

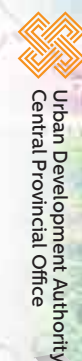


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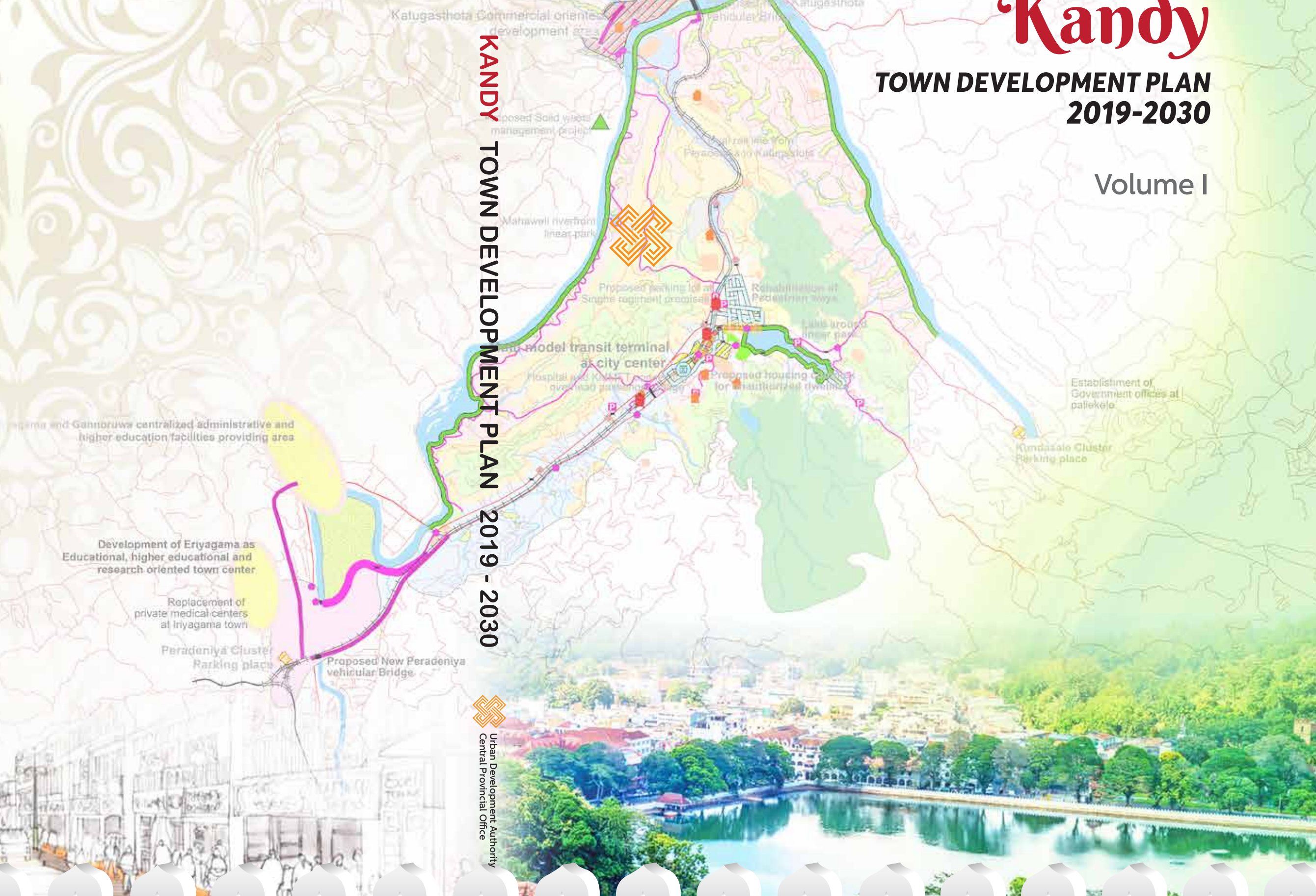
TOWN DEVELOPMENT PLAN 2019-2030

Volume I

KANDY TOWN DEVELOPMENT PLAN 2019 - 2030



Urban Development Authority
Central Provincial Office



Urban Development Authority
Central Provincial Office

KANDY DEVELOPMENT PLAN
2019-2030

VOLUME I



Central Provincial Office
Urban Development Authority



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Gazette Notification



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EXTRAORDINARY

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(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE GREATER KANDY MUNICIPAL COUNCIL AREA

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8G of the Urban Development Authority Law, No. 41 of 1978 as amended from time to time that I, Patali Champika Ranawaka, the Minister in charge of the subject of Megapolis & Western Development, by virtue of the powers vested in me under Section 8F of the said law, had approved the development plan on the 28th day of June, 2019 for the Greater Kandy Municipal Council Area, prepared under Section 8A of the said Law.

PATALI CHAMPIKA RANAWAKA,
Minister of Megapolis and Western Development.

28th June 2019.

Approval of the Development Plan for the Greater Kandy Municipal Council Area

Public are hereby informed that the Development Plan prepared under Section 8A of the Urban Development Authority (Amendment) Act, No. 4 of 1982, for the Greater Kandy Municipal Council Area has been approved on 28th June 2019, by Hon. Patali Champika Ranawaka, Minister of Megapolis and Western Development by virtue of powers vested on him under Section 8 "F" of the said Amendment Act.

DR. JAGATH MUNASINGHE,
Chairman,
Urban Development Authority.

28th June 2019.

