

MAWANELLA URBAN DEVELOPMENT PLAN 2004-2020

VOLUME I

SITUATION REPORT

1.0 INTRODUCTION

Part of Mawanella Pradeshiya Sabha has been declared as an Urban Development Area under the Urban Development Authority Act No.41 of 1978, by the extra ordinary gazette notifications No.164/2 of 27.10.1981 and the gazette notification No.1070 of 05.03.1999. According to the district town list this town has been identified as a grade 2 town. (Map No. 1)

1.1 Introduction of the Urban Development Area and its situation

This town is located on the Colombo-Kandy high way 90 Km. away from Colombo and 25 Km. away from Kandy. Bifurcation of the town by Kandy-Colombo national road the town, the direct and indirect influence of Kegalle and Kandy district towns have contributed to the speedy development of this town (Map No.02).

Mawanella urban area consists of an area of about 4.7 square kilometers. It consists of parts or whole of 17 Grama Niladhari areas.

Mawanella town is situated at 7.0-7.5 northern latitude and 80.0-80.5 eastern longitudes westward and closer to central hills. Rainfall is received mainly from north-east monsoon. Monsoon rain is received from May to September. Average annual rainfall varies from 2100-3300 mm. Annual temperature is around 22-26 Celsius. According to the land contours it consist of slightly wavy areas Climatically it is in the wet zone. Drainage is mainly based on Ma-oya and Hingul oya.

1.2 Historical Background

According to legends the place where the great flow of water of Mana-oya, over-flowed has come to be known as “Mahawana-Ella” and subsequently changed as Mawanella. Mawanella has a history going back to the reign of King Walagamba in 1st century B,C. The cave temple Padeedora Rajamaha Viharaya that belong to King Walagamba era, and Kappagoda Viharaya belonging to King Buwanekaba of the Kotte period are situated here.

The arch bridge, which had been built during the British period using bricks, is an excellent construction work with both historical and architectural significance. Sura Saradiyel who revolted against the British rule also has lived in Utuwankanda, which is close to this town.

1.3 National and Regional Linkages

A special characteristic of Mawanella is its situation on the Colombo-Kandy Road, which links Colombo the commercial capital city and the other major cities such as Kandy, Matale, Nuwara Eliya and Gampola etc.

Mawanella is also an important city as a service provider to the neighboring cities like Aranayake, Hemmathagama and Rambukkana. It is also recognized as the main service center for plantation industry and minor export crops like spices produced in neighboring villages. As a result a high density population has been evolved within this area..

2.0 POPULATION

2.1 Present Population

Within Kegalle district Mawanella town has the highest population. Although in 1981, Kegalle Urban Council area has become prominent as the area with the highest population, according to Census Report in 2001, Mawanella urban area has been recorded as an area with a very high population. It is very clearly demonstrated when the population in Mawanella town represents 25% of the total urban population in the district. The population growth rate within Mawanella urban area is also proportionately increases with the district average rate.

Table - 01

Year	Total Population	Rate of increase
1971	11008	-
1981	12836	1.7
1991	16751	3.1
2001	20678	3.1

Source: Divisional Secretariat Mawanella, Census & Statistics Department

Above table shows the population within urban area is rapidly increasing. It is an important feature that this urbanization process is being irregularly flowed even to the areas, which do not fall under urban area.

2.2 Population Distribution

In the year 2001, the population density in Mawanella town was 4375 persons per sq.km. The increase of population within the Mawanella Urban Area, is shown in the following Table. (Map No. 03)

Table - 02

Population by Grama Niladari Divisions - 2001

No.	Grama Niladhari Division	Extent Ha.	Population	Population Density Persons per Ha
1	Beligamma	32	1538	48
2	Ganethenna	25	525	21
3	Gondiwela	22	278	13
4	Habunkaduwa	20	513	26
5	Hinguloya	26	3821	147
6	Idampitiya	10	131	13
7	Kappagoda	15	155	10
8	Mahawaththa	120	3167	26
9	Mawana	4	1050	263
10	Mawanella	40	1316	33
11	Koangamuwa	25	627	25
12	Weligalla	20.04	235	12
13	Rankendiwela	10	1746	175
14	Udamakadawra/Makadawara	14.2	295	21
15	Uthuwankanda	25.1	659	26
16	Hingula	60.1	2112	35
17	Kiringadeniya	4	2510	628
	Total	472.44	20678	44

Source: Divisional Secretariat –Mawanella

According to the above Table, Gramaseva Divisions such as Kiringaldeniya, Mawana, Rankothdiwela and Hingula record the highest population density. It is mainly due to the utilization of entire area for residential purposes, and the propensity of Muslims to settle down here due to its close proximity to the town center. The population density in the areas like Idampitiya, Gondiwela, Kappagoda and Weligalla has decreased due to the large plantations that have covered this area. Especially it is due to the presence of agricultural lands such as paddy fields, rubber estates and home gardens.

2.3 Population by Age and Sex

Composition of Male/Female population within the Mawanella Urban Area during the year 2001 is given below:

Table - 03

Population By Age-2001

Age Group	Sex				Total	%
	Female	%	Male	%		
Below 5	889	4.3	827	4.0	1716	8.3
5-20	2275	11.0	2274	11.0	4549	22.0
20-54	6162	29.8	5294	25.6	11456	55.4
Above 54	1551	7.5	1406	6.8	2957	14.3
Total	10877	52.6	9801	47.4	20678	100.0

Source: Divisional Secretariat- Mawanella

According to the above data 44.6% of the population in the area are dependents whilst only 55.4% are active. The higher female population over the male is mainly due to outer migration of the latter for employment purposes.

2.4 Population By Ethnic Groups

The Table below indicates the population by ethnic groups in the Mawanella Urban area during the year 2001.

Table No- 04

Population By Ethnic Groups-2001

Ethnic Group	Population	%
Sinhala	10587	51.2
Muslims	9946	48.1
Tamils	124	0.6
Others	21	0.1
Total	20678	100

Source: Divisional Secretariat-Mawanella

According to the above Table Mawanella town is a multi-ethnic town with Sinhala and Muslims as major communities. Muslims mainly live within city centers.

2.5 Population By Religion

The following Table classifies the population by religion in Mawanella town during the year 2001.

Table No- 05

Population by Religions

Religion	Population	%
Buddhists	10174	49.2
Islam	10296	49.8
Hindu	103	0.5
Christians	103	0.5
Total	20678	100.0

Source: Divisional Secretariat-Mawanella

According to the above Table Mawanella town is a multi-religious town with Buddhism and Islam as the main religions

2.6 Population Forecasts

The population forecasts up to 2020 based on the population growth trends during the two decades are given in the following Table.

Table No: 06

Year	Population	Rate of annual increase %
2001	20678	-
2005	23201	3.1
2010	26681	3.0
2015	30016	2.5
2020	33768	2.5

Source: District Office, Urban Development Authority-Kegalle

By 2020, as the town is expected to experience a severe land scarcity the population growth also would likely to be affected.

2.7 Daily Commuting Population

The government institutions such as courts and hospitals are located within Mawanella Town and also serves as a commercial center. Mawanella town serves as a transit place to reach various other cities. Due to these significant features Mawanella town attracts around 75,000 commuting population daily. This number increases approx. by 100,000 on a day when weekly fair is held.

The local and foreign tourists who visit the city to watch birds on both sides of Maoya sanctuary represent as an important category of daily commuters to Mawanella. The other category of important visitors to the town are local pilgrims who visit Aluthnuwara Devale.

3.0 LAND USE PATTERN

3.1 Existing Land Use Pattern

Table No.7 explains how 4.7 Sq.K.M of urban land is used for various purposes. (Map No.04)

Table No. - 07

Use	Extent HA.	Percentage %
Residential	272.12	57.60
Commercial	15.80	3.34
Industries	4.92	1.04
Govt./Semi Govt.	11.52	2.47
Religious Places	1.96	0.41
Parks & Playgrounds	2.92	0.62
Cemetery	0.92	0.19
Vacant land	8.80	1.86
Transport & Road Facilities	31.50	6.70
Agricultural Areas	20.30	4.30
Paddy Lands	86.30	18.26
Water bodies	15.38	3.25
Total	472.44	100.00

Source: Land Use Survey, District Office, Urban Development Authority, Kegalle -2002

According to the above Table, the highest extent of land for residential purposes in the district has been allocated in the Mawanella Town.(Kegalle 35.15-Rambukkana 55.5%). Still the city has some more vacant land. This is a special characteristic.

Though the Town is significantly a regionally service center only 3.34% of land is used for commercial purposes linear commercial development, low accessibility to lands behind the main road and the location of government institutions like courts in the centre of the town are constraints for commercial development.

A number of government institutions and schools which are regionally significant are located within the urban area. Random location of these institutions in the town cause inconvenience to the general public. A number of service oriented industries which are economically significant for the surrounding areas also are located in the town. Among them garment industries, industries for repairing machinery parts and the rubber product industries are few. In addition to these industries the location of a large number of small scale and domestic scale industries of are of special characteristic found within this town. The haphazard location of these industries in residential areas and commercial areas has created serious problems.

Only 6.7 percent of the existing land use has been allocated for transport facilities. When present and future development activities are considered this allocation would be barely sufficient. Unplanned development of the bus stand, parking of vehicles along both sides of the road, and the weak accessibility to the lands situated behind the main roads are some of the major issues.

Although a speedy development has been witnessed in this area in respect of residential and commercial activities, still land has been allocated for agricultural activities. In respect of agriculture, land has been set a part for paddy, coconut and rubber cultivations. However it is a current requirement to maintain them as open spaces. But due to the increasing demand for residential purposes these agricultural land are being speedily converted into urban activities.

