

KULIYAPITIYA DEVELOPMENT PLAN 2023-2033

“Opulent Agro - Techno City”



Urban Development Authority
Ministry of Urban Development and Housing

KULIYAPITIYA DEVELOPMENT PLAN (2023 - 2033)



URBANDEVELOPMENT AUTHORITY

MINISTRY OF URBAN DEVELOPMENT AND HOUSING

Kuliyapitiya Development Plan 2023 - 2033

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Battaramulla, Sri Lanka.

Website - www.uda.gov.lk,
E - Mail - info@uda.gov.lk
Phone Number - +94112873637

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The Kuliyapitiya Development Plan for 2023–2033 consists of three main parts: Part I, Part II, and Part III. Part I includes the introduction of the Development Plan, Preliminary Study, Need for the Development Plan, vision of the development plan, goals and objectives, conceptual plan, and development strategy plan. Part II of the development plan contains planning and building development regulations and zoning regulations effective for the period of 2023–2033. The final section of the development plan, Part III, encompasses zoning boundaries with coordinates and all relevant annexures.

The Kuliyapitiya Development Plan for 2023–2033 was prepared by the North Western Provincial Office of the Urban Development Authority.

Supervision

Mr. Nimesh Herath - Chairman - U.D.A., Plnr. N.P.K. Ranaweera - Director General - U.D.A., Architect Mahinda Vithanarachchi - Additional Director General - U.D.A., Plnr. M.P. Ranatunga - Deputy Director General (Planning - Zone I) Plnr. Mr. N.A.S.N. Nissanka - Deputy Director General (Projects) - U.D.A., Plnr. E.M.S.B. Ekanayake - Director - Central Province - U.D.A., Lawyer D. M Kirivattuduwa, Director (Legal), U.D.A., Plnr. Roopa Ranjani - Director (Strategic Planning)

Planning Team

Plnr. Mrs.R.L.P.P. Nawarathne - Director (North Western Province) - U.D.A., Plnr. R.M.J.B. Rathnayake - Deputy Director (Planning) - U.D.A., W.M.U. Somasiri - Deputy Director (Planning Support) - U.D.A., Plnr. I. M. P. Jayathilake - Assistant Director (Planning) - U.D.A., Plnr. B.G.U. Dayangani - Town Planner - U.D.A., N.P.A. Thilakaratne - Enforced Planner - U.D.A., Plnr. P.P.D. Rajapakshe - Town Planner U.D.A., - Plnr. A.G.D.D. Rathnayake - Town Planner - U.D.A., N.P.A. Kumarihami – Senior Draftmen - U.D.A., M.T.U. Premathilaka - Computer Operator - U.D.A.

Supporting Team - Urban Development Authority

- Strategic Planning Division - Urban Development Authority (Supervision, Regulating and gazetting)
- Environment and Landscape Division - Urban Development Authority (Prepare the PORS, DRR and Conservation Plans)
- Geographical Information Systems Division, Urban Development Authority (Provide Technical assistance and the GIS data base)
- Research and Development Division - Urban Development Authority (Awareness programs for the introduction of new technologies)

Acknowledgement

The Kuliypitiya Development Plan (2023–2033) was prepared under the initial supervision of the North Western Provincial Office of the Urban Development Authority with the objective of achieving sustainable environmental, social, economic, and physical development to the people of the area.

We extend our respectful thanks to the Honorable Minister of Urban Development and Housing, Mr. Prasanna Ranatunga, for approving the Kuliypitiya Development Plan (2023–2033) under the provisions of the Urban Development Authority Act No. 41 of 1978 as amended by Act No. 04 of 1982.

We express gratitude to the former Chairman of the Kuliypitiya Urban Council, Mr. A.M. Lakshman Adhikari, the former Chairman of the Kuliypitiya Pradeshiya Sabha, Mr. Wijayasiri Ekanayake, and the Secretary and all officers of the office on behalf of the Planning Team and the Urban Development Authority.

Our extended special thanks to Mr. Nimesh Herath, Chairman of the Urban Development Authority; Plnr. N.P.K. Ranaweera, Director General of the Urban Development Authority; Archt. Mahinda Vithanachi, Additional Director General; Plnr. M.P. Ranatunga, Deputy Director General (Planning - Zone D); Plnr. N.A.S.N. Nissanka, Deputy Director General (Projects); Lawyer D.M. Kirivattuduwa, Director (Legal); and Plnr. Roopa Ranjani, Director (Strategic Planning), for their courage and guidance in preparing this plan.

We also acknowledge Chartered Landscape Architect C.K.E. Kalupana, Director of the Environmental and Landscape Division, and all officers of the division, as well as the Director of the Geographical Information Systems (GIS) Division, Plnr. J.P.S. Somasekara, and all officers of the division and Strategic Planning Division and staff members of all divisions are gratefully acknowledged on behalf of the planning team for their support in the successful completion of this task.

Honorable Minister’s Foreword



“Kuliyapitiya Development towards reality.”

The President Ranil Wickremesinghe's vision policy underscores the necessity of implementing new development plans to direct the nation towards achieving its objectives of fully developing Sri Lanka by 2048. The Urban Development Authority (UDA) plays a crucial role in implementing and enforcing urban development plans to address gaps and disparities between districts within the same province and cities within the same district, stemming from the rapid urbanization process in the country.

In line with this vision, the Urban Development Authority (UDA) has already gazette development plans for 26 identified cities, with plans to prepare and legalize development plans for an additional 50 cities by the end of the year. The Kuliyapitiya Urban Development Plan is among those slated for implementation. The Urban Development Authority aims to prepare a total of more than 130 urban development plans by 2024.

The Kuliyapitiya Development Plan places priority on the services provided to the urban area’s residents and aims to develop it further as a service center. The plan identifies the area's natural ecosystem and economic assets for the benefit of the urban population in a systematic manner.

During the preparation of this plan, input was gathered from professionals, experts, stakeholders, and the community, incorporating modern analytical techniques and approaches.

I extend my appreciation to the Chairman, Director General of the Urban Development Authority, planning teams, and all officers involved in making this plan a success. I am confident that with the cooperation and participation of relevant local authorities, public and private sector institutions, and the general public, the Kuliyapitiya Development Plan (2023–2033) will be successfully implemented.

Prasanna Ranatunga

Minister of Urban Development and Housing

Hon. Chairman's Foreword - Urban Development Authority



The Urban Development Authority is the main responsible agency for the preparation and implementation of plans related to the management of urban areas in Sri Lanka. The primary objective of establishing the Urban Development Authority in 1978 was to develop and regulate developments in those areas through integrated planning and implementation.

Accordingly, under Section 8 (1) of the Urban Development Authority Amendment Act (Part IIA) No. 4 of 1982, the Authority is empowered to prepare development plans for the urban areas which are declared by the Minister in charge of the subject. Accordingly, the Kuliypitiya Development Plan has been prepared by considering the physical, economic social and environmental aspects of the area.

The Urban Development Authority has prepared the Kuliypitiya Development Plan to be effective from 2023 to 2033 by using the modern planning strategies.

Kuliypitiya Development Plan has adopted a strategic approach to optimally utilize the potential to ensure favorable developments in the planning area by identifying the problems in the planning area and further regulating the development zones and zoning regulations through the prepared development plan. I, therefore, call upon all stakeholders and the public to contribute towards the realization of this vision through the implementation of this plan in order to serve the needs of the general public.

I would like to express my heartfelt thanks to the planning team of the Urban Development Authority who supported the successful completion of the Kuliypitiya Development Plan within the stipulated time. I am also grateful to all the stakeholders and the community who have supported and contributed to the successful completion of this task and hope that all of you will continue to extend their utmost support for the successful implementation of the plan.

Nimesh Herath

Chairman

Urban Development Authority.

Foreword by former Presidents of Kuliypitiya Urban Council and Pradeshiya Sabha



The Urban Development Authority , a pioneer agency in Sri Lanka's urban development for over four decades, has partnered with local administrative institutions to create a livable urban area with a well - planned land use pattern to meet all urban needs and well-being of the inhabitants.

The Kuliypitiya Urban Council, spanning 20 Grama Niladhari divisions, and with the western part of the Pradeshiya Sabha area declared as an urban development area in 2020, shapes our strategy towards fostering holistic and fair advancement. This requires seamless cooperation between local authorities to ensure balanced development across physical, economic, social, and environmental realms. As the local development agency, the Kuliypitiya Urban Council (UC) and Pradeshiya Sabha (PS) holds a central role in propelling this agenda forward, prioritizing the well-being of its community above all else.

The Kuliypitiya Urban Development Plan for the period 2023–2033 has been prepared by the North Western Provincial Office of the Urban Development Authority, aligning with legal frameworks to steer the area's development in a positive direction. The plan aims to cater to the future residential and urban communities, addressing their daily living needs and maximizing economic and social benefits through existing development potential.

Representatives of the Kuliypitiya urban council and Pradeshiya Sabha, including us, are dedicated to realizing the vision of transforming the Kuliypitiya urban development area into a thriving urban area through this urban development plan. We are committed to fulfilling our responsibilities and duties toward this noble purpose.

A.M. Lakshman Adhikari
Former Chairman
Urban Council
Kuliypitiya

Vijayasiri Ekanayake
Former Chairman
Pradeshiya Sabha (West)
Kuliypitiya

Preface

Kuliyapitiya Urban Council area was declared the as an Urban Development Area by the Extraordinary Gazette Notification No. 100/04 on 04th August 1980, and an area of about 39.74 square kilometers, which is part of the Kuliyapitiya Pradeshiya Sabha area, was declared as an Urban Development Area by the Gazette Extraordinary No. 2209/12 dated 04th January 2021. Accordingly, an area of 44 square kilometers has been declared as an urban development area at present.

The Kuliyapitiya Development Plan for 2023–2033 consists of three main parts: Part I, Part II, and Part III. Part I includes the introduction of the Development Plan, Preliminary Study, Need for the Development Plan, vision of the development plan, goals and objectives, conceptual plan, and development strategy plan. Part II of the development plan contains planning and building development regulations and zoning regulations effective for the period of 2023–2033. The final section of the development plan, Part III, encompasses zoning boundaries with coordinates and all relevant annexures.

In Part I, the first chapter elucidates the background of the development plan, introducing its nature, stakeholders involved, the scope it encompasses, and the planning process employed. Chapters two and three offer a comprehensive analysis of the study area, including its historical context, the delineation of the planning area, and the pressing need for the development plan. Chapter four delineates the overarching vision and objectives of the plan, while chapter five conducts a detailed SWOT analysis, identifying the strengths, weaknesses, opportunities, and threats. Chapter six proceeds to detail the conceptual plan and proposed land use plans, along with the Infrastructure Development Strategy Plan, Social Infrastructure Development Strategic Plan, Transportation Plan, Economic Development Strategy Plan, Sustainable Environmental Strategic Plan, and Project Implementation Strategy Plan.

In Part II, chapter seven delineates plans and building regulations, chapter eight specifies identified zones and zoning regulations, and chapter nine includes proposed road widths, building lines, and details of protected areas.

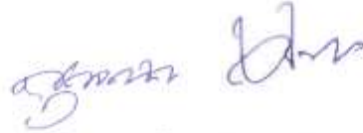
Therefore, the relevant authority and the Government of Sri Lanka anticipate the implementation of the Kuliyapitiya Development Plan 2023–2033, relying on the comprehensive framework delineated within the plan.

Hon. Minister's Approval

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
LIMIT OF KULIYAPITIYA URBAN COUNCIL, PART OF THE PRADESHIYA
SABHA LIMIT OF KULIYAPITIYA**

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the limit of Kuliypitiya Urban Council, Part of the Pradeshiya Sabha limit of Kuliypitiya after consideration of recommendation made by the Board of Management of the Urban Development Authority on 11th May 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act No. 4 of 1982.

Prasanna Ranathunga
Minister of Urban Development and Housing
Ministry of Urban Development and Housing
2nd Floor, "Sethurupaya"
Battaramulla



Prasanna Ranathunga (M.P)
Minister of Urban Development & Housing

Ministry of Urban Development & Housing,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla.

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Gazette Notification



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Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE LIMIT OF KULIYAPITIYA URBAN COUNCIL, PART OF THE PRADESHIYA SABHA LIMIT OF KULIYAPITIYA

I, Prasanna Ranathunga, Minister of Urban Development and Housing do hereby approve the Development Plan for the limit of Kuliypitiya Urban Council, Part of the Pradeshiya Sabha limit of Kuliypitiya after consideration of recommendation made by the Board of Management of the Urban Development Authority on 11th May 2023 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

PRASANNA RANATHUNGA (M.P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla,
21st July, 2023.



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**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR
LIMIT OF KULIYAPITIYA URBAN COUNCIL, PART OF THE PRADESHIYA SABHA
LIMIT OF KULIYAPITIYA**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Prasanna Ranathunga, the Minister in charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8 (F) of the said Act No. 4 of 1982 have approved the Development Plan for Limit of Kuliyaipitiya Urban Council, Part of the Pradeshiya Sabha Limit of Kuliyaipitiya prepared under Section 8 (A) of the said Act on the day of 28th, April 2023.

PRASANNA RANATHUNGA (M.P),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
"Suhurupaya",
Subhuthipura Road,
Battaramulla,
28th July, 2023.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE
LIMIT OF KULIYAPITIYA URBAN COUNCIL, PART OF THE PRADESHIYA SABHA
LIMIT OF KULIYAPITIYA**

PUBLIC are hereby informed that the Development Plan prepared for the Limit of Kuliyaipitiya Urban Council, Part of The Pradeshiya Sabha Limit of Kuliyaipitiya under section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 31st October 2022, by Hon. Prasanna Ranathunga, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

NEMESH HERATH,
Chairman,
Urban Development Authority.

28th July 2023.

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Part I

Chapter 01

Background of the Development Plan

Chapter 01

Background of the development plan

Chapter 01

Background of development plan

Introduction

1.1 Introduction

The Urban Development Authority is granted with the authority to undertake physical development and implementation of the development plans within spatial regions which are declared as Urban Development areas, as outlined in Sections 3 (1) and (2) of the Urban Development Authority Act No. 41 of 1978. Furthermore, the Urban Development Authority is empowered to formulate development plans for these declared areas, pursuant to Section 8 II A of the Urban Development Authority (Amendment) Act No. 4 of 1982.

The jurisdiction of the Kuliyapitiya urban development declared area originally encompassed three Grama Niladhari divisions: Meegahakottuwa, Kuliyapitiya Town, and Assadduma. However, due to rapid commercial expansion beyond the Kuliyapitiya Urban Council area and significant growth in the education sector, the development area has been expanded. As a result, the authority's jurisdiction now includes 23 Grama Niladhari divisions, covering a total area of 44.4 square kilometers. This expansion is officially documented in Gazette Notification No. 2209/12, dated January 4th, 2021.

The Kuliyapitiya Urban Council area was declared as an Urban Development Area by Extraordinary Gazette Notification No. 100/04 on August 4th, 1980, encompassing an area of approximately 39.74 square kilometers, which includes 03 Grama Niladhari divisions (Meegahakottuwa, Kuliyapitiya Town, Assadduma). Additionally, a portion of the Kuliyapitiya Pradeshiya Sabha area was declared an Urban Development Area by Gazette Extraordinary No. 2209/12 dated January 4th, 2021. Consequently, the current urban development area spans a total of 44 square kilometers.

Recognizing the proposed area's fertile agricultural nature, the Urban Development Authority has designated Kuliyapitiya as an urban area for

systematic development, with a strategic focus on integrating the agricultural economy into its urban development plan, thereby ensuring the preservation and enhancement of the region's agricultural heritage and economic potential.

1.2 Stakeholders of the Development Plan

In the process of preparing the development plan, the views and suggestions of the relevant stakeholders was obtained at various times from its inception to the end. Accordingly, at various stages of the plan preparation process i.e., data collection, identification of issues and potential related to areas, data analysis, preparation of strategic plans and formulation of regulations, assistance of relevant stakeholders was sought.

Key Stakeholder

1. Urban Council - Kuliyapitiya
2. Pradeshiya Sabha - Kuliyapitiya

Basic Consultancy Agencies

Consultancy Institutions related to Economic Affairs

1. Provincial Department of Agriculture - Kurunegala
2. Three-Wheeler Owners Association - Kuliyapitiya
3. Trade Union - Kuliyapitiya
4. Department of Agrarian Services - Kuliyapitiya
5. Coconut Development Board - Kuliyapitiya
6. Department of Valuation - Kurunegala

Environmental Consultancy Agencies

1. Central Environmental Authority - Kurunegala
2. Department of Wildlife conservation - Kurunegala
3. National Building Research Organization (NBRO) - Kurunegala
4. Disaster Management Centre (DMC) - Kurunegala
5. Sri Lanka Land Development Corporation

Chapter 01

Background of
development plan

Stakeholders of
the Development
Plan

Infrastructure Related Consultancy Institutions

1. Sri Lanka Telecom - Kuliyapitiya
2. Road Development Authority - Kurunegala
3. Private Bus Owners Association - Kuliyapitiya
4. Road Passenger Transport Authority - Kurunegala
5. Sri Lanka Transport Board - Kuliyapitiya
6. Sri Lanka Electricity area Board - Kuliyapitiya
7. Provincial Road Development Authority - Kurunegala
8. Office of the Medical Officer of Health - Kuliyapitiya
9. Teaching Hospital - Kuliyapitiya
10. Chief Public Health Inspector - Kuliyapitiya
11. National Housing Development Authority - Kurunegala
12. National Water Supply and Drainage Board
13. Department of Irrigation - Katugampola
14. Solid Waste Management Centre - Kuliyapitiya
15. Agrarian Service Centre - Kuliyapitiya
16. Police (Traffic/ Crime) – Kuliyapitiya
17. Zonal Education Office - Kuliyapitiya

Other Stakeholder Groups

1. Department of National Physical Planning
2. Community Leaders
3. Community Based Organizations (CBOs)

1.3. Scope of the Development Plan

A development plan serves as a legal framework that directs the physical, social, economic, and environmental aspects of an area according to a formal strategy. In doing so, the development agency guides the lives of area residents towards sustainable existence through strategic initiatives. During the preparation of development plans, it is expected that the plan will align with a long - term development vision by analyzing generally accepted data. Accordingly, the aim of this plan is to establish economic, physical, social, and environmental interconnectedness within the area, addressing future challenges in line with current government policies and the potential for development.

The National Physical Development Plan 2017 - 2050 has designated Kuliyapitiya as a suitable area for agricultural development and as a center for innovation - based services. Additionally, with the establishment of the Wayamba University, a rapid development is occurring in this region. Concurrently, the development plan has outlined strategies for the growth and integration of technical schools, medical faculties, and the education sector within this context.

A key focus of the plan is to create a comfort and favorable living environment for inhabitants, strengthen economic activities, and preserve the natural and ecological areas and other elements of the region. To achieve this, the plan emphasizes the development of low and middle housing density in residential areas and aims to lay the ground for new development projects that will attract investment to the area. Moreover, the land use plan is considered to encompass physical and social infrastructure development, economic growth strategies, sustainable environmental practices, and an implementation strategy by emphasizing economic, social, environmental, and physical components of the area.

It is noteworthy that the Kuliyapitiya Urban Development Plan (2023 - 2033) has been prepared to promote sustainable development by integrating these development objectives and creating a framework for both long - term and short

Chapter 01

Background of
development plan

Scope of the
Development Plan

Chapter 01

Background of development plan

- term development projects. This comprehensive approach aims to steer Kuliyapitiya towards sustainable growth and prosperity.

Scope of the Development Plan

All water resources such as tanks, rivers, oyas, canals, etc., should be maintained by the relevant institutions to implement the reserves declared by those institutions. In the absence of proper maintenance, measures have been taken to protect water resources by implementing the relevant Building Lines regulated by the Urban Development Authority. Additionally, a new drinking water supply project is underway, led by the National Water Supply and Drainage Board (NWSDB). The strategies and projects presented have focused on optimizing the development of buildings, infrastructure, and physical resources within the area to realize the vision of the development plan,

The environmental plan was introduced to integrate into the development plan prepared for the Kuliyapitiya Urban Area. This plan encompasses the following components:

- Wetland plan
- Landscape Management Plan
- Disaster Mitigation Plan
- Proposed Public Recreation and Open Space Plan

In the aforementioned plans, there is an expectation to preserve the existing paddy fields, wetlands, and forests. The development plan aims to establish a zone with a sustainable environmental policy to ensure the conservation of these natural resources.

Aligned with the policy of fostering productive citizens and community, the development plan incorporates policies promoting wise citizenship and a knowledgeable society. It emphasizes innovations in school education, universities, and higher professional education to foster a higher education system that produces skilled professional technologists. These policies are integral components of the development plan aimed at shaping a progressive and forward - looking community.

1.4. Planning Process

Chapter 01

Background of development plan

The Kuliyapitiya Development Plan for 2023 - 2033 has been prepared by using strategic planning methodologies, structured around three key strategies:

Planning Process

Where are we now?

This phase involves an in - depth assessment of the current situation. Laws and regulations are reviewed and updated to align with new policies aimed at achieving past, present, and future development objectives. Through background studies and stakeholder feedback, data is collected and analyzed to identify the area's potential and existing challenges. This analysis helps define the fundamental factors influencing these challenges and potentials, including their context, impact, and significance.

Where do we want to go?

Based on the identified issues and developments, a vision for the development during 2023 - 2033 is formulated, along with specific development goals and objectives to realize this vision. A SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis is conducted for each target area to assess its internal and external dynamics.

How do we get there?

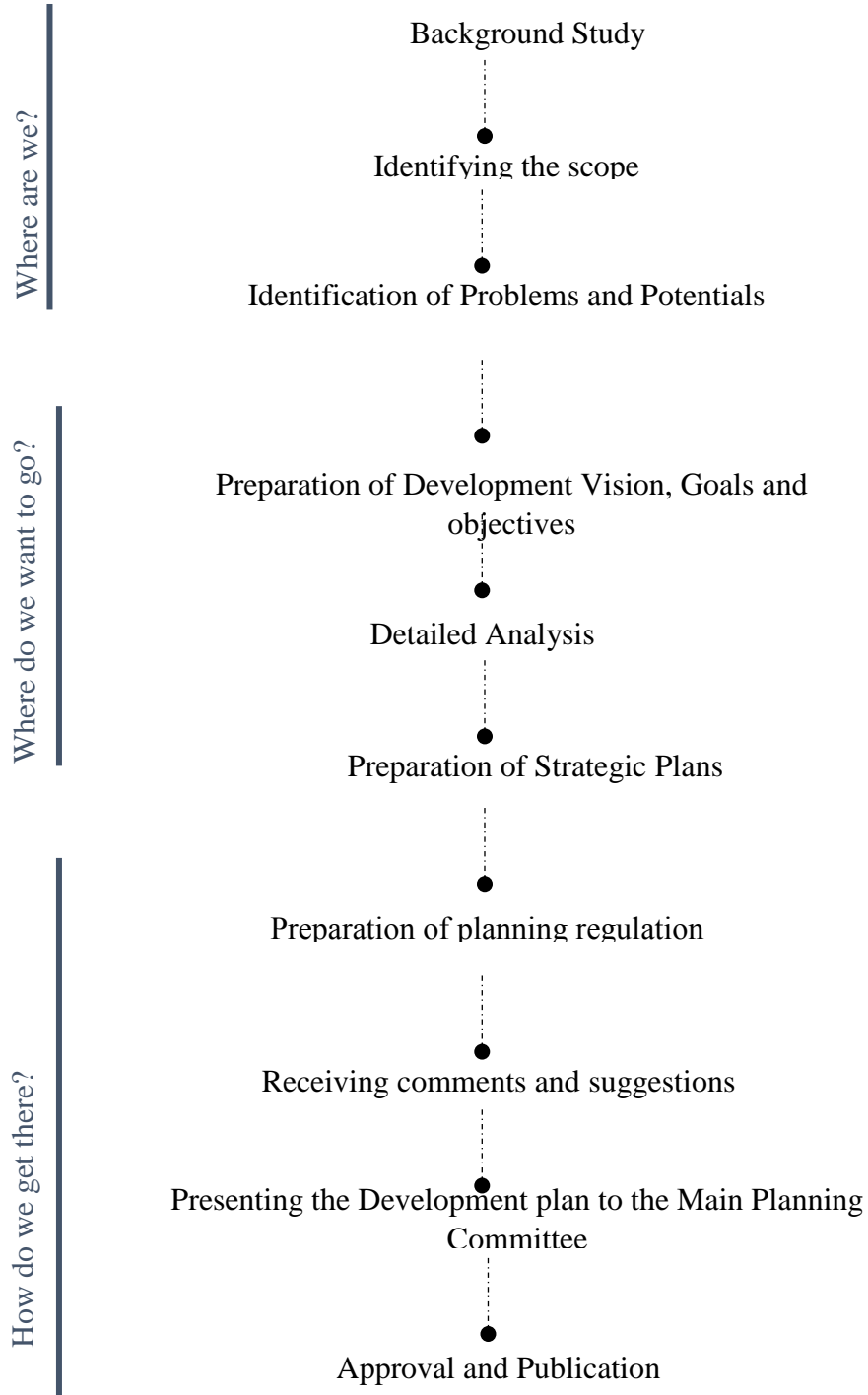
After establishing the vision, goals, and objectives, the Kuliyapitiya Development Plan for 2023 - 2033 proceeds to develop strategic planning approaches tailored to each goal. These strategies are informed by data gathered from the SWOT analysis and other assessments, shaping the direction of physical, economic, social, and environmental development in Kuliyapitiya. Specific projects are then identified and planned as part of the overall strategy. Additionally, laws and regulations are prepared to facilitate the smooth implementation of these development plans. Throughout this process, stakeholder input is actively sought and integrated to ensure that community needs and aspirations are aligned with the proposed strategies. This collaborative approach helps in realizing the identified vision for the area's development in a way that is inclusive and reflective of local priorities.

Chapter 01

Background of
development plan

Planning Process

Figure No. 1.1: Planning Process



Source: Urban Development Authority, 2023

Step 01 - Background Study

During the preparation of the Kuliyapitiya urban area development plan 2023 – 2033, data related to the physical, social, economic, and environmental sectors was analyzed. Relevant required information from various agencies such as the National Physical Planning Department, Road Development Authority, Provincial Road Development Authority, Divisional Secretariats, and Health and Educational Offices, as well as the Ceylon Electricity area Board, National Water Supply and Drainage Board, was collected and analyzed. This data included maps depicting land use, infrastructure expansion, housing growth, population trends, and the environmental status of the urban area.

Step 02 - Identifying Scope

In this stage, the urban area's location within the urban hierarchy was assessed based on the needs identified by national - level plans concerning the Kuliyapitiya development area and the ongoing and proposed development activities in the region.

Step 03 - Identifying Issues and Development Potential

Development potential and problematic situations within the urban area were identified by analyzing views expressed by resource persons, stakeholders from public and private sectors, and societal companies regarding the urban area's development possibilities. Similarly, an awareness program was conducted at Kuliyapitiya Town Hall on 10.02.2020, and problems and concerns were validated through NVIVO analysis (Annexure No. 01).

Step 04 - Identify Vision, Goals, and Objectives

The vision, goals, and objectives were formulated to drive the urban area towards balanced development across environmental, economic, social, and physical sectors while addressing existing problematic situations.

Step 05 - Detailed Analysis / Data Analysis

Data analysis was conducted to establish objectives, particularly focusing on economic, social, physical, and environmental patterns analyzed primarily through Geographic Information Systems (GIS). Multi - model analysis identified sensitive zones, development trends, and directions using sensitivity analysis, spatial network analysis, integration analysis, regional connectivity,

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and connectivity analysis. This data analysis was conducted through SWOT analysis, NVIVO, and Spatial Network Analysis.

Planning Process

Step 06 - Identifying the Development Plan and Strategy

To achieve the goals, proposed land use plans, zoning plans, road and transport plans, and agricultural development plans were prepared in a manner integrating physical, environmental, economic, and social aspects.

Step 07 - Preparation of Planning Regulations:

A legal framework was established, comprising laws and regulations related to building development, land use regulations necessary for development plan implementation, and addressing current and anticipated future problems to align with the development plan's vision.

Step 08 - Obtaining Views of the Local Authority

The Draft Development Plan was presented to the public and local authorities to gather public awareness, opinions, and suggestions over a 60 - day period. The development plan was also made available for public comments on the official website of the Urban Development Authority (www.uda.gov.lk). Furthermore, workshops were organized at the head office where the Draft Development Plan was presented to Urban Development Authority officials, gathering final views and suggestions from them.

Step 09 - Presenting the Development Plan to the Main Planning Committee

At this stage, the Draft Development Plan, incorporating views and suggestions from local authorities and stakeholders, was submitted for approval to the Main Planning Committee. The final development plan was prepared considering the views and suggestions of the Main Planning Committee.

Step 10 - Declaration of Approval

After considering stakeholder and Main Planning Committee feedback, revised plans were approved by the responsible Minister and published for implementation in the Gazette.

Chapter 02

Preliminary Study

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2.1. Study Area

Kuliyapitiya is the second largest urban area in the Kurunegala district of the Northwestern Province of Sri Lanka. It is situated 82 kilometers northeast of Colombo and 39 kilometers from Kurunegala. Kuliyapitiya comprises two Divisional Secretariat Divisions: Kuliyapitiya West and Kuliyapitiya East. Kuliyapitiya West Divisional Secretariat Division includes 68 Grama Niladhari Divisions, while Kuliyapitiya East Divisional Secretariat Division comprises 45 Grama Niladhari Divisions. The area covers 277.2 km², accounting for 5.6% of the total area of the Kurunegala district.

Kuliyapitiya West and East are bordered by the Paduwasnuwara Pradeshiya Sabha (PS) to the north, Panala Pradeshiya Sabha (PS) to the south, Narammala Pradeshiya Sabha (PS) to the east, and Udubaddawa Pradeshiya Sabha (PS) to the west. (Refer map No. 2.1.1. Study Area)

In addition, the Wayamba University, established in January 1999, is the thirteenth National University of Sri Lanka and is located in Kuliyapitiya. The Kuliyapitiya geographically situated at an elevation of 75 - 100 feet above sea level, and it is positioned at north latitude 7° 28' 14" N and east longitude 80° 2' 44" E. The climate in Kuliyapitiya is characterized as temperate and tropical throughout the year.

The main economic activities in this region include animal husbandry, coconut cultivation, and paddy cultivation. These activities play a significant role in the local economy and livelihoods of the people in Kuliyapitiya.

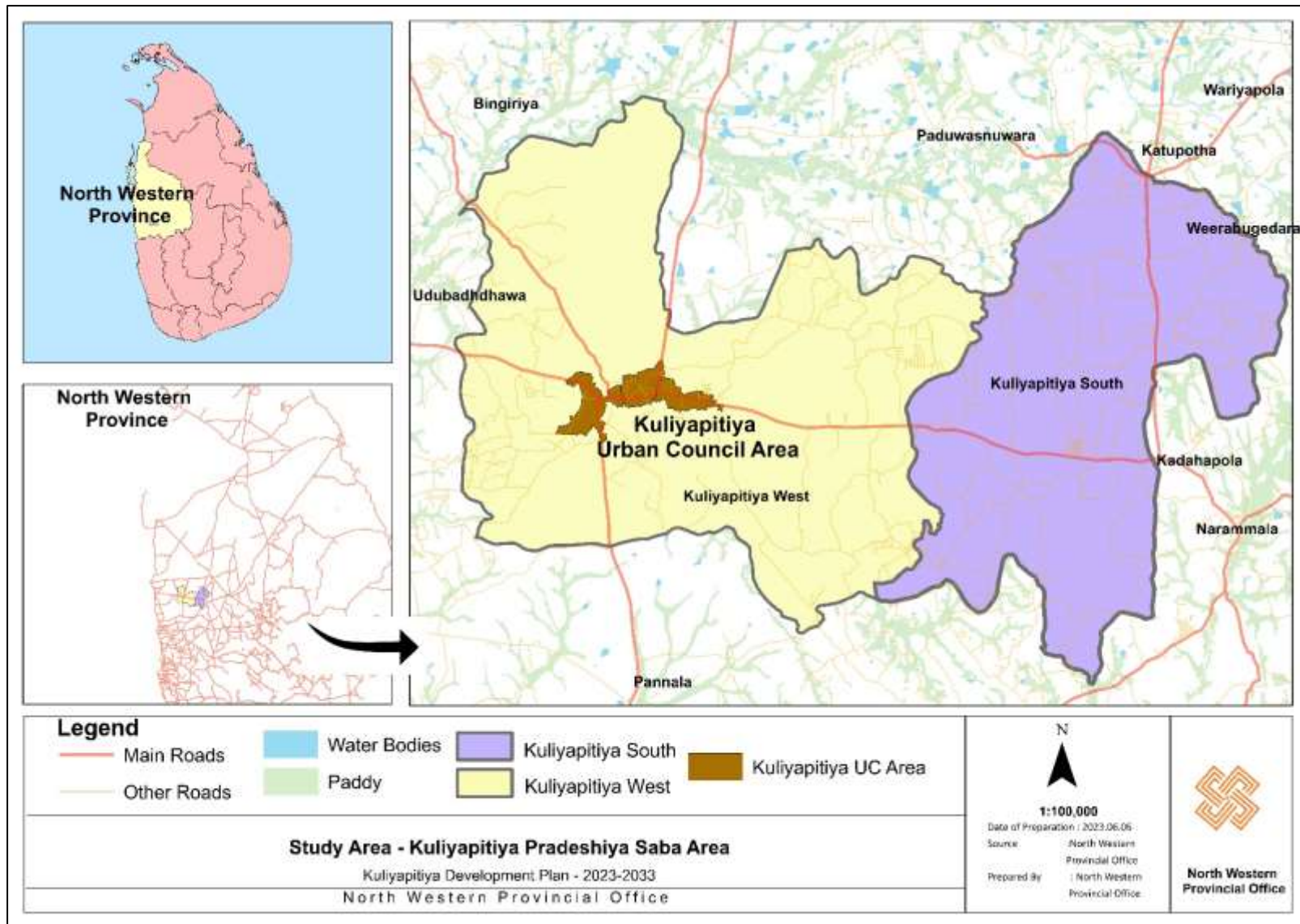
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Study Area

Map No. 2.1: Study Area

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 Study Area



Source: Urban Development Authority, 2023

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Preliminary Study

Planning and Situational Context

2.2. Planning and Situational Context

A brief study was conducted to explore the historical evolution of the Kuliyapitiya Planning Area within the context of planning context and situational analysis. The study also examined the linkages of the Planning Area with other regions at national and regional levels. Additionally, the study provided comprehensive information on the physical, economic, social, and environmental aspects of the area.

2.2.1. Historical Background and Evolution

Kuliyapitiya is an area of historical significance located in the Kurunegala district of the North - Western Province. The Sri Sudharmarama Viharaya, situated in the village of Dandagamuwa within this area, has a history dating back to the Anuradhapura period. It is believed that this land served as a fortress during the Portuguese or Dutch periods. Part of the "Dambagolla Oya" flowing to the north of this temple is still referred to as the "Cannon Wall."

It is worthwhile to study the history of the Kurunegala district itself to understand the history of Kuliyapitiya. The evolution of Kurunegala as a kingdom dates back to the 14th century when the Dalada was captured and made the Kingdom of Kurunegala during the reign of King Bhuvanekabahu II. Subsequently, it was ruled by his son Prince Parakramabahu, anointed as Parakramabahu IV (1302 - 1326).

Notably, four of the kingdoms in Sri Lanka were situated within the Kurunegala district: Paduasnuwara, Dambadeniya, Yapahuwa, and Kurunegala itself. Kurunegala's selection as a kingdom was due to the presence of rocks, including Athugala, forming a natural protective ring, coupled with the area's security and fertile land. The ruins of rajavasale and the Dalada palace belonging to the Kurunegala kingdom are said to be located at the base of Athugala, though currently obscured by modern settlements.

Kurunegala was recognized as a significant protected urban area in Sri Lanka due to its unique geographical features, serving as the main administrative urban area of Sri Lanka for over 54 years. This capital city contributed significantly to religious and academic activities in the country. Legends abound in

Kurunegala, including the story of Kuveniya's palace in Kurunegala stone, surrounded by sapta rock, where King Vijaya resided. About 400 years ago, Kurunegala was a center of control in the old Seven Korala, a sparsely populated habitat since the monarchical era.

The origin of Kuliyapitiya's history can be traced to the Dandagamuwa Oya. During the Dambadeniya period beginning in 1236 and the subsequent Kingdom of Kandy, Kuliyapitiya functioned as a major operational center. A notable figure, Migasthene Adhikaram, lived in Migasthane Adhikaram Walawa and ruled over the Satkorala from this area.

In 1833, the English recognized the Sat Korala region as conducive to coconut production, with Kuliyapitiya being a focal point in the coconut triangle. The expansion of coconut cultivation from that year led to the development of new road systems connecting Chilaw, Madampe, Negombo, and Puttalam. By 1847, coconut cultivation had rapidly spread across the Four Korals, with a suitable climate seen in The Seven Corals.

Governor Edward Barnes, succeeding Governor Browning, constructed roads like the Colombo - Kandy road, fostering development in suburbs connecting Kurunegala, Kuliyapitiya, and Madampe to Puttalam. Kuliyapitiya experienced significant development due to enhanced transportation facilities and increased urbanization trends.

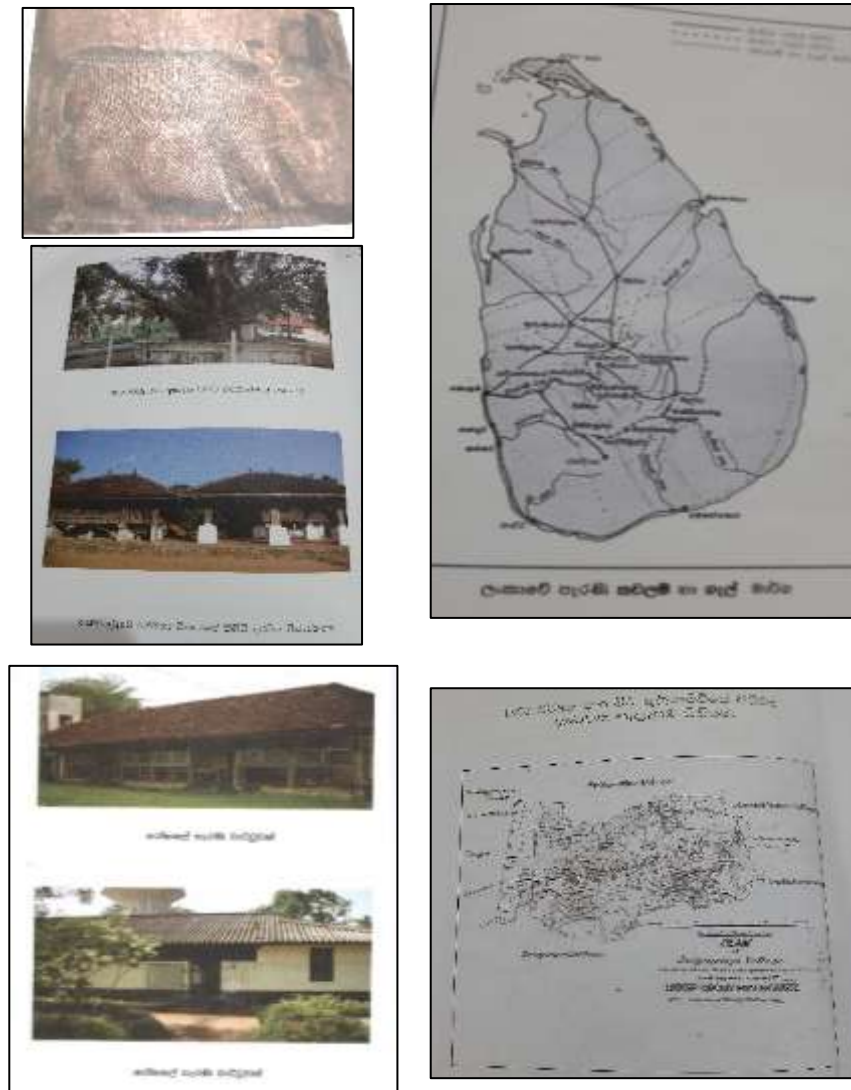
As a result of road development, Kurunegala, the capital urban area of the North - Western Province, and Kuliyapitiya, considered the capital urban area of Sath Korala joined in the development process. Although Kuliyapitiya has been honored with the Modern Swarnapuravara Award, some qualifications for being anointed as Swarnapura can be discerned in the exploration of ancient Vatagotha. Cultural and Ancient Places (Annexure No. 2)

- i. Dandagamuwa Sri Sudharmaramapurana Tampita Viharaya.
- ii. Sri Bodhi Dharmarama Purana Viharaya at Konghagara.
- iii. Yakarawatta Purana Siddha Pathini Temple.
- iv. Udayagama Sri Nagabodhi Tampita Viharaya.
- v. Koduruwapola Rajamaha Viharaya.
- vi. Ganagamuwa Sri Poorvarama Tampita Viharaya.
- vii. Annaruwa Sri Vijayasundarama Archaeological Site.

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Figure No 2.2.1: Old Photos - Kuliyapitiya



Source: Sumanasiri Thero of Apaladeniya

Becoming an urban area in Kuliyapitiya

Kuliyapitiya transitioned into an urban area during the 1940s and 1950s. Historical records indicate that Kuliyapitiya was formerly known as Dandagamuwa. Locations like Kurunegala, Naramala, Kuliyapitiya, and Madampe served as pivotal stops for transportation between the upcountry and lowlands for bullock carts during that era.

On January 15th, 1943, Governor Alexander Olcott officially declared Kuliyapitiya as an Urban Council through Gazette No. 9066. Subsequently, on January 1st, 1945, Governor Moor confirmed the establishment of the

Kuliyapitiya Urban Council. The first Chairman of the Urban Council was M. Jayasuriya, succeeded by Mr. R. de Silva. Kuliyapitiya was designated as a specified jurisdiction under the Urban Development Authority through Gazette No. 100/4 dated August 4th, 1980.

In terms of infrastructure development, the Kuliyapitiya urban area received a formal water supply system from the Udubadwa Kahadenigama pipeline, with the foundation stone laid on August 31st, 1963.

Kuli/Sarnath Maha Vidyalaya, established in 1882 near the urban area, plays a significant role in the local education system and can be considered a key educational institution. The development of Kuliyapitiya was further bolstered by the evolution of Kuliyapitiya Base Hospital, which began as a dispensary in 1917 and expanded to include five wards by the 1960s, witnessing notable transformations in the 2000s.

Kuliyapitiya has experienced rapid growth over the past three to four decades, emerging as one of the fastest - growing cities in the North - Western Province. Notably, out of the 43 Urban Councils in the country, Kuliyapitiya received the prestigious Swarnapura Award for Best Urban Council continuously for five years (2008 - 2012), followed by another recognition in 2016.

2.2.2. Present Situation of Kuliyapitiya

Physical, economic, social and environmental aspects have been described as follows to identify the current planning context of Kuliyapitiya area.

2.2.2.1 Physical Environment

The land use pattern, transport plan, services and infrastructure facilities in Kuliyapitiya Urban Council area are discussed deeply under the physical section.

a) Land use pattern

The land use in the Kuliyapitiya planning area encompasses a diverse mix of commercial, agricultural, educational, religious, and open spaces. Also,

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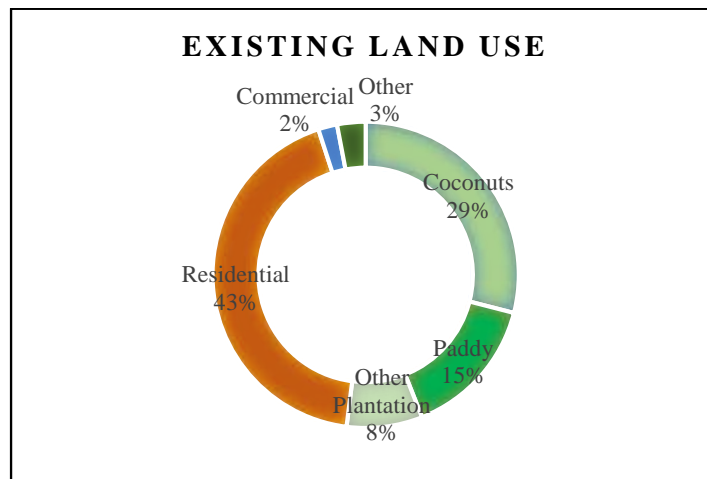
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agriculture plays a significant role, with widespread cultivation of coconut, paddy, vegetables, fruits, and grains. Specifically, 29% of the total land is allocated for coconut cultivation, while 15% is dedicated to paddy cultivation, making agriculture cover 44% of the area. Additionally, 8% of the land is reserved for cultivating other crops.

Moreover, the residential land use constitutes 43% of the area, reflecting a predominantly residential environment. Clustered residential growth is observed outside the urban center, with many of these residential clusters situated amidst paddy fields and wetlands. This distribution underscores the integration of agriculture and residential development within the Kuliyapitiya planning area.

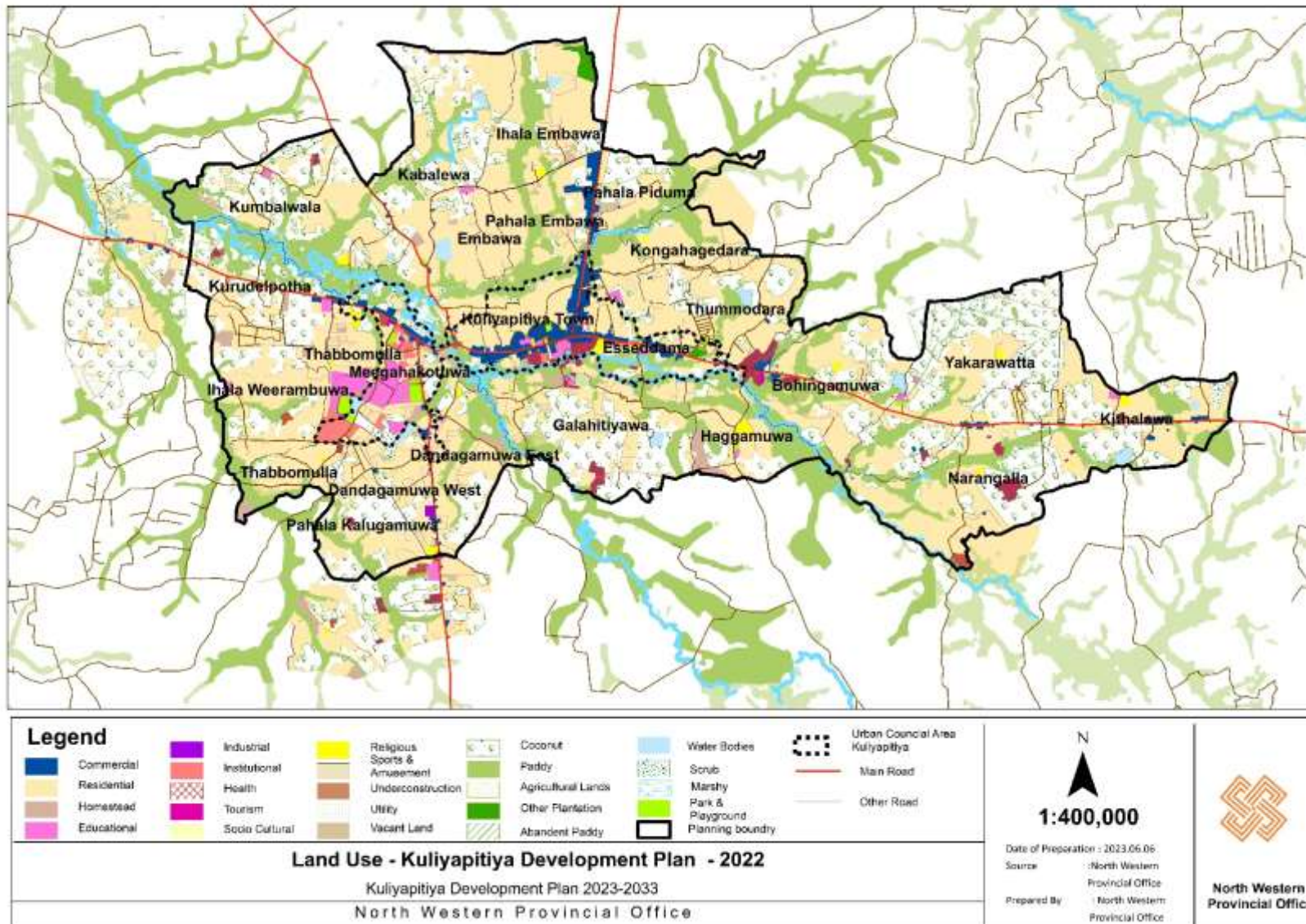
Graph No: 2.2.2.1.1: Land Use Percentage 2022



Source: Urban Development Authority – 2023

However, the large - scale land parcels with coconut plantations in the area are currently experiencing rapid subdivision for residential use. As we consider the prevalence of eco - sensitive land uses such as forests, paddy fields, and water bodies scattered throughout the area, it becomes crucial to develop appropriate strategies and guidance for conserving and protecting these physically sensitive zones during the development planning process. There is no wasteland that can be used for development and in the preparation of the Development strategies, attention should be paid to the possibility of using the existing land under conservation methods.

Map No: 2.2.2.1.1 Land use pattern



Source: Urban Development Authority, 2023

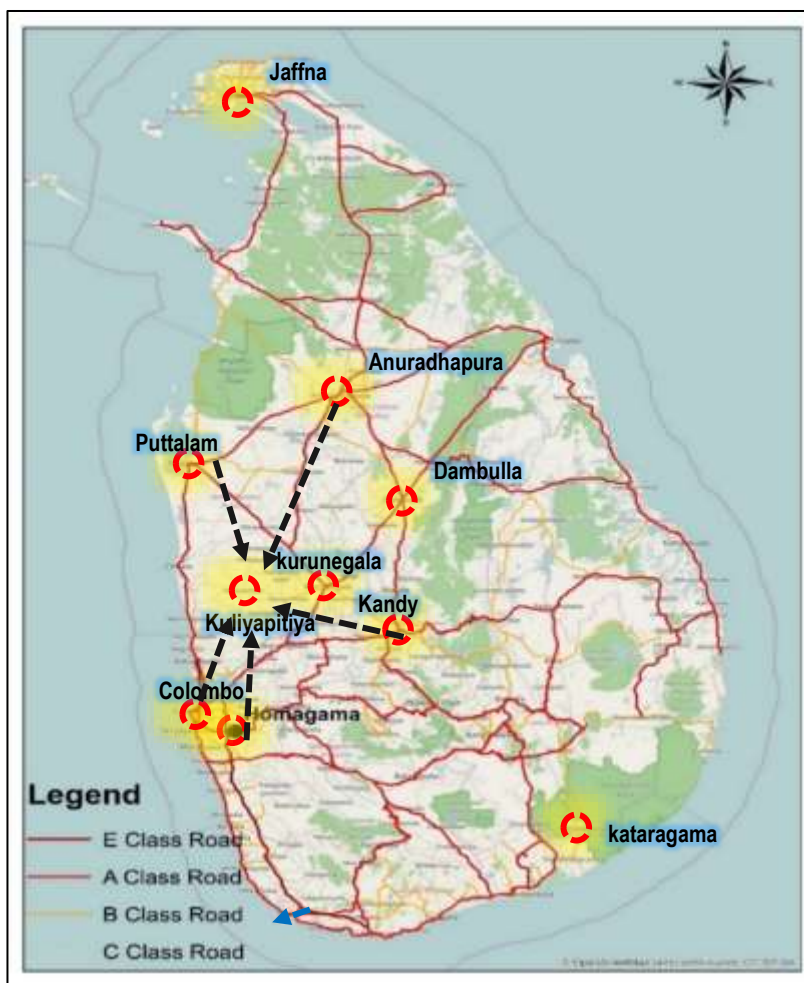
b) National and Regional Linkages

The linkages of the Kuliyapitiya can be described as a well - connected area both nationally and regionally.

Kuliyapitiya is home to one of the major universities in Sri Lanka, the Wayamba University, and its Faculty of Medicine, establishing a national connection. Additionally, the presence of the Kuliyapitiya Teaching Hospital and the recognition of Kuliyapitiya as a second-tier urban area in the North Western Province have contributed significantly to enhancing connectivity both regionally and nationally. (Refer to Figure No. 2.2.2.1.3: National and Regional Linkages)

Also, considering the agriculture of this area, it is located at the center point of the National Coconut Triangle and is known for its cultivation.

Figure No 2.2.2.1.3: National and Regional Linkages



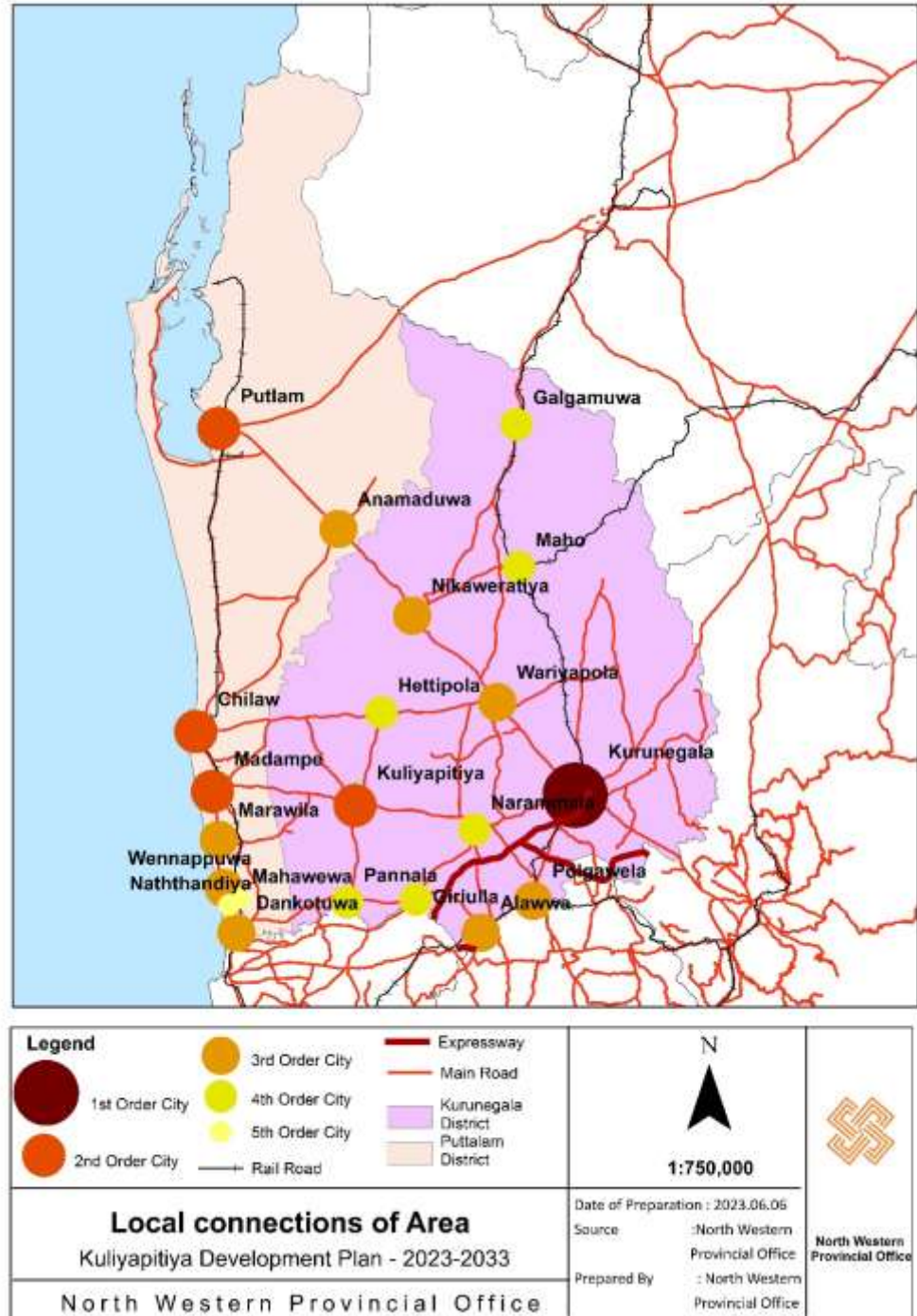
Source: Urban Development Authority - 2023

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Map No 2.2.2.1.2: Regional Connections



Source: Urban Development Authority - 2023

B) Transport System

Also, considering other infrastructure facilities in this area, the road system belonging to group "B" is spread as the main road. (Map No. 2.2.2.1.3.: Road System)

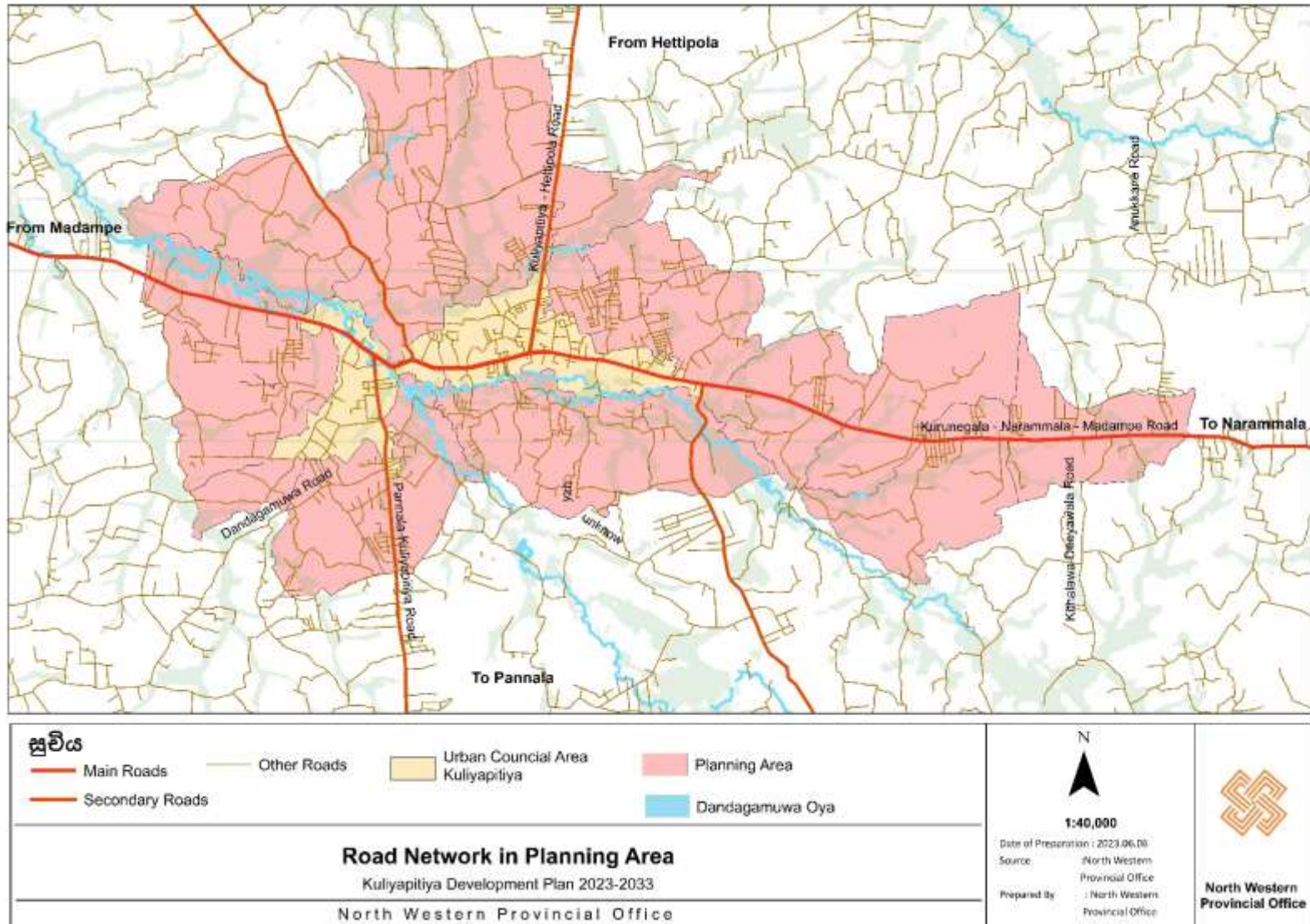
Table No 2.2.2.1.1.: Main Roads

	Name of Road	Distance within the area km
01	Naramala - Kuliyapitiya Road	15.63 km
02	Kuliyapitiya - Hettipola Road	2.28 km
03	Panala - Kuliyapitiya Road	5.01 km

Source: Urban Development Authority - 2023

Considering the other major cities of the North - Western Province which are correlated with Kuliyapitiya urban area, Hettipola urban area has a distance of 1 km. 15 km from Wariyapola town. 34 km from The Urban area of Panala area. 16 km from Udubadwa town and 08 km from Naramala town. 19 km from Bowatta. It's 15 miles away. (Map No. 2.2.2.1.2: Regional Links)

Map No 2.2.2.1.3.: Road System



Source: Urban Development Authority, 2023

C) Service and Infrastructure Facilities

Water and Electricity Facilities

Regarding the area's electricity supply, the current availability for residential use is 99.3%, and it is fully supplied to all business establishments and workplaces.

As for water supply, 140,000 gallons of water per day are sourced from the Dandagamuwa Oya for the Urban Council area. This supply is managed through two water tanks located near Meegahakotta and the Kuliyapitiya Base Hospital. The project is funded by the Kuliyapitiya Urban Council and provides water to all public and private institutions as well as residential and commercial establishments within the council's jurisdiction. No specific water supply project has been implemented in the Pradeshiya Sabha (PS) area; instead, water needs are fulfilled using wells, streams, and rainwater.

As of 2020, the total residential population of the Kuliyapitiya planning area was approximately 36,000, with an average daily water requirement of about 4,320,000 liters. By 2033, the anticipated residential population is expected to reach 42,508, with a projected water requirement of about 5,100,960 liters per day.

Solid Waste Management

The solid waste management practices in the Kuliyapitiya Urban Council area is conducted systematically. Approximately 7 tons of solid waste are generated daily within the Urban Council area. This waste is collected twice a day by the Urban Council using 4 tractors and 2 waste collection trucks. The Solid Waste Management Centre, situated in Kanadulla, comprises three main sections: an organic compost production yard, a solid waste dumping area, and a biogas production yard. The sale of organic fertilizers from this facility generates around Rs. 44,372.00 per month as of 2020.

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In contrast, solid waste management in the Kuliyapitiya Pradeshiya Sabha (PS) area is concentrated at two locations. Firstly, a biogas production yard operates within the Kuliyapitiya Pradeshiya Sabha premises, processing approximately 7 kg of decomposing waste daily to produce biogas and fertilizer. Around 150 kg of compost fertilizer is produced monthly from this facility. However, the capacity of this biogas production yard has currently been exceeded.

Secondly, a non - degradable solid waste collection center is established in Ambawa, collecting about 150 kg of non - degradable waste per month, which is then provided to Holcim. The main issue here is the limited space available at the non - degradable waste collection center. Additionally, non - degradable waste collection centers have been established within the Kuliyapitiya divisional secretariat area.

Figure No 2.2.2.1.4: Solid Waste Management



Degradable Garbage
Collection Centre in
Kuliyapitiya Urban Council
Area



Decaying Garbage
Collection Centre at
Kuliyapitiya Pradeshiya
Sabha Premises



Non-Degradable Garbage
Collection Centre in
Ambawa

Source: Urban Development Authority – 2023

2.2.2.2. Economic Sector

Agriculture is the predominant economic activity in the Kuliyapitiya planning area, which is situated in the North Western Province, where agriculture plays a significant role in the province's gross domestic product, contributing 15.3% in 2019. Kuliyapitiya contributes about 38% of the agricultural output to the North Western Province, particularly in sectors such as poultry and egg production. Specifically, the regions of Panala, Udubaddawa, Narammala, and

Paduwasnuwara are major contributors to the animal production sector in the North Western Province.