07 - 4555/14



I. Honorable Minister's forward



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for all urban development areas in the Central Region.

This development plan has been prepared for the implementation of the envisaged integrated development of the Kandy Municipal Council Area. Kandy town which is the commercial center and the administrative capital of the Kandy District, serves a large catchment of population. Further, the Kandy town and it's surrounding area possess a large repository of resources and cultural heritage and a potential for urban development.

Our effort is to support the entire Kandy District to be developed in par with the rest of the island by facilitating the appropriate physical environment.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Kandy Development Plan a success.

Patali Champika Ranawaka,
Minister of Megapolis & Western Development.





II. Mayor's forward



Kandy is a significant city as the last kingdom of the Sinhala dynasty and the most magnificent Sri Dalada Maligawa is also located in this city. Kandy is also important as the second capital of Sri Lanka and the capital of the Kandyan Kingdom. The city is enriched with tangible and intangible cultural heritage assets and UNESCO was declared Kandy as a world heritage city in 1988.

This municipality has a proud history of more than 150 years and has a proud history than any other local authority in Sri Lanka. Major responsibility of Kandy Municipal Councils is to accommodate the common needs of around 150,000 urban dwellers and 500,000 migrants daily.

I am delighted as the mayor regarding preparation of Kandy city development plan for the next 12 years, taking into consideration the anticipated developments in the economic, social, physical and environmental sectors by the Urban Development Authority, headed by the Ministry of Megapolis and Western Development.

I studied this plan and found that it has been used the modern techniques and the plan is successfully adapted to cultural and religious values of the Kandy city without harming the historical setting.

I hope that the Kandy city development will be implemented in this manner, which is proposed to be implemented up to 2030 by this plan, and the municipal council will carry out all the activities to be carried out by the Kandy municipal council proposed by this plan.

Kesara D.Senanayake
Mayor
Kandy Municipal Council



III Chairman's forward



Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Kandy Municipal Council Area has been prepared and enforced under such provisions. As a result of the declaration of the Kandy as an urban development area, the Urban Development Authority initiated the preparation of Kandy development plan considering physical, economic, social and environmental aspects of the Kandy Municipal Council Area and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Kandy: the ‘The Glorious Hill Capital’.

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

Dr. Jagath Munasinghe

Chairman of Urban Development Authority





IV FOREWORD

This Development Plan was prepared for the period of 12 years for the corporate area of Kandy Municipal Council by integrating expected development of physical, economic, social and environment sectors. The Kandy Development Plan was finalized by the Planning team of the Central Provincial Office of the Urban Development Authority with the corporation and the fullest support of the Kandy MC and other stakeholders. Rejuvenate historical dignity of the Kandy city which had been developed with the proud ancient history and re-establishment of the unique natural rich beauty environment which was legacy to the Kandy city but now humiliating, are recognized as the vision of this development plan. The plan which is being enforcing from 01st of January 2019 to 31st December 2029, be able to reach smart, protected and pleasant urbanized city through the identified objectives, goals and strategic projects.



V ACKNOWLEDGEMENT

We respect our resource persons who supported direct or indirect to prepare the Development Plan for the Kandy Municipal Council area. We honor at the very first, his worship the Mayor of the Kandy Municipal Council, Municipal Commissioner and the all staff of the KMC, We gratefully acknowledge the directions, advice and support provided by the Chairman, Urban Development Authority, Deputy Director General (Planning) Development Planning Division, Geographic Information Division, At last not least we thank all Government and Private Institutions and people who supported by providing data from the beginning phase up to the gazette phase of this document.





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Part

1





Introduction



1. Introduction

1.1 Background of Preparing the Development Plan

Existing economic, social, environmental, political and cultural factors of a town will have determined the future direction of the town and it will effect development of the town in a positive & negative way. Condition contest of these components will decide the future advancements which would begin in preparing the development plan.

The Urban Development Authority has been sanctioned as the key institution established under Act No 41 of 1978 to regulate the development of urban areas and thereby this area is also recognized by the subject Minister where the declared region be developed through preparation and implementation of the integrated development plan for physical, socio-economic and environment development as its core determination.

Kandy Municipality area has been declared as an urban development area under Extraordinary Gazette No. 26/8 of 7th March 1979 on Section 3 (1) of Section No 8 (a) of Amendment Act No 04 of 1982 under the UDA Law No 41 of 1978.

Since the validity of Kandy Development Plan for the period from 2002 to 2016 as implemented by the Urban Development Authority from 27th April 2002 as published under Extraordinary Gazette No 1290/01 dated 26th May 2003, has been lapsed on 31st December 2016 and granted further extension up to 31st December 2018, therefore, this development plan will be implemented from the year 2019.

the Central Provincial Office of the Urban Development Authority has initiated in preparing the Development Plan for the area covering Kandy Municipality in consideration of economic, social, physical, environmental and cultural components in the year 2017 and will be enforced the Development Plan for the period of 2019 -2030 with effect from 1st January 2019.

Structure of the area, environmental sensitivity, areas of attractive scenic beauty and comprising cultural component environmental factors and also natural environmental factors are particularly considered in preparing this development plan for expected years wherein development strategic planning and control mechanism are introduced herewith.