The vacant/open land space available within the area, in comparison to the total land area is relatively low. This is mainly due to the conversion of existing vacant land, open spaces and agricultural land into residential purposes.

The land allocated for recreational and sport facilities are not adequate. According to the requirement of the projected population for 2020 the lands required for sports and recreational purposes should be 47.6 hectares. These facilities are to be provided in a manner to facilitate the people in the town to have an easy access to them. There is an urgent necessity to expand regionally and locally, the facilities such as libraries, children's parks play grounds and open spaces required for leisure and entertainments etc. These facilities are extremely in adequate at the moment.

3.2 Factors that has influenced the existing Land Use Pattern

Mawanella function as a road and transport centre because of its location in between Kandy and Kegalle towns the Colombo-Kandy Highway and the location of water bodies in the town layout has direct influenced on the existing land use pattern in the town..

Its situation as a centre for facilitating linkages among the neighboring towns in the region (Aranayake, Hemmathagama and Aluthnuwara etc), as well as the accessibility from main roads, economic activities and the location of water sources such as Maoya and Hingul oya have contributed for the development of concentrated service centers and population in the Mawanella town.

Further to that, the cultivation of spices in the neighbouring areas as a minor export product has contributed to economic support and the concentration of population. Commercial activities has been established in the city for the requirement of commuting and residential population. The middle level industries and cottage industries found in the city have also attributed to the increase in commuting population.

3.3 Land Value

As the town has become a major commercial centre the land values have increased. This can be seen from the following Table. (Map No. 05)

Table No. - 08

Land Values-2002

Area	(25 SQ.M.)Land Value (1Perch-Rupees)
Town Centre	250,000 - 1,000,000
Uthuwankanda	50,000 - 80,000
Hingula	50,000 - 100,000
Ganethenna	20,000 - 80,000
Mahawaththa	50,000 - 10,000
Hemmathagama Town Limit	10,000 - 50,000
Aranayaka Road Town Limit	1,000 - 50,000

Source: Urban Development Authority- Kegalle District Office

Due to the general competition for commercial activities the land values within the town centre are as high as Rs.1 Million per perch. But the prices, of lands even within the town center with less accessibility and the lands falls within the developable areas are as low as Rs.250, 000 per perch. The lands in areas like Hingula, Beligamma and Angwaarama along the Colombo-Kandy Road tetches higher prices use to the easy accessibility. There is a tendency to increase land values along the Rambukkana Road, Hemmathagama Road and Aranayake Road depending on the accessibility. The prices of lands situated away from the main access roads are generally low, due to poor accessibility and lower infrastructure facilities.

4.0 ECONOMIC ACTIVITIES OF THE TOWN

The economic base of the Mawanella town dependents on commercial activities and small scale and medium scale industries. A significant feature in this town is that the majority of the residential units have some sort of cottage industry. This has infused some additional economic strength to the town, in a small way.

In addition to this, the engagement of the majority of persons in Mawanella who are in foreign employment could be considered as the main contributory factor for strengthening the economy of the town. The regular flow of foreign exchange has provided opportunities to promote investments for the economic development of the town. In the year 2001, out of 10164 or 82% of the, total emphasized population of the town more than 10 % or 1829 persons were engaged in foreign employment.

The town has become economically strong as a centre which provides commercial needs of neighboring population and as an industrial centre for small and medium scale industries. More than 60% of the employees are employed in commercial and industrial sectors.

4.1 Commerce and Trade

About seventy five thousand commuters are attracted to the town a day for various activities. People are coming to the Mawanella town mainly because of the bus stand, district hospital, courts, and divisional secretariat and also of some famous schools.

Table No: 09

Classification of Commercial Activities

Type	Units
Retail businesses	113
Shops	69
Hotels/Restaurants/Rest Houses	70
Bakeries	15
Furniture/Building Materials	24
Pharmacies	06
Services	26
Jewelry	23
Motor Vehicles-Spare part	16
Stationery/Telephone	18
Spices collecting center for export	10
Total	390

Source: Pradeesiya Sabha –Mawanella

The classification of the above commercial activities illustrates that the Mawanella town is being used as an important regional service centre, and also indicates that this town is performing an important role as a buying centre for minor export products. The number of building applications for commercial buildings is being received bear evidence for the still increasing demands for commercial activities in the town.

Table No: 10

Number of Approved Commercial Building Applications - 1995-2003

Year	Number
1995	14
1996	20
1997	11
1998	20
1999	8
2000	31
2001	14
2002	46
2003	22

Source : Mawanella P.S.

This illustrates that although there is no uniformity still there is a demand for new commercial activities in the town

4.2 Industries

There are number of middle level industries in the town. Among them are Edna Engineering Industry engaged in repairing machinery, Garment Factories, Umbrella Industries, Block Rubber Industries, Food Processing Industries and Joystick Industries.

Table No - 11

Classification of Industries-2001

Type	Number
Bakeries/ Food Items	18
Printing Press	04
Beedi Industry	10
Grinding Mills	13
Repairing Motor Vehicles	11
Total	56

Source: Pradesiya Sabha-Mawanella

In addition to the industries which are regionally and locally significant a large number of small scale industries also are extensively located within the urban area. The existence of a network of above small scale industries shown in the table are important for the local economy.

4.3 Employment/Unemployment

In the year 2001, the total labor force in the town was 59.8% of the total population or 12,365. Of the 82.0% or 10,164 were employed. The following Table illustrates how they are employed in different occupations

Table No:12

Classification of Employment-2001

Employment Type	Number	Percentage
Commerce	5082	50.0
Administration	193	01.9
Teachers	285	02.8
Clerical	193	01.9
Labourers	1057	10.4
Drivers	305	03.0
Others	3049	30.0
Total	10164	100.0

Source: Divisional Secretariat

Maximum number of people in the urban area are being employed in commercial activities. There are also number of persons employed in industries and public and private institutions. A significant number of employees both from the urban area as well as from surrounding areas are engaged in foreign employment.

5.0 PHYSICAL INFRASTRUCTURE FACILITIES

5.1 Roads and Transport

Mawanella Urban Development Area, which is located on Colombo-Kandy Road consists of efficient network of roads.

Roads Facilities

Access facilities for this area is through from the roads graded as A,B,C and D and the Building limits are maintained accordingly.

The Table No.13 explains the network of roads within the area at present. (Map No.06)

Table No - 13

Road Network	
Type	Length (K.M)
Road Development Authority	
A	5.25
B	11.60
Local/Others	
C)	28.20
D (Pradesiya Sabha)	

Source: Pradesiya Sabha. Mawanella

Transport Facilities

Transport activities in Mawanella town are being performed mainly by roads. The Private and Peoples Transport services provide transport facilities to this area. Depending on private sector transport facilities along to few main roads has created a problem. The contribution made by three wheelers transportation services for main activities within and outside the city centre is also substantial. The number of three wheelers operating within the city centre per day is around 500. As such, several three wheeler parks have been established within the city. The following locations are being identified as the main three wheeler parks.

01. At Hemmathagama Road commencement junction
02. At the Aranayake Road commencement point
03. In front of Murapada Vidyalaya
04. Close to the Busstand
05. In front of Hospital
06. At the junction of Uthuwankanda
07. Close to the Aluthnuwara Devale

The main problems related to transport are narrowness of roads, ad-hoc development of the bus stand, lack of facilities for parking additional buses and traffic congestions. It is

essential to provide alternative roads, orderly development of the bus stand, improvement of facilities for vehicle parking and widening of roads in order to minimize the transport problems in the city

5.1.2 Pipe-Borne Water

Wells and pipe-borne water are the sources for providing water requirements of the city.

Table No. - 14

Type	Units	%
Domestic	2620	92.8
Commercial	0155	05.5
Public Institutions	0023	00.8
Factories	0003	00.1
Religious Place/Others	0023	00.8
Total	2824	100.0

Source: Water Supply and Drainage Board-mawanella-2000 April

According Table No.14 the domestic consumers represent about 92.8% of the total water connections in the area. Using wells as a source for obtaining water is not a safe method because the ground water is subject to be pollution due to the population congestion in the area. Non availability of uninterrupted water supply and the areas without pipe-born water are the main problems. Supply of pipe-born water should cater the population increases whilst ensuring an uninterrupted distribution.

5.1.3 Electricity Supply

Table No.15 indicates the electricity consumption within the urban area.

Table No.15

Electricity Consumption	Units	%
Domestic	3260	090.80
Commercial	0242	006.70
Others	0090	002.50
Total	3592	100.00

Source: Ceylon Electricity Board-Mawanella 2000

According to the above Table only 9.2% of the total number of residents do not have electricity. Accordingly it is clear a large number of residents have electricity. Although there appears to be excess electricity within the town still there are houses without electricity outside the city centre.

5.1.4 Telecommunication Facilities

Table No. - 16

Particulars of the Telephone Facilities

Category	Number	%
Domestic	2300	091.7
Commercial	0145	005.8
Others	0062	002.5
Total	2507	100.0

Source: Sri Lanka Telecom

Sri Lanka Telecom Institution is the main provider of telecommunication facilities to the Mawanella Town. The entire town has been covered with telecommunication facilities. Satisfying the customers in the waiting list is also possible. Mobile telephones are also extensively used mainly in the town area because of the presence of the business community.

5.1.5 Drainage Net-work

Waste water and storm water in the Mawanella town are channeled through the drains constructed and through the natural waterways. Although proper draining systems have been constructed along the Colombo-Kandy Main Road and the Aranayaka road, drains in other areas are of earth. Most of the Pradesiya Sabha roads do not have proper drains. Mawanella town is badly in need of a systematic drainage system. Wastewater in the town flows through the natural waterways to the Maoya and Hingul Oya. This has become a major environmental problem. As there are no proper drain are system covering the entire town, water is not properly drained. The proper maintenance of these natural water sources will increase the scenic attraction of the city. Actions have been already taken to plan a proper drainage system for the city centre.