Kuliyapitiya is strategically positioned at the center of the National Coconut Triangle and is renowned for its cultivation of Betel, making it a focal point within this coconut - rich region. (Refer to Figure No. 2.2.2.2.1 for its location at the center of the National Coconut Triangle.)

Figure No 2.2.2.2.1.: Located at the middle point of the National Coconut Triangle



Source:

<https://www.facebook.com/photo/?fbid=867245690597260&set=a.325541758100992>

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Table No 2.2.2.2.1: Coconut Yield (Million)

Year	Area	Coconut Yield (Million)
2018	Kuliyapitiya West	41.5
	Kuliyapitiya East	25.4
2019	Kuliyapitiya West	40.9
	Kuliyapitiya East	25.3
2020	Kuliyapitiya West	40.0
	Kuliyapitiya East	25.0
2021	Kuliyapitiya West	39.5
	Kuliyapitiya East	25.0

Source: Urban Development Authority - 2023

In the year 2022, the coconut yield in Kuliyapitiya was approximately 25 million. However, the rapid conversion of cultivated land for residential purposes has led to a decline in coconut yield over time. (Refer to Table No. 2.2.2.2.1 for Coconut Yield in Millions.)

About 15% of the total land area, equivalent to 762 hectares, is allocated for paddy cultivation in Kuliyapitiya. The primary water source for these crops is the Dandagamuwa Oya.

Animal husbandry is also a significant sector contributing to the economic development of the area, with 6 main poultry farms located within the Kuliyapitiya planning area, in addition to numerous small - scale poultry operations.

Furthermore, there is a growing trend towards various coconut - based manufacturing industries in the region, utilizing coconut stalks, shells, and other by - products. This includes the production of mattress materials from coconut coir, as well as products such as kerosene and coir - related rice products.

Figure No 2.2.2.2.2: Main Economic Pattern of Kuliyapitiya Planning Area

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Source: <https://www.srilankabusiness.com/emarketplace/coconut-and-coconut-products>

Kuliyapitiya Betel Pola (Betel market) is a significant contributor to the urban economy of Kuliyapitiya. It held six days a week on Hettipola Road in Kuliyapitiya town, this market involves around 1475 traders per week, along with approximately 250 intermediaries who purchase Betel through 10 major institutions. The price of Betel typically ranges between Rs. 20/- to Rs. 25/- during dry climates, with slight fluctuations during the rainy season. There is a notable demand for black bulls grown in the area, often exported to countries like Pakistan for consumption, painting, and chemical production.

Betel cultivation represents a unique economic component that enhances the urban economy of Kuliyapitiya.

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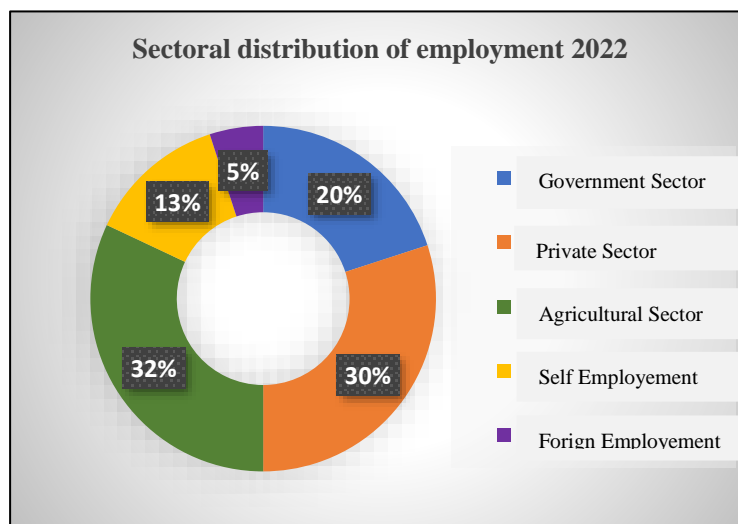
Additionally, under - planting cultivation (including pineapple, Betel, Aloe Vera (Komarica), ginger, turmeric, and cinnamon) is successfully practiced in coconut lands throughout the Kuliyapitiya area. Animal husbandry, particularly chicken farming, is common on large coconut estates, providing fertilizer for crop cultivation. Perennial crops and other food crops are also cultivated in this region.

The annual income from one acre of coconut cultivation is typically around Rs. 180,000.00, while incorporating under - planting can increase the average annual income to about Rs. 400,000.00 per acre.

Regarding employment expansion in the Kuliyapitiya planning area in 2022, 30% of the population is employed in the government sector, and 45% are engaged in agriculture. Breaking this down further, 22% are farmers and laborers, 13% are self - employed in agriculture - related sectors, and 10% are directly employed in agriculture. (Refer to Graph No. 2.2.2.2.1 for Sectoral Expansion of Employment 2022.)

The monthly income for individuals in this area typically exceeds Rs. 10,000/-.

Graph No 2.2.2.2.1: Sectoral Expansion of Employment 2022



Source: Resource Profile, Divisional secretariat division, Kuliyapitiya - 2022

2.2.2 Social sector

In studying the social background of Kuliyapitiya area, population, health, educational facilities and public open space are discussed.

(A) Residential Population

The population of the planned area was 36,099 in 2020. Analyzing the population by age group reveals that 10% of the total population is under 5 years old, while 20% comprises school - age children. Additionally, 58% of the population falls within the labor force age group of 19 - 60 years, and 12% are aged 60 years and above.

Population Growth Rate

The natural population growth rate in the Kuliyapitiya planning area was approximately 0.95% between 2001 and 2011, which increased to 1.3% from 2012 to 2022. Based on this growth rate, the total population in the planned area is projected to reach 42,508 by the year 2033. Projections for the population in 2033 were derived using a Population Model based on population data from 2015 to 2022. This data indicates the anticipated growth trajectory of the population within the planning area over the specified time frame.

Table No 2.2.2.3.1.: Population Forecasting

Year	2001	2012	2015	2018	2020	2033
Natural growth rate = 0.95%	28,473	31,330			34,113	38,212
High population growth rate = 1.3%	-	-	33,998	35,423	36,099	42,508

Source: Urban Development Authority - 2023

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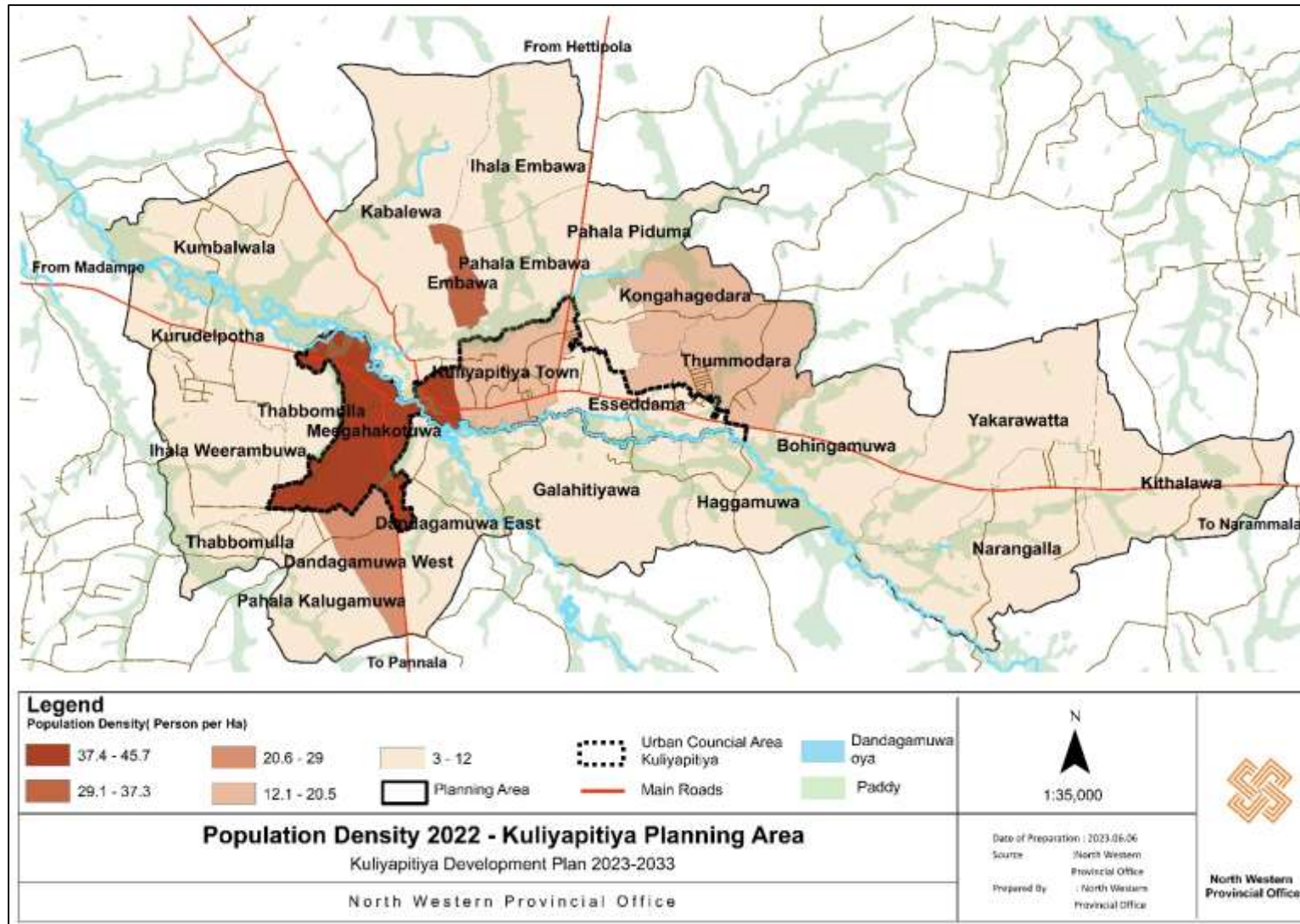
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Population Density

As of the year 2022, the population density in the Kuliyapitiya planning area is estimated to be 16 persons per hectare. Within the Kuliyapitiya Urban Council area specifically, the population density is higher, at approximately 24 people per hectare.

Certain Grama Niladhari divisions within the area exhibit notably high population densities. These include Meegahakotuwa, Kuliyapitiya Town, Galathiwa, Kabalewa, and Pahala Kalugamuwa. (Refer to Map No. 2.2.2.3.1 for a visualization of Population Density in 2022.) This data provides insights into the distribution and intensity of human settlement within different parts of the planning area and urban council jurisdiction.

Map No 2.2.2.3.1.: Population Density 2022



Source: Urban Development Authority-2023

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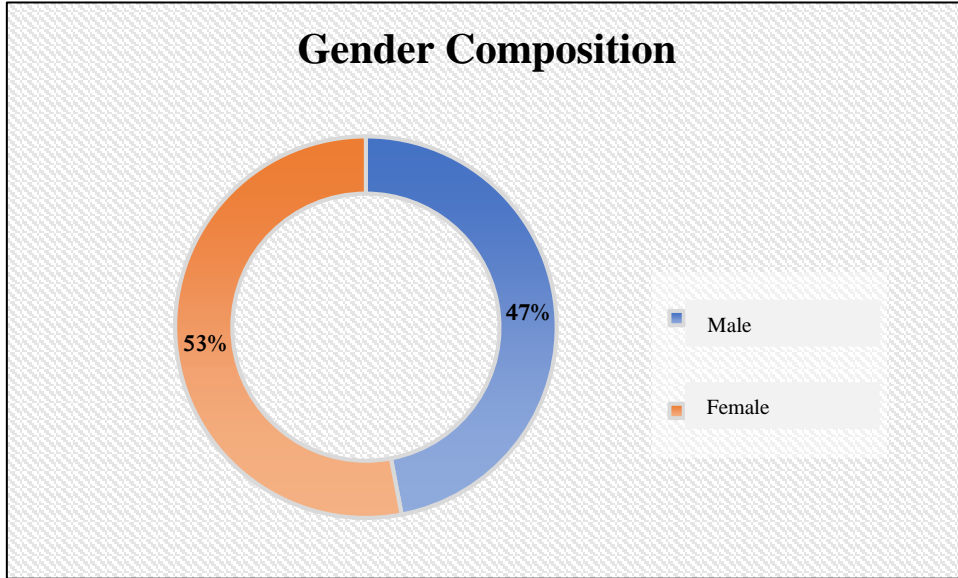
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Population by gender

53% of the total population in the area is female and 47% represents the male population.

Graph No: 2.2.2.3.1. Gender Composition 2022



Source: Resource Profile - 2022, Divisional Secretariat, Kuliyapitiya

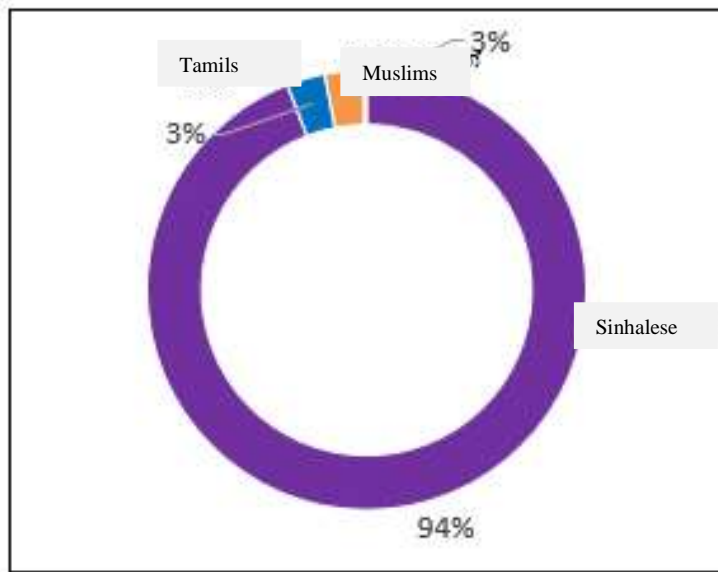
Population by age groups

A significant portion of the population within the Kuliyapitiya Planning Area falls within the age range of 19 - 60 years, constituting 58% of the total population. This demographic represents a substantial labor force that plays a pivotal role in the development of the area.

Population by Race

The ethnic composition of the population in the Kuliyapitiya Planning Area is predominantly Buddhist, accounting for 94% of the total population. The remaining 6% belong to other ethnic groups. (Refer to Graph No. 2.2.2.3.2 for a breakdown of Ethnic Composition in 2022.)

Graph No 2.2.2.3.2.: Ethnic Composition 2022



Source: Resource Profile - 2022, Divisional Secretariat, Kuliyapitiya

(b) Migrant Population

The Kuliyapitiya area has experienced an increase in its migrant population, primarily due to the establishment of higher educational institutions such as the Wayamba University, Kuliyapitiya Technical College, and Yakarawatta Teacher's College, as well as the development of the Kuliyapitiya Hospital. Additionally, the conversion of large coconut lands in Kuliyapitiya for residential use has contributed to this influx of migrants.

(c) Housing Condition

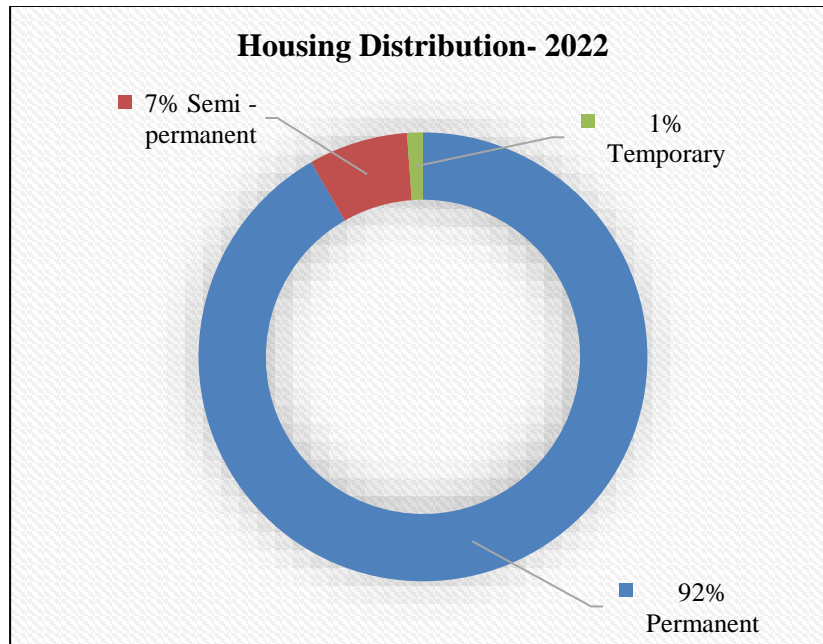
As of the year 2022, there are a total of 10,314 houses in the Kuliyapitiya area. Of these, 92% are permanent houses, 7% are semi - permanent, and 1% are temporary housing structures. Looking ahead to 2033, the projected housing requirement for the area is estimated to be 12,145, assuming a moderate population growth rate. Grama Niladhari divisions such as Kuliyapitiya town, Meegahakotuwa, and Kabalewa are identified as areas with high housing density. (Refer to Graph No. 2.2.2.3.3 for details on Housing Expansion in 2022.) This data highlights the evolving housing landscape in Kuliyapitiya, driven by demographic shifts and developmental initiatives.

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Graph No 2.2.2.3.3.: Housing Extension 2022



Source: Resource Profile - 2022, Divisional Secretariat, Kuliyapitiya

(d) Educational Facilities

The Kuliyapitiya Planning Area boasts a network of educational institutions that cater to the local population. A total of 14 schools have been established in the area, offering educational opportunities to residents. Among these schools, Kuliyapitiya Saranath College holds the distinction of being the oldest, established approximately 130 years ago in 1882. Other notable schools in the region include St. Joseph's College, Muslim College, Vishakha College, Ananda Women's College, and Dharmaraja Model College.

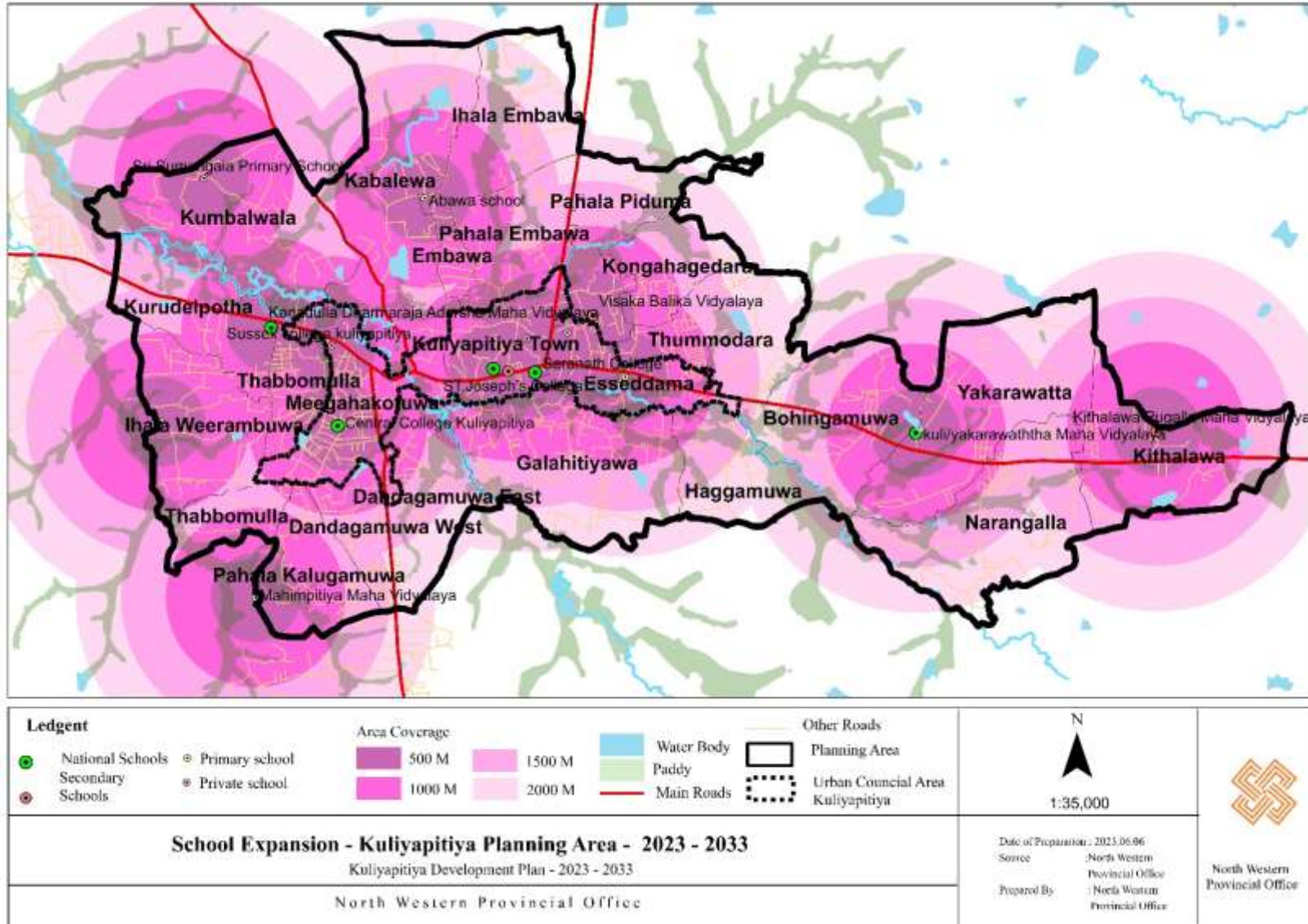
The student - teacher ratio in this area is reported to be 18:1, indicating a manageable class size conducive to effective learning. The school system in Kuliyapitiya covers a broad spectrum of educational needs and serves as a vital component of the area's social infrastructure. (Refer to Map No. 2.2.2.3.2 for details on School Expansion.) This comprehensive educational framework underscores the commitment to providing quality education and fostering academic development within the Kuliyapitiya community.

Figure No 2.2.2.3.1.: Schools in Kuliyapitiya Planning Area



Source: Urban Development Authority - 2023

Map No 2.2.2.3.2.: School Expansion



Source: Urban Development Authority-2023

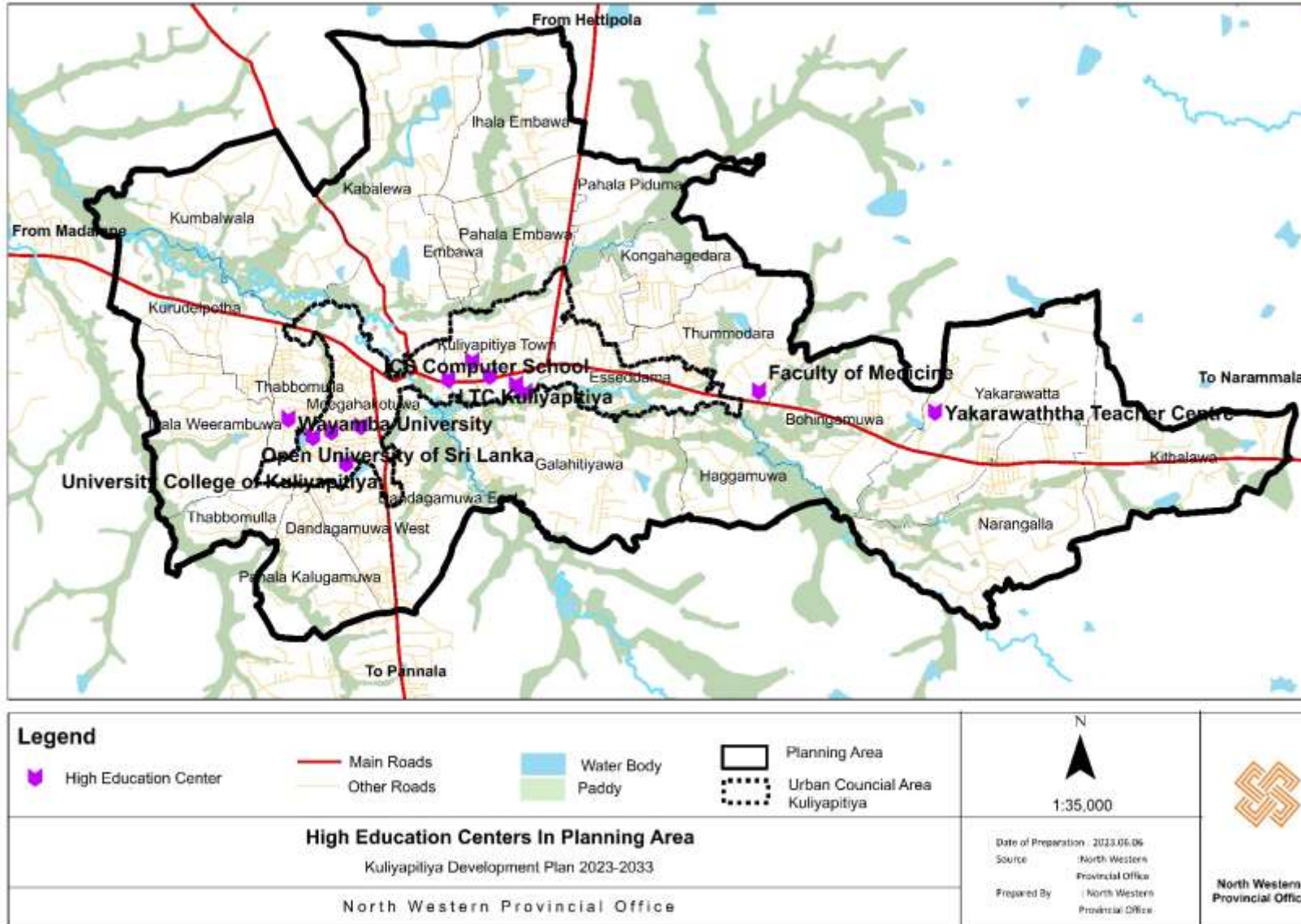
Wayamba University is recognized as the principal higher education institution in the region. There are six main faculties: The Faculty of Agriculture and Plantation, the Faculty of Applied Sciences, the Faculty of Business Studies and Financial Technology, the Faculty of Technology, the Faculty of Livestock and Fisheries, and the Faculty of Medicine, located outside the premises of Wayamba University. Additionally, The Wayamba University is situated near the Panala Kuliyapitiya Road, and the Faculty of Medicine is positioned at the Labuya intersection on the Naramala Kuliyapitiya Road. Besides these, there is also a technical college and a vocational teacher's college in this area. Consequently, Kuliyapitiya can be identified as an area where notable higher educational institutions are situated within the North Western Province (Map No. 2.2.2.3.3.: Major Higher Educational Institutions of the Area).

Figure No 2.2.2.3.2. Major Higher Education Institutions in Kuliyapitiya Planning Area



Source: Urban Development Authority - 2023

Map No 2.2.2.3.3.: Major Higher Education Institutions in the Area



Source: Urban Development Authority-2023

(e) Health Facilities

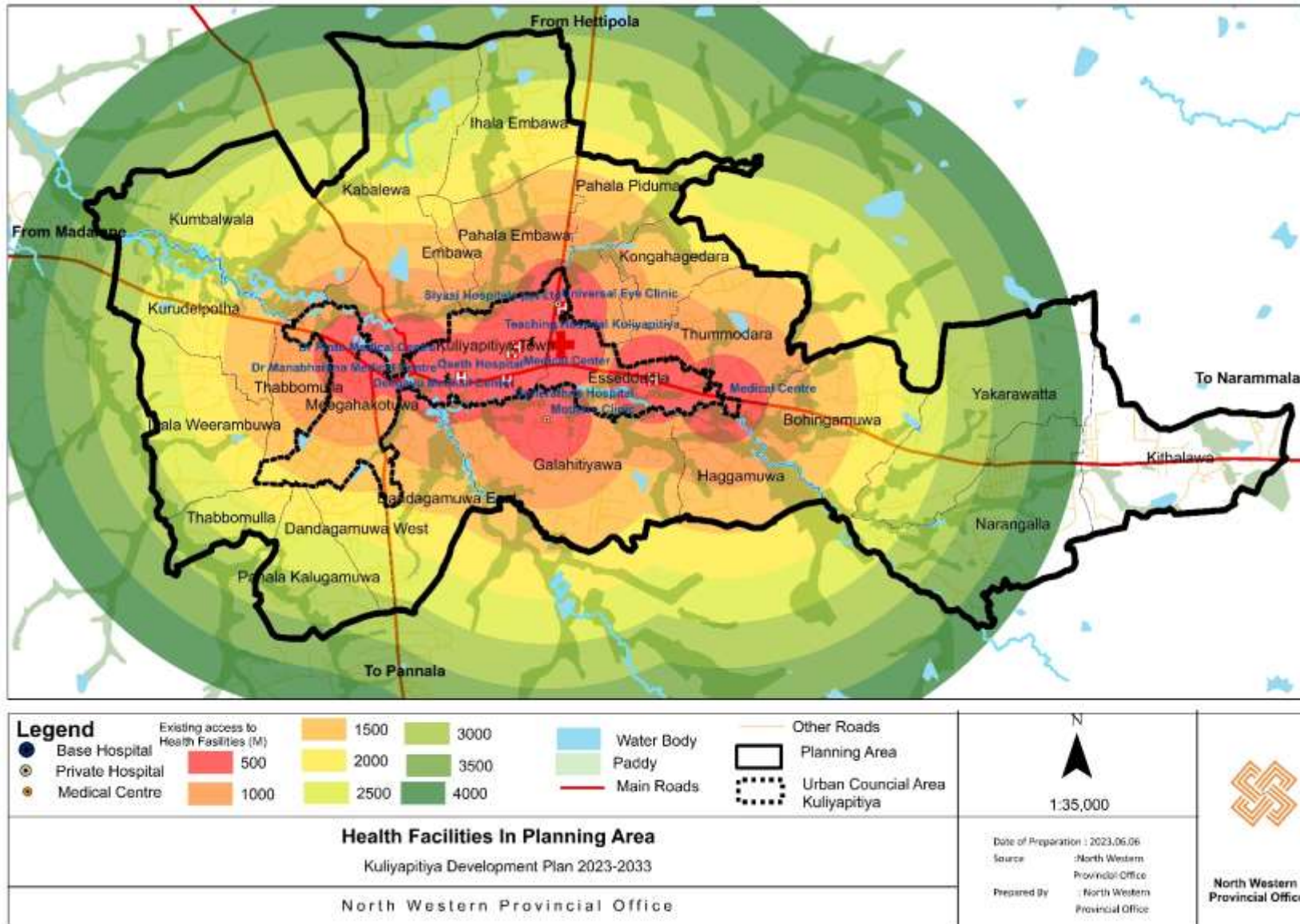
The Kuliyapitiya District Hospital is the primary healthcare facility serving the Kuliyapitiya area. Alongside the Kurunegala General Hospital, the Kuliyapitiya Teaching Hospital plays a pivotal role in delivering healthcare services to the North Western Province. Currently, the hospital boasts 679 beds and 15 residential treatment buildings. In addition to the teaching hospital, several private hospitals like Oseth and Siasi operate in the vicinity, catering to the healthcare needs of the Kuliyapitiya planning area. The presence of this teaching hospital, coupled with higher education institutions and a well - established school system, contributes to the increased population density of the Kuliyapitiya urban area.

Figure No 2.2.2.3.3.: Kuliyapitiya Teaching Hospital



Source: Urban Development Authority - 2023

Map No: 2.2.2.3.4.: Health facilities in the area



Source: Urban Development Authority-2023

(f) Value of land

The value of land in the Kuliyapitiya planning area varies, with particularly high values observed around strategic locations such as Labuya Junction in the urban center, Meegahakotta, Kanadulla area, and near the Medical Faculty.

2.2.2.4 Environmental Sector

In the environmental context of the Kuliyapitiya urban area, approximately 851 hectares of the total land area are designated as eco - sensitive areas. These areas primarily consist of reserve forests, marshes, paddy fields (both active and abandoned), tanks, and waterways. Notable eco - sensitive locations within this area include Digalla Reserve Forest, Kabalewa Lake, Kitalawa Lake, Yakkarawatta Lake, Kanadula Lake, Tummodara Lake, Embawa Lake, Dilan Lake, Midella Lake, and the tank located at Narangala Farm. These natural features contribute to the ecological diversity and environmental significance of the Kuliyapitiya region, highlighting the importance of conserving and managing these areas sustainably (Table No. 2.2.2.4.1.: Environmental Sensitive Areas in the Area).

A) *Ecosystem*

Table No 2.2.2.4.1. : Sensitive areas in the area

Usage	Size (hec.)	Percentage (%)
Paddy Fields	767	17.27
Abandoned Paddy Fields	2	0.05
Marshy land	43	0.97
Water Tanks	15	0.34
Canal	0.43	0.01
Other sources of water	15.43	0.35
Reserve Forests	09	0.20
Total	851.86	19.18

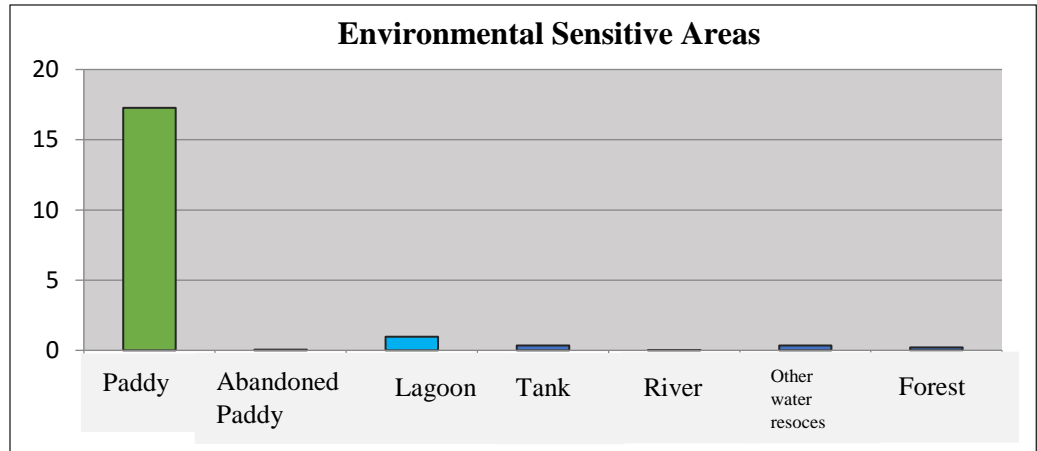
Source: Urban Development Authority, Field Survey Data - 2022

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Preliminary Study

Planning and
Situational
Context

Graph No. 2.2.2.4.1 :Environmental Sensitive Areas in Kuliyapitiya Pradeshiya Sabha



Source: Urban Development Authority, Field Survey Data – 2022

b) Climate Pattern of the Area

The average annual rainfall in the Kuliyapitiya area ranges between 1500 - 2000 millimeters. The annual temperature typically hovers around 28 degrees Celsius (°C), with slightly higher temperatures of about 30 degrees Celsius (°C) experienced in August and September. These climate conditions are conducive to agriculture, with a significant emphasis on paddy cultivation as well as the cultivation of coconut, vegetables, and fruits. The geographical landscape features predominantly flat terrain with red yellow podsolic soil, which further supports various agricultural activities.

c) Open Space Facilities

The current population of the Kuliyapitiya urban area stands at approximately 36,099 residents, requiring approximately 36 hectares of public outdoor open land. However, only 11 hectares of such land are currently available in the area. Looking ahead to the predicted population of 42,508 by 2033, the projected requirement for common outdoor open land increases to 60 hectares (as per Annexure No. 3). This indicates a significant shortfall in accessible public open spaces relative to the population's needs, highlighting a potential area for future development and planning.

d) Natural Disasters

The Kuliyapitiya urban area faces challenges related to annual flooding and water scarcity, significantly impacting residents' lives. These issues have been observed to worsen over time. Approximately 85% of the existing roads in the area lack a systematic drainage system, exacerbating flooding during rainy periods. Encroachments on roads and adjacent low - lying areas for commercial development further contribute to instant flooding even with minor rainfall occurrences. Specific flood - prone areas, such as the Kuliyapitiya town and Meegahaforta intersection, have been identified as particularly susceptible to these natural disasters (refer to Chapter 3 - The Need for Development Plan). Addressing these challenges will require comprehensive planning and infrastructure improvements to enhance the area's resilience to natural hazards and ensure the safety and well - being of residents.

Chapter 02

Preliminary Study

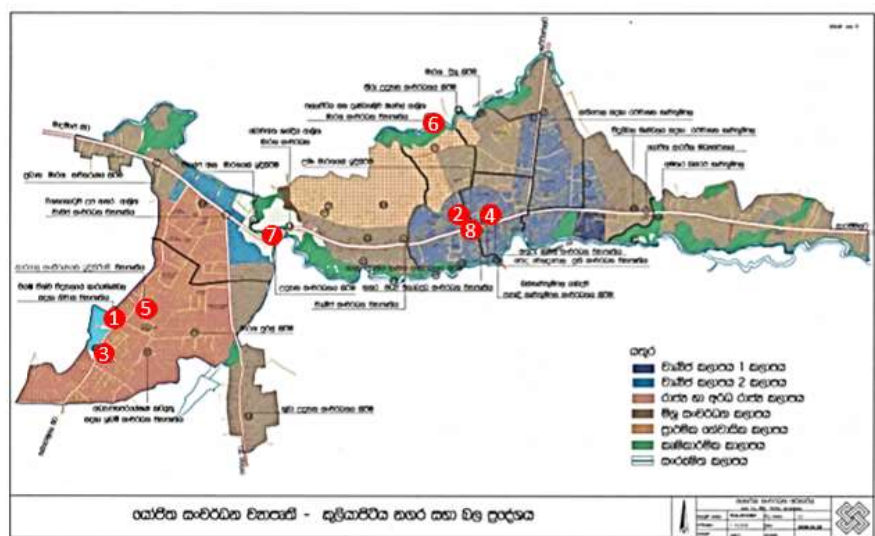
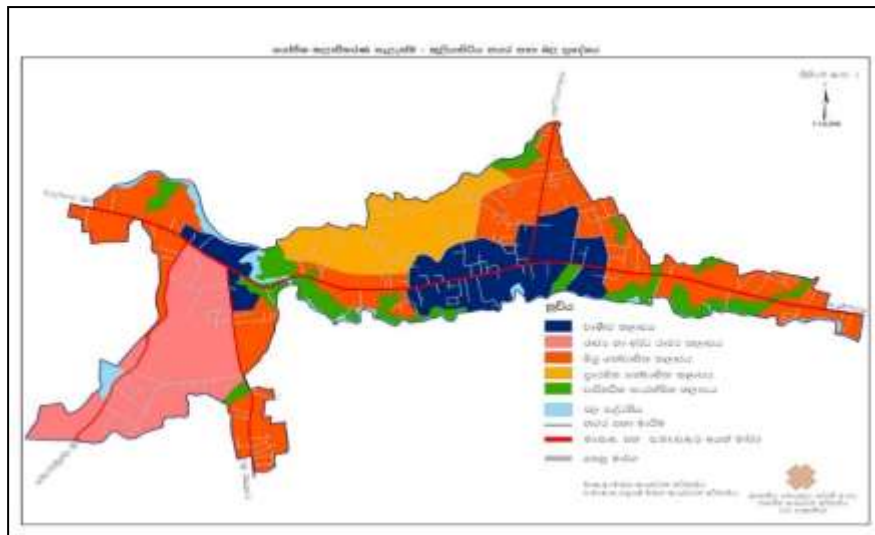
Pre - planning efforts

2.2.3. Pre - planning efforts

2.2.3.1. Draft Development Plan for Kuliyapitiya Urban Council Area 2008

In 2007, the Urban Development Authority (UDA) formulated a Draft Development Plan for the Kuliyapitiya Urban Council area as part of previous planning studies. This plan likely aimed to guide and manage the growth, development, and improvement of the urban area in a structured and sustainable manner.

Figure No 2.2.3.1: Draft Development Plan for Kuliyapitiya Urban Council Area 2008



Source: Urban Development Authority - 2023

The objective of the plan is to make Kuliyapitiya a central urban area in the higher education sector of the North - Western Province. Plans have been prepared to develop the Kuliyapitiya urban area across seven major development zones.

1. Commercial Zone i
2. Commercial Zone ii
3. Administrative Zone
4. Mixed Development Zone
5. Primary Residential Zone
6. Conservation Zone
7. Agricultural Zone

The zoning plan for the Kuliyapitiya Urban Council Area is structured around the nature of activities in the region (refer to Figure No. 2.2.3.1: Draft Development Plan for Kuliyapitiya Urban Council Area 2008).

As part of this development initiative, eight main projects were identified. It is noteworthy that 90% of these projects have been successfully completed to date, indicating significant progress towards achieving the objectives outlined in the development plan.

2.2.3.2. National Physical Plan – 2017 - 2050

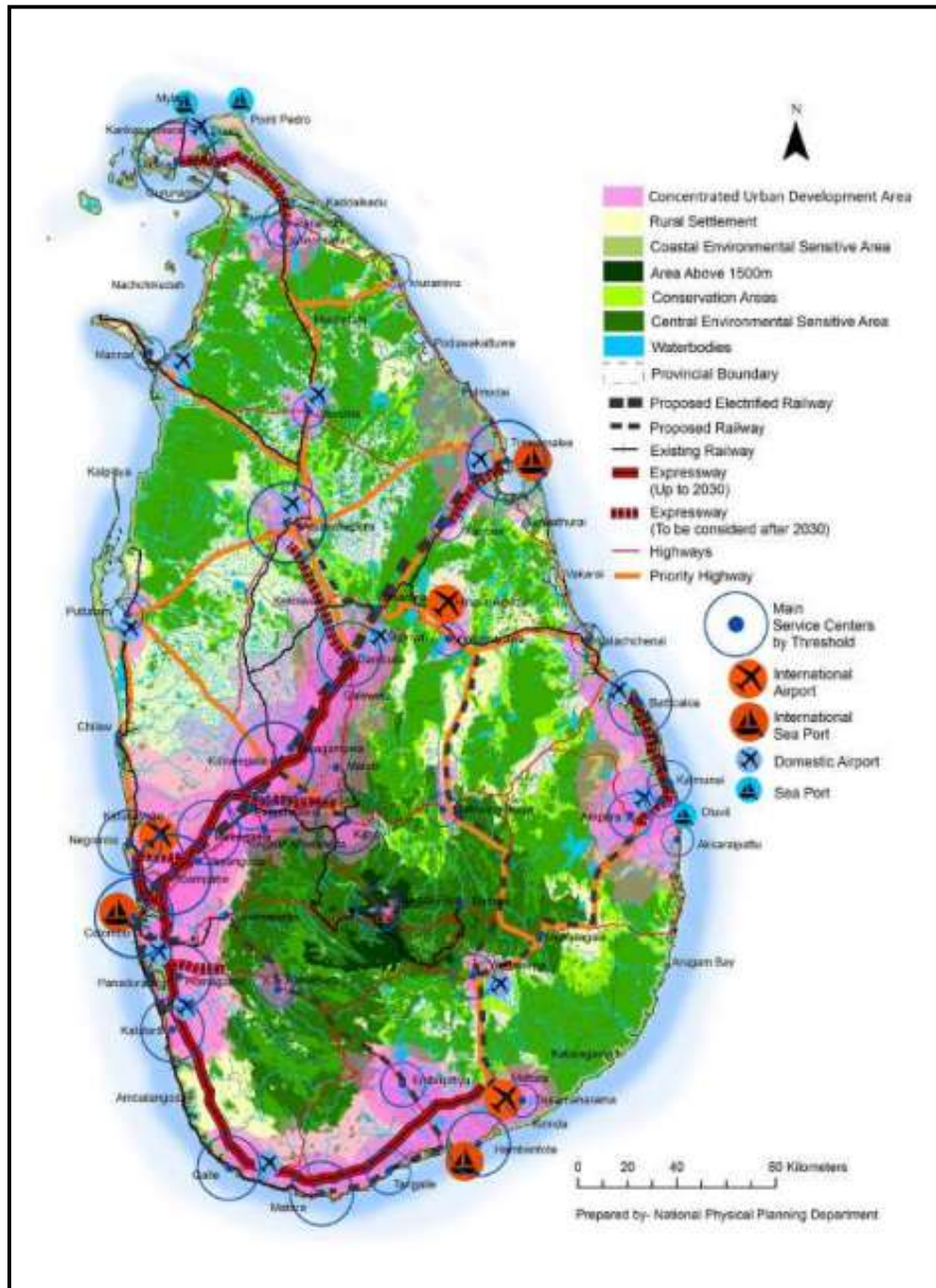
According to the National Physical Plan for the period 2017 - 2050, strategic policies, geographical considerations, and sectoral approaches have been identified to establish a sustainable and well - planned physical environment in Sri Lanka. The objective is to achieve balanced development across physical, social, economic, and environmental dimensions. As part of this plan, four key development corridors have been identified: The Northern Development Corridor, Southern Development Corridor, East - West Development Corridor, and Eastern Development Corridor. These corridors serve as focal points for targeted development initiatives and infrastructure investments to enhance connectivity, economic opportunities, and overall development across different regions of Sri Lanka.

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Pre - planning
efforts

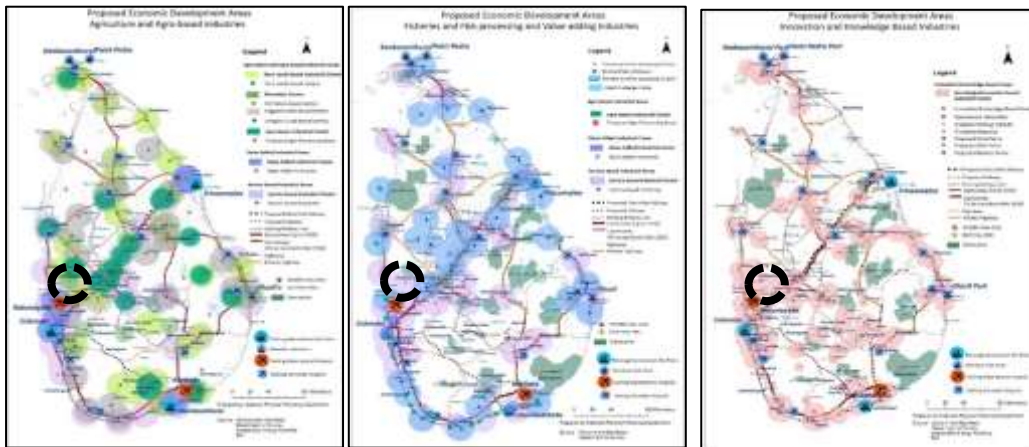
Figure No 2.2.3.2: National Physical Plan - 2017 – 2050



Source: National Physical Plan - 2017 - 2050

According to the National Physical Development Plan prepared by the Department of National Physical Planning for the year 2050, the Kuliyapitiya area has been designated for service - based industries and plantation clusters, positioning it as a center for service - based knowledge and innovation. Additionally, Kuliyapitiya has been categorized as a second - class urban area within the urban hierarchy established by the Urban Development Authority. This classification reflects the town's level of development and the range of services and facilities it offers relative to other urban centers in Sri Lanka. The plan likely outlines strategies and guidelines to support Kuliyapitiya's growth and development within the context of national urban planning objectives and priorities.

Figure No 2.2.3.3: National Physical Plan - 2017 – 2050



Source: National Physical Plan - 2017 - 2050

Chapter 02

Preliminary Study

Determination of the Planning Boundry

2.3 Determination of the Planning Boundry

In determining the boundaries of the Development Planning Area, the final plan limit was determined using Geographical Information System (GIS) techniques by conducting functional boundaries, geographical boundaries and administrative boundaries separately and other detailed studies.

Considering the current land consumption in kuliyapitiya area, there is a possibility of population mobilization both regionally and regionally in the future. With the expansion of the divisions of Wayamba University, it can be identified that the existing land use pattern needs to be systematically planned to expand the service facilities, especially for the daily commuter population and the intended residential population.

A Draft Development Plan has been planned by the Urban Development Authority in 2015 for the Kuliyapitiya Urban Council area. As a result of the study of the plan and the extensive background study of the Kuliyapitiya area, the Urban Development Authority's jurisdiction was expanded to 23 Grama Niladhari divisions in the year 2021.

2.3.1. Functional boundary

The development of the Kurunegala urban area is expanding into the surrounding regions, with Kuliyapitiya emerging as a key population center. Within the Kuliyapitiya Planning Area, significant development intensity is observed along the main roads. The Development Pressure Analysis (Annexure No. 4) underscores this trend.

Kuliyapitiya is also characterized by a robust agriculture - based economy, with prominent regional agricultural activities occurring in Panala, Udubadawa, Hettipola, Narammala, Katupota, and Paduwasnuwara.

The functional influence of the Kuliyapitiya Urban Area extends throughout Sri Lanka, anchored by institutions such as the Wayamba University, Kuliyapitiya Technical College, and Yakarawatta Teachers' College.

2.3.2. Geographical boundary

The primary water source in the Kuliyapitiya area is the Dandagamuwa Oya. The secondary waterways stemming from the Dandagamuwa Oya irrigate the wetlands and paddy fields, and the current administrative boundaries are delineated based on the environmental sensitivity analysis of the area (Sensitivity Analysis - Annexure No. 5).

Preliminary Study

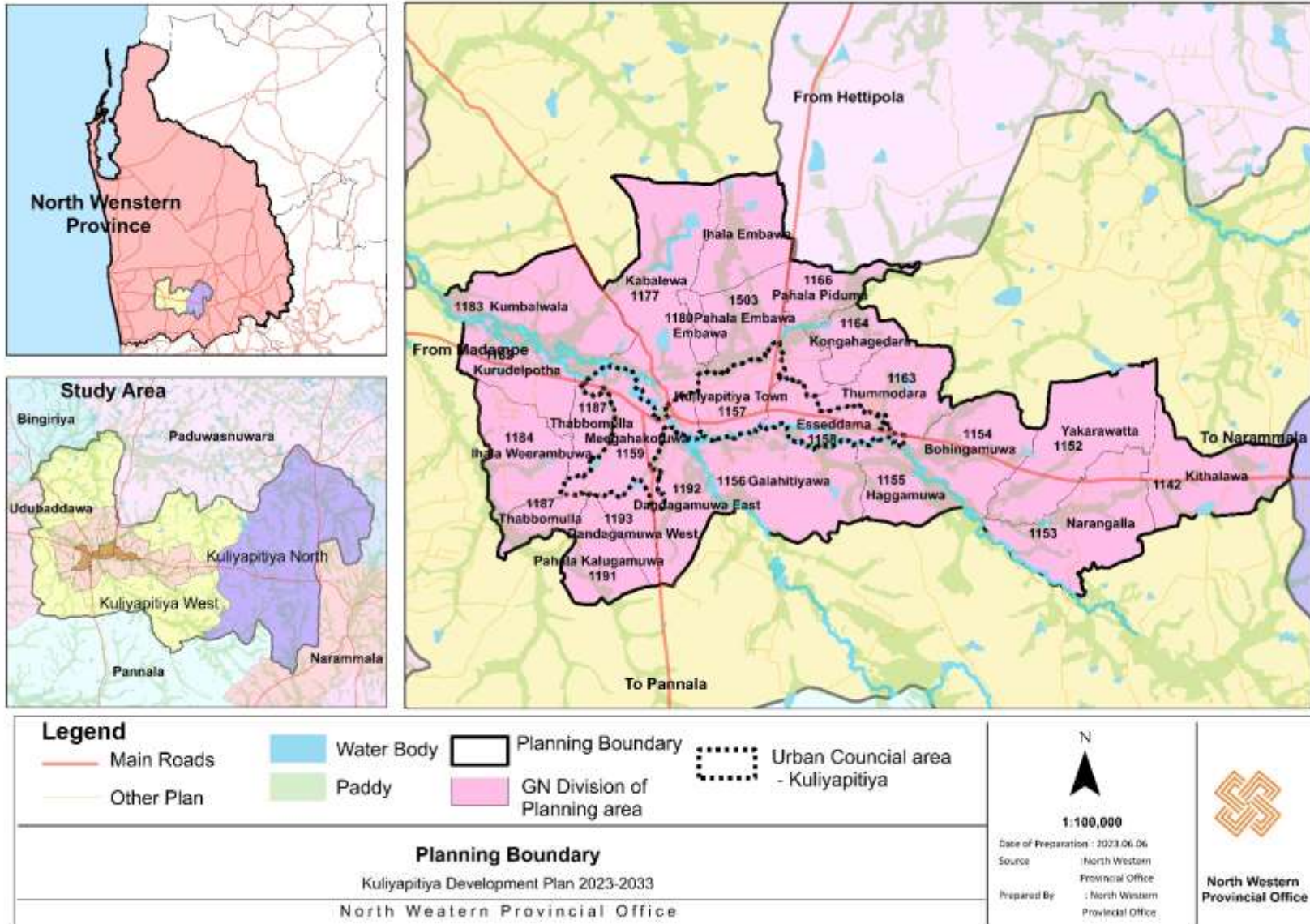
Determination of
the Planning
Boundry

2.3.3. Administrative boundary

Under Gazette Notification No. 100/04 dated 04.08.1980, three Grama Niladhari divisions (Meegahakotta, Kuliyapitiya Town, Assadduma) were designated as part of the jurisdiction of the Kuliyapitiya Urban Development Authority. This decision was made to accommodate the rapid commercial development occurring outside the Kuliyapitiya Urban Council area and the growth in the education sector.

Subsequently, the jurisdiction of the Kuliyapitiya Urban Development Authority was expanded to encompass 23 Grama Niladhari divisions, covering an area of 44.4 square kilometers, under Gazette Notification No. 2209/12 dated 04.01.2021 (Map No: 2.3.1. Planning Area).

Map No: 2.3.1. Planning Area



Source: Urban Development Authority-2023

Chapter 03

The need for a Development Plan

Chapter 03

Need for Development Plan

Introduction

03 Chapter

Need for Development Plan

3.1. Introduction

During the preparation of the Kuliyapitiya Development Plan, specific data was collected through a background study of the area and stakeholder meetings to identify key issues and potential priorities using various analytical methods aligned with planning principles. The aim of this development plan is to address existing challenges and opportunities in the area, contributing to environmental, economic, and social development.

The identification of specific challenges and issues was carried out meticulously through workshops to gather stakeholder perspectives and surveys conducted with Grama Niladhari officers and other stakeholders. The insights and recommendations provided by these stakeholders are documented in Annexure No. 1 (NVIVO Analysis).

The fundamental goal of this development plan is to achieve balanced development by emphasizing the rural aspects of urbanization, creating a safe and comfortable environment, and preserving eco - sensitive areas within the region.

There is a recognized need for a comprehensive Development Plan to guide sustainable growth and prevent unregulated development without a clear vision. Although a non - gazetted Draft Development Plan for 2008 - 2018 exists, it lacks the vision necessary to steer the area's development in a controlled manner. Linear development along main roads are anticipated in the new plan, which has not yet been gazetted due to its focused scope. However, interim measures were taken in 2008 to modify zoning regulations and secure approval to develop and implement a general zoning plan through the Main Planning Committee of the Authority.

Therefore, the preparation and gazetting of a comprehensive development plan are essential to facilitate systematic and visionary development in the Kuliyapitiya area.

3.2. Identified issues

Problem 01: Haphazard Development Encroaching on Eco - Sensitive Zones in the Kuliyapitiya Area

The Kuliyapitiya area relies heavily on agriculture, with coconut cultivation and paddy farming serving as primary economic sectors. Approximately 29% of the total land area is designated for coconut cultivation and 15% for paddy cultivation. The Dandagamuwa Oya serves as the main water source for these agricultural activities.

Currently, there is a concerning trend of haphazard development occurring outside the Kuliyapitiya Urban Council area. This unregulated development is encroaching upon agricultural lands and highly environmentally sensitive areas. This poses significant risks to the ecological balance and sustainability of the region, threatening vital agricultural resources and the integrity of eco - sensitive zones.

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Need for
Development Plan

Identified issues

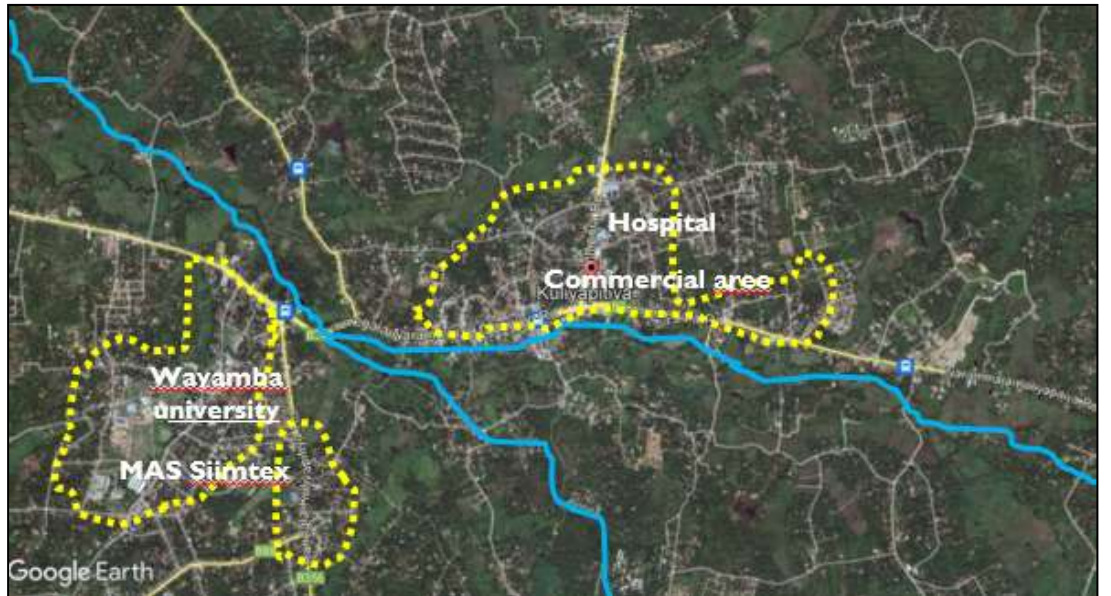
Figure No 3.2.1.: Haphazard unregulated development of eco - sensitive zones in the area - Google Maps

2005

2015



2020



Source: Google Maps 2005,2015,2020

The haphazard and extensive development occurring beyond the jurisdiction of the Kuliyapitiya Urban Council, particularly around the Dandagamuwa Oya, is evident when analyzing Google Maps as shown in Figure 3.2.1.

This uncontrolled expansion towards areas abundant in agricultural land has significantly contributed to the decline of the agricultural economy in Kuliyapitiya. Furthermore, an analysis of development potential indicates a

concerning trend of development encroaching upon eco - sensitive zones. Figure 3.2.2 illustrates this trend, highlighting land fragmentation along the Dandagamuwa Oya.

Identified issues

The lack of a legal framework to guide and regulate development towards eco - sensitive zones and agricultural land - rich areas is a pressing issue. Consequently, there is an urgent need for a comprehensive development plan encompassing both the Kuliyapitiya Urban Council area and the Pradeshiya Sabha (PS) area. Such a plan must facilitate development under vigilant supervision and control to protect eco - sensitive zones and agricultural land from further degradation.

Figure No 3.2.2.: Pictures of development activities being carried out in eco - sensitive zones



Source: Field Inspection Report, Urban Development Authority - 2023

The photographs above also highlight a plot of land near Dandagamuwa Oya that is attracting development activities towards eco - sensitive zones. This development plan aims to manage such activities in a systematic manner.

Problem 02: Environmental Degradation

The Kuliyapitiya area suffers from environmental degradation, worsened by year - round flooding that disrupts residents' lives. These conditions are worsening annually. Approximately 85% of the existing roads in the area lack proper drainage systems, leading to encroachments on roads and adjacent low -

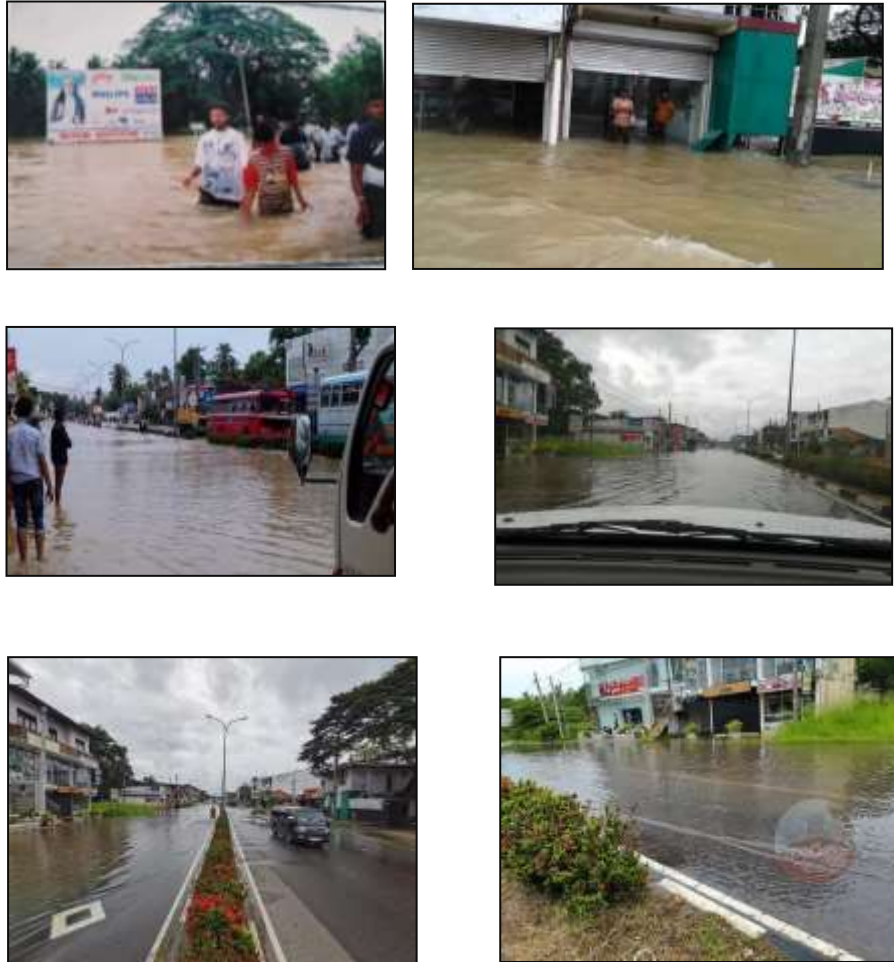
Chapter 03

Need for Development Plan

Identified issues

lying areas for commercial development. This situation results in flash floods even with minor rainfall, particularly affecting areas like Kuliyapitiya town and Meegahakotta, which have been identified as flood disaster sites.

Figure No 3.2.4.: Flood conditions 2018, 2021



Source: Urban Council - Kuliyapitiya 2021

In addition, the areas of Galathiwa, Ambawa, and Asvedduma have also experienced severe damage from flooding. Kuliyapitiya was heavily impacted by floods in May 2018, affecting 2,038 residents from 581 families. Among them, 76 houses were damaged, with 6 completely destroyed. Additionally, 84 commercial buildings sustained damage during the floods.

On June 3, 2021, Kuliyapitiya was flooded again, affecting 208 residents from 76 families, with damage reported to two commercial buildings.

