

**DEVELOPMENT PLAN
FOR
URBAN DEVELOPMENT AREA OF
SRI JAYAWARDENEPURA KOTTE
2007 - 2020**

VOLUME I

SITUATIONAL REPORT



Urban Development Authority

“Sethsiripaya”

Battaramulla.

2007

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN
DEVELOPMENT AREA OF SRI JAYAWARDENEPURA KOTTE MUNICIPAL
COUNCIL**

I, Dinesh Chandra Rupasinghe, Minister of Urban Development and Sacred Area Development do hereby approve the Development Plan for the Urban Development Area of Sri Jayawardenepura Kotte, constituted of the Municipal Council Area of Sri Jayawardenepura, having considered the recommendation made by the Board of Management of the Urban Development Authority on 5th December 2006 by virtue of the powers vested in me under Section 8F of the Urban Development Authority (Amendment) Act No.4 of 1982.

**Dinesh Chandra Rupasinghe Gunawardene
Minister of Urban Development and Sacred Area Development**

At “Sethsiripaya”
Battaramulla.

..... 2007.

CONTENTS

	Page No.
1.0 Introduction	01
1.1 Location and Regional Context	01
1.2 Historical Background and the Expansion of the City of Kotte	02
1.2.1 The gradual expansion of the City of Sri Jayawardenapura Kotte and the Status of Administration	02
1.3 The Old Plan of Kotte	02
1.4 The Structural Plan for the New Capital of Sri Lanka 1985	03
1.5 Impact of the Structural Plan	03
1.6 Background of the Present Plan	05
1.6.1 Core Area Plan of 1999	05
2.0 Population	06
2.1 Present Population and Population Growth	06
2.2 Population Growth Rate of Sri Jayawardenepura Kotte	07
2.3 Population Composition	09
2.4 Population Forecast	10
3.0 Land Use Pattern	12
3.1 Land Use Pattern of Sri Jayawardenapura Kotte	12
3.2 The Main Factors affecting the Change in Land Use Pattern	13
3.3 Filling of Low Lands	14
3.4 Problems Related to Land Use	14
4.0 Housing	15
4.1 Existing Housing Facilities	15
4.2 Housing Density	16
4.3 Low Income Houses	16
4.4 Future Housing Needs (2001 – 2020)	17
5.0 Economic Background	19
5.1 Urban Economy and Employment	19
5.2 Land Value	20
5.3 Trade and Commercial Activities	20
5.3.1 Industry	20
5.4 Informal Commercial Sector	20
5.4.1 The Building Material Trade	20
5.5 Analysis of Income - Sri Jayawardenapura Kotte Municipal Council 2004 - 2005	20
5.6 Problems Related to Economic Activities	22
6.0 Physical Infrastructure Facilities	23
6.1 Water Supply	23
6.2 Telecommunication Facilities	23

6.3	Supply of Electricity	24
6.4	Sewerage	25
6.5	Transport	25
	6.5.1 Main Transport System through Kotte Municipal Council Area	26
	6.5.2 Problems Related to Transport	26
6.6	Road Network	26
	6.6.1 Problems related to Road Network	27
6.7	Drainage	27
	6.7.1 Problems Related to Drainage	28
7.0	Social Infrastructure Facilities	29
7.1	Education	29
7.2	Recreational and Entertainment Facilities	31
7.3	Health Facilities	32
7.4	Problems Related to Health Services	32
7.5	Places of Religious Worship	33
7.6	Health Facilities	33
8.0	Environmental Status	35
8.1	Environmental Problems	35
9.0	Management of Solid Waste	36
9.1	Collection and Disposal of Solid Wastes	36
9.2	Problems Related to Solid Waste	36
10.0	Present Status of Institutions	37
10.1	Problems.	37
11.0	Strength, Weaknesses, Opportunities, Threats (SWOT Analysis)	38
12.0	Development Plan for Sri Jayawardenapura Kotte Municipal Council	40
12.1	The Vision of the Plan	40
12.2	Objectives and Strategies of the Plan	40
13.0	Recommended Development Proposals	42
13.1	Land Use Patterns	42
13.2	Housing	42
13.3	Environment	42
13.4	Infrastructure	42
13.5	Conservation	42
13.6	Institutions and Administration	42
13.7	Economy	42

14.0	Recommended Development Projects	43
14.1	Transport	43
14.2	Improvement of Environmental and Recreational Facilities	43
14.3	Infrastructure	44
14.4	Conservation of Historical and Archeological Area	44
14.5	Institutional Improvements	44
14.6	Economy	45
14.7	Solid Waste Management	45
	14.7.1 Integrated Solid Waste Management	45
14.8	Drainage	46
14.9	Social Infrastructure	46
15.0	Proposed Zoning Plan (2006 – 2020)	47
15.1	Zoning Regulations	47
15.2	General Regulations	47
15.3	Zones	48
15.4	Zoning Regulations for Different Zones	49
Annexure - I	Road and Building Lines	58
Annexure - II	Zoning Boundaries	76

LIST OF TABLES

		Page No.
1.	Population Growth Rate - Municipal Council Area of Sri Jayawardenepura Kotte	06
2.	Population by Ethnic Group - 2001	07
3.	Population by Religious Composition - 2001	07
4.	Population by Age Groups - 2001	08
5.	Distribution of Population and Density 2001 (Colombo District)	08
6.	Population Growth - Kotte Municipal Council Area	09
7.	Present and Forecast Growth Population Density of the Kotte Municipal Council Area	10
8.	Net Population and the Density of Municipal Wards - Sri Jayawardenapura Kotte 1981 - 2020	10
9.	Land Use Pattern - 2003, Sri Jayawardenepura Kotte Municipal Council Area	12
10.	Change in the Land Use Pattern 1985 – 2003	13
11.	Applications for Housing 1996 – 2006 Sri Jayawardenapura Kotte Municipal Council Area	15
12.	Housing Density - 2001, Sri Jayawardenapura Kotte Municipal Council Area	16
13.	Low Income Houses 2001 / 2004, Sri Jayawardenapura Kotte Municipal Council Area	17
14.	The Future Housing Requirements 2001 - 2020	18
15.	Employment and Unemployment in the District of Colombo 1994 - 2001	19
16.	Analysis of Income, Sri Jayawardenepura Kotte - 2004 / 2005	21
17.	Analysis of Expenditure, Sri Jayawardenepura Kotte, 2004 / 2005	21
18.	Number of Water Connections 1998 - 2004, Sri Jayawardenapura Kotte Municipal Council Area	23
19.	Supply of Water according to Usage 2004	23
20.	The Communication Network - Supplementary Project Capacity	24
21.	Electricity Connections and Units Consumed 2001 - 2004	24
22.	Supply of Electricity Connection - October 2004, according to Usage	25
23.	Centres for Pumping Sewage, Sri Jayawardenapura Kotte Municipal Council Area	25
24.	Project on Flood Control and Development in Greater Colombo - 1995	27
25.	Existing Schools and Facilities – Sri Jayawardenapura Municipal Council Area 2000 - 2006	29
26.	Teacher – Student Ratio, and Floor Area per Student in the Schools Sri Jayawardenapura Kotte Municipal Council Area 2000 - 2006	30
27.	Recreational and Entertainment Facilities 2001	31
28.	Existing and Future Requirements of Land Area for Entertainments Sri Jayawardenapura Kotte Municipal Council Area 2005 - 2010	33
29.	Centres Providing Health Facilities - 2000 Sri Jayawardenapura Kotte Municipal Council Area	33
30.	Contagious Diseases recorded in Sri Jayawardenapura Kotte Municipal Council Area 2006	34
31.	The Generation of Solid Waste – Colombo District 2006	36
32.	Proposed Zoning Plan 2020 Sri Jayawardenapura Kotte Area	48

LIST OF MAPS

1. Location of Sri Jayawardenapura Municipal Council
2. Sri Jayawardenapura Kotte Kingdom
3. Monuments and Places for Conservation and Exploration
4. Declared Area as the Capital City of Sri Jayawardenapura Kotte - 1985
5. Greater Colombo Structure Plan
6. Core Area of Western Region Mega Polis Master Plan
7. Land Use Patterns 2003 – Sri Jayawardenapura Kotte Municipal Council Area
8. Land Values 2001, Sri Jayawardenapura Municipal Council Area
9. Road Network, Sri Jayawardenapura Municipal Council Area
10. Social Infrastructure Facilities, Sri Jayawardenapura Municipal Council Area
11. Marshy Lands and Low Lying Lands, Sri Jayawardenapura Municipal Council Area
12. Solid Waste Disposal Centres, Sri Jayawardenapura Kotte Municipal Council Area
13. Building Limits Map – 2020
14. Draft Zoning Plan – 2020, Sri Jayawardenapura Kotte Municipal Council Area
15. Building Density Plan 2020, Sri Jayawardenapura Kotte Municipal Council Area

1.0 Introduction

1.1 Location in the Regional Context

The city of Kotte has earned the honour of being a great kingdom in the 14th Century. After the unification of the country by King Parakramabahu VI, Kotte achieved great prosperity as the capital of the nation. In later periods, the city that survived and undergone many administrative changes. Today it is the capital of Sri Lanka, named as Sri Jayawardenapura Kotte.

The city of Sri Jayawardenapura Kotte holds the status of Municipal Council. The population is 115,826 while the land area is 1,704 hectares. On 03.09.1978, under the Urban Development Authority law no.41 of 1978, this city has been declared as an urban development area. There is a great potential for development, due to its location in the regional context and the availability of land. To the west by bordering Colombo, the commercial capital and the areas under Dehiwela-Mt. Lavinia Municipal Council, the city of Kotte is in a strategic position to make a big impact on fulfilling the demands of the residential needs of these cities (Map No. 01). The main function of the city of Kotte is to provide the necessary facilities of provide administrative services to the country. The natural waterways and the large green belt that exists in Kotte creates conducive environment for living.

The network of roads connects the city of Kotte with other regional and national centers. The Parliament Road (Ceremonial Drive) which runs through Kotte connects Colombo, the commercial capital. The High Level road on the southern boundary of Kotte city connects the hill country. Through Kotte Road and Nawala Road (B grade roads) the city has access to other routes. The Kelani Valley railway line through Nugegoda within Kotte M.C. area also serve these purpose. When comparing the commercial centers around the areas of Kotte Municipal Council, Nugegoda could be considered as number one commercial center, outside Colombo.

1.2 Historical Background and the Expansion of the City of Kotte

Sri Jayawardenapura Kotte considered as an important place in the history of Sri Lanka when Nissanka Alagakkonar alias King Alakeswaran reigned the new capital in the 14th century.

The fortress in Kotte, where the state administration was centralized was approximately 01 square mile. The protective wall or the rampart was 8 feet in height and 35 feet in width built of kabok stone (laterite 18” x 12” x 18”). The city was in a triangular shape. The sides of the fort walls were encircled by a Moat. There were four temples (Kovils) for gods Upulvan, Saman, Vibhishana and Skanda at the center of the four corners on the rampart (Map No. 02 – Sri Jayawardenapura – Kotte kingdom). There are large number of historical places both inside and outside the city should be conserved. (Map 03)

The city surrounded by the rampart, came to be known as Sri Jayawardenapura in the year of 1391 after the subjugation of the Northern Province. King Parakramabahu VI who ruled Kotte, during his period unified the nation. The Buddhism and Sinhala culture reached its zenith with rapid progress of the country.

The following historical places are the main features in the kingdom of Kotte:

- a. The royal palace in the East
- b. The three storied temple with the tooth relic of Lord Buddha was enshrined, prior to the shifting of same to Kandy.
- c. Five storied monastery for 60 Buddhist monks,
- d. A Dagaba/Stupa named Kota Vehera situated outside the rampart.
- e. The treasures of the king in the North,
- f. The royal cemetery (Veherakanda monument) outside the city in Baddegana

1.2.1 The gradual expansion of the city of Sri Jayawardenapura Kotte and the status of administration

- | | |
|-------------|---|
| 1826 - 1891 | - Mudliyar Salpiti Korale |
| 1892 | - Enactment of health service for small township |
| 1901 - 1911 | - Mudliyar Colombo district |
| 1916 | - Town boundaries gazetted |
| 1920 | - Obtained status of district town |
| 1921 - 1931 | - Sanitary Services Board (1916)
District Town Council (1933) |
| 1939 | - By Act no.61 granted status of Town Council |
| 1946 | - Town Council |
| 1978 | - Declared as an urban development area under the authority of the Urban Development Authority (30/09/1978) |
| 1985 | - Sri Jayawardenapura Kotte, declared as the Capital of Sri Lanka (06/02/85) Map No. 04 |
| 1997 | - Granted status of Municipal Council (01/01/97) |

1.3 The Old Plan of Kotte

Under the Greater Colombo Plan initiated in 1985, Sri Jayawardenapura, Kotte consist of wetlands and the adjacent areas, was designated as the Capital of Sri Lanka, in order to reduce the congestion in the Colombo city.

1.4 The Structure Plan for the New Capital of Sri Lanka 1985

Vision

The vision of the Plan is to develop a New Capital City by relocating all the government administrative institutions including the Parliament to the new Capital.

Objectives

- To develop an efficient, centralized new capital to meet the administrative and institutional demands,
- To stabilize the rapid urbanization of Colombo, by reducing the traffic congestion by the expansion of the city towards Eastwards.
- To protect the historical heritage,
- To protect the natural environment
- To centralize the administrative complexes just a position to the Parliament.

1.4.1 Objectives Achieved - 2007

1. Reasonable amount of administrative institution concentrated in Colombo city were shifted to Kotte.
2. The North-South direction of the urban development in Colombo is directed towards the Eastern side,
3. Approximately 1000 hectares were opened up for development activities with the provisions of basic infrastructure facilities.

1.5 Impact of the Structural Plan

With the declaration of Kotte as the Capital, there were physical, social and economic changes in the area and this in turn had an impact environmentally on the natural landscape of the area.

With the transformation of highlands, agricultural lands and the lowlands which are being filled for residential purposes, a rapid change occurred in the land use pattern. There is an increase in the real estate activities and investments on land. In 1981, there were 10 units of housing in one hectare where as in 2001 it increased to 16 units. Accordingly, the size of a housing plot which was 39 perches earlier is reduced to 24 perches. The increase in density of houses however, did not affect the improvement in the infrastructure facilities. Further the rapid rise of land values had an adverse effect on the low income group. This influenced the immigration of middle and upper income groups towards the city of Kotte.

Problems:-

Infrastructure Facilities

The proposal of the new plan in 1985 which caused an upward trend in land prices and investments, resulted in a rapid growth of land development. The existing, poor infrastructure facilities such as; roads, sewerage and surface drainage systems, and the proper system in the operation of the disposal of waste water and solid waste in the Municipal Council of Kotte, resulted in the inundation of roads.

With the economic and social resurgence, many shortcomings cropped up in the physical infrastructure facilities. This is clearly seen by the fact that, although the proposals were made for the construction of 8 circular roads, only one was completed and thereby led to the heavy congestion of traffic. The extension and the improvement proposed for the 20-30 km. length of road network system was not implemented and the proposal to improve the network of waterways too not carried out. This situation created many problems within the on-going rate of development.

Social and Environment

Changing pattern of the land use led to changes in the social situation. The land requirement for recreational purpose increased with the concentration of people within the city. Inadequacy of alternative land, led to imbalances of physical development.

Road Network

The main problem is due to the inadequacy of internal and external road network in the capital city. Proper road linkages between Colombo and the capital city leads to inefficient services.

Transport and Traffic

Even though, there was an increase of 79% in traffic circulation, the lack of developed new road system, insufficient width of the existing roads and improper traffic management, resulted in severe traffic congestion resulted in long hours of delay.

Sewerage System

Except the Parliamentary complex which was connected to the sewerage system of Colombo, the other institutions in the area of authority operate their own individual systems of sewage through septic tanks.

Institutional Background

The Institutional structure is not adequately geared to meet the requirements of a Capital city. Although the city of Kotte is designated as the capital, until the year 1997 the city was administered by an urban council. With the increase in population, the demand for urban services also increased. Accordingly, providing the urban services, operational and maintenance cost became a problem that had to be addressed. Hence, the city of Kotte has been upgraded to the status of a Municipal Council, in order to provide services with streamlined planning.

1.6 Background of the Present Plan

In order to develop Sri Jayawardenapura Kotte as a regional centre (Map No.5), the Western Region Megapolis Master Plan prepared by the Urban Development Authority in 2002, identified this city for residential and administrative development. (Map No.05)

The spatial development strategy of land use in the plan, is the concept of growth centres. Thus the of Colombo Metropolitan Region and 6 other growth centres have been identified and development schemes have been launched. It is envisaged that these development would cause a minimal effect on the environment. Sri Jayawardenapura Kotte being in the core of Colombo Metropolitan Region, it is envisaged that there will be an increased trend in the development of residential and administrative sectors. The zonal regulations in this plan highlight the Parliament as a special administrative zone. The main aim of the plan is to develop the core area of the city as one of the efficient growth centres.

1.6.1 Core Area Plan of 1999

The Western region megapolis Master Plan consists of core city areas of Colombo Municipal Council, Dehiwela-Mt.Lavinia M.C, Sri Jayawardenapura Kotte Municipal Council, Kolonnawa Urban Council, Kotikawatte/Mulleriyawa Pradeshiya Sabha, the administrative unit of Battaramulla in Kaduwela Pradeshiya Sabha and part of Homagama Pradeshiya Sabha (Map No.06).

Taking into account, the population of the core areas in the Western Province, it is estimated that 16,000 people/square kilometer. The administrative and the other related institutions which function in Colombo and the other adjacent cities are planned to be relocated in Maharagama, Battaramulla, Pelawatte and Mulleriyawa. The administrative sector especially is to be relocated in the Municipal Council of Kotte area. Parallel to the development envisaged under the core area plan, conserving and maintaining the environment and areas of water retention would be addressed. The concept of green city and increased developments of entertainment/recreational activities will also be undertaken simultaneously. The open areas in and around the Parliament and providing none facilities for recreational activities will also be a key strategy.

2.0 Population

2.1 Present Population and Growth Rate

According to the population census of 1971 the total population of Kotte Municipal Council area was 93,680 which increased to 101,563 in 1981. The annual population growth rate for the decade was 0.81%. The census of 2001 indicate the a total population as 115826 in the area – showing an annual population growth rate of 0.66% during 1981 – 2001 period. When comparing the growth rate of 2.6%, 2.4%, 3.7%, 4.6% and 0.46% respectively in the adjacent towns like Kaduwela, Maharagama, Homagama, Kesbewa and Colombo, Kotte Municipal Council area indicate a lower growth rate of population. According to the composition of the population in 2001, the number of females were 56,742 and males 59,084 while the female – male ratio was 0.96:1.00.

Table No. 01

**Population Growth Rate
Municipal Council Area of Sri Jayawardenapura Kotte**

Year	Population	Growth rate
1971	93680	-
1981	101563	0.81%
2001	115826	0.66%

Source: Department of Census and Statistics

When compared to the population growth rate in the area under the authority of Sri Jayawardenapura Kotte, is lower than that of the national growth rate. National rate of growth of population in 1981 and 2001 was 1.2% while it was 0.66% in Sri Jayawardenapura Kotte. The high demand in land for administrative and institutional purposes contributed to the low population growth in this city. Availability of lands at lower prices in the adjacent towns is also one of the reasons for the low population growth rates.

2.2 Population Composition

Table No. 02

Population by Ethnic Groups - 2001

Race	Population	Percentage
Sinhala	101331	87.3
Sri Lankan Tamil	6583	5.7
Indian Tamil	786	0.7
Malay	919	0.8
Burgher	1367	1.2
Sri Lankan Moor	4031	3.5
Sri Lankan Chetti	65	0.1
Bharathe	57	0.1
Other	687	0.6
Total	115826	100

Source: Department of Census & Statistics

The Sinhala population in the Sri Jayawardenapura Kotte Municipal Council area is 87.3% and the Tamil population is approximately 6% and the balance 6.7% belongs to Malay, Burgher, Chetti and Muslim are the other minority ethnic groups.

Table No. 03

Population by Religious Composition - 2001

Religion	Population	Percentage %
Buddhist	93364	80.6
Hindu	4550	3.9
Islam	5465	4.7
Roman Catholic	8659	7.6
Christian	3618	3.1
Other	170	0.1
Total	115826	100

Source: Department of Census & Statistics

Buddhists are the main religious group living in this area in addition there are significant Christians, Muslims and Hindus too are residing.

Table No. 04**Population by Age Groups - 2001**

Age group	Number	Percentage %
Below 18	27 329	23.6
Above 18	88 497	76.4
Total	115826	100

Source: Department of Census & Statistics

23.6% of the total population is under 18, 76.4% represent the group that is over 18 years.

Table No. 05**Distribution of Population and Density -2001
(Colombo District)**

Local Authority	Population	Land Extent (hectares)	Density per hectare
Colombo Municipal Council	377,396	4020	93.8
Sri Jayawardenapura Kotte Municipal Council	115,826	1704	67.9
Dehiwela-Mt. Lavinia Municipal Council	209,787	2106	99.6
Moratuwa Municipal Council	177,190	2300	77.0
Maharagama Urban Council	180,112	3949	45.6
Avissawella Urban Council	21,597	1940	11.13
Kolonnawa Urban Council	55,341	491	112.7
Kaduwela Pradeshiya Sabha	209,741	8770	23.9
Kotikawatte/Mulleriyawa Pradeshiya Sabha	105,076	2900	36.2
Homagama Pradeshiya Sabha	183,782	13820	13.2
Kesbewa Pradeshiya Sabha	207,307	5500	37.6
Seethawaka Pradeshiya Sabha	126,467	21273	5.9

Source: Department of Census & Statistics, Urban Development Authority

In 2001 there were 67 person per hectare in the Kotte Municipal Council area, while in Colombo Municipal Council area it is 93 person/ha. In the adjoining Local Authority areas such as Maharagama and Kaduwela is it 46 and 24 respectively.