5.1.6 Solid waste Management

Mawanella Pradesiya Sbha carries out the function of disposal of solid waste in the Mawanella town. For collecting waste material generated at urban dwellings, waste bins have been placed at all main roads and road junctions. Action has been taken to dispose the waste material collected in those waste bins daily by the Pradesiya Sabha. About 10 tractor loads of solid waste are collected per week. For the collection of these waste materials the Pradesiya Sabha employs 06 hand carts, 03 tractors, small truck and 40 labourers. However, the number of vehicles and employees available for this task is not adequate. This is a major problem for a highly urbanized area like Mawanella. Difficulties have been experienced in disposing large quantities of waste generated by factories and building debris. Recently Mawanella Pradesiya Sabha has started a project to convert waste materials into compost manure. This is an important development. This project is located in 3 acre land named Hinnawaththa situated at Randiwela area near to Rambukkana Mawanella road. Here daily recycling are being done. As it is a large extent

of land storing, and recycling has no problem. However releasing waste material to environmentally sensitive areas has become a problem

5.1.7 Leisure and Entertainment

Playgrounds and open spaces available in the town are very limited. Except the school play grounds. No other play grounds are not available with easy accesses to the general public. The common open space that should be provided for the projected population is 47.6 hectares. This needs improvements. For this purpose it is expected to use the existing open spaces of paddy lands and green areas along the sides of Maoya.

5.2 Social Infrastructure Facilities

5.2.1 Educational Facilities

There are higher demand for education within the urban area. The particulars of the schools in the town are given in the following Table. (Map No. 07)

Table No. - 17

Facilities in Schools - 2000

Name of School	Building Space Sq. Ft	Pupils No.	Space per Student Sq. Ft	Teachers No.	Teacher-Pupil Proportion	Playground Facilities	Library Facilities
Mayurapada M.V.	20800	2724	08	101	23	Available	Available
Sahira Mu.M.V	13975	1928	07	075	26	Available	Available
Baduriya Mu. M.V.	07200	1057	07	045	23	Available	Available
Udaththawa J.V.	02400	0279	09	014	20	N.A.	N.A
Thiringadeniya Mu.B.J.V	02200	0255	09	016	16	N.A	N.A
Uthuwananda J.V.	01600	0224	07	010	22	N.A	N.A
Habunkaduwa J.V.	04000	0279	14	013	21	N.A	N.A
Medrigama J.V.	04200	0329	13	012	27	N.A	N.A
Total	56375	7075	09	286	22	-	-

Source: Zonal Education Office-Mawanella

Lack of facilities and congestion of pupils are the main problems that the schools within the urban area have to face.

5.2.2 Health Facilities

A base hospital, private hospitals and a ayurvedic hospital provide health facilities required for this area. In addition to this the availability of number of health clinics has

become a great relief for the people in the area. In comparison to other cities the availability of higher number of fully equipped private hospitals in this town is a significant character.

The following Table No.18 explains the human and physical resources that the Mawanella Base Hospital possesses.

Table No.18

Information related to Mawanella Hospital - 1999

Beds No.	Indoor Patients (Daily)	Outdoor Patients (Daily)	Doctors No.	Nurses No.
126	90	660	26	22

Source: District Hospital-Mawanella

The hospital has facilities for children and maternity clinics, eye clinics and the specialist facilities to gynecology. The number of beds available is adequate in comparison to the number of in-door patients. The solid waste in the hospital is disposed in the same manner as the general solid wastes disposal. But for the disposal of hospital waste separate method should be adopted.

5.2.3 Housing

Table No.19 given below indicates the particulars of housing in the urban area.

Table No.19

Classification of Houses

Type	No.	Percentage
Permanent	2938	83 %
Semi-Permanent	0602	17 %
Total	354	100 %

Source : Mawanella Divisional Secretariat.

According to the above Table there are no temporary houses within the area. As the inhabitants in the town are economically stable the most of the houses are of permanent structure.

Table No. - 20

Housing Demand

Year	Population	Demand for Houses	Existing	Housing Shortage
2001	20678	4495	3540	0955
2005	23201	5044	4 A 035	1009
2010	26681	5800	4756	1042
2015	30616	6670	5670	1000
2020	33768	7504	6604	0900

Source: Estimates-Urban Development authority-District Office-Kegalla

According to the population growth the demand for houses may rise. The land scarcity for residential housing will be a major problem. In the area closer to the city center there will be high density housing and vertical development. In the area out side the city centre, there are necessity for development of medium density housing by improving the accessibility to the area.

To address the existing shortage of houses and the estimated shortage in the future it is necessary to seek the private sector participation. To achieve this the infrastructure facilities should be improved and provided with guidance.

5.2.4 Religious Places

Multi-religious populations live in Mawanella town. The particulars of places of worship in the town are given in the following Table.

Table No.- 21

Religious Places

Religion	Places of Worship
Buddhism	04
Islam	06
Hindu	01
Christianity	01

Source : Mawanella P.S.

There are sufficient number of religious places in the city with historical and architectural values.

5.2.5 Cemeteries

There are 3 cemeteries within Mawanella urban area. They include a cemetery with crematorium, general cemetery, and a Muslim cemetery. Crematorium provides services to both the urban and regional areas.

5.2.6 Postal Services

The postal services within the town are satisfactory. Grade 1 main post office offers these services. There are number of sub-post offices too within the town to provide postal services.

6.0 ANALYSIS OF STRENGTHS, WEAKNESSES, OPPORTUNITIES AND THREATS

Strengths	Weaknesses	Opportunities	Threats
<p>Physical About 78.5% of the land area of 3.7 Sq. K.M of the urban area consists of developable land</p>	<p>About 21.5 % of the land located within the center of the urban area consists of un-developable paddy lands and water-logged lands.</p>	<p>About 78.5% of the urban lands have the potentiality to develop and the economic standards of the citizens too are satisfactory which act as a contributory factors for achieving the development.</p>	<p>Difficulty to obtain lands for commercial activities at the city centre.</p>
<p>Location of major cities like Kandy, Colombo, Kurunegala and Gampola- and The direct influence of Colombo-Kandy highway and the proposed Colombo-Kandy Express Way</p>	<p>Linear development of a city along Colombo-Kandy highway and unabatable unauthorized construction</p>	<p>Colombo-Kandy Highway and the proposed express way for positive development of the town</p>	<p>Although about 78.5% of the total land area consists of developable land due to high density of residents and other buildings in the city centre, the opportunities for new development are restricted.</p>
<p>As a whole the infrastructure facilities available in the city are at a satisfactory level. The natural water ways surrounding the city have given an added value to the city</p>	<p>As infrastructure facilities are not properly maintained, they are not put into the Optimum use.</p>	<p>As a steadily developing city, the expansion of the infrastructure facilities has become a significant factor for new investment opportunities.</p>	<p>Infrastructure facilities are not improved in a manner to meet the present and future demands</p>
<p>Economic There is a high potential for commerce, tourism and plantation activities.</p>	<p>Existing potentials are not properly evaluated.</p>	<p>Steps should be taken to enhance opportunities to encourage investment in commerce and tourism</p>	<p>Shortage of land and sluggishness in development of infrastructure facilities</p>
<p>As higher as 82% of the 59.8% labor force of the urban population are</p>	<p>Although the percentage of unemployed is shown as 18% the</p>	<p>This will help to obtain foreign exchange and personnel potentials</p>	<p>As they are living abroad, continuously the opportunity for them to make</p>

employed. Of them the majority are skilled employees. Foreign employment remains at a higher level	actual figures are more than this.	needed for city development.	maximum investments has been minimized.
Social A number of national schools and international schools are located within the urban area.	Non uniformity in the distribution of physical and human resource.	Possibility to obtain the support of the urban people to minimize these weaknesses	It is a problem to find out land for improving physical resources needed for the schools
Environmental The natural beauty of the city is improved by the location of two main water ways around the city and the paddy lands in the city centre	Around 2.5% of lands within the city are undevelopable reservations	The natural beauty and scenic appearance of the town can be made use of for development Could be used for Tourism, leisure and entertainment Ecological balance could be sustained	Increasing activities leading to pollution of natural water ways and depleting greeneries

7.0 DEVELOPMENT PLAN FOR MAWANELLA TOWN

This development plan has been prepared to develop the Mawanella town in an orderly manner after overcoming the existing problems and enhancing the potential it has.

7.1 Vision, Objectives and Strategies

Vision of the Plan

The vision of this plan is to develop a town which is economically sound and environmentally sustainable with an integrated approach to development befitting the 21st century.

	Objectives	Strategies
i	Optimization and orderly utilization physical resources of the town.	Establishment of use zones and implementation of zonal regulations
ii	Improvement of the infrastructure facilities to meet the future demands	Public and private sector participation in a coordinated manner
iii	Providing land space for commercial and public activities to meet the future demands	Centralization of new commercial activities southwards to Colombo-Kandy Road Secure land spaces within the city centre for commercial and public activities through relocation of courts to an area outside the commercial zone.
iv	Development of Infrastructure facilities.	Improvement of the Bus stand Provision of facilities for vehicle parking Improvement of the existing drainage system in the area. Proper implementation of building lines Establishment of a separate zone for leisure and recreation
v	Strengthening the economic base of the town and increase employment opportunities	Provision of greater opportunities in commerce focusing at the family level
vi	As the area is located in a valley, protection of environmentally important places like low lands, water sources and land views	Establishment of an agricultural zone for the protection of paddy lands Inclusion of bio-diversity areas that need to be secured, including indigenous fauna and flora.
vii	Promotion of urban housing	Providing land spaces for vertical development Releasing lands for planned housing development Provision of improved low cost housing with appropriate infrastructure and utility services.
viii	Make provision to accommodate more urban dwellers within the urban area.	Expansion of boundary limits of the present area of urban development
ix	Improve the standard of environmental quality and amenities of the town focussing on population of all ages. .	Provision of parks, play grounds etc. in relation to the areas of population concentration.