The primary cause of flooding in this area is attributed to the reclamation of low - lying areas, including paddy fields, and the obstruction of canals connected to the Dandagamuwa Oya. Furthermore, the lack of proper maintenance of drainage systems along main roads and underpasses in the urban center of Kuliyapitiya exacerbates flooding even with minor rainfall. Dandagamuwa, being at a low elevation and characterized by flat terrain, experiences reduced water flow intensity depending on its geographical location. The development plan also identified the sites where Construction works have been undertaken by blocking the under - canals that are currently linked to the Dandagamuwa Oya. Given this situation, there is an urgent need to develop a comprehensive plan to guide the area toward sustainable development, focusing on preserving the green environment and waterway system. It is imperative to address the physical conditions that could lead to flooding.

Problem 03: Infrastructure Limitations in the Area (Road Network, Water Supply, Public Parking Facilities, Waste Management)

Water scarcity has become a significant issue for locals. Although the Dandagamuwa Oya remains a vital water source, the absence of a proper water supply system (including water treatment and distribution) is a major concern. This shortage results in acute drinking water problems during water shortages. Specifically, there is no piped water supply to the Kuliyapitiya Urban Council area.

Moreover, solid waste management efforts are confined to the urban council limits, and within the local council area, the existing non - degradable solid waste collection center is insufficient in size.

In terms of road infrastructure development, while the road system within the Kuliyapitiya Urban Council area has been systematically improved, there are challenges with developing the internal road network. Many roads connecting urban and rural areas are in various stages of development. The road system must efficiently facilitate transportation, particularly for moving agricultural produce from villages to markets. Roads are the primary mode of transportation in the Kuliyapitiya area. Access to a highway requires reaching the entrance of the Nakalagamuwa Highway in Narammala, located 24 km away. Access to

Chapter 03

Need for Development Plan

Identified issues

railway lines necessitates reaching Madampe or Nattandiya railway stations, which are respectively 23 km and 25 km away.

Furthermore, there is a shortage of parking space within the Kuliyapitiya Urban Council area. Vehicles often park on both sides of the road due to the absence of public parking facilities. Presently, the public market complex can accommodate only 10 vehicles.

Problem 04: Economic Sector Challenges

Kuliyapitiya primarily relies on coconut - based industries and poultry farms, but the necessary infrastructure for these sectors is inadequate. Water supply and waste disposal pose significant challenges for these industries.

While Kuliyapitiya is agriculturally self - sufficient, the harvested crops are primarily supplied as raw materials to industries in the region. However, there has been limited expansion of agriculture - based industries within the Kuliyapitiya area. Additionally, there is insufficient storage for agricultural produce and a lack of a proper market system.

Although several small coconuts - related industries exist within the planning area, the shortage of skilled labor necessary for their enhancement is hindering the development of the industrial sector.

3.3 Identified Potentials

Opportunity for Economic Development

The plantations in Kuliyapitiya present a significant opportunity for agricultural development and innovation - based services. This area has been identified as having strong potential for growth and diversification.

Kuliyapitiya holds a prominent position within the North - Western Province due to the presence of esteemed higher educational institutions like Wayamba University and the Technical College. Research and innovation conducted by these institutions can greatly contribute to the area's development. For instance,

the Kuliyapitiya Technical College offers approximately 33 courses (as of 2023), including agricultural production technology and food technology. Similarly, the agriculture and plantation faculty at Wayamba University contributes to the potential emergence of skilled workers in this sector.

Situated at the heart of the coconut triangle, coconut cultivation is the primary economic activity in Kuliyapitiya. The high demand for coconut products and copra represents a strong economic potential for the area. Furthermore, there is substantial foreign demand for bulat (young coconut) which can further boost the local economy. Kuliyapitiya also plays a vital role in supplying approximately 80% of the poultry and egg production in the North - Western Province. The availability of suitable land further enhances the area's agricultural capabilities.

Moreover, Kuliyapitiya offers a conducive environment for residential living, which further supports and strengthens the area's overall development trajectory.

Chapter 03

Need for Development Plan

Identified Potentials

Chapter 04

Development Planning Framework

Chapter 04

Vision of Development Plan

Chapter 04

Vision of Development Plan

4.1. Vision of Development Plan



4.2 Vision Statement

The vision for Kuliyapitiya's urban development entails the establishment of an opulent agro - techno city, integrating industrial urbanization with agricultural prowess. In essence, this signifies the evolution of an urban landscape nourished not only by agricultural productivity but also by innovation - driven higher education.

Chapter 04

Vision of Development Plan

Vision Statement

Kuliyapitiya stands as a fertile expanse abundant with agricultural produce, complemented by well - organized animal husbandry practices tailored to the prevailing climatic conditions. While Kuliyapitiya occupies a central position within the coconut triangle, encompassing Puttalam, Chilaw, and Panala as major coconut - producing regions, its own agricultural significance is evident.

While Wayamba University in Kuliyapitiya plays a significant role in the local educational landscape, it's true that Kurunegala's urban area tends to garner more attention due to its pronounced focus on educational sector development. Additionally, Kurunegala General Hospital serves as the primary healthcare facility in the North-Western Province, reflecting the region's emphasis on healthcare services. Nevertheless, Kuliyapitiya Hospital also holds a notable position as the second most distinguished hospital in the area, contributing to the region's healthcare infrastructure.

Drawing upon these factors, Kuliyapitiya's urban planning area emerges as a multifaceted domain rich in resources and potential. The overarching vision of the Kuliyapitiya Urban Development Plan is to foster its transformation into a thriving agro - technical urban center, leveraging its agricultural abundance, educational institutions, and healthcare facilities for holistic prosperity.

4.3. Goals

1. Strengthening city economy based on the Agriculture sector

Kuliyapitiya is evolving as an urban area with a foundation in agricultural economy, particularly centered around bull farming, coconut cultivation, pineapple farming, and animal husbandry. The objective by 2033 is to enhance the urban economy further by increasing the contribution of the industrial sector through the adoption of new machinery and equipment in agricultural production.

2. Becoming a Hub of Innovation and Knowledge - Based Vocational and Higher Education

Kuliyapitiya has been designated as a hub for innovative and knowledge - based vocational and higher education in accordance with the National Physical Plan 2017 - 2050. By 2033, Kuliyapitiya aims to solidify its position as a prominent center for higher education and vocational training.

3. Creating a Livable and Convenient city for the Residences and Commuters

This goal focuses on developing essential infrastructure for the resident population within Kuliyapitiya's urban area. It aims to address the main issues faced by residents, including drinking water shortages, improving internal road systems, and enhancing waste management facilities. The objective is to transform the area into a comfortable and well - equipped urban space that offers maximum services to both local residents and visitors, leveraging the resources of Kuliyapitiya Hospital and Wayamba University. The primary aim of this plan is to achieve the status of a desirable urban area with a high quality of life by 2033.

4. Promoting Environmental Sustainability by Preserving Sensitive Ecosystems

Kuliyapitiya is susceptible to flooding during the rainy season and faces challenges related to water scarcity. The Kuliyapitiya Urban Development Plan includes objectives to mitigate flood impacts by 2033. This involves developing plans to protect the catchment area and surrounding protected areas of the Dandagamuwa Oya, restoring drainage systems, and safeguarding wetlands within the Kuliyapitiya Planning Area.

Chapter 04

Vision of
Development Plan

Objectives

4.4. Objectives

Goal 1: 1. Strengthening city economy based on the Agriculture sector

Objectives:

- i. Establish an agricultural production center in Yakarawatta area to cultivate a robust market for agricultural and value-added products within the regional market by 2033.
- ii. Implement modern technology and promote the use of organic fertilizers through waste management initiatives to enhance agricultural practices and production by 2033.
- iii. Develop regulations to mitigate the fragmentation of coconut lands in the area, aiming to consolidate land parcels (2 1/2 acres and more land parcel) by 2025.

Goal 2: Becoming a Hub of Innovation and Knowledge - Based Vocational and Higher Education

Objectives:

- i. Plan and execute the construction of an IT Park or similar commercial project on a designated one-acre plot (under the Land Reforms Commission) in Kithalawa area by 2033.
- ii. Enhance pedestrian and cycling roads along Ashoka Mawatha in the Administrative Zone, covering a distance of 3 kilometers, by 2033.

Goal 3: Creating a Livable and Convenient city for the Residences and Commuters

Objectives:

- i. Ensure 100% access to drinking water across the entire development area by 2033 through the implementation of the Bingiriya Udubadwa and Makadura Kuliyapitiya Water Supply Project.

- ii. Establish two public parking facilities within Kuliyapitiya town by 2033 to address parking issues and enhance convenience for residents and visitors.
- iii. Allocate 14 acres of land at Kumbukkotta Watta for solid waste management purposes within the Kuliyapitiya Pradeshiya Sabha area by 2030 to improve waste disposal and environmental cleanliness.
- iv. Develop and upgrade five identified roads and construct two bridges by 2026 to enhance connectivity and accessibility within the urban area.

Goal 4: Promoting Environmental Sustainability by Preserving Sensitive Ecosystems

Objectives:

- i. Enact regulations mandating the conservation of 810 hectares of existing wetlands (including paddy fields) to manage and mitigate floods in the area by 2025.
- ii. Develop plans to restore and safeguard 10 identified catchment water bodies within Dandagamuwa Oya by 2033 to preserve water resources and natural ecosystems.
- iii. Designate protected areas surrounding Dandagamuwa Oya within the next two years and officially recognize them through publication in the Gazette to ensure long - term conservation and environmental sustainability.

Chapter 05

Analysis of strengths, weaknesses, opportunities and threats (SWOT Analysis)

Chapter 05

Analysis of strengths, weaknesses, opportunities and threats (SWOT Analysis)

Chapter 05

SWOT Analysis

Summary SWOT Analysis

5.1 Summary SWOT Analysis

A SWOT analysis was conducted to identify the strengths, weaknesses, opportunities, and threats across physical, economic, social, and environmental aspects. This analysis aims to support Kuliyapitiya in achieving its vision of becoming an "opulent agro - techno city" by 2033, aligning with its development goals. Below is the SWOT analysis conducted for each objective.

Goal 01

Strengthening city economy based on the Agriculture sector

Strengths	Weaknesses
01. 45% of the total land area is occupied by coconut land and agricultural land.	01. Most of the roads from the urban area centre to the peripheral area are in poor condition and the width is inadequate.
02. Kuliyapitiya area is located at the central point of the Coconut Triangle.	02. Lack of adequate water supply for industries.
03. Having suitable soil and favorable climatic conditions for cultivation of perennial crops and minor export crops.	03. Lack of systematic programme for solid waste management in the Local Council area.
04. Cultivation of vegetables in the area for multi-crops, supplementary food crops and	

Chapter 05

SWOT Analysis

Summary SWOT
Analysis

<p>other economic crops such as minor export crops.</p> <p>05. 52% of the population belongs to the labor force.</p> <p>06. Several small and medium scale industries have already been established in the area.</p> <p>07. The Betel Pola (betel leaf market) is held in Kuliyapitiya town.</p>	
<p>Opportunities</p> <p>01. Inflowing investment in large manufacturing industries</p> <p>02. The National Physical Plan 2050 has identified Kuliyapitiya as a service based industrial and plantation zone and a service-based knowledge/innovation-based zone.</p>	<p>Threats</p> <p>01. Water scarurban area and sometimes risk of flooding.</p> <p>02. Agricultural land is being degraded day by day.</p>

Goal 02

Becoming a Hub of Innovation and Knowledge - Based Vocational and Higher Education

Chapter 05

SWOT Analysis

Summary SWOT Analysis

<p>Strengths</p> <p>01. Wayamba University, Technical College and higher educational institutions are located.</p> <p>02. Kuliyapitiya Technical College currently offers about 33 courses (by the year 2023), including courses such as agricultural production technology and food technology.</p> <p>03. The presence of courses related to agriculture such as agriculture and plantation faculty at Wayamba University can also be identified as a potential for the emergence of trained workers in this area.</p>	<p>Weaknesses</p> <p>01. Inadequate infrastructure.</p>
<p>Opportunities</p> <p>01. National Physical Plan 2017 - 2050 identified Kuliyapitiya as a service based industrial and plantation zone and service-based knowledge/innovation-based zone.</p>	<p>Threats</p> <p>01. The current economic crisis</p>

Chapter 05

SWOT Analysis

Summary SWOT
Analysis

Goal 03

**Creating a Livable and Convenient city for the Residences and
Commuters**

<p>Strengths</p> <ul style="list-style-type: none"> 01. Presence of environmental and climatic factors conducive to residential development. 02. The planning area is equipped with essential public facilities. 03. Strong main and minor bus services and roads to major cities. 04. Existence of renowned national and private schools. 05. Existence of institutions of higher learning. 06. Access to health services. 07. Existing Development Projects (Market Building Project) 08. Proposed Housing Project for University Staff 	<p>Weaknesses</p> <ul style="list-style-type: none"> 01. Poor road system for peripheral areas. 02. Water supply and solid waste management are not sufficient for future development. 03. Due to lack of sufficient parking space, the urban area is heavily congested. 04. Non - operation of tap water system for peripheral areas.
<p>Opportunities</p> <ul style="list-style-type: none"> 01. The National Physical Plan 2017 - 2050 has been identified as a location for service-based industries and plantation clusters and service-based knowledge/innovation-based centers. 	<p>Threats</p> <ul style="list-style-type: none"> 01. Water scarurban area and sometimes the risk of flooding.

Goal 04

Promoting Environmental Sustainability by Preserving Sensitive Ecosystems

Chapter 05

SWOT Analysis

Summary SWOT Analysis

<p>Strengths</p> <p>01. Eco - sensitive area of 836.43 hectares.</p> <p>02. Presence of major water sources as Dandagamuwa Oya and Halpane Canal.</p> <p>03. Presence of reclaimable canals.</p> <p>04. Having public and private open spaces.</p> <p>05. The presence of lakes. (Kanadulla Lake, Kandahena Lake)</p>	<p>Weaknesses</p> <p>01. Haphazard development to sensitive areas.</p> <p>02. Dandagamuwa doesn't have those reserves.</p> <p>03. Allotment of agricultural land for development purposes.</p> <p>04. Blocking canals and carrying out developments.</p>
<p>Opportunities</p> <p>01. Having wetland conservation policies</p>	<p>Threats</p> <p>01. Water scarurban area</p>

Chapter 06

The Development Plan

Chapter 06

The Development Plan

6.1 Conceptual Plan

The proposed conceptual plan focuses around establishing a spatial structure on the ground that optimizes the benefits derived from prevailing economic forces such as agriculture and residential practices in the area. Additionally, the impact of existing geographical conditions and development projects was considered in preparing the proposed conceptual plan.

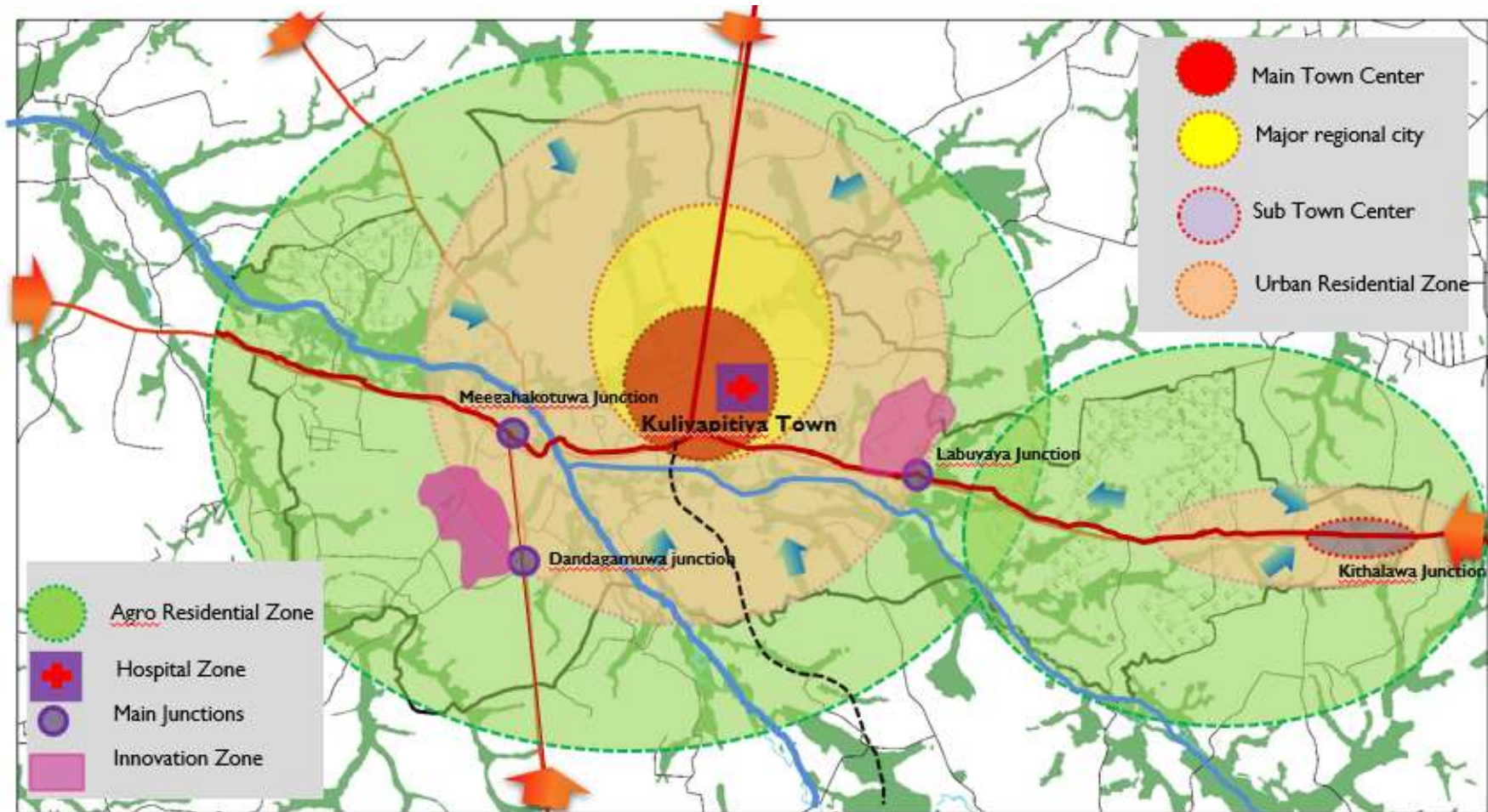
Considering expected population growth and housing expansion within the planning zone, the relevant residential characteristics of the conceptual plan have been delineated. The primary objective of the vision for the future is to develop the area sustainably, aiming to protect hypersensitive wetlands and paddy fields that contribute to flood control, urban temperature regulation, natural beauty, and ecological balance.

In the conceptual plan, space will be allocated for the development of the Dandagamuwa Oya area, along with other streams and lakes, as a wetland eco - zone that facilitates the use of public spaces.

Furthermore, the plan aims to protect all agricultural lands, particularly those designated for coconut and paddy cultivation. Strengthening the urban economy of Kuliyapitiya, particularly through the coconut industry which is the area's main economic driver, will contribute to realizing this future vision of developing Kuliyapitiya into a prosperous urban area.

Chapter 06
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Conceptual Plan

Figure No 6.1: Proposed spatial conceptual plan.



Source: Urban Development Authority - 2023

6.2 Proposed Land Use Plan

The proposed land use plan reflects the urban model derived from strategic projects outlined in the strategic plan to develop the Kuliyapitiya Planning Area into a prosperous urban center, focusing on economic, environmental, health, and waste infrastructure facilities. This plan aims to enrich the area by harnessing its potential as a region characterized by an agricultural economic pattern.

The overall land use plan prioritizes development across commercial, agricultural, and residential sectors. It proposes vertical development for commercial purposes along both sides of the main road, aiming to provide high - quality services to residents and visitors. Enhancements to existing bypasses, alternative roads, and new roads will improve traffic flow, facilitating the transportation of agricultural and industrial products to and from the urban area and surrounding regions, thereby promoting sustainable urban expansion into interior areas. Further development of internal roads is intended to alleviate urban congestion and open up land for economic, residential, and educational purposes.

The objective is to sustainably carry out development activities while preserving the area's paddy fields and coconut plantations. The Kuliyapitiya Development Plan is designed to enhance the beauty and attractiveness of the area by incorporating open spaces associated with water sources, particularly highlighting the Dandagamuwa Oya, to create an urban environment characterized by its blue - green aesthetics.

Zoning plans and regulations have been introduced based on current land use, development trends, environmental sensitivity, land suitability for residential purposes, existing and potential development areas, disaster - prone areas, and the anticipated urban model. A five - tier workplace hierarchy has been identified for the Kurunegala District, with Kuliyapitiya designated as a second - class urban area. Given urban expansion within the Kuliyapitiya Planning Area, Kuliyapitiya is developed as the primary urban area, with Kitlawa positioned as its suburb.

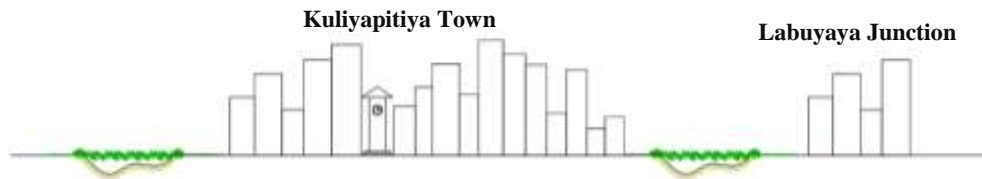
Chapter 06

Development Plan

Proposed Land
Use Plan

According to the Kuliyapitiya Urban Development Plan, the planning area has been divided into six main zones, with the area encompassing the Kuliyapitiya urban core identified as the commercial zone. Kuliyapitiya will be further designed as an urban area where residents, businessmen, and visitors can easily access economic, banking, financial, and service facilities.

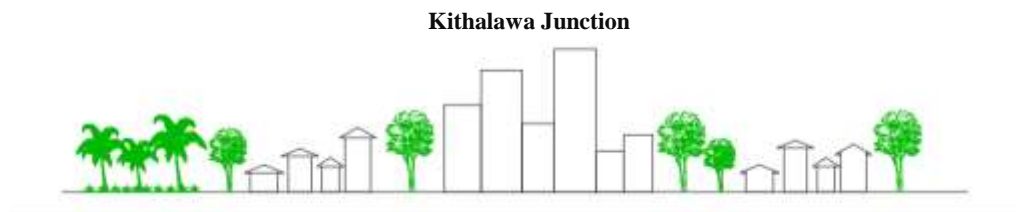
Figure No 6.2.1: Proposed Cross section 2033 - Urban area Central Zone



Source: Urban Development Authority - 2023

The other commercial zone in the zoning plan is the mixed development zone which has been zoned with a focus on the Kithalawa area.

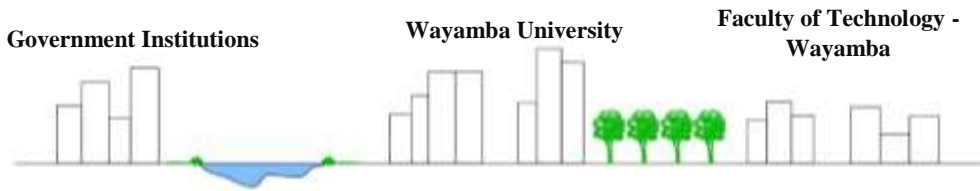
Figure No 6.2.2: Proposed Cross section 2033 - Mixed Development Zone



Source: Urban Development Authority - 2023

The administrative zone is planned on the basis of government institutions and educational services in the zoning plan.

Figure No 6.2.3: Proposed Cross section 2033 - Administrative zone



Source: Urban Development Authority - 2023

Also, three different residential zones have been planned in the zoning plan and the cross - chart of the high-density residential zone can be shown as follows.

Figure No 6.2.4: Proposed Cross section 2033 - High Density Residential Zone



Source: Urban Development Authority - 2023

Figure No 6.2.5: Proposed Cross section 2033 - Medium Density Residential Zone



Source: Urban Development Authority - 2023

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Figure No 6.2.6: Proposed Cross section 2033 - Low Density Residential Zone

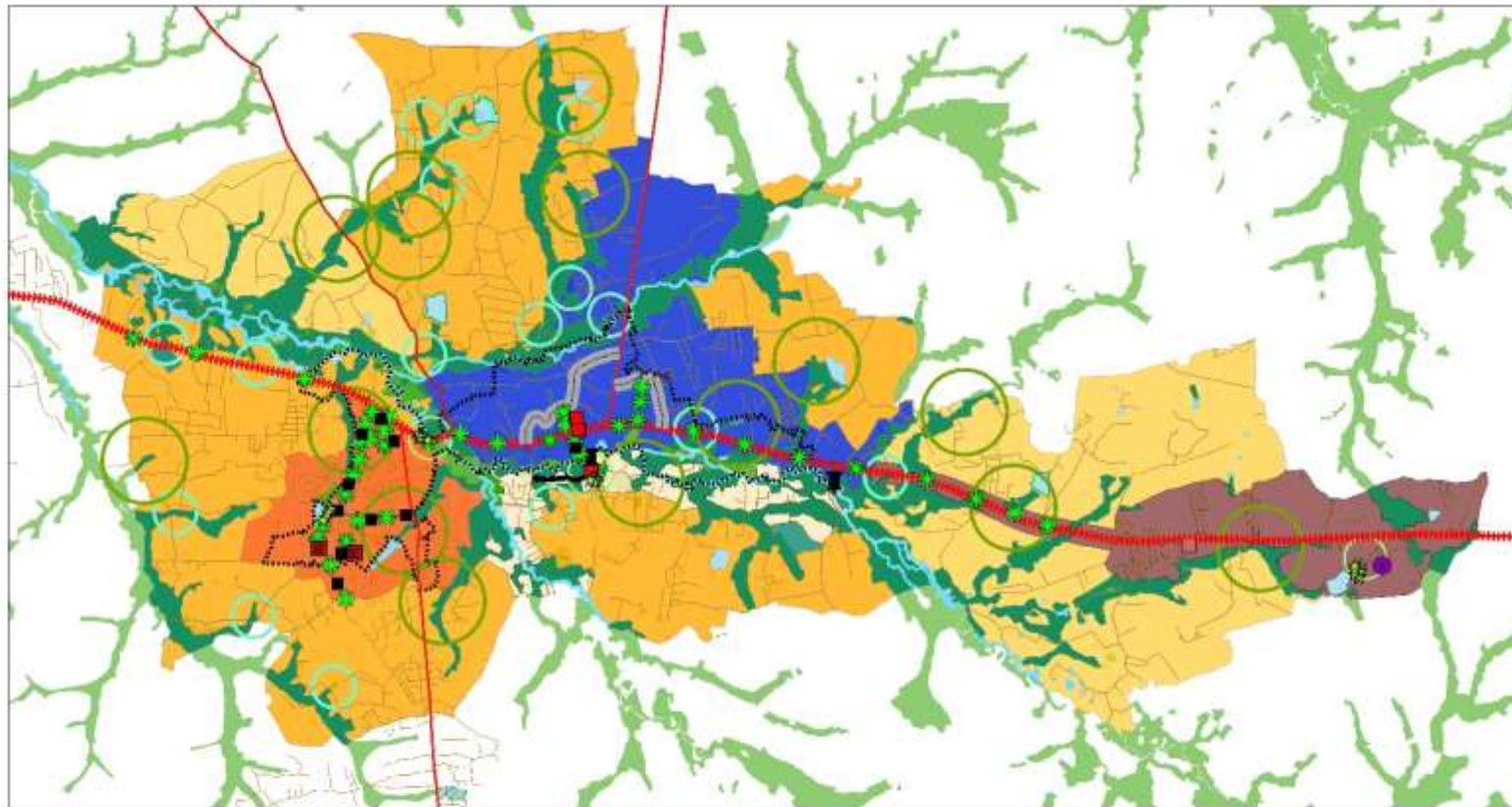
Proposed Land
Use Plan



Source: Urban Development Authority - 2023

Accordingly, it is clear that by 2033, the vision of the "an opulent agro - techno city" will be achieved through this proposed land use plan.

Map No. 6.1: Proposed Land Use Pattern 2033



Ledgent ■ Housing Project ■ IT Park ■ Commercial Building		☆ Landscape projects ■ Common Parking Area ■ Bicycle Lanes ☆ Landscaping projects On Roads		Proposed bridge developments Road Development Narammala-Kuliyapitiya internal road development Bypass development		Dandagamuwa Oya Landscaping projects Small Park Development Public Parks Development Main Roads		Other Roads	
Proposed Land Use Plan 2023 - 2033 Kuliyapitiya Development Plan 2023-2033 North Western Provincial office					N 1:35,000 Date of Preparation : 2023.06.06 Source : North Western Provincial Office Prepared By : North Western Provincial Office		 North Western Provincial Office		

Chapter 06
 Development Plan

Proposed Land
 Use Plan

Chapter 06

Development Plan

Infrastructure Development Strategy Plan

6.3 Infrastructure Development Strategy Plan

The infrastructure development strategy aims to develop facilities that provide suitable living conditions for all residents of the Kuliyapitiya Planning Area in an equitable manner. The primary objective is to reduce inequality not only within the urban center of Kuliyapitiya but also in its peripheral areas by ensuring high road connectivity, an efficient transportation system, housing, health, and education facilities.

The strategic plan for infrastructure development is divided into two main areas: physical infrastructure facilities and social infrastructure facilities. Social and physical infrastructure will be addressed under the Service Plan, which includes analyses of housing, prioritization of service centers, education, health, public trade services, and public leisure facilities as part of social infrastructure. Transportation, water supply, electricity supply, road development, sewage drainage and sewerage systems, waste management, and other facilities will be discussed under physical infrastructure.

6.3.1 Social Infrastructure Development Strategic Plan

Development strategies for the year 2033 have been identified through a study of residential, health, and educational infrastructure facilities as part of the social infrastructure development plan.

6.3.1.1. Residential plan

According to the Kuliyapitiya Urban Development Plan, population forecasting was conducted using two main methods. The population was predicted based on general population growth trends and the envisioned impact of national, regional, and local development activities. Projections were made considering regional trends and the median growth rates at national, regional, and local levels.

Table No 6.3.1.1: Population and population density prediction

	2001	2012	2015	2018	2020	2033
Population Growth Rate (1.3%)	28,473	31,330	33,998	35,423	36,099	42,508

Source: Urban Development Authority - 2023

The predicted population, as shown in the table above, and the proposed housing density to be achieved by the development plan, were divided into density periods in accordance with the results of environmental analyses and development potential. Population growth rates have been considered based on assumptions regarding priorities that will be encouraged in the future within density zones. Based on these calculations, the expected residential population of the Kuliyapitiya Urban Area by the year 2033 is projected to be 42,508. This population estimate has been determined regionally based on housing projects and housing density, considering the minimum number of people per family unit. (Map No. 6.3.1: Housing Density 2023)

Table No 6.3.1. Expected residential population by 2033 in Kuliyapitiya Urban Area - By Zone

Zone	Residential Population	Density of residential population (Per Hec)
Commercial Zone	4,130	16
Administrative Zone	4,117	17
Mixed Development Zone	2,774	6
High Density Residential Zone	18,495	13
Medium Density Residential Zone	11,492	8
Low Density Residential Zone	1,500	4

Source: Urban Development Authority - 2023

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Infrastructure Development Strategy Plan

Strategies

- I. Identifying places where housing schemes can be started to meet the needs of middle-class housing and implementing housing schemes.
- II. Implementation of Lakshmipura Housing Development Project.
- III. Create a conducive environment to maintain the mental health of the people by providing outdoor recreational facilities.

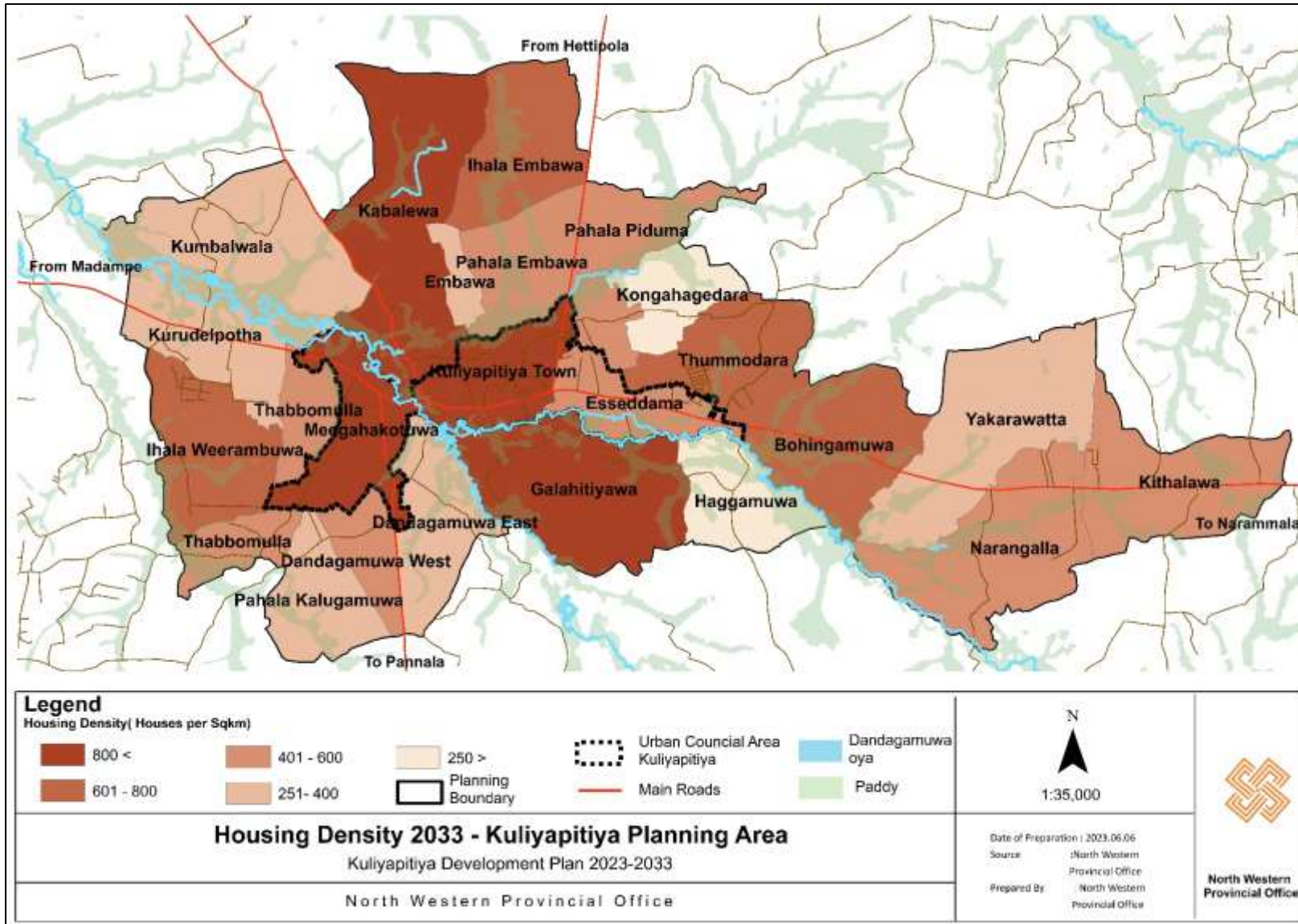
6.3.1.2. Providing residential facilities for commuter population or transient individuals.

In addition to addressing the residential population, the settlement plan will also include provisions for temporary residents attracted to the area, including those associated with the MAS Attachment Factory and Kuliyapitiya Hospital. The plan will discuss the accommodation needs for these temporary stopovers.

The student enrollment at Wayamba University was 2,798 in 2021 and is expected to increase by approximately 50% by 2033 due to the introduction of new educational courses. Other educational institutions are also anticipated to see a 5% increase in student numbers by 2033. Additionally, the workforce, excluding temporary residents, is projected to grow by about 25%. Presently, the Institute of Higher Education provides hostel facilities for students and faculty, with plans to expand these facilities further.

Local residents currently generate income by offering accommodation to temporary residents. The Housing Plan aims to establish healthy, comfortable, and well - regulated hostels for such occupants. As part of this effort, the designated area accommodating temporary residents has been zoned as a residential zone in the zoning plan.

Map No. 6.3.1 : Housing Density 2023



Source: Urban Development Authority - 2023

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Infrastructure Development Strategy Plan

6.3.1.3. Education Facility Plan

In the realm of education facilities overseen by the Kuliyapitiya Urban Development Authority, there are a total of 14 schools comprising national and provincial schools. Administrative functions for all these schools fall under the Kuliyapitiya Education Division. Among these schools, there is 1 boys' school, 2 girls' schools, and the remaining 11 schools are co - educational. Additionally, the area hosts several international schools. The student - to - teacher ratio in this region is 1 :18, ensuring adequate coverage across the school system.

Map 2.2.2.3.2 shows that the existing primary and secondary education facilities, along with their service areas, are optimally positioned to meet both current and future demands within the Kuliyapitiya jurisdiction.

Regarding tertiary education planning, there are currently 6 faculties situated in the North Western Province, with a proposal in place to establish an Engineering Faculty. Plans are also underway to develop new hostels within university premises to expand and regulate official housing facilities for students and staff members.

Moreover, Kuliyapitiya Technical College attracts a substantial number of students from outside the North Western Province, particularly for specialized courses like Agricultural Production Technology, which is exclusive to this college. Annually, between 150 to 400 students enroll in these courses. Additionally, there is a Vocational Teacher's College contributing to the area's higher education landscape.

These educational institutions are positioned optimally to meet both present and future educational needs within Kuliyapitiya.

6.3.1.4. Health Facility Plan

The Kuliyapitiya General Hospital serves as the main healthcare institution within the Kuliyapitiya Planning Area and has gained teaching hospital status with the presence of the Medical Faculty of Wayamba University. Currently, the hospital comprises 15 residential treatment wards with 679 hospital beds. As of 2021, the hospital staff consists of 612 members, including 22 Medical Consultants, 119 Medical Officers, 297 Nurses, and 13 Ward Sisters. The hospital has demonstrated exceptional service to the local community, especially during the recent COVID - 19 pandemic.

One primary challenge faced by Kuliyapitiya Hospital is the provision of adequate drinking water for patients and staff. This issue is being addressed through ongoing water projects in Bingiriya, Udubadwa, Makadura, Panala, and Kuliyapitiya, which aim to alleviate the water supply problem.

In addition to Kuliyapitiya General Hospital, the area is supported by 1 regional hospital, 12 private dispensaries, 3 clinic centers, and 3 private hospitals. Furthermore, there is an Ayurvedic dispensary available. Map 2.2.2.3.4 confirms that the health facilities within the Kuliyapitiya jurisdiction are currently sufficient and positioned well to meet future demands.

The water supply problem is a significant obstacle affecting the expansion of services at Kuliyapitiya Teaching Hospital. However, this issue is being addressed through the Bingiriya, Udubadwa, Makadura, Panala, Kuliyapitiya water project implemented by the National Water Supply and Drainage Board (NWSDB), as depicted in Figure No. 6.3.1.6.1: Water Supply Plan.

Furthermore, the Solid Waste Management Plan outlines the necessary steps for effective waste management at Kuliyapitiya General Hospital, ensuring proper disposal and handling of hospital waste.

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Infrastructure Development Strategy Plan

6.3.1.5. Public Trade Service Facilities

Kuliyapitiya Urban Area serves as the primary hub for daily market needs within the jurisdiction of the Kuliyapitiya Urban Development Authority. An analysis of the service area indicates that it currently operates at an optimal level to fulfill these requirements. Additionally, the presence of supermarkets within the area further ensures that the needs of residents are adequately met for day - to - day trade necessities, even considering the expected population growth.

However, a notable issue arises from the lack of a dedicated trading center for agricultural products. To address this concern, there are plans underway to construct a building in the Yakarawatta Mansandiya area of Kuliyapitiya. This facility will serve as a centralized location for the sale of various agricultural products, enhancing accessibility and efficiency in the trading process.

6.3.1.6. Water Supply Plan

The water supply plan for Kuliyapitiya urban areas will include discussions on proposed projects aimed at meeting future water consumption needs. Until the year 2023, the Kuliyapitiya Urban Council supplied 140,000 gallons of water daily within its area, drawing from the Dandagamuwa Oya as its water source. This water was distributed through two main water tanks—one located in the Meegahakotta area and the other near Kuliyapitiya Hospital.

Residents receive their water supply from the Meegahakotta water tank, while water from the tank near the hospital is primarily directed towards the hospital and commercial sectors. However, the water supply within the urban council area is not functioning optimally. Outside the Urban Council area, there is no piped water supply, and residents rely on safe wells for their daily water needs. However, during periods of water scarcity, especially affecting the Kuliyapitiya region, accessing safe drinking water becomes a significant challenge. This scarcity also impacts agricultural activities, such as poultry farming, due to inadequate water availability.

As a solution, the Bingiriya, Udubadwa, Makadura, Panala, and Kuliyapitiya water project initiated by the National Water Supply and Drainage Board aims

to provide sufficient water supply by 2025, covering the Kuliyapitiya Pradeshiya Sabha area. Ma Oya is utilized as the primary water source for this project, with a targeted daily water supply of 40,000 cubic meters. This initiative seeks to alleviate water shortages and ensure sustainable water access for both residential and agricultural needs in the Kuliyapitiya region.

Table No 6.3.1.6.1.: Predicted Daily Water Requirement 2033

Zone	Residential Population - 2033	Residential water requirement per person (Liters)	Total Residential Water Requirement (Liters)
Commercial Zone	4,130	X 120	495,600L
Institutional Zone	4,117		494,040L
Mixed Development Zone	2,774		332,880L
High Density Residential Zone	18,495		2,219,400L
Medium Density Residential Zone	11,492		1,379,040L
Low Density Residential Zone	1,500		180,000L
Total	42,508		5,100,960L (5,100 m ³)

Gross commuter population of the area = 7,6842 x 18 = 1,383,156 L

Expected Future Water Demand = 6,484,116 L (6484.12 m³)

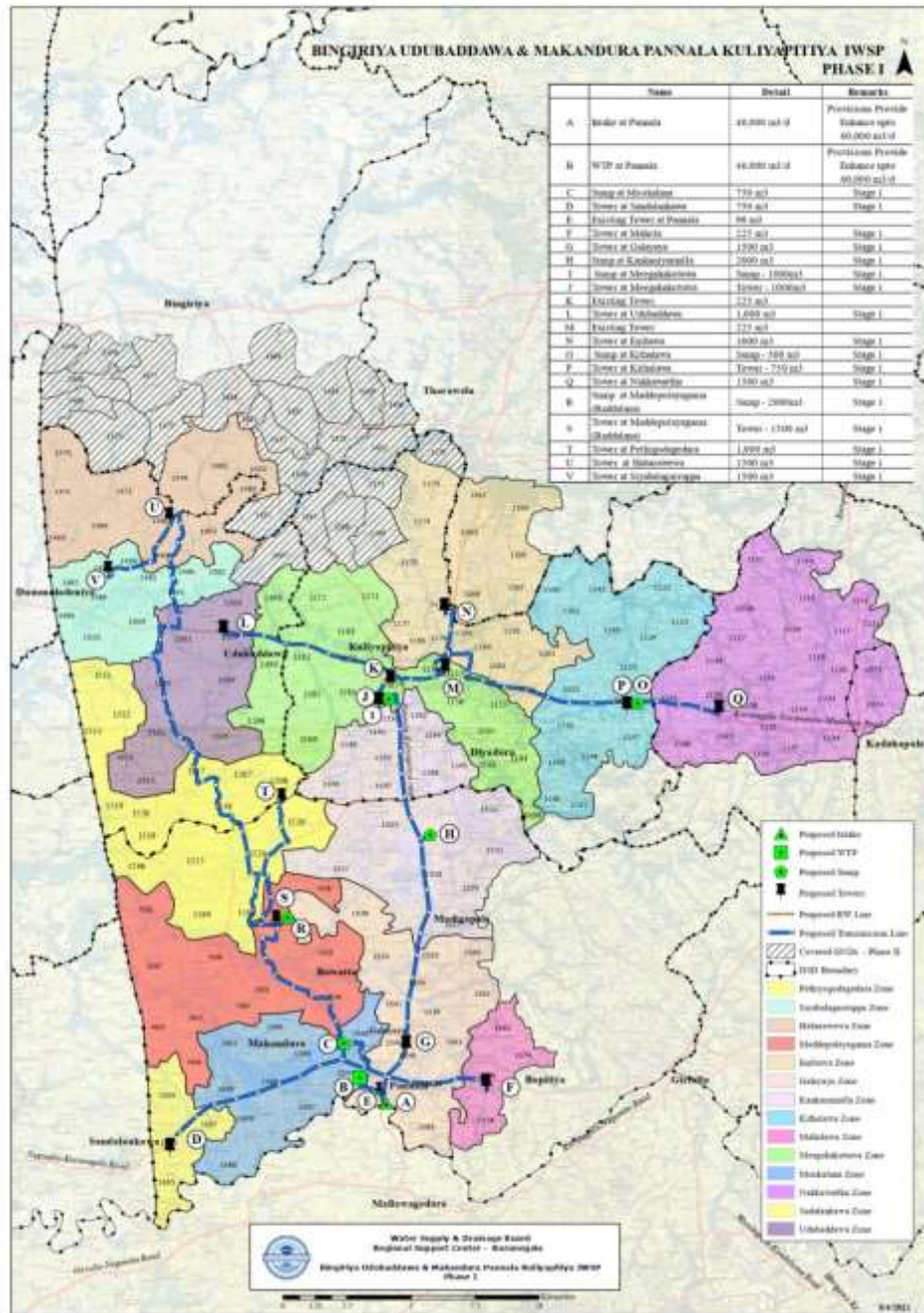
Source: Urban Development Authority - 2023

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Figure No 6.3.1.6.1.: Water Supply Plan



Source: Bingiriya, Udubaddawa, Makandura, Panala, Kuliyapitiya Water Project, National Water Supply Water Transport Board, 2023

By the year 2033, the desired residential population and commuter population can meet the water requirement through the above project (Figure No. 6.3.1.6.1: Water Supply Plan).

6.3.1.7. Electricity area Supply Plan

By the year 2033, the planned water supply project (depicted in Figure No. 6.3.1.6.1: Water Supply Plan) aims to meet the water requirements of both the desired residential population and commuter population in Kuliyapitiya.

According to the 2018 Census of Kuliyapitiya Pradeshiya Sabha, 99.3% of households in the area have access to electricity. The classification of housing units based on their proximity to main roads with electricity supply indicates widespread coverage of electricity services throughout the region. Additionally, business establishments, industries, and animal husbandry operations in the area are adequately supplied with electricity.

This comprehensive electricity coverage contributes to the overall development and functioning of residential, commercial, and industrial activities within the Kuliyapitiya Pradeshiya Sabha area.

6.3.1.8. Sewerage and Waste Water Management Plan

The Waste Water Management Plan for Kuliyapitiya urbanity addresses the disposal of wastewater within the area. Presently, there is no sewage disposal pipeline covering the entire urban council area, necessitating the management of household wastewater within individual premises.

However, given the high density of buildings in the Kuliyapitiya Urban Council area and the annual occurrence of floods, there is a need for a comprehensive plan to manage both solid and wastewater within the urban council by the year 2033. This plan should encompass strategies for the safe disposal of wastewater to mitigate environmental pollution and health hazards associated with improper waste disposal practices.

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6.3.1.9. Solid Waste Management Plan

Solid waste management is a crucial aspect discussed under the physical waste infrastructure facilities plan, focusing on measures and proposed projects for managing solid waste in the Kuliyapitiya urban area. The Kuliyapitiya Urban Council and Kuliyapitiya Pradeshiya Sabha bear primary responsibility for solid waste management within the urban council area.

Currently, a solid waste management center operates systematically within the urban council premises, with a daily solid waste collection capacity of 7 tons. This facility produces organic fertilizers, generating an annual revenue of approximately Rs. 44,372.00 through fertilizer sales. It is estimated that the available land for waste management will suffice for the next decade, with approximately 20% of the land being utilized by 2021.

Additionally, there is a degradable garbage collection center located within the Pradeshiya Sabha premises, with a daily capacity of 70 cubic meters. This facility produces carbon fertilizer and biogas, but its current capacity has been exceeded.

Furthermore, a non - degradable garbage collection and recycling center operates in Ambawa.

As a solution for the growing waste management needs, the development plan proposes the initiation of a solid waste management project on 14 acres of land known as Kumbukkotta Watta. This project is deemed essential for the Kuliyapitiya Plan area and aims to manage waste from various sources, including the Kuliyapitiya General Hospital, animal husbandry waste, as well as waste from industrial, commercial, and residential establishments.

Figure No 6.3.1.9.1: Land proposed for solid waste management



Source: Pradeshiya Sabha - Kuliyapitiya - 2023

Chapter 06

Development Plan

Transportation Plan

6.4. Transportation Plan.

The development plan for the Kuliyapitiya Planning Area recognizes the need for improved road infrastructure to address existing challenges, particularly the condition of narrow internal roads that reflect poor urban development. Enhancing road connectivity is crucial to realizing the vision of developing the area into a sustainable and technologically advanced urban center. Kuliyapitiya's transportation system predominantly relies on buses, with the Kuliyapitiya - Narammala - Madampe road serving as a key arterial route, part of the B - class road network. This road, spanning 20 kilometers from the center of Kuliyapitiya to Narammala town, facilitates access to the Central Highway, easing transportation for residents and visitors seeking services and residential facilities in Kuliyapitiya.

The development plan proposes several initiatives to enhance internal road infrastructure within the Kuliyapitiya Plan area. One significant project involves transforming Ananda Mawatha and Suratissa Mawatha, situated between Kuliyapitiya - Narammala Road and Hettipola Road, into underpasses. This initiative aims to improve access to Kuliyapitiya Hospital and the weekly Betel Pola market, enhancing transportation convenience.

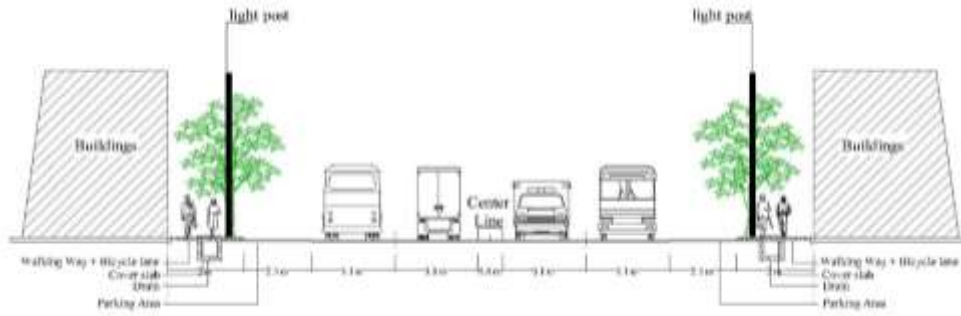
Similarly, redevelopment of the bridge behind Tissa Mawatha bus stand and Asvedduma Bridge is planned to improve connectivity to rural areas and facilitate transportation for villagers, contributing to broader urban development efforts.

Furthermore, the strategy outlines the development of Ashoka Mawatha and Lionel Jayathilaka Mawatha (covering a distance of 3.4 kilometers) to create bicycle and pedestrian - friendly pathways. This initiative aims to enhance comfort and safety for individuals accessing residential and service facilities in Kuliyapitiya.

In addition to road enhancements, the plan proposes allocating 30 perches of land owned by the Kuliyapitiya Urban Council in the heart of the urban area, as well as an area near Kandalanda Lake (20 perches), to address the shortage of public transportation stops in the area. These measures collectively contribute

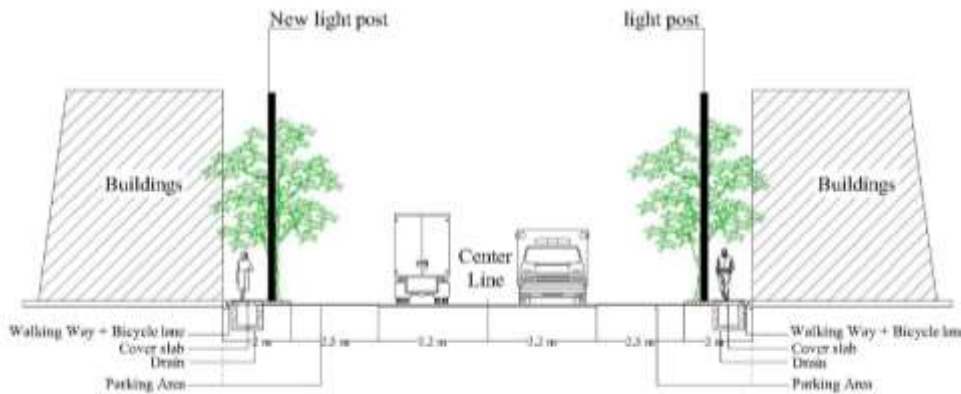
to the goal of establishing Kuliyapitiya as a welcoming and accessible urban environment for residents and visitors alike.

**Figure No 6.4.1.: Proposed development for urban area centre
Kuliyapitiya - Narammala - Madampe road**



Source: Urban Development Authority - 2023

**Figure No 6.4.2.: Proposed development for Ashoka Mawatha, Lionel
Jayathilake Mawatha**



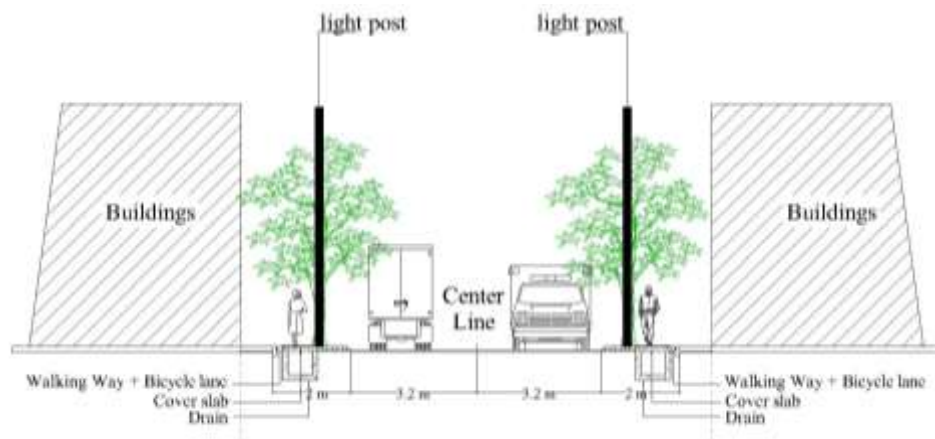
Source: Urban Development Authority - 2023

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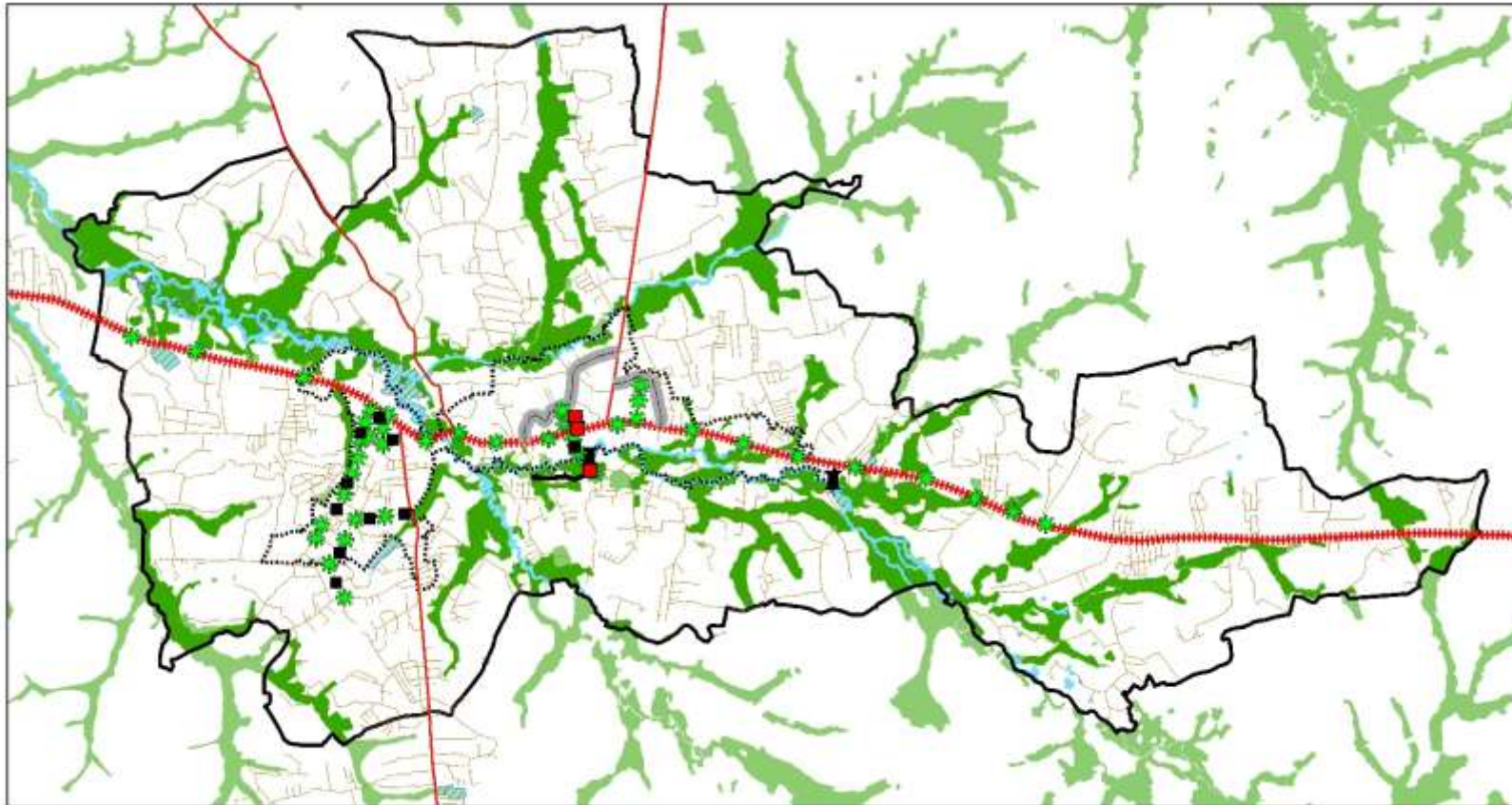
Transportation
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Figure No 6.4.3.: Proposed Sub roads development



Source: Urban Development Authority - 2023

Map No. 6.4.1: Road and Transport Plan 2023



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Ledgent — Main Roads — Other Roads		■ Common Parking Area ■ Bicycle Lanes * Landscaping projects On Roads	[Bridge Icon] Proposed bridge developments - - - Road Development Narammala-Kuliyapitiya	— Internal road development — Bypass development	N 1:35,000 Date of Preparation : 2023.06.06 Source : North Western Provincial Office Prepared By : North Western Provincial Office	 North Western Provincial Office
Road and Transport Plan 2023 -2033 Kuliyapitiya Development Plan - 2023 - 2033 North Western Provincial Office						

Source: Urban Development Authority, 2023

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Development Plan

Economic Development Strategy Plan

6.5. Economic Development Strategy Plan.

Agriculture plays a central role in the economic landscape of the Kuliyapitiya Urban Development Authority area, with Kuliyapitiya positioned as a key hub within the Coconut Triangle and ranking third in coconut production in the North Western Province. The area boasts a robust coconut - related industry, encompassing the production of coconut oil, coconut coir, coir fiber, and other coconut - based products, predominantly located in the Karmantha area of Kuliyapitiya. This development plan aims to bolster these industries by providing essential infrastructure such as water supply, electricity, and waste management facilities.

Another significant economic activity is the cultivation of "Betel" (betel leaves), with the Kuliyapitiya Betel Pola serving as a prominent market held five days a week. Betel leaves from Kuliyapitiya, particularly the native black variety, are in high demand and exported to countries like Pakistan. Betel leaves find applications in food production, paints, chemicals, and pharmaceuticals, contributing to the area's economic strength. The development plan seeks to enhance the infrastructure of the Betel Pola building and address traffic congestion issues associated with this market, located near Hettipola Road in the center of Kuliyapitiya.

Additionally, the development plan supports the cultivation of paddy, grains, vegetables, and fruits by improving market access and developing necessary infrastructure facilities.

Animal husbandry, particularly poultry and egg production, is another significant economic sector in Kuliyapitiya, supported by large land holdings such as coconut plantations, vacant lands, and gardens. Challenges faced by this sector include inadequate storage facilities, limited market infrastructure, and transportation issues. The development plan aims to address these challenges by proposing plans to enhance storage, market facilities, and overall infrastructure.

Furthermore, encouraging under - planting in coconut plantations is envisioned as a strategy to boost the agricultural economy.

To address the lack of a dedicated agricultural center for harvesting and produce, a key problem affecting Kuliyapitiya's agricultural economy, the development plan proposes the construction of business buildings in Yakarawatta. Additionally, road and transport plans are outlined to facilitate the movement of livestock into the urban area, supporting the growth and sustainability of the agricultural sector in Kuliyapitiya.

6.6 Sustainable Environmental Strategic Plan

The objective of the Environmental Conservation Plan is to preserve eco - sensitive areas by establishing systematic land use practices based on sensitivity analysis. This strategy aims to implement necessary measures for conserving major water sources, waterways connected to these sources, catchment areas, and various natural landscapes including canals, streams, tanks, ponds, and reserve forests within the plan area.

Specific eco - sensitive areas identified within the Kuliyapitiya urban area include the Dandagamuwa Oya, paddy fields, and marshlands.

The proposed Environmental Conservation Plan is crucial for protecting the natural environment in response to increased threats and disasters resulting from irregular development activities. By prioritizing the preservation of eco - sensitive areas, the plan seeks to mitigate the adverse impacts of human activities on the environment and ensure the sustainability of valuable natural resources for future generations. This plan aligns with broader environmental conservation efforts aimed at promoting ecological resilience and enhancing overall environmental quality within the Kuliyapitiya region.

6.6.1 Environmental Protection Plan

The environmental protection plan for the Kuliyapitiya Urban Area aims to utilize wetlands for sustainable social, economic, and environmental purposes. It considers their potential for water retention and other environmental benefits

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to prevent unauthorized encroachments and inappropriate uses. The plan also seeks to achieve forest - based economic, social, and environmental benefits while protecting biodiversity.

Sustainable Environmental Strategic Plan

The objective is to create eco - friendly cities by mitigating the impact of floods caused by both natural phenomena and human activities within the Kuliyapitiya Urban Area. It aims to utilize eco - sensitive areas for scientific research and educational awareness, and to wisely use these areas to enhance environmental, tourism, and recreational opportunities by fostering biodiversity. The plan specifically includes wetlands with high biodiversity value and those that help reduce and control flood risks, as well as areas designated for catchment and drainage purposes.

The reserves along the water bodies, indicated by the Building Line for the canals/streams outlined in Chapter 09, must be maintained as recommended by the Department of Irrigation and the Sri Lanka Land Reclamation and Development Corporation.

All reserve forests falling under the jurisdiction have been identified and included in the zoning plan as hypersensitive conservation zones. The permitted uses for this hypersensitive conservation zone and related regulations are specified in Chapter 08 of the Zoning regulations. Accordingly, no development activities are Permitted in this zone, and any activities within the buffer zones of these protected areas are permitted only for "prescribed projects" outlined in the Environment Protection Act.

6.6.2 Spatial plan for public outdoor leisure activities

Based on the census data and development plan analysis for Kuliyapitiya Urban Council area, with a predicted population of 45,508 by 2033, the Urban Development Authority stipulates that at least 60 hectares of land should be allocated for public outdoor leisure activities by that year. This requirement translates to a minimum of 1.4 hectares of open land per 1000 population.

The current area under cultivation in the region is 767 hectares, which can potentially be used for recreational activities during non - cultivation periods, thus serving as dry weather playgrounds as needed. Additionally, the presence

of extensive coconut plantations and gardens in the Kuliyapitiya divisional area provides ample space for public outdoor recreational activities.