2.3 Population Forecast

The forecast for the population of the Sri Jayawardenapura Kotte Municipal Council is based on the following criteria:

- i. The present population growth rate.
- ii. Sri Jayawardenapura Kotte has been identified as having population of a low density in the Western Region mega polis master plan's population density zones,
- iii. The development of administrative residential activities.
- iv. Capacity of the adjacent areas of Sri Jayawardenapura Kotte such as Battaramulla, Kaduwela and Maharagama, to provide residential facilities.
- v. Effects provided by the construction of new road network and other development projects.

Table No. 06

Population Growth Kotte Municipal Council Area

Year	Growth Rate	
	0.66%	1%
2001	115826	--
2011	123701	127986
2020	131246	139972

Source: Dept. of Census & Statistics/Urban Development Authority

The present population of the Municipal Council of Sri Jayawardenapura Kotte is 115826. According to the present population growth rate of 0.66%, in the years 2011 and 2020, the forecasted population will be 123,701 and 131,246 respectively.

According to the development concept of Sri Jayawardenapura Kotte city, as an administrative capital and, the Colombo as the commercial capital, the migration of population drift to these areas through new road networks and development projects, will increase the growth rate by 1.0%. By assuming the growth rate as 1.0% the forecasted population in the years 2011 and 2020 will be 127,986 and 139,972 respectively.

Table No. 07

**Present and Forecast Gross Population Density of the
Kotte Municipal Council Area**

Year	Population	Persons Per Hectare
2001	115826	67
2005	120572	70
2011	127986	75
2020	139972	82

Source: Dept. of Census and Statistics/Urban Development Authority

In 2020 there will be 82 person per hectare in the Kotte Municipal area. It is forecasted that in order 39 and 54 person per hectare in Kaduwela Pradeshiya Sabha and Maharagama Urban Council areas respectively.

2.4 Population Distribution in the Municipal Wards

Net population of the density according to urban wards are shown in the following table.

Table No. 08

**Net Population & the Density of Municipal Wards
Sri Jayawardenapura Kotte 1981 - 2020**

Name of the Municipal Ward	Total Extent (Ha)	Extent (except marsh)	Population & Density									
			1981 Population	Density (person per Ha.)	2001 Population	Density (person per Ha)	2005 Population	Density (person per Ha)	2011 Population	Density (person per Ha)	2020 Population	Density (person per Ha)
Rajagiriya West	122	90	11532	128	17029	189	17720	196	18810	209	20572	228
Rajagiriya East	120	95	7969	84	7348	77	7646	80	8116	85	8876	93
Welikada	206	127	8541	67	12709	100	13225	104	1438	110	15335	120
Nawala	321	263	13893	53	13125	50	13657	51	14497	55	15855	60
Athul Kotte	165	112	8798	78	9907	88	10309	92	10943	97	11968	106
Pita Kotte	270	184	11361	62	13283	72	13822	75	14672	79	16046	87
Pagoda	142	121	9950	82	11528	95	11996	99	12733	105	13925	115
Nugegoda North	69	62	4443	72	5549	89	5774	93	6129	98	6703	108
Nugegoda South	76	76	9474	125	5313	70	5528	72	5868	77	6417	84
Gangodawila	213	213	15596	73	20080	94	20895	98	22180	104	24257	113
TOTAL	1704	1343	101557	76	115826	89	120572	960	127986	1019	139972	1114

Source: Divisional Secretariat, Nugegoda, U.C. Kotte, UDA, Dept. of Census & Statistics – 2001

According to the above Table in the year 2001, the highest population density of 189 per hectare is recorded at Rajagiriya West. By the year 2020, it is anticipated an increase of 228, within the urban areas of Sri Jayawardenapura Kotte and the urban divisions of Walikada, Pagoda and Gangodawila will record a high density. The low density is recorded in the areas of Nawala, Nugegoda and Pitakotte are 50, 70 and 72 respectively for the year 2001. This is due to the fact that these areas, over a long period have been developing as medium density residential areas.

3.0 Land Use Pattern

The Sri Jayawardenapura Kotte Municipal Council area consist of 2.5% of the area of Colombo district and it is the smallest Local Authority within the Colombo district. Kotte Municipal Council area altitude falls within the range of 5 m – 25 m from the mean sea level. However, the average altitude within the said area is found to be 12.5 m. In relation to the natural water drainage system of the Colombo district, the area under Kotte M.C. is relatively low lying, due to the presence of Diyawanna Oya which drains the excess water through Kirulapane Ela and Heen Ela.

3.1 Land Use Pattern of Sri Jayawardenapura Kotte

Sri Jayawardenapura Kotte Municipal Council, is having an extent of 1704 hectares, with a water way on its northern boundary. The water bodies and marshy lands are predominant in the area. Highlands are situated mostly on the southern half. Location of natural high and marshy lands created a situation for the localization of different activities in the land use pattern.

Table No. 09

**Land Use Pattern - 2003
Sri Jayawardenapura Kotte Municipal Council Area**

Usage	Land extent (hectares)	Percentage
Residential	933.7	54.8
Commerce	68.4	4.0
Industrial	11.9	0.7
Institutional/administration	98.8	5.8
Roads and transport	122.7	7.2
Recreational activities/open areas	18.7	1.1
Waterbodies	131.2	7.7
Marshes	230.0	13.5
Others	88.6	5.2
Total	1704.0	100

Source: Urban Development Authority

70% of the land within Sri Jayawardenapura Kotte M.C. area are high lands, and out of the balance area of 20% are under marshes and water bodies. 73% of the land within the area is developed as residential, commercial, institutional, transport, industries and open spaces. Out of which 54.8% are residential.

When compared, the year 2003 with the year 1985, there is an increase of 11.1% (189.144 ha) in residential land activities achieved by filling 10.1% marshy land. This has changed the agricultural and the wetland land use pattern by 10.5% and 4.0% respectively. (Map 7, Table 9 and 10). 7% of the total land area is utilized for roads and transport purposes while for education and administration purposes, only 5% are being used. Industries, entertainment and sports activities uses a minimum area of 0.7% and 1.1% respectively.

Marshes cover 13.5% of the total land area and water bodies 7.7%. These marshes act as natural water retention areas and has become an effective backup for the main waterways (Table.09).

Table No. 10

Change in the Land Use Pattern in 1985 - 2003

Type	1985		2003		Difference	
	Extent hectares	Percentage	Extent Hectares	Percentage	Increase % 1985	Decrease 2003
Residential	744.6	43.7	933.7	54.8	11.1	-
Commercial	20.6	1.2	68.4	4.0	2.8	-
Industrial	13.6	0.8	11.9	0.7	-	0.1
Institutional	40.8	2.4	98.8	5.8	3.4	-
Recreational & Sports	1.7	0.1	18.7	1.1	1.0	-
Transport & roads	112.5	6.6	122.7	7.2	0.6	-
Agricultural	68.3	4.0	-	-	-	- 4.0
Marshland	408.9	24.0	230.0	13.5	-	10.5
Water bodies	105.6	6.2	131.2	7.7	1.5	-
Others	187.4	11.0	88.6	5.2	-	5.8
Total	1704.0	100.0	1704.0	100.0	20.4	20.4

Source: Urban Development Authority – 1985 - 2003

3.2 The Main Factors Influencing the Change in Land Use Pattern

The following factors have contributed to the change in land use in the area.

1. Being located in the proximity of the commercial capital of Sri Lanka,
2. Sri Jayawardenapura Kotte being declared as the Capital of Sri Lanka,
3. The land prices being relatively lower than the commercial capital,
4. The non-availability of sufficient high lands in relation to other areas,
5. Being located close to Maharagama and Kaduwela satellite towns.

3.3 Filling of Low Lands

Filling of marshland which consists of 24% of the total land in the area could be considered as a main problem. In 1985 0.7% of the marsh lands in the area was filled. At present, 43.75% (178.92 hectares) has been filled. The filled lands represent 10.5% of the total land area.

The filling is done mainly in the areas of Rajagiriya, Narahenpita and 57% of this filled area has been used for residential purposes.

3.4 Problems related to Land Use

01. 10% of marginal highland is frequently under the threat of flooding due to lack of proper drainage system.
02. Inefficient urban services due to sporadic land use.
03. Due to the scarcity of high lands, the increase in sub division of land took place close to the main city,
04. 1.1% of land is used for recreational and sport is inadequate in relation to the population of the area,
05. The degradation of the environment caused by flooding of water due to filling of 43% of marshland.

4.0 Housing

4.1 Existing Housing Facilities

The number of houses in the Kotte Municipal Council area in 1981 and 2001 was 16,943 and 27,660 respectively. According to Census and Statistics report, average household unit in Colombo District is 4.3, Sri Jayawardenapura Kotte 4.1. The annual average number of new building applications received for houses during the period of 1996 till 2006 was 690.

Details of applications received for building houses are as follows:

Table No. 11

Applications for housing - 1996 – 2006
Sri Jayawardenapura Kotte Municipal Council Area

Year	No. of applications for residential bldg	Cumulative no	Residential Percentage from Cumulative no.	Area in sq. ft (houses)
1996	584	755	77	814457
1997	615	763	81	1568381
1998	610	771	80	1322082
1999	724	854	85	1449723
2000	749	954	79	1590806
2001	749	839	89	1776620
2002	628	787	80	1660570
2003	762	963	79	2031930
2004	800	1023	78	2164760
2005	770	976	79	2059360
2006	609	823	74	1715430

Source: Sri Jayawardenapura Kotte Municipal Council – 1996- 2006

During 1996 – 2006 period the increase in the rate of the annual demand for residential buildings stood at 1%. Accordingly, there has not been a significant change in demand for housing during the past 11 years. This could be attributed to the lack of suitable vacant land for residential purposes and the increase in land prices.

According to the number of houses availed during 2000 – 2006 period the average area for a building was estimated as approximately 2110 Sq.Km. Whereas in Battaramulla it is 1560 sq.ft. comparison of these two areas indicate the potential of residential development in this area.

In 1981, the average extent for a housing unit was 39 perches (993 square metres) and it is reduced to 24 perches in 2001 (608 square metres). Besides, in Colombo and Dehiwela Municipal Council Areas, the demand for condominium properties has increased without proper infrastructure development.

4.2 Housing Density

Table No. 12

Housing Density - 2001
Sri Jayawardenapura Kotte Municipal Council Area

Division	No. of Residential Houses	Density of Residential Houses per hectare
Rajagiriya – West	3977	44
Rajagiriya – East	1758	18
Welikada	3352	26
Nawala	3105	11
Etul Kotte	2452	21
Pita Kotte	3340	18
Pagoda	2628	21
Nugegoda North	1315	21
Nugegoda South	1162	15
Gangodawila	4571	21
Total	27840	216

Source: Municipal Council Sri Jayawardenapura Kotte
Divisional Secretariat, Nugegoda

Since 21% of the total area consists of marshy land and water bodies, the land that could be used for residential purposes is relatively low compared to the other areas in the district. In 1981, the density of houses for a hectare was 10 while in 2001 it increased to 16 per hectare. Similarly the average extent for a housing unit reduced from 39 perches to 24 perches.

4.3 Low Income Houses

The details of the low income houses in Sri Jayawardenapura Kotte Municipal Council Area is give below.

Table No. 13

Low Income Houses – 2001/2004
Sri Jayawardenapura Kotte Municipal Council Area

	Number of families		Number of houses	
	2001	2004	2001	2004
Bandaranayakepura	950	1200	785	800
Arunodhaya Mawatha	25	25	15	15
Jayamanne Mawatha	700	700	587	587
Peiris Mawatha	80	80	80	80
60 Watte	120	172	85	105
Gramodaya Watte	60	60	45	45
Manchanayake Gardens	50	50	35	35
Palwatte	275	300	140	250
Kuda Bandaranayakepura	150	225	110	175
32 Watte	32	85	32	70
Maligawa Road	45	45	40	40
Total	2487	2865	1954	2282

Source: Kotte Municipal Council – Sri Jayawardenapura Kotte – 2001 – 2004

4.4 Future Housing Needs (2001 – 2020)

The number of housing units availed in the Municipal Council Area in the year 2001 was 27,660 while the required number stood at 28250, indicating a shortage of 590. In addition to this, the housing units that needs improvement and the units with less amenities (low income houses) the total shortage amounts to 1954. In the years 2015 and 2020 the housing shortage would be 2372 and 2494 respectively.

The following factors have been taken into consideration while estimating the future requirements of housing.

01. Population Growth Rate (%)
02. Assuming household size as 4.0 up 2010 is at
03. The rate of growth of housing to 1.5% and after that rate of growth is 1.0%
04. Consider only 7.0% to be added to existing housing stocks.

Table No. 14

The Future Housing Requirements - 2001 - 2020

Year	Estimated population	Houses required	Existing no of houses	Shortage of houses (approx)	Houses to be repaired	Net shortage of houses
2001	115826	28250	27660	590	1954	2544
2005	120529	30132	29357	775	2024	2799
2010	126677	31669	31625	44	2213	2257
2015	133138	33284	33238	46	2326	2372
2020	139929	34982	34933	49	2445	2494

Source: Urban Development Authority - 2001 - 2020

5.0 Economic Background

5.1 Urban Economy and Employment

According to the Department of Census and Statistics, out of the total population in the city of Kotte, the labour force consisted of 38,626. Of this, 31,639 were employed, while the unemployed were 6987, representing 18%. In 1994, the labour force rose to 46,503 with 91.9% employed and 8.1% being unemployed.

The economically active population was 45,854 according to the Census of 2001 of those 43,677 were employed while 2,177 were recorded as being unemployed.

Table No. 15

Employment and Unemployment in the District of Colombo 1994-2001

Divisional Secretariat Division	Labour Force		Employed		Unemployed	
	1994	2001	1994	2001	1994	2001
Colombo	239154	147822	82.5	93.1	17.5	6.9
Dehiwela	84249	42207	89.9	95.92.	10.1	4.0
Hanwella	54266	38260	85.0	91.2	15.0	8.8
Homagama	57198	76665	84.7	92.9	15.3.	7.1
Kaduwela	58710	82526	86.6	94.1	13.5	5.8
Kesbewa	66975	84885	89.1	92.2	10.9	7.8
Kolonnawa	61553	61579	84.2	92.6	15.8	7.3
Maharagama	49047	78106	85.0	93.6	15.0	6.4
Moratuwa	73502	71014	87.6	94.7	12.4	5.3
Nugegoda	46503	45854	91.9	95.2	8.1	4.8

Source: Department of Census & Statistics 1994 -2001

As per the above table, the lowest unemployed population in the district of Colombo is in the city of Kotte. The unemployed number within the city of Colombo is more than double when compared with that of Kotte Municipal Council Area, whilst the adjacent areas like Battaramulla, Kaduwela and Maharagama have a high unemployment rate. In 2001 the employed rate has gone up to 95.2%. The lowest unemployment rate in the Colombo district has been reported by the Divisional Secretariat of Nugegoda.

When considering the entire informal sector employment, 60% of these employees are outside municipal area.

5.2 Land Value

Nugegoda, Pitakotte and Rajagiriya are considered to be the main commercial centres around the Kotte Municipal Area has a high land value. The land with a road frontage to Stanley Tillekeratne Mawatha in Nugegoda is exceptionally high with a price range of Rs. 1.0 – 1.5 million per perch. Besides this, the prices of land in Pitakotte and Rajagiriya are in the range Rs. 0.8 – 1.2 million per perch. In areas like Nawala and Kotte which are considered as prime residential zones, a perch costs from Rs. 0.35 – 0.5 million while in other residential zones it varies from Rs.0.2 – 0.35 per perch. (Map 8)

5.3 Trade & Commercial Activities

Nugegoda could be considered as the main commercial centre in the Sri Jayawardenapura Kotte Urban Council area. Majority of the banking and financial institutions are located here.

In addition Nugegoda holds an important position in the city's economy having commercial centres for the garment products.

5.3.1 Industry

In 1985, of the total area, 132.32 hectares representing 0.8% of the land was allocated for industry. However, in 2003 with the filling of low-lying lands it has been reduced to 0.7%, amounting to 119.26 hectares, after the declaration of Sri Jayawardenapura area as the Capital city. This has taken place due to the discouragement of industrial activities within the capital city.

5.4 Informal Commercial Sector

Informal commercial activities centred in the Nugegoda Town holds a key position in the city's economy. During the festival season it increases approximately by 100%.

5.4.1 The Building Material Trade

The trade of building material centred around the areas of Nawala also plays an important role in the economy of the city and 60% of people employed in this sector are from other areas.

5.5 Analysis of Income - Sri Jayawardenapura Kotte Municipal Council 2004 - 2005

The total income for the year 2004 was Rs.299.9 million while the expenditure was Rs.306.9 million. The income-expenditure analysis for the years 2004-2005 are as follows.

Table No. 16**Analysis of Income - Sri Jayawardenapura Kotte - 2004 / 2005**

	Total Actual Income	
	2004	2005
Assessment tax	39,931,000	43,789,000
Rent	38,344,000	34,894,000
License fee	7,282,000	2,834,000
Service charges	24,209,000	37,309,000
Warrant charges	1,615,000	641,000
Others	72,942,000	106,133,000
Aid	71,954,000	79,930,000
Grants	3,195,000	2,970,000
Debts	40,500,000	3,000,000
Total	299,972,000	311,500,000

Source: Sri Jayawardenapura Kotte Municipal Council 2004/2005

When studying the analysis of the income of the Kotte Municipal Council, the main sources of income come under the two categories such as “other sources of income” and “grants”. When comparing the year 2004/2005, there has been a significant growth in service charges. The lowest amount of income is obtained under “warrant charges.” However, in comparing the income received with that of the expenditure, a deficit has been recorded in 2004 and 2005 annual analysis.

Table No. 17**Analysis of Expenditure – Sri Jayawardenapura Kotte – 2004/2005**

Expenditure	Total Actual Expenditure	
	2004 recurrent exp. in Rs.	2005 recurrent ex. in Rs.
Salaries & allowances	102,915,000	134,475,000
Travel expenses	856,000	995,000
Supplies & equipment	20,682,000	30,455,000
Capital expenditure – repairs and maintenance	8,188,000	5,429,000
Transport & allied services	78,642,000	89,599,000
Payment of interest & dividends	4,156,000	3,202,000
Contributions & donations	2,064,000	4,666,000
Pensions	3,740,000	3,855,000
Capital Expenditure	85,724,000	76,037,000
Total	306,968,000	348,713,000

Source: Sri Jayawardenapura Kotte Municipal Council - 2004

With regard to the expenditure account of the Municipal Council in the year 2004 and 2005, the highest expenditure is recorded under “Salaries and Allowances” “supplies and equipment” “transport & allied services”. The expenditure has increased orderly respectively Rs. 102.9 - 134.5 and 20.7, 30.5 and 78.6 – 89.6 million. However, the Travel expenses, the payments of “interest and dividends”, incurred on pensions has declined. Taking these into consideration, there is an increasing recurrent expenditure during the year 2004/2005.

5.6 Problems related to Economic Activities

- Only 60% from the annual budget of the Municipal Council is allocated for development work.
- Obstructions to pedestrians and vehicles by vendors.
- The Municipal Council being deprived of the opportunity to earn an income from the informal commercial sector due to inadequate institutional facilities.

6.0 Physical Infrastructure Facilities

6.1 Water Supply

A network of water supply is already available to the entire area and new connections could be obtained within 2 days.

The details of existing and new water connections in table 18 are given below.

Table No. 18

**Number of Water Connections 1998-2004
Sri Jayawardenapura Kotte Municipal Council Area**

Year	Existing connections	New connections
1998	21,434	-
1999	24,283	2,849
2000	27,473	3,190
2004	32,144	1,158

Source: Water Supply & Drainage Board (Kotte) – 1998 - 2004

The usage of water upto 2001 March is shown in the table below. Except the residential uses, all other uses have been categorized under the heading ‘commercial.’

Table No. 19

Supply of Water according to Usage – 2004

Usage	Number of connections
Commercial	2,256
Residential	29,283
Total	31,539

Source: Water Supply & Drainage Board (Kotte)

6.2 Telecommunication Facilities

The monopoly held by the Department of Telecommunications is removed through the opportunity provided to the private entrepreneurs. About 90% of the requirements of telecommunication services within Sri Jayawardenapura Kotte Municipal Council Area have been fulfilled by the private sectors.

Table No. 20

**The Communication Network - Supplementary Project
Switching Capacity**

Location	Project Capacity (Units)
Main switch units – Etul Kotte	29,600
Regional Switch Units	800
Nawala Switch Units	4,800
Kotuwegoda Switch Units	4,800
Total	40,000

Source: Main Office - SLTS (2001)

6.3 Supply of Electricity

The supply of electricity is carried out by the Ceylon Electricity Board for the entire Municipal Council area.