1.2 Planning Team

Key Stakeholders Institutions

1. Kandy Municipal Council

Key Advisory Institutions

- 1 Sri Dalada Maligawa (Tooth Relic Palace)
- 2 Chief Secretariat Division of Gangawata Korale
- 3 Central Environmental Authority
- 4 Sri Lanka Mahawelly Authority
- 5 Road Development Authority
- 6 National Building Research Organization
- 7 Provincial Road Development Authority
- 8 National Housing Development Authority
- 9 Board of Investments Sri Lanka
- 10 Provincial Tourist Board
- 11 Sri Lanka Tourist Development Authority
- 12 Natural Resource Management Centre
- 13 Archaeological Department
- 14 Central Cultural Fund
- 15 Sri Lanka Industrial Development Board
- 16 National Water Supply & Drainage Board
- 17 Strategic Cities Development Project
- 18 Japan Aided Corporate Agency
- 19 World Heritage Building Conservation Committee
- 20 Peradeniya University – Geography Department
- 21 Irrigation Department
- 22 Disaster Management Centre
- 23 Agriculture Department - Gannoruwa
- 24 Sri Lanka Chamber of Commerce



Other Stakeholder Groups

1. Local Government Department
2. Hantana Preservation Organization
3. Sri Lanka Railway Department
4. Dumbara Prison
5. Department of Wild Life Conservation
6. Laksala Kandy
7. National Botanical Gardens Department
8. Sri Lanka Police
9. Civil Defense Commanding Headquarters
10. Kandy General Hospital
11. Peradeniya Teaching Hospital
12. Ayurveda Department – Kundasale
13. Provincial Health Service Director’s Office – Kandy
14. SuwaSevena (Pvt) Hospital – Kandy
15. Forest Conservation Department
16. Sugthadasa National Sports Authority
17. Engineering Services Department
18. Sri Lanka Telecom
19. Buddhist Affairs Department
20. Sri Lanka Postal Department
21. Women’s Chamber of Commerce
22. Financial Institutions
 - People’s Bank
 - Commercial Bank
 - Bank of Ceylon
 - Sampath Bank
23. Sinhalese Business Union
24. Kandy Professional’s Union
25. Contractors Union
26. Private Businessmen
27. Central Province Architects Union
28. Tourist Hotel Owners Union





29. Sri Lanka Bar Association
30. Private Sector Housing Developers
 - Hyru Engineers (Pvt.) Company – Katugastota
 - Prime Homes (Pvt.) Company – Kandy
 - Rotary Club

Urban Development Authority – Planning Team

With the guidance of Dr. Jagath Munasinghe, Chairman of the Urban Development Authority, Plnr M.M.L.P. Wijayarathne, Plnr M.P. Ranathunga, Plnr. N.A.S.N.Nissanka former central provincial directors and present director Plnr. E.M.S.B. Ekanayake were the directors who lead following planning team to prepare this Kandy municipal area development plan.

1. Plnr. E.M.S.B. Ekanayake - Director (Central Province)
2. Plnr. H.W.Somarathne - Dy. Director (Planning)
3. Plnr. B.H.M.R.Bandara - Asst. Director (Planning)
4. Plnr. A.M.D.B.Athauda - Asst. Director (Planning)
5. Mrs. M.L.R.P.Munasinghe - Environment Officer
6. Mr. M.R.Amarasinghe - Planning Officer
7. Mrs. A.G.V.K.Jayasinghe - Planning Officer
8. Mr. N.G.Senaka Arunasiri - Planning Officer
9. Mrs. T.W.M.M.P.K. Wijetunge - Planning Officer
10. Mrs. P.G.C.Puspakumara - Planning Officer
11. Mrs. D.U.Ratnalankara - Planning Officer
12. Mrs. A.S.F.Ishana - Planning Officer
13. Mr. N.H.D.Wijethunga - Asst. Planning Officer
14. Miss. W.M.E.T.Weasinghe - Asst. Planning Officer
15. Miss. G.C.M.K. Munasinghe - Asst. Planning Officer
16. Mrs. D.G.H.S.Jayasinghe - Typist
17. Mrs. A.M.K.K.Abesekara - Typist
18. Mrs. S.K.D.Udaya Diwakara - Typist

Collaborate Divisions of UDA Head Office

1. Development Planning Division
2. Research & Development Division
3. Geographic Information Systems Division



4. Environmental and Landscaping Division

1.3 Scope

After carrying out research studies covering the authorized area of Kandy Municipal Council area and ten (10) Divisional Secretariat Divisions, this Development Plan has been prepared for the Kandy Municipality.

As per Draft National Physical Plan prepared for the year 2050, central mountainous area has been identified as environmental sensitive zone of Sri Lanka with all water resources are originated from the central hills. Hence the development plan has been prepared bearing in mind to limit population expansion and avoid large scale development projects in the Kandy Municipal area.

The Draft National Physical Plan insists that residential population is to be limit to 500,000 persons in the high urbanized zone of Kandy and in consideration of its carrying capacity analysis the anticipated population of the Kandy Municipal Council area is estimated as 106,000 during the year 2030.

Same plan contends that the district capital is to be named as the municipal limit of Kandy and this plan too follows it the similar way.

Along with the Central Expressway which has already begun the constructions offers resourceful linkages with Colombo and Kurunegala through Galagedara Interchange exist via Katugastota and Kandy. Accordingly, the future direction of Katugastota & Kandy would also be determined under this development plan.

The Strategic City Development Plan for 2030 claims that from Piimathalawa to Peradeniya, Kandy Town centre and Mahaiiyawa via to Katugastota, Tannakumbura to Kundasale, Pallekelle via to Digana area extended high dense development corridor, and clustered area as identified in the Greater Kandy Urban Development Plan for 2020, Kandy urban area, Peradeniya area, Katugastota area and Kundasale to Digana areas are also assimilated in the conceptual plan of this development plan.

