



Urban Development Authority

2025

# MY ZONE

## Public Zoning Portal

### User Manual

#### Presented by

Urban Research Center, UDA

GIS Division, UDA

ITS Division, UDA

In Collaboration with JICA



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## What is Public Zoning Application?

This is a digital public platform to view and explore the UDA zoning regulations which are designated for land lots that is enforced through development plans. Anyone who is going to purchase or develop land, they will be able to aware about the exact UDA regulations which are intact for their land lots.

This service is powered by Urban Development Authority, free of charge for the public. The public, investors, land and property developers, professionals, enforcement officers and any one with the need can explore the zoning portal without wasting time, visiting UDA or reading through lengthy gazette documents. This works as an Interactive web map and can be accessed through UDA official website.

General questions raised frequently

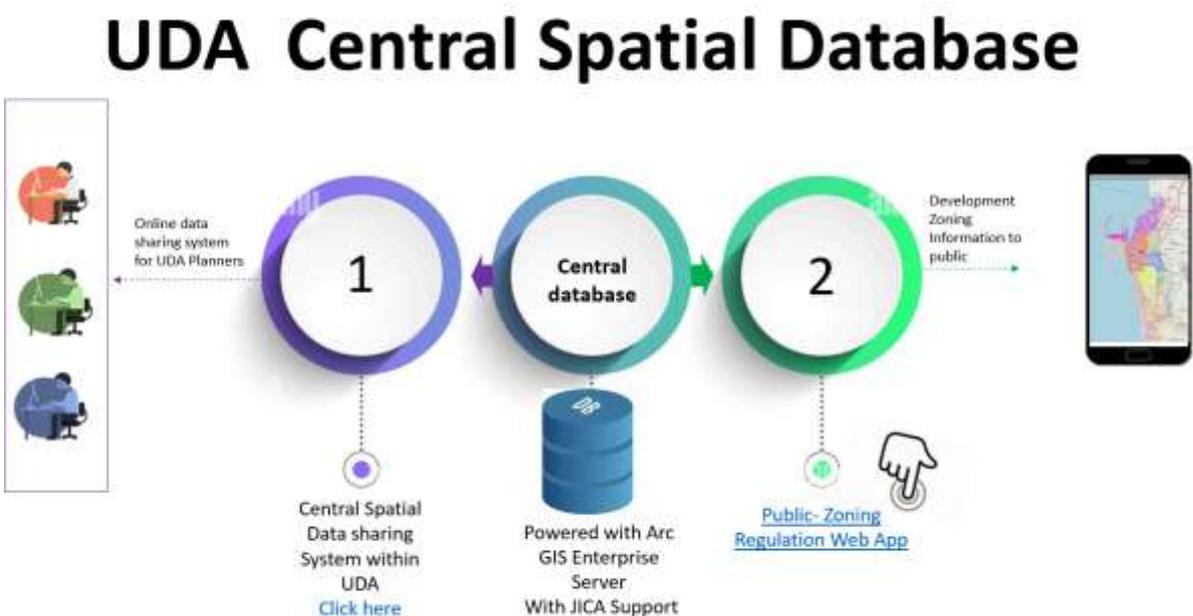
- To which UDA zone, my land belongs to?
- Is it permissible to develop this use in my land?
- Is there any height restriction for development
- How many floors can I develop?

**This web application will bring these details to your fingertips**

## How Myzone portal is powered

This zoning information application is powered by the Arc GIS enterprise server which was currently running with central database .This central database is the foundation for two platforms as mentioned below.

1. Online data sharing platform for UDA planners
2. Public zoning application -MYZONE



## What is a Zoning Information?

Urban Development Authority, as its received legal mandate ,responsible for develop development plans for declared areas as urban development area by its act.In such plan,designated local authority will be subject to the UDA planning and building regulations. Anyone wish to develop land or property in that area will be examined over UDA regulation and these enactment of regulation presented with development zones and each zone will be assigned with proposed development intensity. As such, regulation regarding permissible uses, height restrictions etc. will be on effect.

