

DECLARATION

I declare that this Research Project Report represents my own work, except where due acknowledgement is made, and that it has not 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 also declare that the total number of words in the body of this report excluding the Appendices & the Bibliography) is 9872.

Signed

: 

Name of Student

: H.P.J.T.Dissanayaka

Group

: 2007/2008

Registration No

: 07/9602

Date

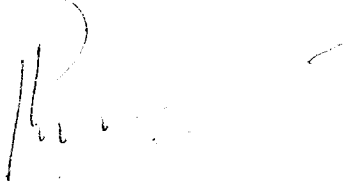
: March 2010



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

CERTIFICATION

I certify herewith that H.P.J.T.Dissanayaka, Registration No. 07/9602 of the 2007/2008 Group, has prepared this Research Project under my supervision.



Signature of Principle Supervisor
Name:
Planning



Head
Department of Town & Country

Date : 28/12/10

Date : 28/12/10



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

ACKNOWLEDGEMENT

It is with great appreciation and pleasure that I wish to convey my gratitude to my friends who helped me generously various ways to carry out this exercise.

At the very outset I wish to thank the Dean, University of Moratuwa and my Principle Supervisor Mr. P.K.S.Mahanama , for his guidance and strong encouragement.

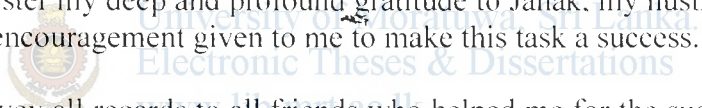
A special heartfelt thanks to Dr. Jagath Munasingha, Head of the Department and Course coordinator Department of Town and Country Planning, Department of Town and Country Planning for his invaluable contribution to widen my knowledge through out the course.

I further extend my sincere thanks to Mrs.Indu Weerasoori, Deputy Director General (Southern Province) of Urban Development Authority, Mr.R.M.Somarathna, Director (Western Province), and H.R.Gunathilaka Banda my Immediate Boss who committed himself for my success and Miss.Senani Somasekera, Miss.Nadeepa Palliyaguru, Mr Sugath Premasiri, Mr.Lalith Wijerathana for their supportive corporation and encouragement.

A special word of thanks goes to Staff Members of Department of Town and Country Planning, University of Moratuwa.

I wish to register my deep and profound gratitude to Janak, my husband, for the moral support and encouragement given to me to make this task a success.

Finally I convey all regards to all friends who helped me for the success of the course study.



CONTENT

	Page
Inner title page	i
Declaration	ii
Certification	iii
Abstract	iv
Acknowledgement	v
Content	vi
List of Figures, Maps, Tables	viii
List of Abbreviations	ix

Chapter 01

Introduction

1 - 6

- 1.1 Back ground
- 1.2 Problem Identification
- 1.3 Objectives of the study
- 1.4 Scope of the study
- 1.5 Limitation of the study
- 1.6 Methodology

Chapter 02

Zoning and Land Development; A Theoretical Overview

7 - 23

- 2.1 Introduction
- 2.2 The Meaning of Zoning
- 2.3 Objectives of Zoning
- 2.4 Zoning & Urban Development
- 2.5 Zoning & Spontaneous Urban Development
- 2.6 Zoning and Systematic Urban Development
- 2.7 Application of Urban Economic ideas in Planning and Policies
- 2.8 Common Problems on Urban Land Development
- 2.9 Zoning as a outcome of Land Use Planning and Urban Development
- 2.10 Positive and Negative attitudes of Zoning
- 2.11 Conclusion

Chapter 03

Legal and Planning Framework for Zoning in Sri Lanka

24- 35

- 3.1 Introduction
- 3.2 History of Zoning in Sri Lanka
- 3.3 Review of Past Planning Laws with regard to Zoning
- 3.4 Past Development Plans for City of Colombo
- 3.5 Conclusion

Chapter 4	
Land Use Zoning as a Rational Decision on Urban Development	36 – 51
4.1	Introduction
4.2	Criteria for the selection of the Case Study Area
4.3	Impacts of zoning on Urban Development
4.4	Causes for ineffectiveness of zoning
4.5	Public perception on zoning
4.6	Problems identified on Zoning Practices in CMC area
4.7	Conclusion

Chapter 5	
Conclusion and Recommendation	51 - 57
5.1	Conclusion
5.2	Recommendation

References

Annexes



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk

List of Figures

- Figure 01 The Land Planning Game
- Figure 02 Land Use Change Management as a Three- Legged Stool

LIST OF TABLES

01. Other laws incidental to and connected with planning laws
02. Percentage share of land use distribution in city of Colombo (1977- 1996)

LIST OF MAPS

- 01 Proposed Zoning Plan(2010), City of Colombo, Sri Lanka.
- 02 Proposed Building Density (2010), City of Colombo

LIST OF ABBREVIATIONS

UDA	- Urban Development Authority
T&CPO	- Town and Country Planning Ordinance
H&TIO	- Housing and Town Improvement Ordinance
CMC	- Colombo Municipal Council



University of Moratuwa, Sri Lanka.
Electronic Theses & Dissertations
www.lib.mrt.ac.lk