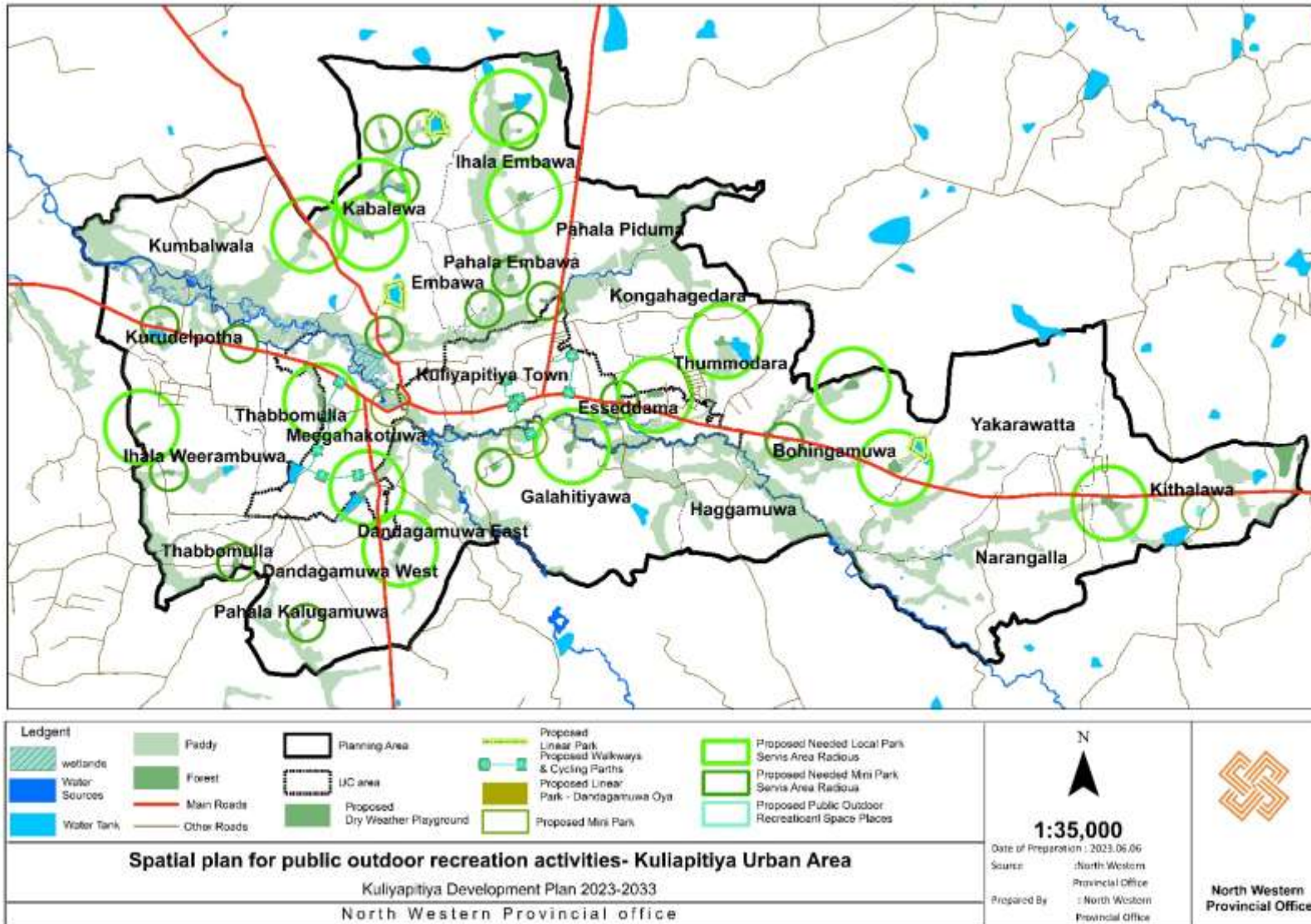
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Despite existing natural spaces, the development plan prioritizes allocating land for public outdoor recreation based on community needs and population density within the urban council area. This allocation process involves classifying existing parks and playgrounds, as well as identifying suitable land for further development as open ground, as depicted in Map No. 6.6.2.1 (Location of the Gardens).

Sustainable
Environmental
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Key projects integrated into the plan to enhance the landscape include the Dandagamuwa Oya Landscape Project, Thura Vadula Project, and Kanda Hena Lake Landscape Project. These projects aim to optimize available natural resources and create recreational opportunities in line with the evolving needs of the community.

Map No 6.6.2.1 Spatial plan for public outdoor leisure activities



Source: Urban Development Authority - 2023

6.6.3 Disaster Risk Reduction Plan

In the context of the development plan for Kuliyapitiya, the flood situation along the Dandagamuwa Oya is identified as a critical issue impacting the regional economy and livelihoods. The analysis highlights that floods significantly affect the economy of the area at a regional level and pose direct threats to the lives of residents, particularly in Grama Niladhari divisions such as Kuliyapitiya town, Meegahakotta, and Dandagamuwa. Given these challenges, there is an urgent need to establish a comprehensive disaster management plan within the Kuliyapitiya urban planning area. This plan is essential to mitigate the impact of recurring floods and safeguard the community from associated risks.

The Disaster Management Plan is intricately linked to the strategies proposed under the Sustainable Environmental Development Strategy. For instance, the conservation of sensitive wetlands as outlined in the environmental protection plan plays a crucial role in retaining more water within the urban area during flood situations. By protecting and conserving these wetlands, the plan aims to enhance natural flood resilience.

Moreover, efforts are underway to address flood control measures, including repairing under - canals and waterways connected to the Dandagamuwa Oya. These actions are being conducted within a legal framework to ensure effective flood management and minimize adverse impacts on the local population and economy.

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6.7. Strategic Plan for Project Implementation

The Project Implementation Strategy Plan is introduced as a crucial component of the development plan for the Kuliyapitiya planning area for the year 2033. This plan outlines specific projects necessary for the area's development, aiming to address existing and potential future challenges. Projects will be executed in phases, with priority given to urgent issues. Funding for these projects is expected to come from the General Treasury, the Urban Development Authority, and the private sector.

The prioritization of projects within the Kuliyapitiya Development Plan for 2033 is based on input from various stakeholders. These projects are aligned to consider physical, social, economic, and environmental impacts, as well as project timelines, costs, and adherence to the desired development concept.

Through systematic implementation, these projects are anticipated to provide solutions to current and future challenges, driving sustainable development in the Kuliyapitiya area. This approach reflects a commitment to addressing local issues efficiently and advancing the overall well - being of the community.

Table No 6.7.1: Prioritized alignment of proposed projects

Serial Number	Name of Project	Implementing Agency	Location
First Priority Proposed Projects			
01.	Opening of all canals connected to Dandagamuwa Oya.	Pradeshiya Sabha - Kuliyapitiya, Department of Irrigation Urban Council - Kuliyapitiya	Ambawa, Dandagamuwa, Kalugamuwa, Kithalawa, Galathiwa, Meegahakotuwa, Kambalewa
02.	Development of drainage system	Urban Council - Kuliyapitiya	Urban Council Limits and Pradeshiya Sabha Limits

03.	Proposed Information Technology Centre	Pradeshiya Sabha - Kuliyapitiya	Kitalawa - Behind the ground
05.	Proposed Commercial Building	Pradeshiya Sabha - Kuliyapitiya	Narangalla
06.	Proposed Water Supply Project	Pradeshiya Sabha - Kuliyapitiya	Kuliyapitiya
07.	Improvement of Dandagamuwa Oya Based Water Supply Project.	National Water Supply and Drainage Board	Kuliyapitiya
Second Priority Proposed Projects			
08.	Develop Naramala Kuliyapitiya Road.	Road Development Authority	From Kuliyapitiya town to Naramala
09.	Development of bypasses i. Ananda Mawatha ii. Subharati Road - Jayanti Road	Urban Council - Kuliyapitiya	Kuliyapitiya
10.	Development of Bridges i. Bridge on the road behind Kuliyapitiya Bus Stand. ii. Bridge on Asvedduma Road	Provincial Road Development Authority Pradeshiya Sabha - Kuliyapitiya	Kuliyapitiya Asvedduma
11.	Development of roads to make it easier for walking and biking. i. Ashoka Mawatha ii. Lionel Jayathilake Mawatha	Provincial Road Development Authority. Urban Council - Kuliyapitiya	Meegahakotuwa, Kanadulla

		Pradeshiya Sabha - Kuliyapitiya	
12.	Improvement of public parking facilities. i. Land belonging to Urban Council near CIB Building ii. Development of Public Parking Centre near Kandalanda Lake.	Urban Council - Kuliyapitiya	Kuliyapitiya Galahitiyawa
13.	Waste Management Project	Pradeshiya Sabha - Kuliyapitiya	Kumbukkotta
14.	Improvement of non - biodegradable waste management project.	Pradeshiya Sabha - Kuliyapitiya	Ambawa
15.	Housing Development Project	National Housing Development Authority	Kanadulla
Third Priority Proposed Projects			
16.	Dandagamuwa Oya Landscape Project	Urban Council - Kuliyapitiya	Kuliyapitiya
17.	Kandalanda Lake Landscape Project	Pradeshiya Sabha - Kuliyapitiya	Galahitiyawa
18.	Surplus Water Retention Project - Kandalanda Lake	Pradeshiya Sabha - Kuliyapitiya	Galahitiyawa
19.	Providing space for public outdoor recreation	Department of Irrigation	Galahitiyawa
20.	Development of Urapitiya Playground.	Pradeshiya Sabha - Kuliyapitiya	Urapitiya

21.	Thuravadula Project	Urban Council - Kuliyapitiya	Kuliyapitiya Town
22.	Lakshmipura Housing Development Project	National Housing Development Authority, Urban Council - Kuliyapitiya	Kanadulla

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Source: Urban Development Authority - 2023

1. Opening of all canals connected to Dandagamuwa Oya.

1. The old canal road that traverses through private land from the mill to the lower paddy fields is located in Ambawa.
2. The canal line stretching from Senanigama Wadduwawatta to the Main Road is situated in Dandagamuwa.
3. The Idunilwatta Water supply is found in Kalugamuwa.
4. There is a natural canal road situated in front of private land in Kitlawa.
5. The Water Basana behind Wayamba University is located in its vicinity.
6. Water supply extending from private land to Kongollawatta road can be found in Galathiwa.
7. Water flowing through private land on Samadhi Mawatha to the paddy fields via Meegahakotta road is situated in Meegahakotta.
8. Water supply extends up to Kambalawewa and Kambalawewa Lake through private land on Midella Road in Kambalewa.
9. The Water supply from Pugallawatta to the Drain on Naramala Kuliyapitiya Main Road is located in Kitalawa.
10. Restoration of the rainwater drain flowing into the main road near Anandagiri Gardens close to Central Hardware Shop on Kuliyapitiya Madampe Road is underway.

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Project Identification 01					
Project Title	Opening of all canals connected to Dandagamuwa Oya.				
Project Proposal	Releasing water from identified water tanks associated with Dandagamuwa Oya to reduce the risk of floods.				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshiya Sabha - Kuliyapitiya	
Project Types	Conservation	√	Nature of Project	New	√
	Landscapes			Development of land	
	Heritage			Economic	
	Relocation			Social	
	Housing			Environmental	√
	Road Development			Physical	√
	Other				
Project Goals		Reducing the risk of floods in the area.			
Implementation plan of the project	Project Implementing Agency	Urban Council - Kuliyapitiya	Zone	All Zones	
		Pradeshiya Sabha- Kuliyapitiya	Zoning Compatibility	Yes	√
		Department of Irrigation		No	
	Project Fund Plan	Department of Irrigation, Pradeshiya Sabha, Urban Council - Kuliyapitiya	Approving Agencies	Department of Irrigation	

Benefits provided by the Project

- Protection of the area from floods.
- Easy to manage waste water.

Implementation and Maintenance of the Project

After completion of the project, maintenance and maintenance will be carried out by Kuliyapitiya Urban Council/ Pradeshiya Sabha.

02. Improvement of sewerage system.

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Project Identification 02					
Project Title	Improvement of sewerage system				
Project Proposal	Development of drainage system in Kuliyapitiya town with the objective of reducing the risk of floods.				
Location	Province	District	Divisional Secretariat	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshia Sabha - Kuliyapitiya	
Project Types	Conservation		Nature of Project	New	
	Landscapes			Improvement	
	Heritage			Development of land	
	Relocation			Economic	
	Housing			Social	
	Road Development			Environmental	√
	Other	√		Physical	√
Project Goals		Reducing the risk of floods in the area.			
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Urban Council	Zone	Commercial Zone	
			Zoning Compatibility	Yes	√
	Project Fund Plan	Kuliyapitiya Urban Council	Approving Agencies	-	

Benefits provided by the Project

- Protection of the area from floods.
- Easy to manage waste water.

Implementation and Maintenance of the Project

After completion of the project, maintenance and maintenance will be carried out by Kuliyapitiya Urban Council/ Pradeshiya Sabha.

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03. Proposed Information Technology Centre

Project Identification 03					
Project Title	Proposed IT Centre or any other similar commercial project				
Project type	Commercial Development				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshya Sabha - Kuliyapitiya	
Location Map					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Development of land	√
	Heritage			Economic	√
	Relocation			Social	
	Housing				

	Road development			Environmental	
	Other	Economic Development		Physical	√
Project Goals		Expansion of urban service needs in the Mixed Development Zone. Creating a job opportunity.			
Current ownership of the land	Urban Development Authority (UDA)		Survey Plan	Number	
	State			Date	
	Other	Land Reform Commission		Land extent	1 Acre
Implementation plan of the project	Project Implementing Agency	Board of Investment - Sri Lanka	Zone	Mixed Development Zone	
			Zoning Compatibility	Yes	√
	Project Fund Plan	Board of Investment - Sri Lanka	Approving Agencies	Land Reform Commission	

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04. Proposed Commercial Centre

Project Identification 04				
Project Title	Proposed Commercial Centre			
Project type	Commercial Development			
Location	Province	District	Divisional Secretariat Division	Local Authority Name
	North Western Province	Kurunegala	Kuliyapitiya - West	Pradhesiya sabha-Kuliyapitiya

Location Map



Project Types	Conservation		Nature of Project	New	√
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	
	Housing			Environmental	
	Road Development				


	Other	Economic Development		Physical	√
Project Goals		Expansion of urban service needs in the Mixed Development Zone. Creating a job opportunity. Construction of an agricultural harvesting centre.			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Kuliyapitiya Pradhesiya sabha		Land extent	01 R
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Pradhesiya sabha	Zone	Mixed Development Zone	
			Zoning Compatibility	Yes	√
	Project Fund Plan	Kuliyapitiya Pradhesiya sabha	Approving Agencies		

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05. Proposed Water Supply Project.

Project Identification 05					
Project Title		Bingiriya, Udubadwa and Makadura - Panala - Kuliyapitiya Water Supply Project - Phase 1			
Project Proposal		The National Water Supply Board has implemented a program to provide water to 80,000 families by connecting Ma Oya. Accordingly, Kuliyapitiya and Udubadda have been identified among the areas where water is expected to be supplied.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshiya Sabha - Kuliyapitiya	
Location Map					
Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	
	Provincial Road Development			Physical	
	Other	√			

Project Goals		Ensure the availability of clean drinking water			
The basis of the project		Kuliyapitiya is a service urban area with a high contribution from the education sector. Due to the increase in the presence of Kuliyapitiya University and high-quality schools and the availability of suitable urban social and economic status, residential units have become more widespread. This water project has already been planned in connection with the Water Supply Board by connecting Ma Oya to meet the water requirement.			
Implement ation plan of the project	Project Implement ing Agency	National Water Supply and Drainage Board	Zone	All Zones	
			Zoning Compatibility	Yes	✓
		No			
	Project Fund Plan	National Water Supply and Drainage Board	Approving Agencies	-	

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06. Improvement of Dandagamuwa Oya Sourced Water Supply Project.

Project Identification 06					
Project Title		Improvement of Dandagamuwa Oya Sourced Water Supply Project.			
Project Proposal		Further improvement of the water project being implemented by Kuliyapitiya Urban Council connecting Dandagamuwa Oya.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council - Kuliyapitiya	
Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation	√		Social	√
	Housing			Environmental	
	Provincial road development			Physical	
	Other				
Project Goals			Ensure the availability of clean drinking water		
The basis of the project			Kuliyapitiya is a service urban area with a high contribution from the education sector. Due to the increase in the presence of Kuliyapitiya University and high-quality schools and the availability of suitable urban social and economic status, residential units have become more widespread. This is the basis of the project to meet the water demand.		
Implementation plan of the project	Project Implementing Agency	National Water Supply and Drainage Board and	Zone	Commercial Zone	
			Zoning Compatibility	Yes	√
				No	

		Kuliyapitiya Urban Council			
	Project Fund Plan	National Water Supply and Drainage Board Kuliyapitiya Urban Council	Approving Agencies	-	

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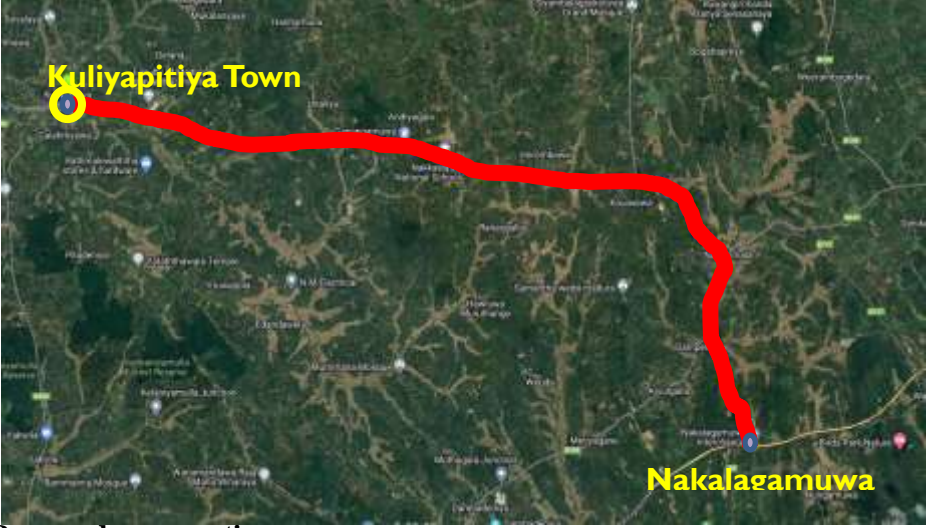

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07. Development of Naramala Kuliyapitiya Road.

Project Identification 07					
Project Title	Road Development Project - Naramala - Kuliyapitiya Road				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West and East	Urban Council/ Pradeshiya Sabha - Kuliyapitiya	
Location Map					
					
Proposed cross section					
					
Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	
	Heritage			Economic	
	Relocation				

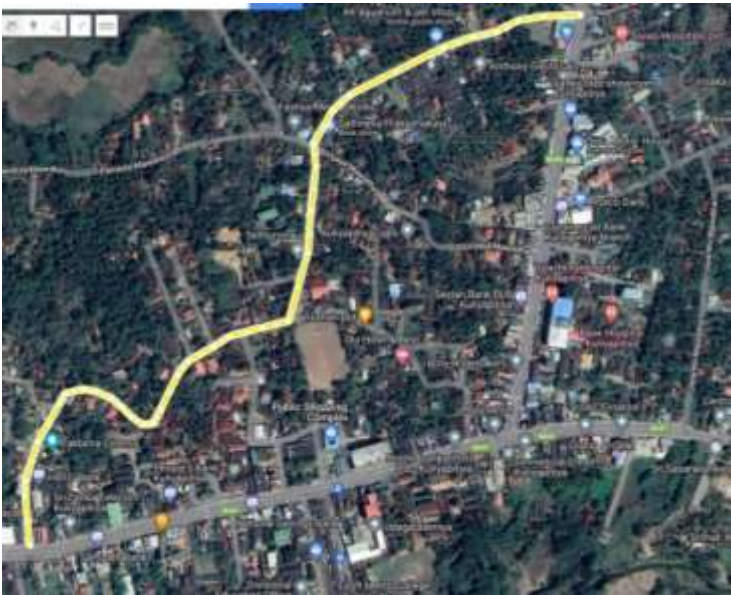
	Housing			Social	√
	Road Development	√		Environmental	
	Other			Physical	√
Project Goals		Improvement of traffic movement. Reducing road congestion.			
The basis of the project		Providing easy access to Nakalagamuwa highway access to passengers. To reduce traffic congestion near schools in the urban area centre and to improve the safety facilities (footpaths) of school children.			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	√		Land extent	
Implementation plan of the project	Project Implementing Agency	Road Development Authority	Zone	Commercial Zone	
	Project Fund Plan	Road Development Authority	Zoning Compatibility	Yes	√
				No	
			Approving Agencies	-	

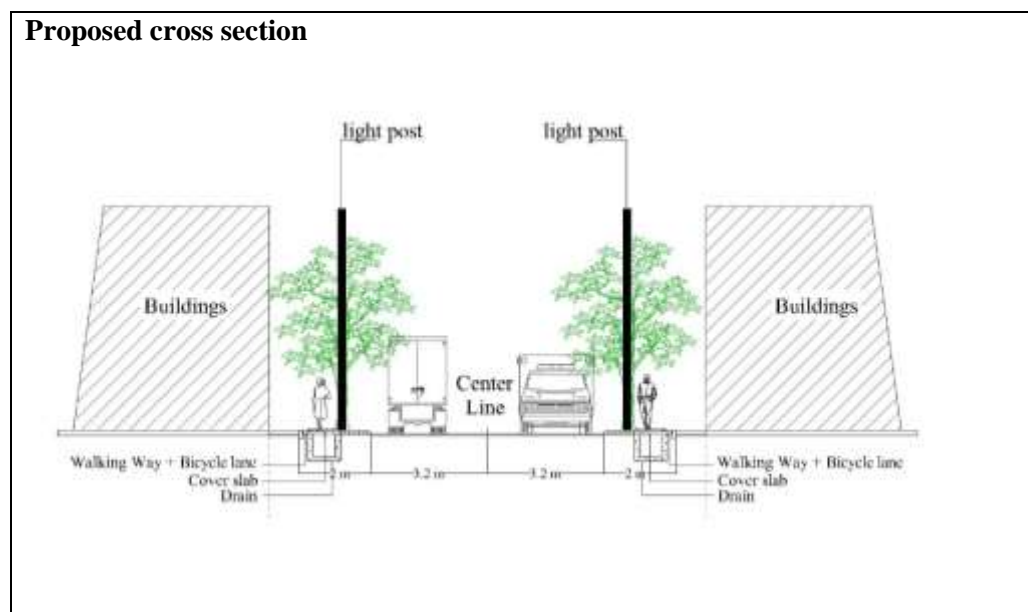
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08. Development of Underpasses (Ananda Mawatha)

Project Identification 08				
Project Title	Alternative Road			
Project nature	Proposed Development Project - Kuliyapitiya Ananda Mawatha			
Project Proposal	Expansion of Ananda Mawatha, which is currently accessible, connecting Naramala - Kuliyapitiya and Kuliyapitiya - Hettipola road as a 30 - foot road and developing it as an alternative route.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council - Kuliyapitiya
Location Map				



Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	√
	Heritage			Economic	
	Relocation			Social	
	Housing			Environmental	
	Road development	√		Physical	√
	Other				
Project Goals		Reduce congestion in the urban area. Ease of access.			
The basis of the project		Expansion of Ananda Mawatha, a 30 - foot road, a 20 ft. kuliyapitiya Urban Council road to access kuliyapitiya - Kurunegala and Kuliyapitiya - Hettipola roads in a short distance bypassing the urban area center, with a view to reducing traffic congestion in Kuliyapitiya town.			
Current ownership of the land	Urban Development Authority				
	Government				
	Other	√			

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Implement ation plan of the project	Project Implementing Agency	Kuliyapi tiya Urban Council	Zone	Commercial Zone, Mixed Development Zone	
	Project Fund Plan	Kuliyapi tiya Urban Council	Zoning Compatibility	Yes	✓
				No	
			Approving Agencies	-	

09. Development of Underpasses (Subharati Road - Jayanti Road)

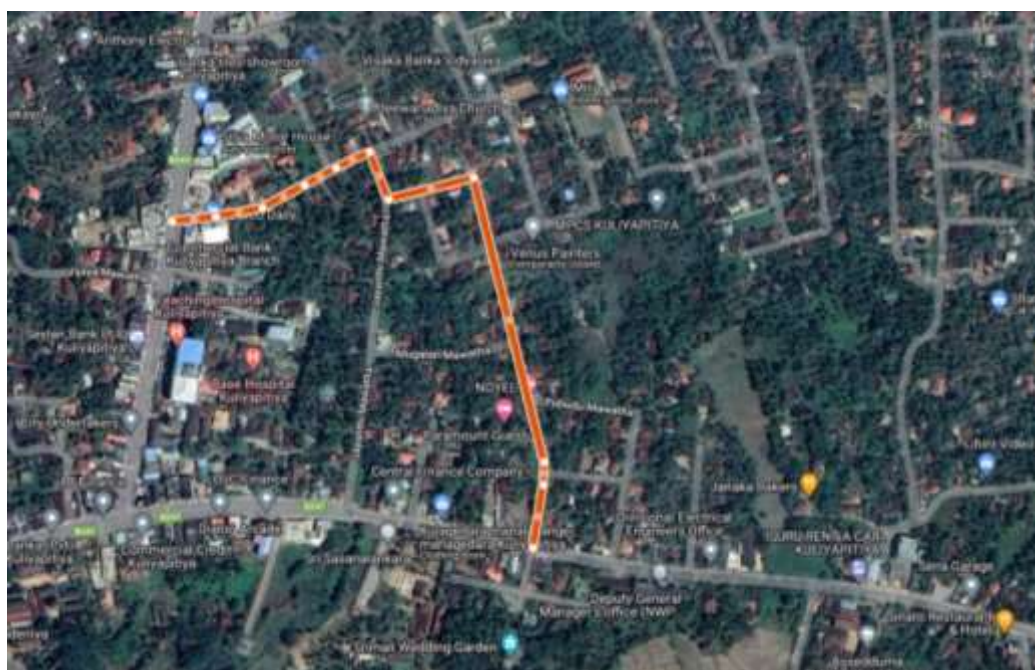
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Project Identification 09				
Project Title	Existing Alternative Road Widening Project Development of Subharathi Road, Jayanti Road connecting Kuliyapitiya - Hettipola road and Kuliyapitiya - Narammala road.			
Project Proposal	Expansion and development of Subharathi Mawatha and Jayanti Mawatha to 30 feet connecting Kuliyapitiya - Hettipola road and Kuliyapitiya - Narammala road to connect kuliyapitiya hospital and pola without connection to the urban area.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name
	North Western Province	Kurunegala	Kuliyapitiya West	Urban Council - Kuliyapitiya

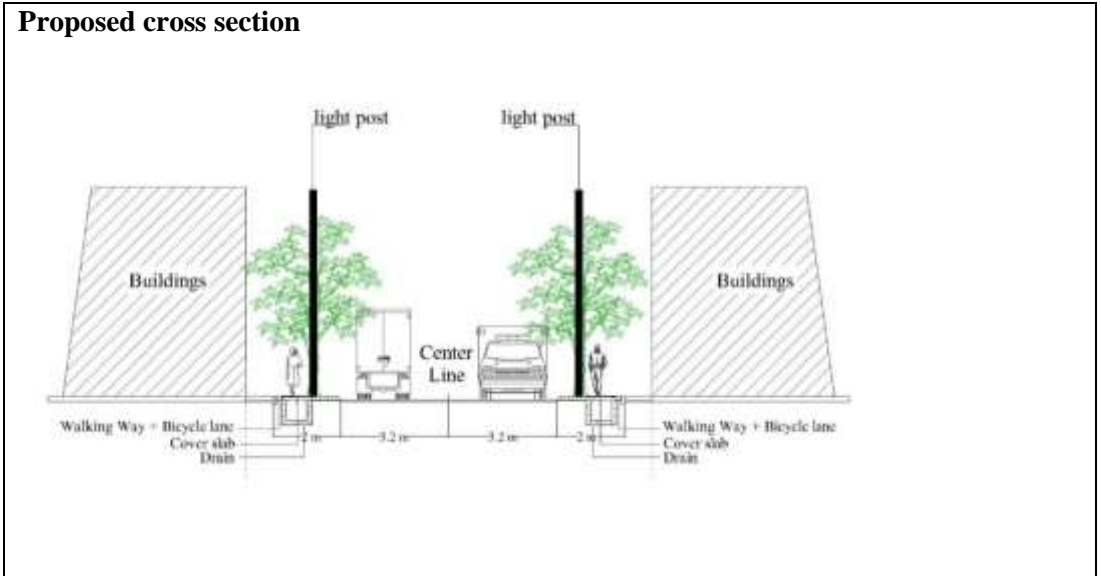
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Project Types	Conservation		Nature of Project	New	
	Landscape			Improvement	
	Heritage			Land Development	
	Relocation			Economic	√
	Housing			Social	√
	Road development	√		Environmental	√
	Other			Physical	√
Project Goals		Reducing traffic congestion. Attract commercial and residential land use. Reducing travel time. Reducing accidents.			
The basis of the project		Kuliyapitiya is currently used as a service urban area. That is, in order to reduce the congestion caused by the population migrating to Kuliyapitiya urban area on a daily basis for health and education needs, the basis of this is to avoid Kuliyapitiya urban area and meet their service requirement under less travel time and minimum congestion.			

Implement ation plan of the project	Project Implementi ng Agency	Urban area Council, Kuliyapitiya	Zone	Commercial Zone	
			Zoning Compatibil ity	Yes	✓
				No	
Project Fund Plan	Urban area Council, Kuliyapitiya	Approving Agencies	-		

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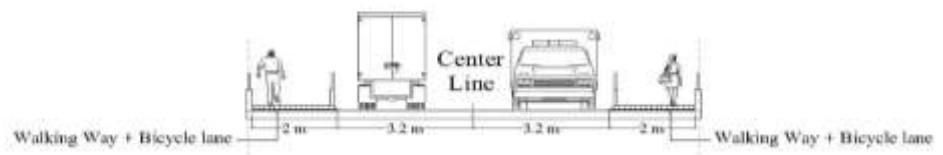
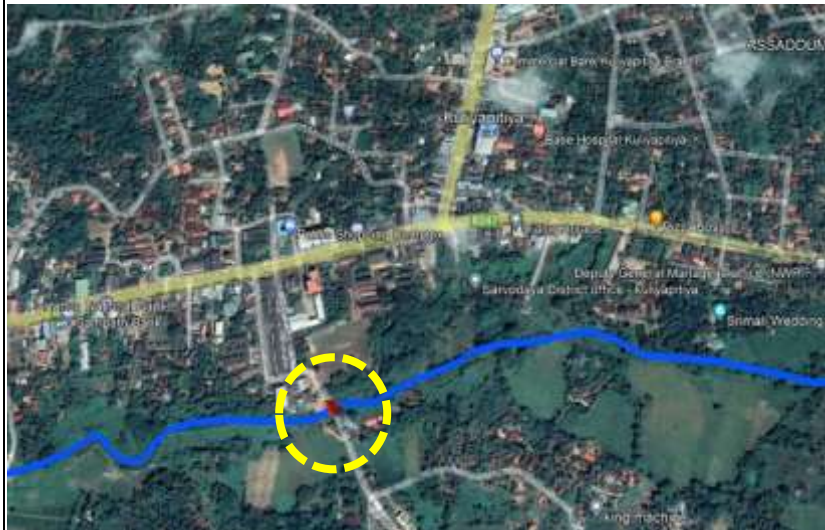
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10. Development of bridges. (Bridge on the road behind Kuliyapitiya bus stand.)

Project Identification 10				
Project Title	Development of the bridge.			
Project Proposal	Development of bridge on the road behind Kuliyapitiya Bus Stand			
Location	Province	District	Divisional Secretariat Division	Local Authority
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council - Kuliyapitiya

Location Map



Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	
	Heritage			Economic	√
	Relocation				

	Housing			Social	√
	Road development	√		Environmental	
	Other			Physical	√
Project Goals		Providing easy access to the urban area for the residents. Providing facilities for transportation of agricultural produce in the villages to the urban area.			
The basis of the project		The basis of this project is to facilitate the easy access of the resident population to kuliyapitiya town on the basis of daily health and education needs of the kuliyapitiya area and to bring the agricultural produce of Kuliyapitiya area to the urban area, which is the main economy of the agriculture industry.			
Implement ation plan of the project	Project Implementi ng Agency	Road Development Authority	Zone	Commercial Zone	
			Zoning Compatibil ity	Yes	√
	Project Fund Plan	Road Development Authority	Approving Agencies		

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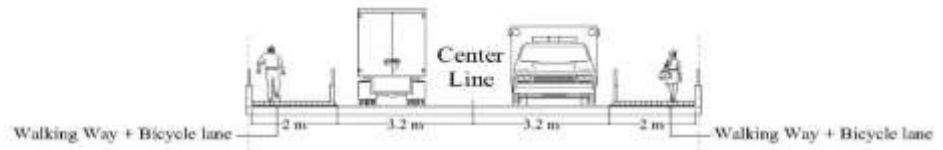
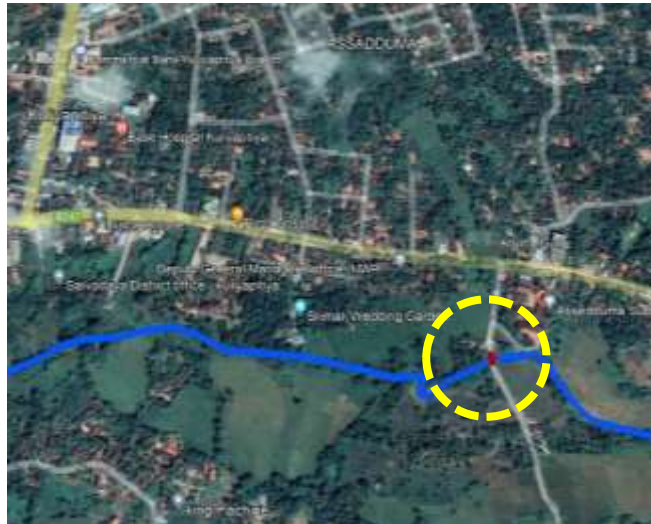
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11. Development of bridges. (The bridge on the Road.)

Project Identification 11				
Project Title	Development of the bridge.			
Proposal	Development of bridge on Aswadduma road.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshiya Sabha - Kuliyapitiya

Location Map



Project Types	Conservation		Nature of Project	New	
	Landscape			Improvement	
	Heritage			Land Development	

	Relocation			Economic	√
	Housing			Social	√
	Road Developent	√		Environmental	√
	Other			Physical	√
Project Goals		Providing easy access to the urban area for the residents. Providing facilities for transportation of agricultural produce in the villages to the urban area.			
The basis of the project		The basis of this program is to facilitate the easy access of the resident population to kuliyapitiya urban area on a daily basis for health and education needs.			
Implement ation plan of the project	Project Implementi ng Agency	Provincial Road Development Authority	Zone	Commercial Zone, High Density Residential Zone	
			Zoning Compatibil ity	Yes	√
	No				
Project Fund Plan	Provincial Road Development Authority	Approving Agencies	-		

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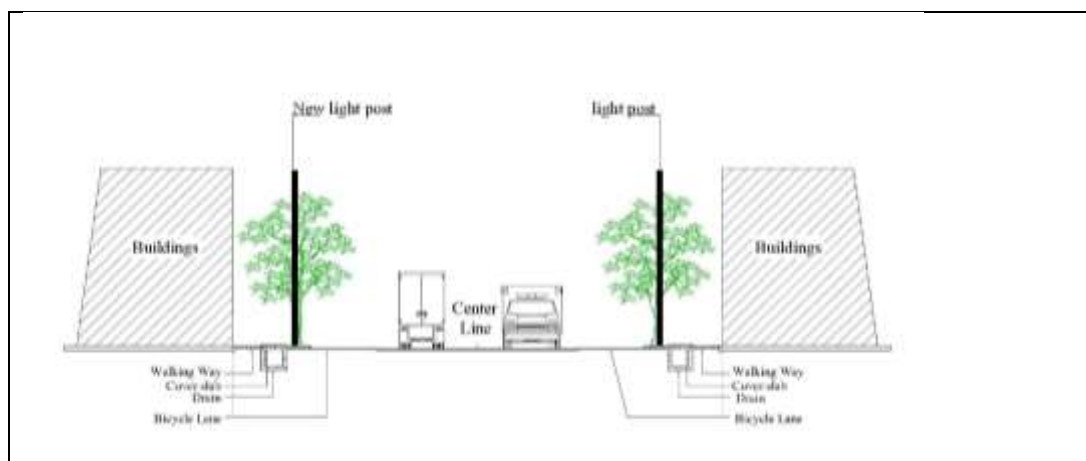
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12. Develop roads that are convenient for walking and biking.

Project Identification 12				
Project Title	Landscape Project and Road Development			
Project	Development of roads to make it easier for walking and biking.			
Location	Province	District	Divisional Secretariat Division	Local Authority Name
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council/ Pradeshiya Sabha - Kuliyapitiya

Location Map





Project Types	Conservation		Nature of Project	New	√
	Landscape	√		Land Development	√
	Heritage			Economic	
	Relocation			Social	√
	Housing			Environmental	√
	Road Development	√		Physical	√
	Other				
Project Goals		Through this, it is expected to provide easy access to the people coming to the Administrative zone. It is also expected to provide easy and attractive access to the students and other persons visiting The Wayamba University.			
The basis of the project		Development of Ashoka Mawatha to make it easier to walk and cycle. It also aims to design the Administrative zone in an attractive manner.			
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya	Zone	Institutional zone	
		Urban Council and Provincial Road Development Authority	Zoning Compatibility	Yes	√
				No	

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	Project Fund Plan	Kuliyapitiya Urban Council and Provincial Road Development Authority	Approving Agencies	-
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13. Improvement of public parking facilities.

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Project Identification 13					
Project Title	Construction of a public parking lot.				
Proposal	Construction of a Public Vehicle paking area - Kuliyapitiya				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council - Kuliyapitiya	
Access	Narammala Madampe Road				
Location Map					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	
	Housing			Environmental	
	Road Development			Physical	
	Other				
Project Goals		Development of infrastructure facilities within kuliyapitiya urban limits.			


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The basis of the project		Since there is no proper place for parking public vehicles within Kuliyapitiya urban limits, 33 perches of land located in kuliyapitiya town centre belonging to Kuliyapitiya UC for public parking			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Kuliyapitiya Urban Council		Land extent	33 Perch
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Urban Council	Zone	Commercial Zone	
			Zoning Compatibility	Yes	✓
		No			
	Project Fund Plan	Kuliyapitiya Urban Council	Approving Agencies	-	

14. Improvement of public parking facilities.

Project Identification 14					
Project Title	Construction of a public parking lot.				
Project	Construction of a Public Vehicle paking area - Aswedduma				
Location	Province	District	Divisional Secretariat Division	Local Authority	
	North Western Province	Kurunegala	Kuliyapitiya - West	Urban Council	
Accessibility	Narammala Madampe Road				
Location Map					
					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	
	Road Development			Physical	
	Other			√	
Project Goals		Development of infrastructure facilities within Kuliyapitiya Urban Limits			

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The basis of the project		<p>Construction of a public parking lot in kuliyapitiya as there is no proper place for parking public vehicles in Kuliyapitiya urban limits. Construction of a public parking lot so that a part of the Asavedduma well belonging to the Asavedduma temple will be used for public parking.</p> <p>Since this paddy field is not currently under cultivation due to the dumping of garbage in Kuliyapitiya Rohal, it is appropriate to develop it as a public parking area after the construction of a suitable water logging plan.</p>			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Sri Sasanalankara Maha Viharaya Kuliyapitiya		Land extent	Perches 20
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya	Zone	Commercial Zone	
		Urban Council	Zoning Compatibility	Yes	✓
				No	
	Project Fund Plan	Sri Sasanalankara Maha Viharaya , Kuliyapitiya Urban Council	Approving Agencies	-	

15. Waste Management Project.

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Project Identification 15					
Project Title	Waste Management Project.				
Project	Construction of a waste management centre for waste management in Kuliyapitiya Pradeshiya Sabha area.				
Location	Province	District	Divisional Secretariat	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya	Kuliyapitiya Pradeshiya Sabha	
Location Map					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Land	
	Heritage			Development	√
	Relocation			Economic	√
	Housing			Social	√
	Road Development			Environmental	√
	Other	√		Physical	
Project Goals		Development of infrastructure facilities in Kuliyapitiya L Pradeshiya Sabha			
The basis of the project		It is proposed to construct this project as there is no proper waste management project in kuliyapitiya Pradeshiya Sabha (PS) area. This proposed land belongs to the Land Reform			

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		Commission named Kumbukkotta Watta, which belongs to the Grama Niladhari Named Kumbukkotta, which does not come under the jurisdiction of the Urban Development Authority. However, waste management was included in the plan as it was a project to be carried out quickly during the development of Kuliyapitiya area.			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Land Reform Commission		Land extent	14 Acre
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Pradeshiya Sabha	Zone	-	
			Zoning Compatibility	Yes	✓
			No		
Project Fund Plan		Kuliyapitiya Pradeshiya Sabha	Approving Agencies	-	

16. Improvement of non - degradable waste management project.

Project Identification 16					
Project Title	Improvement of Non - Biodegradable Waste Management Project				
Proposal	Improvement of the existing waste management centre for non - degradable waste management in Kuliyapitiya Pradeshiya Sabha area.				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Pradeshiya Sabha	
Access	Hettipola Road				
Location Map					
Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	√
	Road Development			Physical	
	Other	√			

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Project Goals		Development of infrastructure facilities in Kuliyapitiya PS			
The basis of the project		Further development of non - degradable waste management project at Ambawa area of Kuliyapitiya Pradeshiya Sabha Area			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Kuliyapitiya Pradeshiya Sabha		Land extent	2 Rood
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Pradeshiya Sabha	Zone	Commercial Zone	
	Project Fund Plan	Kuliyapitiya Pradeshiya Sabha	Zoning Compatibility	Yes	✓
				No	
			Approving Agencies	-	

17. Housing Development Project.

Project Identification 17					
Project Title	Housing Development Project.				
Proposal	Middle income housing project proposed to be constructed in Kanadulla area.				
Location	Province	District	Divisional Secretariat	Local Authority	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Urban Council	
Accessibility	Lionel Jayathilake Mawatha				
Location Map					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing	√		Environmental	
	Road Development			Physical	
	Other				

Project Goals		Meeting the housing requirement in Kuliyapitiya.			
The basis of the project		The project has already been planned to be implemented and can be described as an immediate solution to meet the housing demand in Kuliyapitiya. The house is planned to be built in 48 units.			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	Government			Date	
	Other	Housing Development Authority		Land extent	2.6 Acre
Implementation plan of the project	Project Implementing Agency	Housing Development Authority	Zone	Institutional zone	
			Zoning Compatibility	Yes	✓
	Project Fund Plan	Housing Development Authority	Approving Agencies	-	
				No	

18. Dandagamuwa Oya Landscape Project.

Project Identification 18					
Project Type	Public Recreation and Open Space Project				
Project	Dandagamuwa Oya Landscape Project.				
Location	Province	District	Divisional Secretariat Division	Local Authority	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Urban Council	
Access	Naramala Madampe road				
Project Types	Conservation		Nature of Project	New	
	Landscape	√		Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	√
	Road Development			Physical	
	Other				
Project Goals		<p>Providing recreational and leisure space to the residents of Kuliyapitiya and the people coming to get services.</p> <p>Protection of Dandagamuwa Oya Reserve.</p> <p>Providing Aesthetic to the urban area.</p>			
The basis of the project		<p>The project is still in operation and the remaining part of the project should be started immediately.</p> <p>Here as project elements</p> <p>Walkways, Seating Places, Landscape Features</p>			
Implementation plan	Project Implementing Agency	Kuliyapitiya Urban Council	Zone	Commercial Zone	
			Zoning Compatibility	Yes	√
				No	

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of the project	Project Plan	Fund	Kuliyapitiya Urban Council	Approving Agencies	-
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19. Kandalanda Lake Landscape Project.

Project Identification 19					
Project Title	Public Recreation and Open Space Project				
Project	Kandalanda Lake Landscape Project.				
Location	Province	District	Divisional Secretariat Division	Local Authority	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Pradeshiya Sabha	
Accessibility	Galathiva Road				
Location Map					
Project Types	Conservation		Nature of Project	New	
	Landscape	√		Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	√
	Road Development				


	Other			Physical	
Project Goals		<p>Providing recreational and leisure space to the residents of Kuliyapitiya and the people coming to get services.</p> <p>Protection of Kandalanda Lake Reserve.</p> <p>Providing Aesthetic to the urban area.</p> <p>To maintain Kuliyapitiya area as a water storage tank in case of flood disaster.</p>			
The basis of the project		<p>The project is still in operation and the remaining part of the project should be started immediately.</p> <p>Project elements</p> <ol style="list-style-type: none"> 1. Children's Playground 2. Aesthetic Project 3. Walkways 4. Seating places 5. Parking Lots 6. Bicycle paths are proposed. 			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	State			Date	
	Other	Kuliyapitiya Pradeshiya Sabha		Land extent	10 Perch
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Pradeshiya Sabha	Zone	Low Density Residential Zone	
			Zoning Compatibility	Yes	✓
				No	
	Project Fund Plan	Kuliyapitiya Pradeshiya Sabha	Approving Agencies	-	

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20. Development of UraPitiya Playground.

Project Identification 20					
Project Type	Public Recreation and Open Space Project				
Project	Development of UraPitiya Playground.				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Pradeshiya Sabha	
Access					
Location Map					
					
Project Types	Conservation		Nature of Project	New	
	Landscape			Land Development	√
	Heritage			Economic	
	Relocation			Social	√
	Housing			Environmental	
	Road Development			Physical	√
	Other	√			

Project Goals		Providing recreational and leisure space to the residents.			
The basis of the project		At present, there is a playground in this proposed land and it is further developed.			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	State			Date	
	Other	Kuliyapitiya Pradeshiya Sabha		Land extent	40 Perch
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Pradeshiya Sabha	Zone	Medium Density Residential Zone	
			Zoning Compatibility	Yes	✓
				No	
	Project Fund Plan	Kuliyapitiya Pradeshiya Sabha	Approving Agencies	-	

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21. Thuravadula Project.

Project Identification 21					
Project Type	Public Recreation and Open Space Project				
Project	Thuravadula Project.				
Location	Province	District	Divisional Secretariat Division	Local Authority Name	
	North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Urban Council	
Access	Narammala Madampe Road				
Location Map					
Project Types	Conservation		Nature of Project	New	
	Landscape	√		Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing			Environmental	√
	Road Development			Physical	√
	Other			√	

Project Goals		Providing recreational and leisure space to the residents of Kuliyapitiya and the people coming to get services.			
The basis of the project		At present, there is a multipurpose building in this proposed land and the remaining part of the project should be started immediately. Here as project elements 1. Seating places 2. Walkways 3. Parking Lots 4. Bicycle paths			
Current ownership of the land	Urban Development Authority		Survey Plan	No	
	State			Date	
	Other	Kuliyapitiya Urban Council		Land extent	3 Acre 2 R
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Urban Council	Zone	Commercial Zone	
			Zoning Compatibility	Yes	✓
		No			
	Project Fund Plan	Kuliyapitiya Urban Council	Approving Agencies	-	

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22. Lakshmipura Housing Development Project.

Project Identification 22					
Project Title		Lakshmipura Housing Development Project.			
Project Proposal		Low Income Housing Construction Project proposed to be constructed in Kanadulla area.			
		Province	District	Divisional Secretariat Division	Local Authority
		North Western Province	Kurunegala	Kuliyapitiya - West	Kuliyapitiya Urban Council
Access		Lionel Jayathilake Mawatha			
Location Map					
Project Types	Conservation		Nature of Project	New	√
	Landscape			Land Development	√
	Heritage			Economic	√
	Relocation			Social	√
	Housing	√		Environmental	
	Road Development				

	Other			Physical	
Project Goals		Fulfill the need for low income housing in Kuliyapitiya.			
The basis of the project		Development of this housing complex, which is now spread with less facilities, with facilities.			
Current ownership of the land	Urban Development Authority		Survey Plan	Number	
	Government			Date	
	Other	Kuliyapitiya Urban Council		Land extent	1\2 Acre
Implementation plan of the project	Project Implementing Agency	Kuliyapitiya Urban Council	Zone	Institutional zone	
			Zoning Compatibility	Yes	✓
				No	

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Part II

Chapter 07

Development zones and zoning regulations

Chapter 07

Development
Zones and
Zoning
Regulations

Introduction

Chapter 07

Development Zones and Zoning Regulations

7.1 Introduction

In order to achieve the vision outlined in this development plan over the next ten years, specific goals and objectives have been established. Strategic plans have been prepared to implement these goals and objectives, and development zones along with zoning regulations have been introduced to facilitate their realization within the defined scope. Notably, the current land use will be leveraged for development based on anticipated land use and population density projections by 2033, aiming to establish the proposed urban area model.

This chapter primarily delineates development zones and zoning factors, detailing special regulations for zones, boundaries of development zones with associated zoning factors and coordinates, and general regulations applicable to them.

It is important to highlight that the formulation of this zoning plan and its demarcation result from several specific factors or analyses. Main considerations include the planning concept of the Kuliyapitiya development plan and the priority practices expected to be emphasized. Furthermore, the goals and objectives essential for realizing this conceptual plan are articulated here.

The environmental sensitivity analysis is grounded in the identification of sensitive wetland ecosystems across the Kuliyapitiya urban area through preliminary studies. Environmental and development potential analyses have been employed to delineate these zones. Subsequently, the outcome derived from integrating these analyses, along with other pertinent factors, determines the primary land use and density for the identified zones.

7.2 Development Zones

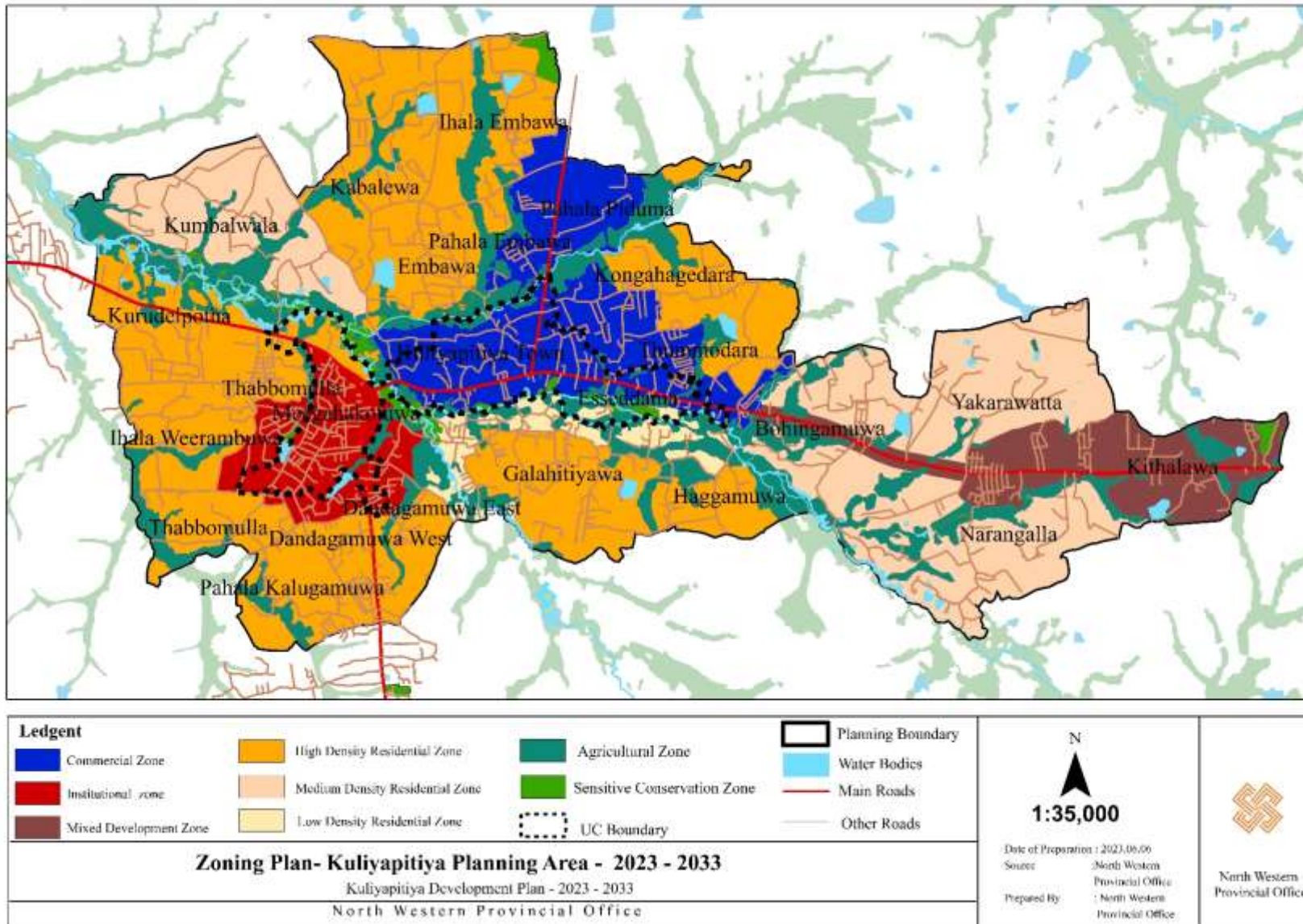
According to Kuliyapitiya development plan, 06 major development zones have been divided into 06 major development zones and these major development zones have been redistributed into sub - zones based on the expected development density.

Table No 7.2.1: Development Zones

Serial Number	Development Zone	Sub Development Zone	Zone Code
01	Residential Zone	High Density Residential Zone	R1
		Medium Density Residential Zone	R2
		Low Density Residential Zone	R3
02	Commercial Zone	Commercial Zone	C1
03	Mixed Development Zone	Mixed Development Zone	MD1
04	Institutional Zone	Institutional zone	I1
05	Agricultural Zone	Agricultural Zone	A1
06	Conservation Zone	Sensitive Conservation Zone	Cn1

Source: Urban Development Authority - 2023

Map No 7.2.1.: Development Zones



Source: Urban Development Authority, 2023

7.3 Zoning Factor

The zoning factor was determined based on the expected development density for the development zone and the available land suitable for development.

The calculation considered areas designated for commercial, residential, institutional, vacant land, and other cultivated spaces as potential development areas. Conversely, areas such as environmental protection zones, water bodies, religious and archaeological sites, highways, and non - developable lands were excluded from the analysis.

When referring to the density related to the zoning factor, the zoning factor between 0.5 and 1 can be identified as low - density zones, the zoning factor between 1 and 1.9 as medium - density zones, and the zones above 2 are identified as high - density zones.

Table No 7.3.1: Zoning Factor

Serial Number	Development Zone	Sub Development Zone	Zone Code	Zoning Factor
01	Residential Zone	High Density Residential Zone	R1	2
		Medium Density Residential Zone	R2	1.2
		Low Density Residential Zone	R3	0.5
02	Commercial Zone	Commercial Zone	C1	2.5
03	Mixed Development Zone	Mixed Development Zone	MD1	2.5
04	Institutional zone	Institutional zone	I1	2.2
05	Agricultural Zone	Agricultural Zone	A1	0
06	Conservation Zone	Sensitive Conservation Zone	Cn1	0

Source: Urban Development Authority - 2023

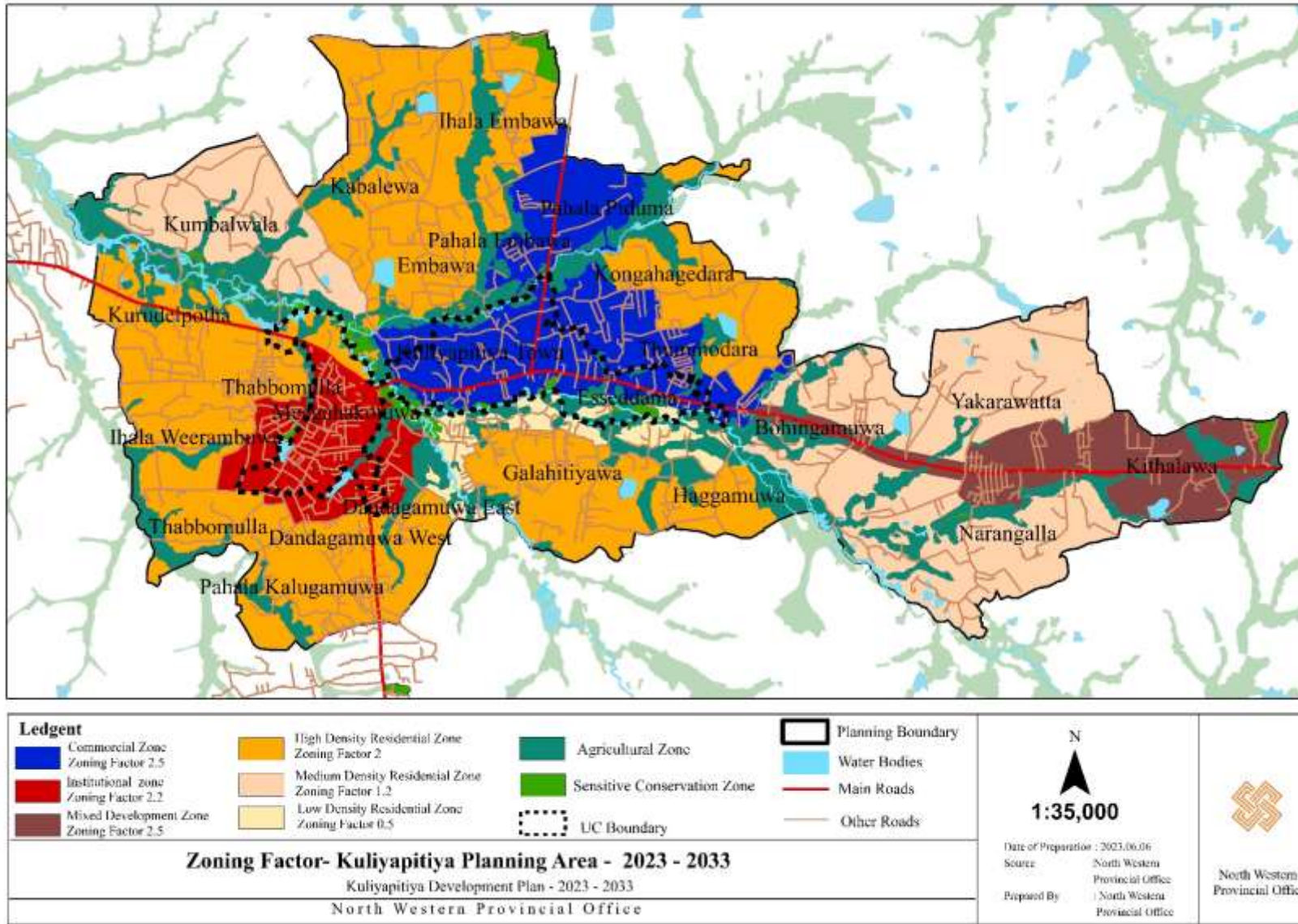
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Zones and Zoning
Regulations**

According to the table above, the Kuliyapitiya Development Plan has introduced a separate zone factor for each zone shown in the proposed Zoning Plan. The change of the city form is determined by the change in the zone factor for these zones.

Zoning Factor

Map No .2 .7.2 : Zoning Factor



Source: Urban Development Authority, 2023

Chapter 07

Development Zones and Zoning Regulations

Zoning Factor

The determination of the permitted maximum floor ratio/floor size, open spaces, maximum height, and permitted maximum plot cover for development aligns with the factors specified in the Kuliyapitiya Development Plan. These factors are outlined in accordance with forms "A," "B," and "C" of the 6th Schedule of Part IV of the Extraordinary Gazette Notification No. 2235/54 dated 08th July 2021, as detailed in Table No. 7.3.

Table No 7.3.2: Schedule 6 - Form "A" - Permissible floor area ratio for published by the Urban Development Authority vide Gazette No. 2235/54 dated 08th July 2021

Schedule 6 Form A - Permissible Floor Area Ratio																
Land extent (Sq.M)	Zone factor = 0.50 - 0.74				Zone factor = 0.75-0.99				Zone factor = 1.00-1.24				Zone factor = 1.25-1.49			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	** 6m	9m	12m	15m or above	** 6m	9m	12m	15m or above
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4
250 less than 375	0.9	1.0	1.2	1.3	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0

Land extent (Sq.M)	Zone factor = 1.50-1.74				Zone factor = 1.75-1.99				Zone factor = 2.00-2.24				Zone factor = 2.25-2.49				Zone factor = 2.50-2.74			
	Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width				Minimum Road Width			
	**6m	9m	12m	15m or above	**6 m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above
150 less than 250	2.4	2.6	2.7	2.8	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	2.6	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5	3.5	3.8	4.5	5.0	3.5	4.0	5.0	5.5
375 less than 500	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8	5.2	3.6	4.5	4.7	5.5	3.6	4.6	5.2	6.0
500 less than 750	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0	6.0	3.7	5.0	5.0	6.0	3.7	5.1	5.5	6.5
750 less than 1000	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7	6.5	3.8	5.1	6.0	6.5	3.8	5.2	6.5	7.0
1000 less than 1500	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0	3.9	5.3	6.5	8.5	3.9	5.4	7.0	9.0
1500 less than 2000	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7	9.0	4.0	5.4	7.0	*10	4.0	5.5	7.5	*10.5
2000 less than 2500	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1	*10	4.0	5.5	7.5	*10.5	4.0	5.6	7.5	*11
2500 less than 3000	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	*10.5	4.0	5.6	7.5	*11	4.0	5.7	8.0	*11.5
3000 less than 3500	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	*11	4.0	5.7	8.0	*11.5	4.0	5.8	8.0	*12
3500 less than 4000	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	*11.5	4.0	5.8	8.0	*12	4.0	5.9	8.0	*12
More than 4000	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0	*12	4.0	5.9	8.0	*UL	4.0	6.0	8.0	*UL

UL – Unlimited

Floor area allocated for parking facilities are not calculated for FAR

Above floor area ratio shall not be applicable for the zones where number of floors of FAR indicated under the zoning regulation.

Above Permissible FAR may be restricted under the development plan based on slope of the land

Clearance shall be taken from National Building Research Organization for the lands having slope more than 11°

*FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center)

Building Line, if not maximum FAR shall be limited to 9.0

** Minimum road width of 7m shall be considered for the roads identified as 7m wide in the particular Development Plans

Source: Gazette No. 2235/54, Urban Development Authority - 2021

Table No 7.3.3: Schedule 6 - Form "B" - Permitted floor sizes published by the Urban Development Authority vide Gazette No. 2235/54 dated 08th July 2021

Form "B"

Form B - Number of Floors for 3.0m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	Plot Coverage *	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)

Number of floors are indicated including parking areas
 Number of units allowed for each road shall not be changed
 * Where no plot coverage specified under the zoning regulations

Source: Gazette No. 2235/54, Urban Development Authority - 2021

Table No 7.3.4: Schedule 6 - Form "C" Open Spaces published by the Urban Development Authority vide Gazette No. 2235/54 dated 08th July 2021

Form "E"

Form E- Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	Plot Coverage*		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non Residential	Residential	When no NLV is taking this end (m)	When NLV is taking this end (m)	When no NLV is taking this end (m)	When NLV is taking this end (m)	Minimum width (m)	Minimum Area (Sq.m)
Low Rise	less than 7	6	80%**	65%	2.3	2.3	-	2.3	2.3	5
	7 less than 15	6	65%	65%	3.0	3.0	-	3.0	3.0	9
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0	4.0	1.0 and 3.0	4.0	4.0	16
Middle Rise	30 less than 50	20	65%	65%	4.0	5.0	3.0 both side	5.0	5.0	25
High Rise	50 less than 75	30	50%***	50%***	5.0	6.0	4.0 both side	6.0	6.0	36
	75 and above	Above 40m	50%***	50%***	5.0	6.0	5.0 both side	6.0	6.0	****

NLV - Natural Light & Ventilation
 Building Height - Height between access road level to roof top or roof level (Including parking floors)
 * Where no Plot Coverage specified under the zoning regulations
 ** The entire development is for non-residential activities
 *** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors whichever is less
 **** Minimum area shall be increased by 1 m² for every additional 3m height

These specifications are applicable only to the areas for which **Forms A, B, C and D** are in effect.