An analysis on the consumption of electricity and electricity connections from 1997-2000 is shown in the Table 21 below. This includes Maharagama and Kesbewa and Municipal Council areas. Hence, it is not possible to get the data of the Kotte Municipal Council area.

Table No. 21

**Electricity Connections and
Units Consumed 2001-2004**

Year	Total connections	Annual connections	Consumption units
2001	90,734	4,019	16,889,245
2002	95,229	4,512	17,730,207
2003	99,438	4,908	19,716,682
2004	103,535	4,385	20,257,298

Source: Ceylon Electricity Board (Pvt.) Kotte

Supply of electricity connections according to usage up to October 2004 is shown by the table given below.

Table No. 22

**Supply of Electricity Connection
October 2004 according to Usage**

Usage	Number of consumers
Residential	89,789
Industry	414
Commercial	12,761
Other	571
Total	10,3535

Source: Ceylon Electricity Board (Pvt.) Ltd, Kotte

6.4 Sewerage

While there is no public system for sewerage at present, private septic tanks are being used. However, a sewerage system of 17.5 kilo metres in length with a capacity to serve 13,500 people which is linked to the sewerage system of the Colombo Municipal Council, is in operation. This serves the Parliament complex and the administration institutions of the Capital city of Sri Jayawardenapura Kotte like Sethsiripaya, Isurupaya, Sri Jayawardenapura Hospital and housing complex at Madiwela. The total plot coverage is 872 units (Table 23)

Table No. 23

**Centres for Pumping Sewage
Sri Jayawardenapura Kotte Municipal Council Area**

Pumping Centers	Plot Coverage (units)
Pitakotte	52.25
Nugegoda	331.05
Rajagiriya	321.75
Etul Kotte	167.30
Total	872.35

Source: National Water Supply & Drainage Board

6.5 Transport

Taking into consideration the interconnection between Colombo and the adjacent urban areas, the transport system of Kotte Municipal Council interdependent. The problems identified and the solutions regarding transport should be considered on a priority basis. Since Kotte Municipal Council is recognized as a main administrative and residential center. The proposals for the improvement of the transport system in the city of Colombo will have a direct impact on the Kotte Municipal Council area.

6.5.1 Main Transport System through Kotte Municipal Council Area

- ❖ The Ceremonial Drive or Parliament road being located on the road from Colombo to Balummahara junction which leads to Kandy through Gampaha.
- ❖ The 'A' grade Ratnapura road from Colombo to the Central Province.
- ❖ Nugegoda town serves as a commercial center as well as a main transit point for commuters.
- ❖ Rajagiriya town is also, facilitates regional linkages like Nugegoda town.

6.5.2 Problems related to Transport

Congestion at the crossroads of Nugegoda and Rajagiriya

- ❖ Large volume of vehicular traffic across the city create a severe traffic congestion at the Nugegoda junction throughout the day. Intersection of two main roads, especially near the Nugegoda junction creates serious congestion.
- ❖ The pavements are being used as sales centers by unauthorized vendors causing obstructions to the free flow of traffic and increased incidents of accidents.
- ❖ Parking vehicles on either side of the main roads due to lack of parking space creates congestion.
- ❖ Using the roadsides for stacking building materials, parking vehicles loaded with building materials and carrying out repair work on vehicles too have contributed to the obstruction of traffic.
- ❖ The inefficiency of the transport system including the train service to connect the developing urban centers around the city of Kotte.
- ❖ Presence of number of national, regional and a large number of private education centers, commuting daily more than 35,000 students.
- ❖ Absence of alternative road to the Parliament Drive.

6.6 Road Network

The locations of the Sri Jayawardenapura Mawatha on the Northern boundary and the Colombo-Ratnapura road on the Southern boundary of Municipality has made a great impact on development activities. The details of the roads that connect up other areas are as follows:

High Level Road
Obeysekerapura Road
Pita Kotte - Thalawatugoda Road
Nawala - Nugegoda Road
Nugegoda - Dehiwela Road
Nugegoda - Ratmalana Road (Map No. 09)

The institutions that carry out construction and maintenance work, are as follows:
(Map No. 9)

1. Road development authority - 22 km (A Grade/B Grade)
2. Provincial Road Development Authority
3. Municipal Council - 68 km
4. Private roads
5. Railway Department - 4 km

6.6.1 Problems related to Road Network

- More than 60% of the roads in the area being less than 15 feet in width, causing hindrance to the construction of drains on either side of the road.
- The construction of unauthorized building along the building lines in main streets has cause heavy traffic congestion.
- Due to the encroachment of pavements by unauthorized traders the pedestrians use the main road
- Insufficient public parking areas
- Improper planning and construction of the alternative roads
- Improper maintenance of road network.
- Traffic congestion caused by residential buildings being converted into other uses

6.7 Drainage

The waterways and lowlands of the Kotte area holds an important place when considering drainage. These lands are being subjected to development as well as conservation under various projects.

Table No. 24

Project on Flood Control and Development in Greater Colombo-1995

Conservation Zone	Acquired area			Filled area			Areas handed back to owners		
	Acres	Rood	Perch	Acres	Rood	Perch	Acres	Rood	Perch
Kotte Lake	223	0	0	15	01	30	14	0	20
Kolonnawa Ela	511	2	12	18	02	25	7	1	28
Heen Ela	210	0	35	4	03	21	35	1	33
Total	944	02	47	37	06	76	56	02	81

Source: Sri Lanka land reclamation and Development Board-1995

The above table shows that 944 acres of land have been brought under the land reclamation board as a flood control zone. These marshy land act as a water retention area for Kotte Municipal Council areas and the adjacent areas. These marshy lands have considerable impact on the bio-diversity. The mangroves spread widely over the areas, is a habitat for various species of birds.

The conservation zone of 944 acres have already been subjected to unauthorized filling and some areas have been divested to the landowners, resulting in a gradual reduction in the size of the zone. As such Conservation Zone was reduced by 95 acres (10% of the total marshy land).

6.7.1 Problems related to Drainage

- Unauthorized filling of marshy lands.
- The divesting ownership of such lands to the land owners.
- Poor construction of surface water drains on either side of roads
- Optimum use of existing canals is not met.

7.0 Social Infrastructure Facilities

7.1 Education

There are 18 government schools in Sri Jayawardenapura Kotte. The schools are administered by the Zonal Education Office in Battaramulla. The details of government schools in Sri Jayawardenapura Kotte Municipal area are as follows:

Table No. 25

**Existing Schools and their Facilities
Sri Jayawardenapura Municipal Council Area 2000 - 2006**

Name of the School	Grade	No. of Students		Floor Area (Sq.ft.)	No of teachers	Playground area (Acres)	Laboratory facilities GCE	
		Boys	Girls				O/L	A/L
Ananda Sastralaya	1 AB	2149	-	24800	85	4	-	01
Ananda Balika M.V.	1 AB	-	2128	26340	87	Available	01	01
Anula Vidyalaya	1 AB	-	4109	213889	174	-	-	04
Samudradevi Balika Vidyalaya	1 AB	1434	2599	28533	113	Available	-	03
Jayawardenapura Boys College	1 AB	-	-	16400	67	4.5	01	03
Jayawardenapura Girls Vidyalaya	1 AB	3183	1500	17380	70	0.5	01	04
Rajagiriya Presidential Vidyalaya	1 AB	262	221	33000	143	3	01	04
Udahamulla Wijerama Vidyalaya	1C	167	170	20690	32	-	01	-
Siri Perakumba V	1C	898	111	10763	20	-	01	-
St. Thomas V	1 C	608	357	15200	53	3	01	-
Hewavitharana V	1C	314	616	25460	53	-	-	-
Revatha Rajakeeya V	1C	151	113	17800	31	0.75	01	-
Nawala Presidential Jnr	2C	66	174	7200	23	-	-	-
Moragasmulle Sobitha V	Gr 3	193	77	3307	16	-	-	-
Rajagiriya Sirisanda V	Gr 2	-	175	4800	19	0.25	01	03
Presidential Balika V	1AB	20	1994	7794	89	1.5	01	-
Rajagiriya Tamil V	Gr 2	02	12	2000	16	-	-	-
Obeysekerapura Tamil V	Gr 2	15	14	400	24	-	-	-

Source: Zonal Education Office, Battaramulla 2000-2006

- 1AB - 12, 13 schools having Science, Arts, Commerce subjects.
 - 1C – 12, 13 having Art, Commerce subjects.
 - Grade 2 – Schools from Year 1 to Year 11
 - Grade 3 – Schools from year 1 to year 8 and year 1 to year 5
- Besides the government educational institutes, private schools and pirivena schools have made an invaluable contribution to the education sector. 5 private schools and 4 Pirivena institutes are located in this area. (Map 10)

Table No. 26

**Teacher Student Ratio & Floor Area per student in the schools
Sri Jayawardenapura Kotte Municipality – 2000 - 2006**

Name of the School	No. of Students	No. of Teachers	Teacher Student Ratio	Floor area of the Building (sq.ft.)	Floor Area per Student (sq.ft.)
Ananda Sastralaya	2149	85	1:25	24800	1.5
Ananda Balika M.V.	2128	87	1:24	26340	12.3
Anula Vidyalaya	4109	174	1:23	213889	52.0
Samudradevi Balika V	2599	43	1:23	28533	10.9
Jayawardenapura Boys College	1434	67	1:21	16400	11.4
Jayawardenapura Girls Vidyalaya	1500	70	1:21	17380	11.5
Rajagiriya Presidential V	3404	143	1:23	33000	9.6
Udahamulla Wijerama V	432	32	1:13	20690	47.8
Siri Perakumba V	278	20	1:13	10763	38.7
St. Thomas V	1255	53	1:23	15200	12.1
Hewavitharana V	1224	53	1:23	25460	20.8
Revatha Rajakeeya V	427	31	1:13	17800	41.6
Nawala Presidential Jnr	322	23	1:14	7200	22.1
Moragasmulle Sobitha V	143	16	1:8	3307	23.1
Rajagiriya Sirisanda V	368	19	1:19	4800	13.0
Presidential Balika V	1994	89	1:22	7794	3.9
Rajagiriya Tamil V	32	16	1:2	2000	62.5
Obeysekerapura Tamil V	29	24	1:1	400	13.7

Source: Zonal education office, Battaramulla

When considering the teacher student ratio in the schools in Sri Jayawardenapura Kotte, other than 7 schools, the rest have exceeded the ratio of 1:20. However, when considering the floor space per student other than in 9 schools, the buildings are not sufficient in relation to the number of students.

A number of leading schools are located in Sri Jayawardenapura Kotte Municipal Council Area of which 3 are in the category of National Schools. The Open University of Sri Lanka, Wickremaarachchi Ayurvedic University, of higher education, along with 2 govt. vocational centers are located in the Municipal Council area. Nugegoda, which is under the area of authority under Municipal Council is well known as a place for private education institutions such as TEC Sri Lanka, information technology institutes and 57 private institutions providing pre school and secondary educations not only to the students from Colombo District but also, in a national level.

Problems identified in relation to education:

- 25% - 35% of the student population is attending popular schools of other areas.
- 3% of the school going age group do not attend school
- The closure of small schools in the area
- School premises and facilities are not sufficient

7.2 Recreational and Entertainment Facilities

A land area of 16.8 hectares from the Sri Jayawardenapura Kotte Municipal Council Area have been allocated for parks and playgrounds amounting to 1.1% of the total area. Of these 10.5 hectares consists of public play grounds and parks. While 6.3 hectares consist of school playgrounds. The recreational and entertainment facilities of the Municipal Council areas are distributed as follows: (Map No. 10).

Table No. 27

Recreational and Entertainment Facilities - 2001

Description	Amount
Library	04
Reading Rooms	11
Playgrounds	07
Children's Playground	12
Pre School	01

Source: Sri Jayawardenapura Kotte Municipal Council – 2001

Table No. 28

**Existing and Future Requirements of Land Area for Entertainments
Sri Jayawardenapura Kotte Municipal Council Area - 2005-2010**

Total Area (hectares)	Population in 2005	For each 1000 People required Public Open Spaces for Entertainment 1:4	Existing Park and Play Ground (ha)	Deficiency (Ha)	Population Forecast 2020	Required open areas for entertainment in hectares
1704	120572	120.6 ha.	18.7	101.9	139.97	139.9

Source: Urban Development Authority – 2005-2010

Although land allocated in Sri Jayawardenapura Kotte Municipal Area as public outdoor and for entertainment purposes is not sufficient, the playgrounds of the Parliament located outside boundary and the proposed golf course would provide the opportunity for the people to use them for sports and entertainment purposes.

Problems identified with regard to recreational and entertainment activities

- The expected land allocation for public outdoor entertainment is about 120.6 Ha in 2005. While the existing area is about 187 Ha.
- By the year 2020, the required area should be 139.9 hectares.
- Non availability of land that could be allocated for public outdoor entertainment purposes.

7.3 Common Amenities

The following amenities are available within the city of Sri Jayawardenapura Kotte.

Community Hall - 04
Day Care Centres - 03

7.4 Cemeteries

The cemeteries maintained by Sri Jayawardenapura Kotte Municipal Council are located at Udahamulla, Nawala, Ethul Kotte and Obesekarapura where as crematorium facilities are available only in places such as Udahamulla, Nawala, Ethul Kotte.

7.5 Places of Religious Worship

Of the population of Sri Jayawardenapura Kotte Municipal Area 80% are Buddhists, 4.7% Muslim and 7% belong to Hindu, Christian and other religious denominations. Accordingly, Buddhist temples, churches and kovils are distributed throughout the area are as follows:

Buddhist places of worship	-	25
Hindu kovils	-	01
Islam religious centers	-	01
Christian religious centers	-	04

7.6 Health Facilities

Other than the private nursing home in Rajagiriya and Bernard Soysa in Nugegoda, no other hospitals are located within the limits of Sri Jayawardenapura Kotte Municipal area. Due to the easy access to the hospital such as Sri Jayawardenapura, Colombo South, National Hospital, Ayurvedic hospital in Rajagiriya and the private hospitals such as Asiri, Nawaloka and other leading private hospitals, the establishment of more private medical centers within this area appears to be less. The government medical facilities available within Sri Jayawardenapura Municipal Council area are shown in table below.

Table No. 29

Centres Providing Health Facilities 2000 Sri Jayawardenapura Kotte Municipal Council Area

Institution/location	Amount
1. Office of the medical officer of health	02
1.1. <u>Nugegoda Office</u>	
Medical Officers	03
Public Health Inspectors	06
Public Health nurses	02
Family health workers	11
1.2. <u>Pita Kotte Office</u>	
Medical Officers	02
Public Health Inspectors	05
Public Health nurses	03
Family health workers	01
2. Government dispensaries (Delkanda, Pagoda, Obeysekerapura, Angampitiya) *Moragasmulla	04

3. Dental clinics	05
3.1 School dental clinics (Janadipathi Balika Vidyalaya, Revatha Maha Vidyalaya, Sri Jayawardenapura Balika Vidyalaya, Hewavitharana Vidyalaya, Ananda Balika Vidyalaya)	02 07
3.2 Elders clinics- Obeysekerapura, Nawala	
4. Pediatrics Clinics (Nugegoda, Nawala, Walikada, Obeysekerapura, Pita Kotte)	

Source : Divisional Secretariat, Medical Centre – Pita Kotte, Nugegoda.

* Proposed

Table No. 30

**Contagious Diseases recorded in
Sri Jayawardenapura Municipality Council Area - 2006**

Disease	No. of Patients
Dengue	81
Dysentery	01
Measles	15
Hepatitis	03
Chicken pox	11
Typhoid	06
Tuberculosis	37
Leptospirosis	01
Rabies	02
Malaria	02

Source: Health & medical center, Nugegoda and Pitakotte - 2006

54 patients with symptoms of filaria identified last year and a few clinics on prevention of filaria was held during the course of this year.

Problems related to health services

- Spread of filaria
- Unsatisfactory state of garbage disposal.
- The spread of disease due to the unsatisfactory state of the surface water drains
- Insufficient sanitary facilities in slum and shanty areas

8.0 Environmental Status

Environmentally the existence of large extents of marshy lands and a network of natural waterways are an important feature. These lowlands act as a retention area for excess water in addition they enrich the beauty of the city while sustaining the bio-diversity in the area. (Map No. 11)

The waterways are habitats for diverse types of aquatic organisms and perform a vital function to maintain the equilibrium of the eco-system.

8.1 Environmental Problems

- Flooding due to unplanned development work being carried out by filling the low lying areas
- Destruction of the bio-diversity in marshy lands and water bodies due to dumping of garbage
- Health problems due to spread of diseases associated with marshy areas

9.0 Management of Solid Waste

9.1 Collection and Disposal of Solid Wastes

The daily solid waste materials generated in Kotte Municipal area is 100 metric tons. Taking the population into account, this level is the highest per person in the district of Colombo. (Table 31)

Table No. 31

The Generation of Solid Waste – in Colombo District - 2006

Local Authorities	Total population 2001	Total generation of solid waste Per day (Metric Ton)	Production per head (kg)
Colombo MC	142,020	720	1.12
Dehiwela Mt. Lavinia MC	209,787	150	0.71
Kotte MC	115,826	100	0.86
Moroatuwa MC	177,190	120	0.67
Kolannava UC	55,341	30	0.54
Mharagama UC	180,112	55	0.30
Kotikawatte PS	105,076	30	0.28
Kaduwela PS	209,741	35	0.16
Kesbewa PS	207,307	15	0.07

Source: Dept of Census & Statistics, Greater Colombo report on disposal of solid waste – 2006

Disposal of Solid Waste

The total solid waste generated in this area about to 83% is out of disposed in low lying areas resulted in environmental hazards. (Disposal places shown in Map No. 12)

Among the main places that generate solid waste are 3 supermarkets, 08 weekly fairs (polas) maternity homes and 27,660 units of households. 11% of the total households come under the category of 'low income' houses.

9.2 Problems related to Solid Waste

- Improper management of solid waste disposal.
- Dumping of garbage in public areas.
- Pollution of low lands and waterways.

10.0 Present Status of Institutions

By gazette notification no 335/5 of 06.02.1985 the land covering Sri Jayawardenapura Kotte Municipal Council area inclusive of Battaramulla which is under the Kaduwela Pradeshiya Sabha and 3 Grama Sevaka units under Maharagama Pradeshiya Sabha have been declared as Sri Jayawardenapura Kotte – Capital of Sri Lanka. The area of this is 30 sq.km. and the existing population is estimated to be 210,000.

55% of the existing offices are located within the limits of Battaramulla Pradeshiya Sabha. It is estimated that 50,000 people commute daily to these offices for either employment or obtain services. Only the Parliament complex is located within Sri Jayawardenapura Kotte Municipal Council area.

10.1 Problems

For the purpose of administration the main functions of the capital city should be under one Local Authority. But, under the present system these functions are falling under several local authorities and thereby creating an obstacle for the efficient administrative functions of the capital city.

- 60% of the land area of the capital city is under the authority of 2 lower grade local bodies. Hence, the limited powers, human resources and monetary resources of these councils have had a bearing on their limitation for efficient functioning.
- The intention of the government of Sri Lanka in planning and implementation of development plans by the Municipality Council.
- The political instability and decision making related to development activities by the local authority.
- The differences in the priorities of the local government institutions when implementing the projects.

11.0 Strength, Weaknesses, Opportunities and Threats (SWOT Analysis)

Sri Jayawardenepura Kotte Municipality Area

Strengths	Weaknesses	Opportunities	Threats
01. Land Use 70% of land are high lands.	20% of lands are marshy and low lying.	Development of water transport to reduce road congestion.	Frequent flooding of 10% of marginal high lands.
02. Housing Density of Housings per hectare is increasing.	Limited high lands for housing.	Filling of low lands for residential purposes.	Unauthorized filling of lands.
03. Economics a) Employment - High percentage of employment. b) Industry – Reduction of industrial activities.	Limited skill and technical employees. Limited infrastructure facilities for transport raw material & finished products.	Availability of Informal Sector employment from the neighbouring areas. Improvement of water transport.	Unauthorized pavement vendor businesses. Pollution of the environment.
04. Infrastructure Facilities a) Transport – Well developed infrastructure facilities, Roads & Transport : b) Sewerage – 17.5 km sewerage system is connected Colombo Municipal Council c) Drainage – Conservation of low lying areas & water bodies.	No co-ordination between the infrastructure institutions. Only a portion of the areas are under sewerage facilities. Poor construction of surface drains on either side of roads.	Development of water transport. Development of sewerage system for the whole area. Development of low-lying Marginal lands.	Narrow roads, stacking of building materials on road sides (Nawala). Pollution of water bodies due to poor sewerage system. Unauthorized land filling.
05. Institutional Declaration of Sri Jayawardenepura Kotte as capital of Sri Lanka in 1985.	Composition of declared area with local authorities.	Ability of amalgamation of two local bodies to solve some problems.	Problems pertaining to provision of services due to separate administration units.