The strategic development projects and guided plans identified by the Greater Kandy Urban Development Plan 2008-2020, Strategic Development Plan 2030 and Greater Kandy Development Plan 2020, are also included in this development plan.

A superior attention has been focused in this plan to preserve cultural landscaping and scenic beauty in and around the Sri Dalada Maligawa located in Kandy, a world heritage town, by introducing laws and regulations in controlling colors, heights, raw materials of buildings, sign boards, usages and colors of electric lightings scatted in and around the vicinity.





The (Sri Dalada) blessed Tooth Relic positioned in Kandy and the vicinity has been declared as a sacred area as per Extraordinary Gazette No 301 of 8th June 1984 and it has been further widened its boundaries by Extraordinary Gazette No 1209/19 of 8th November 2001 (Annexure-01). In and around Gatambe Raja Thaporamaya has also been declared as a sacred area by Extraordinary Gazette No 1120/15 of 23rd February 2000. Hence, all rules & regulations contained in those gazettes are reproduced in this development plan as well. (Annexure-02)

UNESCO organization has declared Kandy as a world heritage city in 1988 and by Extraordinary Gazette No. 1290/01 of 26th May 2003 and the Kandy Municipal area development plan prepared for 2002 – 2016 has identified 490 numbers of world heritage buildings along with 104 numbers of archeological buildings declared by Department of Archeology vide Extraordinary Gazette No 1401 of 8th July 2005 as implemented from 27th April 2002 are also further identified as world heritage buildings by this plan. (Annexure-03).

The plan also incorporates the “Varathenna – Hath Kinda” Environmental Protection Area' and its associated rules and regulations enshrined in the Mahaweli River by the Extraordinary Gazette Notification No. 2024/6 of 19th June 2007. (Annexure 04)

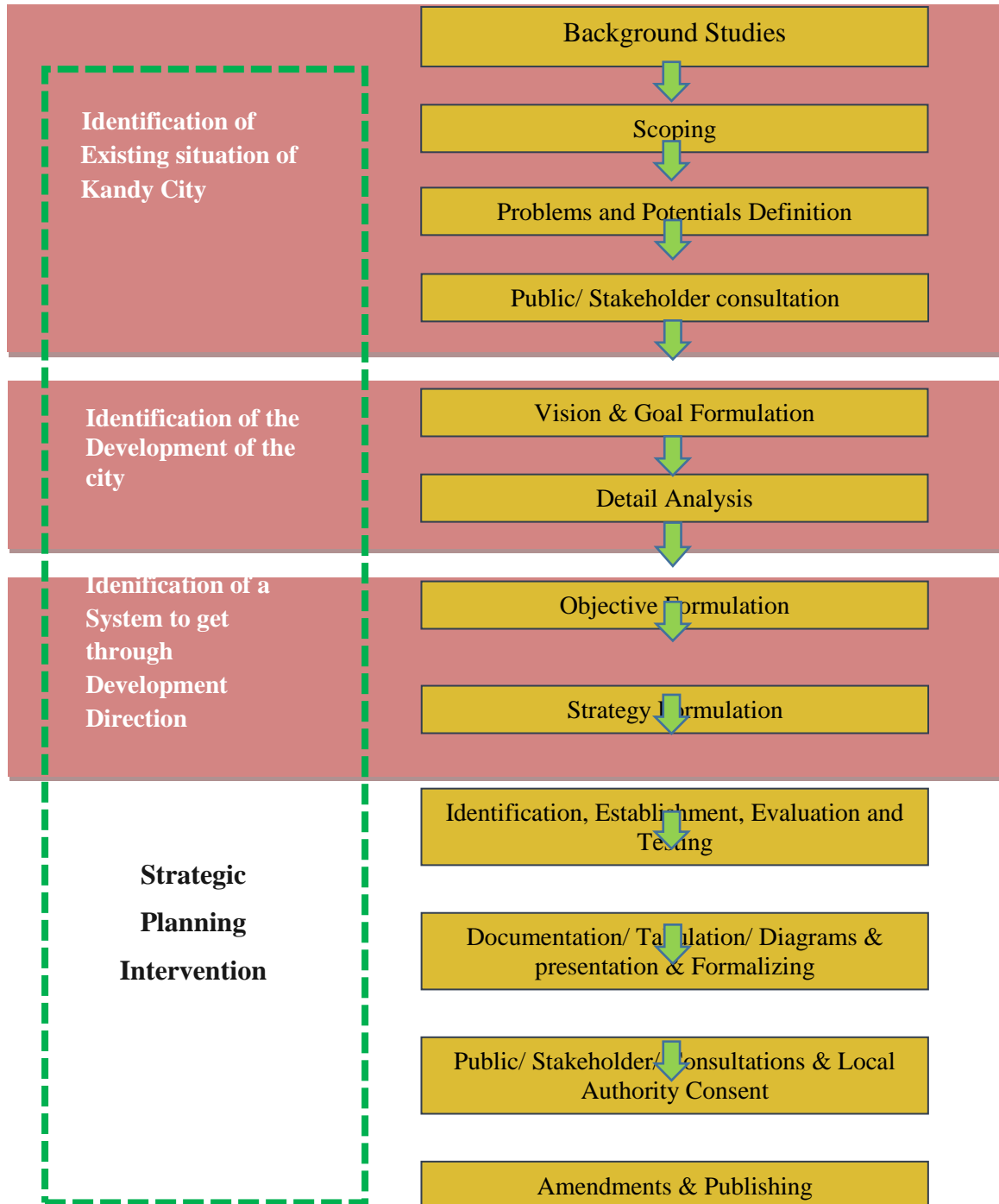
In order to preserve the historical, cultural values with the environmental landscaping and scenic beauty of mountainous areas in focusing exceptional attention on geographical settings of the Kandy city, a separate set of rules & regulations has been introduced by this plan. Further, special attention has been given planned city with tourist attraction and sustainable economy, comfortable lives for people by the year 2030 under this development plan.



