

**CHAPTER 1  
INTRODUCTION  
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**CHAPTER 1****INTRODUCTION**

**1.0** These departmental Survey Regulations have been established so as to carry out all surveys of the Survey Department within Sri Lanka in a qualitative and uniform manner.

**1.1** Surveys undertaken by the department can be divided into several categories such as,

- (a). Acquisition Surveys
- (b). Court Commission Surveys
- (c). Cadastral Surveys
- (d). Town Surveys
- (e). Demarcation Surveys
- (f). Encroachment Surveys
- (g). Engineering Surveys
- (h). Blocking out Surveys
- (i). Miscellaneous Surveys
- (j). Road and Channel Trace Surveys
- (k). Control Surveys
- (l). Topographical Surveys including Topographical revisions
- (m). Condominium Property Surveys
- (n). Block Surveys

**1.1.1 Acquisition Surveys: –**

**These** surveys are done at the request of the Acquiring Officer. There are two categories, namely,

(a).Acquisition Surveys under section 2 of the Land Acquisition Act to determine the suitability of the land for the said public purpose. A tracing is prepared in this instance.

(b).Acquisition Surveys under section 6 of the Land Acquisition Act. When it is decided that the said land is suitable for the said public purpose, a landmarked plan is prepared in this instance.

**1.1.2 Court Commission Surveys: –**

Commissions are issued by courts generally to check the Licensed Surveyor's work or to superimpose the boundaries of state claims on their plans. These surveys are carried out strictly according to the instructions issued by the courts.

**1.1.3 Cadastral Surveys: –**

Cadastral Surveying is fundamental to the process of registration of interest to the land. It implies that it is a clear and consistent definition of each land unit (land parcel) within a given area with positional accuracy of every land parcel within the declared area or the country. So the Cadastral Surveying is a process by which the boundaries of each of the land parcels within a declared area are defined in a

consistent manner with certainty in the geographical position, definition, extent, demarcation and delineation of land parcels and boundaries. It usually involves the process of re-establishing old and lost boundaries and sometimes the resolution of disputes over the boundaries or other interest in the land.

#### **1.1.4 Town Surveys: –**

These are the surveys carried out by the department within urban or developed areas to show the roads, paths, watercourses, other natural features, property boundaries and buildings together with other details. Out come is a record of details as exist on the ground and is meant for assessment and planning purposes only. Old work is not dealt with and the tenement lists are not supplied. Sometimes contours are also drawn at the request of the institution concerned.

#### **1.1.5 Demarcation Surveys: –**

There are two types of Demarcation Surveys.

**1.1.5.1 Demarcation Surveys in a Block Survey area: –** When the Settlement Officer finalizes his settlements in a village, surveys are required for the purpose of demarcating the area settled in accordance with the Settlement officer's memo of demarcation.

**1.1.5.2 Demarcation Surveys in Declared Land Registration area: –** These are the surveys required by the Commissioner of Title Settlement to demarcate the adjudicated boundaries of the land parcels. The Cadastral Map prepared after demarcation will serve as a basis for the title registration.

#### **1.1.6 Encroachment Surveys: –**

These are the survey of unauthorized occupation of state lands at the request of the different parties concerned such as Divisional Secretaries, Land Commissioner, and Conservator of Forest etc. The purpose of the survey may be either to regularize the encroachments or to eject the encroachers. Usually a Theodolite traverse is used to do the outer boundary survey and any other control, and Plane Table survey may be used for the details. A tracing is prepared and sent along with the list of encroachers either on the tracing itself or on a separate sheet of paper.

On the other hand, when encroachments are detected at the time of any other survey such as acquisition surveys, road surveys, landmarking surveys etc, such cases must be reported. There are different ways to handle these types of encroachments and the details are discussed in the chapters relevant to that particular survey.

#### **1.1.7 Engineering Surveys: –**

These are the surveys undertaken by the department for the purpose of designing engineering projects of various kinds. The majority of these contour surveys are for irrigation, flood protection and water supply and drainage etc. The survey requirements in these schemes vary from type to type and standard departmental specifications are available for each type of survey.

**1.1.8 Blocking Out Surveys: –**

Blocking Out Diagram (B.O.D) is prepared after preliminary outer boundary and detail survey of the area to fulfill the requirements of the client. Once the B.O.D. is approved by the client concerned, blocking out is done with the Plane Table or Theodolite survey or by using Total Stations. The boundaries are usually marked with wooden stakes/landmarks and pointed out to the approved allottees and to the Grama Niladhari.

**1.1.9 Miscellaneous Surveys: –**

These are the different types of surveys carried out at the request of different governmental organizations. These surveys vary from mere re-demarcation and pointing out of a disputed boundary to a survey of large areas to ascertain some specific requirements of the client.

**1.1.10 Road and Channel Trace Surveys: –**

Roads and Channels are normally designed on contour plans. The centerline is first set out on the ground with the compiled bearings and distances. After setting out, it would be surveyed to the detail order accuracy. Strip Surveys and Longitudinal Sections & Cross Sections Surveys are also done subsequently.

**1.1.11 Control Surveys: –**

These are the surveys done for the establishment and maintenance of Control Net Work for the country. It is one of the fundamental responsibilities of the Survey Department. Different methods and different instruments such as Electro Magnetic Distance measuring equipment, GPS Instruments, Levels etc. are used in these surveys.

**1.1.12 Surveys for Topographical Mapping: –**

These surveys are normally done by photogrammetric methods and by using high-resolution satellite imageries. However, ground surveys and field verifications are required before finalizing the map.

**1.1.13 Condominium Property Surveys: –**

Condominium property is a property comprising land with a building or buildings of more than one story and having more than one independent unit of residential or non-residential accommodation. Condominium property Surveys are carried out by the Survey Department generally on the request of state controlled organizations such as National Housing Development Authority. Apartment Ownership Law No. 11 of 1973 as amended by Apartment Ownership (Amendments) Act No. 45 of 1982 defines the requirements, which should be fulfilled in preparing a Condominium Plan.

**1.1.14 Block Surveys: –**

The main object of Block Surveys was to separate claimed and state lands with a view to settlement by the settlement officer. Lands that were obviously private, i.e. comprised of old cultivations and title plans were surveyed in block showing separately the different cultivations.

Cultivated lands which were not obviously private were land-marked according to individual claims unless they were claimed in common.

The boundaries between state lands and chena lands were land-marked against private cultivations.

The surveys were made in accordance with the Settlement Officer's requirements.

A village was considered as the unit of area for purposes of Block Survey plans and records. These plans were printed and issued village by village. Block surveys have been completed now. No more Block Survey Areas remain to be surveyed any longer.

### **1.2 Authority for survey work:-**

No work is undertaken unless the Provincial DSG and/or the District Superintendent have authorized it. If the persons authorized to point out the requirements in the field make requests for work outside the term of the official instructions, Provincial DSG must be consulted. In minor instances when work is urgent and traveling back is involved, covering authority in the form of a letter from the person authorized to point out requirements in the field will be accepted, but this information should be supplied to the Provincial DSG immediately thereafter. In special survey projects, those requests should be sent to Surveyor General

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