## Available Local Authority Layers

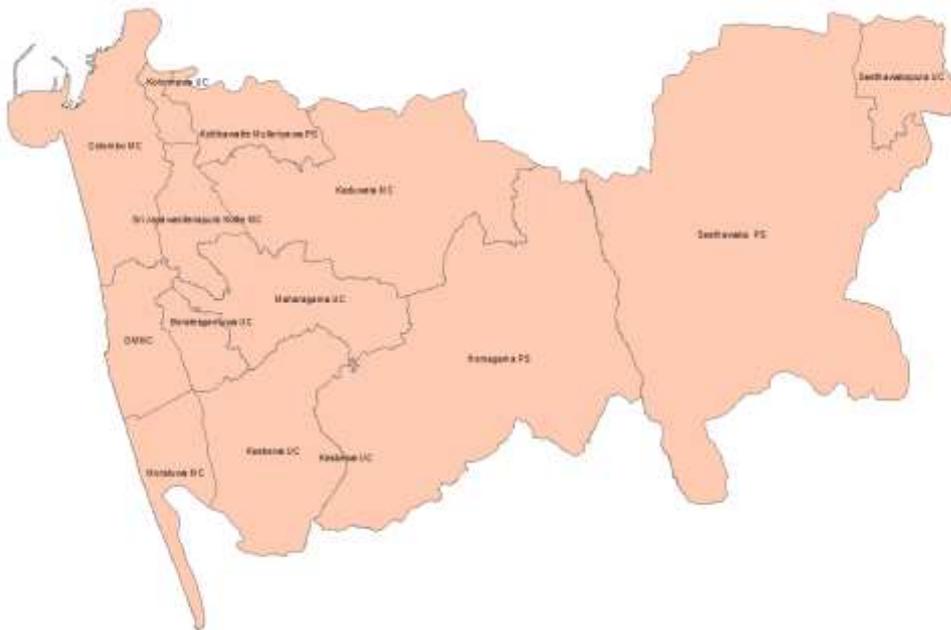
Colombo district encompasses with 13 local authorities and 8 of them are gazette with new development plans by 2025.

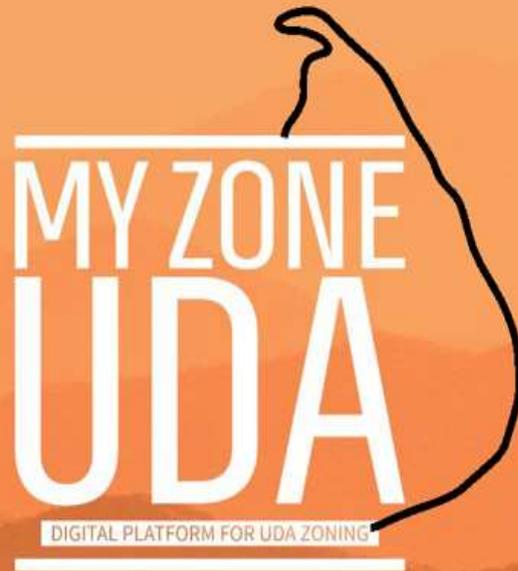
Following local authorities are gazette with new development plans and “My Zone” application is powered with those zoning information

Colombo MC | Dehiwala Mt Lavinia MC | Moratuwa MC | Sri Jayawardhanapura MC | Kaduwela MC |Maharagama UC | Kesbewa UC | Homagama PS

## Portal is to be updated with upcoming layers of following LA’s after gazetting new development plans

Kolonnawa UC | Borelasgamuwa UC | Kotikawatta Mulleriyawa PS |Seethawakapura UC | Seethawaka PS