1.4 Planning Process

Strategic Planning Process has been applied in preparing the Development Plan for the Kandy Municipal Council area which is given below.

Figure No. 1.1 Planning Process



Source: Urban Development Authority - Central Provincial Office Kandy 2018





1.4.1 Background Studies

As an initial step under background studies, a study was carried out for population, housing, employment, infrastructure facilities, topography and environmental situation and trends on relevant sectors for 10 nos. Secretariat Divisions of Greater Kandy Area.

1.4.2 Scoping

After studying past planning exercises focusing the Kandy city and getting experiences of them and as a results the future direction of planning studies has been done under this stage. Further the possible ways are searched in preparing development planning under broad guidelines specified in the National Physical Plan regarding Kandy area development. And also identified the impact of development projects intended to be launched under the national level.

1.4.3 Problems and Potentials Definition

With the background study of Kandy Municipal Area, some key problems are identified over a survey and an analysis of it which hinder the sound and worthy behavior of a town. Further, identified potential which inheritance to the town itself, will be appropriate for the development.

1.4.4 Public/ Stakeholder Consultation

A stakeholder's workshop has been organized with the participation of residents of the town, city users, institutions which are contributing towards good supremacy of the town and participants who may concern about the Kandy town and gathered problems & constraints from them and was able to identify undisputable problems & constrains by following the deify method in this workshop. Accordingly, such recognized problems and constrains after analyzing them with more details, the priority problem areas were identified to be addressed when preparation of the development plan.



1.4.5 Vision & Goals Formulation

With the development direction of Kandy urban zone, a vision is determined where achieving the determined vision, four (4) Goals have been decided & finalized.

1.4.6 Detail Analysis

Strength, weaknesses, opportunities and threats (SWOT) analyses of the urban area have been done in achieving the 4 objectives. In this process, environmental sensibility analysis, bearing capacity analysis, vision analysis, suitability analysis, inter urban relationship analysis methods etc. have been applied.

1.4.7 Objective Formulation

In achieving the determined goals via SWOT analysis, objectives have been independently determined in achieving 4 goals.

1.4.8 Strategy Formulation

New regulations, guide plans etc. regarding achieving objectives have been identified and described under following headings and included in Chapter 6th of this development plan.

01. Conceptual Plan
02. Land and building development strategies
03. Physical and Social Infrastructure Facilities development strategies
04. Economic development strategies
05. Sustainable environmental development strategies
06. Cultural and heritage management strategies
07. Implementation strategies





Preliminary Studies

2

2. Primary Studies

2.1 Study Area

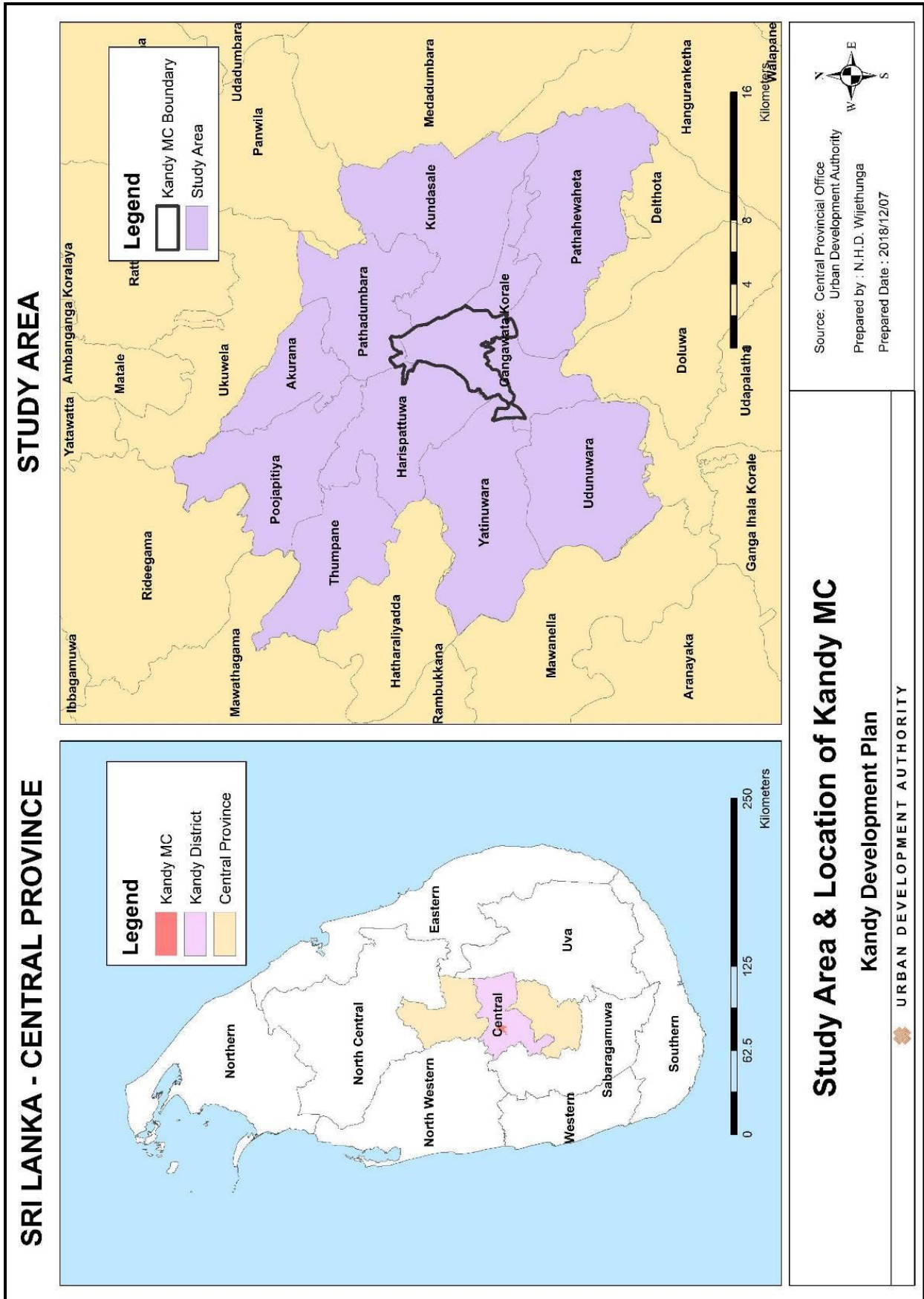
Kandy Municipal Council area is in the Kandy District of the Central Province of Sri Lanka and it covered land area of 26.45 sq. km or land extent of 2,645 hectares. It is situated in north latitudes of 7° 21' and east longitudes of 80° 45'. This municipality area is about 120 km distance from Colombo and known as 2nd major town in Sri Lanka.