Source: Gazette No. 2235/54, Urban Development Authority - 2021

7.4 General Zoning Regulations for the Planning Area

Chapter 07

Development Zones and Zoning Regulations

This chapter describes the general guidelines for the planning area, in addition to that the permissible uses and Zoning Regulations that have been introduced in each zone of the Proposed zoning plan as outlined in chapter 08

General Zoning Regulations for the Planning Area

01. These Regulations and guidelines shall apply to all areas within the administrative limits of the Kuliyapitiya Urban Development Authority area which have been declared as an Urban Development Area in the Gazette Extraordinary No. 1171/10 and 04.08.1980 dated 04.08.2021 under Section 3(i) of the Urban Development Authority Act No. 41 of 1978.

02. The Planning and Development Regulations published in Gazette No. 2235/54 dated 8th July 2021 will be effective in the Kuliyapitiya Planning Area, particularly where the plans and development regulations applicable to any development activity have not been altered in the Zoning Plan. This includes adherence to Regulation 73 concerning Parking Spaces and Regulation 75 concerning Standards for Sanitation Facilities. Additionally, the 10th and 13th Schedules have been amended in accordance with the Kuliyapitiya Development Plan, as outlined in Annexure 06.

03. If development work is proposed in flood - affected areas, the Authority has the jurisdiction to approve the development contingent upon an appropriate water transport plan.

04. In cases where a lot of land falls within two or more zones, the determination of the applicable zone for the plot is based on the region that includes the main access road leading to that plot.

a. If the plot is accessed by two or more roads of the same width, the zone in which most of that plot belongs should be applied.

b. *This rule does not apply to conservation zones.

05. If the owner of any land grants a portion of land for the street line/proposed road width without compensation, the entire plot size will be considered for the

- permissible house area ratio for the proposed development work. However, in calculating the percentage of plot coverage, the remaining area of the land should be considered, excluding the portion that belongs to the street line/proposed road width.
06. For renovation of buildings and sites of archaeological value in this planning area, approval from the Urban Development Authority and relevant agencies is required.
 07. Approval from relevant institutions must be obtained before carrying out development activities in land or reserve areas belonging to the Department of Archaeology, Department of Forestry, Department of Irrigation, Department of Agrarian Services Development, Land Development Corporation, Geological Survey, Bureau of Mines, etc., in this planning area.
 08. If there is an underpass to the boundary of a land (for access roads less than 4.5 meters), if a retaining wall is constructed there, a boundary of 1 meter should be maintained from the road reserve.
 09. All low - lying areas, paddy fields, water retention, and water control areas in all zones must comply with the regulations of the Agricultural Zone and Conservation Zone of this plan.
 10. A wastewater management plan should be submitted when seeking permission for all water - based constructions. Additionally, a landscape plan for land adjacent to the banks of the Oya should be submitted along with relevant building plans during development activities near Dandagamuwa Oya.
 11. Approval from the Urban Development Authority is required for special development projects and special development areas introduced in this area.
 12. If there is a tap water facility in the subdivision of forest land among the children, the minimum area of a group of lands should be 5.06 perches; otherwise, it should not be less than 10 perches.

13. All excavation activities should adhere to the recommendations of relevant agencies, including the Geological Survey and Bureau of Mines. After completion of work, excavated sites should be restored or appropriate action taken as per agency recommendations.
14. When a block boundary crosses the first plot of an approach road, it should be considered as the zoning boundary to the farthest boundary away from the approach road of that plot.
15. For boundaries indicated in the zoning plan defined by physical boundaries and geographical coordinates, the final decision rests with the Planning Committee of the Urban Development Authority.
16. The Zoning Plan does not specify permitted use categories, but the Authority has the discretion to approve uses similar to those permitted in the zone.
17. Permission will only be considered for the continuation of existing practices not approved in the proposed zoning plan. However, the Authority may grant approval for further expansion of existing uses if deemed detrimental to continuation.
18. If a boundary wall or fence is constructed within the building boundary, a 1 - meter setback from the road boundary towards the land can be considered for approval, subject to signing a secular agreement with the relevant institution.
19. Various religious statues, symbols, signs, or similar constructions are not permitted at intersections, road widening limits, or reserves in the area, and no compensation will be provided for their removal.
20. Recommendations of the concerned local authority must be obtained if land is allotted for a cemetery/crematorium.

21. When developing low - lying areas, marshes, paddy fields, Puran paddy fields, Deniya, Ovita, or other related lands not identified in the development plan, a settlement certificate should be obtained from the Urban Development Authority.
22. Building lines and proposed minimum road widths for all roads within the Pradeshiya Sabha (PS) limits and protected areas related to Dandagamuwa Oya and canals should comply with Chapter 09.
23. Building height is measured from ground level to the top of the roof (ridge level). If no roof is constructed, the height from the ground level to the roof's top is considered the building's height.
24. Development activities in all proposed planning zones must comply with acts, gazette notifications, and circulars issued by other government agencies.

Chapter 08

Zoning Regulations

Chapter 08

Zoning Regulations

Chapter 08

Zoning Regulations

Commercial Zone

The Zoning Plan of the Kuliyapitiya Development Plan identifies 6 zones, each with specific zoning regulations.

8.1. Commercial Zone

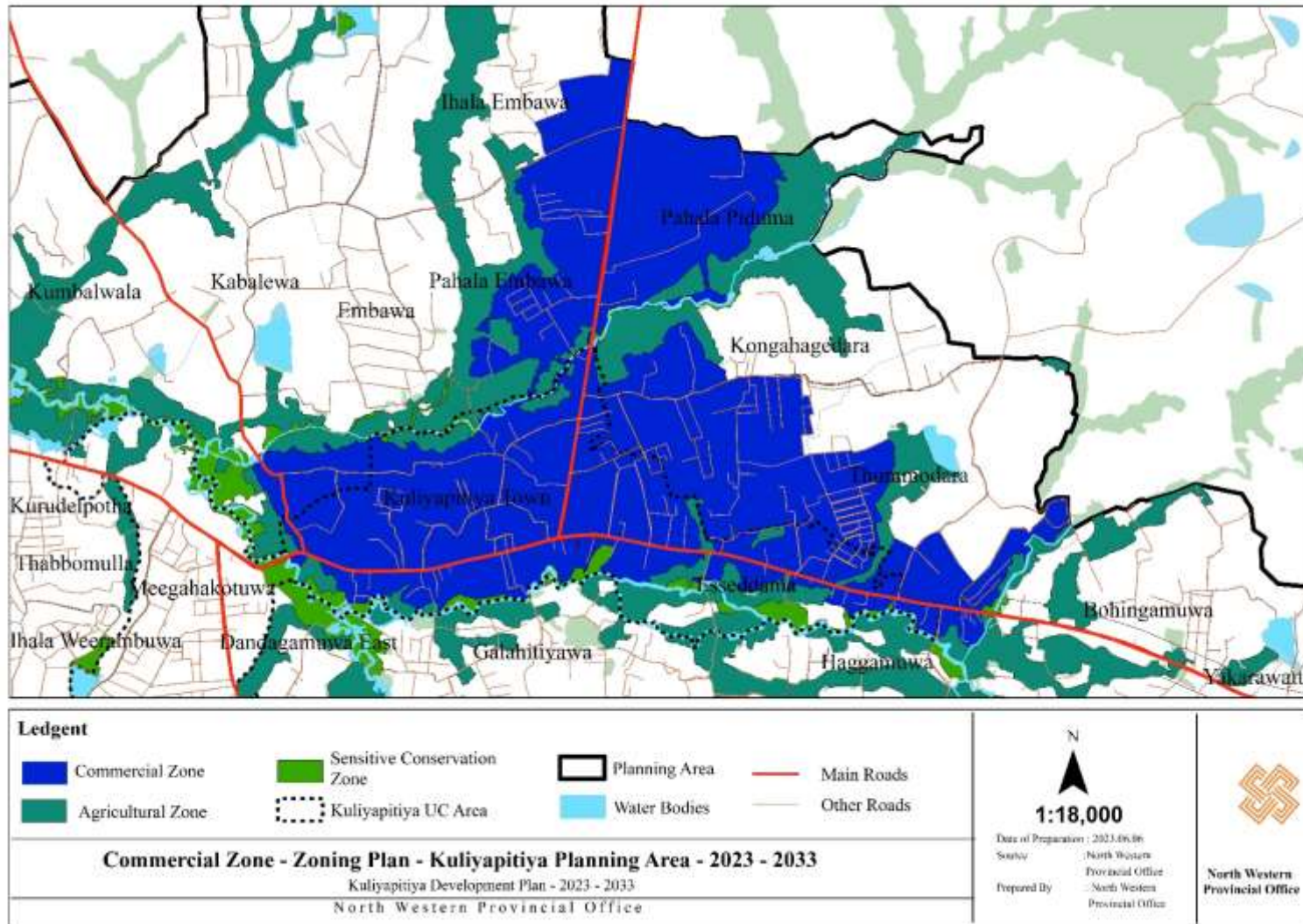
A commercial zone centered around Kuliyapitiya town is proposed, where development activities will be encouraged through the preparation of development plans and building regulations aimed at promoting commercial use. This zone serves as the primary commercial hub of the planning area, with a higher zoning factor compared to all other zone.

Table No 8.1.1. Regulations for Commercial Zone

Zoning Definition	Providing goods and services and being high in density as well as the main zone of the planning area.
Zoning Boundaries	Shown under Annexure No. 7.
Zone Factor	2.5
Main Use	Commercial and Service
Minimum land area	Within Urban Council limits - Perches 06 Within the the Kuliyapitiya Pradeshiya Sabha limits - 10 Perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form "A", "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form "G" mentioned in section 8.9.

Source: Urban Development Authority - 2023

Map No 8.1.1: Commercial Zone



Source: Urban Development Authority-2023

Chapter 08

Zoning
Regulations

Administrative
Zone

8.2 Institutional Zone

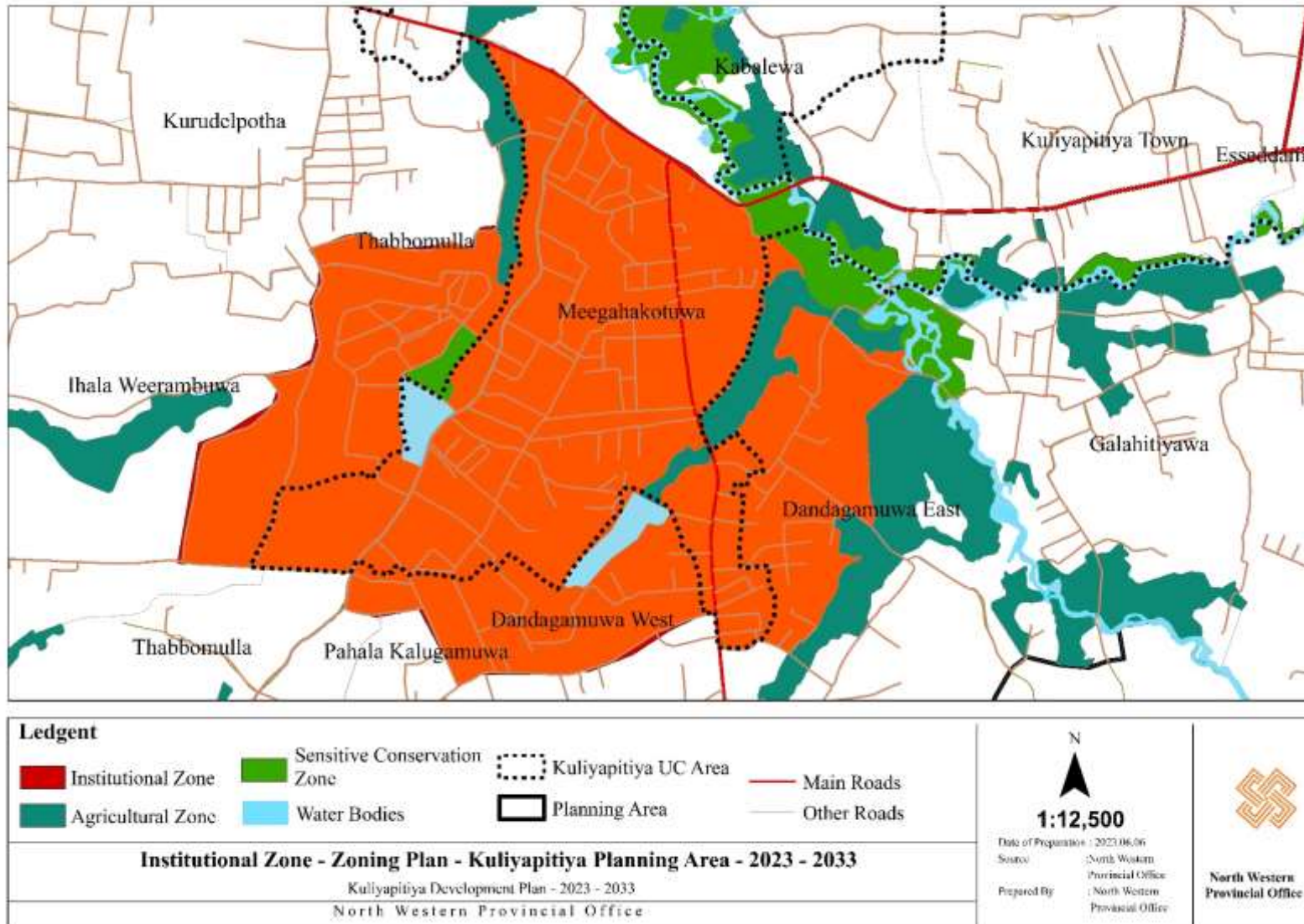
This zone is strategically designed to prioritize the administrative domain, particularly emphasizing the Migahakotuwa Grama Niladhari division. Notably, the presence of institutions such as Wayamba University, North Western Technical College, and other higher educational establishments in this area further attracts administrative functions, leading to the delineation of this region as an administrative zone. The plan also aims to foster the development of administrative institutions within the Kuliyapitiya Urban Development Authority area in this region.

Table No 8.2.1. Zoning Regulations of the Institutional Zone

Zoning Definition	Development zone as administrative and educational center of the area.
Zoning Boundaries	Shown under Annexure No. 7.
Zone Factor	2.2
Main Use	Service
Minimum land area	Residential - 10 Perches Non - Residential - 06 Perches, (if piped water is supplied) otherwise 10 perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form "A", "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form "G" mentioned in section 8.9.

Source: Urban Development Authority - 2023

Map No 8.2.1: Institutional Zone



Source: Urban Development Authority - 2023

Chapter 08

Zoning Regulations

Mixed Development Zone

8.3 Mixed Development Zone

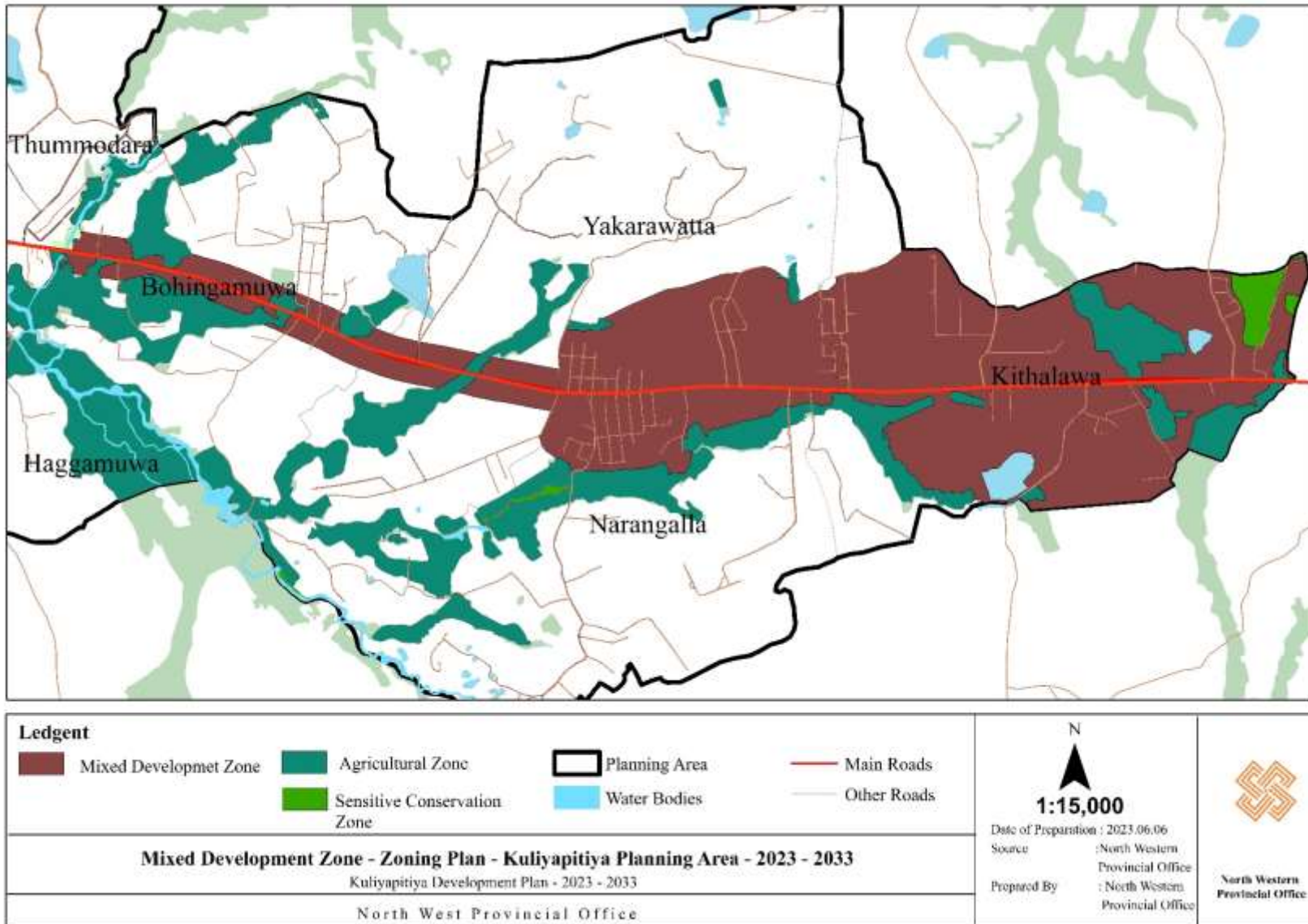
It is expected to develop Kitalawa and Yakarawatta area, which is currently being developed as a sub - town connected to Kuliyapitiya town, as a mixed development zone. Vertical development is encouraged and residential, commercial, service and other ancillary practices are all expected to be integrated.

Table No 8.3.1. Zoning Regulations of mixed development Zone

Zoning Definition	The aim here is to develop Kuliapitiya as a support center.
Zoning Boundaries	Shown under Annexure No. 7.
Zone Factor	2.5
Main Use	Residential, commercial, service and other ancillary uses
Minimum land area	Residential – 10 Perches Non - Residential - 06 perches (if piped water is supplied) otherwise 10 perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form “A”, “B” and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form “B” and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form “G” mentioned in section 8.9.
Zoning regulations	If the proposed practices do not match the surrounding practices, and for the uses that arise in the environment, the basic plans of the Urban Development Authority should be resolved.

Source: Urban Development Authority - 2023

Map No 8.3.1: Mixed Development Zone



Source: Urban Development Authority - 2023

8.4 High Density Residential Zone

Residential use in this area is identified as a high-density residential zone. Haggamuwa, Pahala Kalugamuwa, Dandagamuwa West, Dandagamuwa East Ihala Weeramuwa, Ihala Ambawa, Pahala Piduma, Ambawa, Pahala Kongahagara, Kurujalpotha and Tabbogamulla areas have been identified as high-density residential zones. It aims to encourage residential development.

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Zoning
Regulations

High Density
Residential
Zone

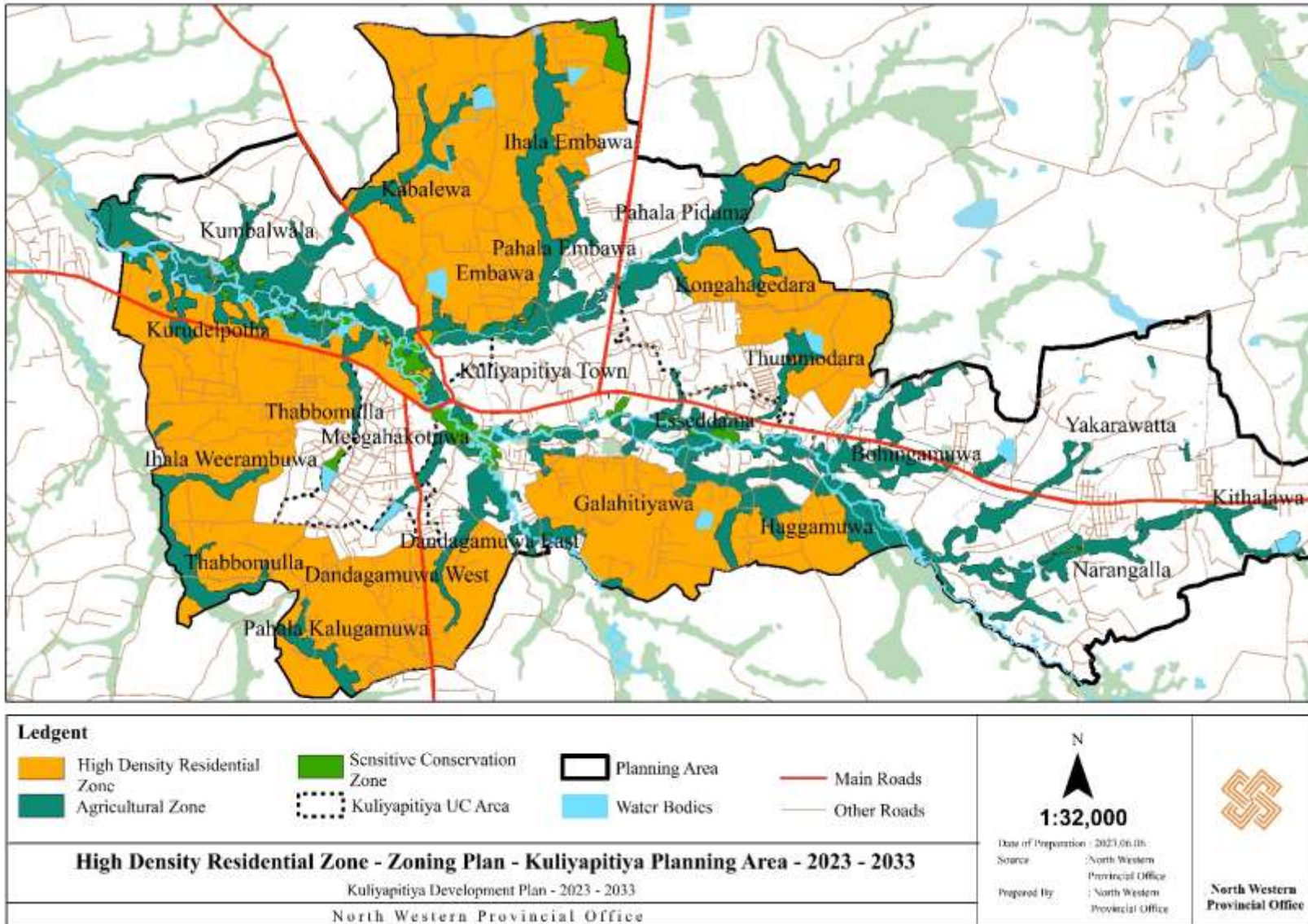
Table No 8.4.1. Zoning Regulations of high-density residential zone

Zoning Definition	It is proposed to encourage the development of residential land and the development of residential facilities.
Zoning Boundaries	Shown under Annexure No. 7.
Zone Factor	2
Main Use	Residential
Minimum land area	Residential - 10 Perches Non - Residential - 06 perches, (if piped water is supplied) otherwise 10 perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form "A", "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form "G" mentioned in section 8.9.

Zoning Regulations	<ul style="list-style-type: none">• Agriculture - related industries and animal husbandry will be Permitted in this region so as not to disturb existing residential practices and do not cause social problems.• Subdivision of 1 hectare or more of coconut land is not permitted.
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Source: Urban Development Authority - 2023

Map No 8.4.1: High Density Residential Zone



Source: Urban Development Authority - 2023

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Zoning
Regulations

Medium
Density
Residential
Zone

8.5 Medium Density Residential Zone

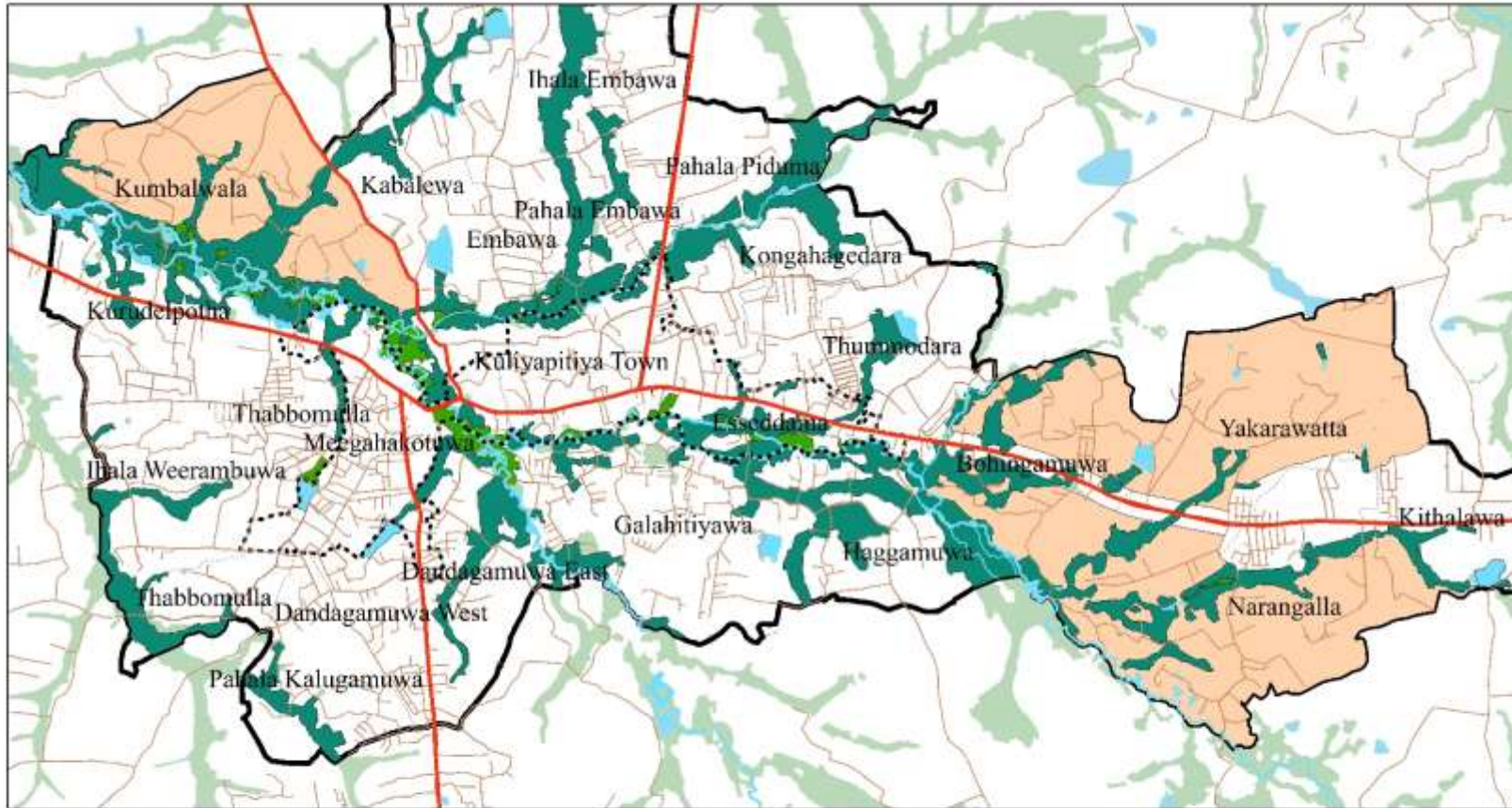
The medium density residential zone has been designated as a transition between the low density and high - density residential zones. The primary objective of this zone is to promote residential development while accommodating some industrial activities. It includes the Grama Niladhari divisions of Narangolla, Yakarawatta, Bohingamuwa, and Kumbalwala.

Table No 8.5.1: Medium Density Residential Zone Regulations

Zoning Definition	The aim is to promote residential use with an emphasis on home gardening.
Zoning Boundaries	Shown under Annexure No. 7.
Zone Factor	1.2
Main Use	Home Gardening & Residential
Minimum land area	Residential - Perches 15 Non - Residential - 10 perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form "A", "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form "G" mentioned in section 8.9.
Zoning Regulations	<ul style="list-style-type: none"> • In this region, agriculture - related industries and animal husbandry are permitted, provided they do not disrupt existing residential practices or cause social issues. • Subdivision of coconut land measuring 1 hectare or more is not allowed.

Source: Urban Development Authority - 2023

Map No 8.5.1: Medium Density Residential Zone



Ledgent Medium Density Residential Zone Agricultural Zone Sensitive Conservation Zone Kuliyaipitiya UC Area Planning Area Water Bodies		Main Roads Other Roads	
Medium Density Residential Zone - Zoning Plan - Kuliyapitiya Planning Area - 2023 - 2033 Kuliyapitiya Development Plan - 2023 - 2033 North Western Provincial Office			
		N 1:30,000 Date of Preparation : 2023.06.06 Source : North Western Provincial Office Prepared By : North Western Provincial Office	 North Western Provincial Office

Source: Urban Development Authority - 2023

8.6 Low Density Residential Zone

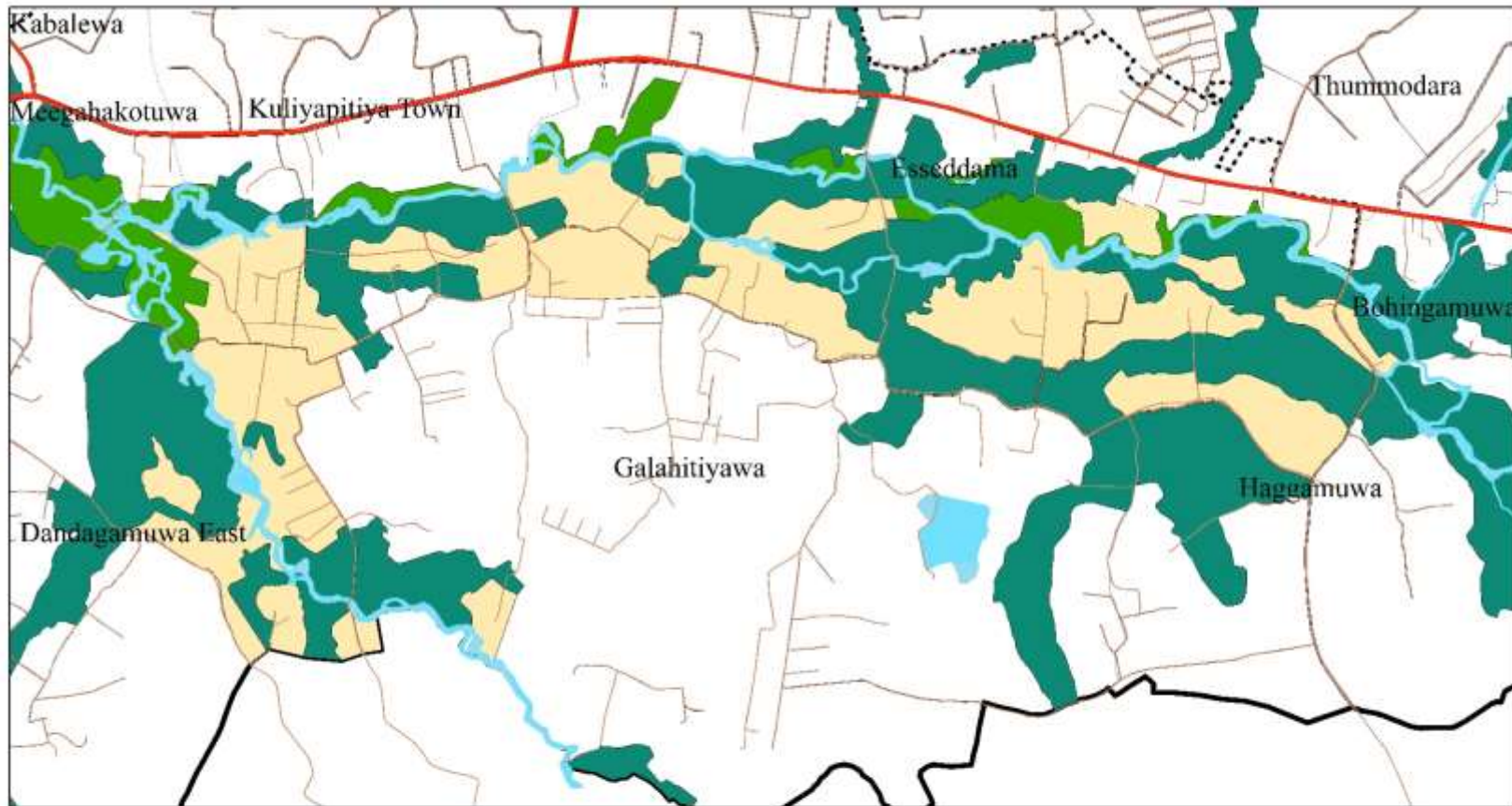
This is a very low-density residential area.

Table No 8.6.1. Low Density Residential Zone

Zoning Definition	The purpose is to improve agriculture by limiting the development activities in this region as it is a flood affected area.
Zoning Boundaries	Shown in Annexure No. 7.
Zone Factor	0.5
Main Use	Residential
Minimum land area	Residential - Perches 15 Non - residential - 10 perches
Permitted Maximum Floor Ratio / Floor Size	The provisions should adhere to the format specified in Form "A", "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted maximum plot cover	The provisions should adhere to the guidelines specified in Form "B" and "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Open spaces and maximum height	The provisions should adhere to the guidelines specified in Form "C" as detailed in Schedule 6 of Gazette No. 2235/54 published on 08.07.2021.
Permitted uses	The provisions should adhere to the guidelines specified in Form "G" mentioned in section 8.9.
Zoning Regulations	<ul style="list-style-type: none"> Subdivision of 1 hectare or more of coconut land is not permitted.

Source: Urban Development Authority - 2023

Map No 8.6.1: Low Density Residential Zone



Chapter 08
Zoning
Regulations

Low Density
Residential
Zone

Ledgent			
Low Density Residential Zone	Sensitive Conservation Zone	Planning Area	Main Roads
Agricultural Zone	Kuliyaipitiya UC Area	Water Bodies	Other Roads
Low Density Residential Zone - Zoning Plan - Kuliyaipitiya Planning Area - 2023 - 2033			
Kuliyaipitiya Development Plan - 2023 - 2033			
North Western Provincial Office			
		 1:18,000 Date of Preparation - 2023.06.06 Source - North Western Provincial Office Prepared By - North Western Provincial Office	 North Western Provincial Office

Source: Urban Development Authority - 2023

8.7. Agricultural Zone

Chapter 08

Zoning Regulations

Agricultural Zone

Table No 8.7 .1: Agricultural Zone

<p>Zone Definition</p>	<p>This region consists of network systems including existing cultivated paddy fields, abandoned paddy fields, connected areas such as Deniya and Ovita, and tanks, canals. It also includes the Naga Land belonging to the Kuranagala Plantations located in this area and the farm owned by the National Livestock Development Board belonging to the Land Reforms Commission.</p>
<p>Permitted uses</p>	<ul style="list-style-type: none"> • Paddy Fields • Environmental Education • Research Activities • Eco - tourism based on nature • Eco - friendly Aquaculture Ponds • Wetlands Natural Parks • Government approved public infrastructure projects of national importance • Construction of New Irrigation / Construction of Flood Control Protection • Animal husbandry activities and related factories carried out in coconut plantations • Coconut Based Factories <p>for paddy fields;</p> <ol style="list-style-type: none"> i. Raising a dairy farm and farm animals ii. Plants and Fruit Nurseries iii. Bee Keeping iv. Freshwater Fish Farming

	<ul style="list-style-type: none"> v. To collect rainwater in small ponds, ponds, mounds etc. as well as to provide necessary facilities for filtering of silt and iron water. vi. Use of paddy fields filled due to lack of water supply for maintaining plant nurseries, temporary guard rooms, cultivation of flower plants etc. vii. Cultivation of vegetables. viii. Cultivation of edible fruits such as Kangkung, Mukukuwana, Gotukola, Sarana, Asamodagam, Nivithi, Kohila, Neem Stalk, Kekatia, Mada Koku, Karenkoku, Neeramulliya etc. in the low - lying areas with poor drainage. ix. Cultivation of sri lankan varieties of potatoes such as kandala, dandila, milk potato, vine potato, poultry potato, country potato, ja aloo, mango, etc. x. Cultivation of crops such as turmeric and ginger xi. Cultivation of necessary types of grass. xii. Cultivation of additional crops such as corn, chilli and peanuts on land with good drainage. xiii. Introduction of short - term mixed crops or by - crops xiv. Banana cultivation and xv. Freshwater fish farming is permitted use.
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Source: Urban Development Authority - 2023

Chapter 08

8.8. Conservation Zone

Zoning
Regulations

This zone covers all forest reserves and wetlands that fall under the planning area. The purpose of establishing this zone is to keep the sensitive forest environment, the existing catchment areas, animal and plant species safe for the future.

Conservation
Zone

Table No 8.8.1: Conservation Zone

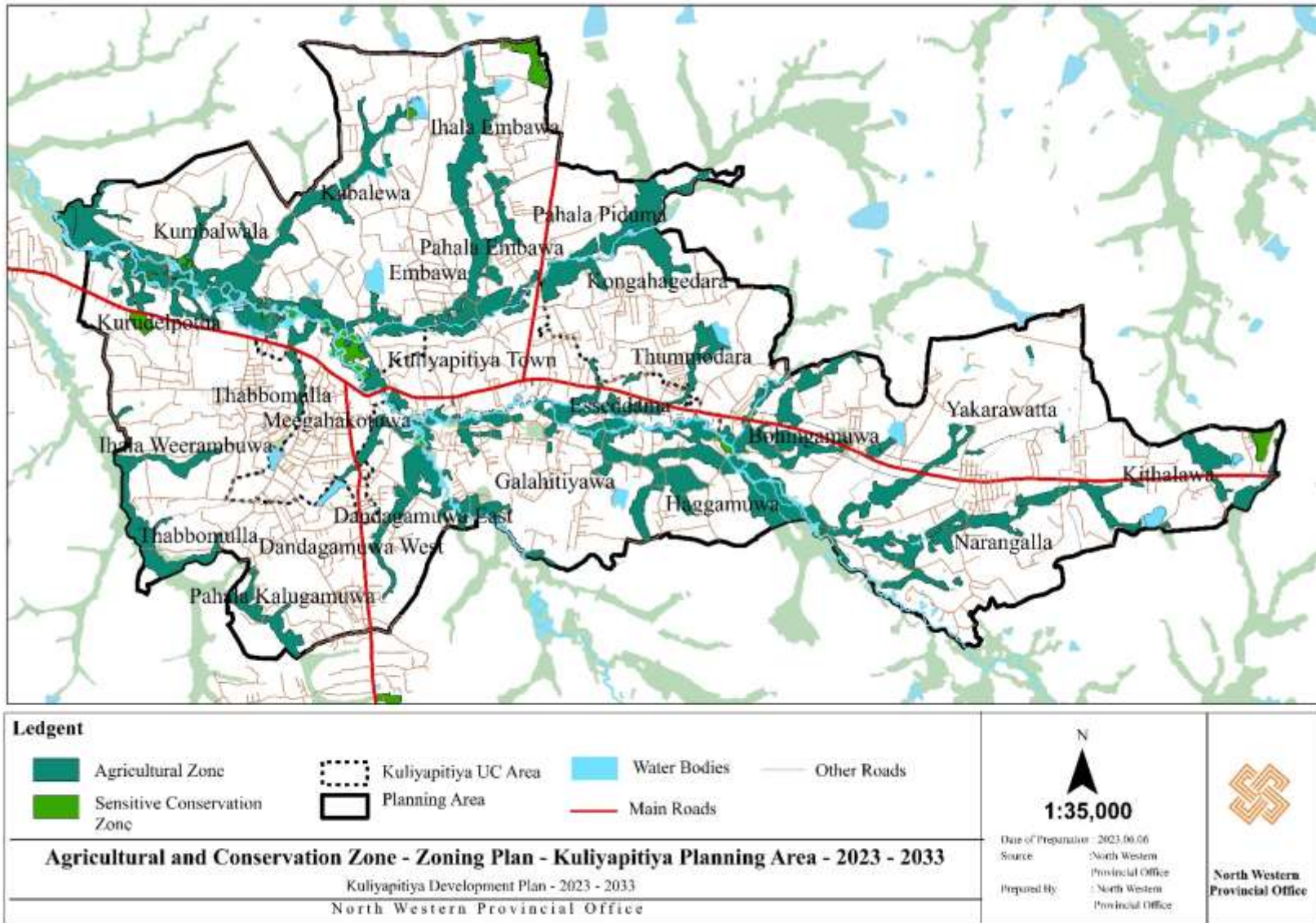
Zone Definition	All sensitive areas are included in it.
Zoning	<ol style="list-style-type: none"> <li data-bbox="580 707 1197 1234">1. Considering the intensity of extreme weather conditions due to climate change and the intensity of rainwater flow due to reclamation and construction carried out on wetlands, the maintenance of flood capaurban area and other development activities should be carried out in accordance with the decisions taken through the coordination of the institutions mentioned in the Schedule. <li data-bbox="580 1312 1197 1787">2. Alternative sites should be properly established in every wetland where water holding capaurban area is particularly important, in order to reduce the water holding capaurban area and affect the environmental services (other impacts). For this, the approval of the relevant institutions mentioned in the Schedule should be obtained. <li data-bbox="580 1865 1197 2007">3. Developers should take the services of professionally qualified professionals to prepare plans and carry out design and

	<p>supervision. (For prescribed projects under the Environment Act)</p> <ol style="list-style-type: none">4. Wastewater should not be pumped into wetlands. However, only treated water can be released subject to the recommendation of the Central Environmental Authority.5. These guidelines should be included as conditions in the license of the institutions mentioned in the Schedule while carrying out development activities in relation to the Conservation Zone and any breach of such conditions will lead to cancellation or penalty of such license.6. According to the Forest Conservation Ordinance under the Department of Forestry, the development activities carried out in the protected areas and buffer zones of those protected areas published in the Gazette are permitted only for the "prescribed projects" mentioned in the Environmental Protection Act (No. 772/22 and dated 24th June 1993) Impact assessment [(Environmental Impact Assessment (EIA)] will be approved.7. Any development activities carried out in other natural forest areas identified under this plan should be carried out subject to the approval of the relevant institutions.
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	<ul style="list-style-type: none"> i. Afforestation Projects (Non - Commercial) ii. Academic and Research Activities iii. Eco - tourism based on nature iv. Eco - friendly Aquaculture Ponds v. Wetlands Natural Parks vi. Government approved public infrastructure projects of national importance vii. Construction of New Irrigation / Construction of Flood Control Protection
Agencies	<ol style="list-style-type: none"> 1. Sri Lanka Land Development Corporation, 2. Department of Irrigation 3. Central Environmental Authority, 4. Urban Development Authority, 5. Concerned Local Authority/ Institutions 6. National Building Research Institute 7. Department of Agrarian Development 8. Department of Archaeology 9. National Aquatic Resources Research and Development Authority 10. Bureau of Geology and Mining 11. Water Resources and Water Transport Board 12. Aquaculture Development Authority 13. Sri Lanka Electricity area Board 14. Department of Buildings of Sri Lanka 15. Road Development Authority 16. District Secretariat and Divisional Secretariat

Source: Urban Development Authority - 2023

Map No 8.7.1: Agricultural and Conservation Zone



Source: Urban Development Authority - 2023

8.9. Permitted uses for zones

Table No 8.9.1: Form "G" - Minimum plot of land applicable to approved uses

"G" Form - Minimum plot of land applicable to approved uses				Commercial Zone (C1)	Mixed Development Zone (MD2)	Intititional zone (In 1)	High Density Residential Zone (R1)	Medium Density Residential Zone (R2)	Low Density Residential Zone (R3)	Agricultural Zone (A1)	Conservation Zone (Cn 1)
Main Use	No	Sub Use	Minimum Plot Size (M ²)								
Residential	1	Dwelling Units / Houses	150 (6 Perch)	250 (10 Perch) - For the Pradeshiya Sabha (PS) Limits)	250 (10 Perch)			375 (15 Perch)			
	2	Apartment complexes	250 (10 Perch)				375 (15 Perch)				
	3	Apartment Complexes	If there are more than 10 housing								

		units, the minimum area of land will be decided by the Authority.								
4	Housing Projects	Determined by the number of housing units.								
5	Official Residences/Employees' Quarters	250 (10 Perch)								
6	Service apartments	500 (20 Perch)								
7	Studio apartments	500 (20 Perch)								
8	Dormitory	500 (20 Perch)								
9	Hostels	500 (20 Perch)								
10	Daycare centers	250 (10 Perch)								
11	Ambulance Service Centers	500 (20 Perch)								
12	Elders Homes	500 (20 Perch)								
13	Children's Homes	500 (20 Perch)								
14	Disability Rehabilitation Homes	500 (20 Perch)								
15	Rehabilitation Homes/ Probation	500 (20 Perch)								
16	Community Halls	300(12 Perch)								
17	Resorts/Tourist Bungalows/Home Stay	500(Perch 20)								

	14	Ayurvedic Hospitals	1000 (40 Perch)								
Office & Institution	1	Offices	150 (6 Perch)								
	2	Professional Offices	150 (6 Perch)								
	3	Office Complex	1000 (40 Perch)								
	4	Banks/Insurance Financial Institutions	500 (20 Perch)								
Commercial and services	1	Shopping Malls (If the size of the building is more than 400 square meters, the minimum area should be more than 500 square meters)	500 (20 Perch)								
	2	Retail Stores	150 (6 Perch)								
	3	Wholesale Stores	250 (10 Perch)								
	4	Department Stores	500 (20 Perch)								
Commercial and services	5	Supermarkets (Super Markets)	500 (20 Perch)								
	6	Showrooms	150 (6 Perch)								
	7	Restaurants - Take Away	250 (10 Perch)								
	8	Restaurants - Restaurants	1000 (40 Perch)								
	9	Festival Halls	2000 (80 Perch)								
	10	Star Class Hotels	500 (20 Perch)								
	11	Hotels	500 (20 Perch)								
	12	Cabana Hotels	500 (20 Perch)							Coconut plantations	

	11	Bakery Products Electric	250 (10 Perch)							
	12	Concrete Based Products Industries	500 (20 Perch)							
	13	Tile and Brick Industries	1000 (40 Perch)							
	14	Industries related to timber products	500 (20 Perch)							
	15	Ambaramhal	250 (10 Perch)							
	16	Lathe straps, welded workstations	500 (20 Perch)							
	17	Other non - polluting industries (as defined by CEA)	500 (20 Perch)						Coconut plantations	
	18	Pollutants Other Industries (as defined by CEA)	1000 (40 Perch)							
	19	Paddy Mill	1000 (40 Perch)							
	20	Natural Aquarium Factories							Coconut plantations	
Leisure	1	Indoor Stadiums	1000 (40 Perch)							
	2	Open Theatre	1000 (40 Perch)							
	3	Libraries	250 (10 Perch)							
	4	Gym	300 (12 Perch)							
	5	Children's Parks	500 (20 Perch)							
	6	Open Field	1000 (40 Perch)							
	7	Cinema Halls	1000 (40 Perch)							

	8	Swimming Pools	1000 (40 Perch)							
	9	Gardens	-							
	10	Body Fitness Areas / Exercise Facilities	-							
Agricultural	1	Animal and Farm Farms	2000 (80 Perch)							Coconut plantations
	2	Agricultural Produce Collection Centers (If the size of the building is more than 400 square meters, the minimum area should be more than 500 square meters)	500 (20 Perch)							Coconut plantations
	3	Animal and Seed Breeding Centers	1000 (40 Perch)							Coconut plantations
	4	Greenhouse	150 (6 Perch)							
	5	Agriculture Related Research and Training Centres	1000 (40 Perch)							Coconut plantations
Other	1	Roof Antenna Towers	-							
	2	Antenna Towers	250 (10 Perch)							
	3	Communication Towers	250 (10 Perch)							
	4	Auto Parking Lot	500 (20 Perch)							
	5	Electrical Substations	-							
	6	Soil Cutting/ Clay Cutting	-							

	7	Sanitation Buildings	300 (12 Perch)								
	8	A.T.M. Centers	Not applicable								
	9	Electric Charging Stations	Not applicable								
	10	Compost Structure/Waste Recycling Centers	2000 (80 Perch)							Coconut plantations	
	11	Multi - storey parking lot	1000 (40 Perch)								

	Permitted uses for zones
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Source: Urban Development Authority - 2023

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The width of the proposed roads and roads for road widening on a priority basis during road network development has been included in the Kuliyapitiya Development Plan based on the data collected from the Urban Council and related institutions.

9.1. Identified roads for development

According to the existing road classification, it is proposed to expand the road width of all roads declared by Kuliyapitiya Urban Council and Pradeshiya Sabha which do not belong to categories A, B and C, roads not declared by the Gazette maintained by the Urban Council and The Pradeshiya Sabha (PS) and public roads where private ownership cannot be confirmed to a minimum of 6 meters. Also, the sixth chapter describes the roads identified by this development plan to be developed quickly.

9.1.1. Roads owned by Road Development Authority

Table No 9.1.1.1: Road and Building Lines of Road Development Authority

Road	Road Width (meters)	Building Line (meters)
Kuliyapitiya - Nikaweratiya Road	15	15
Kuliyapitiya - Madampe Road	15	15
Kuliyapitiya - Panala Road	15	15

Source: - Road Development Authority - 2023

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9.1.2. Details of roads owned by The Provincial Road Development Authority

Table No 9.1.2.1: Details of roads owned by The Provincial Road Development Authority

Road Name	Road Width (meters)	Building Line (meters)
Kirindawa Road	3	10
College Road	4	10
Ambawa Galayala Road	5	10
Karaghadera Digalla Road	4.6	10
Kuliyapitiya - Haggamuwa Road	2.4	10
Labuyaya - Tummodara Road	3	10
Kitlawwa Anukkane road	3	10
Ambawa Kos Hena Road	5	10
Dambadeniya Labuyaya Road	3.3	10
Pallewela Weeramuwa Road	3.6	10
Narangalla Vadugedera Road	3	10
Kitlawwa Ihala Anuruwa Road	3	10
Kumbalwala Meenawa Road	3	10
Dikwela - Iguruwatta Road	3	10
Kumbalwala - Meenawa Road	3	10
Dikwela - Iguruwatta Road	3	10
Yakarawatta – Le Polawa Road	3	10
Bowatta - Kuliyapitiya Road	06	10
Dandagamuwa - Udawela Road	05	10

Source: Provincial Road Development Authority - 2023

9.1.3. Roads owned by Kuliyapitiya Urban Council

Table No 9.1.3.1: Roads and Building lines of Kuliyapitiya Urban Council

Road Name	Distance of road (meters)	Normal width of the road (meters)	Developed width of the road (meters)	Proposed Building Limit(m)
Anuladevi Mawatha	139.22	6	3	6
Sanka Mawatha	146.46	6	3	6
Eksath Mawatha	172.57	6	3	6
Narada Mawatha	374.15	6	4	6
Narada Mawatha Cross Road	48.84	6	4	6
Subharathipura Road	331.24	8	7	6
Subharathipura Road Lane 1	46.96	5	3	6
Subharathipura Road Lane 2	160.56	7	3	6
Subharathupura Road Lane 4	113.02	6	3	6
Subharathipura Road Lane 3	113.84	6	4	6
Sri Wikrama Mawatha	209.73	5	2	6
Assedduma Cemetry Road	104.62	7	3	6
Sugaladevi Mawatha	165.22	4	4	6
Leelavathi mawatha	116.02	4	3	6
Gemunu Mawatha	155.27	6	4	6
Assedduma Galahitiya Road	178.19	6	3	6
Kassapa Mawatha	192.73	7	3	6
Piyabharathi Nahimi Mawatha	324.82	7	5	6
Piyabharathi nahimi Mawatha Lane 1	85.13	5	3	6
Sucharitha Mawatha	100.04	6	3	6
Sucharitha Mawatha Lane 1	92.09	6	3	6
Sucharitha Mawatha Lane 2	89.41	6	3	6
Subharathi Mawatha	566.94	6	4	6

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Subharathi Mawatha Lane 1	105.75	5	3	6
Sumangala Mawatha	148.64	7	3	6
Sudarshana Mawatha	214.81	7	5	6
Mettha Mawatha	179.78	6	3	6
Subharathi Mawatha Lane 2	21.05	6	4	6
Asiri Mawatha	128.65	7	4	6
Asiri Mawatha Lane 1	38.35	7	4	6
Aswedduma Temple Road	162.91	4	4	6
Jayanthi Mawatha	703.93	6	5	6
Mugalan Mawatha	182.08	8	6	6
Jayanthi Mawatha Lane 1	22.4	6	5	6
Sangathissa Mawatha	152.64	5	3	6
Chithradevi mawatha	109.78	4	4	6
Sarvodaya Road	107.93	6	4	6
Coop Hospital Road	60.26	6	3	6
Mihidu Mawatha	429.3	7	4	6
Sumudu Mawatha	153.95	5	3	6
Sumudu Mawatha Lane 1	33.27	5	3	6
Mihidu Mawatha Lane 1	139.46	6	3	6
Mihidu Mawatha Lane 2	87.51	6	3	6
Shopping Complex Road	191.89	6	4	6
Kuliyapitiya Playground Road	43.68	4	4	6
Kuliyapitiya Library Road	92.68	5	4	6
Tissa Mawatha	360.03	5	5	6
Rawana Mawatha	174.32	5	3	6
Pathima Mawatha	397.07	7	3	6
Road Near the Muslim School	69.58	4	4	6
Road Near the Muslim School Lane 1	44.7	3	3	6
Suradutha Balika Vidyalaya Road	78.09	4	3	6
Darmashoka Mawatha	116.66	4	3	6
Wikramabhahu Mawatha Road	137.39	5	4	6

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Wikramabhahu Mawatha Road Lane 1	22.86	5	4	6
Darmapala Mawatha	206.17	5	3	6
Gajaba Mawatha	136.25	5	3	6
Gajaba Mawatha Lane 01	46.63	5	5	6
Anandagiriwatta Road	690.56	5	3	6
Anandagiriwatta Road Lane 1	152.87	4	3	6
Anandagiriwatta Road Lane 2	51.4	4	3	6
Anandagiriwatta Road Lane 3	124.79	6	3	6
Anandagiriwatta Road Lane 4	31.45	6	3	6
Anandagiriwatta Road Lane 5	58.01	6	3	6
Walagamba Mawatha	251.65	6	3	6
Vihara Mawatha	389.52	5	3	6
Dutugemunu Mawatha	461.83	9	3	6
Dutugemunu Mawatha Lane 1	54.37	5	3	6
Dutugemunu Mawatha Lane 2	119.45	6	3	6
Road Infront of Kuliyapitiya Police Station	119.76	7	3	6
Udaya Mawatha	80.73	7	3	6
Elders Home Road	27.4	5	4	6
Hiriliyadda Road	86.65	5	3	6
Wijayaba Mawatha	83.65	6	3	6
Ilipadeniye seevali Mahanaahimi Mawatha	158.33	5	3	6
Kabalewa Dewala Road	68.32	7	7	6
Alahakoon Mawatha	189.95	7	3	6
Koongollawatta Road	80.38	6	3	6
Godapitiya Road	156.41	4	3	6
Kirindawa Road	113.47	11	4	6
Sapumal Mawatha	145.73	6	4	6
Sapumal Mawatha Lane 1	42.67	3	3	6
Sapumal Mawatha Lane 2	26.46	3	3	6

Pallapitiya Cemetery Road	119.79	6	5	6
Dewanampiyathissa Mawatha	105.36	6	5	6
Dewanampiyathissa Mawatha Lane 1	31.96	6	5	6
Kuliyapitiya Hospital North Entrance Road	97.12	5	3	6
Mihidu Mawatha Cross Road	71.46	7	3	6
Ananda Mawatha Lane 1	73.11	6	6	6
Parakrama Mawatha Lane 1	57.66	5	3	6
Parakrama Mawatha Lane 2	177.13	6	5	6
Parakrama Mawatha Lane 3	44.09	5	3	6
Abaya Mawatha	163.06	4	4	6
Subha Mawatha	94.32	6	4	6
Jaya Mawatha	207.73	6	3	6
Pandula Mawatha	190.59	6	3	6
Ananda Mawatha Cemetery Road	254.72	6	6	6
Mahasen Mawatha	786.24	6	3	6
Gotabaya Mawatha	171.77	8	3	6
Gotabaya Mawatha Lane 1	90.09	5	3	6
Gotabaya Mawatha Lane 2	150.79	4	3	6
Ramanayaka Mawatha	139.54	6	3	6
Mahasen Mawatha Lane 1	258.48	7	3	6
Mahasen Mawatha Lane 2	91.46	5	3	6
Ananda Mawatha Lane 2	100.13	4	4	6
Ananda Mawatha Lane 3	159.66	6	6	6
Ananda Mawatha Lane 4	139.18	3	3	6
Ananda Mawatha Lane 5	137.35	3	3	6
Pallapitiya Housing Scheme Road	257.1	4	3	6
Pallapitiya Housing Scheme Cross Road	73.37	6	3	6
Ananda Mawatha Lane 6	69.31	8	8	6
Ananda Mawatha 7	101.24	1	2	6

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Sooriya Mawatha	304.17	6	5	6
Sooriya Mawatha Lane 1	40.69	4	2	6
Sooriya Mawatha Lane 2	51.72	4	2	6
Vijaya Mawatha Lane 1	42.2	5	3	6
Vijaya Mawatha Lane 2	51.61	4	3	6
Vijaya Mawatha Lane 3	57.58	4	3	6
Vijaya Mawatha Lane 4	58.01	5	3	6
Vijaya Mawatha Lane 5	100.14	5	3	6
Vijaya Mawatha Lane 6	17.06	5	3	6
Vijaya Mawatha Lane 7	57.29	4	2	6
Road Near the Mr. Kalum's House	74.31	4	3	6
Saddathissa Mawatha	397.87	6	3	6
Saddathissa Mawatha Cross Road	135.2	6	3	6
Vishaka Mawatha	202.68	6	3	6
P.B. Banneheka Road	317.45	3	3	6
P.B. Banneheka Road Lane 1	64.85	4	3	6
P.B. Banneheka Road Lane 2	45.76	4	3	6
Ashoka Mawatha	534.13	7	7	6
Ashoka Mawatha Lane 1	70.5	6	3	6
Ashoka Mawatha Lane 2	87.43	6	3	6
Ashoka Mawatha Lane 3	67.87	5	3	6
Ashoka Mawatha Lane 4	61.97	6	4	6
Ashoka Mawatha Lane 5	61.24	4	3	6
Ashoka Mawatha Lane 6	47.64	4	3	6
MOH Road	225.3	7	3	6
Road Near the Engineer Office	78.41	6	3	6
Sudharma Mawatha	156.23	7	3	6
Road in front of Rajana Hotel	126.4	5	3	6
Jayanatha Mawatha	121.08	7	3	6
Kalinga Mawatha	133.38	6	3	6
Kalinga Mawatha Lane 1	31.98	4	3	6
Keerthi Mawatha	103.69	6	3	6

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Keerthi Mawatha Lane 1	71.69	4	4	6
Jayakodi Watta Road Lane 1	160.51	6	3	6
Jayakodi Watta Road Lane 2	182.7	6	3	6
Jayakodi Watta Road Lane 3	170.14	4	3	6
Jayakodiwatta Road Lane 4	190.01	6	3	6
Jayakodi Watta Road	34.5	6	3	6
Jayasingha Mawatha	133.96	4	3	6
Samadhi Mawatha	113.03	5	3	6
Kanchanapura Housing Scheme Road	272.62	4	3	6
Kanchanapura Housing Scheme Road Lane 1	109.91	4	3	6
Kanchapura Housing Scheme Road Lane 2	110.05	4	3	6
Labour Office Road	375.82	6	3	6
Kithsirimewan Mawatha	693.51	6	4	6
Kithsirimewan Mawatha Lane 1	127.8	7	3	6
Kithsirimewan Mawatha Lane 2	60.82	7	3	6
Kithsirimewan Mawatha Cross Road	120.97	7	3	6
Kithsirimewan Mawatha Lane 3	74.31	6	3	6
Kithsirimewan Mawatha Lane 4	170.85	5	3	6
Dostharawatta Road	62.87	6	2	6
Kithsirimewan Mawatha Lane 5	48.05	5	3	6
Lakshmipura Housing Scheme Road	46.54	3	3	6
Solid Waste Management Center Road	184.31	4	3	6
Road Near the Star Jewellery	40.76	3.5	4	6
Kandulla Dharmaraja Mawatha	99.44	5	3	6

Source: Urban Development Authority /Kuliyapitiya Urban Council - 2023

This includes the list of Kuliyapitiya Urban Council roads published by the Kuliyapitiya Urban Council through Gazette No. 2323 (10.03.2023). If there is any problem with the proposed building boundary, the Planning Committee of the Kuliyapitiya Urban Council will be empowered to take a final decision.