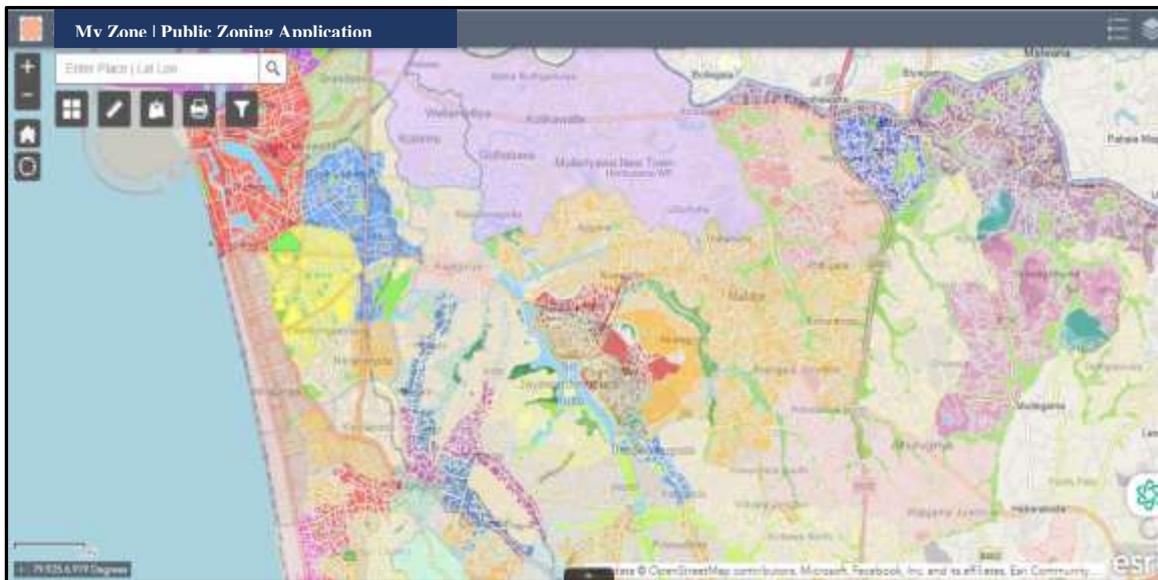
## **User Manual**

# **My Zone -Public Zoning Application Portal - User Guide**

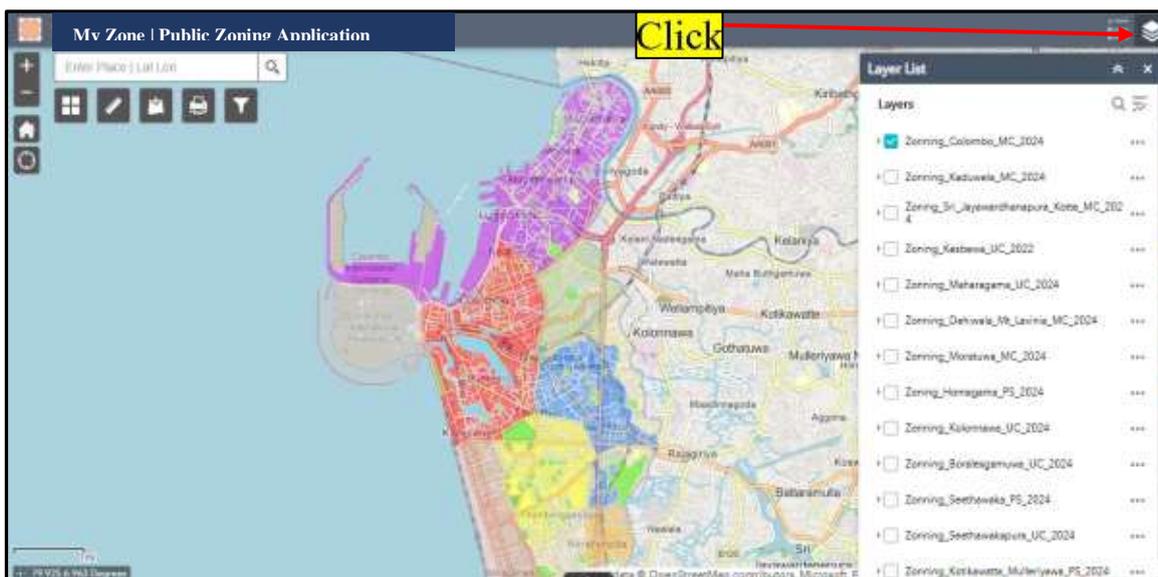
This application is working as a public web application which is accessed by anyone to explore zoning regulation information which is relevant to user locations .you can this access through UDA official website (uda.gov.lk)

**Step 1** –Click on below link to access the web application or visit My Zone app at uda.gov.lk(google “MY ZONE –UDA”). Then the following interface will appear.()