Though Kandy Development Plan implementable to the Kandy Municipal Area, the exercise of preparing of this plan is done in consideration & studying of Ten (10) Divisional Secretariat areas of Thumpane, Poojapitiya, Akurana, Pathadumbara, Kundasale, Gangawata Korale, Harispaththuawa, Yatinuwara, Udunuwara and Pathahewahata respectively 747 Grama Niladhari divisions consisting of 608 sq.km in extent. This region is combined with 13 Local Authority Areas including a municipality, two urban councils and 11 Pradeshiya Sabhas.





Map No. 2.1 - Study Area of the Development Plan



Kandy Municipality is the only Municipal Council in the study area and it is bounded by Harispaththuwa PS & Patha Dumbara PS to the north, Patha Dumbara PS division & Kundasale PS to the east (Centre line of Mahawely River), Kandy Kadawathsatara PS & Gangawata Korale PS to the south, (Hanthana mountain range) Yatinuwara PS Harispaththuwa PS to the west.

The entire land area of Kandy Municipality is comprised with part of DS divisional area of Kandy Kadawathsatara & Gangawata Korale, part of DS divisional area of Harispaththuwa and part of DS divisional area of Patha Dumbara all comprised with 45 GN divisions and 21 Municipal Wards.

This town is located 500 – 600 meters above from the mean sea level & fitted to tropical rain forests where annual average temperature is about 24C° – 25C° degrees of Celsius with an annual rainfall of 1,700 – 2,400 mm in a region of salubrious climate.





2.2 Planning and Situation Analysis

Kandy territory drive up from 14th Century where King Wickramabahu the 3rd originally ruled (1357 - 1374 AD) who designated the Kandy city as the capital of his kingdom. Thereafter, the Kandy was the capital for three kings finally King Rajasinghe 1st (1581 – 1591 AD) who selected Seethawaka as his capital city and from then King Wimaladharmasuriya re-selected the Kandy as his territory (1592 - 1604 AD) and thereafter this capital was continued for 223 years by 9 kings and finally ended at 1815 AD when over thrown King Sri Wickrama RaJajasinghe by the British.

As a consequence of westerners' arrivals, the hindrance happened to the Buddhist people, most kings in the past had to allow number of other religious groups too to locate their own religious institutions in various locations in the Kandy town. As an important step at the time of King Wimaladharmasuriya the 2nd a Palace for the Holy Tooth Relic has been built and also number of other Buddhist temples were also constructed around the Sri Dalada Palace simultaneously. This time, number of Hindu Kovils, Muslim mosques, Christian churches etc. were also stationed. With all these religious institutions, Kandy city become not only an ancient, religious but also cultural significant location.

A grid pattern road network has been made for Kandy town during the year about 1800 and that road network linked as access with the ancient walawas as well (Dunuwila, Nugawala, Pilimathalawa Walawwas). During the colonial period, railway and road systems were developed in the Kandy town and in the year 1825 Colombo – Kandy Highway, Peradeniya Bridge in the year 1826, Kandy Matale Highway in 1831, Kandy – Haragama Road in 1847, Bandaranaike Road in 1865 and Kandy – Matale railway line has been extended in 1878.

Few development plans have already been prepared by the Planning Division of the Urban Development Authority in comprehensively considering Kandy and its glorious history, socio economic, cultural & environmental factors and the supremacy of the town based on existing demands.