7.2 Suggestions to implement Strategies

The broad objective of the proposed development plan is to expand the development activities southwards linking and centering the Hemmathagama Road , regulating the linear development existing within the city limits based on the Colomb-Kandy Road. To achieve this policies and strategies relating to the following sectors will be improved.

Land Use and Infrastructure Development

- (a) Introduce a set of zonal maps consisting of town survey maps prepared to a scale of 1:1584 with descriptive notes in order to show the proposed land use zonal map covering Mawanella Town
- (b) Introduce in accordance to the above zones, general regulations, and special regulations for the respective zones, the nature of development according to the location of land plots, building lines and street lines, waterways reservations, dangerous and offensive trading activities, conserved buildings, regulations for architecture, and the ratio of maximum ground area of houses and special regulations, by the Part 11 of the First Volume
- (c) Volume 11 consists of planning and building regulations that should be implemented for the town

PART II

8.0 ZONING, STREET LINES, BUILDING LINES, AND OTHER RESERVATION REQUIREMENTS

Scope

Land use zoning for the year 2020 for the purpose of achieving the objectives of the Mawanella Development Plan and regularization of the development.

For the year 2020 lands have been allocated for the respective zones in the town as follows:

Table No: 22

Zoning proposals for the Year 2020

Serial No.	Use Zone	Quantity hectare	Percentage %
01	Primary Residential	68.00	14.39
02	Residential	235.26	49.79
03	Mixed Residential	37.17	7.86
04	Commercial	43.49	9.21
05	Government & Semi-Government	16.75	3.56
06	Conserved	71.77	15.19
07	Agriculture		
08	Water Reservations		
	Total	472.44	100

Source: Urban Development Authority/ Kegalle District

By the Year 2020, the total land use pattern in the town is likely to undergo special changes. The residential areas closer to the city centre comparatively with better infrastructure facilities and specially with greater accessibility are expected to be developed as higher density residential areas, through the vertical housing development, as an answer for the exiting land shortage. Improvement of the development of residential houses outside to the city centre is also likely to be accelerated.

It is expected to provide the necessary infrastructure to develop the town as a main commercial town in the Kegalle district by limiting the existing linier development within the city limits on Colombo-Kandy Road and Colombo-Kandy alternative road and expand the development activities southwards linking the Hemmathagama Road.

Within the Mawanella town there is a propensity for investment in small and medium industries in addition to commercial activities. To encourage this tendency some areas which have better infrastructure facilities have been designated as a mixed development area.

A number of nationally and environmentally important water bodies are available within the urban development area. A separate zone as a low land and water conservation area has been proposed to conserve these water resources and paddy lands existing as urban open spaces. The objective of this is to conserve the environmentally sensitive areas and to provide open spaces closer to the city centre that will be required for the expected future high density population.

Another objective of the development plan is to regularize all the government institutions dispersed all over the area into one zone. It will aluminates the inconvenience now caused to the public in obtaining these services.

Special uses zone has been identified to provide lands for leisure and recreation facilities that will be needed in the future.

8.1 General Zoning Regulations

8.1.1 Where a certain premises or a certain property has been specified only for a specific an . (Map No.08)

8.1.2 Where a certain premises or certain property has not been specified for a specific purpose according to the zoning plan there should not be any restriction to use such place or property for any authorized use.

8.1.3 No premises or no building should be used by any person for any purpose other and an than the purpose for which it is approved by a development permit.

8.1.4 Annexure No.05 explains the ratio of maximum ground floor area that could be constructed within the respective zone specified in the development plan. (Map No.09)

8.1.5 Without the approval and permission of the Urban Development Authority no alteration, repair, demolition or carryout any other activity to the building given in annexure 04.

8.1.6 Any person constructing a building in a property facing the new alternative Colombo-Kandy Road, which is not falling within in a commercial, public and semi public zones should construct such a building in accordance with the instruction given by the Urban Development Authority with regard to its external appearance and town design guide lines given in annexure 06.

8.1.7 The buildings that are existing, in the zones and properties that are explained in the above 8.1.6 which are not in conformity with the urban design instructions given in Annexure 06 should be altered according to the instructions given by the Urban Development authority with regard to their height, color, roof and architecture.

- 8.1.8 The building limits of the adjoining street to any premises or any plot of land should be in accordance with the annexure 01.
- 8.1.9 The building line of premises abutting a common footpath should not be less than 3.0 meters from the centre of the footpath.
- 8.1.10 The ground floor and the 1st floor of the buildings within the commercial zone adjoining the main roads should not be used for residential purposes unless they have been approved by the Urban Development Authority.
- 8.1.11 Any premises or plot of land located adjoining a water way, the reservation a d be maintained in accordance with the annexure No.2
- 8.1.12 Applicant to construct a building for religious worship or to convert the use of any existing building for religious purposes, should prove that the residents around .5 kilometer radius have no objection for such construction or conversion. (At least 2/3rd of the total residents should not have objections). This requirement is also applicable to various types of religious emblems such as statues, crosses, and other symbols that are being permanently erected in certain places.
- 8.1.13 When installing permanent name boards, or commercial advertisements they should be erected perpendicular to the street 3.5 meters above the ground and in such a manner not to affect the external appearance of the building. The maximum height of the advertisement board should be 1.5 meters. It is prohibited to affix commercial advertisements or name boards on boundary walls or bunds in a manner causing traffic congestions, or vehicle accidents or to obstruct the natural view.

8.2 Use Zones

- 8.2.1 Every plot of land and a property identified for a certain use becomes a part of the use zone given in the zonal plan (Map no.8, Annexure 7).

Zones given below are as follows :

- I. Primary Residential Zone
- II. Residential Zone
- III. Mixed Residential Zone
- IV. Commercial Zone
- V. Public and Semi-Public Institutions Zone
- VI. Conservation Zone

- 8.2.2 Any area included in the development plan could be defined as a special development area. If the Authority considers it necessary, They are;

- i. Conservation areas (Natural conservations, forest areas, areas with architectural values and buildings of historical, archaeological, and scenic value.)

- ii. Town centre areas
 - iii. Special housing projects or special projects areas
- 8.2.3 Authority may impose special regulations and indicate specific requirements for the above areas.
- 8.2.4 Lands which have been allocated for some specific uses, under sections 8.2.1 and 8.2.2 should be distinctively shown in the development plan in suitable scales or by hachured lines, colors or other notations
- 8.2.5 The zonal boundaries shown in the zonal map are generally abuts the highways, by-roads and waterways and in the absence of such boundaries the property boundaries shown in the town survey maps are taken into consideration.
- 8.2.6 Where a certain land area has been shown in between two separate zones, the zone to which that land area belongs will be determined according to the zone through which it has the main access. However, when a zoning boundary has been defined with specific lengths and breadths, the zone to which that major portion of land area falls will be consideration.
- 8.2.7 The uses that can be allowed within a defined zone will be subject to the following conditions.
- That use should be compatible with the defined zone. It should not cause any obstruction or adverse effect on the prevailing facilities in the area. Also, it should not interfere with the privacy or cause environmental pollution or be a hindrance in any manner.
 - Such uses should not be an obstruction for the traffic movement and be able to provide vehicle parking facilities within the premises.
 - Land area should be adequate for the use, capable of obtaining infrastructure facilities and it should provide necessary facilities for protection from the fire and natural disasters.
 - It should be in conformity with the reservations shown in the annexure 01 and 02
 - It should also be in accordance with the regulations concerning dangerous and offensive trades.

8.3 Zonal Regulations

8.3.1 Primary Residential Zones

8.3.1.1 Within this zone the following uses can be allowed

- i. Residential buildings
- ii. Primary schools, educational institutions and community centers
- iii. Institutions not exceeding 100 square meters
- iv. Religious Places
- v. Professional offices not exceeding 50 square meters
- vi. Commercial buildings not exceeding 50 square meters
- vii. Hotels not exceeding 100 square meters
- viii. Social and cultural centers
- ix. Parks and playgrounds

8.3.1.2 Where a land faces a Grade B highway the extent of the land that shall be used for development be 200 square meters (8 Perches)

8.3.1.3 Any development that will be allowed within this zone should provide vehicle parking facilities within the premises.

8.3.2 Residential Zone

8.3.2.1 Within this zone the following uses can be allowed

- i. i-ix uses given under 8.3.1.1 above
- ii. Indoor stadiums and recreational centers
- iii. Cottage industries, not exceeding 50 square meters in extent of floor area, employing 10 persons. If machinery is used they should not exceed 3.5 Horse Power. The maximum noise allowed during the day time should be 55 decibels as per Central Environmental Authority's permissible limit for primary residential zones.

8.3.2.2 Where a land faces a Grade A highway the extent of the land that shall be used for development be at least 375 square meters (15 Perches). The minimum width of the land should be 10.0 meters.

8.3.2.3 Where a land does not face a Grade A highway the extent of the land that shall be used for development be at least 250 square meters (10 Perches).