## MY ZONE -UDA

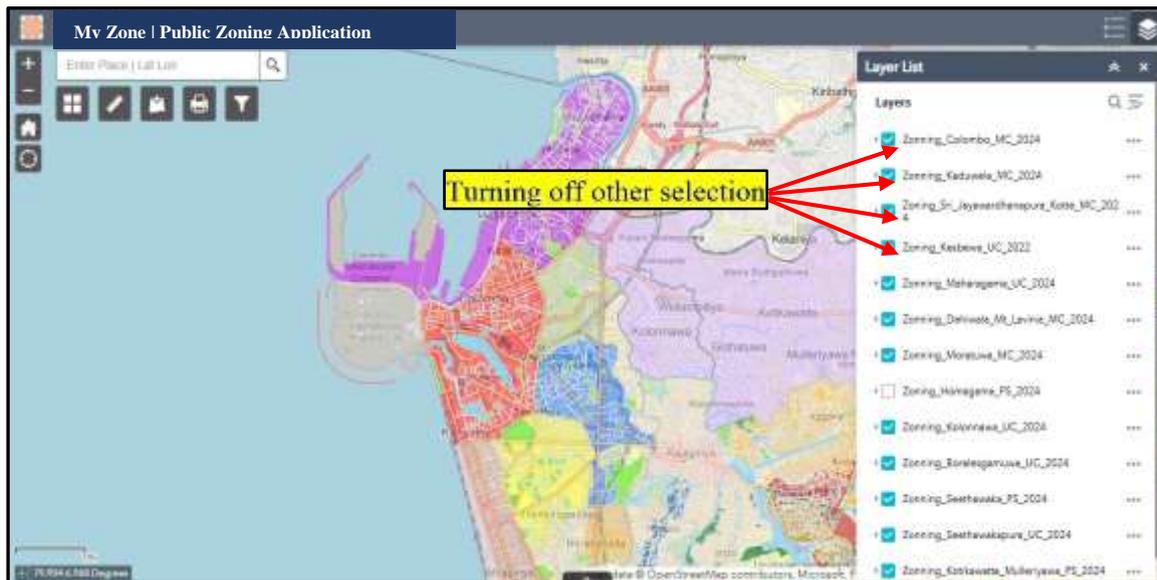


**Step 2** - Once the interface appears, clicking on the  icon in top right corner and the layer list will display

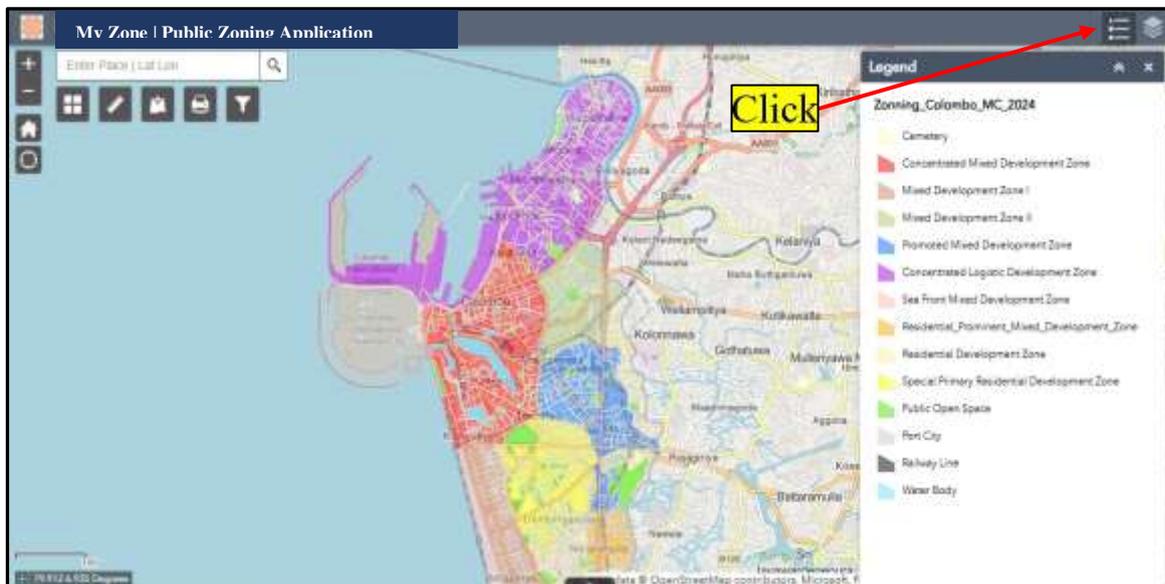


**Step 3** - Tick off the unnecessary zoning layer for you and tick on the relevant zoning layer in the layer list, then only that zoning layer will appear in the interface. (This will help to avoid lagging of layer loading).