According to the Draft National Physical Plan for 2050 prepared by the Department of National Physical Planning, Kandy is identified as the central environmental sensitive area. The plan further stressed that Kandy city and its environs is a high dense urbanized zone and also identified as the district capital in this development plan. Further projected population of the high



dense urbanized area is limited to 500,000 persons. (Annexure 05)

Through the Kandy development plan enforced by the UDA for 2002 – 2016, a development control mechanism by regulations, strategic zoning plan was prepared to development promotion and some extent to control. Special attention was given for the protection of archeological sites, natural environment and control of high-rise buildings etc. (Annexure 06)

As per Greater Kandy Development Plan prepared for the period from 2008-2020 covering land area of 273 sq. km in order to release the urban congestion and it was intended to develop the Kandy city as the world heritage city. Since administrative activities, educational centers, hospitals, Headquarters of Singha Regiment, Bogambara Prisons, municipal facilities such as Bogambara outer bus stand etc. have already been stationed within the city, further proposed to shift beyond the city limits in sub towns. Towns such as Kundasale, Digana, Katugastota, Peradeniya & Eriyagama were also proposed as sub towns centering to the Kandy city (Annexure 07).

Strategic Development Plan for 2030 comprising of Kandy four gravates & Gangawata Korale DS divisions and six other DS divisions, proposes hindrance to historical inheritance, spread of development activities towards environmental sensible areas and various constraints regarding traffic congestion etc. as a solution to them a high dense development corridor from Pilimathalawa to Peradeniya, Kandy city center via Mahaiyawa to Katugastota and also this development corridor from Tannakumbura to Kundasale, Pallekele through Digana area are also proposed for expansion. (Annexure 08)

In order to seek solutions to high demands for development activities along either side of main roads, high traffic congestion, threats to identity of world heritage buildings, threats to environmentally sensible areas, an attention has been focused through the Greater Kandy Development Plan prepared for 2020. This plan stressed that Kandy town is identified as a cluster development area for cultural and tourist activities, Peradeniya as a clustered area for high educational activities, Katugastota area as a clustered area for trade & commercial activities, Kundasale & Digana area for industrial associate cluster area and further to be developed strategically. (Annexure 09)





Colombo – Kandy Main Highway (A 01), Katugasthota – Kurunegala (A 10) road, Kandy – Jaffna (A 09) Road, Kandy – Mahiyangana Padiyatalawa (A 26) road, Kandy – Badulla (Raja Mawatha (B 413) road and Peradeniya – Badulla, Chenkalady (A 5) road are the key roads which connect the Kandy city. Among them A 1, A 9 and A 26 roads directly linked with the town center development zone (CBD). There are 2 railway line directly linked with Kandy Town Centre. One railway line is from Kandy to Peradeniya railway line. This line divide two parts and one part extend from Peradeniya to Colombo and other part extends from Peradeniya to Badulla. Other railway line extends up to Matale Railway Station. (Annexure 10)

As per data of the census 2012 of the Dept. of Census & Statistics, the population of the study area was 896,606 persons which is 4.4% of Island population, and it counts around 34.9% of provincial population in the country and reported as 66% of the district population. In considering population growth rate for the period from 2001 – 2012, the Kandy district growth rate was counted as 0.65% and the growth rate of the study area was 0.78%. Accordingly, the projected population of the study area would be 949,793 persons in the year 2017. The population in Kandy city area was 102,459 persons and counted as 0.5% in the island, 3.9% in the province, 7.4% in the district and 11.4% in the study area. Annual average growth rate of the Kandy urban area is -0.7% and accordingly projected population of the Kandy municipal area is projected as 98,922 persons in 2017. (Annexure 11)

Population density was 14 persons per one hectare of the Study area in the year 2012 and highest density founded in the Kandy municipal area. Further higher population growth could be seen extending along Kandy – Digana road, Peradeniya – Aladeniya road and Akurana – Alawathugoda road etc. Population data revealed that population density in the municipal area was 38 persons per -hectare in 2012 and it increased up to 76 persons per hectare in the case of residential land use concerned. Purnawatta west and Suduhumpola west Gramaseva Niladhari divisions population density was above 122 - 246 persons per hectare though it was recorded around 01- 20 persons per hectare in Kandy Dodanwala, Welata, Kandy Heerassagala and Ampitiya South GS divisions. (Annexure 12)

There was male population of 428,547 (48%)while female population of 468,059 (52%) in the year 2012 within the area Study area of Kandy. Male population in the Kandy Municipal area represented 49,916 (49%) and female population counted as 52,543 (51%).



Year 2012, considering the ethnicity, Sinhala community was 75.8%, Sri Lanka Yonaka 7.9% Tamils community 0.4% was other communities in the Study area. Sinhala Community counts 70%, Sri Lanka Yonaka 15.2%, Lanka Tamils 10%, Indian Tamils 2.6%, Burgers 0.6% and Malay groups 0.6% respectively in the Kandy Municipal area.

Buddhists are 76.0% while Muslims 17.2%, Hindus 4.9%, Roman Catholic 1.8%, other religious groups 0.1% of the total population respectively in the year 2012 in the study area of Kandy. However, in considering Kandy Municipal limits; 66.3% are Buddhists, 16.7% Islam, 10.2% Hindus, 4.8% Roman Catholics and 1.9% are identified as other religious groups respectively.