8.3.2.4 The requirements for 8.3.1.3 above shall applicable to this zone also.

8.3.3 Mixed Residential Zone

8.3.3.1 Within this zone the following uses can be allowed

- i. Commercial activities
- ii. Hotels, restaurants and guest houses not exceeding 150 square meters
- iii. Cinema halls, social clubs and leisure/recreational parks
- iv. Medical care centers not exceeding 200 square meters
- v. Professional offices not exceeding 150 square meters
- vi. Industries not exceeding 500 square meters with 50 employees and 12 A Horse Power machinery.
- vii. Fuel filling centers
- viii. Wholesale activities
- ix. Private educational institutes, supplementary classes and international schools.
- x. Residential buildings.

8.3.3.2 The development activities mentioned under 8.3.3.1 above should be in conformity with the requirements of dangerous and offensive trades activities given in the Annexure 3.

8.3.3.3 In permitting any use within this area, the Authority may impose limitations and conditions for the purpose of preventing or minimizing the pollution of air, water and environment, and to prevent the noise caused to the environment by the industry and the damage to the life and property that may be caused from fire and other natural disasters.

8.3.3.4 Construction of industries mentioned in 8.3.3.1 above should be in conformity with the requirements of the Central Environment Authority with regard to the minimum noise levels permissible in mixed residential areas.

8.3.3.5 The Urban Development Authority has the power to permit the location of an industrial building exceeding the standard specified for use No .vi given in 8.3.3.1.

8.3.3.6 The minimum extent of the land allowed for development under ix above should be 375 square meters (15 Perches)

8.3.4 Commercial Zone

8.3.4.1 Within the commercial zone the following uses may be allowed

- i. Retail outlets, Commercial complex and Supermarkets
- ii. Commercial activities, Commercial services and Common uses and services
- iii. Hotels, Guest Houses, Hostel, Restaurants, and Assembly Halls
- iv. Banks and Financial Institutions
- v. Cinema Halls, Social Clubs, Leisure and Recreational Activities, open Spaces
- vi. Medical centers not exceeding 100 square meters
- vii. Professional offices not exceeding 50 square meters
- viii. Fuel filling stations and Vehicle parking facilities
- ix. Industries which use machinery not exceeding 10 Horse Power capacity and subject to maximum noises limits regulated by the Central Environmental Authority for commercial zones.
- x. Residences and Hostels from 2nd floor onwards

8.3.4.2 In constructing buildings for the uses indicated under 8.3.4.1 permission for such constructions should be obtained from the Urban Development Authority.

8.3.4.3 The above requirements for 8.3.3.2 will be applicable for this zone also.

8.3.5 Public and Semi-Public Zones

8.3.5.1 The following uses can be permitted within the Public and Semi-Public Zones

- i. Government/Public Institutions/Semi-Government Institutions/ Administrative Complexes
- ii. Public Assembly Halls/Cultural Centers
- iii. Parks/Playgrounds/Stadiums
- iv. Libraries/Museums/ Religious Centers/
- v. Training Centers and Research Centers
- vi. International Schools
- vii. Vehicle Parks/Vehicle Parks complexes
- viii. Hotels not exceeding 100 square meters

8.3.5.2 In constructing buildings for the uses indicated under 8.3.5.1, permission for such construction should be obtained from the Urban Development Authority

8.3.6 Conservation Zone

8.3.6.1 Agricultural Zone

8.3.6.1.1 The following uses may be permitted within this zone.

- i. Agricultural activities
- ii. Animal Farms
- iii. Beaten Tracks Roads in the
- iv. Parks and Playgrounds
- v. Open places
- vi. Exhibition Grounds and Open Platforms
- vii. Social Clubs and Pavilions

8.3.6.1.2 No construction that will hinder or obstruct or not conducive to existing agricultural activity will be permitted

8.3.6.1.3 In addition to the uses specified in the section 8.3.6.1.1 the Urban Development Authority may use its discretion to permit other uses that will not be in conflict with these activities.

8.3.6.2 Water Reservations (Rivers, Canals, Streams Reservations)

8.3.6.2.1 Within this zone the following uses can be permitted

- i. Natural open area reservations.
- ii. Conserved Parks
- iii. Road reservations. (Roads that are already existing or roads constructed using natural materials without using artificial materials)
- iv. Plant nurseries

- v. Flower gardens
- vi. Open Areas
- vii. Parks, Playground

8.3.6.2.2 Any construction will not be permitted which obstruct the existing stream and drainage.

8.3.6.2.3 In addition to the uses given in the above 8.3.6.2.1, the Urban Development Authority may use its discretion to permit for other uses that will not conflict with environmental or other issues.

ANNEXURES

Annexure No: 01

Building Lines and Street Lines

The building lines and be street lines along A,B and C class roads in Mawanella urban area are identical. For the other roads the street lines and building lines are given below (Map No. 11).

Serial No.	Name of the Road	Distance from road centre to proposed Bldg. line. (Feet)	Distance from road centre to proposed Bldg. line (Meter)
01	Colombo-Kandy Road	50	15
02	Colombo-Kandy alternative Road	50	15
03	Rambukkana Road	40	12
04	Alpitiya Road	40	12
05	Aranayake Road	40	12
06	Aluthnuwara Road	30	9
07	Mawana Road	30	9
08	Weligalla Road	30	9
09	Dehimaduwa Road	30	9
10	Heenwerella Road	30	9
11	Court Road	30	9
12	Owaththa Road	30	9
13	Koandeniya Road	30	9
14	Mahawaththa Thakiya Road	30	9
15	Cemetery Road	30	9
16	Dewaragampola Road	20	6
17	Nayawala Road	20	6
18	Aangwarama Kiriwala Road	20	6
19	Habbunkaduwa Pitawala Road	20	6
20	Heendeniya Road	20	6
21	Aangwarama Hiriwala Road	20	6
22	Dewaragampola Walaporuwa Road	20	6
23	Dewaragampola Habbunkaduwa Road	20	6
24	Habbunkaduwa Road	20	6
25	Nayawala habbunkaduwa Road	20	6
26	Nunggamuwa Heendeniya Road	20	6
27	Hospital Circular Road	20	6
28	Kiringadeniya Church Road	20	6
29	Muslim Cemetery Road	20	6
30	Muslim School Road	20	6

31	Gamadeniya Road	20	6
32	Urulaagoda Road	20	6
33	Sahira Vidyala Road	20	6
34	Kalu Mohandiram Road	20	6
35	Dedigama Road	20	6
36	Hondenigoda Mawatha	20	6
37	Polgolla Mohandiram Road	20	6
38	Hingul Oya Road	20	6
39	Galkanda Road	20	6
40	Walpoladeniya Road	20	6
41	Hasan Mawatha	20	6
42	Mawana Lane	20	6
43	Palegoda Road	20	6
44	Medirigama Road	20	6
45	Parana Balana Road	20	6
46	Gamadeniya Lane	15	4.6
47	Berawetiya Road	15	4.6
48	Ibrahim Lane	15	4.6
49	Ibrahim Mawatha	15	4.6
50	Ranasinghe Mawatha	15	4.6
51	Muwangawa Road	15	4.6
52	Hingula Rajamaha Vihara Mawatha	15	4.6
53	Delgahagoda Road	15	4.6
54	Bodhimaluwa Vihara Raod	15	4.6
55	Manikkawa School Road	15	4.6
56	Udamakadawara Road	15	4.6
57	Pallemakadawara Road	15	4.6
58	Batawala Road	15	4.6
59	Alikewala Road	15	4.6
60	Waraliyadda Road	15	4.6
61	Sri Sunanda Mawatha	15	4.6
62	Pethangala Road	15	4.6
63	Orudanda Road	15	4.6
64	Godagama Road	15	4.6
65	Rankondiwela Road	15	4.6
66	Waraliyadda Road	15	4.6
67	Kallampaththa Road	15	4.6
68	Cross Road	15	4.6
69	Thotupala Road	10	3.6
70	Dompitiya Lane	10	3
71	Neegrodarama Mawatha	10	3
71	Church Lane - 5th	10	3
73	Weaving School Road	10	3

Source: Pradesiya Sabha Mawanella

Important Matters to Note

- i. The specification of building limits of the above roads or any new roads or any amendments to them shall be undertaken by the Urban Development Authority from time to time by a public notice.
- ii. The Urban Development Authority may relax certain requirements in respect of certain roads and footpaths after taking into consideration the difficult conditions of the terrain.

Annexure No: 02

Rivers and Streams Reservations

The rivers and stream reservations is determined from the bank of the waterway towards one side. The rivers and streams that are within the town are as follows:

Rivers and stream Reservations

	Name	Reservation From the bank Feet	Proposed Reservation From the bank Meters
01	Maoya	30	09
02	Hingul Oya	20	06
03	Thalagolla Oya	20	06
04	Habunkaduwa Ela	10	03.3
05	Deepawella Ela	10	03.3
06	Kobaruwa Ela	10	03.3

Note : The above reservation limits could be amended by the Authority with notice in a at present.

Annexure No.03

Dangerous and Offensive Trades

01. Processing and refining of products relating to the following

- Muddy arecanut
- Animals blood and other offal
- Bricks & tiles
- Copra, coir and machine coconut oil
- Organic and chemical fertilizer
- Fiber related industries
- Soda
- Hide
- Goda

- Lime
- Mechanical matchsticks and fire crackers
- Graphite
- Tobacco
- Soap
- Vinegar

02. Fabric painting and hide processing

03. Storing following items other than for retail trade

- Animal bones
- Natural and artificial fertilizer
- Coal and Charcoal
- Hay
- Copra
- Fiber
- Mineral Oil
- Raw hide

04. The following are the dangerous trades

- Queries, Kabock and gravel
- Mining

Annexure No: 04

Conserved Buildings

Name of the Building	Location
Saradiel Monument	Colombo Road, Mawanella
Beligamma Pothugal Temple	Kandy Road
Hingula Dadimunda Devale	Kandy Road, Hingula
Kingadeniya Mosque	Kiringadeniya
Mawanella Arch Bridge	Colombo Road
Kataragama Devale/Kovil	Colombo Road
Roman Catholic Church	Colombo Road

Annexure No:05

Floor Area Ratio

Zone	Maximum Floor area Ratio
Primary Residential	3.75
Residential	2.75
Mixed Residential	3.50
Commercial	5.00
Public and Semi Public	3.00
Leisure and recreational activities	0.25
Agricultural	0.25
Conserved	0.25

Annexure No: 06

Requirements for Urban Design

These requirements will be applicable for areas declared as commercial, public and semi-public institutions, properties facing New Colombo-Kandy Alternate Road, by the Urban Development Authority.