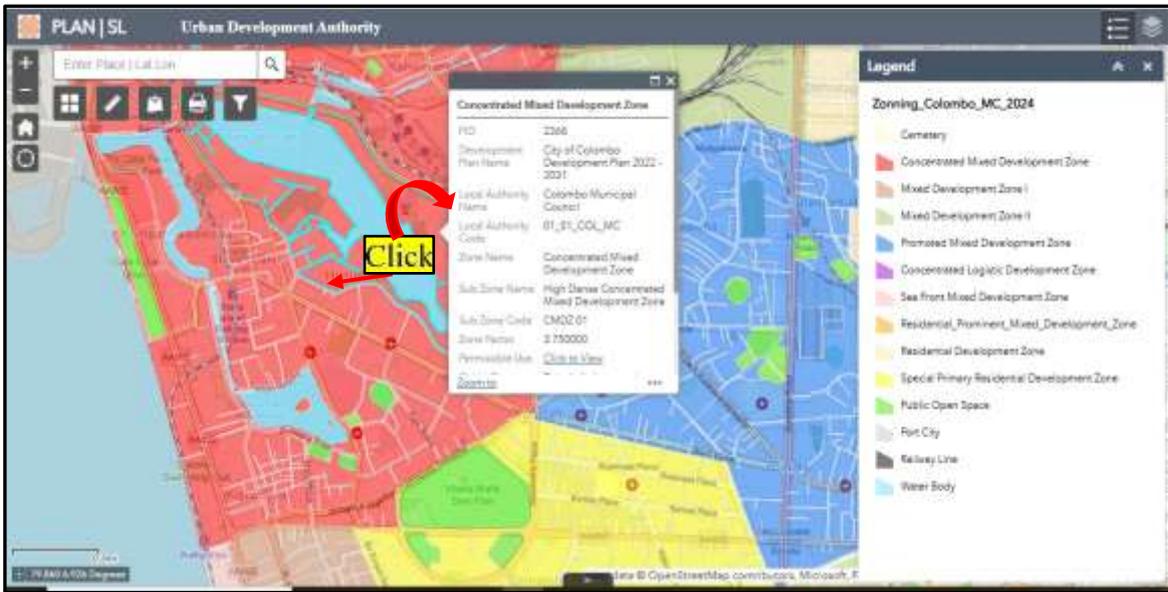
Ex: By keeping only Zoning\_Colombo\_MC\_2024 and turning off the other layers, only the zoning relevant to you will appear in the portal interface.



**Step 4** - To get the legend related to the selected layer, click the  icon and the legend keys will appear.



**Step 5** - Then, after clicking on the land lots you want, in the map, a pop up containing the information of the zoning regulations will be displayed. which will display information such as local authority, sub zone name, sub zone code, zone factor, permissible use, etc.



**Step 6** - By clicking on the permissible use link, in the pop up, it will show details about the permissible uses within those plots

. Green color indicates permissible uses and brown color indicates non-permissible uses.

අංකය	විස්තරය	අවසරය
අංකය	විස්තරය	අවසරය
1	සූර්ය චිත්‍ර	අවසරය
2	සූර්ය චිත්‍ර/විද්‍යුත් සැලසුම	අවසරය
3	කාර්මිකයන්	අවසරය
4	විද්‍යුත් සැලසුම	අවසරය
5	විද්‍යුත් සැලසුම	අවසරය
6	විද්‍යුත් චිත්‍ර	අවසරය
7	විද්‍යුත් චිත්‍ර	අවසරය
8	සාමාන්‍ය සංරක්ෂණය කිරීම	අවසරය
9	සංරක්ෂණය කිරීම	අවසරය
10	විද්‍යුත් චිත්‍ර	අවසරය
11	විද්‍යුත් චිත්‍ර	අවසරය
12	විද්‍යුත් චිත්‍ර	අවසරය
13	විද්‍යුත් චිත්‍ර	අවසරය
14	විද්‍යුත් චිත්‍ර	අවසරය
15	විද්‍යුත් චිත්‍ර	අවසරය
16	විද්‍යුත් චිත්‍ර	අවසරය
17	විද්‍යුත් චිත්‍ර	අවසරය
1	විද්‍යුත් චිත්‍ර	අවසරය
2	විද්‍යුත් චිත්‍ර	අවසරය
3	විද්‍යුත් චිත්‍ර / විද්‍යුත් චිත්‍ර සංරක්ෂණය කිරීම සඳහා අවසරය	අවසරය
4	විද්‍යුත් චිත්‍ර සංරක්ෂණය කිරීම	අවසරය
5	විද්‍යුත් චිත්‍ර	අවසරය
6	විද්‍යුත් චිත්‍ර	අවසරය
7	විද්‍යුත් චිත්‍ර	අවසරය
8	විද්‍යුත් චිත්‍ර	අවසරය
9	විද්‍යුත් චිත්‍ර	අවසරය
10	විද්‍යුත් චිත්‍ර	අවසරය
11	විද්‍යුත් චිත්‍ර	අවසරය
1	විද්‍යුත් චිත්‍ර	අවසරය

