABBREVIATIONS

CMC	Colombo Municipal Council
UDA	Urban Development Authority
CMA	Condominium Management Authority
COC	Certificate of Conformity
HDB	Housing Development Board

BOI



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