Architectural and Urban Design Requirements:-

6.1.1 Accessibility

Zone	Road Category	Minimum Width
Town Center Area	Exiting Road-Annexure No:06	Annexure No:06
	New Roads	10 meters
	Foot paths	3 meters

6.1.2 Extent of plots of lands

Zone	Minimum Extent (Perches)
Primary Residential	06*
Residential	10*
Mixed Residential	06*
Commercial	06
Others	20

* The extent of the lands within these zones which are facing the main roads should be as follows

- i. Primary Residential Zones - 08 Perches
- ii. Residential Zones - 15 Perches
- iii. Mixed Residential Zones - 15 Perches

6.1.3 Heights of Buildings

Zone	Perpendicular
Primary Residential Zones	12 meters*
Residential Zones	10 meters*
Mixed Residential Zones	10 meters
Commercial Zones	15 meters*
Others	10 meters

* The heights of the buildings adjoining grades, A or B Roads should be as follows;

- 1. Primary residential - 10 meters
- 2. Residential - 6 meters
- 3. Commercial - 10 meters

6.1.4 Building Limits

Road Category	Building limit
Annexure No:1	Annexure No:1
New Roads (Town Center)	12 meters from the centre of road
Foot paths	2 meters from the centre of foot path

6.1.5 Open Areas within the site

Zone	Percentage of Coverage by building
Primary Residential	A man
Residential	66 2/3%
Mixed Residential-Residential	70%
Commercial	80%
Commercial	80%
Others	65%

6.1.6 Retention Walls and Boundary Walls

Type	Height Meter	Length Meter
Retention Walls	*	*
Boundary Walls	2.0	*

- Considering, the location of land, Urban Development Authority will decide
- A certificate from a structural engineer should be produced for retention walls and boundary walls.

6.1.7 Vehicle Parking Facilities

Zone	Area Sq. Meters	Vehicle Parking Facilities
Primary Residential	100	1
Residential	150	1
Mixed residential	100	1
Commercial	175	1
Others	200	1

6.1.8 Floor Area Ratio

Zone	Floor Area Ratio
Primary Residential	3.75
Residential	2.75
Mixed Residential	3.50
Commercial	5.00
Public & Semi Public	3.00
Others	0.25

6.1.9 Sanitation

Type	Floor Space Sq. Meters	No. of Toilets to be Provided
Residential		
Commercial*	10	1
Public, Semi Public*	10	1
Industrial*	05	1

- Sanitary Facilities should be provided for males and females separately in the commercial, public and semi public and industrial zones.

6.1.10 Fire Protection

- I The Urban Development Authority may request to obtain a fire protection I of these zones
- II The maximum distance that can be developed in respect of any building or a number of buildings is 30 meters from the building line. After every 30 meters 3 meter space should be set free as a fire gap.

6.2 Architectural Regulation

In constructing buildings for commercial and public and semi public institutions in the areas facing new Colombo-Kandy road, the recommendation of the Urban Development Authority should be obtained with regard to the development in respect of the following features.

- i. External appearance of the buildings
- ii. Roof
- iii. Doors and Windows
- iv. Special features, valance board arches and balconies

I Landscaping Open Areas

All open areas other than the areas that are to be developed should be landscaped. The application for development should accompany a landscaping plan.

RESIDENTIAL ZONES

RESIDENTIAL ZONE NO. 1

North :

From a point where the western boundary of Mawanella urban development area and the northern boundary of the said urban area meets, a line drawn along northeastwards along the northern boundary until it reaches the point where the northern and western boundaries of the conservation zone no. 2 meets.

East :

From the last mentioned point a line drawn towards southeast along the western boundary of the conservation zone no. 2 until it meets the Ma-Oya western reservation line; thence southwards along the said reservation line until it meets the northern Building Line of Colombo – Kandy By-pass road.

South :

From the last mentioned point a line drawn westward along the said Building Line until it meets the eastern boundary of commercial zone no. 3 in line with the culvert no. 89/12 on Colombo – Kandy road. Thence northwards along the said boundary to a perpendicular distance of 100 meters, to the centre line of the Colombo – Kandy road, thence westward parallel to centre line of the said road along the northern boundary of the said commercial zone no. 3 until it meets the western boundary of the said commercial zone, thence southwards along the western boundary of the said commercial zone until it meets the said Building Line in line with the culvert no. 88/12 on Colombo – Kandy road; thence westwards along the Building Line of Colombo – Kandy road until it meets the western boundary of Mawanells urban development area in line with Culvert No. 55/16 on the said road.

West :

From the last mentioned point a line drawn northwestwards along the western boundary of Mawanella urban development area until it meets the starting point.

RESIDENTIAL ZONE NO. 2

North :

From a point where the western boundary of Mawanella urban area and the southern Building Line of Colombo – Kandy road meets, a line drawn eastwards along the said Building Line until it meets the western boundary of commercial zone no. 3 in line with

the Culvert No. 88/12; thence southwards along the said commercial zone to a distance of 100 meters perpendicular to the centre line of Colombo – Kandy road until it meets the southern boundary of the said commercial zone; thence eastwards along the said southern boundary of the commercial zone parallel to the centre line of Colombo – Kandy road until it meets the eastern boundary of the said commercial zone; thence northwards along the said eastern boundary of the said commercial zone until it meets the southern Building Line of Colombo – Kandy road; in line with the Culvert No. 89/12; thence eastwards along the said Building Line and along the building line of Colombo – Kandy By Pass road until it meets the western reservation line of Ma-Oya.

East :

From the last mentioned point a line drawn southwards along the said Ma-Oya reservation line crossing the old Colombo – Kandy road until it meets the northern boundary of the conservation zone no. (1).

South :

From the last mentioned point a line drawn westward along the northern boundary of conservation zone no. (1) until it meets the southern boundary of Mawanella urban development area; thence westwards along the said boundary until it meets the western boundary of Mawanella urban development area.

West :

From the last mentioned point a line drawn north westward along the western boundary of Mawanella urban development area, until it meets the starting point.

RESIDENCIAL ZONE NO. 3

North :

From the intersecting point of the building line of Nungamuwa – Heendeniya road and the reservation line of Ma Oya, a line drawn eastwards along the said reservation line of Ma Oya until it meets the reservation line of Hingul Oya.

East :

From the last mentioned point a line drawn southeast wards along the reservation line of Hingul Oya until it meets the Building Line of Mawanella – Rambukkana road; thence, westward along the said Building Line until it meets the building line of Nungamuwa – Heendeniya Road.

South :

From the last mentioned point a line drawn northwestward along the Building Line of Nungamuwa – Heendeniya road until it meets a point at 1915 ft. from Mawanella – Rambukkana road where Nungamuwa – Heendeniya road commence.

West :

From the last mentioned point a line drawn northwestward along the Building Line of Nungamuwa – Heendeniya road until it meets the starting point at 964 ft.

RESIDENTIAL ZONE NO. 4

North :

From a starting point at 660 ft. towards west from the reservation line of Hingul Oya along the Building Line of Mawanella – Rambukkana road a line drawn eastwards along the said Building Line until it meets the Hingul Oya reservation line.

East :

From the last mentioned point a line drawn southeastwards along the southern reservation line of Hingul Oya until it meets the Building Line of Colombo – Kandy road.

South :

From the last mentioned point a line drawn southwestwards along the Building Line of Colombo – Kandy road until it meets the Building Line of Colombo – Kandy By Pass road.

West :

From the last mentioned point a line drawn northwestward along the Building Line of the said By – Pass road until it meets the Building Line of Mawanella – Rambukkana road. Thence, northwards along the said Building Line of the road until it meets a point in line with Culvert No. 119; thence a line drawn eastwards along the western boundary of mixed residential zone No. 2 to a distance of 130 ft. until it meets the western boundary of conservation zone no. 4 marked in Town Survey Sheet No. 1 24/37,38,45,46 as 15 P; Thence southeastwards along the said boundaries of the conservation zone no. 4 until it meets the eastern boundary of the mixed residential zone no. 2, thence towards north along the said mixed residential area until it meets the starting point.

RESIDENTIAL ZONE NO. 5

North :

From the intersecting point of reservation line of Ma Oya and the Building Line of Colombo – Kandy By-Pass road, a line drawn eastwards along the Building Line of the said road until it meets the western boundary of the public and semi public zone no. 3 (Mawanella Base Hospital premises).

East :

From the last mentioned point a line drawn southwest along the public and semi public zone no. 3 until it meets the Building Line of Hospital circular road,

South :

From the last mentioned point a line drawn southwestwards along the Building Line of Hospital road until it meets the northern reservation line of Ma Oya, thence north westwards along the said reservation line to a distance of 730 ft.

West :

From the last mentioned point a line drawn northwestwards along the reservation line of Ma Oya until it meets the starting point.

RESIDENTIAL ZONE NO. 6

North :

From the intersecting point of northern reservation of Hingul Oya and the northern boundary of Mawanella Urban Development area, a line drawn towards east along the said boundary until it meets the new to the new to the eastern building line of Owatha road.