## Popup information of selected location

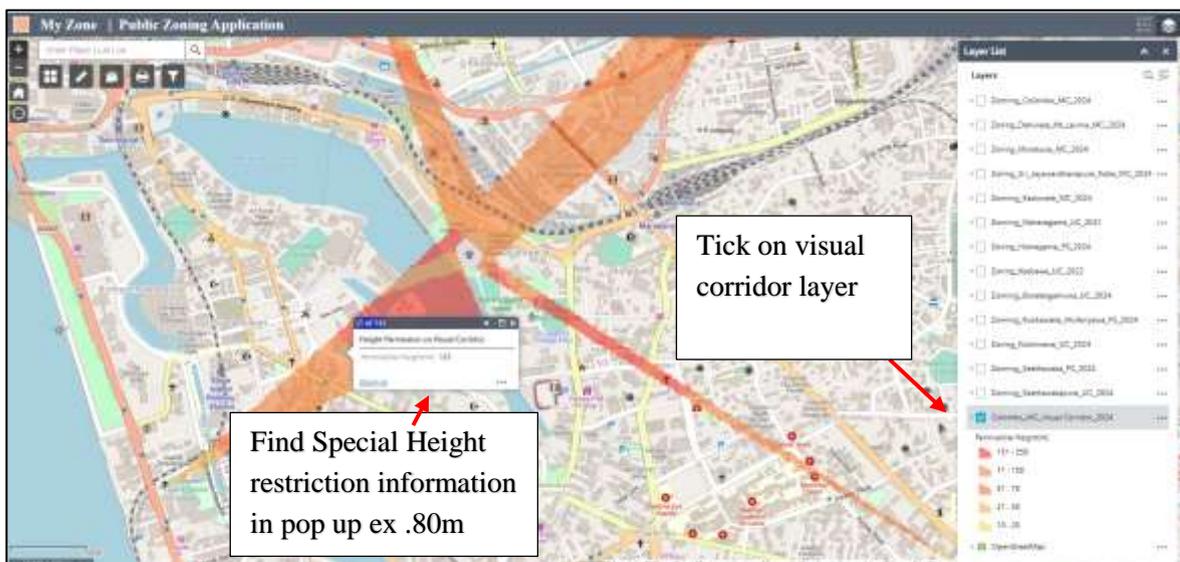
### Concentrated Mixed Development Zone

Development Plan Name	City of Colombo Development Plan 2022 - 2031
Local Authority Name	Colombo Municipal Council
Local Authority Code	01_01_COL_MC
Zone Name	Concentrated Mixed Development Zone
Sub Zone Name	High Dense Concentrated Mixed Development Zone
Sub Zone Code	CMDZ 01
Zone Factor	3.750000
Permissible Use	<a href="#">Click to View</a>
Guide Plan	Not available
District Name	Colombo
Contact	Colombo Metro Region Division, UDA
Special Note	In any concern on Zoning boundary matter it will be subjected to decision of Authority-කලා පිකරණ මායිම් සම්බන්ධයෙන් ගැටළුවක් මතු වන අවස්ථාවේදී, අවසාන නිර්ණය නාගරික සංවර්ධන අධිකාරිය සතු වේ
Remarks	Height Restriction will be on effect as the location intersect with visual corridor, Please tick on the layer visual corridor for exact information