9.1.4. Kuliyapitiya Pradeshiya Sabha owned Roads

Table No 9.1.4.1: Roads and Building lines of Kuliyapitiya Pradeshiya Sabha

Road	Length (M)	Road Width (M)	Road Widening (M)	Building line (M)
Mahimpitiya I patumaga	199.45	3	5	6
Shramadana mawatha	380.76	5	8	6
Subhasadhaka mawatha	209.94	5	10	6
Dandagamuwa Horathepola road	184.81	3	5	6
Handagamuwa Horathepola I patumaga	194.63	3	5	6
Dandagamuwa Horathepola II patumaga	209.52	2.5	4	6
Dandagamuwa Horathepola III patumaga	205.57	2.6	4	6
Dandagamuwa Horathepola iv patumaga	268.96	3	4	6
Thabbomulla punchi lida road	411.16	4	12	6
Dandagamuwa Dorathepola v patumaga	99.53	2.8	5	6
Dandagamuwa Horathepola v patumage II patumaga	62.72	2.6	5	6
Dandagamuwa Horathepola v patumage I patumaga	72.63	2.6	5	6
Embawa Wendesiwaththa road	529.09	2.5	5.8	6
Embawa Wendesiwaththa I patumaga	168.73	2.5	4.2	6
Embawa Wendesiwaththa II patumaga	59.76	2.5	3.6	6
Embawa Wendesiwaththa III patumaga	98.47	2.4	3.9	6
Embawa Wendesiwaththa iv patumaga	292.36	2.8	4	6

Embawa Wendesiwaththa iv patumage I patumaga	146.83	2.2	3.2	6
Raigam waththa road	58.79	2.4	6.3	6
Pansal waththa road	60.23	2.5	5.5	6
Palugas junction road	83.54	2.1	5	6
Bodimaduwa road	343.79	3	6	6
Bodimaduwa I patumaga	57.04	2.9	4.5	6
Green valley estate road	177.73	3	6.2	6
Green valley estate I patumaga	24.78	3	6.2	4.5
Bodimaduwa II patumaga	113.46	2.3	3.7	6
Halpe mawatha	988.99	3.1	7	6
Halpe mawathe I patumaga	109.64	2.4	6.3	6
Halpe mawathe I patumage I patumaga	34.53	2.3	6	4.5
Halpe mawathe II patumaga	82.03	1.8	6.4	6
Halpe mawathe II patumage II patumaga	88.06	1.7	6	6
Halpe mawathe III patumaga	160.04	2.6	5.4	6
Halpe mawathe iv patumaga	55.51	2	6	6
Halpe mawathe v patumaga	177.11	2.5	5	6
Halpe mawathe vi patumaga	183.92	3	7	6
Piduma walawwa road	107.31	2.3	4.6	6
Halpe mawathe vii patumaga	140.03	3	4.5	6
Eksath mawatha	98.5	2.3	6.2	6
Samagi mawathe I patumaga	120.81	2.5	6	6
Koongolla waththa III patumaga	441.15	2.6	4.6	6
Koongolla waththa III patumage I patumaga	179.14	3.1	4.8	6
Koongolla waththa II patumage I patumaga	83.95	3	6.1	6
Koongolla waththa III patumage II patumaga	213.54	3	6.1	6
Koongolla waththa road	390.44	3.8	6.2	6
Koongolla waththa I patumage I patumaga	131.14	2.6	6.2	6

Godapitiya waththa road	880.48	3.6	6.1	6
Koongolla waththa godapitiya I patumaga	110.34	2.5	5.6	6
Koongolla waththa godapitiya II patumaga	75.16	2.6	6.2	6
Godapitiya waththa III patumaga	134.32	2.5	5	6
Koongolla waththa III patumage III patumaga	215.7	3.1	6.1	6
Koongolla waththa III patumage III patumage I patumaga	195.67	3	6.7	6
Koongolla waththa III patumage III patumage II patumaga	191.2	2.5	6.3	6
Koongolla waththa III patumage III patumage III patumaga	197.84	3	6	6
Godapitiya waththa III patumaga	151.72	3.3	4.5	6
Samagi mawatha	368.72	4	5	6
Winrose garden road	162.26	3.8	6.4	6
Gaiyala aluth mawatha	904.12	2.8	5.3	6
Gaiyala aluth mawatha I patumaga	114.07	3.2	6	6
Gaiyala I patumaga	284.56	2	3	6
Gaiyala II patumaga	195.66	2.6	3.2	6
Gaiyala III patumaga	112.09	2.9	3.5	6
Gonawelawaththa road	274.22	2.2	4.8	6
Ggarawaththa road	235.43	3.5	4.2	6
Ggarawaththa I patumaga	133.42	3.5	4.2	6
Subharathi wedihiti niwasaya road	535.13	2.2	3.7	6
City gate road	142.27	2.4	3.4	6
Kubalwala gama meda road	970.05	3.2	6.1	6
kubalwala gama meda I patumaga	383.52	2.3	4	6
Kubalwala gama meda II patumaga	187.31	2.4	3.1	6
Kubukketiya dikhera road	847.61	2.6	3.8	6
Kubukketiya kabalewa road	1224.14	2.8	3.6	6
Green city road	291.31	3.1	6.5	6
Sumangala vidyala road	3377.9	3.8	8.2	6

Sunrise garden road	150.92	2.8	4.8	6
Mola road	140.51	4.6	8.9	6
Pasala asala road	411.46	2.4	5.1	6
Minewa road	1106.22	3.1	8.3	6
Kirigahaptiya gam maim road	149.2	2.7	4.8	6
Gunawardhana mawatha	289.35	2.9	4.6	6
Minewa othe amuna road	365.99	3	3.9	6
Kamatha road	143.14	2.7	3.8	6
Wassaula - sumangala vidyala road	1022.71	3.3	3.4	6
Sumangala vidyala I patumaga	133.42	3.1	5.7	6
Saddharmodhaya mawatha	2362.03	3.4	7.7	6
Kabalewa konaththawa wela meda road	1401.12	3.4	7.6	6
Paddy field road	316.84	2.2	4.1	6
Kabale devigama road	278.2	2.4	5.7	6
Kanukele ginimandawala road	1045.64	3.1	3.8	6
Devigama gammanaya road	289.1	2.8	6.3	6
Devigama gammana I patumaga	173.82	2.5	4.5	6
Palliya asala road	148.94	3.1	4.6	6
Kabalewa wewa road	328.37	3	4.2	6
Wassawulla temple road	1570.33	4.1	7.3	6
Dikhera kajupuraya road	1608.96	3.2	4.1	6
Barigoda mukalana II patumaga	654.67	2	4.5	6
Unaleeya muslim palliya road	129.57	1.5	3.5	6
Sarananda mawatha	694.27	2.6	6.5	6
Sarananda mawathe I patumaga	203.43	2	6.5	6
Siththaragama road	1664.2	3	5.4	6
Kithalawa co-op city road	159.49	4	5.4	6
Pugalla niwasa 5 road	59.86	1.8	5.5	6
Pugallawaththa road	793.47	3.4	7	6
Pugallawaththa I patumaga	220.93	3.2	6	6
Pugallawaththa I patumage I patumaga	112.97	2.5	6	6
Pugallawaththa I Patumage II Patumaga	29.15	3	7	4.5

Pugallawaththa I Patumage III Patumaga	348.09	3.8	6	6
Pugallawaththa II Patumaga	82.17	3.5	7.4	6
Pugallawaththa III Patumaga	54.54	3.2	8	6
Pugalla aramaya road	1126.08	2.4	6	6
Pugalla I Patumaga	91.11	2.3	3.4	6
Balagallawaththa road	549.46	3	6.8	6
Balagallawaththa I Patumaga	104.92	2.2	6.3	6
Balagallawaththa II Patumage I Patumaga	55.19	3.4	6.8	6
Balagallawaththa II Patumaga	764.33	2.2	6.3	6
Narangalla Kanda Uda Road	193.67	2.1	3.1	6
Sirigiriyawaththa II Patumaga	293.04	2.3	7	6
Sirigiriyawaththa Viii Patumaga	235.89	2.3	7	6
Sirigiriyawaththa Ix Patumaga	294.73	2.3	7	6
Sirigiriyawaththa III Patumaga	164	2.3	7	6
Narangalla I Patumaga	120.96	2.2	6.6	6
Sirigiriyawaththa III Patumaga	270.73	2.4	7	6
Sirigiriyawaththa Iv Patumaga	278.25	2.3	6.8	6
Sirigiriyawaththa Road	123.98	2.3	6	6
Sirigiriyawaththa Vi Patumaga	321.13	2.8	7	6
Narangalla III Patumaga	110.75	2.7	5.5	6
Sirigiriyawaththa Vii Patumaga	328.28	2.4	7	6
Narangalla Iv Patumaga	71.07	2.5	6.2	6
Narangalla V Patumaga	232.98	2.4	5.3	6
Narangalla Vi Patumage I Patumage I Patumaga	55.92	2.2	6	6
Yakarawaththa I Patumaga	175.15	2.3	6.6	6
Narangalla Vi Patumaga	233.82	2.4	6.3	6
Narangalla Vi Patumage I Patumaga	205.68	2.3	6	6
Yedelgodawaththa Road	1262.61	2.4	5.4	6
Yedelgodawaththa I Patumaga	167.66	2.4	5.4	6
Yedelgodawaththa	182.93	2.2	5.4	6
Yedelgodawaththa III Patumaga	432.03	2.4	5.4	6

Yedelgoda Temple Road	626.84	2.4	5.4	6
Yakarawaththa Dewala Road	1442.56	2.5	6.1	6
Yakarawaththa II Patumaga	30.32	2.2	5	4.5
Yakarawaththa Wela Meda Road	134.88	2.3	5.5	6
Yakarawaththa Wela Meda I Patumaga	67.4	2.7	7.3	6
Yakarawaththa III Patumaga	208.24	2.3	5.7	6
Yakarawaththa Dewala V Patumaga	252.71	2.4	6.3	6
Yakarawaththa Dewala Vi Patumaga	110.76	2.3	5	6
Yakarawaththa Dewala Vii Patumaga	129.08	2.4	5.8	6
Yakarawaththa Dewala Viii Patumaga	182.13	2.3	5.6	6
Yakarawaththa Dewala Ix Patumaga	67.35	2.2	5.5	6
Kurudugolla Road	340	2.4	5.4	6
Bohingamuwa Pradeshiya Sabha Road	486.18	2	11.9	6
Bohingamuwa Pradeshiya Sabha I Patumaga	45.57	3	8	6
Bohingamuwa Pradeshiya Sabha II Patumaga	58.18	2.2	6.1	6
Harithagamdora Road	431.35	3	4.8	6
Harithagamdora I Patumaga	527.44	6	6	6
Harithagamdora II Patumaga	53.78	2.2	6	6
Harithagamdora III Patumaga	55.87	2.1	5.7	6
Panyananda Road	229.33	2.4	7	6
Kahatawaththa Road	1244.91	2.6	6	6
Kahatawaththa I Patumaga	125.62	2	4	6
Kahatawaththa II Patumaga	93.98	2.4	5.5	6
Panyananda I Patumaga	69.35	2.1	6.4	6
Bhanu Prathap Mawatha	426.36	2	4	6
Bhanu Prathap Mawathe I Patumaga	165.96	1.9	5	6
Bohingamuwa Kudukanda Road	560.71	2.2	4.8	6
Bohingamuwa Kudukanda I Patumaga	168.12	2.4	3.2	6
Buddha Jayanthi Mawatha	923.56	2.6	6	6
Buddha Jayanthi I Patumaga	94.01	2.2	4	6

Buddha Jayanthi II Patumaga	51.59	2.3	6	6
Buddha Jayanthi Mawathe III Patumage	234.83	2.4	6	6
Sanka Mawatha	286.66	2.6	7	6
Sanka Mawathe I Patumaga	28.22	2.1	5	6
Eksath Mawatha	158.16	2.4	7	6
Subharathipura Road	693.45	9	9	6
Subharathipura III Patumaga	34.76	2	5.3	6
Subharathipura Iv Patumaga	241.37	2.6	7	6
Subharathipura Iv Patumage I Patumaga	186.71	3	6.5	6
Subharathipura Iv Patumage Ii Patumaga	73.48	2.1	6	6
Subharathipura V Patumaga	30	2.2	5.7	4.5
Subharathipura Vi Patumaga	44.68	2.4	6.4	6
Sri Wickrama Mawatha	444.53	2.6	6.3	6
Sri Wickrama II Patumaga	100.37	2.1	5	6
Sri Wickrma III Patumaga	46.37	2.1	5.4	4.5
Sri Wickrama Iv Patumaga	321.89	2.6	6.5	6
Sri Wickrama Mawathe Iv Patumage I Patumaga	169.79	2	5.6	6
Sri Wickrama Mawathe Iv Patumage II Patumaga	120.9	6	7.5	6
Sri Wickrama Mawathe Iv Patumage Iv Patumaga	51.64	2.3	5.5	4.5
Muththettuawaththa Assedduma II Patumaga	380.14	2	5	6
Muththettuawaththa Assedduma II Patumage II Patumaga	200.54	2.4	6	6
Muththettuawaththa Assdduma II Patumage I Patumaga	55.13	2.7	6	6
Sri Wickrama Mawathe Vi Patumaga	201.74	2.1	5	6
Subharathi Mawatha	943.99	6.6	8.4	6
Meththa Mawatha	272.67	2.5	7	6
Meththa I Patumaga	180.51	2.4	6.4	6
Subharathi Mawathe Vii Patumaga	166.65	3	6	6

Subharathi Mawathe Viii Patumaga	50.17	3	7	4.5
Subharathi Mawathe Ix Patumaga	59.38	2.7	6	6
Subharathi Mawathe X Patumaga	63.38	2.3	5	6
Kanadulla Dharmaraja Mawatha	1871.3	3.6	7.6	6
Kanadulla Dharmaraja I Patumaga	52.29	2.4	3.6	6
Kanadulla Dharmarajagama Waththa Road	93.08	3	4.5	6
Dharmaraja Mawathe III Patumaga	330.64	3	6	6
Dharmaraja Mawathe III Patumage I Patumaga	51.48	3	6	4.5
Alahakoonwaththa Samithi Shala Road	378.65	3	6	6
Alahakoonwaththa Samithi Shala I Patumaga	66.1	3	3.6	6
Alahakoonwaththa Samithi Shala II Patumaga	45.64	2.7	3.6	4.5
Gajaba Mawatha	286.57	3	6	6
Parakkrama Mawatha	168.02	2.7	6	6
Delgahakotuwa Road	1059.41	3	6	6
Delgahakotuwa I Patumaga	299.67	3	6	6
Samadhi Mawatha	122.88	2.4	3.6	6
Samadhi II Patumaga	83.68	2.7	3.6	6
Ihala Weerambuwa Road	1672.87	3	4.5	6
Ihala Weerambuwa I Patumaga	490.72	3	4.5	6
Weerambuwa Akkara 24 I Patumaga	298.46	3	4.5	6
Weerambuwa Akkara 24 I Patumage I Patumaga	213.74	3	4.5	6
Ihala Weerambuwa I Patumaga	74.71	2.4	3.6	6
Ihala Weerambuwa Akkara 9 Road	336.74	2.7	6	6
Ihala Weerambuwa Akkara 9 I Patumaga	210.37	3	4.5	6
Weerambuwa Akkara 24 Road	1003.98	3	5.5	6
Weerambuwa Akkara 24 I Patumaga	261.08	3	4.5	6
Ihala Weerambuwa Wewa Road	1008.85	2.7	5	6

Weerambuwa Akkara 24 II Patumaga	164.33	2.7	3.6	6
Weerambuwa Akkara 24 III Patumaga	83.73	2.7	3.6	6
Weerambuwa Akkara 24 Iv Patumaga	76.94	2.4	3.6	6
Kanadulla Mola Road	300.45	3	6	6
Kanadulla Dharmaraja II Patumaga	64.17	2.7	3.6	6
Kanadulla Dharmaraja School Road	447.25	2.7	6	6
Kanadulla Dharmaraja School II Patumaga	86.69	3	6	6
Kanadulla Dharmaraja School I Patumaga	106.45	2.7	4.5	6
Kanadulla Dharmaraja III Patumaga	55.8	2.7	3.6	6
Kanadulla Dharmaraja Iv Patumaga	54.86	2.7	4.5	6
Alahakoonwaththa II Patumaga	178.48	3	6	6
Alahakoonwaththa III Patumaga	163.22	2.7	4.5	6
Kanadulla Dharmaraja V Patumaga	66.44	2.7	6	6
Alahakoonwaththa I Patumaga	199.03	2.7	6	6
Alahakoonwaththa Road	387.99	3	6	6
Alahakoonwaththa Iv Patumaga	339.88	2.7	6	6
Alahakoonwaththa Iv Patumage I Patumaga	48.41	3	4.5	4.5
Alahakoonwaththa Iv Patumage II Patumaga	79.83	3	3.6	6
Pidiwella Waththa Road	207.06	2.9	5.6	6
Kanadulla I Patumaga	71.74	4.2	6.7	6
Kurudelpotha Samithi Shala Road	1175.29	2.7	4.5	6
Madeline V Patumage I Patumaga	36.45	3	4.5	4.5
Weerapura Road	678.08	3	3.6	6
Weerapura Gama Meda Road	662.85	3	7.6	
Weerapura Gama Meda I Patumaga	114	2.7	4.5	6
Weerapura I Patumaga	217.36	3	6	6
Weeragama Gama Meda Road	642.88	3	5.4	6
Weeragama Gama Meda II Patumaga	73.69	2.7	6	6
Weeragama Gama Meda I Patumaga	93.83	3	5.4	6

Madeline V Patumaga	111.98	3	4.5	6
Madeline State III Patumaga	391.39	2.4	4.5	6
Madeline State Iv Patumaga	144.14	2.6	4.5	6
Madeline State II Patumaga	122.37	2.7	4.5	6
Madeline State I Patumaga	119.33	3	4.5	6
Kurudelpotha I Patumaga	152.91	2.8	4.8	6
Kurudelpotha Kanadulla Waththa Road	460.55	3	4.5	6
Kurudelpotha Kanadulla Waththa I Patumaga	57.82	2.4	3.6	6
Kurudelpotha Kanadulla Waththa II Patumaga	97.94	2.4	4.5	6
Kurudelpotha Waththa Road	386.79	2.7	6	6
Kurudelpotha Kubalwala Road	1882.18	3	4.9	6
Kubalwala Paddy Field Road	167.82	3	6.2	6
Kubalwala Kurudelpotha II Patumaga	272.83	3	4.3	6
Bogahamulawaththa Samagi Mawatha	475.51	2.5	6.2	6
Bogahamulawaththa Samagi Mawathe I Patumaga	81.83	3	6.1	6
Bogahamulawaththa Samagi Mawathe II Patumaga	109.8	3	7.6	6
Pallewela Agro Road	350.22	4	5.5	6
Kahatagahamulahena Road	209.68	2.6	6	6
Kahatagahamulahena I Patumaga	540.23	6.6	8.5	6
Kahatagahamulahena Pallewela Road	244.03	4.6	6.1	6
Kahatagahamulahena Pallewela I Patumaga	49.98	3.3	4.5	4.5
Kahatagahamulahena Pallewela II Patumaga	116.04	4.4	6.2	6
Pallewela I Patumaga	153.49	2.4	4	6
Pahala Kalugamuwa Road	2074.46	3.6	9.1	6
Pahala Kalugamuwa Indunilwaththa Road	269.69	3	6	6
Delgahamulawaththa Road	88.72	2.7	5.3	6

Senanigama Waalduwaththa	740.94	3	7	6
Akkara 7 Samagi Mawatha	286.59	3	5.9	6
Kolongashenawaththa Road	170.42	2.6	4.6	6
Kolongashenawaththa I Patumaga	80.22	3	4.6	6
Pahala Kalugamuwa Mawatha Pitiya Road	706.76	2.4	3.6	6
Kuliyapitiya Hammalawa Road	3459.28	3.6	9	6
Hammalawa I Patumaga	851.6	2.5	5	6
Dandagamuwa Vi Patumaga	361.11	2.4	4.2	6
Dandagamuwa Vi Patumage I Patumaga	55.89	2.3	7.6	6
Galkanda I Patumaga	209.71	2.3	4.6	6
Dandagamuwa Hammalawa Road	1809.53	3.7	8	6
Dandagamuwa Village Road	141.32	3.4	7.4	6
Dandagamuwa Village I Patumaga	39.86	2.3	4.8	4.5
Dandagamuwa Hammalawa II Patumaga	193.68	2.2	4	6
Dandagamuwa Hammalawa I Patumaga	172.2	2.5	7	6
Hammalawa II Patumaga	175	2.5	7	6
Hammalawa II Patumage I Patumaga	48.82	2.1	3.5	4.5
Dandagamuwa V Patumaga	241.26	2.5	4	6
Dandagamuwa Iv Patumaga	230.4	2.1	4.7	6
Dandagamuwa III Patumaga	208.03	2.3	4.8	6
Dandagamuwa II Patumaga	76.68	2.1	3.2	6
Dandagamuwa Jayasingha Mawatha	708.77	2.8	6.6	6
Dandagamuwa Jayasingha Mawathe I Patumaga	125.9	2.2	3.6	6
Jayasingha Mawathe V Patumaga	84.38	2.3	4	6
Jayasingha Mawathe V Patumaga	206.34	2.4	4.6	6
Dandagamuwa Jayasingha Mawathe II Patumaga	237.82	2.3	4	6
Galahitiyawa Janajaya Road	615.82	2.8	5.3	6
Hammalawa Xiii Patumaga	45.11	2	4	4.5
Hammalawa Xii Patumaga	248.56	2.3	5	6

Hammalawa Xi Patumaga	189.52	2.4	9	6
Hammalawa X Patumaga	176.15	2.3	6	6
Hammalawa Ix Patumaga	101.11	2.8	5.4	6
Hammalawa Viii Patumaga	163.59	2.3	6.5	6
Hammalawa Vii Patumaga	131.33	2.2	4.8	6
Hammalawa Vi Patumaga	71.81	2.2	3	6
Hammalawa V Patumaga	74.96	2.3	5.2	6
Diyakalamulla Hammalawa Road	262.29	4	7	6
Hammalawa Xviii Patumaga	240.1	2.7	6.7	6
Hammalawa Xvii Patumaga	83.66	2.3	3.6	6
Araliya Uyana Sripathi Lama Niwasa Road	887.42	3	9	6
Araliya Uyana Sripathi Lama Niwasa II Patumaga	78.77	3	11	6
Araliya Uyana Sripathi Lama Niwasa I Patumaga	40.7	3	9	6
Saru Uyana Road	433.33	4	6	6
Saru Uyana I Patumaga	98.96	4	11	6
Saru Uyana I Patumage I Patumaga	143.21	4	6	6
Setingro I Patumaga	137.28	2.6	6.5	6
Setingro II Patumaga	199.84	2.8	6	6
Setingro II Patumage I Patumaga	158.41	2.5	6	6
Saru Uyana III Patumaga	221.36	3	6	6
Saru Uyana II Patumaga	115.79	4	11	6
Saru Uyana II Patumage I Patumaga	39.13	3	6	4.5
Saru Uyana III Patumage I Patumaga	309.34	3	11	6
Saru Uyana III Patumage I Patumage I Patumaga	62.53	3	6	6
Kumara Patumaga	175.52	2.5	4.7	6
Mabeltan Waththa Road	157.08	3.7	6	6
Enanigama Haritha Mawatha	1030.47	3.2	6	6
Senanigama I Patumaga	156.82	3	6	6

Senanigama II Patumaga	169.31	3	6	6
Senanigama III Patumaga	128.89	3	5	6
Senanigama Iv Patumaga	155.66	3	6	6
Senanigama Iv Patumage I Patumaga	43.19	3	5	4.5
Senanigama Iv Patumage Ii Patumaga	85.67	3	5	6
Senanigama Vi Patumaga	86.52	3	6	6
Senanigama Vi Patumage I Patumaga	38.38	3	6	4.5
Senanigama V Patumaga	139.35	3	6	6
Senanigama Vii Patumaga	53.35	3	6	6
Senanigama Viii Patumaga	73.78	3	6	6
Haritha Mawatha	106.11	3	6	6
Dandagamuwa Jayasingha Mawatha	404.42	2.8	6.9	6
Jayasingha Mawathe Iv Patumaga	34.55	3.3	6.5	4.5
Jayasingha Mawathe III Patumaga	118.07	2.2	4.4	6
Jayasingha Mawathe II Patumaga	61.21	2.4	4.3	6
Jayasingha Mawathe II Patumage I Patumaga	65.33	2.2	4.7	6
Jayasingha Mawathe I Patumaga	223.24	2.2	4.7	6
Jayakodiwaththa Road	292.07	2.6	5.6	6
Kalinga Mawathe II Patumaga	97.88	2.5	6	6
Kalinga Mawatha	325.11	2.6	6	6
Kalinga Mawathe I Patumaga	31.44	2.5	5	4.5
Kalinga Mawathe III Patumaga	216.79	2.5	5.6	6
Kalinga Mawathe III Patumage I Patumaga	85.13	2.5	4.8	6
Kalinga Mawathe III Patumage II Patumaga	68.63	2.4	4.7	6
Kalinga Mawathe Iv Patumaga	124.14	2.4	4.6	6
Kirindawa I Patumaga	134.03	2.2	4.9	6
Akkara 20 Road	983.9	3	6.2	6
Akkara 20 I Patumaga	194.98	4.2	6.1	6
Akkaraa 20 II Patumaga	56.16	2.4	5.7	6

Kirindawa III Patumaga	276.54	2.4	3.8	6
Kirindawa III Patumage I Patumaga	291.8	2.8	4.4	6
Mirishena Road	842.24	2.5	6.7	6
Mirishena I Patumaga	121.66	2.3	4	6
Mirishena II Patumaga	104.41	2.6	5.6	6
Mirishena III Patumaga	32.64	2	4.2	4.5
Polgollewa II Patumaga	1228.48	4.4	9.5	6
Mahawela Road	3360.94	3	7	6
Dallanda Road	3004.68	2.4	7	6
Eppalapitiya Road	1461.17	2.5	7	6
Ihala Piduma I Patumaga	187.98	2.5	6	6
Akkara 20 Waththa Road	197.09	3	5	6
Eppalapitiya III Patumaga	127.24	2.5	5	6
Weralu Uyana I Patumaga	162.5	3.5	4	6
Weralu Uyana Road	177.23	2	4.5	6
Maligathenna I Patumaga	297.43	2	5	6
Maligathenna I Patumage I Patumaga	35.49	2.5	5	4.5
Maligathenna I Patumage III Patumaga	322.64	2	5	6
Maligathenna I Patumage II Patumaga	48.51	2	5	4.5
Eppalapitiya II Patumaga	224.17	2.4	6	6
Eppalapitiya Iv Patumaga	278.99	2.3	5	6
Eppalapitiya Iv Patumage I Patumaga	96.59	2	5	6
Eppalapitiya Iv Patumage II Patumaga	40.72	2	5	4.5
Thummodara X Patumaga	225.61	2.5	5.6	6
Eppalapitiya V Patumaga	173.78	2.3	5	6
Mahawaththa Road	635.75	2.6	5	6
Mahawaththa I Patumaga	188.86	2.4	5	6
Mahawaththa II Patumaga	332.76	2.3	6	6
Mahawaththa III Patumaga	224.7	2.3	5	6
Mahawaththa II Patumaga	87.75	2.3	6	6
Mahawaththa III Patumaga	100.35	2.3	6	6
Sampath Place Road	114.72	2.3	6	6

Muththettuawaththa Road	510.01	2.6	5	6
Muththettuawaththa I Patumaga	205.11	2.7	6	6
Muththettuawaththa II Patumaga	180.23	2.7	7	6
Muththettuawaththa II Patumage I Patumaga	64.76	2.5	7	6
Koongahagedara I Patumaga	143.65	2.8	8	6
Dikhena Road	738.16	2.7	7	6
Dikhena I Patumaga	61.65	2.3	6	6
Dikhena II Patumaga	177.86	2	6	6
Dikhena III Patumaga	62.09	2	4.5	6
Muththettuawaththa Pela Thawana Road	306.72	4	11	6
Muththettuawaththa III Patumaga	315.95	3	6	6
Muththettuawaththa Iv Patumaga	136.45	6	6	6
Muththettuawaththa Assedduma Road	1100.24	4	7	6
Pehesara Patumaga	249.86	2.4	7	6
Muththettuawaththa Assedduma III Patumaga	140.28	2.3	5	6
Paragahapitiya I Patumaga	254.08	2.2	6	6
Pehesara II Patumaga	161.85	2.6	7	6
Muththettuawaththa Assedduma I Patumaga	121.03	2.4	6	6
Muththettuawaththa Assedduma II Patumaga	462.21	6	6	6
Muththettuawathth Assedduma Iv Patumage I Patumaga	53.63	2.5	6	6
Viharamahadevi I Patumaga	331.21	2.4	6.2	6
Viharamahadevi I Patumage I Patumaga	168.45	2.6	5.5	6
Viharamahadevi I Patumage Ii Patumaga	187.89	2.2	6	6
Rajasingha Mawatha	626.16	6	6	6
Rajasingha Mawathe I Patumaga	42.51	2.3	6	4.5
Rajasingha Mawathe II Patumaga	148.32	2.2	6.4	6
Subharathipura I Patumaga	883.51	2.5	7	6

Subharathipura I Patumage I Patumaga	164.83	2.4	5.9	6
Subharathipura I Patumage II Patumaga	261.63	2.3	6	6
Subharathipura I Patumage II Patumage I Patumaga	51.44	2	4	6
Subharathipura I Patumage III Patumaga	179.45	2.2	6	6
Subharathipura I Patumage Iv Patumaga	178.56	2.2	6	6
Subharathipura I Patumage V Patumaga	181.27	2.5	8	6
Subharathipura I Patumage Vi Patumaga	39.73	2.6	7	4.5
Rajasingha Patumaga	90.63	2.5	6	6
Mahawaththa Iv Patumaga	113.5	2.4	6	6
Muththettuawaththa Assedduma Vi Patumaga	86.05	6	6	6
Muththettuawaththa Assedduma V Patumaga	90.18	2.4	5	6
Kongahagedara I Patumaga	115.03	2	5	6
Koongahagedara Temple Road	277.62	2.6	7	6
Koongahagedara Temple I Patumaga	140.83	2.3	6	6
Koongahagedara Temple I Patumage I Patumaga	61.91	2	5.5	6
Koongahagedara Temple II Patumaga	91.94	2.3	6	6
Aluthwaththa I Patumaga	68.74	2	5	6
Paragahapitiya I Patumaga	337.19	2.3	6	6
Aluthwaththa Vii Patumaga	380.11	3.2	5.5	6
Aluthwaththa Vii Patumage I Patumaga	26.02	2.4	5.5	4.5
Aluthwaththa Vii Patumage II Patumaga	40.16	3	5	4.5
Aluthwaththa Vii Patumage III Patumaga	166.17	2.5	4.5	6
Paragahapitiya III Patumaga	245.76	2.4	5.4	6
Aluthwaththa Mawatha	141.16	2	5.5	6
Paragahapitiya II Patumaga	685.28	3	7.3	6
Paragahapitiya II Patumage I Patumaga	227.82	2.7	7	6
Paragahapitiya II Patumage I Patumage I Patumaga	71.01	3	5.2	6

Paragahapitiya II Patumage I Patumage II Patumaga	63.84	2.2	6	6
Paragahapitiya II Patumage I Patumage III Patumaga	66.84	2.3	6	6
Paragahapitiya I Patumaga	290.61	3.2	8	6
Paragahapitiya I Patumage I Patumaga	112.79	3	5.2	6
Paragahapitiya I Patumage II Patumaga	80.27	2.2	6	6
Paragahapitiya I Patumage III Patumaga	59.5	2.3	6	6
Aluthwaththa II Patumaga	319.04	2.4	5	6
Aluthwaththa I Patumaga	63.62	2.8	7.3	6
Aluthwaththa Road	187.66	2	4	6
Vidyala Mawatha	134.78	3	4	6
Gaiyala Wewa Road	291.97	2.8	5.6	6
Gaiyala Konaththawa Road	279.99	2.7	6.1	6
Gaiyala Embawa III Patumaga	137.86	2.5	4.8	6
Kabalewa Gaiyala I Patumaga	459.2	3.8	9	6
Kabalewa Waththa I Patumaga	236.86	5	7.4	6
Embawa Pasala Idiripita Road	582.42	3.3	5.5	6
Aluth Mawatha	601.53	3.1	7.8	6
Kabalewa Nisala Thenna Road	408.83	6.1	10.2	6
Gaiyala Waththa Road	173.22	2.6	6.1	6
Gaiyala Waththa II Patumaga	236.8	3.6	6.1	6
Gaiyala II Patumage I Patumaga	97.23	2.5	6.1	6
Suruwam Mawatha	117.13	3.1	6.5	6
Embawa Nari Handiya Road	1263.19	3.5	8.2	6
Vijaya Mawatha	267.6	2.8	5.6	6
Keerthi Mawatha	409.68	3.4	7.1	6
Agbo Mawatha	1206.36	3.3	6	6
Kashyapa Mawatha	286.06	3	5.1	6
Gemunu Mawatha	244.85	3.2	7.6	6
Mugalan Mawatha	236.93	2.7	6.7	6
Pahala Embawa Wendesiwaththa Road	117.39	2.7	6.4	6

Mahasen Mawatha	258.8	3.7	6.2	6
Mahasen II Patumaga	310.75	3.4	6.7	6
Abhaya Mawatha	465.46	3.3	5.8	6
Embawa Pahala Hawena Paddy Field Road	194.08	2.8	4.2	6
Thissa Mawatha	404.63	2.7	5.3	6
Gaiyala Embawa Ix Patumaga	90.05	2.6	3.3	6
Embawa Pahalagama Road	808.93	2.7	5.1	6
Embawa Pahalagama I Patumaga	253.14	2.6	5.1	6
Pahala Embawa Paddy Field Road	162.22	3	4.7	6
Gaiyala Embawa Xi Patumaga	82.88	3.1	5.6	6
Pahala Embawa Medagama Road	461.92	2.8	9.1	6
Pahala Embawa Medagama I Patumaga	164.65	2.5	3.8	6
Pahala Embawa Medagama I Patumage I Patumaga	84.79	3	4.1	6
Gaiyala Embawa Xiii Patumaga	97	3	4.5	6
Embawa Temple Road	364.61	2.6	5	6
Pahala Embawa Sangamiththarama Mawatha	724.47	2.8	6.6	6
Sangamiththarama I Patumaga	112.27	2.8	5.5	6
Sangamiththarama II Patumaga	120.87	3	7	6
Sangamiththarama III Patumaga	63.33	2	4.2	6
Sangamiththarama Iv Patumaga	241.95	3	5.4	6
Sangamiththarama V Patumaga	111.77	3	5.2	6
Sangamiththarama Vi Patumaga	79.12	3	6.1	6
Sangamiththarama Vii Patumaga	157.95	3	5.9	6
Embawa Mola Road	981.15	3	6.1	6
Embawa Mola I Patumaga	316.13	3.1	4.6	6
Embawa Mola II Patumaga	216.65	2.5	4.7	6
Embawa Mola II Patumage I Patumaga	169.7	3.6	4.3	6
Embawa Mola II Patumage II Patumaga	53.18	2.8	4.8	6
Embawa Mola III Patumaga	158.28	2.7	4.6	6

Embawa Mola Iv Patumaga	153.22	3	3.8	6
Embawa Mola V Patumaga	68.76	3.9	5.7	6
Ihala Embawa Wendesiwaththa Road	140.72	2.6	4.5	6
Ihala Embawa Wendesiwaththa I Patumaga	70.38	2.6	4.3	6
Kalatuwa Waththa Road	344.96	2.7	5.2	6
Kalatuwa Waththa I Patumaga	140.94	2.5	6.2	6
Kalatuwa Waththa II Patumaga	246.36	2.5	3.8	6
Gaiyala Embawa Xvii Patumaga	135.89	2.6	4.4	6
Deegalla Thalagahamulahena Road	461.14	3.2	7.3	6
Deegalla Thalagahamulahena I Patumaga	164.4	2.7	5.4	6
Ranaviru Sumitha Anurasiri Mawatha	211.18	3	5.7	6
Deegalla Thalagahamulahena III Patumaga	98.48	2.5	3.9	6
Welipillewa Ihala Embawa Road	1045.38	3.4	7.1	6
Welipillewa Ihala Embawa Ii Patumaga	170.41	2.6	4.7	6
Embawa Henyaya Road	1213.03	3.5	7.6	6
Delan Wewa Pillewa Road	133.61	3.1	6.8	6
Embawa Henyaya II Patumaga	154.91	3.1	5.5	6
Kosgas Handiya Wetiyamola Road	224.58	3	5	6
Embawa Henyaya Iv Patumaga	172.51	2.3	4.3	6
Welipillewa Ihala Embawa III Patumaga	336.17	2.6	4.9	6
Embawa Welipillewa Road	445.01	5	10.5	6
Haggamuwa Kuliyapitiya I Patumaga	522.36	3.1	4.2	6
Haggamuwa Kuliyapitiya I Patumage I Patumaga	82.55	2.7	5.1	6
Haggamuwa Kuliyapitiya II Patumaga	145.19	3.2	4.5	6
Haggamuwa Kuliyapitiya III Patumaga	121.45	2.8	4.3	6
Pahala Haggamuwa I Patumaga	269.26	2.4	3.7	6
Pahala Haggamuwa I Patumage I Patumaga	98.24	2.2	3.5	6
Pahala Haggamuwa I Patumage II Patumaga	128.44	2.2	3.6	6

Pahala Haggamuwa I Patumage Iii Patumaga	116.08	2.1	3.8	6
Haggamuwa III Patumaga	143.05	2.6	3.4	6
Haggamuwa III Patumage I Patumaga	36.69	2.4	4.5	4.5
Haggamuwa Diwala Road	762.58	2.8	4	6
Haggamuwa Diwala II Patumaga	150.33	2.1	4	6
Haggamuwa Diwala I Patumaga	244.88	2.2	4.4	6
Haggamuwa Iv Patumaga	182.46	2.4	4.3	6
Galahitiyawa Kuruvitiyawaththa Road	413.09	2.4	6	6
Kuruvitiyawaththa I Patumaga	304.64	2.4	6	6
Kuruvitiyawaththa I Patumage I Patumaga	92.58	2	6.3	6
Kuruvitiyawaththa I Patumage II Patumaga	130.97	2.4	4.1	6
Kuruvitiyawaththa II Patumaga	284.08	2.6	7	6
Kuruvitiyawaththa II Patumage I Patumaga	66.62	2.3	5	6
Kuruvitiyawaththa III Patumaga	151.42	2.4	4	6
Kuruvitiyawaththa Iv Patumaga	102.21	2.2	3.4	6
Galahitiyawa III Patumaga	198.86	2.4	4.4	6
Galahitiyawa III Patumage I Patumaga	35.92	2.4	4.6	4.5
Galahitiyawa Assedduma Road	744.39	2.6	6	6
Galahitiyawa Oluwalagara Road	2521.69	3	6.3	6
Galahitiyawa Oluwalagara V Patumaga	629.78	2.1	5.3	6
Galahitiyawa Oluwalagara II Patumaga	137.72	2.8	6	6
Galahitiyawa Oluwalagara I Patumaga	112.45	2.2	6	6
Galahitiyawa Green Park Road	162.59	3.7	6.7	6
Galahitiyawa Green Park I Patumaga	28.89	4.4	6	4.5
Galahitiyawa Green Park II Patumaga	91.55	3.5	4.6	6
Galahitiyawa Oluwalagara III Patumaga	126.56	2.6	6.4	6
Galahitiyawa Naththandiyawaththa Road	181.15	2.6	7	6
Galahitiyawa Oluwalagara V Patumaga	65.59	2.4	5.8	6

Galahitiyawa Oluwalagara Iv Patumaga	121.34	2.2	4.1	6
Galahitiyawa Oluwalagara III Patumaga	189.24	2.7	5.3	6
Galahitiyawa Oluwalagara II Patumaga	121.05	2.7	6.1	6
Galahitiyawa Oluwalagara I Patumaga	112.6	2.8	5.9	6
Galahitiyawa Road	1116.79	3	7	6
Galahitiyawa Wewa Road	393.66	2.5	5	6
Galahitiyawa Xi Patumaga	110.33	2	3.4	6
Galahitiyawa X Patumaga	130.65	2.3	3.8	6
Haggamuwa Galahitiyawa Road	1871.52	3.3	6.3	6
Liviniswaththa V Patumaga	164.36	2.7	5.3	6
Liviniswaththa Iv Patumaga	109.89	2.5	4.3	6
Liviniswaththa III Patumaga	143.29	3	5.1	6
Liviniswaththa II Patumaga	247.45	2.8	3.8	6
Liviniswaththa Road	29.28	2.1	3	4.5
Galahitiyawa I Patumaga	56.21	3.6	8.6	6
Galahitiyawa II Patumaga	473.43	3.6	8.6	6
Galahitiyawa II Patumage I Patumaga	115.36	3	6.2	6
Ambagahamulawaththa Road	23.15	3	5.2	4.5
Galahitiyawa Ix Patumaga	399.54	2.3	4.4	6
Hammalawa Galahitiyawa Iv Patumaga	107.14	2.5	4.1	6
Galahitiyawa Gurugewaththa Road	253.06	2.9	6.2	6
Gurugewaththa I Patumaga	77.74	2	4.4	6
Gurugewaththa II Patumaga	52.12	2.6	4.6	6
Gurugewaththa III Patumaga	51.17	2.6	5.4	6
Galahitiyawa Viii Patumaga	213.91	2.5	5	6
Galahitiyawa Iv Patumaga	58.62	2	4.6	6
Galahitiyawa V Patumaga	148.7	2.1	4.1	6
Galahitiyawa Vi Patumaga	113.5	2.2	3.6	6
Galahitiyawa Vii Patumaga	182.64	2.3	3.5	6
Galahitiyawa Xii Patumaga	156.2	2.2	4.3	6
Galahitiyawa Oluwalagara Iv Patumaga	357.21	2.1	6.4	6

Galahitiyawa Oluwalagara II Patumage I Patumaga	252.39	3.6	6.6	6
Galahitiyawa Oluwalagara II Patumage I Patumage I Patumaga	52.79	2.5	5.4	6
Galahitiyawa Oluwalagara II Patumage I Patumage I Patumage I Patumaga	91.93	4	6.4	6
Galahitiyawa Oluwalagara Iv Patumage I Patumaga	36.59	3	6	4.5
Galahitiyawa Xiii Patumaga	130.96	2.8	4.8	6
Galahitiyawa Xiv Patumaga	61.37	2	4.8	6
Galahitiyawa City Reach Road	45.06	2.4	6	4.5
Galahitiyawa City Reach I Patumaga	48.28	4	5.8	4.5
Galahitiyawa Xvi Patumaga	58.07	2.4	5.5	6
Galahitiyawa Xvii Patumaga	366.67	2.3	3.4	6
Galahitiyawa Xviii Patumaga	127.03	2.2	4.4	6
Galahitiyawa Xix Patumaga	150.34	7	8.7	6
Galahitiyawa Spring Field Road	55.53	2.3	5.2	6
Galahitiyawa Spring Field I Patumaga	562.54	3	5.6	6
Galahitiyawa Spring Field III Patumaga	53.02	3.3	6	6
Galahitiyawa Spring Field II Patumaga	159.41	2.6	6.7	6
Galahitiyawa Xx Patumaga	1000.98	2.5	5	6
Galahitiyawa Xxi Patumaga	196.32	2.2	5.2	6
Urupitiya I Patumaga	68.87	2	3	6
Urupitiya Pin Lida Road	324.61	3.1	5.4	6
Urupitiya Pin Lida I Patumaga	67.26	2.2	5.4	6
Urupitiya Pin Lida II Patumaga	108.11	2.5	3.6	6
Urupitiya Pin Lida II Patumage I Patumaga	33.57	2.1	3.2	4.5
Urupitiya Pin Lida III Patumaga	110.6	2.7	4	6
Urupitiya Pin Lida Iv Patumaga	83.33	2.3	5.7	6
Urupitiya II Patumaga	78.59	2.1	3.8	6
Urupitiya Kuliyapitiya Road	623.71	3.1	5.3	6
Urupitiya Kuliyapitiya I Patumaga	129.7	3.1	4.3	6

Urupitiya Kuliyapitiya II Patumaga	139.15	2.8	4.3	6
Urupitiya III Patumaga	132.84	2.2	4.2	6
Urupitiya Dodangaha Hena Road	141.94	2.4	4.8	6
Urupitiya Iv Patumaga	208.59	2.3	4	6
Urupitiya Iv Patumage I Patumaga	118.83	2.7	3.8	6
Urupitiya Cemetery Road	361.33	2.9	5.4	6
Urupitiya Diri Jaya Mawatha	157.52	3	5.1	6
Urupitiya Cemetery I Patumaga	72.33	2	4.1	6
Urupitiya Gam Sabha Road	96.08	2.2	4.2	6
Urupitiya Pinwaththa Road	63.88	2.6	3.1	6
Kaballa Pitiya Waththa Road	119.31	2.6	4.1	6
Dandagamuwa Sudarma Mawatha	99.39	3	5.6	6
Dandagamuwa I Patumaga	112.1	2.8	5.7	6
Dandagamuwa Sudarma Mawatha I Patumaga	113.54	2.1	4	6
Green Park Road	191.07	3	9	6
Thummodara II Patumaga	166.35	2	4	6
Thummodara III Patumaga	246.91	3	10	6
Thummodara Iv Patumaga	176.02	3	7	6
Thummodara V Patumaga	174.19	8.4	9	6
Thummodara V Patumage I Patumaga	100.34	8.4	9	6
Thummodara V Patumage I Patumage I Patumaga	26.62	3.5	4	4.5
Thummodara Vi Patumaga	87.88	2.3	4.5	6
Thunmodara Galkumbura Road	2352.98	2.2	6	6
Delanwaththa Temple I Patumaga	75.32	2.6	6	6
Galakumbura I Patumaga	167.76	2.2	4	6
Thummodara Viii Patumaga	60.41	2.5	6	6
Thummodara Ix Patumaga	173.4	2	4	6
Thunmodara Wewa Junction Road	467.18	2.5	5	6
Thunmodara Wewa Road	95.4	2.2	6	6
Thummodara Koongahagedara Road	442.57	2.6	6.5	6

Unaleeya Wendesi Waththa I Patumaga	282.56	3.5	8	6
Unaleeya Wendesi Waththa II Patumaga	43.46	3	6	4.5
Nildiya Wila III Patumaga	145.35	3	6	6
Menik Thenna Wendesi Waththa Road	99.19	3	7	6
Indipitiyawaththa Road	504.57	2.8	9	6
Indipitiya Waththa II Patumaga	297.49	1.4	4.4	6
Kubalwala Waththa Road	679.08	2.8	6.7	6
Embawa Kubalwala I Patumaga	296.29	2.4	4.7	6
Mailagahamula Hena Land Road	371.59	2.6	5.3	6
Embawa Welipillewa Road	1299.15	3.2	8.2	6
Kabalewa Waththa I Patumaga	145.98	2.6	4	6
Embawa Welipillewa II Patumaga	159.34	3.5	5.2	6
Kabalewa Madugalla Mawatha	315.92	3	5.8	6
Kabalewa Madugalla I Patumaga	63.86	2.6	5.2	6
Kubalwala Dunumuraya Road	952.3	2.9	6.3	6
Kabalewa Dunumuraya I Patumaga	119.98	2.8	4.1	6
Kabalewa Dunumuraya II Patumaga	97.69	2.4	3.4	6
Kabalewa I Patumaga	200.17	2.8	4.6	6
Kabalewa I Patumage I Patumaga	46.72	2.8	4.6	4.5
Wijaya Mahimi Mawatha	1586.65	3.2	6.3	6
Koskelewaththa Road	242.29	2.8	5.4	6
Koskelewaththa I Patumaga	52.78	3	5.5	6
Koskelewaththa II Patumaga	54.12	3.1	4.7	6
Koskelewaththa III Patumaga	39.81	3	5.2	4.5
Koskelewaththa Iv Patumaga	35	2.6	3.1	4.5
Koskelewaththa V Patumaga	53.71	2.3	3.8	6
Koskelewaththa Vi Patumaga	45.99	2.6	3.2	4.5
Paliipassa Wewa Road	283.35	2.6	4.5	6
Kabalewa - Wijaya Mahimi Road	1129.89	3	8.3	6
Pillewa Road	297.15	2.6	4.4	6
Haggamuwa Kuliyapitiya I Patumage I Patumage I Patumaga	69.06	3	3.7	6

Ihala Haggamuwa Road	861.06	2.7	5.1	6
Ihala Haggamuwa V Patumaga	120.99	2.2	3.8	6
Ihala Haggamuwa Iv Patumaga	109.66	2.6	4.7	6
Ihala Haggamuwa Iv Patumage I Patumaga	140.1	2	2.5	6
Ihala Haggamuwa III Patumaga	195.14	2.5	5.3	6
Ihala Haggamuwa Hewana Paddy Field Road	404.99	2.8	4.2	6
Haggamuwa Temple Road	189.68	3.2	5	6
Galahitiyawa II Patumaga	199.54	2.5	5.2	6
Haggamuwa Temple II Patumaga	290.94	2.1	4.4	6
Haggamuwa I Patumaga	307.58	2.6	4.9	6
Haggamuwa School Road	1355.05	3.3	7	6
Haggamuwa Pahala Inguruwaththa Road	259.6	3	4.7	6
Haggamuwa Pahala Inguruwaththa I Patumaga	177.81	2.2	4.8	6
Haggamuwa Pahala Inguruwaththa II Patumaga	259.33	2.1	5	6
Thabbomulla Bibiladenigama Road	3723.15	5	7	6
Thabbomulla Mola Road	522.5	3	5	6
Thabbomulla Mola I Patumaga	127.71	2.6	4	6
Thabbomulla Mola II Patumaga	98.98	3	5	6
Thabbomulla Mola II Patumage I Patumaga	27.3	3	5	4.5
Thabbomulla Mola III Patumaga	137.51	4	6.1	6
Thabbomulla Mola III Patumage I Patumaga	28.74	3	5	4.5
Thabbomulla Iv Patumaga	105.14	2.6	4	6
Thabbomulla V Patumaga	62.28	2.6	4	6
Thabbomulla Bibiladenigama I Patumaga	121.13	3	5	6
Thabbomulla Dewala Road	305.36	2.6	4	6
Thabbomulla Bibiladenigama III Patumaga	99.44	3	6	6

Weerambuwa Thabbomulla Junction Xi Patumaga	111.48	2.7	3.6	6
Weerambuwa Thabbomulla Junction X Patumaga	88.87	3	4.5	6
Bliss Estate Road	119.76	3.6	6	6
Weerambuwa Thabbomulla Junction Ix Patumaga	59.86	3	4.1	6
Weerambuwa Thabbomulla Junction Viii Patumaga	184.01	2.4	3.6	6
Ihala Weerambuwa Pela Thawana Road	156.2	2.7	3.6	6
Weerambuwa Thabbomulla Junction Vii Patumaga	287.84	2.7	5.4	6
Weerambuwa Thabbomulla Junction Vii Patumage I Patumaga	312.54	2.7	4.5	6
Weerambuwa Thabbomulla Junction Vii Patumage II Patumaga	246.13	3	3.6	6
Weerambuwa Thabbomulla Junction III Patumaga	158.01	2.4	3.6	6
Weerasiripura Prajashala Mawatha	686.4	2.7	4.5	6
Weerasiripura Prajashala Mawathe I Patumaga	194.56	2.6	4.5	6
Weerasiripura Prajashala Mawathe I Patumage I Patumaga	47.27	2.6	4.5	4.5
Weerapura Samithi Shala I Patumaga	45.25	2.7	3.6	4.5
Weerapura III Patumaga	372.18	2.7	4.5	6
Weerapura II Patumaga	140.4	3	6	6
Weerasiripura Prajashala Mawathe II Patumaga	383.84	2.7	4.5	6
Weerapura Akkara 8 I Patumaga	76.52	2.7	4.5	6
Narangalla Temple Road	203.07	2.7	4.5	6
Ranaviru Pemarathna Road	173.2	2.4	4.5	6
Koongolla Road	662.42	3	5.4	6
Koongolla I Patumaga	428.87	3	5.4	6

Koongolla II Patumaga	459.99	2.7	5.4	6
Koongolla II Patumage I Patumaga	33.48	3	5.4	4.5
Koongolla III Patumaga	157.86	3	5.4	6
Narangalla Daramitiyawa Road	310.79	2.2	4.8	6
Wendesiwaththa I Patumaga	139.11	3	5.5	6
Wendesiwaththa II Patumaga	114.4	3	5.7	6
Wendesiwaththa III Patumaga	204.31	3	5.3	6
Henegedara Road	769.11	3.6	6.4	6
Henegeara III Patumaga	168.08	3.3	4.9	6
Thawalandana School II Patumaga	497.34	2.7	6	6
Dodampaula Wewa Road	374.75	3.3	6.4	6
Kubalwala Minewa I Patumaga	185.19	2.7	4.2	6
Kubalwala Wela Meda Road	1129.01	4.8	6.9	6
Kubalwala Village Road	173.01	2.4	3.6	6
Paddy Field Road	297.59	2.6	5.5	6
Kubalwala Dewalaya I Patumaga	83.53	2.4	3.1	6
Elaris Fransis Mawatha	137.64	2.1	4.5	6
Botheju Mawatha	196.62	2.1	3.6	6
Pahala Bohingamuwa Road	978.68	2.4	5.1	6
Pahala Bohingamuwa I Patumaga	209.58	2.2	4.9	6
Bohingamuwa Cemetery Road	220.63	2.2	4.8	6
Bohingamuwa Cemetery I Patumaga	150.78	2.2	4.8	6
Rathmalgahakumbura Road	281.36	2.4	4.5	6
Rathmalgahakumbura I Patumaga	109.41	2.4	4.5	6
Dikwela Paragaha Road	1959.23	2.4	5.7	6
Yakarawaththa Cemetery Road	175.1	2.6	6.3	6
Yakarawaththa V Patumaga	1292.57	3	6	6
Yakarawaththa V Patumage II Patumaga	320.6	2.4	5.7	6
Yakarawaththa V Patumage I Patumaga	114.38	2.3	6	6
Bohingamuwa Temple Road	1015.85	2.5	6.4	6
Yakarawaththa Bohingamuwa Temple I Patumaga	142.88	2	5.7	6

Yakarawaththa Dewala Road	190.14	2.2	4	6
Yakarawaththa Le Polawa Road	147.89	2.1	5.3	6
Yakarawaththa V Patumage III Patumaga	245.79	2.4	5.7	6
Le Polawa I Patumaga	292.9	2.5	6.3	6
Le Polawa I Patumage I Patumaga	51.73	2.3	6	4.5
Le Polawa II Patumaga	267.24	2.5	6	6
Le Polawa II Patumage I Patumaga	123.63	2.3	6	6
Galakumbura Awasa Road	676.59	2.7	7	6
Galakumbura Awasa I Patumaga	41.45	2.5	4	4.5
Kongolla Vi Patumaga	76.57	3.7	6.3	6
Kongolla V Paatumaga	221.82	2	6.3	6
Kongolla Iv Patumaga	123.08	2	3.2	6
Kongolla I Patumaga	70.32	3	4.1	6
Wadugedara Nugawela Junction I Patumaga	1174.52	2.2	4.8	6

Source: Urban Development Authority / Kuliyapitiya Pradeshiya Sabha - 2023

Gazette No. 2341/56 (21.07.2023) has included the list of Kuliyapitiya Pradeshiya Sabha roads published by the Kuliyapitiya Pradeshiya Sabha. If there is any problem regarding the proposed building boundary, the Planning Committee of the Kuliyapitiya Pradeshiya Sabha will be empowered to take a final decision.

9.2. Building boundary for canals, dandagamuwa oyas and tanks

The following building restrictions are applicable to Dandagamuwa Oya and other canals in kuliyapitiya planning area.

Table No 9.2.1: Building for Dandagamuwa Oya

Oya	Proposed Building Limit (meters)
Dandagamuwa Oya	A limit of 10 meters from the bank

Source: Urban Development Authority / Irrigation Department 2023

In addition to this, the distance from the boundary of both the banks of the canal should be maintained as limited by the canal reserve buildings as specified in the document below, corresponding to the surface width of all the major canals, all side canals and all feeder canals which are either drained or drained in the area or designed for the purpose of draining water.

Table No 9.2.2: Canal Reserve

width of canal (meters)	Proposed Building Line	
	For open canals (meters)	From the canal bank of closed canals (meters)
1 - 1.2	1	1
1.3 – 3	2	
3.1 – 4.5	3	
4.6 - 6		-
6.1 - 9	4.5	
More than 9	Half of the width	

Note:

1. Construction of any buildings will not be permitted within the proposed Building Lines mentioned in the above table.
2. Only projects undertaken for public entertainment purposes will be permitted subject to conditions. (Linear Parks, Walkways, Port Development Projects)
3. If an institution has declared a reserve for a source of water through a gazette, the limit will come into force if that reserve limit exceeds the proposed Building Line.

Source: Urban Development Authority / Irrigation Department 2023

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Annexure No. 01 - Stakeholder Workshop

(Kuliyapitiya Planning Area)

**Stakeholder's Meeting Results
NVIVO Analysis**

Urban Development Authority
9th Floor
Sethsiripaya, Battaramulla

Information of Kuliyapitiya Stakeholder Meeting

Date – 10th of February, 2020

Venue – Town Hall Building, Kuliyapitiya

UDA Participation

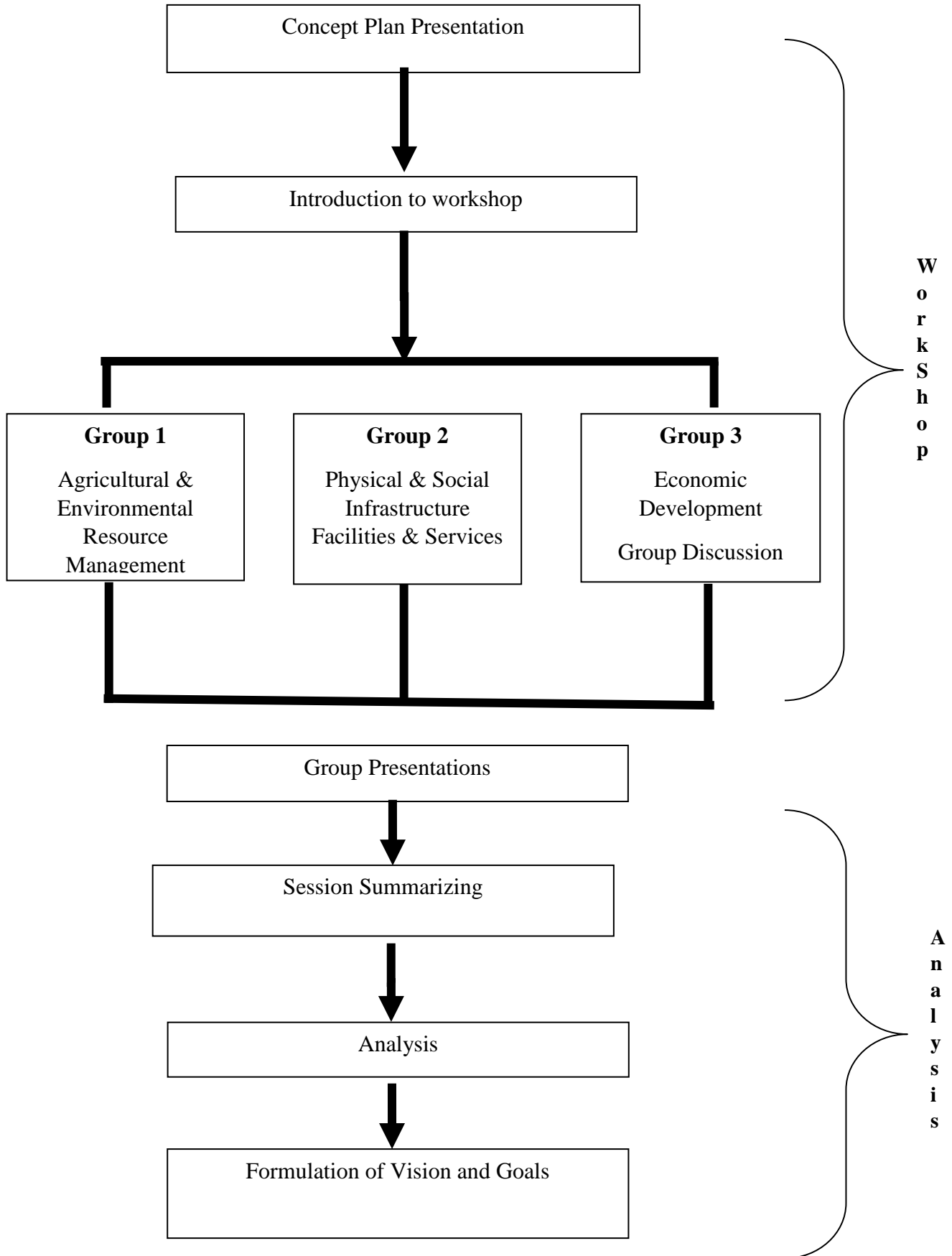
North Western Provincial Office, UDA

Designation	Name
Director	Plnr. E.M.S.B Ekanayake
Deputy Director (Planning)	Plnr. D.P.R.K. Gunathilake
Assistant Director (Planning)	Plnr. A.M.D.B. Athawuda
Planning Officer	Mrs. W.A.M.K. Chandrasena
Planning Officer	Mrs. J.M.P. Jayathilake
Planning Officer	Mrs. M.B.R. Damayanthi Mapa
Planning Officer	Mrs. N.P.A. Thilakarathne
Enforcement Planner	Mr. W.G.R.K. Wedagedara
Planning Officer	Mr. T.A. Ajith Kumara
Planning Officer	Mrs. Y.M.M. Jeewangani
Planning Officer	Mrs. D.M.T.D. Dissanayake
Planning Officer	Mrs. B.G. Upamalika
Planning Officer	Mrs. B.M. Nandawathi
Draughtman	Mr. H.D.T.G. Wimalasooriya
Draughtman	Mr. E.I.M. Abeyrathna

Participants of Strategic Planning Division

Designation	Name
Additional Director General	Plnr. D.M.B. Ranatunga
Deputy Director (Planning)	Plnr. Thamara Jayagoda
Town Planner	Plnr. Thushari Senavirathna
Town Planner	Mrs. L.H.M.K. Kumarasinghe
Assistant Planning Officer	Mr. Ishara Atulugama

Stakeholder Meeting Conducting Process



Group Categorization

Stakeholder meeting for the preparation of Kuliyapitiya Development Plan was held on 10th of February, 2020 with the participation of several government and non - government institutions at the Town Hall Building, Kuliyapitiya.

All stakeholders who participated to the meeting were divided into three groups and group discussions were mainly focused based on the Agricultural and Environment Sector, Physical & Social Infrastructure Facilities sector and Economic sector of the Kuliyapitiya Urban Council Area.

Accordingly, group discussions were conducted based on the following topics and following agencies were participated for each group.

Group 01 - Agricultural & Environmental Resource Management

1. Irrigation Department, Kurunegala
2. Department of Archeology, Kurunegala
3. Coconut Development Board, Kurunegala
4. Land Registry Office, Kuliyapitiya
5. Survey Authority
6. Forest Office, Kuliyapitiya
7. Agrarian Services, Kuliyapitiya
8. Central Environmental Authority, Kurunegala
9. National Building Research Organization, District Office, Kurunegala
10. Kuliyapitiya Land Parceling Association

Group 02 - Physical & Social Infrastructure Facilities & Services

1. Wayamba University, Kuliyapitiya
2. Provincial Road Development Department, Kurunegala
3. Road Development Authority, Kuliyapitiya
4. Ceylon Electricity area Board, Kuliyapitiya
5. National Housing Development Authority, Kurunegala
6. Education Department
7. District Secretariat, Kurunegala

8. Road Passenger Transport Authority, Kuliyapitiya
9. Sri Lanka Telecom, Kuliyapitiya
10. Base Hospital, Kuliyapitiya
11. Building Department, Kurunegala
12. Prison, Kuliyapitiya
13. Development Committee, Kuliyapitiya

Group 03 - Economic Development

1. Department of Local Government, Kurunegala
2. Urban Council, Kuliyapitiya
3. Pradeshiya Sabha, Kuliyapitiya
4. Panduwasnuwara Pradeshiya Sabha
5. Trade Association, Kuliyapitiya
6. Three-Wheeler Association
7. Technical College, Kuliyapitiya
8. Department of Valuation, Kurunegala
9. People's Bank, Kuliyapitiya
10. IRSECAD Lab
11. Community Empowerment Society, Kuliyapitiya
12. Lions Club, Kuliyapitiya
13. Bopathi Villa, Kuliyapitiya

Further, group discussions were focused on cultivation of the area including **paddy lands** and **abundant paddy lands**. Filling of abundant paddy fields and fragmentation of agricultural lands are main problems for agricultural sector of the area. In addition, water and environmental issues are caused, due to the filling of such areas. Fragmentation of coconut lands are also a main issue of the area, though Kuliyapitiya is a center point of the coconut triangle.