Strengths	Weaknesses	Opportunities	Threats
	Amalgamation of local authorities under declared area.	Eg. • Garbage disposal. • Drainage	
<p>06. Social Facilities</p> <p>a) Educational Facilities - Leading schools are within easy access.</p> <p>b) Health Services Facilities - Leading hospitals are located within close distance.</p>	<ul style="list-style-type: none"> • Educational facilities unplanned and disorganized. • Deterioration of health standards among low income families 	<ul style="list-style-type: none"> • Ability to provision of education services. • Decentralization of health facilities 	<ul style="list-style-type: none"> • Poor private educational sector • 2,865 families live in houses with less amenities
<p>07. Environment</p> <p>A natural drainage network in existence.</p>	Unsatisfactory state of institutional coordination.	<p>To improve the environment</p> <p>Legalizing wetland conservation plan.</p>	<p>The network of waterways being polluted due to unsatisfactory disposal of solid waste.</p> <p>Threats to marshes & wetlands due to irrational development.</p> <p>Environmentally Sensitive areas are being subjected to development.</p>

12.0 Development Plan for Sri Jayawardenapura Kotte Municipal Council

It is envisaged under the plan to provide solutions to the existing problems by harnessing the existing potential. This plan is to be implemented from 2006 – 2020.

12.1 The vision of the Plan

The vision of the plan is to create a capital city in Sri Lanka complete with all requirements for the people of the city and all immigrant sections of the people, through sustainable development while protecting the ruins of the glorious past of the ancient Kingdom of Kotte and the natural beauty and environment that is unique to Sri Jayawardenapura Kotte.

12.2 Objectives and Strategies of the Plan

Objectives	Strategies
1. To evolve a land use pattern to obtain maximum gains while protecting the equilibrium of the environment	<ul style="list-style-type: none"> • Enforce zonal plan and guidelines • Enforce planning and building regulations
2. To preserve the garden city concept.	Enforce a conservation plan for wetlands covering marshy land, lowlands and abandoned paddy fields ensure an eco friendly development by conserving the natural wetlands and water bodies and minimizing the relative density of buildings
3. To protect the historical importance and identity	Implement the conservation plan
4. To establish an efficient transport system and transport management	Control and management of transport activities <ul style="list-style-type: none"> • Construction of alternative access roads and widening of existing roads • Provide facilities for parking • To minimize and control development activities that cause traffic congestion in main roads • Implement road safety measures and building lines

Objectives	Strategies
5. To improve infrastructure facilities for supply of services.	To meet the targeted level of development.
6. To provide more residential building with quality.	Allocate eco-friendly land for residential development.
7. To Encourage private sector participation in development activities.	Provision of incentive for private sector in development activities.
8. To Expand the economy of the city.	By encouraging public and private investments.
9. To reduce the housing shortage.	Construct multi storied and condominium housing complexes.

13.0 Recommended Development Proposals

13.1 Land Use Patterns

- Increase in the total area by 4.1% in order to establish institutional and administrative centres
- Conserve the marshy lands to ensure the environmental standards.
- Expand the commercial zone by 2.1% in order to provide more facilities for commercial activities.
- To provide more space for sports and recreational activities by improving the existing lands used for sports and recreational activities by including the adjacent areas of marshy land and water bodies in accordance with the requirements.

Develop efficient transport system in order to alleviate traffic congestion caused due to the relocation of administrative activities located in Colombo, the commercial city.

13.2 Housing

- Implementation of the proposed scheme of building 200 houses annually.
- Control the increase of residential building with less amenities.
- Encourage the participation of the private sector in housing projects.
- Provide condominium housing units.

13.3 Environment

Promote garden city concept by conservation of water bodies and wetlands.

13.4 Infrastructure

Improve infrastructure facilities to suite the capital city.

13.5 Conservation

Conservation of sites of historical values.

13.6 Institutions and Administration

Expand the administration structure to suite the capital city.

13.7 Economy

1. Increase public and private sector investment to expand the city economy.
2. Encourage private sector investment.

14.0 Recommended Development Projects

14.1 Transports

- Development of Parliamentary Access Road to a width of 160 feet with 8 lanes and a building limit of 80 feet from the centre of the road.
- Development of High-Level Road to a width of 100 feet with a building limit of 50 feet from the centre of the road.
 - Introduce alternative roads for the following purposes.
- Link Nawala Cooray Mawatha to Lake Drive Mawatha to ease the traffic congestion of Parliamentary Access Road.
- Link Nawala Temple Road to Kotte Ananda Girls School Mawatha to By-pass the Nugegoda Junction to reach High Level Road.
- Link Kirimandala Mawatha to Lake Drive Mawatha to By-pass the Nawala Koswatta Junction to reach Narahenpita.
 - The roads that need immediate widening with a building limit of 40 feet
 - i. Jambugasmulla Road
 - ii. Delkanda Road
 - iii. Gamsabha Road
 - iv. Railway Lane
 - v. Chapel Road
 - vi. Kandewatta Road
 - Utilization of waterways for transports.
- Inland waterway transportation up to Wallawatta through Diyawanna Oya and Panadura River.
 - Development of Parking Areas :
 - i. Development of a strip of railway reservation at Nugegoda Railway Station Lane for a Vehicle Park to accommodate eighty (80) vehicles.
 - ii. Development of the existing vehicle park of the Super Market premises of Nugegoda by conducting Multi Storied Vehicle Park in order to maximize the optimum use of the land.
 - Welikada Junction Improvement
 - Pitakotte Junction Improvement
 - Nawala Junction Improvement
 - Rajagiriya Junction Improvement

14.2 Improvement to Environmental and Recreational Facilities

Implement the Wetland Plan related to marshy lands and abandoned paddy fields to assure environment friendly development and to implement the following development projects.

- Development of Parliamentary Playground which is 6 hectares in extent.
- Development of a 4 acre land owned by UDA for a Football and Athletic Sport Ground at Buthgamuwa.
- Development of a 2 acre land owned by UDA for a Environment Park at Rajagiriya.
- Development of a 16 acre land owned by UDA for sport activities at Baddegana.
- Provision of facilities for a public open space for open area recreational activities.

14.3 Infrastructure

Commence constructions in accordance with the Sewerage Plan which has been formulated to cover the whole area of the municipality and also development of following infrastructure facilities:

- Development of proposed waterways under the development plan
- Solid Waste Management

14.4 Conservation of Historical and Archeological Area

- Diyawanna Oya and Wetlands
- Kotte Rajamaha Viharaya Temple
- Alkeswara Museum
- Inner Moat
- Outer Moat
- Veherakanda Dagaba (chethiya)
- Ancient Cave
- Vihara Poyageya
- Adikaram Walawwa

14.5 Institutional Improvement

The land area declared as as the Capital of Sri Lanka under Gazette Extra Ordinary No. 335/5 dated 6th February 1985 coming within the Sri Jayawardenapura Kotte Municipal Council Area together with the combined areas bounded by Battaramulla Sub Unit area of Kaduwela Pradehsiya Sabhawa and Grama seva divisions namely Mirihana North, Madiwala and Thalapitiya of Maharagama Urban Council to form as one administrative authority.

14.6 Economy

Expansion and legalization of the economy of the towns within the municipal area and enhance public and private investment.

- Redevelopment of Pola Site at Nugegoda Junction by constructing 240 trade stalls.
- Remove existing trade stalls at Welikada Junction by relocating them at the municipal land at Welikada and improve the environs with landscaping.
- Construction of flats and condominium houses to facilitate the housing shortage.

14.7 Solid Waste Management

Until final disposal site for solid waste of Sri Jayawardenapura is earmarked and agreed upon by the authority, action to be initiated to allow waste disposals in large scale projects of Muthurajawela, final disposal site identified for the solid waste generated in the areas coming under northern part of the Western Province and at the final disposal site of Karadiyana for areas identified for the solid waste generated in the areas coming under the central part of the Western Province.

14.7.1 Integrated Solid Waste Management

The garbage should be sorted out at the stage of its generation. The collection and management should be based on the nature of the waste product. The sorting out process should be organized and streamlined, in order to carry out an efficient solid waste integrated management.

- Incineration of solid waste
Solid waste generated by hospitals should be hygienically incinerated.
- Long term hygienic disposal of solid waste
To implement a long term scheme for the disposal of solid waste in a hygienic manner that cannot be converted as compost or recycled
- Middle Term Hygienic Disposal of Solid Waste
To establish a common solid waste centre in collaboration with the bordering local government institutions with disposal facilities.
- Compost Production
Take efficient steps from bio degradable solid wastes.

14.8 Drainage

- The land areas acquired for flood detention be designated as the Conservation Zone
- Enforce a comprehensive Drainage Plan for the municipal area.
- Implement the Wetland Conservation Plan.
- Implement the identified canal reservations. (See Annex III)

14.9 Social Infrastructure

Involving the government and the private sector organizations along with holiday and recreational facilities such as;

- Improve health and education
- Eco friendly public aqua sports
- Parliament grounds
- Erect special constructions for bird watching and avian research.
- Laying out public parks and carrying out maintenance.

15.0 Proposed Zoning Plan (2006 – 2020) - Map No.14

15.1 Zoning Regulations

These regulations will apply to all areas within the administrative limits of Sri Jayawardenapura Kotte Municipal Council Area which is declared as an Urban Development Area under Section 3(1) of the UDA Law of 1978, subjected to amendments from time to time.

15.2 General Regulations

- 15.2.1 Where the use of a site or premise is designated for a specific use in the development plan, it shall be used only for the purpose so designated.
- 15.2.2 Where the use of a block of land is not designated for a specific use, its use shall not be contrary to the use permissible in the zone in which it is situated.
- 15.2.3 No person shall use any site or building for a purpose other than the use approved in the development permit.
- 15.2.4 Where a religious building is to be built, the developer should forward certificates to prove that 66% of the people residing in a radius of 0.5 km are not opposed to the said development project. Further, this will apply to the erection of religious emblems such as various religious statues, crosses or any other symbol at the junctions or on either side of the road.
- 15.2.5 The authority may defined areas where it deemed suitable, as special project area, redevelopment area, special housing project area, central commercial area, scenic area, conservation area and cultural area etc.
- 15.2.6 In such areas the Authority may restrict or prohibit the use of the site or construction of any particular type of building, relax any restrictions placed by these rules, impose new restrictions or may formulate separate regulations in order to attain the purpose for which the area has been defined.
- 15.2.7 Any site or sites designated for a specific use, under Section 14.2.1 and Section 14.2.2 shall be demarcated on the Development Plan to a suitable scale by boundaries, distinct hatching, colouring or other notation.
- 15.2.8 Boundary lines of the zone shall follow site or plot boundaries, street boundaries, municipal or ward boundaries, railway boundaries, water course, unless the zonal boundary lines are fixed by dimensions on the Development Plan.(Map No.13)
- 15.2.9 All Development plans prepared are based on the Survey Department Maps drawn to a scale of 1:2000 in 2001.

15.2.10 All Maps shall be on 1:2000 scale prepared by Sri Lanka Survey Department.

15.3 Zones

- i) Special Residential Zone
- ii) Primary Residential Zone
- iii) Residential Zone
- iv) Commercial Zone
- v) Mixed Development Zone
- vi) Institutional Zone-I
- vii) Institutional Zone-II
- viii) Wetland Protection Zone
- ix) Wetland Nature Conservation Zone

Table No. 32

**Proposed Zoning Plan –2020
Sri Jayawardenapura Kotte Area**

Zone	Land Extent (Ha)	Percentage (%)
Special Residential Zone	93.71	5.49
Primary Residential Zone	383.40	22.50
Residential Zone	324.08	19.07
Institution Zone-I	140.23	8.22
Institution Zone-II	68.58	4.02
Commercial Zone	128.34	7.53
Mixed Development Zone	215.44	12.64
Wetland Protection Zone	162.55	9.53
Wetland Nature Conservation Zone	71.16	4.17
Water Bodies	116.52	6.83
Total	1704.00	100.00

Source: Urban Development Authority

15.4 Zoning Regulations for Different Zones

Zone	Special Residential
Permissible Uses	01. Residential buildings with a minimum Plot Size of 150 sq.m. 02. Hostels and Related uses with a minimum Plot size of 250sq.m. 03. Diplomatic missions and related activities with a minimum plot size of 1000 sq.m. 04. Restaurants with a minimum Plot Size of 500 sq.m. 05. Libraries with minimum plot coverage 250 sq.m 06. Professional offices with a minimum Plot Size of 500 sq.m. 07. Consumer Services Centres with a minimum Plot Size of 500 sq.m. 08. Shops with a minimum Plot size of 250sq.m. 09. Religious places with a minimum plot Size of 1000 sq.m. 10. Pre school and daycare centers with a minimum Plot Size of 1000 sq.m 11. Community Centres. 12. Multi storied car parks – Minimum plot coverage 500 sq.ft. 13. Cafeteria – Minimum plot coverage 300 sq.ft.
Minimum Plot Size	150sq.m (6 perch)
Plot Coverage	-
FAR	-
Parking	As per the schedule III in Vol. II
Requirements	i. Preliminary Planning Clearance should be obtained from the Urban Development Authority. ii. Clearance should be obtain from secretary General of Parliament (If such requirement is mentioned in the planning clearance of the Urban Development Authority) iii. Adequate parking facilities shall be provided with in the site. iv. Such use will not hinder traffic movement or create traffic hazards. v. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or any other manner and is not likely to cause nuisance. vi. The extent of the site is adequate for the use, sufficient arrangements will be made for infrastructure facilities and safety from fire and other hazards.

Zone	Primary Residential Zone
Permissible Uses	01. Residential buildings – Minimum plot coverage 150 sq.ft. 02. Hostels and guest houses with a minimum plot size 1000 sq.m 03. Consumer service centre with a minimum plot size of 300 sq.m and floor area 200 sq .m 04. Retail shops with a minimum plot size 250sq m 05. Places of public worship and public assembly buildings with a minimum Plot size 1000sq.m 06. Socio – Cultural Institutions and Community Centers with a minimum Plot Size of 300sq.m and floor area 150 sq.m. 07. Indoor amusement activity with a minimum Plot Size of 500 sq.m having. 08. Parks and Play ground. 09. Libraries – Minimum plot coverage 250 sq.m. 10. Professional offices with a minimum plot size of 300 sq.m. 11. Day care centers and pre - school with a minimum Plot Size of 1000 sq.m. 12. Restaurants with a minimum Plot Size of 500 sq.m. 13. Community Centres – Minimum plot coverage 300 sq.m. 14. Multi Storied Car Parks – Minimum plot coverage 500 sq.ft. 15. Cafeteria - Minimum plot coverage 300 sq.m.
Minimum Plot Size	150sq.m. (6 perch)
Plot Coverage	As per the form "C" in Vol. II
FAR	As per the form "C" in Vol. II
Parking	As per the schedule III in Vol. II
Requirements	i. Adequate parking facilities shall be provided with in the site. ii. Preliminary planning clearance shall be obtain from the UDA. iii. Such use will not hinder traffic movement or create traffic hazards. iv. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or any other manner and is not likely to cause nuisance. v. The extent of the site is adequate for the use, sufficient arrangements will be made for infrastructure facilities safety from fire and other hazards.

Zone	Residential Zone
Permissible Uses	01. Residential buildings. 02. Consumer Service Centre with a minimum Plot size 300 sq.m, floor area not exceeding 200 sq.m. 03. Hostels and Guest houses with a minimum Plot size 1000 sq.m. 04. Shops with a minimum plot size 250 sq.m. 05. Cafeteria – Minimum plot size 300 sq.ft. 06. Banks and Insurance Establishment with a minimum Plot size 300 sq.m, floor area not exceeding 200 sq.m. 07. Indoor amusement and Entertainments establishment with a minimum plot size 500 sq.m. 08. Places of Public worship with a minimum Plot size 1000 sq.m 09. Socio – Cultural centres and with a minimum Plot size 250 sq.m, floor area not exceeding 150 sq.m 10. Multi storied car parks with a minimum Plot size 500 sq.m. 11. Primary Education Institutions with a minimum Plot size 2000 sq.m. 12. Fuel Filling Stations with a minimum Plot Size 1000sq.m. 13. Day care centers and pre - school with a minimum Plot size 1000 sq.m 14. Medical Centres with a minimum Plot Size 250 sq.m, floor area not exceeding 50 sq.m 15. Libraries – Minimum plot size 250 sq.m. 16. Places of Public assemblies with a minimum Plot Size 1000 sq.m. 17. Bakeries with a minimum Plot size 300sq.m and, floor area not exceeding 100 sq.m. 18. Professional offices with a minimum Plot Size 250 sq.m, Floor area not exceeding 150 sq. m 19. Parks, Play ground and open spaces. 20. Cafeteria – Minimum plot size 300 sq.m.
Minimum Plot Size	150sq.m.
Plot Coverage	As per the “ C “ form in Vol. II
FAR	As per the “ C “ form in Vol. II
Parking	As per the schedule III in Vol. II.
Requirements	i. Existing road should be 12M in width for fuel filling station. ii. Adequate parking facilities shall be provided with in the site. iii. Such use shall not hinder traffic movement or create traffic hazards iv. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or in any other manner and it is not likely to cause nuisance. v. The extent of the site is adequate for the use, sufficient arrangement will be made for infrastructure facilities safety from fire and other hazards. vi. Uses 2,8,9,11,& 18 mentioned in the Mixed development zone facing the main road will be decided by the planning committee.

Zone	Commercial Zone
Permissible Uses	01. Commercial Institutions/Commercial uses 02. Indoor Amusement and Entertainment Establishments. 03 Residential Buildings. 04. Restaurants with a minimum Plot size of 300 sq .m. 05. Consumer Services Centers. 06. Shops 07. Professional Offices with a minimum plot size 500 sq.m. 08. Socio – Cultural Institutions with a minimum plot size 1000 sq.m 09. Multi Storied Car Parks or Public Car Parks 10. Vehicle Show Rooms with a minimum Plot size 300 sq.m 11. Banks, Financial and Insurance Institutions, Establishment with a minimum Plot size 500 sq.m. 12. Open Air Trading, Public Markets. 13. Health Institutions with a minimum Plot size 1000 sq.m. 14. Medical Centers with a minimum Plot size 300 sq.m. 15. Printing Press 16. Vehicle Repair Centers with a minimum Plot size 500 sq.m 17. Clubs, Cinemas , Recreational Activities with a minimum Plot Size 1000 sq.m 18. Places of Public Assembly with a minimum Plot size 1000s q.m 19. Service Industries 20. Utility Services with a minimum Plot size 1000sq.m 21. Bakeries 22. Cafeterias 23. Super Markets with a minimum Plot size 1000sq.m. 24. Parks, Playgrounds and Open Spaces
Minimum Plot Size	150sq.m. (6 Perches)
Plot Coverage	-As per the “C” form in volume II
FAR	-As per the “C” form in volume II
Parking	-As per the “C” form in volume II
Requirement	i. Relevant Clearances should be obtained as decided by the Planning Committee. ii. Adequate parking facilities shall be provided with in the site. iii. Such use shall not hinder traffic movement or create traffic hazards. iv. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or in any other manner and is not likely to cause nuisance. v. The extent of the site is adequate for the use, for sufficient arrangements will be made for infrastructure facilities and safety from fire and other hazards.

Zone	Mixed Development Zone
Permissible Uses	01. Residential buildings with a minimum Plot Size 150 sq.m. 02. Shops with a minimum Plot Size 150 sq.m. 03. Hotels and Restaurants with a minimum Plot Size 300 sq.m. 04. Indoor amusement and entertainment establishment with a minimum Plot size 250 sq.m. 05. Religious places with a minimum Plot size 1000 sq.m. 06. Socio – cultural institutions with a minimum Plot Size 300 sq.m. 07. Community centers with a minimum Plot Size 250 sq.m. 08. Offices with a minimum Plot Size 300 sq.m. 09. Multi storied car parks with a minimum Plot Size 500 sq.m. 10. Fuel filling stations, Service Centre with a minimum Plot Size 300 sq.m. 11. Banks, Financial institutions with a minimum Plot Size 500 sq.m. 12. Consumer services centre with a minimum Plot Size 250 sq.m. 13. Small repair shop with a minimum Plot Size 250 sq.m 14. Hospitals / Health Institutions 15. Medical centers with a minimum Plot Size 300 sq.m. 16. Places of public assembly with a minimum plot size 1000 sq.m. 17. Schools/Educational Institutions with a minimum Plot Size 2000 sq.m. 18. Utility services 19. Shopping complex and Departmental stores with a minimum Plot Size 1000 sq.m.
Minimum Plot Size	150sq.m. (6 perch)
Plot Coverage	As per the form “ C “ in Vol. II
FAR	As per the form “ C “ in Vol. II
Parking	Parking facilities should be provided with in the site.
Requirements	i . Adequate parking facilities shall be provided with in the site. ii . Such use will not hinder traffic movement or create Traffic hazard iii. Such use is in harmony with the character of the area, will Not interfere with the amenity of the area or adversely. Affect the environment of the surrounding area through loss of privacy, pollution or any other manner and is not likely to cause nuisance. iv. The extent of the site is adequate for the use, sufficient arrangements shall be made for infrastructure facilities safety from fire and other hazards.

