

★ THE INTRODUCTION OF DEVELOPMENT CONTROL SYSTEM  
FOR PLANNING AND DEVELOPMENT OF COLOMBO URBAN AREA  
A CASE STUDY OF COLOMBO CITY

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## P R E F A C E

Development Control has become one of the most important subjects in Town and Country Planning since it is being recognised as a method to ensure orderly development of cities.

Therefore its task is presently defined comprehensively to include, Social, Physical, Economic and Environmental aspects, when enforcing regulations and implementing development plan proposals towards achieving a planned development in urban areas. For this purpose development control is identified as an integrated element built into the development plan system dealing with the development promotion aspect.

In Sri Lanka there are various laws which has introduced development control measures at National, Regional and Local level, where Housing and Town improvement Ordinance of 1915, Town and Country Planning Ordinance of 1946, and Urban Development Authority Law No. 41 of 1978 which plays a dominant role in exercising Development Control at local level. In fact the study is concerned with analysing the suitability of development control regulations in their applicability to Colombo urban area in the context of ameliorating Social, Physical and Economic standards of people. It further tries to highlight how Regulations are integrated with Social and Economic aspects, although it mainly deals with physical aspect of a city.

The necessity of carrying out such a study was felt since there is very little evidence to prove that adequate research being carried out before formulating these regulations to suit the local conditions. Most of the standards introduced by these laws were based on Foreign Legislations, hence their applicability became difficult because Socio-Economic factors were different from one country to another. On the other hand people still insist on the

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- ^ *thought of development control only concerned with physical aspect, which is also oriented towards Negative approach to development, therefore the study is organised to envisage, how development control can be positive, permissive, and important in the context of achieving a planned development, with reference to Socio Economic and Physical aspects of a city.*



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