The stakeholders highlighted that the **cultivation** of minor export crops is also a main agricultural sector of the area. Cashew, Pineapple, Cinnamon, Pepper have been identified as some major minor export crops of the area. They have discussed these as potential of the area, because of the suitable climate.

(Refer the page no 20 to find the Detailed problems which identified by this group)

Not only the problems and potentials, some proposals have been given by the group in order to overcome those issues, while using available potentials of the area. Mainly, their suggestion is, protecting the **Dandagamuwa** oya and other water ways while preserving the tanks located in the western area of the Dandagamuwa Oya. Disposal of waste and waste water to the Dandagamuwa Oya is an extensively focused problem and is suggested to establish waste management centers.

They have suggested to take actions to cultivate abundant paddy fields and to minimize the fragmentation of coconut trees. Further, participants suggested to give awareness programmes for people to introduce minor export crops on small plots of lands and to cultivate the same on uncultivated paddy lands.

In addition to the above, they have explained that there are archeologically valuable places within the area and those places should be used for tourist attraction, while ensuring its value.

Further, stakeholders proposed to introduce small woodlands for the area in order to achieve and continue greenery of the area.

(Refer page no 21 to find more suggestions of this group).

external ring roads and by roads with the introduction of road signal system which is bare essential. Further it is suggested to construct fly overs to reduce traffic congestion.

Water

The group highlighted that current water supply to the urban area is insufficient. Further, accumulation of waste from the hospitals and Wayamba Medical Faculty is a major issue. Therefore, they have suggested that, establishment of new water sources and divisional water distribution centers is required in order to overcome the issue.

Power

Occurrence of Power outages due to problems in power network and lack of Electricity area are identified as mains issue of the area. For this particular problem, they have suggested installment of underground cable systems and consideration towards the implantation of Solar Power Generation as proposals for the above issue.

Hospital

The stakeholder's highlighted that available land space for the hospitals are insufficient. Therefore, it is suggested to increase the hospital land space by expediting the ongoing acquisition process.

School

Inadequate toilets facilities and building space for schools are identified as issues by the group, and as solutions they suggested to construct school buildings as vertical buildings while providing the required facilities.

(Refer the page no 23 to find the other problems and page no. 24 for proposals which identified by this group)

Coconut and paddy cultivation are the main economic activities in this area. Currently, there are 106 coconut - based industries within the area for coir production industries, coconut milk production, coconut oil production and coconut shell production. Therefore, it is a potential for the area.

The group have highlighted that, there are sufficient lands for the minor export crops, but not getting optimum uses. Therefore, it is suggested to establish an economic center in the Kuliyapitiya town, based on the minor export crops such as pineapple and betel.

Further, group has highlighted that there are potential and facilities to attract tourists to the area and to develop **Tourism Sector** of the area based on the historical sites of the area. Therefore, group has suggested to develop tourist attraction places, such as Dambadeniya and Panduwasnuwara by giving chance to private sector investments on tourism. Further, the necessity of the establishment of tourist attraction for the enhancement of projects of small industries such as Ayurvedic Centers, etc is emphasized.

Based on the above 03 sectors (Agricultural, Industrial and Tourism), Economic Development group has identified existing issues of the Kuliyapitiya, potentials available in order to develop the area and proposals for economic sector development of the area.

(Refer the page no 25 to find the other problems and page no. 26 For proposals which identified by this group)

Further, it is identified that, to provide **facilities** to above mentioned sectors are essential for the entire development and to strengthen each sector in future. Especially, infrastructure facilities should be improved, such as road network, provision of parking facilities, waste management, providing facilities for schools, hospital etc.

Accordingly, above key discussed areas need to be addressed by the proposed Development Plan.

Nodes

According to the overall word cloud, the below areas are identified for the NODE Analysis. And these are the most highlighted and concerned sectors in the proposed Development Plan.

1. Agricultural Sector

According to the discussions and analysis, agricultural sector has been identified as a predominant economic sector of the area. Issues related to the paddy cultivation, coconut cultivation and minor export crops are the mainly highlighted areas in the discussion.

2. Lands

Issues relating to the existing lands of the area, paddy lands and coconut lands should be more concerned for the future development and to boost the economy of the area.

3. Infrastructure Facilities

All three groups mostly discussed to improve the facilities on several sectors consisting with; road, health, education, water, Electricity area and parking.

4. Waste management

Waste management is identified as the most essential factor in order to achieve other goals.

5. Dandagamuwa Oya

The main water source of the area is Dandagamuwa Oya and at the discussion all 03 groups highlighted that issues relate to the same. Further, group suggested to develop the area by taking this water resource as a potential of the area.

6. Industrial Sector

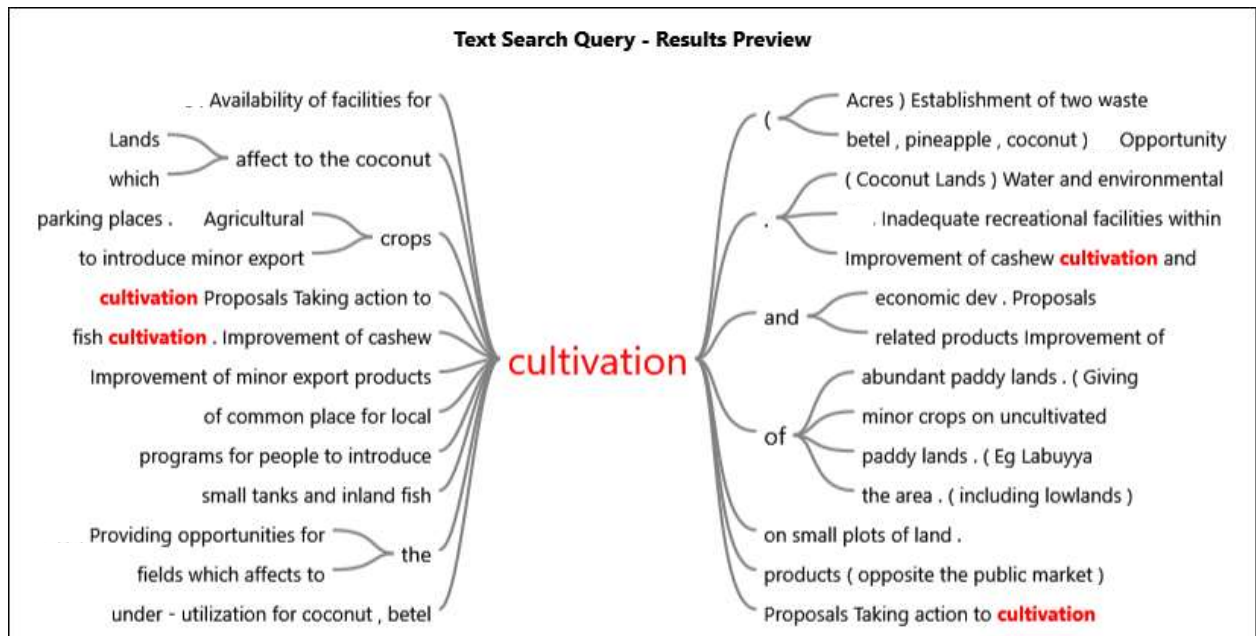
Much attention should be given for the improvement of the agricultural based industrial sector of the area.

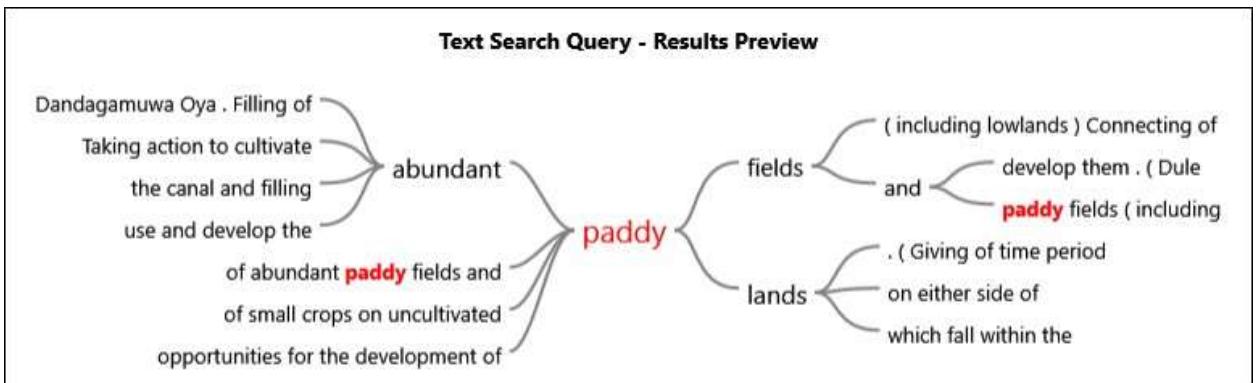
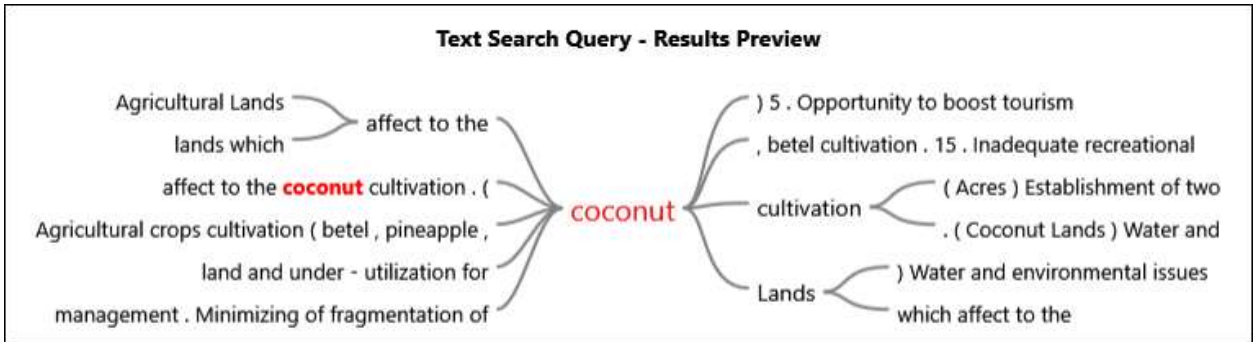
These frequency of words shows the **future directions and aspects** that should be more concerned on future Development Planning activities.

Below areas showing the root cause of each Identified Nodes.

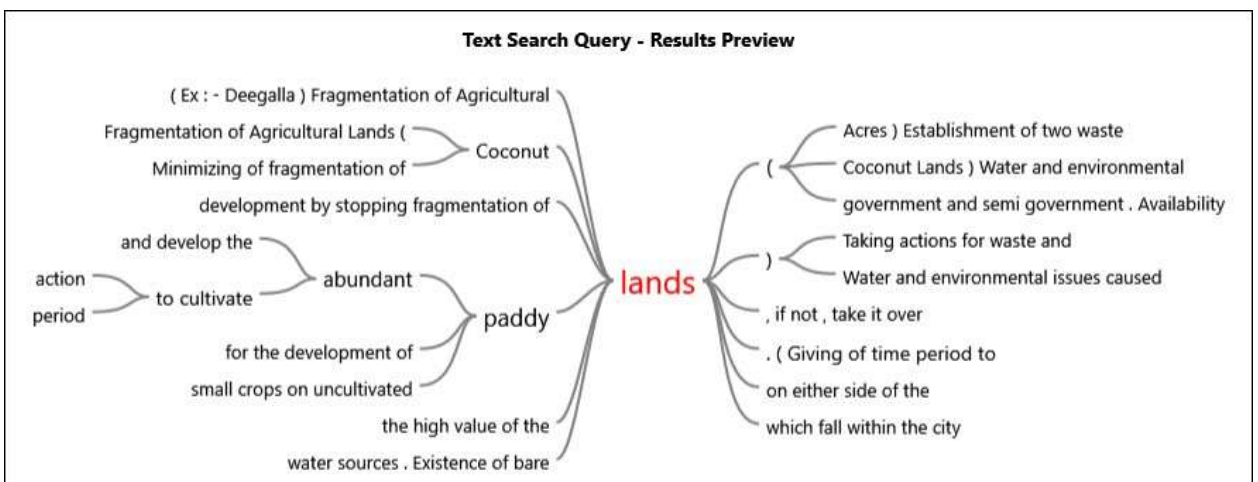
Future sustainable development of Kuliyapitiya is highly depended on the agricultural Sector. Mainly paddy cultivation, coconut cultivation and minor export crops - based industries.

This analysis clearly shows the root cause and inter connected problems which related to agricultural sector of the area.



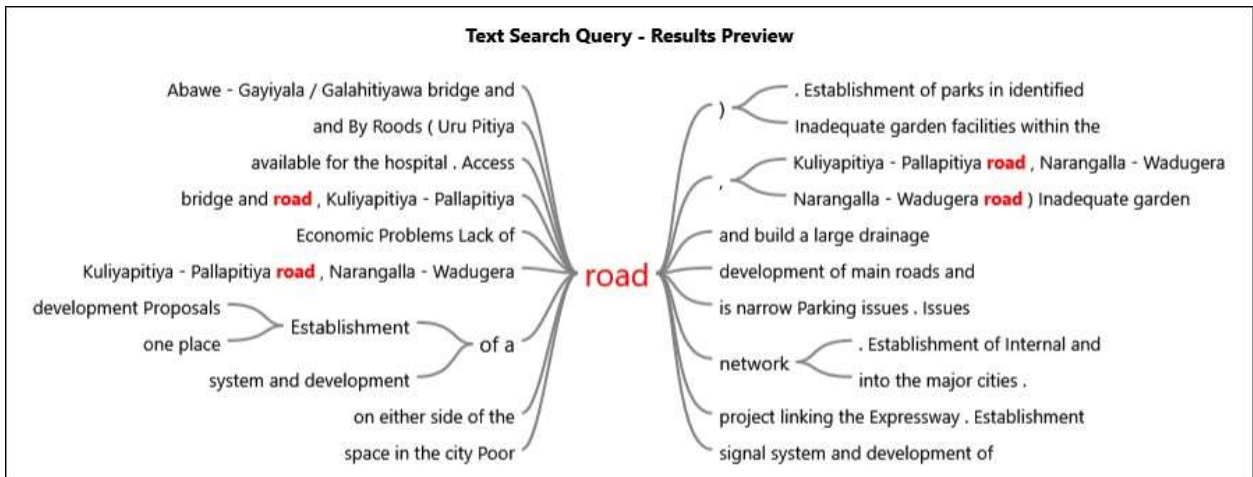
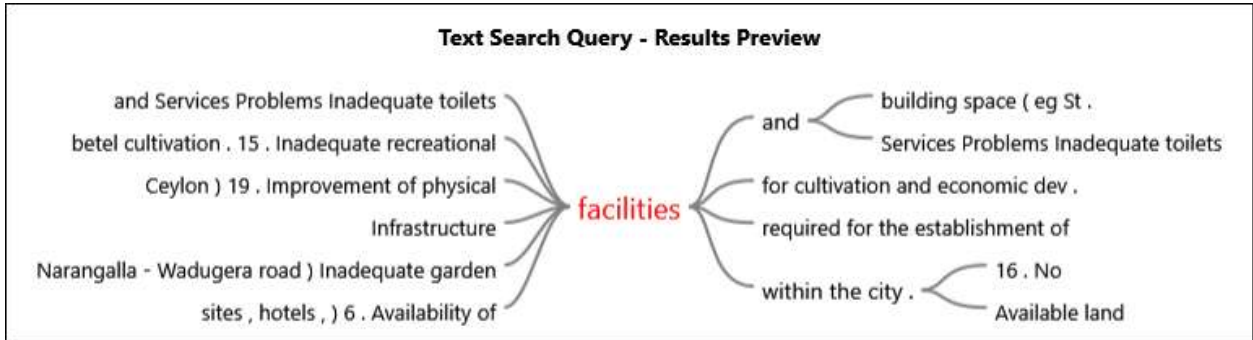


Much attention should be given for the available lands within the area by taking optimum uses for agricultural sector.

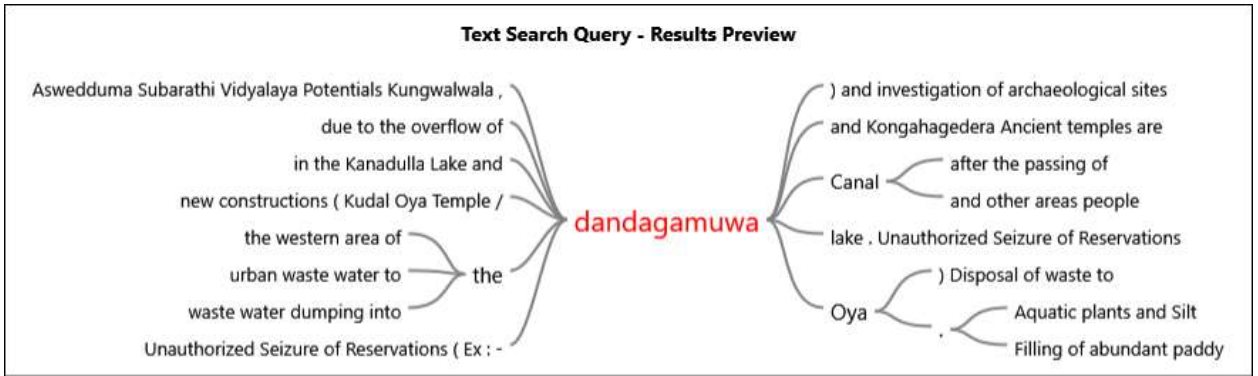


Infrastructure Facilities

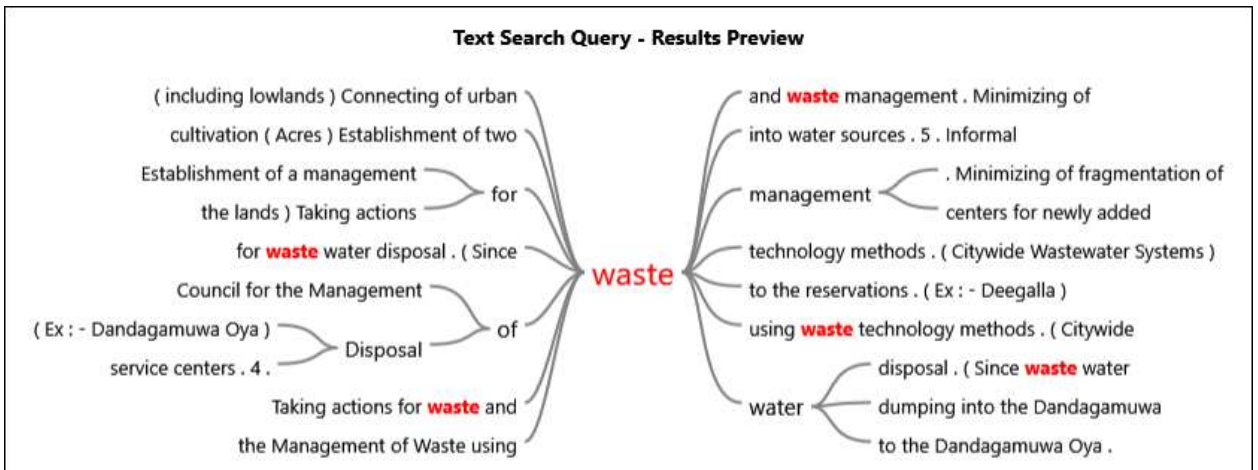
Infrastructure facilities of the area should be improved since the existing facilities are not sufficient for future needs. Therefore, provision of required infrastructure facilities for every sector such as road, health, education, water, Electricity area and parking should be concerned in the future development plan.



Dandagamuwa Oya is a main water resource of the area and agriculture sector depends on the same. Therefore, protection of Dandagamuwa Oya is an essential requirement and it should be mainly concerned in the proposed development plan.



Waste and waste water management have to be much concerned, since the water resources of the area are getting polluted due to improper waste management.



Identified Vision

Examples

A vibrant and Opulence agricultural Center of the North Western Region.

Kuliyapitiya will be an energetic agrarian center of the North Western Region while increasing the prosperity of the area. It will also be a strategic location for the cultivation while increasing the minor export crop products contributing to the national economy.

Or

A Mini gateway to the Minor Export Crop Based Industry.

Cultivation is the main economic income of the area, especially for minor export crop products. Accordingly, Kuliyapitiya will be a mini industrial urban area for the value - added quality minor export crop products contributing to the national economy.

Vision Statement

A Productive Agriculture based town while enhancing the development upon the area.

Identified Goals

- Create a center for the value - added quality minor export crop products.
- Improve the quality and quantity of infrastructure system throughout the urban area.
- Increase Agriculture based Industrial Sector contribution to the national economy.
- Protect the waterways within the urban area and create a greenery town.

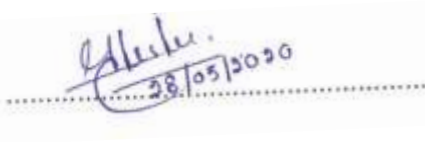
Conclusion

According to the above key discussed areas, Kuliyapitiya Planning area needs to be developed by taking necessary actions for the advancement of **Agricultural Sector** of the area as it is a main potential for the area and attracting **tourists** by fulfilling relevant **infrastructure facilities** (Utilities) to achieve economic development. Because, agriculture is the main potential and there are resources to attract tourists and every other sector are facing problems due to lack of infrastructure facilities, presently.

The above given sample vision terms also highlight the same requirements. If concern on the above aspects on future, it will strengthen the Kuliyapitiya with an efficient economic development along with the potentials as discussed in the above.

The conclusions and suggestions are the future Development plan should be more concerned on **Agricultural Sector, Tourism Sector based on the agriculture and historical places and Infrastructure sectors, much more to achieve economic development of the Kuliyapitiya Planning Area.**

Prepared By;



Handwritten signature and date: 28/05/2020

N.V.A.T. Senavirathna
Town Planner
UDA

Checked By;



Handwritten signature and date: 22/05/2021

Mrs.Thamara Jayagoda
Deputy Director (Planning)
UDA

Strategic Planning Division

Annexure

Information generated by stakeholders

Agriculture and Environmental Resource Management

Problems

1. Flood situation

• Due to the overflow of Dandagamuwa, areas such as Tomb Shop Junction, Bohingamuwa, Galathiwa, Asvedduma, Labuyaya, Delwatta Temple etc. have been submerged.

2. Reclamation of paddy fields and paddy fields (including low - lying areas)

3. Adding municipal waste water to Dandagamuwa Oya.

4. Aquatic branch/silt meeting at Kanadulla Lake and Dandagamuwa Lake.

5. Reserve Encroachment (Dandagamuwa Oya)

6. Disposal of garbage in reserves

(E.g., Digalla.)

7. Fragmentation of agricultural land (e.g. coconut land)

8. Water and environmental problems arising due to reclamation of areas around Asvedduma Subharathi College.

Potential

01. Ancient temples of Kungwalla, Dandagamuwa and Konghagara of archaeological value are located in this region.

02. The ability to develop small tanks and cultivate freshwater fish.

03. Improvement of cashew cultivation, pineapple cultivation and related products.

Suggestions

01. Taking steps to cultivate paddy fields. (If not, take over the paddy fields to the government.)
02. Conservation of some of the unused tanks in the Western Region after passing the urban area and retaining the water in the Dandagamuwa Canal in those tanks. (This can be found in the final gum.)
03. To determine the suitable areas for development and use of purankumbura land on both sides of the road and to build a large drainage canal around it and build those paddy fields and carry out development works. (Since the value of the land is very high)
04. Taking measures and improving the management of garbage and sewage.
05. Reducing the acreage of coconut land fragmentation.
06. Establishment of two Waste Management Centers for the newly incorporated Grama Niladhari divisions.
07. Establishment of a wastewater disposal management centre (Waste water is discharged into the Dandagamuwa canal and the water is used by people in other areas)
08. Taking measures to maintain the gomu for the maintenance of green population. For this purpose, the builders in this area have proposed to bring laws such as planting 05 trees in the forest gomu.
09. To convert archaeological sites into tourist attractions and to protect their value during new constructions (Kudal Oya Temple/ Dandagamuwa) and to explore whether there are sites of archaeological value in the present urban area.
10. Educating people to cultivate minor export crops on small plots of land. (Cinnamon/Pepper)
11. Educating the people to cultivate by - crops on uncultivable paddy fields. (Ginger/Corn/Moong/Cowpea/Vegetables)

Infrastructure & Services

Problems

1. Inadequate toilets, toilets, building space (e.g. St. Joseph's Convent)
2. Power outages and insufficient power supply due to power outages
3. Insufficient land available for the hospital.
4. Narrowing of approach road/ severe obstruction.
5. Parking problems.
6. Official housing problems. (Professionals are the problem of retention in the area)
7. Inadequate water supply,
8. Accumulation of dead bacteria in water (e.g. Hospital, North Western Medical College)
9. Government offices are scattered at different places.
10. Presence of dilapidated roads (e.g. Ambewa - Gaiyala / Galathiwa Bridge and Road, Kuliyapitiya - Palpitiya Road, Narangala - Vadu Ghara Road)
11. Inadequate park facilities in the urban area.
12. Laying of a usable land near the Urban Council.
13. Lack of attention to tourist attraction.

Solutions

1. Construction of school buildings as floor buildings.
2. Seek the assistance of the Urban Council for waste management through technical methods. (Underground sewage systems networked throughout the urban area)
3. Construction of flyovers to reduce traffic congestion (e.g. near Aswadduma School and Near St. Joseph's School)
4. Reduce power outages by installing ground power line systems.

5. Directing solar power generation.
6. To increase the space in the hospital premises by expediting the ongoing acquisition process.
7. (Establishment of hospital and university quarters in a spacious place.
8. Identification of new water sources and establishment of regional water distribution centers (e.g. Lehelo Lake Restoration - Identified by Wayamba University)
9. Establishment of government offices as much as possible in one place.
10. Establishment of road signalling system and development of road system
11. To have Ring Roods and By Roods (Urupitiya Road) internally and externally.
12. Establishment of gardens in identified places.
13. Use of places such as Paduas Nuwara, Navakada for tourist attraction.
14. Encouraging children to learn foreign languages.

Economic

Existing Issues

1. Major cities do not have a road network through the urban area.
2. Water scarurban area and flooding.
3. Service providers should be scattered.
4. Discharge of waste into water bodies.
5. Informal development programmes.
6. High tariff.
7. Absence of ITIs.
8. Lack of land to build an industrial town to boost tourism.
9. Limitation of land due to presence of ponds and paddy fields on both sides of the road.
10. Lack of space for Parking Spaces in the urban area.
11. Development of side and main roads is at a poor stage.
12. Vertical development is limited due to the presence of government owned land, row houses and municipal houses.
13. Problems of subdivision of land.
14. Adequate land and under - use for coconut cultivation, mulberry cultivation.
15. Lack of recreational facilities in the urban area.
16. Lack of sales points for small scale industries and self - employment.
17. Lack of fire fighting station in the urban area.
18. Absence of a place of employment of The Urban Development Authority in Kuliyapitiya.

Potential

01. Presence of water sources.
02. Existence of vacant lands (State and Semi - Government)
03. Location of parking lots.
04. Agricultural Crops (Betel, Pineapple Coconut etc.)
05. Opportunity to promote tourism (historical places, hotels, etc.)
06. To facilitate cultivation and economic development.

Suggestions

01. Establishment of a road project connecting the highway.
02. Establishment of industrial zone. (Kitlawala and Narangala)
03. Establishment of a public place for parking (Asvedduma Wela)
04. Establishment of a reservoir in the vicinity of the junction well of the tomb shop.
05. Collection of vehicle related service points at one place
06. Construction of a water treatment plant at the junction of 6 waterways.
07. Creating recreational and relaxing places on both sides of the oyo. (Restaurants, entertainment venues, walkways, etc. – from Labuya to Sohonakade Junction)
08. Construction of a public place to sell regional products (in front of the public market)
09. Construction of a town hall.
10. Establishment of a fire safety system in the urban area.
11. Establishment of an Economic Centre (based on main products such as pineapple, bark etc.)
12. Construction of an apartment complex. (Adjacent to Lakshmiapura Housing Complex)
13. To create night restaurants and associated places and to make it a night - action urban area.
14. Establishment of an Office of the Urban Development Superintendent in Kuliyapitiya.

15. Development of tourist attractions such as Dambadeniya, Paduwasnuwara for private sector investment in tourism.
16. To set up projects to improve tourist attractions for small industries. (E.g. Ayurveda Centers, Betel Koratu)
17. Providing opportunities for development of paddy fields separating the urban area limits. (e.g. Labuya area)
18. Establishment of Parking Spaces in and around the urban area limits. (E.g. Land near Bank of Ceylon)
19. Development of physical facilities required for starting business places by carrying out developments along the by - lanes. (E.g. Ananda Mawatha)
20. Encourage vertical development by stopping land fragmentation.

Annexure No. 2 - Archaeological Places in Kuliyapitiya Pradeshiya Sabha

Several buildings of archaeological and historical value are to be identified in the Kuliyapitiya Pradeshiya Sabha area and they are shown in Map No. 01. This plan only provides information about the locations currently on record.

1.) Dandagamuwa Sri Sudharmaramapurana Tampita Viharaya.

Sri Sudharmarama Purana Viharaya is a Buddhist temple with an ancient Temple dating back to the Kandy period. The temple is located 3.5 km from Kuliyapitiya, 24 km from Naramala and 24 km from Madampe. Mee. 25 km away from Dandagamuwa village. Tampita Viharaya of Dandagamuwa Sri Sudharmarama Vihara is built on 16 black stone pillars built on a high platform filled with gravel. The year 1900 is engraved on a pillar near the temple building. A wooden platform has been installed to climb the wooden platform at Temple. A narrow enclosure has been built around the image house with wide space in the front. The outer wall of the gallery is covered with paintings of the Suvisi commentary. The roof of the building is roofed with flat clay tiles unique to kandy era buildings. There is also a pavilion in front of the Temple of Tampita. The roof of the pavilion is covered with six large black stone pillars. The temple was recently renovated, but some paintings, including exterior wall paintings, remain in original condition. The Temple of Tampita has been declared as a protected archaeological monument under No. 1486 on 23.02.2007.



Photo No. 1



Photo No. 2

2.) Sri Bodhi Dharmarama Purana Viharaya in Konghagara.

The Sri Bodhi Dharmarama Temple in Konghagara belongs to the Kandy era. However, it is an ancient Buddhist temple with a history dating back to the Anuradhapura period. This temple is located at a distance of 1km from Kuliyapitiya Junction. It's less than two miles away. Mee. 19 km from Naramala 22 miles away. This Temple of Tampita is built on 16 black stone pillars in 4 rows. The roof is placed on 14 wooden pillars on the edges of the platform and wall of the image house. These towers are carved in various designs that were popular during the Kandy period. Each tower is decorated with pillar heads. They are also carved and even cross - buckets are carved on the top of the roof. The entrance of the Pratima House is beautifully carved. On either side of the gate there are two figures of guards. An arch with a dragon horn is also designed on the top. There is a statue in the middle of the house. Four large Statues of Buddha, about 7 feet high, are built on the side walls facing each other. The roofs and walls of the gallery are covered with upland - style murals. This temple has been declared as an archaeological protected monument under No. 1612 on 24.07.2009.



Photo No. 3



Photo No. 4



Photo No. 5

3.) Yakarawatta Purana Siddha Pathini Temple

Yakarawatta Purana Siddha Pathini Temple is one of the oldest and most revered Pathini temples in Satkorala. This temple is located in yakarawatta village of West Kuliyapitiya Pradeshiya Sabha area. Legend has it that the Yakarawatta Temple is more than 500 years old. Due to frequent infectious diseases and difficulties in raising children in the villages around Yakarawatta, the villagers went to the Navagamuwa Pathini Temple and took a golden pattini and a golden mango, placed them in a crab tree and offered the necessary offerings and then built a temple covering the place. Today it is roofed with sheets.



Photo No. 6



Photo No. 7

4.) Udayanegama Sri Nagabodhi Tampita Viharaya.

Udayanegama Sri Nagabodhi Tampita Viharaya is an ancient temple with a Temple belonging to the Kandy era. This temple is located at a distance of 1km from Kuliyapitiya. 10 km away from Kuliyapitiya Naramala Road. About 5 miles away. This temple is small compared to other Temples and a large tent has been built in front of it. The platform is situated on four stone pillars. On the wall of the Temple of Tampita, there were two buddha statues near the main samadhi statue, one of which was completely destroyed. The other statue is somewhat protected. Beside these two statues are paintings of Lord Saman and Kataragama. Although the Department of Archaeology has started the restoration work, it is clear that it has been stopped midway. On 24.07.2009, this temple has been declared as an archaeological protected monument under No. 1612.



Photo No. 8



Photo No. 9



Photo No. 10



Photo No. 11

5) Koduruwapola Rajamaha Viharaya.

Koduruwapola Rajamaha Viharaya has been constructed on 11 blocks of black stone of different heights to balance the disparity in the rock floor. Its structure is 23 feet 8 inches long and 18 feet wide and 6 inches. It is 13 feet long, 2 inches long and 11 feet wide. Since the outer wall of the structure is completely covered, 04 small windows are placed on the back side of the wall. At the entrance of the image house, a dragon is seen. There is a samadhi statue in the center of the statue house. On both sides of the Buddha statue, there are two muggles. On the outer wall of the house there are two statues of Vishnu and Natha. It is said that this place was made up of the word "Kedurumpola", which means that this place was a secret place kept by kings and ministers. Legend has it that this temple was built on the instructions of Meegasthenne Adikaram. The Temple in this temple has been declared as an archaeological protected monument under No. 1612 on 24.07.2009.



Photo No. 12



Photo No. 13



Photo No. 14

6.) Ganagamuwa Sri Poorvarama Tampita Viharaya.

The Sri Poorvarama Purana Viharaya in Ganagamuwa is located at a distance of 11 km from Kuliyapitiya in the village of Gangamuwa. The Tampita Viharaya in this temple is a small building located on 06 blocks of black stone. It was built during the Kandy era and was declared an archaeological protected monument under No. 1612 on July 24, 2009.



Photo No. 15

7.) Annaruwa Sri Vijayasundararama Archaeological Site.

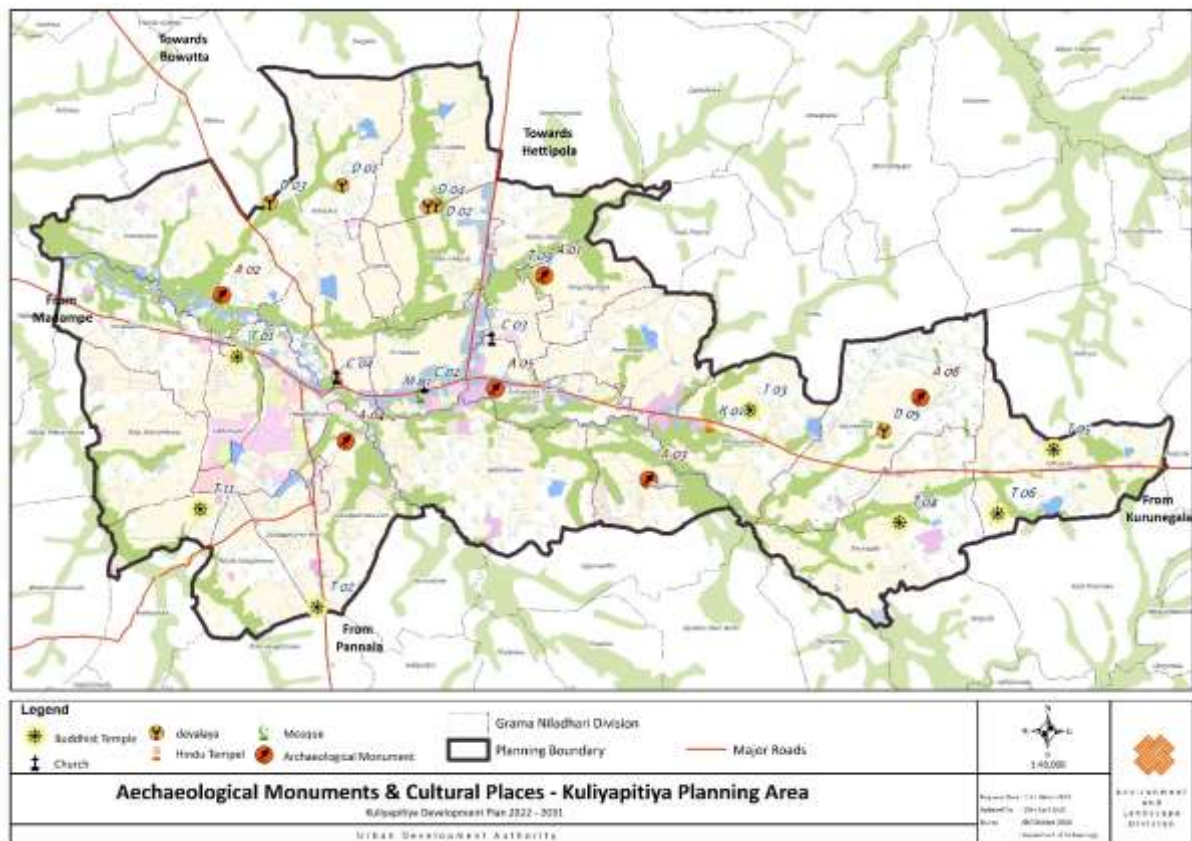
Annaruwa Sri Vijayasundararama is located about 2 miles south of the Kitalawa intersection on the road running from Kuliyapitiya to Kurunegala. This ancient Rajamaha Viharaya belongs to the Diyawala Grama Niladhari area of Kuliyapitiya West Divisional Secretary's Office. According to historical information, the history of this temple dates back to the Anuradhapura period. An inscription confirming this is found on the rock behind the new temple of the temple. The ancient temples here have been renovated from time to time. Since that time, there are many books in the temple in such a way that the mission of the temple to the ministry is still visible. The old Dharmashala, Sanghavasa and two inscriptions in this temple have been declared as archaeological protected monument on 24.07.2009 under No. 1612.



Photo No. 16

These sites and some other buildings of archaeological value can be identified in the Kuliyapitiya Pradeshiya Sabha area and they are given below in the numbers in Map No. 01. Only a few of these details are given above. There is no information to find in other places.

Map No 01 - Buildings and religious sites of archaeological value



Source: Urban Development Authority, Environment and Landscape Division

Festivals and arts of historical and cultural value.

Among the historical and cultural festivals, the annual Nanumura festival of the Yakarawatta Purana Siddha Pathini Temple is special.

Nanumura Festival at Yakarawatta Pathini Temple

Kuliyapitiya Yakarawatta ancient Tampita Siddha Pathini Temple occupies an important place among the oldest and most historic temples in Sri Lanka. There have been many miracles in this temple since time immemorial. It is well known that such miracles are experienced today. It is a special event of this temple that according to the tradition of Nanumura, which has been going on since ancient times, it is also held annually in the present day. Festivals are held every year on an appropriate day in The Month of July. The rituals of the festival begin with the removal of the ancient gold mangoes and the ornaments of the gods, including the gold cloak, and the cleaning of the nose. All the rituals are held including cooking of rice and milking. Thousands of people come from all over the island to witness the occasion and seek god's blessings on that day.

Related books.

1. Our Cultural Heritage - K.D.P. Wickremasinghe
2. Buddhasarana - 28 April 2008 - A.P. Gunaratne
3. The Internet.
4. Hela History Mark and Buddhist View of History - Mr. Sri Fernando

Annexure No. 3 - Proposed Public Outdoor Recreational Activities

Table No. 01 - Proposed Public Outdoor Recreational Activities in Kuliyapitiya Urban Council Area

Table No 02 - - Proposed Linear Parks (PLIP)

No	Park Type	Number	Extent (Ha)
01	PLiP (Proposed Linear Parks)	03	14.46
02	PPP (Proposed Pocket Parks)	01	0.06
03	PMP (Proposed Mini Parks)	03	1.08
04	Proposed dry weather play ground (Stadiums that can only be played in dry season)	31	28.18
Total			43.78

Source: Urban Development Authority, Environment and Landscape Division

No	Park Type	Extent (Ha)
01	PLiP 01	0.06
02	PLiP 02	0.33
03	PLiP 03	0.35
04	PLiP 04	0.48
05	PLiP 05	1.27
06	PLiP 06	2.73
07	PLiP 07	2.81
08	PLiP 08	2.16
09	PLiP 09	4.27
	Total	14.46

Source: Urban Development Authority, Environment and Landscape Division

Table No 03 - Proposed Pocket Parks (PPP)

No	Park Type	Grama Niladhari Division	Extent (Ha)
01	PPP 01	Galahitiyawa	0.06
Total			0.06

Source: Urban Development Authority, Environment and Landscape Division

Table No 04 - Proposed mini Parks (PMP)

No	Park Type	Grama Niladhari Division	Extent (Ha)
01	PMP 01	Kambelawa	0.43
02	PMP 02	Galahitiyawa	0.25
03	PMP 03	Kithlawa	0.4
	Total		1.08

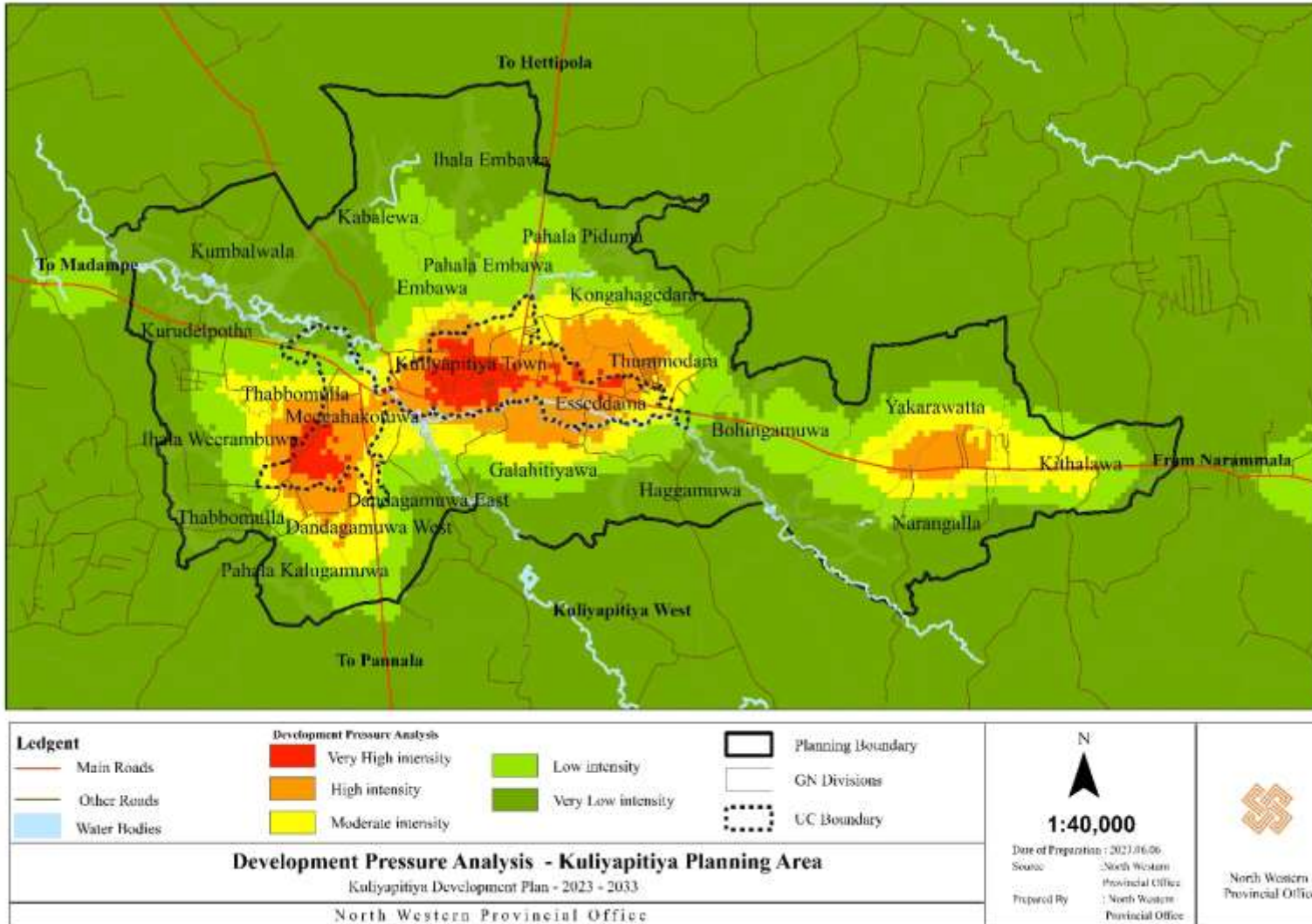
Source: Urban Development Authority, Environment and Landscape Division

Table No 05 Stadiums that can only be played in dry season (Proposed need Parks)

No	Park Type	Extent
01	Need 01	1
02	Need 02	1
03	Need 03	0.63
04	Need 04	0.38
05	Need 05	1.31
06	Need 06	0.2
07	Need 07	1
08	Need 08	0.26
09	Need 09	1.54
10	Need 10	0.51
11	Need 11	0.55
12	Need 12	1.1
13	Need 13	0.72
14	Need 14	1.5
15	Need 15	0.7
16	Need 16	1.2
17	Need 17	0.44
18	Need 18	0.7
19	Need 19	0.46
20	Need 20	0.35
21	Need 21	1
22	Need 22	1.4
23	Need 23	1.12
24	Need 24	1.78
25	Need 25	0.62
26	Need 26	1.47
27	Need 27	1.23
28	Need 28	1.78
29	Need 29	1.15
30	Need 30	0.49
31	Need 31	0.59
Total		28.18

Annexure No. 4 - Development Pressure Analysis

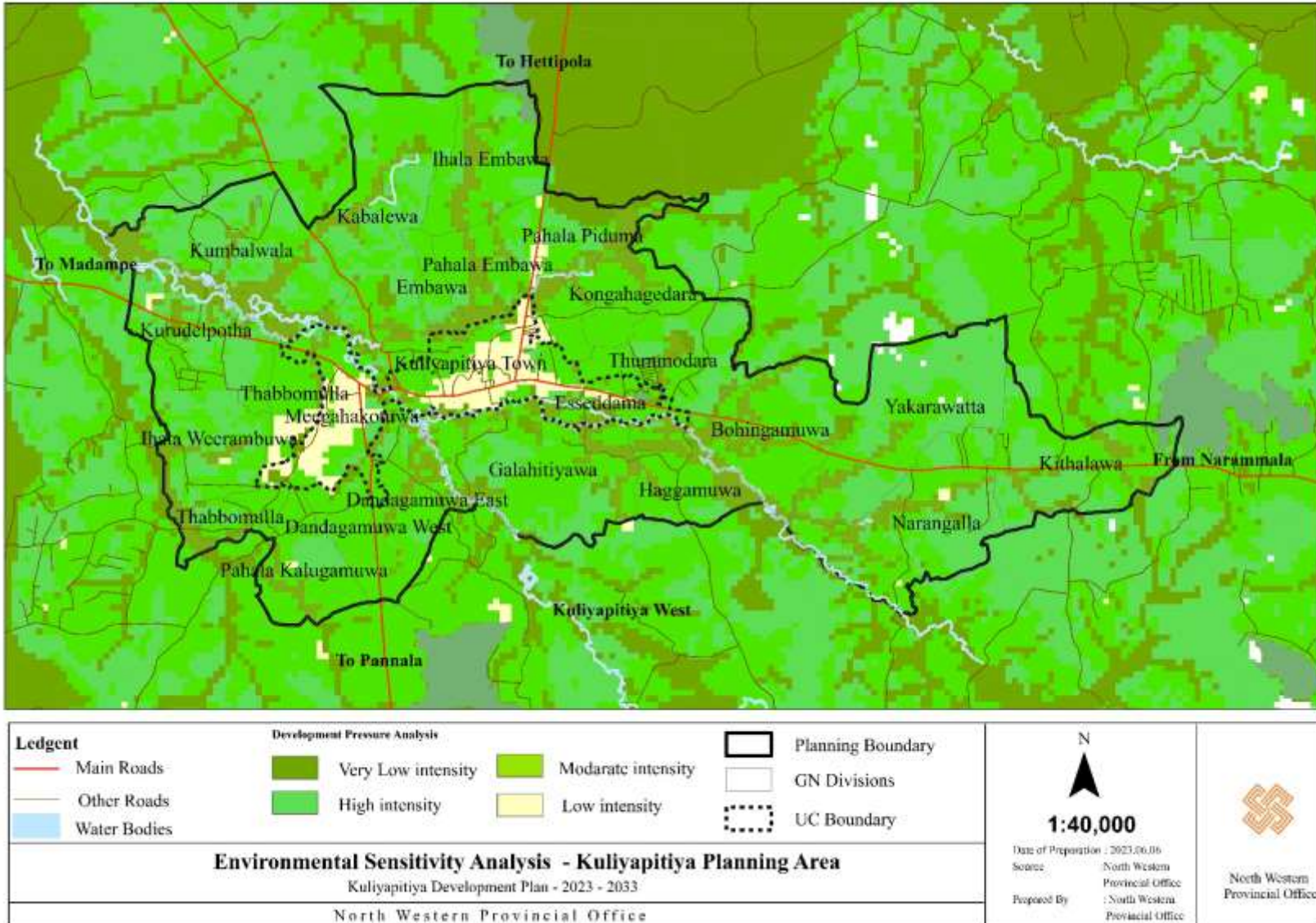
Map No .2: Development Pressure Analysis - Kuliyapitiya Planning Limit



Source: Urban Development Authority - 2023

Annexure No. 5 – Environmental Sensitivity Analysis

Map No .3: Environmetal Sensitivity Analysis - Kuliyapitiya Planning Area



Source: Urban Development Authority - 2023

Annexure No. 6 - Schedule 10 - Requirement of Parking Spaces and Schedule 13

Requirements for Sanitation Facilities

10th Schedule

Requirement of Parking Spaces (Regulation 73)

Serial Number	Use	Type	Specifications			Parking Space Requirement			
			Minimum width of the road (meters)	Size of house (square meters)	Minimum Floor area (square meters)	Standard Vehicles	Buses	Lorry	multiple
.01	Residential	Single Housing Unit/Circuit Bungalow	03	-	150	One space per unit and if the area of the house is more than 400 Sq.m, additional parking space should provide,	-	-	-

	Residential Apartments – 1 st category	Apartment/Flats with or without pool, gym, super markets	9	-	1000	One space per unit and if the area of the house is more than 400 Sq.m, additional parking space should provide and one parking lot for visitors to every 10 residential units added. (Considering use)			
	Residential	Service Apartment Studio Apartment Quarters	9*	-	1000	One space per unit and additional space requirement will be considered in terms of other uses.			

		Hostels	6	-	500	One space for 10 rooms.			
		Hostels on the premises for service requirements	-	-	-	One space for 05 rooms.			
		Hostels outside the campus	6		250	One space for 05 rooms.			
		Dormitories outside the premises	3		150	One space for 200 square meters			
		Elders Homes/ Children's Homes	6		500	One space for 10 rooms (minimum one space)			
		Government Resettlement Project	6		1000	15% of the total area (sq. m.) excluding service areas			
2		Retail store grocery and similar uses	4.5	Up to 25	150	One space			
			6	Up to 50		Two space for 50 square meters			
		Retail store grocery and similar uses	6			One space for 100 square meters (excluding service areas)			

	Commercial	Shopping Complexes, Supermarkets/ Departmental Stores/Shopping Malls	9		1000	One space for 100 square meters (excluding service areas)		One space for 500 square meters and maximum 2	
		Vehicale show rooms/Tool equipments/ home base	9		1000	One space for 200 square meters and minimum one space should provide		One space for 200 square meters and maximum 4 can be provided	
		Hardware	6 9	≥ 50 $50 <$	250 1000	2 space 3 space up to 500 square meters And one space for every 100 square meters for additional		One space for 500 square meters and maximum 5 can be provided	

		Cinema halls	6		1000	One space for 10 seats			
		Theatres, Auditorium conference halls, and similar uses	*9		1000	More than one space for 10 seats or one space for 20 square meters	One space with more than 100 seats	One space for 500 square meters	
	Commercial	Salons/ Beauty Parlours/ Customer care services/ tailor Shops	4.5	Up to 15 square meters	150	One place.			
			6	15 to 30 square meters		Two spaces.			
						One space for 30 square meters			
	6	More than 30 square meters		One space for every 30 square meters and one space for every 50 square meters.					
	Commercial	Vehicle spare parts shops	6	-	150	One space for 50 square meters		One space if it exceeds 500 square meters	
	Commercial	Funeral Halls	9		1000	5 space per unit	One space		

	Commercial	Betting Centers	6		150	One space for 50 square meters	One space		
	Commercial	Broadcasting Studios	9		500	One space for 50 square meters excluding service areas			
	Commercial	Non-Broadcasting Studio	9		1000	One space for 50 square meters			
	Commercial	Dedicated Economic Center/fish market	9		2000	One space for 2 shop rooms		Minimum space and maximum 5 space per 10 shops	
	Commercial Hotels	City Hotels	9		1000	One room for 05 rooms	One space close to the service area		
	Commercial Hotels	Hotels	6	Hotels from rooms 1 to 20	1000	One space for each room.	One space near the service area	One space	
	Commercial Hotels	Hotels	9	Hotels from		One room for each room up	One space near the	One space	

				rooms 1 to - 100		to 20 rooms + one space for 21 to 100 rooms	service area		
Commercial Hotels	Hotels	9	Hotels with more than 100 rooms			One space for each room up to 20 rooms + one space for 21 to 100 rooms + one space for 5 rooms from 101 rooms	One space near the service area	One space	
Commercial Hotels	Hotels	6	Seating capacity up to 100			One space for 5 seats	-	One space	
Commercial Hotels	Banquet Hall (Boutique Hall)	9	Seating capacity more than 100			One space for 5 seats	One space near the service area	One space	
Commercial Hotels	Hotels in Banquet Halls (Boutique Hall/ Villa)	6	Rooms/ Up to 5 units			One space per room/unit, up to a maximum of 3 and one			

						space for 5 seats for festival halls			
	Commercial Hotels	Hotels/ Lounges/ Lounges/ Lounges/ Spas/ Banquet Halls/ Boutique Hotel/Villas/ Rest House/ Spa	9	Rooms/ More than 5 units		One space per room/unit			
	Commercial Hotels	Restaurants	6	Up to 50 square meters		More than one space for 10 square meters or one space for 5 seats excluding the service area.			
			9	More than 50 square meters		More than one space for 20 square meters or one space for 5 seats excluding the service area.	If more than 500 square meters, one land		
	Commercial Offices	Banks	6		500 square meters	One space for 100 square meters			

	Commercial Offices	Financial Institutions/ Insurance Institutions	6		500 square meters	One space for 100 square meters			
	Commercial Offices	Offices/ Establishments (General)	6		150 square meters	One space for 100 square meters	Space for every 500 square meters		
	Commercial Offices	Offices/Establishments (Offices/Establishments that do not provide customer service e.g. Information Technology)	6		150 square meters	One space for 150 square meters			
	Commercial Offices	Office Complexes (more than 10,000 square meters)	9			One space for 100 square meters	Space for every 500 square meters	One space	
.3	Health	Government Hospitals (with all facilities)	9*			One space for 10 beds and 30% of the total space required for public parking.	One space	One space	
	Health	Nursing Homes and Private Hospitals	9*			More than one space for 2 beds or one			

						space for 10 square meters.			
	Health	Medical Laboratories, Outpatient Departments and Similar Uses	9*			One space for 20 square meters			
	Health	Medical Consultation Centres/ Channeling Centers/ Medical Centers	9*			10 spaces for one consulting service room			
	Health	Dispensaries/ Animal Clinics	6*	Up to 30 square meters		Two spaces for 30 square meters			
			9*	More than 30 square meters		Two rooms per room.			
.4	Education	Universities, Private Universities/ Private Higher Education Institutions	9			One space for one permanent academic lecturer and one parking space for 100 students.	One space for each faculty		
		Government Schools	9			Provision of one space in four classrooms and	One space		

						three space for landing and climbing and a merging lane through the proposed ground parallel to the road.			
	Education	Government Vocational Training Centres/ Technical Colleges	6			One space for two lecturers and two spaces for landing and climbing and one merging lane through the proposed ground parallel to the road and one space for 200 students **	One space		
	Education	Private Schools	9			Provision of one space for two classrooms and one space per 500 square meters for permanent			

						construction areas other than classrooms and three spaces for students to board and unload through the proposed land parallel to the road.			
	Education	Pre - Schools/ Day Care Centres	6			Provision of one space and three floors for climbing and unloading through the proposed ground parallel to the road.			
	Education	Private tuition less than 100 children	6			Provision of one space for a classroom and two spaces for landing and climbing through the			

						proposed ground parallel to the road.			
		Private tuition more than 100 children	9			Provision of one space per classroom, one space for 500 students and two spaces for landing and climbing through the proposed ground parallel to the road. **			
	Education	Lecture halls with more than 100 children	9			One space per 100 square meters and 2 spaces for climbing the landing line parallel to the proposed ground to provide a merging lane and one space			

						for 200 students.			
	Education	Libraries	3		Up to 500	Three spaces			
			6		More than 500	Three space up to 500 square meters and one space for every 500 square meters exceeding			
	Education	Other Educational Institutions	6			One space for a classroom			
.5	Factories	Small Scale	6	Less than 300	500	One per 100 square meters		One space for 300 square meters	
		Medium Scale - Industries based on human labour	9	Between 300 and 1500	1000	One per 300 square meters	Up to 100 employees with one space and up to 5 vacancies	One space for 500 square meters	One space when it exceeds 1000 square meters
		Medium Scale - Automatic Machine				One for every 300 square	One space		

		Based Industries (Industries with minimum use of human labour)				meters and one space for every 500 square meters.			
		Large Scale - Industries based on human labour	9	More than 1500	2000	One per 200 square meters	Up to 100 employees with one space and up to 10 vacancies	03 space up to 1500 square meters and one space for every 1000 square meters increased	One space per 2500 square meters (maximum space of five)
		Large Scale - Automatic Machine Based Industries (Industries that use minimum human labour)				Up to 10,000 square meters one for 2000 square meters and one for every 3000 square meters	One per 3000 square meters		
	Industry	Stores with stores	9		1000	One space up to 100 square meters and then one space for every 200 square meters.		One space for 500 square meters	

	Industry	Warehouse	6	Less than 500 square meters		One space for 200 square meters		One space per 500 square meters up to 3000 square meters and one space for every 1000 square meters growing	One space for 2500 square meters and up to a maximum of three
			9	Less than 500 square meters	1000	One space for 500 square meters			
.6	Leisure & Recreation & Sports	Leisure and Recreation and Theme Parks (Themes Parks)	6			One space for 100 square meters	One space	One space per 1000 square meters and a maximum of four space.	
	Leisure & Recreation & Sports	Sports Complexes / Indoor Stadiums	6			If there is two space for each ground and a	One space		

						sports pavilion, then one space for 10 seats.			
	Leisure & Recreation & Sports	Commercial Swimming Pools/ Gyms/ Fitness Centres	6			One space for 100 square meters and one space for 10 seats if a sports pavilion is provided			
	Leisure & Recreation & Sports	Outdoor Stadiums	6			One space for 100 seats	One space for 1,000 seats and a maximum of 10		
.7	Other Uses	Religious Places	6			One space for 200 square meters			
	Other Uses	Other uses (the width of the road and parking space can be considered according to usage.)	6			One space for 100 square meters	One space for 500 square meters		

*The minimum width of the road should be 06 meters and the building boundary should be 4.5 meters or more.