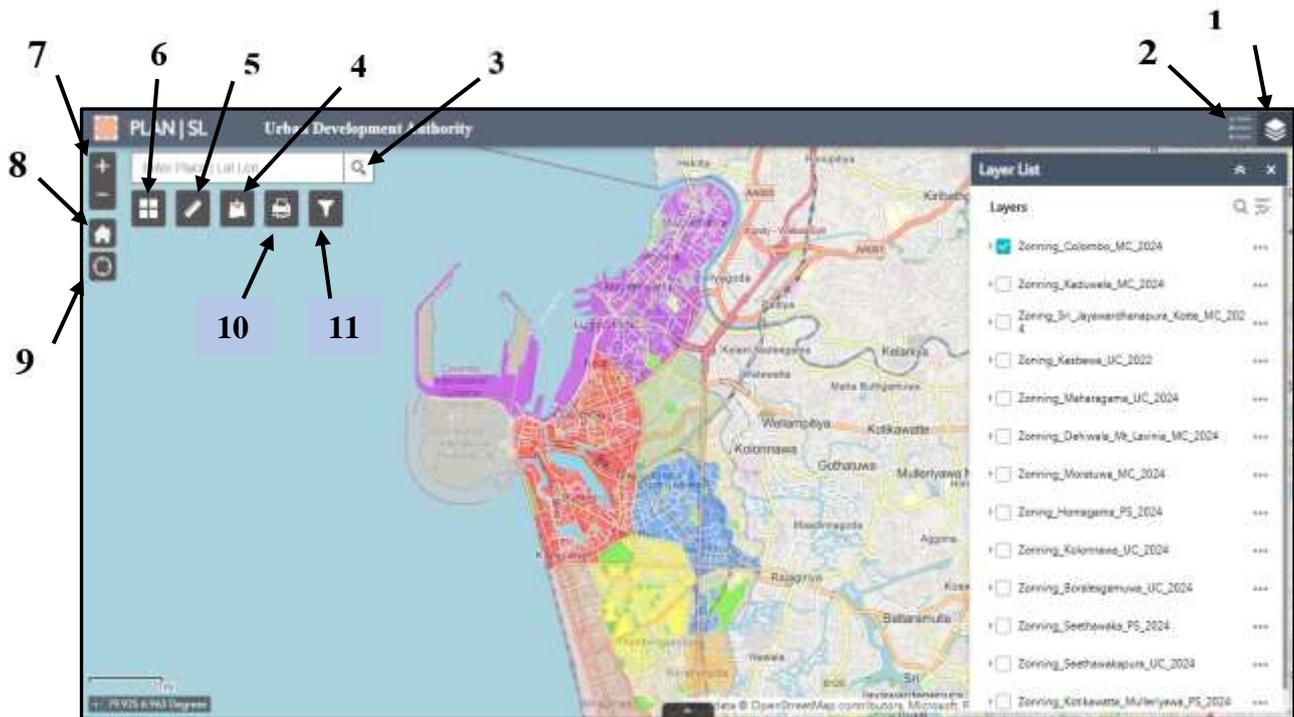
This information will remain for display purpose and cannot use for any legal matter, in any matter regarding these information will be clarified by the authority

**\*\*Special Note –**“In any concern on Zoning boundary matter it will be subjected to decision of Authority-කලා පිකරණ මායිම් සම්බන්ධයෙන් ගැටළුවක් මතු වන අවස්ථාවේදී, අවසාන නිර්ණය නාගරික සංවර්ධන අධිකාරිය සතු වේ”

If any plot intersect with visual corridor height restriction, it will mention in the remarks section and can be viewed in detail using visual corridor layer



## Overall Interface



This is a description of the website interface's usage. Each corresponding number describes the uses of the icon.

Number	Icon Name	Description
1	Layer List	All zones are listed
2	Legend	Legend Information as a Key to map
3	Location Search	To locate user to desired location, You can search by location name or enter Latitude and Longitude of the location (ex 8.234563,80.45678) **Coordinates need to be latitudes and longitudes and need to maintain the order of enter
4	Add Data tool	Can use to upload external data and overlay in to the map (KML)
5	Measurement tool	To determine the distance/area
6	Base map Gallery	Ability to set the required base map
7	Zoom in & Zoom Out	Ability to zoom in and zoom out the map
8	Default Extent	Can reset the view to initial view
9	My Location	If you're already in the field, it will locate you to the live location(high accuracy in mobile-smart devices such as phones ,tablets)

<b>10</b>	Print tool	To Print map(currently disabled )
<b>11</b>	Filter tool	Filter data by zone name

This application is developed under the CITY-UP project with JICA and UDA is pleased announce that application is ready to use by the public and much advance application for UDA planners and Local authority officers will be introduced soon.

**Project Responsibility**

This application is a sub product under the main project of developing central spatial database for UDA and carried out with the Japanese International Corporation Agency (JICA) City-Up “project

UDA Team

Urban Research Center (URC) –Urban Development Authority

Geographic Information System Division (GIS) –Urban Development Authority

Information Technology Service Division (ITS) –Urban Development Authority

**Please report us about the pros and cons of the system through [urc.uda@gmail.com](mailto:urc.uda@gmail.com)**