Zone	Institutional Zone - I
Permissible Uses	01. Institutional buildings, office buildings, public buildings with a minimum Plot size 250s q.m. 02. Residential buildings. 03. Hostels and guesthouses with a minimum Plot Size 1000 sq.m. 04. Community Centers 05. Libraries, museums and related activities. with a minimum Plot Size 250 sq.m. 06. Information Technology Activities with a minimum Plot Size 250 sq.m. 07. Bank, Financial and insurance institutions with a minimum Plot size 1000 sq.m. 08. Utility services. minimum Plot size 1000 sq.m. 09. Parks and Play Ground. 10. Multi Storied Car Parks – minimum plot size 500 sq.m. 11. Restaurant – minimum plot size 300 sq.m.
Minimum Plot Size	As per the form “C” in vol. II
Plot Coverage	As per the form “C” in vol. II
FAR	As per the form “C” in vol. II
Parking	As per the Schedule III in vol. II
Requirements	i. Preliminary Planning Clearance should be obtained from Urban Development Authority for Lot facing Sri Jayewerdenapura Mawatha ii. Adequate parking facilities shall be provided within the site. iii. Such use will not hinder traffic movement or create traffic hazards. iv. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or any other manner and is not likely to cause nuisance. v. The extent of the site is adequate for the use, sufficient arrangements will be made for infrastructure facilities safety from fire and other hazards.
Zone	Institutional Zone - II
Permissible Uses	01. Institutional Buildings, Offices and Public Buildings with a minimum Plot Size 250 sq.m. 02. Guesthouses with a minimum Plot Size 1000 sq.m. 03. Residential Buildings. 04. Community Centres. 05. Libraries and Related Uses. 06. Information Technology Institutions. with a minimum Plot Size 250 sq.m. 07. Utility Services. 08. Parks and Playgrounds. 09. Bank, Insurance and Financial Institutions. with a minimum Plot Size 250 sq.m.

Zone	Institutional Zone - II
	10. Vehicle Show Rooms and Sales. with a minimum Plot Size 250 sq.m. 11. Other Show Rooms. 12. Other Sales Centres – minimum plot size 300 sq.m.
Minimum Plot Size	150sq.m. (6 perches)
Plot Coverage	As per the form “ C “ in Vol. II
FAR	As per the form “ C “ in Vol. II
Parking	As per the schedule III in Vol. II
Requirements	i. Adequate parking facilities shall be provided with in the site. ii. Such use will not hinder traffic movement or create traffic hazards. iii. Such use is in harmony with the character of the area, will not interfere with the amenity of the area or adversely affect the environment of the surrounding area through loss of privacy, pollution or any other manner and is not likely to cause nuisance. iv. The extent of the site is adequate for the use, sufficient arrangements will be made for infrastructure facilities safety from fire and other hazards.
Zone	Wetland Conservation Zone - I
Permissible Uses	1. Paddy cultivation, Security posts, limited no of semi permanent structures to blend with the surrounding environment. 2. Nature Trails 3. Observation towers 4. Aquariums, Inland Fish Breeding 5. Nature Parks 6. Natural water Flower Breeding and Arboriculture 7. Water Transport 8. Water Retention and Detention Areas
Minimum Plot Size	4h (10 Acres)
FAR	
Plot Coverage	1%
Parking	
Requirements	i. Preliminary planning Clearance shall be obtained from the UDA ii Retention area should be maintained as approved in the Master Plan by the SLLR & DC. iii. Permitted maximum area for filling 2%. iv. Maximum building height 7m from existing natural ground level. v. Subdivision of land will not be permitted for building Development vi. Maximum area of 4% is permitted for infrastructure. vii. Area of scenic landscape/Cultural features should be conserved viii. Environmental clearance license shall be obtained from the CEA or relevant Local Authority. ix. Building shall be environmentally friendly and shall not block views

Zone	Wetland Conservation Zone-I
	<p>of the open area from adjoining public road and public areas .</p> <ul style="list-style-type: none"> x. Clearance shall be obtained from UDA, Department of Irrigation, Department of Agrarian Services, GSMB, RDA, Local Authority, if required xi. No constructions within water bodies and waterways are allowed. xii. Natural Mangrove areas of special ecological interest shall be preserved. xiii. Solid waste dumping is strictly not allowed xiv. Legal public foot path and public bathing and bath to be conserved or substituted in a suitable locations. xv. To carryout the use of wetland and water ways for transportation to be coordinated by the relevant institution as far as possible. xvi. Building design shall accommodate natural ventilation and solar energy.
Zone	Wetland Conservation Zone - II
Permissible Uses	<ul style="list-style-type: none"> 01. Paddy Cultivation, Agriculture Farms. 02. Aquariums, inland fish breeding. 03. Nature parks. 04. Eco friendly restaurants. 05. Outdoor fitness / excise facilities. 06. Visitors information centers. 07. Wetland Special Parks. 08. Other nature based recreational activities. 09. Environmental friendly Security Posts. 10. Open grassed area (as public parks/ play grounds) 11. Flower collections. 12. Water transport. 13. Wetland forestry. 14. Environmental friendly projects subject to SLLR & DC, CEA, UDA, Department of Irrigation, Department of Agrarian Services, GSMB, RDA, Local Authority approval if required. 15. Flood retention / Flood detention area.
Minimum Plot Size	2h (05Acres)
Plot Coverage	3%
FAR	
Parking	
Requirements	<ul style="list-style-type: none"> i. Preliminary planning Clearance shall be obtain from UDA. ii. Retention area should be maintained as approved in the Master plan by the SLLR & DC. iii. Environmental license should be obtained from CEA or relevant Local Authority. iv. Permitted maximum area for filling is 5% for infrastructure facilities. v. Outstanding landscape/ cultural features should be conserved.

Zone	Wetland Conservation Zone - II
	<ul style="list-style-type: none"> vi. Buildings shall be environmentally friendly and shall not block views of the open area from adjoining public road and public areas. vii. No constructions within water bodies and waterways. viii. Legal public foot path and public bathing and path ways to be conserved or substituted in a suitable locations. ix. Use of wetland for water transport to be integrated as far as possible. x. Building design to aim at energy efficiency and use natural ventilation and solar energy as far as possible. xi. Sustainable storm water drainage system should be maintained. xii. In permitting the use of any area, the Authority may impose restriction and condition to retain its character of the area. xiii. Subdivisions of land will not be permitted for residential building development xiv. Maximum building height 7m from Existing natural ground level. Except Security posts. xv. Solid waste dumping is strictly not allowed.

Annexure 1

A. Road and Building Lines maintained by the Road Development Authority

	Road	Length (km) (Tarred)	Building line (metres) from the Centre	Proposed Road Width
01.	Sri Jayawardenapura Mawatha	3.89	24	48
02	Kotte (ayurveda junction to welikada)	0.82	15	30
03	Highlevel Road	2.21	15	30
04	Kotte Road (Etul Kotte – Jubilee post)	3.41	12	24
05	Nawala Road	4.87	15	30
06	Stanley Tillekeratne Road	1.63	15	30
07	Obeysekerapura Road	1.10	12	24
08	Buthgamuwa Road	0.67	12	24
09	Pagoda Road	1.55	12	24
10	Thalawatugoda-Pita Kotte Road	0.91	12	24
11	Pepiliyana Road	0.53	12	24
12	Nawala-Narahenpita Road	0.46	12	24
13	Subadrarama Road	0.53	12	24
14	Old Kottawa Road	2.30	12	24
15	Soratha Mawatha	2.05	12	24
16	Rattanapitiya Road (Old Kesbewa Road)	1.54	12	24
17	Battaramulla Road	2.45	12	24

B. Road and Building Lines maintained by Provincial Road Development Authority

	Road	Length (km) (Tarred)	Building Line (Metre) from the Centre	Proposed Road Width
1.	From Nugegoda Junction to Railway Cross Road			
2.	Railway Cross Road to Kattiya Junction		12	24
3.	Beddagana South	1.60	9	18
4.	Beddagana North	0.70	9	18
5.	New Kolonnawa Road	0.40	12	24
6.	Raja Maha Vihara Road	0.25	9	18
7.	Station Lane	0.57	12	24
8.	Moragasmulla Road	0.54	9	18
9.	Madinnagagoda Road	0.33	9	18
10.	Old Nawala Road	0.95	9	18
11.	Mirihana Road	0.70	12	24
12.	Wijerama Road	0.22	9	18
13.	Kirulapone-Nugegoda Road	0.73	9	18
14.	Udahamulla Station Road	1.32	7	14
15.	Rajagiriya Road	1.62	9	18
16.	Koswatte Thuduwa Road	0.49	7	14
17.	Alakeshwara Road	1.42	7	14
18.	Chappel Lane	0.18	7	14
19.	Kandawatte Road	0.69	7	14
20.	Madiwela Road	0.21	9	18
21.	Cooray Mawatha	1.08	7	14

C. Road and Building Lines maintained by Sri Jayawardenapura Kotte Municipal Council

**Division No. 01
(Rajagiriya)**

	Road	Length (km) (Tarred)	Building Line (Metre) from the Centre	Proposed Road Width
1(1)1	Justin De Silva Road			
1(2)11	Peiris Mawatha	0.235	6.09	12
1(3)11	Cooray mawatha	0.150	6.09	12
1(4)11	U.J. Fernando Road	0.381	6.09	12
1(5)11	St. Steven Road	0.231	6.09	12
1(6)11	Nanayakkara Mw 1 st Lane	0.317	6.09	12
1(7)11	Nanayakkara Mw 2 nd Lane	0.018	6.09	12
1(8)11	Charles Wickremage Mawatha	0.198	6.09	12
1(9)11	Abhinavarama Road	0.119	6.09	12
1(10)111	Sri Waishakya Mawatha	0.173	6.09	12
1(11)111	Skanda Devale Road	0.239	6.09	12
1(12)111	Premadasa Kuruppuarachchi Mw	0.030	6.09	12
1(13)111	Dharmashalava Road	0.105	6.09	12
1(14)1	Nananayakkara Mawatha	0.405	6.09	12
1(15)11	Siri Wajirawansa Mawatha	0.268	6.09	12
1(16)111	Esala Playground Mawatha	0.235	6.09	12
1(17)111	Playground Road	0.232	6.09	12
1(18)1	U.E. Perera Mawatha	0.714	6.09	12
1(19)111	Bodhiraja Mawatha	0.175	6.09	12
1(20)111	Donald Obesekera Mawatha	0.120	6.09	12
1(21)111	Raja Hewavitharana Road	0.120	6.09	12
1(22)111	Gramodaya Mawatha	0.167	6.09	12
1(23)111	U.E. Perera Mawatha 1 st Lane	0.133	6.09	12
1(24)111	U.E. Perera Mawatha 2 nd Lane	0.125	6.09	12
1(25)11	S.W. Perera Mawatha	0.135	6.09	12
1(26)111	Gomes Building Right road	0.099	6.09	12
1(27)111	Gomes Building left road	0.064	6.09	12
1(28)11	Sarana Road	0.237	6.09	12
1(29)11	Obeysekera Crescent	0.200	6.09	12

Division No. 02
Rajagiriya (East)

	Road	Length (km) (Tarred)	Building Line (Metre) form the Centre	Proposed Road Width
2(1)11	Moragasmulla 4 th Lane	0.003	6.09	12
2(2)11	Tank Front Road	0.092	6.09	12
2(3)111	Medawelikada 2 nd Lane	0.112	6.09	12
2(4)1	Medawelikada Road	1.152	6.09	12
2(5)111	Silva Mawatha	0.190	6.09	12
2 (6)1	Meda Welikada 1 st Lane	0.387	6.09	12
2(7)11	Bodhiraja Mawatha	0.156	6.09	12
2(8)1	Kamathawatte Road	0.087	6.09	12
2(9)111	Circular Road	0.120	6.09	12
2(10)1	Dharmapala Place	0.402	6.09	12
2(11)11	Sapumal Place	0.186	6.09	12
2(12)111	Salmal Place	0.050	6.09	12
2(13)111	Orchid Road	0.117	6.09	12
2(14)111	Moragasmulla 456 by pass road	0.078	6.09	12
2(16)111	Dharmapala 53 by pass road	0.128	6.09	12
2(15)111	Medinnagoda by pass road	0.047	6.09	12

Division No. 03
(Welikada)

	Road	Length (km) (Tarred)	Building Line (Metre) from the Centre	Proposed Road Width
3(1)11	Bandaranayakepura Road	0.581	6.09	12
3(2)11	Rajagiriya Gardens Road	0.713	6.09	12
3(3)11	Second Lane	0.222	6.09	12
3(4)1	Sri Ratanajothi Mawatha	0.417	6.09	12
3(5)1	Galpotta Road	0.530	6.09	12
3(6)111	Galpotta 1 st Lane	0.114	6.09	12
3(7)111	Galpotta 2 nd Lane	0.354	6.09	12
3(8)111	Walauwatte Place	0.257	6.09	12
3(9)1	Sudarshana Mawatha	0.389	6.09	12
3(10)111	Rodrigo Mawatha	0.175	6.09	12
3(11)111	Malwatte Road	0.145	6.09	12
3(12)111	Millagahawatte Road	0.332	6.09	12
3(13)111	Liyanage Mawatha	0.309	6.09	12
3(14)1	Kirimandala Mawatha	0.360	6.09	12
3(15)111	6 th Lane	0.360	6.09	12
3(16)111	Swarna Lane	0.181	6.09	12
3(17)111	Wimala Vihara Road	0.179	6.09	12
3(18)111	Nuwarawatte Road	0.137	6.09	12
3(19)1	Walter Gunesekera Mawatha	0.490	6.09	12
3(20)111	Walauwatte Road 29 th by road	0.164	6.09	12
3(21)111	2 nd Lane 13 th by road	0.220	6.09	12
3(22)111	2 nd Lane 15 th by road	0.073	6.09	12
3(23)111	Nawala Cemetery road	0.030	6.09	12

**Division No. 04
(Nawala)**

	Road	Length (km) (Tarred)	Building line (Metre) from the Centre Line	Proposed Road Width
4(1)1	Park Lane	0.441	6.09	12
4(2)11	Church Lane	0.291	6.09	12
4(3)1	Welikadawatte Road	0.920	6.09	12
4(4)111	Koswatte 1 st Lane	0.163	6.09	12
4(5)11	Mel watte Road	0.566	6.09	12
4(6)11	Koswatte 2 nd Lane	0.590	6.09	12
4(7)11	Swarnadisi Place	0.425	6.09	12
4(8)111	Orchid Place	0.091	6.09	12
4(9)111	Hemasinghe Place		6.09	12
4(10)11	Koswatte 4 th Lane	0.120	6.09	12
4(11)111	Koswatte Cross Road	0.146	6.09	12
4(12)111	Dharma Niketana Road	0.140	6.09	12
4(13)111	Chandra Wettasinghe Mawatha	0.492	6.09	12
4(14)11	Gunasekera Park	0.332	6.09	12
4(15)1	Pasal Mawatha	0.176	6.09	12
4(16)11	School Avenue	0.259	6.09	12
4(17)11	Araliya Park	0.198	6.09	12
4(18)111	Rodrigo Mawatha	0.332	6.09	12
4(19)111	4 th Lane	0.118	6.09	12
4(20)111	Saratchandra Place	0.070	6.09	12
4(21)111	5 th Lane	0.437	6.09	12
4(22)1	Senanayake Mawatha	0.623	6.09	12
4(23)11	8 th Lane	0.223	6.09	12
4(24)1	Gnenedra Mawatha	0.520	6.09	12
4(25)111	7 th Lane	0.082	6.09	12
4(26)1	Pansala Road	0.631	6.09	12
4(27)111	Koswatte 157 th by pass road	0.050	6.09	12
4(28)111	Koswatte 150 th by pass road	0.249	6.09	12
4(29)111	Melwatte athkam nivasa by pass road	0.092	6.09	12
4(30)111	Melwatte housing scheme by pass road	0.066	6.09	12
4(31)111	Koswatte Upasikarama Road	0.134	6.09	12

Division No. 05
Etul Kotte

	Road	Length (km) (Tarred)	Building Line (Metre) from the Centre Line	Proposed Road Width
5(1)111	Adikaram Mawatha	0.175	6.09	12
5(2)111	Wickremasinghe Mawatha	0.140	6.09	12
5(3)111	Adikaramwatte Road	0.134	6.09	12
5(4)111	Uswatte Road	0.335	6.09	12
5(5)111	Victor Rodrigo Mawatha	0.130	6.09	12
5(6)111	Maligawa Road	0.240	6.09	12
5(7)111	Vidiyara Bandara Mawatha	0.392	6.09	12
5(8)111	New Jayaweera Road	0.150	6.09	12
5(9)111	Jayaweera Road	0.425	6.09	12
5(10)111	Tantri Mawatha	0.134	6.09	12
5(11)111	Mahindarama Road	0.613	6.09	12
5(12)111	Thotupola Road	0.192	6.09	12
5(13)111	Samurdradevi Mawatha	0.326	6.09	12
5(14)111	Perera Mawatha	0.054	6.09	12
5(15)111	Diyawanna Road	0.210	6.09	12
5(16)11	Alakeshwara 1 st Lane		6.09	12
5(17)11	Priyadarshana Mawatha	0.166	6.09	12
5(18)11	Colombatantri Mawatha	0.820	6.09	12
5(19)1	Rampart Road	0.770	6.09	12
5(20)111	Rampart Road 1 st Land	0.218	6.09	12
5(21)111	Rampart Road 2 nd Lane	0.121	6.09	12
5(22)111	9 th Lane	0.455	6.09	12
5(23)111	Angampitiya Road	0.433	6.09	12
5(24)111	Gumnewardena Mawahta	0.158	6.09	12
5(25)111	Jaya Mawatha 941 st by pass road	0.234	6.09	12
5(26)111	Maligawa road and Kotte Road connecting road	0.061	6.09	12
5(27)111	Maligawa Road cemetery road	0.046	6.09	12
5(28)111	Mahindarama Primary school road	0.189	6.09	12
5(29)111	Mahindarama 130 th by pass road	0.127	6.09	12
5(30)111	Totupola Road near 90 th by pass road	0.060	6.09	12
5(31)111	Kolombatantri road and Alakeshwara road connecting road	0.114	6.09	12
5(32)111	Alakeshwara Road by road	0.125	6.09	12
5(33)111	Rampart road 3 rd Lane	0.073	6.09	12
5(34)111	4 th Lane	0.088	6.09	12
5(35)111	Rampart road 5 th Lane	0.056	6.09	12
5(36)111	Rampart road 6 th Lane	0.106	6.09	12
5(37)111	Rampart road 7 th lane	0.057	6.09	12

**Division No. 6
(Pita Kotte)**

	Road	Length (km) (Tarred)	Building Line (Metre) from the centre line	Proposed road width
6(1)111	Second Lane	0.149	6.09	12
6(2)111	Daisy Mawatha	0.161	6.09	12
6(3)1	Mission Road	0.575	6.09	12
6(4)11	Mission Lane	0.463	6.09	12
6(5)111	Third Lane	0.163	6.09	12
6(6)1	Epitimulla Road	1.035	6.09	12
6(7)11	4 th Lane	0.450	6.09	12
6(8)111	Epitimulla First Lane	0.239	6.09	12
6(9)111	Maliban Arama Road	0.475	6.09	12
6(10)111	Beddagala First Lane	0.296	6.09	12
6(11)111	Beddagala Second Lane	0.188	6.09	12
6(12)111	Thalawatugoda Second Lane	0.241	6.09	12
6(13)111	Jayapura Mawatha	0.181	6.09	12
6(14)111	Ananda Mawatha	0.160	6.09	12
6(15)111	Ananda Mawatha	0.161	6.09	12
6(16)11	Veherakanda Roasd	0.645	6.09	12
6(17)111	Baptist Road	113	6.09	12
6(18)1	Duwa Road	0.550	6.09	12
6(19)111	Quarry Road	0.173	6.09	12
6(20)111	Suhada Mawatha	0.151	6.09	12
6(21)111	Samagi Mawatha	0.160	6.09	12
6(22)111	Jayasinghe Mawatha	0.265	6.09	12
6(23)111	Beddagana Subasadhaka Mawatha	0.192	6.09	12
6(24)111	Road near Beddagana no 36 B	0.311	6.09	12
6(25)111	Kotte Road 430	0.121	6.09	12
6(26)111	Pelengahawatte Road	0.096	6.09	12

**Division No. 07
(Pagoda)**

	Road	Length (km) (Tarred)	Building line (metre) from Centre Line	Proposed Road Width
7 (1)11	Ananda Balika Mawatha	0.528	6.09	12
7(2)11	Sri Nagavihara Road	0.283	6.09	12
7(3)111	Shramadana Mawatha	0.283	6.09	12
7(4)111	6 th Lane	0.518	6.09	12
7(5)111	Udumulla Road	0.365	6.09	12
7(6)111	Dharmadutha Mawatha	0.105	6.09	12
7(7)111	7 th Lane	0.183	6.09	12
7(8)11	1 st Lane	0.275	6.09	12
7(9)111	8 th Lane	0.229	6.09	12
7(10)11	1 st Cross Street	0.625	6.09	12
7(11)11	Devala Road	0.577	6.09	12
7(12)111	Devala Lane	0.343	6.09	12
7(13)111	Jayamangala Mawatha	0.317	6.09	12
7(14)111	Edirigoda Road	0.221	6.09	12
7(15)11	Pelawatte Road	0.368	6.09	12
7(16)111	Orphanage Road	0.330	6.09	12
7(17)111	Road near no.54 Ananda Balika Mw	0.106	6.09	12
7(18)111	Road near No. 40 – Ananda Balika by pass road	0.103	6.09	12

Division No. 08
(Nugegoda North)