** Approved parking space for bicycles and motorcycles.

Schedule 13
Requirements for Sanitation Facilities

Regulation 75

Uses		Extent (Sq.M.)	Female		Male		
			Toilets	Washing Basin	Toilets	Urinal	Washing Basin
01	Restaurants, hotels and similar uses	Less than 100	Minimum 01 unit	Minimum 01 unit	Minimum 01 unit	Minimum 01 unit	Minimum 01 unit
		100 to 500	Minimum 02 unit	Minimum 01 unit	Minimum 02 unit	Minimum 02 unit	Minimum 01 unit
		500 to 1000	Minimum of 5	Minimum 02	Minimum 03	Minimum 03	Minimum 02
		More than 1000	01 for every additional 1,000 Sq.M	01 for every additional 2,000 Sq.M	01 for every additional 2,000 Sq.M	01 for every additional 1,000 Sq.M	01 for every additional 2,000 Sq.M
.02	Cinemas, Theaters, Conference Halls		Minimum 02 for 20 seats	Minimum 01 for 20 seats	Minimum 02 for 20 seats	Minimum 01 for 20 seats	Minimum 01 for 20 seats

			01 for every additional 50 seats	01 for every additional 50 seats	01 for every additional 50 seats	01 for every additional 50 seats	01 for every additional 50 seats
.03	Shopping malls, department stores, supermarkets and similar uses	Up to 800	Minimum 01 unit up to 800 square meters 01 and 01 unit should be provided for every additional 1,500 Sq.M	Minimum 01 unit up to 800 square meters 01 and 01 unit should be provided for every additional 1,500 Sq.M	Minimum 01 unit up to 800 square meters 01 and 01 unit should be provided for every additional 1,500 Sq.M	Minimum 01 unit up to 800 square meters 01 and 01 unit should be provided for every additional 1,500 Sq.M	Minimum 01 unit up to 800 square meters 01 and 01 unit should be provided for every additional 1,500 Sq.M
.04	Offices	Area less than 200 square meters	Minimum 02	Minimum 01	Minimum 01	Minimum 01	Minimum 01
		Area more than 200 square meters	02 for 200 square meters and And for every additional 500 square meters should include 01 unit	02 for 200 square meters and And for every additional 500 square meters should include 01 unit	02 for 200 square meters and And for every additional 500 square meters should include 01 unit	02 for 200 square meters and And for every additional 500 square meters should include 01 unit	02 for 200 square meters and And for every additional 500 square meters should include 01 unit

				include 01 unit			
05.	Schools / International Schools		Number of students at least 02 students per 60 students	Number of students at least 01 per 100 students	Number of students at least 01 per 60 students	Number of students at least 01 per 60 students	Minimum 01 per 100 students
06.	Private Educational Institutions/ Support Classes	Up to 500	01 for 100 square meters	01 for 200 square meters	01 for 100 square meters	01 for 200 square meters	01 for 200 square meters
		More than 500 square meters	01 for 100 square meters and 01 each for every additional 200 square meters	01 for 200 square meters and 01 each for every additional 500 square meters	01 for 100 square meters and 01 each for every additional 200 square meters	01 for 200 square meters and 01 each for every additional 200 square meters	01 for 200 square meters and 01 each for every additional 500 square meters
07.	Public places, gatherings of the general public		If land extent is less than 150 square meters or 150 square meters,	If land extent is less than 150 square meters or 150 square	If land extent is less than 150 square meters or 150 square meters, minimum 01	If land extent is less than 150 square meters or 150 square meters, minimum 01	If land extent is less than 150 square meters or 150 square meters,

places, parks and similar uses	minimum 01 unit should be provided	meters, minimum 01 unit should be provided	unit should be provided	unit should be provided	minimum 01 unit should be provided
	If the land extent is between 150 - 400 square meters, the minimum is 03 unit should be provided	If the land extent is between 150 - 400 square meters, the minimum is 01 unit should be provided	If the land extent is between 150 - 400 square meters, the minimum is 02 unit should be provided	If the land extent is between 150 - 400 square meters, the minimum is 02 unit should be provided	If the land extent is between 150 - 400 square meters, the minimum 01 unit should be provided
	If the land extent is more than 400 square meters, the minimum is 01 unit should be provided for each additional 200 sq.m (should be installed at appropriate locations)	If the land extent is more than 400 square meters, the minimum is 01 unit should be provided for each additional 200 sq.m	If the land extent is more than 400 square meters, the minimum is 01 unit should be provided for each additional 200 sq.m (should be installed at appropriate locations)	If the land extent is more than 400 square meters, the minimum is 01 unit should be provided for each additional 200 sq.m (should be installed at appropriate locations)	If the land extent is more than 400 square meters, the minimum is 01 unit should be provided for each additional 200 sq.m

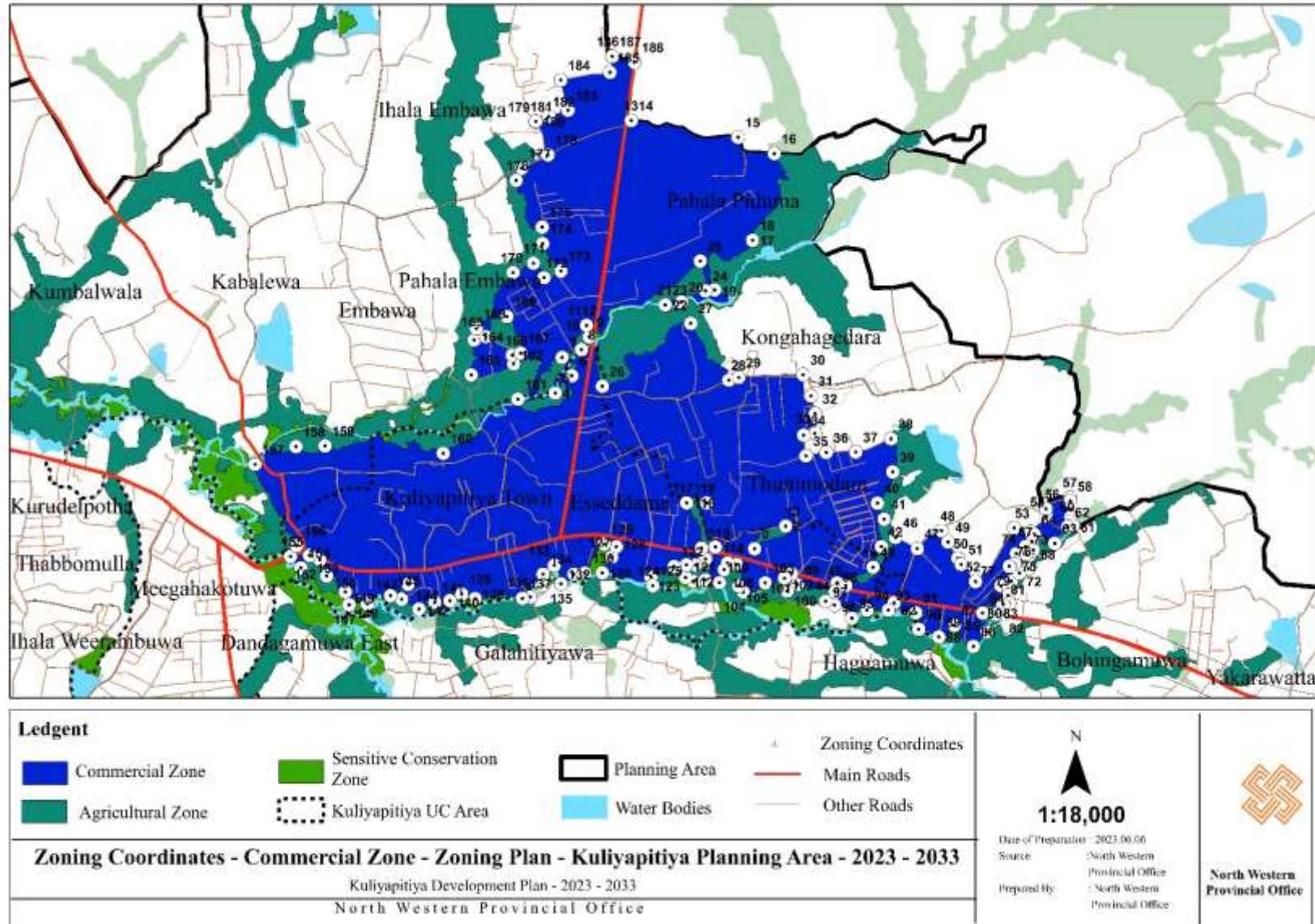
08.	Hotels and Similar uses to hospitals		Minimum of 03units should be provided for 50 beds	Minimum of 03units should be provided for 50 beds	Minimum of 03units should be provided for 50 beds	Minimum of 03units should be provided for 50 beds	Minimum of 03units should be provided for 50 beds
09.	Industry	If less than 100 square meters	Minimum 01	Minimum 01	Minimum 01	Minimum 01	Minimum 01
		Between 100 and 600 square meters	01 for 100 square meters or *01 for 40 people	Minimum 02 or *01 for 40 people	01 for 200 square meters or *01 for 40 people	01 for 200 square meters or *01 for 40 people	Minimum 01 or *01 for 40 people
		More than 600 square meters	Up to 600 square meters to 100 square meters 01 unit and Every 300 square meters of increase, 01 or *01 for less than 40 people	Increase every 500 square meters 01 unit or *Less than 01 for 40 people	01 to 200 sq. mtrs up to 600 sq. mtrs and 01 for every 300 square meters of increase or a *The value is lower than the value of 01 in 40 people	01 to 200 sq. mtrs up to 600 sq. mtrs and 01 for every 300 square meters of increase or a *The value is lower than the value of 01 in 40 people	Minimum 02 or * 01 for less than 40 people

10.	Other		*Minimum for 1 for 40 persons or At least 1 per 100 square meters	*Minimum for 1 for 40 persons or At least 1 per 100 square meters	*Minimum for 1 for 40 persons or At least 1 per 200 square meters	*Minimum for 1 for 40 persons or At least 1 per 200 square meters	*Minimum for 1 for 40 persons or At least 1 per 100 square meters
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* On the basis of written confirmation submitted by the applicant regarding the worker

Source: Urban Development Authority - 2023

Annexure No. 7 - Coordinate system systems for proposed zones



Source: Urban Development Authority - 2023

Coordinate systems - Commercial Zone

Point No.	X Coordinate	Y Coordinate
1	80.05340749	7.470444094
2	80.05340441	7.470457455
3	80.05340319	7.470457025
4	80.04158081	7.477246363
5	80.04158081	7.477246363
6	80.04242839	7.478131748
7	80.04192884	7.479067037
8	80.04291956	7.479467745
9	80.04332999	7.480123806
10	80.04320627	7.480711122
11	80.04319093	7.480709281
12	80.04318384	7.480709552
13	80.04543394	7.491197229
14	80.04545124	7.491193248
15	80.05092505	7.490345842
16	80.05279347	7.489510294
17	80.05168305	7.485075783
18	80.05168261	7.485075441
19	80.0497377	7.482532926
20	80.04804613	7.481912289
21	80.0472427	7.481743608
22	80.04722734	7.481752196
23	80.0472139	7.481761744
24	80.04927293	7.482481442
25	80.04900382	7.484014171
26	80.04399541	7.477595423
27	80.04852158	7.480823288
28	80.05048022	7.477917633
29	80.05099034	7.478059467
30	80.05428315	7.478205689

31	80.05468545	7.477120209
32	80.05490735	7.476214599
33	80.05488936	7.475203629
34	80.05431523	7.475106362
35	80.05443466	7.474052094
36	80.05547774	7.474227165
37	80.05699419	7.474255493
38	80.05880071	7.474932759
39	80.05888651	7.47324263
40	80.05810031	7.47164102
41	80.05844648	7.470826542
42	80.05831235	7.46942331
43	80.05788674	7.468368685
44	80.05603938	7.467554486
45	80.05649292	7.46742327
46	80.05903919	7.469887211
47	80.0601546	7.469321152
48	80.06139245	7.470234917
49	80.06172742	7.469660795
50	80.06223125	7.468823718
51	80.0624042	7.468520915
52	80.06314084	7.467638643
53	80.06512019	7.470382129
54	80.06597078	7.470193329
55	80.06677841	7.470967107
56	80.06675104	7.471367864
57	80.06798853	7.471960429
58	80.06799011	7.471765011
59	80.06801482	7.47093059
60	80.06804632	7.470722485
61	80.06814311	7.47050449
62	80.06785696	7.470439754

63	80.06720355	7.469600805
64	80.06614828	7.470060193
65	80.06603378	7.469701121
66	80.06570817	7.469437415
67	80.06570902	7.469434168
68	80.06610162	7.469258599
69	80.06585519	7.468947167
70	80.06584903	7.468308334
71	80.0649836	7.467662536
72	80.06539288	7.468075914
73	80.06572935	7.469038276
74	80.06522946	7.469073365
75	80.06513679	7.468560005
76	80.0648709	7.46842679
77	80.06444817	7.46743199
78	80.06483428	7.467239613
79	80.06481109	7.466935932
80	80.06486927	7.466534069
81	80.0645673	7.466476163
82	80.06449066	7.465974395
83	80.06418894	7.465982052
84	80.06350987	7.466032195
85	80.06372656	7.465057186
86	80.06303774	7.464322361
87	80.0620669	7.465402116
88	80.06126435	7.464806751
89	80.06126393	7.464805423
90	80.06023092	7.465197671
91	80.06008572	7.466037237
92	80.05896656	7.466541467
93	80.05867229	7.466174925
94	80.05758272	7.466173166

95	80.05680667	7.465755599
96	80.05591466	7.466427644
97	80.05546377	7.466628222
98	80.05594638	7.46711017
99	80.05401838	7.467467971
100	80.05348209	7.467137388
101	80.05370746	7.468030865
102	80.05334808	7.467788746
103	80.05236128	7.467555963
104	80.05124075	7.467075981
105	80.05100176	7.467394932
106	80.05087768	7.468502499
107	80.05042999	7.468562296
108	80.05025723	7.46822873
109	80.05000998	7.467566318
110	80.04930321	7.467704965
111	80.04881543	7.467682593
112	80.04875209	7.467855149
113	80.04920163	7.467823585
114	80.04980195	7.469385913
115	80.04935259	7.471637362
116	80.04831443	7.471653082
117	80.04831452	7.47165241
118	80.04832235	7.471639248
119	80.04909052	7.469331156
120	80.04878825	7.468460134
121	80.04831716	7.468471326
122	80.04768442	7.46838296
123	80.04650103	7.467845078
124	80.04659828	7.467399123
125	80.04659737	7.467399261
126	80.0440066	7.46805344

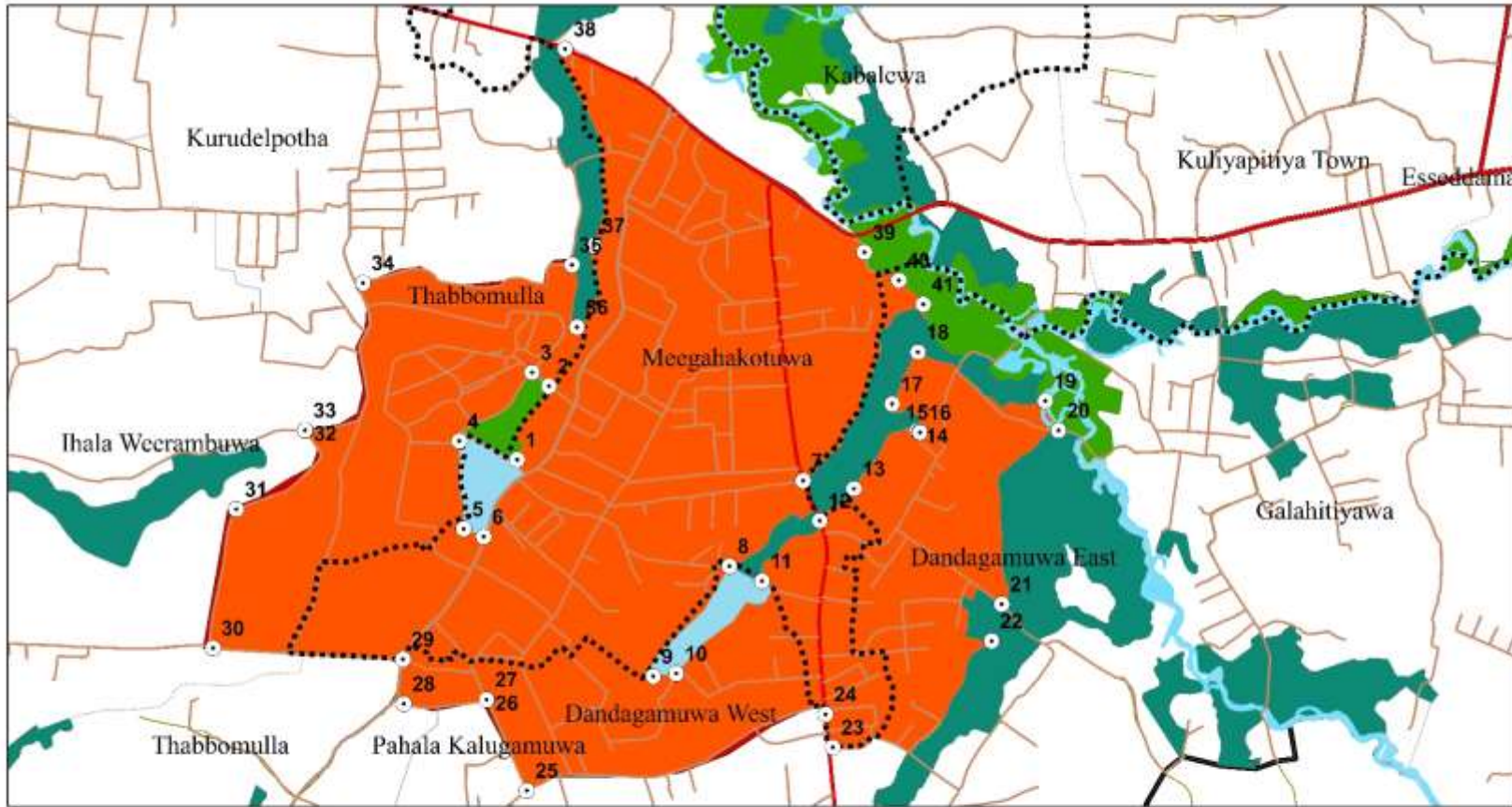
127	80.04448773	7.468858441
128	80.04472386	7.469392834
129	80.04408739	7.469525826
130	80.04311454	7.468033845
131	80.04255088	7.467981853
132	80.04189005	7.467487889
133	80.04154995	7.468434777
134	80.04096948	7.467984784
135	80.04096664	7.46740727
136	80.04032525	7.466815045
137	80.03990981	7.466744872
138	80.03749001	7.466720352
139	80.03680477	7.466958112
140	80.03619646	7.466616691
141	80.03542634	7.466523937
142	80.03460921	7.466190177
143	80.03372378	7.466687074
144	80.03405692	7.467448471
145	80.03315076	7.46687365
146	80.03196766	7.46644572
147	80.03102391	7.466395265
148	80.0310227	7.466399654
149	80.03083307	7.467059372
150	80.02987383	7.467876204
151	80.02952124	7.468692941
152	80.029519	7.468698111
153	80.02899688	7.468916765
154	80.02855298	7.468281439
155	80.02801813	7.468870382
156	80.02833101	7.469415199
157	80.02619467	7.473566592
158	80.02828654	7.474485553

159	80.02978311	7.474524056
160	80.03584449	7.474156995
161	80.0396645	7.476929603
162	80.03944066	7.478735441
163	80.03726992	7.478165608
164	80.03741557	7.479951673
165	80.03801594	7.48012745
166	80.03937543	7.479182066
167	80.03979709	7.479287087
168	80.03909635	7.481151898
169	80.03753446	7.480532908
170	80.03940901	7.483401004
171	80.0404474	7.48388055
172	80.04099583	7.483144664
173	80.04185975	7.483489192
174	80.04091993	7.484887894
175	80.04089358	7.485735781
176	80.03955615	7.488116658
177	80.03983724	7.488744986
178	80.04118205	7.489421548
179	80.04055724	7.491113712
180	80.04054627	7.491133298
181	80.04055911	7.491138178
182	80.04122632	7.491391809
183	80.04220912	7.49171803
184	80.04183776	7.493253378
185	80.04435625	7.493654111
186	80.0444663	7.494478919
187	80.04447931	7.494474157
188	80.04560968	7.494171671
189	80.05180996	7.46929671

Source: Urban Development Authority -

2023

2. Map – Administrative Zone



Ledgent			
Institutional Zone	Sensitive Conservation Zone	Kuliyapitiya UC Area	Zoning Coordinates
Agricultural Zone	Water Bodies	Planning Area	Main Roads
			Other Roads
Zoning Coordinates - Institutional Zone - Zoning Plan - Kuliyapitiya Planning Area - 2023 - 2033			
Kuliyapitiya Development Plan - 2023 - 2033			
North Western Provincial Office			
		 1:12,500 Date of Preparation - 2023.06.06 Source - North Western Provincial Office Prepared By - North Western Provincial Office	 North Western Provincial Office

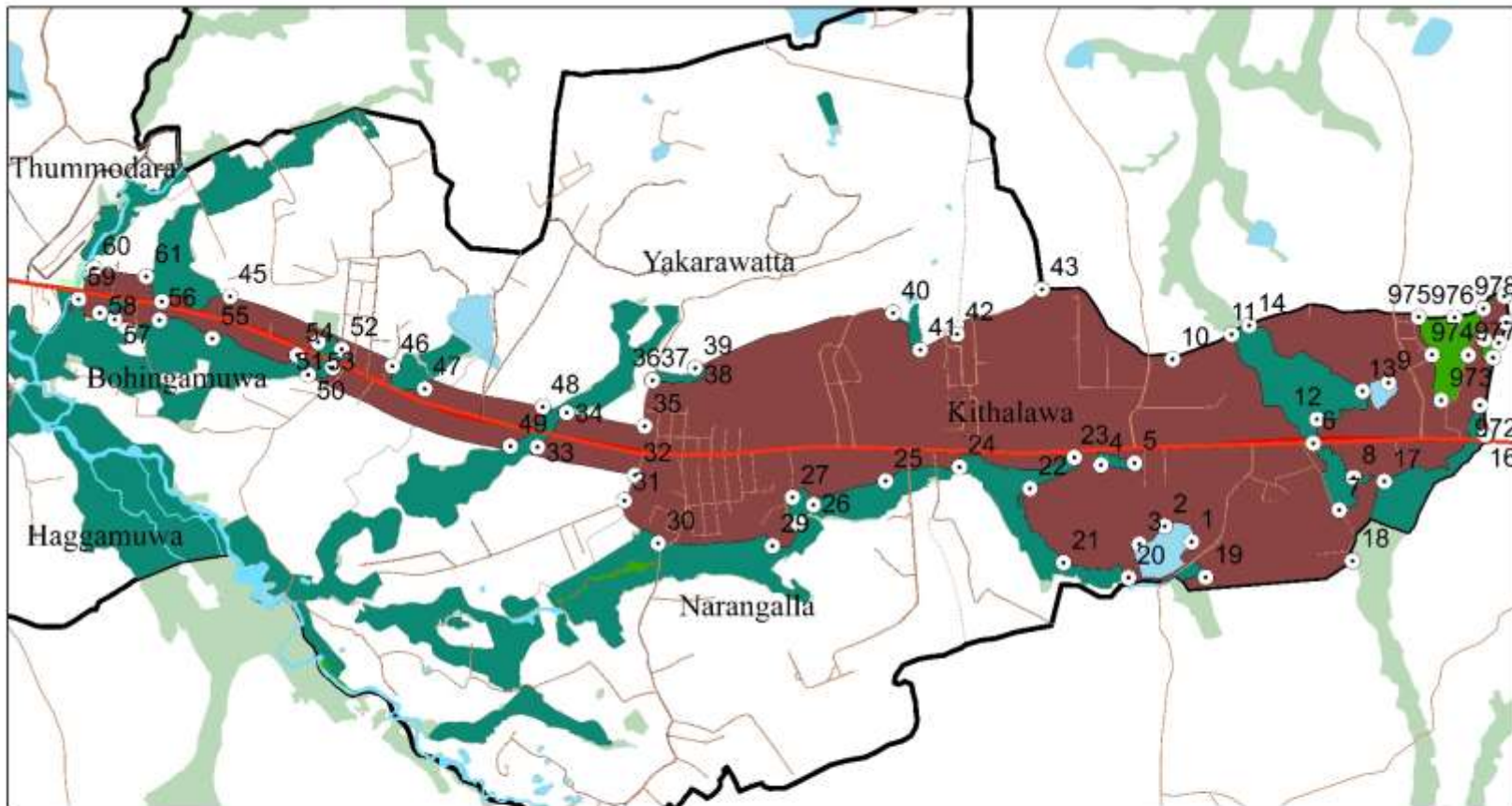
Source: Urban Development Authority - 2023

Point No.	X Coordinate	Y Coordinate
1	80.01815765	7.462743133
2	80.01893833	7.464553244
3	80.01852525	7.464886741
4	80.01673031	7.463198117
5	80.01684542	7.461038573
6	80.01733949	7.460846079
7	80.02520725	7.462235828
8	80.02339388	7.460133736
9	80.02152264	7.457426955
10	80.02208887	7.457493711
11	80.02420065	7.459773108
12	80.02562068	7.461255819
13	80.02646215	7.462044413
14	80.02801557	7.463466665
15	80.02806957	7.463434456
16	80.02808744	7.463429138
17	80.02739778	7.464127938
18	80.0280339	7.465403057
19	80.03117592	7.464208854
20	80.0315044	7.463483265
21	80.03010832	7.459212337
22	80.02986166	7.458305634
23	80.02595178	7.455686946
24	80.02577084	7.456496752
25	80.01841255	7.454611221
26	80.01742581	7.456845762
27	80.01741504	7.456842953
28	80.01537658	7.456737597
29	80.01535441	7.457832538
30	80.01067096	7.458099478

31	80.0112384	7.46151423
32	80.01293815	7.463444788
33	80.01292935	7.463457155
34	80.01435385	7.46707944
35	80.01950375	7.467534501
36	80.01963093	7.466001132
37	80.02004027	7.468009482
38	80.01932105	7.472837337
39	80.02670804	7.467855667
40	80.0275612	7.467168048
41	80.02816272	7.466576898

Source: Urban Development Authority -
2023

3. Map - Mixed Development Zone -



Ledgent Mixed Developmet Zone Agricultural Zone Sensitive Conservation Zone Planning Area Main Roads Other Roads Zoning Coordinates Water Bodies		 1:15,000 Date of Preparation : 2023.06.06 Source : North Western Provincial Office Prepared By : North Western Provincial Office North Western Provincial Office
Zoning Coordinates - Mixed Development Zone - Zoning Plan - Kuliyapitiya Planning Area - 2023 - 2033 Kuliyapitiya Development Plan - 2023 - 2033 North West Provincial Office		

Source: Urban Development Authority - 2023

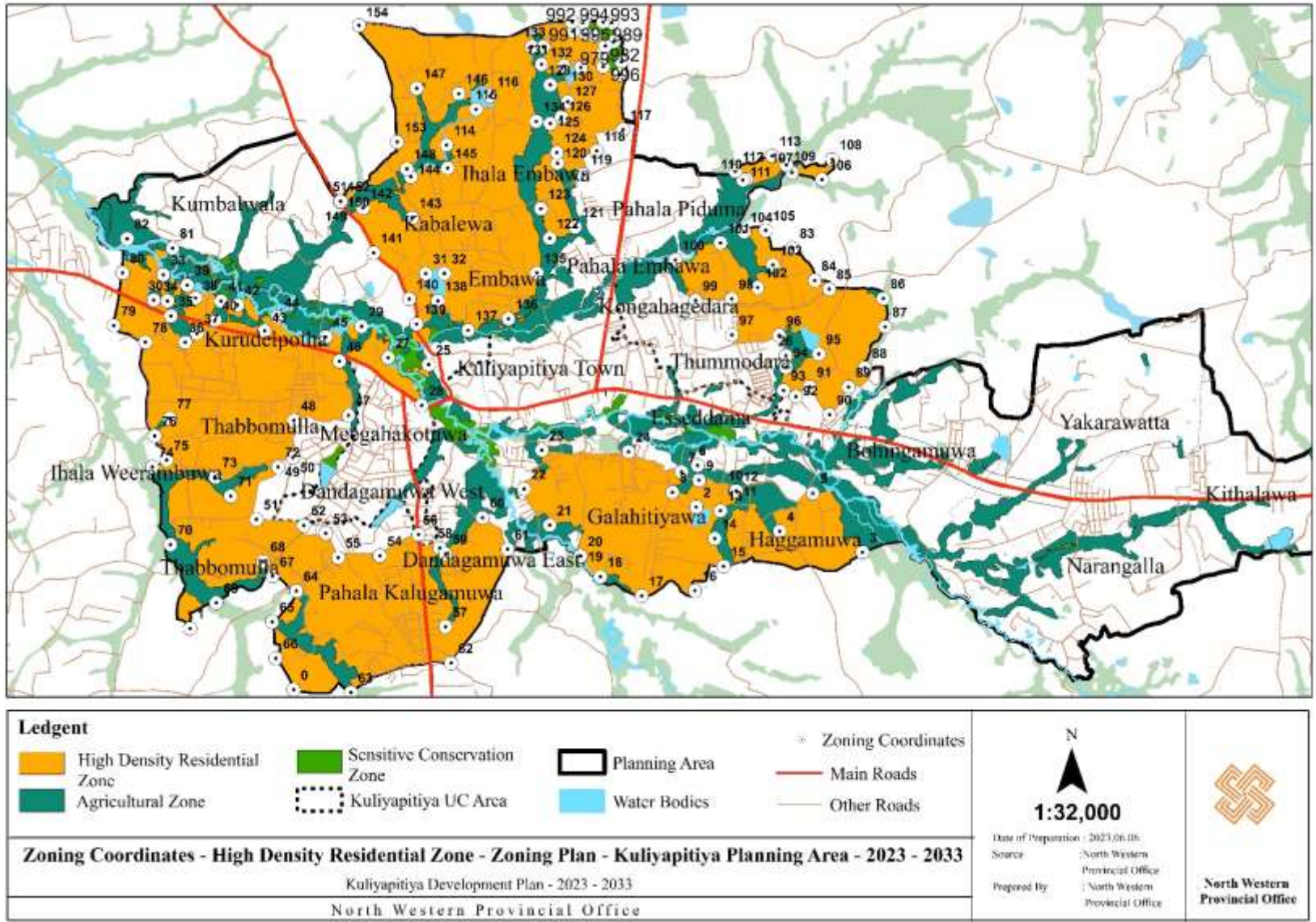
Table - Coordinate systems for mixed

Point No.	X Coordinate	Y Coordinate
1	80.10549319	7.456755921
2	80.10450046	7.457325662
3	80.10356053	7.456663283
4	80.10213664	7.459585075
5	80.10337833	7.459656339
6	80.10998673	7.460394911
7	80.11094581	7.457937256
8	80.11148153	7.459136833
9	80.11275962	7.462629017
10	80.10477677	7.463485139
11	80.10695814	7.464401966
12	80.11011735	7.461279079
13	80.11180229	7.462322388
14	80.10760694	7.464735142
15	80.11703981	7.465829454
16	80.1163289	7.460713832
17	80.11261207	7.458992849
18	80.11144342	7.456059209
19	80.10601272	7.455448469
20	80.10315749	7.455428529
21	80.10075566	7.455977237
22	80.09951445	7.458712019
23	80.10115311	7.459856891
24	80.09690544	7.459497727
25	80.09417608	7.458977595
26	80.09150568	7.458094211
27	80.09072854	7.458369361
28	80.09093655	7.457430343
29	80.08999373	7.456577145

30	80.08576809	7.456670474
31	80.08451865	7.458244205
32	80.08490783	7.459180797
33	80.08129973	7.460211559
34	80.08237845	7.461479294
35	80.08526284	7.460989301
36	80.0855316	7.462681978
37	80.08555113	7.462677263
38	80.08714411	7.463123124
39	80.08712867	7.463129775
40	80.09444326	7.465172905
41	80.09544809	7.463816813
42	80.09681047	7.464395005
43	80.09994473	7.466053746
44	80.06740322	7.465552485
45	80.06992865	7.4657473
46	80.07593258	7.463187318
47	80.07712776	7.462347002
48	80.08149405	7.461689632
49	80.08029881	7.460242893
50	80.07281933	7.462861107
51	80.07372388	7.463131704
52	80.0740555	7.463799601
53	80.07318796	7.464066457
54	80.07240475	7.463587702
55	80.06927151	7.464194142
56	80.06731424	7.464868131
57	80.06566082	7.464886318
58	80.06511226	7.465130552
59	80.06432753	7.465634135
60	80.06489266	7.466769742
61	80.06682612	7.466477107

62	80.11630065	7.464236014
63	80.1168327	7.464110928
64	80.11662845	7.463561022
65	80.11711012	7.464857851
66	80.11710345	7.464850285
67	80.11711012	7.464857851
68	80.11571133	7.463650029
69	80.11500873	7.461914456
70	80.11447493	7.46205844
71	80.11437205	7.463666035
72	80.11387201	7.465057805
73	80.1152007	7.465032921
74	80.11627544	7.465378412
75	80.11627208	7.465368753

Source: Urban Development Authority -
2023



Source: Urban Development Authority - 2023

Table - Coordinate systems for high density residential zone

Point No.	X Coordinate	Y Coordinate			
1	80.01304176	7.44530648	31	80.02051911	7.475653614
2	80.01397456	7.447147868	32	80.00154538	7.478013999
3	80.0037877	7.44938455	33	80.02636087	7.480471
4	80.0510788	7.459263094	34	80.02805818	7.480481044
5	80.06624984	7.455171324	35	80.00243254	7.480319197
6	80.05869746	7.45706919	36	80.00279979	7.477933277
7	80.06172101	7.460526388	37	80.00312588	7.476571704
8	80.05119326	7.463047269	38	80.00443013	7.474176949
9	80.04973526	7.462446558	39	80.00550032	7.474989888
10	80.04890053	7.460595775	40	80.00537618	7.478222072
11	80.05133145	7.461707647	41	80.00460475	7.479380019
12	80.05464189	7.460811659	42	80.00714971	7.476196628
13	80.05469833	7.460747856	43	80.00769852	7.477925565
14	80.05471643	7.460736259	44	80.0091977	7.477579115
15	80.05329649	7.458938422	45	80.01166797	7.475229197
16	80.05277325	7.456390957	46	80.0128282	7.476475825
17	80.05358609	7.453861292	47	80.01724594	7.474702133
18	80.0509642	7.451647977	48	80.01850267	7.472478052
19	80.04611814	7.451159276	49	80.01934166	7.467540765
20	80.0423513	7.452896647	50	80.01435385	7.46707944
21	80.04055743	7.454755568	51	80.01427001	7.463717798
22	80.04053736	7.45477977	52	80.01426513	7.463703716
23	80.03771732	7.457578256	53	80.0109515	7.458065029
24	80.03536952	7.460885998	54	80.01527528	7.457523508
25	80.03698892	7.464413174	55	80.01728187	7.456808217
26	80.04559958	7.464906388	56	80.01841255	7.454611221
27	80.02664787	7.472182361	57	80.01841837	7.454598212
28	80.05924062	7.473055463	58	80.02574819	7.456717758
29	80.02294228	7.472809607	59	80.02822489	7.448322503
30	80.02601149	7.468466429	60	80.02819744	7.454788013
			61	80.0282303	7.454847883
			62	80.03158737	7.458264346

63	80.03387262	7.455390455
64	80.0287447	7.445015691
65	80.01965279	7.44311796
66	80.01533674	7.451293235
67	80.01381359	7.448475311
68	80.01379345	7.448476712
69	80.01241882	7.452897473
70	80.01156802	7.454237775
71	80.00650868	7.451854431
72	80.00370957	7.456286776
73	80.00860115	7.460179496
74	80.01160889	7.463084156
75	80.00719333	7.4619101
76	80.00290816	7.462296185
77	80.00275273	7.463458391
78	80.00165936	7.465647278
79	80.00303557	7.467245367
80	80.00080142	7.474182877
81	79.99791815	7.475685935
82	79.99870075	7.48048598
83	80.00326752	7.482745754
84	79.99911069	7.483598257
85	80.05982614	7.482858035
86	80.06186451	7.47989399
87	80.06317904	7.479121844
88	80.06811357	7.478268084
89	80.06830158	7.475695374
90	80.06644982	7.471944692
91	80.06496889	7.470207504
92	80.06323824	7.467689634
93	80.06140249	7.470217723
94	80.06015848	7.469326881

95	80.05903919	7.469887211
96	80.05924313	7.471999601
97	80.06224295	7.47320783
98	80.0586202	7.474886453
99	80.05432269	7.474939132
100	80.05428315	7.478205689
101	80.05099034	7.478059467
102	80.04913334	7.481749156
103	80.05326478	7.483304048
104	80.05665651	7.479250926
105	80.05803473	7.481300618
106	80.05541647	7.484317206
107	80.05737558	7.484456644
108	80.0625107	7.489082383
109	80.05977673	7.489732683
110	80.0634519	7.490932202
111	80.0592561	7.490425006
112	80.05561855	7.48912277
113	80.05529562	7.489035932
114	80.05459529	7.48982009
115	80.05797411	7.491237928
116	80.02824869	7.492178075
117	80.03093398	7.49543777
118	80.03220103	7.496630976
119	80.04434942	7.493611905
120	80.04194344	7.491661597
121	80.04072446	7.489541549
122	80.03836881	7.490550366
123	80.03999192	7.48472629
124	80.0376779	7.483711662
125	80.03686749	7.486391233
126	80.03831775	7.491512125

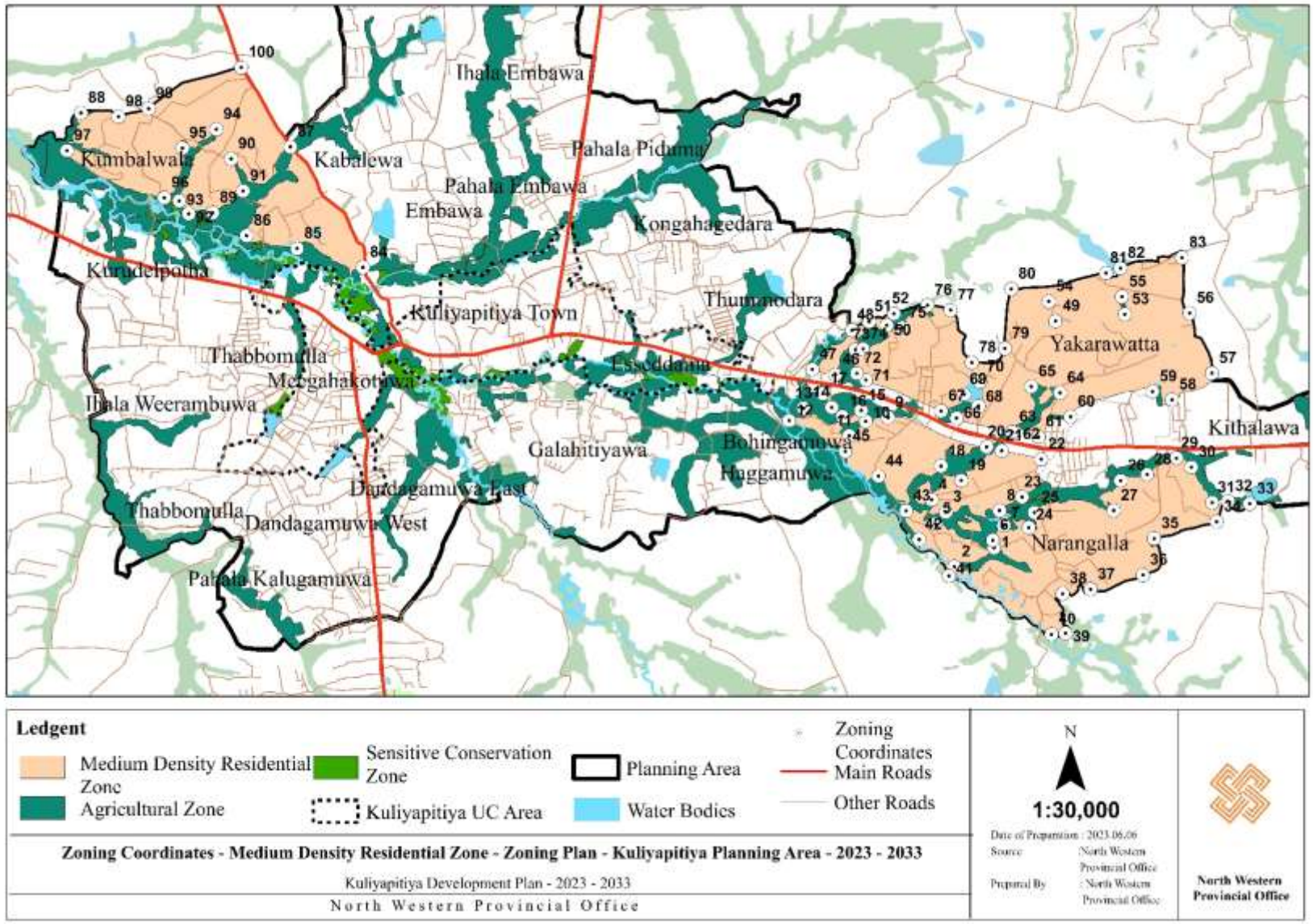
127	80.03770725	7.494157031
128	80.03871917	7.494753872
129	80.03929608	7.496140961
130	80.03770496	7.497669334
131	80.04049731	7.49926143
132	80.03892922	7.499401952
133	80.03689408	7.499539575
134	80.03704484	7.501138071
135	80.03601384	7.50113688
136	80.03641949	7.494350475
137	80.03650849	7.480546153
138	80.0339159	7.476368486
139	80.03022968	7.475316605
140	80.02747625	7.477987596
141	80.02553297	7.475875827
142	80.02486292	7.478149981
143	80.02161212	7.482359221
144	80.02063226	7.486445328
145	80.02511089	7.485541981
146	80.02499077	7.489283285
147	80.02835074	7.490090362
148	80.02934584	7.496855053
149	80.02550929	7.497343004
150	80.02461364	7.489996589
151	80.01855649	7.487007316
152	80.01854988	7.487017597
153	80.01857044	7.487045895
154	80.01858062	7.487030058
155	80.02374536	7.492455282
156	80.02023806	7.503068669
157	80.04330296	7.503353906
158	80.01602305	7.442365175

159	80.0434882	7.501622172
160	80.04419305	7.499784893
161	80.04405708	7.498630974
162	80.04248703	7.500592013
163	80.04271856	7.501237419
164	80.04171123	7.50215169
165	80.04092297	7.50227056
166	80.04066307	7.503316376
167	80.04251283	7.503408205
168	80.04100676	7.503202253
169	80.04093963	7.503236061
170	80.04385972	7.498741512
171	80.01397456	7.447147868

Source: Urban Development Authority -

2023

5. Map - Medium Density Residential Zone



Source: Urban Development Authority - 2023

Table – Coordinate system for medium density residential zone

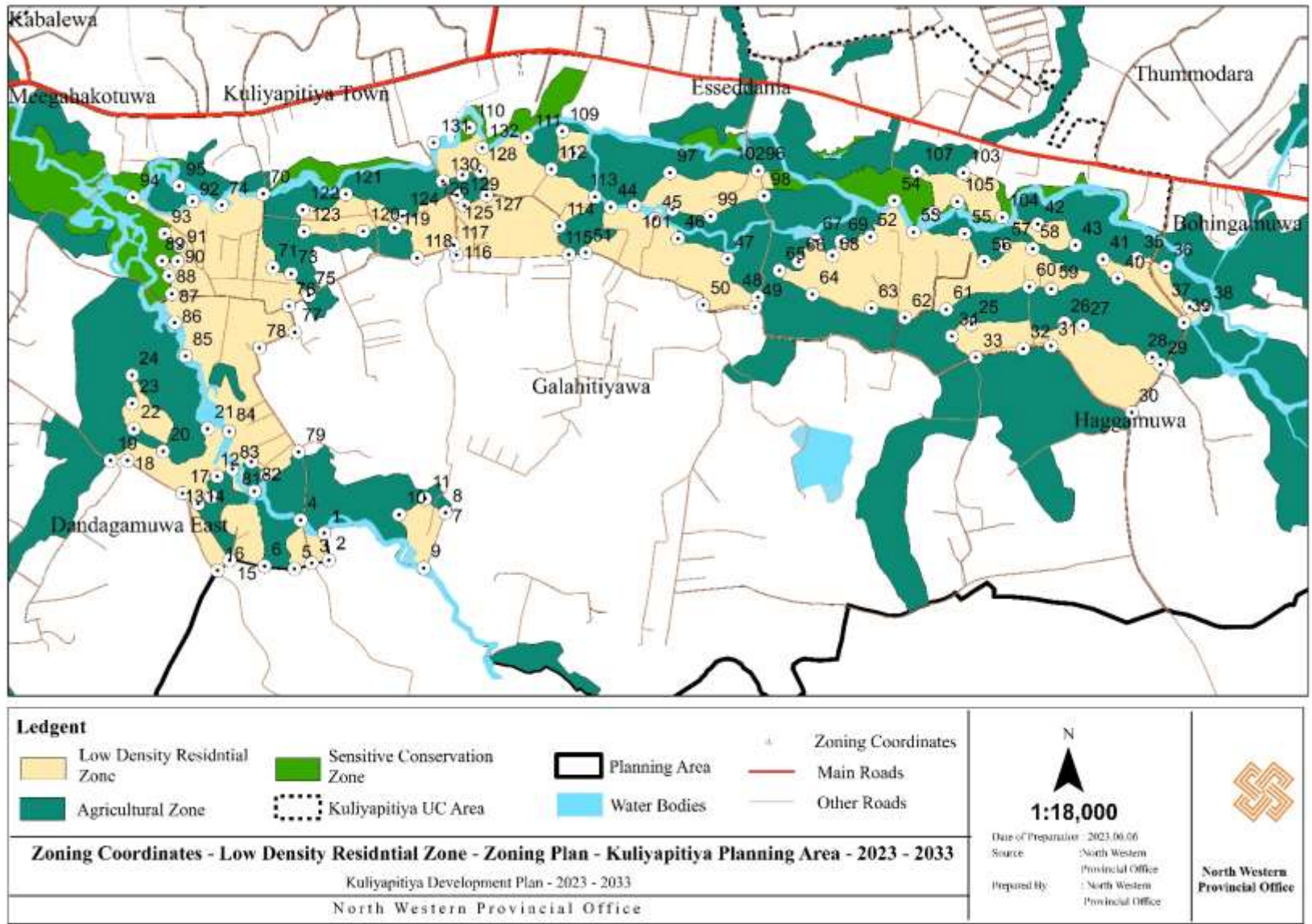
Point No.	X Coordinate	Y Coordinate			
1	80.08145328	7.449168321	31	80.09990081	7.455337112
2	80.08153103	7.449116762	32	80.10128654	7.455459443
3	80.07654375	7.454468311	33	80.10319906	7.455236975
4	80.07557306	7.453437008	34	80.10030537	7.453660886
5	80.07560755	7.453452375	35	80.09482166	7.452186369
6	80.0806599	7.452007028	36	80.09384387	7.448985001
7	80.08065547	7.452080234	37	80.08925449	7.44772275
8	80.08066685	7.452160643	38	80.08679291	7.447332206
9	80.07145907	7.462733342	39	80.08705684	7.443881879
10	80.07161491	7.462727608	40	80.08581826	7.443773758
11	80.07179471	7.46272191	41	80.0817831	7.446114123
12	80.07193255	7.462728111	42	80.07297972	7.454543351
13	80.07202837	7.462770133	43	80.07305111	7.454568826
14	80.07214218	7.462806202	44	80.07062799	7.457610859
15	80.072274	7.462830336	45	80.06772074	7.459764778
16	80.0723639	7.462830479	46	80.06682277	7.466477723
17	80.07251375	7.462818753	47	80.06481109	7.466935932
18	80.0761059	7.458503522	48	80.06828608	7.470369226
19	80.07788821	7.457233975	49	80.08613865	7.471196119
20	80.08132596	7.459875343	50	80.07132818	7.470803032
21	80.08143649	7.459840981	51	80.06976828	7.471127751
22	80.08488889	7.459100137	52	80.07195139	7.471830634
23	80.08321848	7.45579936	53	80.09220319	7.471803327
24	80.08381131	7.453117652	54	80.08553752	7.472924154
25	80.08431222	7.454445675	55	80.09195305	7.473343718
26	80.08919916	7.455347084	56	80.09789283	7.471917685
27	80.08927708	7.455338232	57	80.09986675	7.466655158
28	80.09419349	7.457792083	58	80.09636631	7.464329611
29	80.09756218	7.459087543	59	80.0946551	7.465038224
30	80.09806752	7.458434667	60	80.0855316	7.462681978
			61	80.08465756	7.461065228
			62	80.08265372	7.461427181

63	80.08233991	7.461486643
64	80.0865373	7.464914681
65	80.08402124	7.465458998
66	80.08343573	7.462561239
67	80.08331729	7.462417498
68	80.08326351	7.462313335
69	80.08309101	7.462248467
70	80.08243342	7.461949562
71	80.06950442	7.466030521
72	80.06870761	7.466591993
73	80.06858099	7.468673033
74	80.06925733	7.468735918
75	80.07267282	7.470578726
76	80.07490044	7.472570814
77	80.07692947	7.472151491
78	80.07879782	7.467546966
79	80.08169659	7.468796853
80	80.08224968	7.474010795
81	80.09055206	7.47539952
82	80.09182483	7.475836974
83	80.09722341	7.476764091
84	80.02536275	7.475805828
85	80.01958766	7.477445099
86	80.01514669	7.478558247
87	80.0170881	7.482467288
88	80.00060742	7.489278104
89	80.01380199	7.485313114
90	80.01378682	7.485281768
91	80.01387658	7.485098724
92	80.01006956	7.480466654
93	80.00924388	7.481598889
94	80.01248972	7.487862408

95	80.0095051	7.486216912
96	80.00793657	7.481858365
97	79.999381	7.485982897
98	80.00389432	7.488954292
99	80.00655093	7.489674156
100	80.01466468	7.493281429

Source: Urban Development Authority -
2023

6. Map - Low Density Residential Zone



Source: Urban Development Authority - 2023

Table – Coordinate system for low density residential zone

Point No.	X Coordinate	Y Coordinate			
1	80.03722108	7.456199516	31	80.05737841	7.461534572
2	80.03735829	7.455426802	32	80.05722864	7.461497244
3	80.03686636	7.455347227	33	80.05587098	7.461249808
4	80.03654447	7.456570046	34	80.05559178	7.462366104
5	80.03637387	7.455177146	35	80.06048382	7.464079417
6	80.03551689	7.455252151	36	80.06131355	7.463852174
7	80.04070253	7.456812994	37	80.06146772	7.463388258
8	80.040694	7.456788576	38	80.06196393	7.462665295
9	80.03975193	7.455504386	39	80.06182833	7.462250731
10	80.0400905	7.457199374	40	80.06055939	7.463227403
11	80.0401097	7.457189836	41	80.06050536	7.46328474
12	80.03415516	7.45781536	42	80.05764236	7.465058218
13	80.03398905	7.45723213	43	80.05687265	7.465014601
14	80.03361182	7.457031122	44	80.04540683	7.465525577
15	80.03451668	7.455421919	45	80.04667725	7.465189312
16	80.03416952	7.455128503	46	80.04733909	7.464629476
17	80.03316601	7.457332123	47	80.04876283	7.464050208
18	80.03158737	7.458264346	48	80.04963169	7.462957291
19	80.03109689	7.45826496	49	80.04955329	7.462676023
20	80.03260485	7.458529347	50	80.04806504	7.462736827
21	80.03387545	7.459173002	51	80.0446976	7.46423088
22	80.031764	7.459172421	52	80.05372588	7.4653631
23	80.03171783	7.45989909	53	80.05408515	7.464824681
24	80.03171349	7.460700598	54	80.05417626	7.464820044
25	80.05575087	7.46219589	55	80.05554064	7.464786479
26	80.05840953	7.462238363	56	80.05611128	7.463997848
27	80.05894363	7.462171433	57	80.05668532	7.464431837
28	80.06092646	7.461258263	58	80.05724704	7.464561467
29	80.06102247	7.461186639	59	80.0580316	7.463203742
30	80.06034028	7.459685634	60	80.05739815	7.463275298
			61	80.05502501	7.462617365
			62	80.05383791	7.462383572

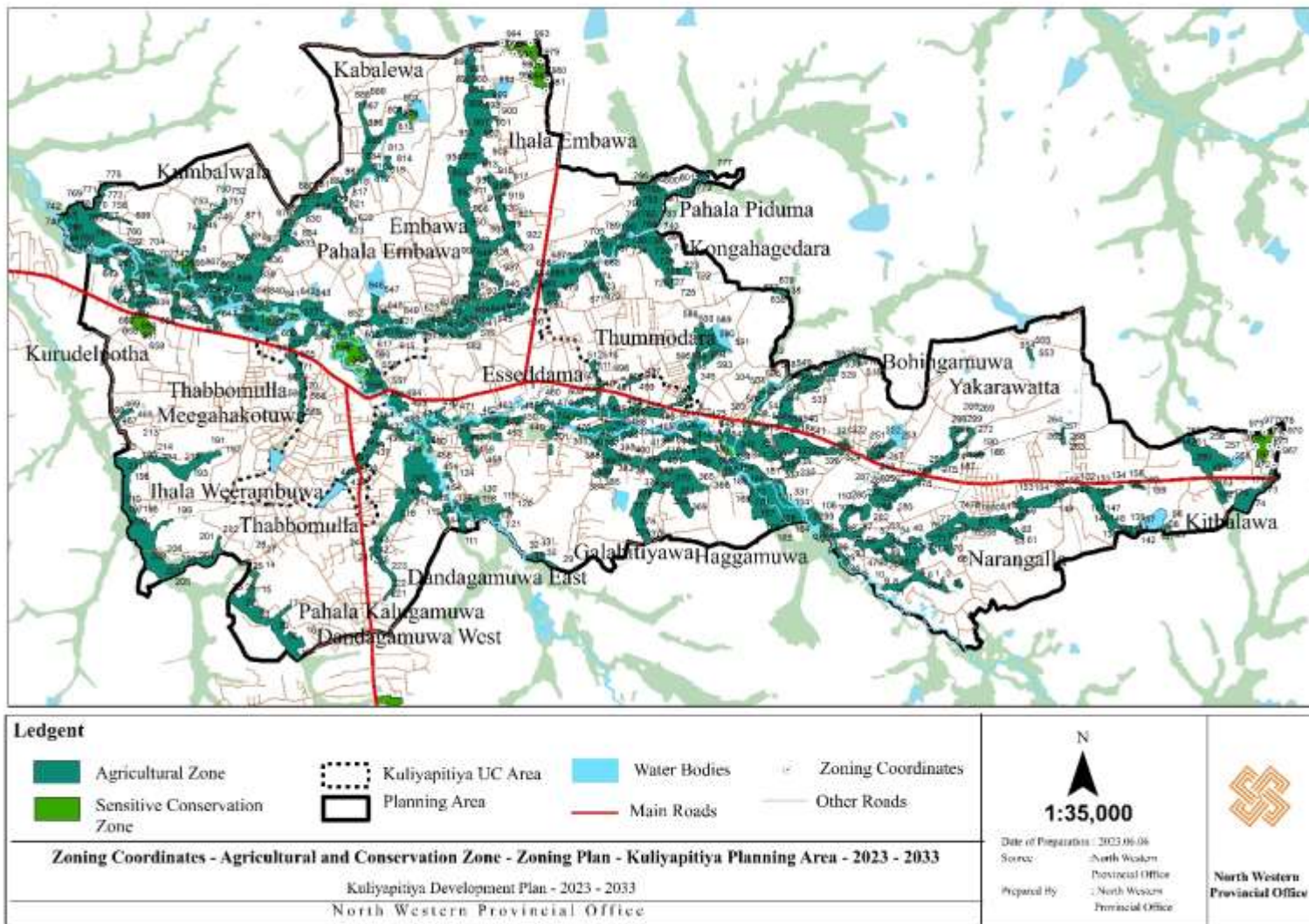
63	80.05287886	7.462651249
64	80.0511904	7.463043763
65	80.05054993	7.46338846
66	80.05074955	7.463723748
67	80.05088717	7.463859153
68	80.05175989	7.464145895
69	80.05201044	7.464563571
70	80.03545998	7.46589038
71	80.03574011	7.463779973
73	80.03626181	7.463607379
74	80.03637894	7.463446075
75	80.03676913	7.462988889
76	80.03619911	7.462685914
77	80.03637533	7.461932322
78	80.03535602	7.461486462
79	80.03648385	7.45851897
80	80.03556948	7.457871466
81	80.03513471	7.458237883
82	80.03507454	7.458224349
83	80.03503498	7.458227872
84	80.03449449	7.459097269
85	80.0332467	7.461250903
86	80.03293214	7.462204778
87	80.03285015	7.46302769
88	80.03276784	7.463536268
89	80.03256634	7.463969586
90	80.03301585	7.463958375
91	80.03307805	7.464395125
92	80.03303895	7.464475809
93	80.03263395	7.464750279
94	80.03172822	7.465779402
95	80.03304921	7.466104396

96	80.0496313	7.466574968
97	80.05009705	7.466059125
98	80.04980142	7.465851769
99	80.04827501	7.465272083
100	80.04794057	7.465282301
101	80.04666322	7.46537949
102	80.0496313	7.466574968
103	80.05596262	7.466418151
104	80.0566238	7.465252006
105	80.05533687	7.465697038
106	80.05464891	7.465366575
107	80.05465365	7.465799386
108	80.04402106	7.467689221
109	80.04402106	7.467689221
110	80.04173023	7.467214677
111	80.04332956	7.466775668
112	80.04370874	7.466606654
113	80.04496133	7.465818915
114	80.04393889	7.464978015
115	80.044212	7.464170033
116	80.04099638	7.46415449
117	80.04096248	7.464166256
118	80.03986862	7.464061261
119	80.03922367	7.464918977
120	80.03917571	7.464926075
121	80.03910377	7.464935527
122	80.03904382	7.464949783
123	80.03901505	7.464949735
124	80.03944638	7.46526024
125	80.04100757	7.465849866
126	80.04122087	7.465553948
127	80.04133964	7.465601671

128	80.04147362	7.465676517
129	80.0411664	7.466435592
130	80.0406017	7.466257116
131	80.04073288	7.467210202
132	80.04173023	7.467214677

Source: Urban Development Authority -
2023

7. Map - Agriculture and Conservation Zone



Source: Urban Development Authority - 2023

Table - Coordinate systems for the agricultural and conservation

Point No.	X Coordinate	Y Coordinate
1	80.08320307	7.450128427
2	80.0835898	7.45001837
3	80.08397731	7.449402876
4	80.0824871	7.449747885
5	80.08076015	7.450352318
6	80.07996629	7.450041315
7	80.07931302	7.449293801
8	80.07825916	7.449471597
9	80.07754733	7.449380759
10	80.07761483	7.449901256
11	80.0786897	7.450078796
12	80.07996553	7.450525816
13	80.08098454	7.451418202
14	80.01533186	7.449155047
15	80.01798302	7.447288669
16	80.01827249	7.447127195
17	80.01997674	7.444700882
18	80.01965279	7.44311796
19	80.01927287	7.442600466
20	80.01701197	7.445320873
21	80.01555869	7.445985393
22	80.01366724	7.447432059
23	80.01279337	7.448186615
24	80.0133335	7.448890983
25	80.01485836	7.450822248
26	80.01533674	7.451293235
27	80.01538379	7.451330701
28	80.04397327	7.453056336
29	80.04471956	7.451662103

30	80.04356928	7.452429089
31	80.04260675	7.452439298
32	80.04188244	7.452671008
33	80.04263966	7.45297906
34	80.07764783	7.45380297
35	80.07765752	7.453740778
36	80.07822856	7.452877095
37	80.07969066	7.452834798
38	80.08070281	7.454556991
39	80.07871597	7.454460218
40	80.07955073	7.454131345
41	80.0810463	7.452897133
42	80.08101955	7.452837755
43	80.08062635	7.45136155
44	80.0795139	7.451599551
45	80.07830885	7.452125943
46	80.07739625	7.452871005
47	80.07680163	7.452932279
48	80.07638866	7.453343159
49	80.07548295	7.45341964
50	80.07453883	7.453780393
51	80.07470519	7.454088822
52	80.07618718	7.454381617
53	80.07714219	7.454413742
54	80.07810668	7.455013391
55	80.10597416	7.455582398
56	80.10520077	7.455306582
57	80.10504259	7.455682466
58	80.10563679	7.456131414
59	80.09113242	7.456336025
60	80.09073331	7.455149214
61	80.0913473	7.454901883

62	80.09122577	7.454489014
63	80.09063522	7.454634652
64	80.08980783	7.455111752
65	80.08814407	7.455533872
66	80.08743198	7.455593895
67	80.08618012	7.455444333
68	80.08455699	7.453027891
69	80.08266533	7.453664799
70	80.08233614	7.454157162
71	80.08283613	7.454823086
72	80.08328604	7.455316185
73	80.08535337	7.455941369
74	80.08462077	7.455860199
75	80.08301099	7.455106418
76	80.08210249	7.455176369
77	80.08277243	7.45553419
78	80.08541216	7.45712906
79	80.08703445	7.45663574
80	80.08794726	7.456679261
81	80.08931633	7.456840245
82	80.08975716	7.457015106
83	80.08999373	7.456577145
84	80.07442365	7.455132988
85	80.07539704	7.455558015
86	80.07549348	7.455099023
87	80.07543356	7.455089359
88	80.07429442	7.454390121
89	80.0728004	7.454253176
90	80.07281937	7.454236364
91	80.07282692	7.454207901
92	80.07372047	7.452679172
93	80.07418509	7.452206169

94	80.07400234	7.451800335
95	80.07356365	7.451947028
96	80.07267624	7.453469338
97	80.07202441	7.454728118
98	80.07124152	7.455494007
99	80.07092691	7.45585479
100	80.06996614	7.456285112
101	80.06992215	7.456391332
102	80.06990761	7.456491798
103	80.06998314	7.45739671
104	80.07057819	7.457674581
105	80.07219945	7.455512654
106	80.07221683	7.455511934
107	80.07339794	7.455390184
108	80.07324179	7.456666166
109	80.07415685	7.457757905
110	80.07560798	7.457862717
111	80.03638327	7.455180393
112	80.03542046	7.455275124
113	80.03463067	7.457017868
114	80.03428396	7.456487931
115	80.03397412	7.457202198
116	80.03388668	7.45752505
117	80.03748481	7.457851581
118	80.03930663	7.457902454
119	80.0401402	7.457441586
120	80.0408676	7.457016638
121	80.0401097	7.457189836
122	80.03866693	7.456375882
123	80.03700582	7.456245416
124	80.03550066	7.457685647
125	80.03489459	7.458091616

126	80.03486732	7.458125031
127	80.03488406	7.458166609
128	80.03491635	7.45820614
129	80.03496666	7.458227758
130	80.03686089	7.458435904
131	80.09722188	7.459920426
132	80.09810766	7.459619072
133	80.09920476	7.459396434
134	80.10063032	7.459677126
135	80.10092549	7.459345617
136	80.09935274	7.458639995
137	80.09981728	7.457082158
138	80.10018901	7.456560175
139	80.10200826	7.455762603
140	80.10275677	7.455914271
141	80.102924	7.455663778
142	80.10231505	7.455012384
143	80.10188638	7.455116413
144	80.10128649	7.455492341
145	80.09987675	7.455392105
146	80.09909489	7.456673358
147	80.09764716	7.458975355
148	80.09551323	7.458742613
149	80.09472254	7.4582762
150	80.09369514	7.457607088
151	80.09232378	7.457686332
152	80.09056535	7.457550079
153	80.09092239	7.458577817
154	80.09230654	7.458519577
155	80.09451369	7.459247281
156	80.09549774	7.459464122
157	80.09690544	7.459497727

158	80.10214795	7.460034904
159	80.10337833	7.459656339
160	80.10283679	7.459492823
161	80.11139157	7.459183355
162	80.11085471	7.457999164
163	80.11045102	7.458750304
164	80.06813359	7.456071905
165	80.06644794	7.455421311
166	80.06574685	7.456439918
167	80.06480286	7.456300038
168	80.0645576	7.457510899
169	80.06425894	7.458475735
170	80.06427986	7.458511656
171	80.06431199	7.459026117
172	80.11639007	7.460685212
173	80.11468512	7.459101006
174	80.11348661	7.457136803
175	80.11208861	7.457664329
176	80.11486548	7.459828834
177	80.11570506	7.460531868
178	80.11603965	7.46176855
179	80.1163289	7.460713832
180	80.06407458	7.46182337
181	80.06492917	7.461662639
182	80.06322075	7.460854542
183	80.06296955	7.46107579
184	80.06250312	7.461681325
185	80.08718505	7.463003557
186	80.08722343	7.462989261
187	80.08637061	7.462588373
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694	80.00216247	7.481681493
695	80.00255307	7.481777878
696	80.00373211	7.4811057
697	79.99887336	7.481931964
698	80.00134816	7.482558564
699	80.0031911	7.48329862
700	80.00645138	7.481671755
701	80.00645118	7.481640064

702	80.00643067	7.481631327
703	80.00536956	7.481535348
704	80.00534718	7.481563067
705	80.04877257	7.482350465
706	80.04876689	7.482304518
707	80.04770192	7.482811698
708	80.04841015	7.483479172
709	80.04914453	7.483587563
710	80.05532216	7.484384927
711	80.05541021	7.484314664
712	80.05541647	7.484317206
713	80.05559115	7.484148829
714	80.05618865	7.483443985
715	80.05655291	7.482971959
716	80.05649968	7.482682848
717	80.05655667	7.481990046
718	80.05655382	7.481903311
719	80.05651531	7.48162511
720	80.05743267	7.481198197
721	80.05815942	7.481283594
722	80.05851355	7.480518538
723	80.0579766	7.480479387
724	80.05667533	7.480601579
725	80.05663461	7.47981614
726	80.05629097	7.479288375
727	80.055886	7.479469555
728	80.05580486	7.479829269
729	80.05562008	7.480844868
730	80.05485232	7.48150577
731	80.0543981	7.482234013
732	80.05366648	7.482780247
733	80.05281319	7.483256034

734	80.05084596	7.483188428
735	80.05318251	7.484131566
736	80.05437049	7.484822567
737	80.054543	7.484885054
738	80.05494608	7.484761709
739	80.0552003	7.484472816
740	80.05532216	7.484384927
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742	79.99612315	7.486255479
743	80.01228079	7.486890346
744	80.01223867	7.486848165
745	80.01119153	7.486231292
746	80.01118099	7.486231274
747	80.00927251	7.481681243
748	80.00835441	7.48190647
749	80.01210584	7.488032097
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765	79.99757838	7.482955918

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776	80.06034538	7.490474739
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781	80.05558186	7.486998769
782	80.0552476	7.486158427
783	80.05488396	7.48542018
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787	80.05058925	7.482406908
788	80.04953955	7.482755112
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797	80.05488387	7.489841087

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940	80.03955224	7.476829496
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984	80.04171123	7.50215169
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986	80.04066307	7.503316376
987	80.04093963	7.503236061
988	80.04100676	7.503202253
989	80.04251283	7.503408205

Source: Urban Development Authority -
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