East :

From the last mentioned point a line drawn southeastwards along the northern boundary of Urban Development Area until it meets the northern reservation line of Hingul Oya.

South :

From the last mentioned point a line drawn northwestwards along the reservation line of Hingul Oya crossing Owatha road to meet a point at a distance of 625 ft. from Owatha road centre.

West :

From the last mentioned point a line drawn northwestwards along the reservation line of Hingul Oya until it meets the starting point.

RESIDENTIAL ZONE NO. 7

North :

From a point on the Building Line of Colombo – Kandy road in line with the culvert no. 92/2 a line drawn towards northeast along the Building Line until it meets the building line of Alikewala watta road.

East :

From the last mentioned point a line drawn southeastwards along the building line of Alikewala watta road until it meets the building line of Aluthnuwara Dewalaya road; thence southwards along the building line of said road until it meets the meeting point of northern and western boundary of Conservation Zone No. 7, thence southwestwards along the western boundary of the said Conservation Zone until it meets the building line of Aluthnuwara – Dewalaya road; thence southwards along the building line of the said road until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn northwestwards along the southern boundary of Mawanella Urban Development area until it meets the intersecting point of eastern and southern boundaries of mixed residential zone no. 3 at Jalegoda road.

West :

From the last mentioned point a line drawn northwestwards along the eastern boundary of mixed residential zone no. 3 (Jalegoda road) until it meets the starting point.

RESIDENTIAL ZONE NO. 8

North :

From the intersecting point of the building line of Aluthnuwara-Devalaya road and Delgahagoda road a line drawn northeastwards along the building line of Delgahagoda road until it meets the southern boundary of Mawanella Urban Development area.

East :

From the last mentioned point a line drawn southwestwards along southern boundary of Mawanella Urban Development area until it meets the eastern boundary of conservation zone no. 7.

South :

From the last mentioned point a line drawn northwestwards along the eastern and northern boundaries of the conservation zone no. 7 until it meets the building line of Aluthnuwara Devalaya road.

West :

From the last mentioned point a line drawn northwards along the building line of Aluthnuwara Devalaya road until it meets the starting point.

RESIDENTIAL ZONE NO. 9

North :

From a point 728 ft from the southern boundary of Mawanella Urban Development area towards north along the building line of Aluthnuwara Dewalaya road, a line drawn northeast along the southern boundary of conservation zone no. 7, to a point at a distance of 310 ft.

East :

From the last mentioned point a line drawn southeast along the said conservation zone no. 7 until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn southwest along the southern boundary of Mawanella Urban Development area until it meets the building line of Aluthnuwara Devalaya road.

West :

From the last mentioned point a line drawn northeastwards along the building line of Aluthnuwara Devalaya road until it meets the starting point.

RESIDENTIAL ZONE NO. 10

North :

From a point on the Building Line of Colombo – Kandy road meets the eastern boundary of commercial zone no. 2, at a distance of 656 ft. from the building line of Aluthnuwara Devalaya road; a line drawn northeastward along the said Building Line until it meets the southern reservation line of Hingul Oya, thence eastwards along the said reservation line until it meets a point 1670 ft. from the Hingul Oya bridge.

East :

From the last mentioned point a line drawn southeastward along the southern reservation line of Hingul Oya until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn westward along the southern boundary of Mawanella Urban Development area until it meets the building line of Delgahagoda road, thence a line drawn northwestward along the building line of Delgahagoda road until it meets the meeting point of eastern and southern boundaries of conservation zone no. 6.

West :

From the last mentioned point a line drawn northwestwards along the eastern boundary of the conservation zone no. 6 and the commercial zone no. 2 until it meets the starting point.

RESIDENTIAL ZONE NO. 11

North :

From a point where the northern boundary of Mawanella Urban Development area meets the northern reservation line of Hingul Oya, a line drawn northeastwards along the said boundary until it meets the meeting point of northern and western boundaries of conservation zone no. 10; at 730 ft. northwestward, along northern boundary from the eastern boundary of Mawanella Urban Development area; thence southwestwards along the western, southern and eastern boundaries of the said zone, until it meets the eastern boundary of Mawanella Urban Development area.

East :

From the last mentioned point a line drawn southeastwards along the eastern boundary of Mawanella Urban Development area until it meets the Building Line of Colombo Kandy road.

South :

From the last mentioned point a line drawn westwards along the Building Line of Colombo Kandy road until it meets the centre point in of the Hingul Oya bridge.

West :

From the last mentioned point a line drawn southwestwards along southern reservation line of Hingul Oya until it meets the starting point.

RESIDENTIAL ZONE NO. 12

North :

From the meeting point of the Building Line of Colombo – Kandy road and the northern reservation line of Hingul Oya, a line drawn eastwards along the Building Line of the said road until it crosses Mahantheagama road and meets the eastern boundary of Mawanella Urban Development area.

East :

From the last mentioned point a line drawn southeastwards along the eastern boundary of Mawanella Urban Development area until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn southwestwards along the southern boundary of Mawanella Urban Development area crossing Mahantheagama road until it meets the eastern boundary of conservation zone no. 9, at a distance of 400 ft. from the centre line of Mahantheagama road; thence along north westwards along eastern, northern and western boundaries of the said zone until it meets the northern reservation of Hingul Oya; thence westward along the said reservation line until it meets a point 1670 ft. eastward from the Hingul Oya bridge.

West :

From the last mentioned point a line drawn westwards along the Hingul Oya reservation until it meets the starting point.

RESIDENTIAL ZONE NO 13

North :

From the meeting point of southern boundary of Mawanella Urban Development area and the building line of Habunkaduwa road, a line drawn eastwards along the building line of the said road until it meets the building line of Deveragampola Habunkaduwa road.

East :

From the last mentioned point a line drawn southwards along the building line of Deveragampola Habankaduwa road, until it meets a point at a turning point of ela at a distance of 315 ft. from the Southern boundary of Mawanella Urban Development area towards east.

South :

From the last mentioned point a line drawn westwards along the southern boundary of conservation zone 1 until it meets the southern boundary of Mawanella Urban Development area.

West :

From the last mentioned point a line drawn northwards along southern boundary of Mawanella Urban Development area until it meets the starting point.

RESIDENTIAL ZONE NO. 14

North, East, West - Bounded by the southern boundary of the conservation zone no. 9

South :

Southern boundary of Mawanella Urban Development area.

PRIMARY RESIDENTIAL ZONES

PRIMARY RESIDENTIAL ZONE NO. 01

North :

From a point 320 ft. westward along the southern boundary of the paddy field land no. 110 p, a line drawn eastwards along the said boundary of the paddy field until it meets a point on the boundary close to the well on the eastern boundary of the said paddy field; thence a line drawn southeastward until it meets the southern boundary of Mayoopatha Boy's school at a foot path; thence southeast along the southern boundary of the said school and the southern boundary of Divisional Secretariat Office premises until it meets the Mawanella – Aranayake road Building Line; thence crossing the said road until it meets the eastern Building Line of the said road; thence northwards along the said Building Line until it meets the Building Line of Colombo – Kandy road; thence northeastward along the said Building Line until it meets the western reservation line of Ma-Oya.

East :

From the last mentioned point a line drawn southwards along the western reservation line of Ma Oya until it meets the southern boundary line of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn westward along Mawanella Urban Development area southern boundary line, crossing Mawanella Aranayake road to meet a point at a distance of 208 ft. from the centre line of the said road.

West :

From the last mentioned point a line drawn northwards along Mawanella Urban Development area southern boundary until it meets the southern boundary of Conservation Zone No. 01 (Paddy field no. 135 p); thence along the eastern boundary of the said conservation zone until it meets the starting point.

PRIMARY RESIDENTIAL ZONE NO. 02

North :

From a point where Baduriya Muslim School western and southern boundaries meets the reservation line of Ma Oya, a line drawn eastwards along the southern and eastern boundaries of the said school until it meets the Building Line of Hemmathagama road.

East :

From the last mentioned point a line drawn southeastwards along the Building Line of Hemmathagama road until it meets the Building Line of Purana vihara road; thence southwestwards along the said Building Line of the road until it meets the eastern boundary of the conservation zone no. 5.

South :

From the last mentioned point a line drawn northwards along the eastern, northern and western boundaries of the Conservation Zone No. 5 until it meets the southern boundary of Mawanella Urban Development area; thence westwards and southwards and westwards along the said boundaries until it meets the eastern reservation line of Ma Oya.

West :

From the last mentioned point a line drawn northwards along the said reservation line of Ma Oya until it meets the starting point.

PRIMARY RESIDENTIAL ZONE NO. 03

North :

From a point at southern Building Line of Colombo Kandy road where the Building Line of Mawana road and Colombo Kandy road meets, a line drawn towards southeast along the said Building Line of Colombo – Kandy road until it meets a point in line with the Culvert No. 92/1.

East :

From the last mentioned point a line drawn southwards along the western boundary of mixed residential zone no. 3 until it meets the southern boundary of Mawanella Urban Development area; thence, southwestwards along the said boundary until it meets a point at a distance of 312 ft. north eastwards from the centre of Hemmathagama road.

South :

From the last mentioned point a line drawn towards southwest along the southern boundary of Mawanella Urban Development area until it meets the Building Line of Hemmathagama road.

West :

From the last mentioned point a line drawn northwestwards along the Building Line of Hemmathagama road until it meets the Building Line of Mawana road, thence eastwards along the Building Line of Mawana road until it meets the starting point.