	Road	Length (km) (tarred)	Building line (metre) from the centre line	Proposed road width
8 (1)111	D.M. Colombage Mawatha	0.170	6.09	12
8 (2)111	Nirmana Mawatha	0.189	6.09	12
8 (3)111	Vijayabha Mawatha	0.336	6.09	12
8 (4) 111	Saman Mawatha	0.171	6.09	12
8 (5) 111	Sarasavi Gardens	0.414	6.09	12
8 (6) 111	Sarasavi Gardens Circular Road	0.288	6.09	12
8 (7) 111	Albert Perera Mawatha	0.262	6.09	12
8 (8) 111	Mahasen Mawatha	0.285	6.09	12
8 (9) 111	Wijewardenarama Road	0.160	6.09	12
8 (10) 111	Sri Piyarathna Mawatha	0.051	6.09	12
8 (11) 111	Nanda Mawatha	0.380	6.09	12
8 (12) 111	Road near Nawala Road No. 189	0.148	6.09	12
8 (13) 111	Road near Nawala Road No. 168/7	0.135	6.09	12
8 (14) 111	Road near Nawala Road No. 130	0.290	6.09	12
8 (15) 111	Road near Nawala Road No. 36	0.271	6.09	12

Division No. 09
(Nugegoda South)

	Road	Length (km) (Tarred)	Building Line (metre) from the Centre Line	Proposed Road Width
9 (1)1	Nugegoda First Lane	0.274	6.09	12
9(2)11	Rupasinghe Mawatha	0.308	6.09	12
9(3)11	Nugegoda Kirulapone Road	0.290	6.09	12
9(4)1	Nugegoda Station Road	0.311	6.09	12
9(5)1	Samudradevi School Road	0.228	6.09	12
9(6)111	Upananda Batugedera Road	0.199	6.09	12
9(7)111	Chapel Lane	0.431	6.09	12
9(8)1	Jambugasmulla Road	0.493	6.09	12
9(9)11	Jambugasmulla 1 st Lane	0.299	6.09	12
9(10)111	Kottanuwatte Road	0.194	6.09	12
9(11)111	Jambugasmulla 2 nd Lane	0.123	6.09	12
9(12) 1	Subadrarama Lane	0.368	6.09	12
9(13)11	Old Kewbewa Road 1 st Lane	0.269	6.09	12
9(14)111	Jambugasmulla Mawatha	0.114	6.09	12
9(15)111	Dilkushi Place	0.113	6.09	12
9(16)111	Kahatagahawatte Road	0.130	6.09	12
9(17)111	Road near no. 26 Janatha Pola Road	0.107	6.09	12

**Division No. 10
(Kottawa Road)**

	Road	Length (km) (Tarred)	Building Line (Metre) from the Centre Line	Proposed Road Width
10 (1)11	Rupasiri Mawatha	.0469	6.09	12
10 (2)11	Eloniyawa Road	0.647	6.09	12
10 (3)1	Edirisinghe Road	0.903	6.09	12
10 (4)1	Wimalawatte Road	0.543	6.09	12
10 (5)11	Samagi Mawatha	0.598	6.09	12
10 (6)11	Edirisinghe Road 1 st Lane	0.187	6.09	12
10 (7)1	Pengiriwatte Road	0.523	6.09	12
10 (8)111	Pengiriwatte 1 st Lane	0.265	6.09	12
10 (9)11	Jeswell Place	0.464	6.09	12
10 (10)111	Pengiriwatte Mawatha	0.553	6.09	12
10 (11)111	Kottawa Lane	0.359	6.09	12
10 (12)111	Pengiriwatte 3 rd Lane	0.399	6.09	12
10 (13)111	Pengiriwatte 2 nd Lane	0.191	6.09	12
10 (14)1	Sumanasara Road	0.576	6.09	12
10 (15)1	Santhanampitiya Road	0.585	6.09	12
10 (16)11	Udahamulla Station Lane	0.558	6.09	12
10 (17)111	Station 2 nd Lane	0.227	6.09	12
10 (18)111	Sunday Fair Road (Irida pola)	0.155	6.09	12
10 (19)111	Wanatha Road	0.238	6.09	12
10 (20)1	Wijerama Road	0.465	6.09	12
10 (21)11	Cemetery Road	0.273	6.09	12
10 (22)111	Shramadana Road	0.176	6.09	12
10 (23)111	Wijerama 1 st Lane	0.182	6.09	12
10 (24)111	Udahamulla Suhada Mawatha		6.09	12
10 (25)111	Road near Santhanampitiya no 57	0.232	6.09	12
10 (26)111	Road near the culvert	0.107	6.09	12
10 (27)111	Kottawa 2 nd Lane	0.244	6.09	12
10 (28)111	Road near Pengiriwatte Boutique	0.153	6.09	12
10 (29)111	Pengiriwatte Station Lane	0.112	6.09	12
10 (30)111	Road near Pengiriwatte 3 rd Lane 58/1	0.112	6.09	12
10 (31)111	By lane on Kottawa Road	0.061	6.09	12
10 (32)111	Road near Pengiriwatte 3 rd Lane 58/21	0.130	6.09	12
10 (33)111	Pushparama Road	0.145	6.09	12
10 (34)111	Road near Edirisinghe Road Electricity Board	0.183	6.09	12
10 (35)111	By lane near Edirisinghe Road no 60	0.163	6.09	12

Observations on said Conditions and Recommendations

- ✓ Conditions can be given only after proper identification of Wetland Zone without any ambiguity.
- ✓ Are the four wetland zones within the western province identified? If so, under which zone the wetland within Jayawardenapura area falls?
- ✓ There should be an Authority to administer the wetland zone to grant approval. Otherwise developer will have to incur inconvenience in consulting several professionals as indicated under so called conditions.
- ✓ Can recommendation be given on ambiguous issues?
- ✓ Only “Interim Guide Lines” may be given until finalization of four wetland zones are made.

General conditions and recommendations for the four wetland zones in the Western Province

- To maintain control over flooding in accordance with the regulations of the Sri Lanka Land Reclamation and Development Corporation with due consideration to the I impact of global warming, climatic changes and the concepts of physical development.
- For all development matters, an environmental clearance certificate and an environmental protection certificate should be obtained from the local government institution or the Central Environmental Authority and should be renewed annually.
- Where necessary, the advice should be obtained from officers like water scientists, town planners, environmental engineers, landscape artists, architects, economics and sociologists regarding planning and construction.
- Where a lowland is being developed, in accordance with the circular no 13 of 29.9.90, a clearance certificate should be obtained from the institutions listed below. Director General, Urban Development Authority, Sri Lanka Land Reclamation & Development Corporation, and the relevant local government institutions. Further, a clearance certificate should be obtained from the Department of Wildlife Conservation and the Department of Irrigation regarding the Kelani Ganga, Attanagalu Oya and Kalu Oya. A clearance certificate from the Department of Forest Conservation and Department of Agrarian Services should also be obtained.
- Lagoons and mangrove areas should be conserved as they are the breeding grounds and habitats for Pisces.
- Implementation of eco friendly management methods for solid waste, sewage and waste water.
- No buildings shall be constructed to obstruct the natural water flow and catchment areas in marshy and water bodies. (Jetties, observation centres, isolated huts; structures on pillars, fishing areas, boardwalks could be constructed in accordance with the approved master plan of the Urban Development Authority or according to the recommendations of the construction plan.) There should be no obstructions to the natural flow of water or to the catchment areas of flood water.
- Areas with special environmental significance should be conserved with native flora and fauna. All invading plants shall be eradicated.
- It is not permitted to direct waste matter into marshes and lowlands.

Recommendations

- Any land that is permitted to be filled should have a sustainable excess water drain system with a capacity for localized storage.....while the water level should not be less in lower valley. There should not be state of flooding in the upper valleys.
- Sensitive, cultural, historical landscapes should be conserved.
- Legal footpaths and public wells should be protected.
- The wetlands should as far as possible be amalgamated for the purpose of water supply and drainage.
- The areas where abandoned clay and stone quarries are located could be subjected to these conditions only if that particular area is really a wetland, or if identified by the Land Reclamation & Development Board as a special catchment area in the ongoing system of development.
- In the event that this place has already become a special flood control area it could be brought under the ongoing development activities only on the special institutions and recommendations of the Sri Lanka Land Reclamation and Development Board.
- Building should be planned to enable energy efficient natural ventilation, light and solar energy
- Areas selected should be used for solid waste management projects, hygienic garbage dumps, semi engineering exchange centres, recycling projects, compost projects, public stadiums and parks.

Zonal Regulation

1. Wetland Conservation Zone - Permitted Uses

- Sanctuaries
 - Biodiversities parks
 - Field study centres
 - Suspension bridges
 - Natural walkways
 - Hideouts, observations, overhead walkways
 - Camps, pleasure walks, picnics, bird watching and suchlike activities provided that they do not disturb the eco system
 - Guard rooms
- All other uses are prohibited.

Conditions of Development

A greater consideration to be given to the conservation of endemic plants and animals while flood control should be carried out in accordance with the master plan of the Sri Lanka Land Reclamation and Development Board. Permissions will not be granted for sub divisions.

- a. Minimum land area should be 5 hectares (12 ½ acres)
- b. 2% of the total land area will be permitted to be used as parking for vehicles, toilets and sanitary purposes.
- c. The maximum land cover is 1%
- d. The maximum land allocated for infrastructure facilities is 4%. of this 1% will be for septic tanks
- e. The maximum area for the ground flow of a single building is 100 sq m.
- f. Maximum height of a building is 7 metres

All building should be constructed on pillars. They should be single pillars and not grouped together in a special manner or be within the range of vision. They should also consist of attractive roof structures. The view of the open spaces, seen from the adjacent roads and public places should not be blocked and should be eco friendly. This does not apply to the toilets.

2. Wetlands Nature Conservation Zone

Permitted uses

- Sanctuaries
 - Bio diversified parks
 - Natural parks
 - Restaurants that are not harmful to the environment
 - Field centres
 - Laboratories for environmental studies
 - Small meeting halls
 - Walkways made on pillars
 - Natural walkways, observatories, observation towers, overhead walkways
 - Camps, pleasure trips, bird watching
 - Outdoor physical training/facilities for exercising
 - Information centres for visitors
 - Wetland museums
 - Tourist industries that do not have the environment (small scale eco friendly cabanas)
 - Wetland parks
 - Entertainment activities based on nature/guard rooms
 - Play grounds, public parks, open greens(grasslands)
 - Traditional fishing and fish breeding
 - Flower stalls
 - Security and unified drainage system
 - Milk-cultivation of agricultural crops including grass. (All other types of animal husbandry will not be permitted)
 - Wetland forests
 - Important public infrastructure facility projects.
- All other uses are not permitted.

3. Wetland agricultural zone

Permitted Uses

- Agricultural activities including home gardening
- Animal husbandry-other than rearing of pigs, prawns and poultry. Maximum of 200 poultry (chicken) will be permitted.
- Fisheries
- Conservation of forests and found only in Dry Zones, agro forestry activities.
- Stalls for indigenous agricultural products and processing centers (non pollutant)

4. Lowland development - Potential zone

Permitted uses

All uses permitted under lowland protected zone and lowland agricultural zone.

- Tourism, sports and entertainment
 - Residential, commercial, administrative and institutional matters
 - Industries other than industries with middle and high level pollution
 - Activities regarding mining under the guidance and supervision of the Geological Survey and Mines Bureau including site rehabilitation
 - Public infrastructure development projects
- All other uses are prohibited.

Development guidelines

Retention areas should be maintained in accordance with the master plan of the Sri Lanka Land Reclamation and Development Corporation.

- a. The minimum land area allowed for a project is -4 hectares (10 acres). Even if permission is granted for other uses in areas less than this amount, the construction of building will not be permitted.
- b. The amount stipulated in the master plan of flood control approved by Sri Lanka Land Reclamation & Development Corporation or 25% of the total area of the project.
- c. The maximum land cover is 20% of the total permitted area.
 - Mining work including site rehabilitation should be in accordance with the guidelines and regulations of the Geological Survey and Mines Bureau (only if used for agriculture, breeding of fish and forestry)
 - Important public infrastructure projects
 - Public parks and stadiumsAll other uses are not permitted.

Development Guidelines

Retention areas should be maintained in accordance with the master plan for flood control by the Sri Lanka Land Reclamation and Development Corporation. Sub divisions will not be permitted.

- a) Minimum land block should be 4 hectares (10 acres). The permitted uses will be allowed for any existing small land blocks. But constructions will not be permitted.
- b) The maximum amount of land that could be filled from the total permitted area and from the land in the master plan approved by the Land Reclamation and Development Corporation should be 10% or less.
- c) The maximum land cover permitted for a block of land will be 5% of the total project area.
- d) The maximum area of the ground floor of the permitted single building should be 300 square feet.
- e) The maximum height of permitted single building should be 7 metres from the natural ground level.

If required special additional conditions could be stipulated by the Central Environmental Authority, Sri Lanka Land Reclamation and Development Corporation, Urban Development Authority and the Department of Agrarian Services.

The total land extent permitted for the purpose of roads, parking of vehicles, foot paths, bicycle lanes (outside and inside the filled land), disposal of waste and waste treatment facilities would be 7% from the land area of the project. From this, 1% would be for the construction of septic tanks or waste treatment facilities.

All buildings in wet lands other than toilets should be constructed on pillars. They should be single pillars and not grouped together in a special manner and should blend in with the scenery. The roof structures should be attractive. The view of the open spaces, seen from the adjacent roads and public places should not be obstructed and should be eco friendly.

If required, special additional conditions could be stipulated by the Central Environmental Authority, Sri Lanka Land Reclamation and Development Corporation, Urban Development Authority and the Department of Agrarian Services.

**REGULATIONS FOR THE WESTERN PROVINCE WET ZONE –
PERMITTED USES**

Wetland Conservation Zone	Wetland Protected Zone	Wetland Agricultural Zone	Wetlands Development Zone
<ul style="list-style-type: none"> • Sanctuaries • Bio diversified parks • Overhead highways, jetties on pillars • Natural waterways, hideouts, observation towers, overhead walkways and similar uses • Natural habitats, camps that are not harmful to the environment, pleasure trips, bird watching towers • Guard rooms 	<ul style="list-style-type: none"> • Sanctuaries • Bio diversified parks • Natural parks • Eco friendly restaurants • Field centres • Nature study laboratories • Small auditorium • Overhead walks, jetties on pillars • Natural walkways, observation towers, overhead walks and similar things • Camps, pleasure trips, bird watching and similar uses • Outdoor physical training centres • Information centres • Wetland museum 	<ul style="list-style-type: none"> • Agricultural matter – horticulture • Animal husbandry other than farms with piggeries, breeding prawns and poultry exceeding 200 • Fish breeding • Agri forestry , forestry for fuel, forest conservation including natural forests and scrub jungle • Sales stalls for plants • Agri produce manufacturing industries that do not contribute to environmental pollution • Mining under guidance and regulations of the Geological Survey & Mines Bureau • Public parks and play grounds • Public Infrastructure projects 	<ul style="list-style-type: none"> • All permitted uses of the wetlands protected zones and wetland agricultural zones • Tourism • Residential, commercial, institutional and administrative matters • Industries other than industries with medium and high level pollution • Mining – under the regulation and approval of the Geological Survey & Mines Bureau, including • Public infrastructure development projects

Annexure II

Zoning Boundaries

Special Residential Zone - 1

North :

From the intersection of the centre line of the Old Kotte road and Dehiwala - Battaramulla road, a line drawn north-eastwards along the centre line of Dehiwala - Battaramulla road until it meets the centre line of Sri Jayawardenepura Mawatha. Thence a line drawn southeastwards along the centre line of the said Mawatha until it meets the centre line of Nippon Mawatha.

East :

From the last mentioned point a line drawn southeastwards along the centre line of Nippon Mawatha towards the distance of 27.3 meters. Thence a line drawn southwestwards, southeastwards, southwestwards and southeastwards along the western boundary of Wetland Protection Zone No. IV until it meets the centre line of Sunethrama Vihara Mawatha thence a line drawn southwards along the centre line of Sunethrama Vihara Mawatha to a distance of 109 meters.(Sunethrama Vihara Mw and Nippon Mw connect in the intersection of Colombo Tantrei Mw)

South :

From the last mentioned point a line drawn South westwards along the centre line of Sunethrama Vihara Mawatha until it meets the centre line of Kotubemma road, 4th Lane.

West :

From the last mentioned point a line drawn northwestwards along the centre line of 4th Lane of Kotubemma road until it meets the centre line of Kotubemma road. Thence, a line drawn southwestwards along the centre line of Kotubemma road until it meets the centre line of the 6th Lane, Kotubemma road. Thence, a line drawn northwestwards along the centre line of the said 6th Lane until it meets the centre line of Colombo Thanthrie Mawatha. Thence, a line drawn eastwards along the centre line of said Mawatha until it meets the centre line of Pokuna road. Thence a line drawn northwards along the centre line of said road until it meets the centre line of the Alakeswara road. Thence a line drawn southwestwards and northwestwards along the centre line of Alakeswara road until it meets the centre line of Medapura. (touching Medapura) Thence a line drawn northeastwards along the centre line of the Alakeswara road until it meets the eastern boundary of Premises No. 35, 35/2 by road of Alakeswara road. thence a line drawn northeastwards along the eastern boundary of Premises No. 35, 35/2 until it meets the eastern boundary of Premises No. 28/8. Thence a line drawn a northwestwards along the eastern boundary of Premises No. 28/8, 20/9 until it meets the centre line of the road connected to Mahindarama road. Thence a line drawn northeastwards along the centre line of said connecting road until it meets the centre line of Mahindarama road. (crossing Mahindarama road) Thence a

line drawn northeastwards along the centre line of School Lane until it meets the eastern boundary of Premises No. 11/16, thence a line drawn northwards along the eastern boundary of said premises until it meets the southern boundary of CPS factory. Thence a line drawn eastwards along the southern boundary of the said factory until it meets the centre line of Maligawa road. Thence a line drawn northeastwards along the centre line of Maligawa road until it meets the centre line of Kotte - Borella road.(Dehiwala -Battaramulla road) Thence a line drawn northwestwards along the centre line of Kotte - Borella road until it meets the starting point.

SPECIAL RESIDENTIAL ZONE II

North :

From the meeting point of the centre line of Beddhagana road and Eastern Reservation line of SLLR&DC canal a line drawn northeastwards along the western and southern boundary of Wetland Protection Zone No. 1V until it meets the western boundary of Wetlands Protection Zone IV. Thence a line drawn southeastwards, eastwards, thence northwards, northeastwards, thence southeastwards and northeastwards along the western boundary of Wetland Protection Zone No. IV towards a distance of 1364 meters.

East :

From the last mentioned point a line drawn southeastwards, southwestwards, southeastwards towards the distance of 765 m and westwards along the western boundary of the Wetland Protection Zone No. IV until it meets the southern boundary of the said Wetland Protection Zone No. IV. Thence a line drawn northeastwards along the southern boundary of the said Wetland Protection Zone until it meets the eastern boundary of Sri Jayawardenepura Kotte M.C. area towards the distance of 765 meters along the western boundary of Wetland Protection Zone IV.

South :

From the last mentioned point a line drawn westwards along the western boundary of the Wetland Protection Zone IV until it meets the southern boundary of the said zone. Thence a line drawn along the southern boundary of the said zone until it meets the eastern boundary of Sri Jayawardenepura M.C. area. Thence a line drawn southwestwards along the said boundary until it meets the centre line of Vihara Mawatha.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Vihara Mawatha until it meets the centre line of Thalawathugoda road, thence a line drawn northwestwards along the centre line of the said road until it meets the centre line of Beddagana road. Thence a line drawn northeastwards along the centre line of Beddagana road until it meets the centre line of Maliban Arama road. Thence a line drawn northwestwards and northeastwards along the said Maliban Arama road until it meets the centre line of Beddagana road. Thence a line drawn northwestwards along the centre line of Beddhagana road until it meets the starting point.

PRIMARY RESIDENTIAL ZONE I

North :

From the intersection of the southern boundary of Wetland Protection Zone No. 1 and the eastern reservation line of Heen Ela/Kinda Ela a line drawn southeastwards, northeastwards, northwestwards, northeastwards along the southern boundary of Wetland Protection Zone I until it meets the southern reservation line of the peripheral canal of Kollonawa Ela. Thence a line drawn southeastwards along the southern reservation line until it meets the centre line of Obesekarapura road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Obesekarapura road until it meets the centre line of Gramodaya Mawatha.

South :

From the last mentioned point a line drawn northwestwards along the centre line of Gramodaya Mawatha until it meets the eastern reservation line of Heen Ela.

West :

From the last mentioned point of a line drawn northwards, northeastwards and northwards and northeastwards along the eastern reservation line of the said Ela until it meets the starting point.

PRIMARY RESIDENTIAL ZONE II

North :

From the intersection of the southern reservation line of the Kollonnawa Ela and eastern reservation line of peripheral canal of Kollonnawa Ela, a line drawn northeastwards along the southern reservation line of Kollonnawa Ela until it meets the existing southern boundary of Wetland Protection Zone No. 1. Thence a line drawn southeastwards and northeastwards along the southern boundary of the Wetland Protection Zone No. 1 until it meets the projected centre line of Rajagiriya 4th Lane and southern reservation line of peripheral canal of Kollonnawa Ela.

East :

From the last mentioned point of the western reservation line of peripheral canal Diyawanna Oya, a line drawn southeastwards along the south, thence a line drawn southwards along the said reservation line of peripheral canal of Diyawanna Oya until it meet western reservation line of Diyawanna Oya. Thence a line drawn southward along said reservation line until it meets the northern boundary of Wetland Protection Zone No. II. Thence the line drawn southwestwards along the northern boundary of the said zone until it meets the western boundary of the said

zone. Thence, a line drawn southeastwards along the western boundary of the said zone until it meets the southern boundary of the said zone. Thence the line drawn northeastwards along the southern boundary of the said zone until it meets the western reservation line of Diyawanna Oya. Thence a line drawn southeastwards along the said reservation line until it meets the centre line of the private road connect the 1st Lane of Madavalikada road.

South:

From the last mentioned point a line drawn northwestwards along the centre line of the 1st Lane until it meets the centre line of the 2nd Lane of Meda Welikada road. Thence a line drawn northwestwards along the centre line of 2nd Lane until it meets the centre line of Rajagiriya road. Thence, a line drawn a northeastwards and northwestwards along the centre line of Rajagiriya road until it meets the centre line of Moragasamulla road. Thence a line drawn southwestwards, northwestwards along the centre line of the Moragasamulla road until it meets the centre line of Obeysekarapura road. Thence a line drawn southwestwards along the said road until it meets the northern reservation line of peripheral canal of Kollonnawa Ela.

West :

From the last mentioned point a line drawn northwestwards along the northern reservation line of the peripheral canal of Kollonnawa Ela until it meets the eastern reservation of the said peripheral canal. Thence a line drawn northwestwards along the eastern reservation line of the said peripheral canal until it meets the starting point.

PRIMARY RESIDENTIAL ZONE III

North:

From a point 109.1 meters southwards along the eastern boundary of Wetland Protection Zone II from the southern reservation line of link canal of Panadura ganga and Heen ela a line drawn northeastwards along the said eastern boundary of Wetland Protection Zone II until it meets the southern reservation line of the said link canal. Thence a line drawn northeastward along the said reservation line until it meets the centre line of the Nugegoda Rajagiriya road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of the Nugegoda - Rajagiriya road until it meets the centre line of Sarasavi Mawatha. Thence a line drawn westwards along the centre line of said Mawatha until it meets the eastern boundary of Premises No. 563/3. Thence a line drawn southwards along the eastern boundary of the said premises and extended until it meets the eastern boundary of premises no. 47/6 and thence the centre line of Sri Rathanajothi Mawatha. Thence a line drawn southwestwards along the centre line of Rathanajothi Mawatha until it meets the centre line of galpotta road. Thence a line drawn southwestwards and northwestwards along the centre line of galpotta road until it meets the centre line of the Sudarsana Mawatha. Thence a line drawn southwestwards along the centre line of Sudarshana Mawatha until it meets the centre line of Nugegoda Rajagiriya road. Thence a line

drawn southwestward along the centre line of Nugegoda Rajagiriya road until it meets the centre line of Kirimandala Mawatha

South :

From the last mentioned point a line drawn southwestwards along the centre line of Kirimandala Mawatha until it meets the eastern boundary of the Wetland Protection Zone V.

West :

From the last mentioned point a line drawn northwestwards and northeastwards along the eastern boundary of the Wetland Protection Zone II until it meets the starting point.

PRIMARY RESIDENTIAL ZONE IV

North :

From the meeting point of the centre line of Nugegoda - Rajagiriya road and the southern reservation line of the link canal of Panadura Ganga - Heen Ela, a line drawn southeastwards and northeastwards along the southern reservation line of the link canal until it meets the western reservation line of Panadura ganga.

East :

From the last mentioned point a line drawn southwards along the western reservation line of Panadura ganga until it meets the northern boundary of the Wetland Protection Zone No. III. Thence a line drawn westwards and southwestwards along the western boundary of Wetland Protection Zone No. III until it meets the northern reservation line of Kirulapone Ela.

South :

From the last mentioned point a line drawn southwestwards along the northern reservation line of Kirulapone Ela until it meets the centre line of Nugegoda Rajagiriya road.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Nugegoda Rajagiriya road until it meets the centre line of Temple road. Thence a line drawn northeastwards along the centre line of Temple road until it meets the centre line of Ghanandra Mawatha. Thence, a line drawn northeastwards along the centre line of Ghanandra Mawatha until it meets the centre line of Old Nawala road. Thence a line drawn northwestwards along the centre line of Old Nawala road until it meets the centre line of Araliya garden. Thence, a line drawn northward along centre line of Araliya Garden Road until it meet the center line of a lane, connected to Araliya garden and School Lane. Thence, a line drawn along the centre line of said connected road until it meets the centre line of school lane. Thence, a line drawn north east ward along the centre line of School Lane until it meets the centre line of School Avenue. Thence a line drawn

north wards, north west wards along the centre line of School Avenue until it meets the centre line of Gunasekera Udyanaya. Thence a line drawn northwards along the said roads until it meets center line of Nugegoda Rajagiriya Road. Thence a line drawn northeastwards along the centre line of said Nugegoda – Rajagiriya road until it meets the center line of 3rd Lane. Thence a line drawn eastward along the centre line of 3rd Lane until it meets the centre line of Darmanikethana road. Thence a line drawn northwestwards along the centre line of Darmanikethana road until it meets the centre line of Cooray Mawatha. Thence, a line drawn north eastward along the centre line of Coray Mawatha until it meets the center line 1st Lane of Malwatta Road. Thence a line drawn eastwards along the centre line of 1st Lane until it meets the centre line of Melwatta road. Thence a line drawn northeastwards along the centre line of Melwatta road until it meets the western boundary of premises no. 106 A. Thence a line drawn northwestwards along the northern boundary of premises no. 104/17, 78/4, 104/6, 80/16a, 80/14, 80/13, 80/12, 500 until it meets the centre line of Nugegoda Rajagiriya road. Thence a line drawn northeastwards along the centre line of Nugegoda Rajagiriya road until it meets the starting point.

PRIMARY RESIDENTIAL ZONE NO. V

North :

From a point 54.5 meters along the southern reservation line of Heen ela from the western boundary of the link canal, a line drawn northeastwards along the southern reservation line of Heen ela until it meets the western reservation line of link canal.(Heen ela-Panadura Ganga link Ganga)

East :

From the last mentioned point a line drawn southwestwards along the western reservation line of link canal towards a distance of 463.6 meter.

South :

From the last mentioned point a line drawn northwestwards along the northern reservation line of link canal until it meets the eastern reservation line of the Heen ela.

West :

From the last mentioned point a line drawn northeastwards along the eastern reservation of Heen Ela until it meets the starting point.

PRIMARY RESIDENTIAL ZONE VI

North :

From the intersection of eastern reservation line of Panadura ganga and the centre line of Uswaththa road a line drawn eastward along the centre line of Uswatta road until it meets a point at 136.4 meters southwestwards along the centre line of Uswaththa road from the centre line of Old Kotte road.

East :

From the last mentioned point a line drawn Southward and Southeastwards along the western boundary of Residential Zone IV until it meets the centre line of Epitamulla road. Thence a line drawn southeastwards towards a distance of 273 meters of the said Epitamulla road until it meets the centre line of 4th Lane. Thence a line drawn southwards and southeast and southwestwards along the centre line of 4th Lane until it meets the centre line of a road leading to Willium Shirt Factory. Thence a line drawn southwestwards along the centre line of the said road leading to Willium Shirt Factory until it meets a centre line of Pagoda road. Thence a line drawn southwestwards along the centre of said road until it meets the centre line of Veli road.

South :

From the last mentioned point a line drawn northwestwards along the centre line of Veli road until it meets the eastern reservation line of Pagoda Ela. (Veli Road – a road connect both Nugegoda Rajagiriya – Pagoda Road).

West :

From the last mentioned point a line drawn northeastwards along the eastern reservation line of Pagoda Ela until it meets the southern reservation line of Pagoda Ela peripheral canal. Thence a line drawn northeastwards along the southern reservation line of Pagoda peripheral canal until it meets the eastern boundary of Wetland Protection Zone No. III. Thence a line drawn southeastwards and westwards, northwestwards and westwards along the eastern boundary of said Wetland Protection Zone III until it meets the northern reservation line of Pagoda Ela peripheral canal. Thence a line drawn westwards along the said reservation line until it meets the eastern reservation line of Pagoda canal. Thence a line drawn Southwards and Westwards Northwestwards and Westwards along the Eastern boundary of said Wet land project Zone until it meet the Notrthern reservation line of Pagoda Ela Peripheral canal. Thence a line drawn eastwards and northeastwards along the southern reservation line of peripheral canal until it meets the eastern boundary of Wetland Protection Zone III. Thence a line drawn northeastwards, northwestwards along the eastern boundary of said Wetland Protection Zone III until it meets the eastern reservation line of Panadura ganga. Thence a line drawn northeastwards and southeastwards along the said eastern reservation line of said peripheral canal until it meets the starting point.

PRIMARY RESIDENTIAL ZONE NO. VII

North :

From the intersection of the Medapara and Alakeswara road a line drawn eastwards and southeastwards along the centre line of Alakeswara road until it meets the centre line of Pokuna road.

East :

From the last mentioned point a line drawn southwards along the centre line of Pokuna road until it meets the centre line of Colombo Thathrie Mawatha. Thence a line drawn southwestwards along the centre line of said Mawatha until it meets the centre line of 6th Lane of Kotubemma road. Thence a line drawn southeastwards along the centre line of 6th Lane until it meets the centre line of Kotubemma road. Thence a line drawn eastwards along the centre line of Kotubemma road until it meets the centre line of 4th Lane. Thence a line drawn southeastwards along the centre line of 4th Lane until it meets the centre line of Sunetrarama Vihara Mawatha.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Sunethrarama Vihara Mawatha until it meets a point at a distance of 354.5 meters.

West :

From the last mentioned point a line drawn northwestwards along the centre line of foot path on a Rampart until it meets the centre line of 1st Lane of Kotubemma road, thence, a line drawn northeastwards along the centre line of 1st Lane until it meets the centre line of Kotubemma road. Thence a line drawn northwestward along the centre line of said road until it meets the centre line of Medapara. Thence a line drawn northeastwards along the centre line of Medapara until it meets the starting point.

PRIMARY RESIDENTIAL ZONE VIII

North :

From the meeting point of the eastern reservationline of SLLR&DC canal and Beddagana road a line drawn southeastwards along the centre line of Beddagana road until it meets the centre line of Maliban Arama road. Thence a line drawn southeastwards along the centre line of Maliban Arama road until it meets a point to a distance of 272.7 meters.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Maliban Arama road until it meets the centre line of Beddagana road. Thence a line drawn southwestwards along the centre line of Beddagana road until it meets the centre line of Thalawathugoda road. Thence a line drawn southeastwards along the centre line of Thalawathugoda road until it meets the centre line of Vihara Mawatha. Thence a line drawn southwestwards along the centre line of Vihara Mawatha until it meets the eastern boundary of Sri Jayawardenepura M.C. area.

South :

From the last mentioned point a line drawn southwestward along the eastern boundary of Sri Jayawardenepura Kotte M.C. area until it meets the centre line of Rajamaha Vihara Mawatha. Thence a line drawn northwestwards along the centre line of Rajamaha Vihara Mawatha until it meets the centre line of Old Kottawa road.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Old Kottawa road until it meets the centre line of Adikaram Mawatha. Thence a line drawn southeastwards along the centre line of Adikaram Mawatha until it meets the northern boundary of Ananda Sasthralaya College. Thence a line drawn eastwards along the northern boundary of the said school until it meets a centre line of private road connected to Thalawatugoda road. Thence a line drawn northeastwards along the centre line of said private road until it meets the centre line of Thalawatugoda road. Thence a line drawn northwestwards along the centre line of Thalawathugoda road until it meets the centre line of the Quarry road thence a line drawn eastward northeastward northward along the centre line of Quarry road until it meets eastern reservation line of SLLR&DC canal. Thence a line drawn northwestward and northeastwards along the centre line of said canal until it meets the starting point.

RESIDENTIAL ZONE 1**North :**

From the intersection of the centre line of Peiris Mawatha and Moragasmulla road a line drawn southeastwards and northeastwards along the centre line of Moragasmulla road until it meets the centre line of Rajagiriya road.

East :

From the last mentioned point a line drawn southeastwards and southwestwards along the centre line of Rajagiriya road until it meets the centre line of Medawelikada 2nd Lane. Thence a line drawn southeastwards, southwestwards, along the centre line of Medawelikada 2nd Lane until it meets the centre line of Silva Lane.

South :

From the last mentioned point a line drawn northwestwards along the centre line of Silva Lane until it meets the centre line of Rajagiriya road. Thence a line drawn northwestwards and southwestwards along the centre line of Rajagiriya road until it meets the centre line of Donald Obesekera Mawatha. Thence a line drawn northwestwards along the centre line of Donald Obesekera Mawatha until it meets the centre line of U.E. Perera Mawatha. Thence a line drawn westwards along the centre line of U.E. Perera Mawatha until it meets the centre line of Obesekerapura road.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Obesekerapura road until it meets the centre line of Moragasmulla Rd. Thence a line drawn northeastwards along the centre line of Moragasmulla Rd until it meets the starting point.

RESIDENTIAL ZONE II**North :**

From the intersection of Medawelikada 2nd Lane and the 1st Lane a line drawn northeastwards southeastwards along the centre line of 1st Lane until it meets the centre line of Kamathawatta road and private road. Through premises no.206/7,206/1 Thence a line drawn northeastwards along the centre line of the private road until it meets the western reservation line of Diyawanna Oya.

East :

From the last mentioned point a line drawn southeastwards along the western reservation line of Diyawanna Oya until it meets the centre line of Buthgamuwa road.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Buthgamuwa road until it meets the centre line of 65 Watta road. Thence a line drawn northwestwards along the centre line of 65 Watta road until it meets the southern reservation of Pahala Amuna Ela. Thence a line drawn westwards along the southern reservation line of the said Ela until it meets the centre line of Medawelikada road .

West :

From the last mentioned point a line drawn northwestwards along the centre line of Medawelikada road until it meets the starting point.

RESIDENTIAL ZONE III

North :

From the intersection of Galpotha road, Sudharshana Mawatha a line drawn eastwards, northeast, southeastwards along the centre line of Galpotha road until it meets the centre line of Sri Rathnajothi Mawatha. Thence line drawn northwestwards and northeastwards along the centre line of Sri Rathanajothi Mawatha until it meets the centre line of Nugegoda – Rajagiriya road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Nugegoda – Rajagiriya Rd until it meets the centre line of Gunasekara Garden road. Thence a line drawn southeastwards along the centre line of Gunasekara Garden road until it meets the centre line of school lane. Thence a line drawn southward southwestwards along the centre line of school lane until it meets the centre line of school avenue , Thence a line drawn southward southwestwards along the centre line of school avenue until it meets the center line connecting road to Araliya garden road school avenue . Thence a line drawn southward southwestwards along the centre line of said connecting road until it meet the center line of Araliya garden Thence a line drawn southward southwestwards along the centre line of Araliya garden until it meet the center line of Old Nawala road. Thence a line drawn southward southwestwards along the centre line Old Nawala road until it meet center line of Ghanendra Mawatha Thence a line drawn southward southwestwards along the centre line of Ghanendra Mawatha until it meet the center line of Temple road.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Temple road until it meets the centre line of Volter Gunasekera Mawatha crossing Nugegoda – Rajagiriya road. Thence a line drawn westwards along the centre line of Volter Gunasekera Mawatha until it meets the towards a distance of 164 meters in Volter Gunasekera Mawatha.

West :

From the last mentioned point a line drawn northwestwards along the centre line of Volter Gunasekera Mawatha until it meets the centre line of Narahenpita road. Thence a line drawn northeastwards along the centre line of said road until it meets the centre line of Jesmin Garden road. Thence a line drawn northeastwards along the centre line of Jesmin Garden road until it meets the centre line of Swarna Place. Thence a line drawn eastwards and northeastwards, southeastwards along the centre line of Swarna Place until it meets the centre line of Nugegoda – Rajagiriya road. Thence a line drawn northeastwards and northwestwards along the centre line of Nugegoda – Rajagiriya road until it meets the centre line of Sudharshana Mawatha Thence a line drawn northwestwards and northeastwards along the centre line of Sudharshana Mawatha until it meets the starting point.

RESIDENTIAL ZONE IV

North :

From a point situated at 136.0m of Uswatta Road southwestwards along the centre line of Uswatta road, a line drawn northeastwards along the centre line of said road until it meets the centre line of Old Kotte road.

East :

From the last mentioned point a line drawn Southward, southeastwards along the centre line of Old Kotte road until it meets the centre line of Maligawa road. Thence a line drawn eastwards and southeastwards along the centre line of Maligawa road until it meets the western boundary of CPS. factory. Thence a line drawn southward along the western boundary of CPS factory until it meets the southern boundary of said factory. Thence a line drawn southwestwards along the western boundary of CPS factory until it meets the eastern boundary of Asst. No. 11/16 in school lane. Thence, a line drawn southwards along the southern boundary of said Asst. No. until it meets the centre line of School Lane. Thence a line drawn southwards along the centre line of said school lane until it meets the centre line of Mahindarama road. (crossing Mahindarama road) Thence a line drawn southeastwards along the centre line of Mahindarama branch road until it meets the eastern boundary of Asst. Nos. 28/8 20/9 until it meets the eastern boundary of assessment no.35,35/2 in Alakesvara Road.thence a line drawn southward along the branch road of Alakeshwara road until it meet centre line of Alakeshwara road. Thence a line drawn southwestwards along the centre line alakeshwara road until it meet the centre line of Medapara. Thence a line drawn southwestwards along the centre line of Medapara until it meets the centre line of Kotubemma road. Thence a line drawn southeastwards along the centre line of Kotubemma road until it meets the centre line of 1st Lane. Thence a line drawn southwestwards and southeastwards along the centre line of 1st Lane until it meet the centre line of foot path along the kotubemma, and thence until it meet the centre line of Sunethrama Vihara Mawatha. Thence a line drawn southwestwards along the centre line of Sunethrama Vihara Mawatha until it meets the centre line of Beddagana road. Thence a line drawn southeastwards along the centre line of Beddagana road until it meets the western reservation line of SLLR&DC canal. Thence a line drawn southwestwards along the said reservation line of said canal until it meets the centre line of Ranpokuna Mawatha.

South :

From the last mentioned point a line drawn Southward, southwestwards along the centre line of Rapokuna Mawatha until it meets the Old Kotte road. Thence a line drawn northeastwards along the centre line of Old Kotte road until it meets the centre line of 4th Lane. Thence a line drawn southwestwards along the centre line of 4th Lane towards a distance of 772.7 meters.

West :

From the last mentioned point a line drawn northwestwards, Northward northeastwards, westwards along the centre line of 4th Lane until it meets the centre line of Epitamulla Road. Thence a line drawn northwestwards along the centre line of Epitamulla road until it meets the centre line of Epitamulla Lane. Thence a line drawn Northwestward, eastwards along the centre line of Epitamulla Lane until it meets the centre line of Mission Lane. Thence a line drawn northeastwards along the centre line of Mission Lane until its meets the centre line of Mission road. Thence a line drawn northwards along the centre line of 6th Lane crossing Mission road until it meets the eastern boundary of Kahatagahawatta playground. Thence a line drawn northeastwards along the eastern boundary of said playground until it meets the Asst. No. 27A in Angampitiya road. Thence a line drawn northeastwards along the eastern boundary of said Asst. No. until it meets the Angampitiya Road. Thence a line drawn southeastwards – northeastwards along the centre line of Angampitiya Road until it meets the western boundary of Asst. No. 27A, 25, 24 along the road in a Angampitiya road until it meets the eastern boundary of the Asst. No. 24. Thence a line drawn northeastwards along the western boundary of said Asst. No. 24 and until it meets the centre line of 9th Lane. Thence a line drawn northwestwards along the centre line of 9th Lane until it meets the western boundary of Premises No. 28 Thence a line drawn northeastwards along the western boundary of premises is No.28 until it meet the eastern boundary of Asst .No 15 of Diyawanna Place .Thence a line drawn northeastward along the eastern boundary of No 15 of Diyawanna Place until it meets the centre line of Samudra Devi Mawatha. Thence a line drawn northeastwards along the centre line of Samudra Devi Mawatha until it meets the centre line of 1st Lane in New Jayavira Mawatha. Thence a line drawn northeastwards along the centre line of 1st Lane until it meets the centre line of New Jayavira Mawatha. Thence a line drawn eastwards along the centre line of New Jayavira Mawatha until it meets the centre line of connecting road Jayavira Mawatha, New Jayavira Mawatha. Thence a line drawn northwards, along the centre line said connecting road until it meets the centre line of Jayavira Mawatha. Thence a line drawn northwards along the western boundary Asst. No. 16 and 85 until it meets the centre line of Veediyabandara Mawatha. Thence a line drawn northwards, along the Veediyabandara Mawatha branch road until it meets the western boundary of Premises No.46/12. Thence a line drawn northwards, northeastwards along the western boundary of said Asst. No. 46/12 and until it meets the Asst. No.883/31 of E.W. Perera Mawatha.(crossing the E.W. Perera Mawatha) Thence a line drawn northwards along the western boundary of Premises No. 13 Until it meets the starting point.

RESIDENTIAL ZONE V**North :**

From the intersection of the centre line of Mirihana road and Rupasiri Mawatha, a line drawn southeastwards and northeastwards along the centre line of Rupasiri Mawatha until meets the center line of Kanaththa Road crossing Old Kottawa Road. Thence, a line drawn northeast ward along the center line of Kanaththa Road until it meets the eastern boundary of Sri Jayawardenepura M.C.

East :

From the last mentioned point a line drawn southeastwards along the eastern boundary of Sri Jayawardenepura Kotte M.C. area until it meets the southern boundary of Sri Jayawardenepura Kotte M.C. area.