MIXED RESIDENTIAL ZONES

MIXED RESIDENTIAL ZONE NO. 1

North :

From a point where the building line of Nungamuwa – Heendeniya road meets the southern reservation line of Ma Oya, a line drawn southeastwards along the building line of the said road until it meets the northern boundary of conservation zone no. 3; thence northwestwards along the northern, western, southern and eastern boundaries of the said zone until it meet the building line of Nungamuwa – Heendeniya road; thence southeastward along the building line of the said road until it meets the Building Line of Mawanella – Rambukkana road.

East :

From the last mentioned point a line drawn towards northwest along the Building Line of Mawanella – Rambukkana road until it meets the northern Building Line of Colombo – Kandy By-Pass road.

South :

From the last mentioned point a line drawn westwards along the said Building Line until it meets the eastern reservation line of Ma Oya.

West :

From the last mentioned point a line drawn northwards along the reservation line of Ma Oya reservation line until it meets the starting point.

MIXED RESIDENTIAL ZONE NO. 2

North :

From a point 893 ft. from the reservation line of Hingul Oya towards west on the southern Building Line of Mawanella – Rambukkana road, a line drawn eastward along the said Building Line to a distance of 233 ft.

East :

From the last mentioned point a line drawn southwest 100 meters parallel to the centre line of Mawanella – Rambukkana road until it meets centre line of Thakiya road; thence from the said road until it meets a meeting point of the northern and western boundaries of the conservation zone no. 4 (town survey sheet no. 1 24/37,38,45,46 1 of 15p) thence along the western boundary of the said conservation zone up to a distance of 938 ft.

South :

From the last mentioned point a line drawn towards west until it meets a point on the Building Line of Mawanella – Rambukkana road, in line with culvert no. 119.

West :

From the last mentioned point a line drawn northwards along the Building Line of Mawanella – Rambukkana road until it meets the starting point.

MIXED RESIDENTIAL ZONE NO. 3

North :

From a point on the Building Line of Colombo Kandy road in line with the culvert no. 92/1, a line drawn south eastwards along the said Building Line until it meets a point in line with the culvert no. 92/2 by the side of Jalegoda road.

East :

From the last mentioned point a line drawn southwards along the building line of said Jalegoda road until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point a line drawn north westward along the southern boundary of Mawanella Urban Development area until it meets a line drawn perpendicular from the centre line of Colombo – Kandy road at culvert no. 92/1.

West :

From the last mentioned point a line drawn northeastwards along the said perpendicular line until it meets the starting point.

MIXED RESIDENTIAL ZONE NO. 4

North :

From a point where the southern boundary of Mawanella Urban Development area and the Building Line of Purana Vihara Mawatha meets a line drawn northeastwards along Building Line Purana Vihara Mawatha until it meets the Building Line of Mawanella – Hemmathagama road.

East :

From the last mentioned point a line drawn southwest along the building line of Mawanella – Hemmathagama road until it meets the southern boundary of Mawanella Urban Development area.

South :

From the last mentioned point, a line drawn southwestwards along the southern boundary of Mawanella Urban Development area to meet a point at a distance of 275 ft.

West :

From the last mentioned a line drawn northwestward along the southern boundary of Mawanella Urban Development area until it meets the starting point.

COMMERCIAL ZONES

COMMERCIAL ZONE NO. 01

North :

From a point where the Building Line of Hospital road and the eastern reservation line of Ma Oya meets, a line drawn northeastwards along the Building Line of the said road until it meets the southern boundary of Mawanella Base Hospital premises; thence, eastwards along the southern boundary of the said Hospital and crossing the Mawanella – Rambukkana road and turn towards north along the Building Line of the said road until it meets the Building Line of Colombo – Kandy By-pass road; thence southeastwards along the said Building Line crossing the Colombo – Kandy road and proceed southeastwards along the Building Line of Colombo – Kandy road until it meets building line of Mawana road.

East :

From the last mentioned point a line drawn southwards along the Building Line Mawana road until it meets the Building Line of Hemmathagama road;

South :

From the last mentioned point a line drawn northwestward along the Building Line of Hemmathagama road until it meets the northern boundary of Baduriya Muslim School premises; thence, westwards along the said boundary until it meets the eastern reservation line of Ma Oya.

West :

From the last mentioned point a line drawn northwards along eastern reservation line of Ma Oya, crossing Colombo – Kandy road until it meets the starting point.

COMMERCIAL ZONE NO. 02

North :

From a point on the Building Line of Colombo Kandy road where the Building Line of Alikeiwalawatha road meets, a line drawn north easternwards along the said Building Line up to a distance of 656 ft. from the centre line of Aluthnuwara Dewalaya road.

East :

From the last mentioned point a line drawn towards southeast until it meets the meeting point of northern and eastern boundaries of Conservation Zone No. 6 at a distance of 500 m.

South :

From the last mentioned point a line drawn towards southwest along the northern boundary of Conservation Zone No. 6, until it meets the Building Line of Aluthnuwara Dewalaya road; thence southeastwards along the Building Line of the said road until it meets the Building Line of Alikewalawaththe road junction.

West :

From the last mentioned point a line drawn northwestward along the Building Line of Alikewalawaththa road until it meets the starting point.

COMMERCAIL ZONE NO. 03

North :

From a point northwards 100 m. perpendicular from the centre line at the Culvert No. 88/12 on Colombo Kandy road, a line drawn eastwards parallel to the centre line of the said road centre line until it reaches a perpendicular line drawn from the centre line of the said road at Culvert No. 89/12.

East :

From the last mentioned point a line drawn southwards along the perpendicular line to the centre line of Colombo Kandy road at Culvert No. 89/12 and extended further to a point at a distance of 100 m. from the said road.

South :

From the last mentioned point a line drawn westward parallel to the centre line of Colombo – Kandy road until it meets a line drawn southwards perpendicular from the centre line at Culvert No. 88/12.

West :

From the last mentioned point, a line drawn northwards along the said perpendicular line passing through the centre line at Culvert No. 88/12 until it meets the starting point.

PUBLIC & SEMI-PUBLIC ZONES

PUBLIC AND SEMI PUBLIC ZONE NO. 01

North :

From a point on Koboruwa Ela 312 ft from the Culvert No. 203 on Colombo Kandy road towards southwest a line drawn northeastwards along the said Ela until it meets the southern Building Line of Colombo Kandy road; thence eastwards along the said Building Line of Colombo Kandy road until it meets the Building Line of Mawanella-Aranayake road.

East :

From the last mentioned point, a line drawn south westward along the Building Line of Mawanella Aranayake road until it meets the southern boundary line of Mawanella Divisional Secretariat Office premises.

South :

From the last mentioned point a line drawn southwestwards along the southern boundary of Mawanella Divisional Secretariat Office premises and northwestwards along the Mayoorapatha Boy's School southern boundary until it meets the centre of a foot path; thence from the centre of the foot path a straight line is drawn northwestwards until it meets the eastern boundary of the paddy field no. 110 p, near a well.

West :

From the last mentioned point a line drawn northwestward along the eastern boundary of the paddy field no. 110 p until it meets the starting point.

PUBLIC AND SEMI PUBLIC ZONE NO. 02

North :

From a point at a distance of 400 ft. southeastwards from Colombo Kandy old bridge along the eastern reservation of Ma Oya, a line drawn northeastward until it crosses Urulagoda road and proceeds to meet the western Building Line of Hemmathagama road.

East :

From the last mentioned point a line drawn southeastwards along the building line of Hemmathagama road to meet a point at a distance of 205 ft; thence, southwestwards to meet a point at a distance of 400 ft.

South :

From the last mentioned point a straight line drawn westward, until it meets the reservation line of eastern Ma Oya.

West :

From the last mentioned point, a line drawn northeastward along the eastern reservation of Ma Oya until it meet the starting point.

PUBLIC & SEMI PUBLIC ZONE NO. 03

North :

From a point on the southern Building Line of Colombo Kandy By-pass road, which is 300 ft. eastwards from the centre line of Nayawela road a line drawn eastwards along the said Building Line, until it meets the Building Line of Mawanella Rambukkana road.

East :

From the last mentioned point, a line drawn southwards along the Building Line of Mawanella Rambukkana road until it meets the building line of the Hospital Circular road.

South :

From the last mentioned point a line drawn westwards along the building line of Hospital Circular road until it meets the centre line of Hospital road.

West :

From the last mentioned point, a line drawn northeastward until it meets the starting point.

CONSERVATION ZONES (AGRICULTURAL ZONE)

CONSERVATION ZONE NO. 01

North	}	As per Town Survey Sheet No. 1 <u>24</u> 3
East		
South		Paddy field no. 103p, 105p, 110p, 134p and 135p
West		

CONSERVATION ZONE NO. 02

North	}	As per Town Survey Sheet No. 1 <u>24</u> 3
East		
South		Paddy field no. 34p
West		

CONSERVATION ZONE NO. 03

North	}	As per Town Survey Sheet No. 1 <u>24</u> 1 and 1 <u>24</u> 3
East		
South		Paddy field no. 12p
West		

CONSERVATION ZONE NO. 04

North }
East } As per Town Survey Sheet No. 1 24 1
South } 37,38,45,46
West }

CONSERVATION ZONE NO. 05

North }
East } As per Town Survey Sheet No. 1 24 5
South } 37,38,45,46
West }

CONSERVATION ZONE NO. 06

North }
East } As boundaries indicated in Konadeniya Paddy field.
South }
West }

CONSERVATION ZONE NO. 07

North }
East } As boundaries indicated in Andipala Paddy field.
South }
West }

CONSERVATION ZONE NO. 08

North }
East } As boundaries indicated in Pahala Palkada Paddy field.
South }
West }

CONSERVATION ZONE NO. 09

North }
East } As boundaries indicated in Baddege Paddy field.
South }
West }

CONSERVATION ZONE NO. 10

North }
East } As boundaries indicated in Mada Kumbura Paddy field.
South }
West }