South :

From the last mentioned point a line drawn northwestwards and southern boundary of Sri Jayawardenepura Kotte M.C. area until it meets the eastern reservation line of Railway line. Thence a line drawn northwestwards and southwestwards along the said reservation line until it meets the centre line of Mirihana road towards the distance of 927.2 meters.

West :

From the last mentioned point a line drawn northwestwards along the northern reservation line of railway line until it meets the centre line of Mirihana road. Thence a line drawn northeastwards along the centre line of Mirihana Rd until it meets the starting point.

COMMERCIAL ZONE I**North :**

From the intersection of the eastern reservation line of Heen Ela and centre line of gramodaya Mawatha a line drawn southeastwards along the centre line of gramodaya Mawatha until it meets the centre line of the U.E. Perera Mawatha. Crossing Obesekarapura Rd. Thence a line drawn southeastwards and northeastwards along the U.E. Perera Mawatha until it meets the centre line of Donald Obeysekera Mawatha. Thence a line drawn northeastwards along the centre line of Donald Obeysekera Mawatha until it meets the centre line of Rajagiriya road.

East :

From the last mentioned point a line drawn southwards along the centre line of Rajagiriya road until it meets the centre line of Old Kotte road.

South :

From the last mentioned point a line drawn southwestwards along the centre line of Old Kotte road until it meets the eastern reservation line of Heen Ela.

West :

From the last mentioned point a line drawn northward northwestwards along the said reservation line of Heen Ela until it meets the starting point.

COMMERCIAL ZONE II

North :

From the intersection of Darmapala Place and Silva lane a line drawn southeastwards along the centre line of Silva Lane until it meets the centre line of Medawelikada road 2nd Lane. Thence a line drawn southeastwards and southwestwards along the Medawelikada 2nd Lane until it meets southern reservation line of Parana Amuna Ela. Thence a line drawn eastwards along the southern reservation line of Parana Amuna Ela until it meets the centre line of 65 watta road.

East :

From the last mentioned point a line drawn southeastwards along the centre line of 65 Watta road until it meets the centre line of Buthgamuwa road.

South :

From the last mentioned point a line drawn southwestwards northwestwards, southwestwards along the centre line of Buthgamuwa road until it meets the centre line of Old Kotte road. Thence a line drawn northwestwards and southwestwards along the centre line of Old Kotte road until it meets the centre line of Darmapala Place.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Darmapala Place until it meets the starting point.

COMMERCIAL ZONE III

North :

From the blind end of Sarasavi Mawatha at the Premises No. 563/3 a line drawn notheastwards along the centre line of Sarasavi Mawatha until it meets the centre line of Nugegoda Rajagiriya road. Thence a line drawn northeastwards along the centre line of said road until it meets the northern boundary of Premises No. 500. Thence a line drawn eastwards and northeastwards along the northern boundary of Premises No. 80/12, 80/13 80/14, 80/16a, 78/4, 104/17 until it meets the centre line of Malwatta road.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Malwatta road until it meets the centre line of 1st Lane. Thence a line drawn westwards along the centre line of 1st Lane until it meets the center line of cooray Mawatha. Thence, a line drawn Southwestwards along the centerline Cooray Mawatha until it meets the centre line of Darmanikethana Mawatha. Thence a line drawn southeastwards and southwestwards along the centre line of Darmanikethana road until it meets the centre line of 3rd Lane.

South :

From the last mentioned point a line drawn northwestwards along the centre line of 3rd Lane until it meets the centre line of Nugegoda Rajagiriya road. Thence a line drawn northeastwards along the centre line of Nugegoda Ragagiriya road until it meets the centre line of Sri Rathanajothi Mawatha. Thence a line drawn southwestwards along the centre line of Sri Rathanajothi Mawatha until it meets the eastern boundary of Premises No. 47/6.

West :

From the last mentioned point a line drawn northwards along the eastern boundary of Premises No. 47/6 and extended until it meets the starting point.

COMMERCIAL ZONE IV**North :**

From the meeting point of centre line of Kandawatta road and western boundary of Sri Jayawardanepura Kotte M.C. area a line drawn northeastwards along the centre line of said road until it meets the centre line of Mahasen Mawatha. Thence a line drawn southeastwards, northeastwards along the centre line of Mahasen Mawatha until it meets the centre line of Nugegoda Rajagiriya road. Thence a line drawn northeastwards along the centre line of Nugegoda – Rajagiriya road until it meets the centre line of Veli road.(a road connect, Nugegoda –Rajagiriya Rd & Pagoda Rd) Thence a line drawn eastwards and southeastwards along the centre line of Veli road until it meets the centre line of Pagoda Road. Thence a line drawn northwards along the centre line of Pagoda Road until it meets the centre line of Devala road. Thence a line drawn southeastwards along the centre line of Devala road until it meet the centre line of private road with assessment No. 18B.18c.18e, 18g, 18f.

East :

From the meeting point a line drawn southwestwards along the centre line of private road mention above extending in between Premises No. 223, 223/3 until it meets the centre line of Stanley Thilakaratne Mawatha.(crossing the said Mw). Thence a line drawn southwestwards along the centre line of Pelawatta road until it meets the centre line of Chapel road. Thence a line drawn southwestwards along the centre line of Chapel road until it meets the centre line of Old Kesbewa road. Thence a line drawn southeastwards along the centre line of Old Kesbewa road until it meets the centre line of Subadrarama road. Thence a line drawn southwestwards along the centre line of Subadrarama road until it meets the southern boundary of Sri Jayawardanepura M.C. area.

South :

From the last mentioned point a line drawn northwestwards and northwards and northwestwards along the southern boundary of Sri Jayawardanepura M.C. area until it meets the western boundary of Sri Jayawardanepura M.C. area.

West :

From the last mentioned point a line drawn northeastwards and southeastwards, northwestwards northward along the western boundary of Sri Jayawardenepura M.C. area until it meets the starting point.

MIXED DEVELOPMENT ZONE I**North :**

From the meeting point of eastern reservation of Heen Ela and southern boundary of Wetland Protection Zone VI, a line drawn northeastwards along the southern boundary of the said Zone until it meets the centre line of Kirimandala Mawatha. Thence a line drawn northeastwards along the centre line of Kirimandala Mawatha until it meets the centre line of Nugegoda – Rajagiriya road.

East :

From the last mentioned point a line drawn southeastwards southward and southwestwards along the centre line of Nugegoda – Rajagiriya road until it meets the centre line of Suwarna Place. Thence a line drawn northwestwards westward and southwestwards along the centre line of Suwarna Place until it meets the centre line of Jesmin Garden road. Thence a line drawn southwestwards along the centre line of Jesmin Garden road until it meets the centre line of Narahenpita road. Thence a line drawn Southwestward and along the centre line of Narahenpita Road until it meets the centre line of Walter Gunasekera Mawatha (Weli para). Thence a line drawn southeastward eastward along the centre line of Walter Gunasekera Mawatha until it meets the centre line of Nugegoda – Rajagiriya road. Thence a line drawn southwards along the centre line of Nugegoda – Rajagiriya until it meets the northern reservation line of Kirulapone Ela.(Weli para is a part of Walter gunasekara Mw)

South :

From the last mentioned point a line drawn westwards along the northern reservation line of Kilulapona Ela towards a distance of 245.5 meters.

West :

From the last mentioned point a line drawn northward along the eastern reservation line of Kirulapone Ela until it meets the eastern reservation line of Heen Ela. Thence a line drawn northwards northeastward along the eastern reservation line of Heen Ela until it meets the southern boundary of Wetland Protection Zone III. Thence a line drawn southeastwards, eastwards and again northeastwards until it meets the eastern boundary of the Wetland Protection Zone III. Thence a line drawn northeastwards and northwestwards along the eastern boundary of Wetland Protection Zone III until it meets the eastern reservation line of peripheral canal of Heen Ela. Thence a line drawn northwestwards and northeastwards along the eastern reservation line of peripheral canal of Heen Ela until it meets the northern reservation line of

peripheral canal of Heen Ela . Thence a line drawn southwestwards along the northern reservation of Heen Ela peripheral canal until it meets the eastern reservation line of Heen Ela. Thence a line drawn northwestwards along the eastern reservation line of Heen ela until it meets the starting point.

MIXED DEVELOPMENT ZONE II

North :

A centre line of road leading to Willium Shirt factory and the centre line of 4th Lane meets a line drawn northeastwards and southwards, eastwards along the centre line of 4th Lane until it meets the centre line of Old Kotte road. Thence a line drawn southwestwards along the centre line of Old Kotte road until it meets the centre line of Ranpokuna Mawatha. Thence a line drawn southeastwards along the centre line of Ranpokuna Mawatha to a distance of 68.2 meters. (meet the quarry road in that distance).

East :

From the last mentioned point a line drawn , southestwards, southwards and southwestwards along the centre line of Quarry road until it meets the centre line of Thalawathugoda road. Thence a line drawn southeastward along the centre line of Thalawathugoda road until it meets the centre line of a private road connect to the Talawathugoda Road. Thence a line drawn southwestwards along the centre line of said private road until it meets the northern boundary of Ananda Sasthralaya College. Thence a line drawn southwestwards along the northern boundary of Ananda Sasthralaya College until it meets the centre line of Adikaram Mawatha. Thence a line drawn westwards along the centre line of Adikaram Mawatha until it meets the centre line of Old Kottawa road. Thence a line drawn southwestwards southward along the centre line of Old Kottawa road until it meets the centre line of Rajamaha Vihara Road. Thence a line drawn southeastwards along the centre line of Rajamaha Vihara Road until it meets the eastern boundary of Sri Jayawardenepura Kotte M.C. area. Thence, a line drawn southwestwards, southward southeastwards along the eastern boundary of the Sri Jayawardenepura Kotte M.C. area until it meets the centre line of Kanaththa Road. Thence a line drawn South West wards along the center line of Kanaththa Road until it meets the Rupasiri Mawatha crossing old Kottawa Road . Thence a line drawn southwestwards along the centre line of Rupasiri Mawatha until it meets the centre line of Mirihana road. Thence a line drawn southwestwards along the centre line of Mirihana road until it meets the centre line of Old Kesbewa road.

South :

From the last mentioned point a line drawn northwestwards along the centre line of Old Kesbewa road until it meets the centre line of Chapal road.

West :

From the last mentioned point a line drawn northeastwards northward along the centre line of Chapal road until it meets the centre line of Pelawatta road. Thence a line drawn northeastwards northwards, along the centre line of Palawatta road crossing Standley Thilakaratne Mawatha. Until it meet the line between the Assessment No. 223, 223/B and until it meets the centre line of private road with assessment No. 18B, 18C, 18H, 18G, 18F, 18E connecting to Devala road. Thence a line drawn northward along the centre line of private road until it meets the centre line of Devala road. Thence a line drawn northwestwards along the centre line of Devala road until it meets the centre line of Pagoda road. Thence a line drawn northeastwards along the centre line of Pagoda road until it meets the centre line of the private road leading to Willium shirt factory (assessment No.139/10) Thence a line drawn northwestwards along the centre line of said private road until it meets the starting point.

MIXED DEVELOPMENT ZONE III**North :**

From the meeting point of centre line of Gemunu Mawatha and the southern reservation line of Kirulapone Ela a line drawn eastwards along the southern reservation line of Kirulapone Ela until it meets the western boundary of Wetland Protection Zone III.

East :

From the last mentioned point a line drawn southeastwards and southwestwards southward along the western boundary of Wetland Protection Zone III until it meets the centre line of Veli road.(A road connecting pagoda Rd and Nugegoda - Rajagiriya Road)

South :

From the last mentioned point a line drawn westwards along the centre line of Veli road until it meets the centre line of Nugegoda – Rajagiriya road.

West :

From the last mentioned point a line drawn northeastwards and northwestwards northeastwards along the centre line of Nugegoda – Rajagiriya road until it meets the centre line of Gemunu Mawatha. Thence a line drawn, Northeastward northwestwards and Westward along the centre line of Gemunu Mawatha until it meets the starting point.

MIXED DEVELOPMENT ZONE IV

North :

From the intersection of Subadrarama road and southern reservation of Railway line, a line drawn southeastwards along the southern reservation line of said Railway line until it meets the southern boundary of Sri Jayawardenepura Kotte M.C. area.

East :

From the last mentioned point a line drawn southwestward along the southern boundary of Sri Jayawardenepura Kotte M.C area.. Towards a distance of 818m.

South :

From the last mentioned point a line drawn northwestwards along the southern boundary of the Sri Jayawardenepura M.C. area until it meets the centre line of Subadrarama road.

West :

From the last mentioned point a line drawn northeastwards along the centre line of Subadrarama road until it meets the starting point.

INSTITUTION ZONE I

Zone I

North :

From the intersection of the Heen Ela eastern reservation line and centre line of Old Kotte road a line drawn southeastward, eastward, until it meets the centre line of Rajagiriya road. Thence a line drawn northward northeastward ,eastward along the centre line of Rajagiriya it meet the centre line of Darmapala place. Thence a line drawn southward, southwestward, along the centre line of Darmapala place until it meet the centre line of Old Kotte road. Thence a line drawn southeastward, eastward , northeastward along the centre line of old Kotte road until it meets the centre line of Buthgamuwa road. Thence a line drawn northeastwards along the centre line of Buthgamuwa road towards a distence of 110m from western reservation line of Diyawanna oya.

East :

From the last mentioned point a line drawn southwestwards along the western boundary of Wetland Nature Conservation. Zone I until it meets the southern boundary of said zone. Thence a line drawn eastwards along the southern boundary of the said zone until it meets the western reservation line of Diyawanna Oya. Thence a line drawn southwestwards along the western reservation line of Panadura Ganga until it meets the northern reservation line of link canal of

Panadura Ganga, Heen ela. (*New canal was constructed by the SLLR&DC linking Panadura Ganga and Heen ela*)

South :

From the last mentioned point a line drawn westwards along the northern reservation of said link canal until it meets the eastern boundary of Wetland Nature Conservation Zone II. Crossing Nugegoda- Ragagiriya Rd. Thence a line drawn northwestwards along the eastern boundary of said zone until it meets the northern boundary of the said zone. Thence a line drawn westwards along the northern boundary of the said zone until it meets the northern reservation line of the link canal. Thence a line drawn westwards along the northern reservation line of the said link canal until it meets the eastern reservation line of Heen Ela.

West :

From the last mentioned point a line drawn northwards and northeastwards along the eastern reservation line of Heen Ela until it meets the starting point.

INSTITUTIONAL ZONE I

Zone II

North :

From the meeting point of western reservation line of Diyawanna Oya and eastern reservation line of Panadura ganga. a line drawn eastwards along the western reservation line of Diyawanna Oya until it meets the western reservation line of Diyawanna Oya.

East :

From the last mentioned point a line drawn southeastwards along the western reservation line of Diyawanna Oya until it meets the centre line of Sri Jayawardenapura Mawatha

South :

From the last mentioned point a line drawn southwestwards along the centre line of Sri Jayawardenapura Mawatha road until it meets a centre line of Dehiwala –Battaramulla Road. Thence a line drawn southwestwards along the centre said road until it meets a centre line of Old Kottawa road. Thence a line drawn southwestwards along the centre line of Old Kottawa road until it meets the centre line of Uswatta road.(*crossing the Old Kotte Rd*) Thence a line drawn southwestwards along the centre line of Uswatta road until it meets the eastern reservation line of Panadura Ganga.

West :

From the last mentioned point a line drawn northeastwards along the western reservation line of Panadura Ganga until it meets the starting point.

INSTITUTIONAL ZONE I

Zone III

Parliament Area

North :

From the meeting point of northern boundary of the zone and western boundary a line drawn eastwards along the northern boundary indicate in the map as sheet no. 661411 prepared by the Survey Department of Sri Lanka in 2001 until it meets the eastern boundary.

East :

From the last mentioned point a line drawn southward along the eastern boundary indicate in the map as sheets no.661411, 661412 prepared by the Survey Department of Sri Lanka in 2001 until it meets the southern boundary.

South :

From the last mentioned point a line drawn westwards along the southern boundary indicates in the map as sheet no. 661411 prepared by the Survey Department of Sri Lanka in 2001 until it meets the western boundary.

West :

From the last mentioned point a line drawn northwards along the western boundary indicated in the map as sheet no. 661411 prepared by the Survey Department of Sri Lanka in 2001 until it meets the starting point.

INSTITUTIONAL ZONE II

North :

From a point where the Western boundary of Sri Jayawardenepura Kotte M.C. area meets the western reservation line of Kirulapone ela a line drawn southeastwards and eastwards along the Western and southern reservation line of Kirulapone ela until it meets the centre line of Gemunu Mawatha.

East :

From the last mentioned point a line drawn southwestwards along the centre line of Gemunu Mawatha until it meets the centre line of Nugegoda – Rajagiriya road. Thence a line drawn southeastwards, southwestwards along the centre line of the said road until it meets the centre line of Mahasen Mawatha.

South :

From the last mentioned point a line drawn southwestwards and northwestwards along the centre line of Mahasen Mawatha until it meets the centre line of Kandawatta Road. Thence a line drawn southwestwards along the centre line of said Kandawatta Road until it meets the western boundary of Sri Jayawardenepura Kotte M.C. area.

West :

From the last mentioned point a line drawn northwestwards along the western boundary of Sri Jayawardenepura Kotte M.C. area until it meets the starting Point.

WETLAND PROTECTION ZONE I**North :**

As indicated in the map Nos.660819, and 660820 prepared by Survey Dept. of Sri Lanka in 2001 of eastern reservation line of Heen Ela and southern reservation line of Kollonnawa ela a line

East :

As indicated in the map Nos. 660820 and 660825, prepared by Survey Dept. of Sri Lanka in 2001

South :

As indicated in the map Nos.660825, 660820 and 660819 prepared by Survey Dept. of Sri Lanka in 2001.

West :

As indicated in the map Nos.660824, 660819, prepared by Survey Dept. of Sri Lanka in 2001

WETLAND PROTECTION ZONE II

North :

As indicated in the maps No. 660825 prepared by the Survey Department of Sri Lanka in 2001

East :

As indicated in the map Nos.660825, prepared by Survey Dept. of Sri Lanka in 2001

South :

As indicated in the map as sheet Nos.660825, prepared by Survey Dept. of Sri Lanka in 2001.

West :

As indicated in the map as sheet Nos.660825, prepared by Survey Dept. of Sri Lanka in 2001

WETLAND PROTECTION ZONE III

North :

As indicated in the map as sheet No. 661305 prepared by the Survey Dept of Sri Lanka in 2001 until it meets the eastern reservation.

East :

As indicated in the map Nos. 661305, 661310, 661315, 661320 prepared by the Survey Dept. of Sri Lanka in 2001.

South :

As indicated in the map No. 661320 prepared by the Survey Dept. of Sri Lanka in 2001

West :

As indicated in the map Nos. 661320, 661315, 661310, 661305. prepared by the Survey Dept. of Sri Lanka in 2001

WETLAND PROTECTION ZONE IV

North :

As indicated in the map as sheet no.661401, 661406 prepared by the Survey Dept. of Sri Lanka in 2001.

East :

As indicated in the map Nos.661401, 661406 and 661411 prepared by Survey Dept. of Sri Lanka in 2001

South :

As indicated in the map No.661411 prepared by the Survey Dept. of Sri Lanka .

West :

As indicated in the map Nos. 661411, 661406, 661401 prepared by the Survey Dept. of Sri Lanka in 2001.

WETLAND PROTECTION ZONE V

North :

As indicated in the map as sheet No. 661304, 661305 prepared by the Survey Dept. of Sri Lanka in 2001.

East :

As indicated in the map as sheet no. 661305, 661310, 661309 by the Survey Department of Sri Lanka in 2001.

South :

As indicated in the map as sheet No. 661309 prepared by the Survey Dept. of Sri Lanka in 2001

West :

As indicated in the map as sheet Nos.661304,661309 prepared by Survey Dept. of Sri Lanka in 2001

WETLAND PROTECTION ZONE VI

North :

As indicated in the maps as sheet No. 661309 prepared by the Survey Dept. of Sri Lanka.

East :

As indicated in the maps Nos.661309, 661314 prepared by the Survey Dept. of Sri Lanka in 2001.

South :

As indicated in the maps as sheet No. 661314 prepared by the Survey Dept. of Sri Lanka in 2001

West :

As indicated in the map Nos.661314 and 661309 prepared by Survey Dept. of Sri Lanka in 2001

WETLAND NATURE CONSERVATION ZONE I

North :

As indicated in the map Nos.661825 and 661305 prepared by Survey Dept. of Sri Lanka in 2001

East :

As indicated in the map as sheet Nos.661305 and 661825 prepared by Survey Dept. of Sri Lanka in 2001.

South :

As identified in the map No s. 661305 and 661825 prepared by Survey Department of Sri Lanka in 2001 .

West :

As indicated in the map No. 661305, 661825 prepared by the Survey Dept of Sri Lanka in 2001.

WETLAND NATURE CONSERVATION ZONE II

North :

As indicated in the map Nos.661901 prepared by Survey Dept. of Sri Lanka in 2001

East :

As indicated in the map No. 661901 prepared by the Survey Dept. of Sri Lanka in 2001

South :

As indicated in the map as sheet No. 661901 prepared by the Survey Dept. of Sri Lanka in 2001

West :

As indicated in the map No. 661901 prepared by the Survey Dept of Sri Lanka in 2001