Kandy study area could be identified as the catchment area of the Kandy city. Residents from that area regularly are moving toward to the town for various purposes. The traffic survey carried out during the year 2014, total of 325,000 persons daily moved to the town as local and foreign tourists and for the purpose of employment, health, educational affairs while moving of 56,000 vehicles daily towards the city.

During the period of 7.00 PM - 9.00 PM is the busiest and activated time within the study area of the Kandy on Full moon Poya Holidays, Sinhala & Tamil New year holidays and also specially Asala Perahera days the night time duration goes from 7.00 PM to 11.00 PM. The migrant population moving these days increase up to around 200,000 – 300,000 persons in a day.

The report from the Dept. of Census & Statistics in the year 2012, 60.11% of land area in the study area is used for residential purposes and number of houses counted as 218,302 nos. which was nearly 63.7% of the total houses in the district. Accordingly houses of the Kandy Municipality were 26,722 nos. which is again around 12.2% of the total houses of the study area.

Complete Land Use Survey was done in the year 2015 revealed that 51.11% of the total lands in the Municipal area was used for residential purposes. During the year 2012 that 89% of houses area categorized as permanent and 8% was semi-permanent houses. Information discovered that there was an increase of 6,110 houses during the period from 2001 to 2012. In concerning particular to Kandy municipal area that about 57% were single storied houses and 4% known as slums & shanties and row houses. Further within underserved housing units in 37 settlements, found 2,176 housing units and also found that 11 units in Pitakanda GN Division, 23 units in Purnawatta west, 11 units in Suduhumpola East, 11 units in Ampitiya GN divisions and some row





houses also expanded in Municipal area as well. Such row houses could be seen as 46 units in Nithhawela, 195 units in Purnawatta west, 42 units in Deiyanwea and 200 units in Heerassagala. (Annexure 13)

Within the study area, housing density is more than 04 units per hectare. Within the municipal limits it was 09 units. The lowest housing density of 02 units per hectare prevailed in the Malwatta GN Division. The especial reason is that location of Peradeniya Botanical Garden which consumed 40 acres of lands, Peradeniya University, Dental clinic, Peradeniya Teaching Hospital, and other government offices & private offices, schools, Police are stationed in this area could be identified as the cause behind this low density. There are houses provided for low income Municipal laborers in the Purnawatta West. Higher housing density is therefore prevailed as 96 units per hectare in this GN Division. (Annexure 14)

Contribution to the Gross production of the Central Province counts 10.3% which represents 4th place among all other provinces. In the case of Gross National Production, it adds 13.8% from agriculture sector, 7.9% from industrial sector and 11.0% from services sector. Thus, contribution to the Central Province GDP from the Kandy District projected to be provided 5.5% from the agriculture sector, 22.8% from the industrial sector and 71.6% from the services sector.

Economically active population of Sri Lanka is 51.6% and it is about 47.4% in the study area. It is around 92.7% employed and unemployed around 7.3% in this area. Accordingly, economically active population counted as 46.9% in the Kandy Municipal area out of which removing unemployed people the economically active population remained as 43.9% from the total population.

Within the Kandy Municipal area of the study area, all economic, trades and services are mainly concentrated. Among income segments, of the Kandy Municipal Council, water supply (14.0%), the main income source is the tariff besides property and other tax. It was 10.5% in the Budget of year 2017. It was a duty to provide service to 325,000 migrants who daily move to the town. Educational, health service, administration and religious places are located in the town center while Kandy to Peradeniya, Kandy to Katugasthota and trade allied activities are expanded largely in the Katugasthota town.

Tourist attractive locations are largely available in the study area as well and Kandy Municipal



area can be identified as the most important & large numbers of tourist attractive locations are centered. The main reason behind this is that world all Buddhist honored most blessed Tooth Relic is located presently in the Kandy Municipal area. It is understood that 90% of foreign tourists are inevitable at least tend stay over one night in the Kandy city.

Apart from the Palace of Tooth Relic, the Botanical Garden of Peradeniya is another tourist stimulated location in the Kandy district. The annual income of Rs. 23,139 and Rs. 392,508 generated from Kandy Museum and Peradeniya Botanical Garden respectively in the year 2014 along. Information available with the Census & Statistics revealed that percentage of numbers days stay in the Kandy town reached to 77.47% out of total tourists who arrived Sri Lanka in 2016. In considering the tourists who stay overnight in Sri Lanka reached to 75.24% out of which foreign tourists count 44.3% and local tourists are 34.5% of it. It would be particular important to have somewhat higher level of stay over at least a night in this town. There are around 334 hotels are expanded in the Kandy city and supply around 18,510 rooms for such tourists. However, in order to provide accommodation at least one day overnight for tourist it necessary to make available another 850 tourist rooms.

Water supply in the study area is being carried out by National Water Supply & Drainage Board together with Urban Councils of the area, Community Water Supply Board and the Kandy Municipal Council. There are around 12 water supply schemes in operation in these areas and 22 purification plants are also established. Presently around 129,820 cubic liters of potable water are being produced daily and from that supply performs 76% of people's drinking water requirement. Potable water supply for the Municipal area is performed by the Kandy Municipal Council itself. The process of water supply depends on Mahaweli River, Rosnick Tank and Dunumadalawa Tank and nearly 36,000 cubic meters daily produced. Water is purified by 2 water purification plants established at Gatambe and Wels Park where, out of entire purified water supply 80.6% is make use of residential purposes and 17.1% is directed towards commercial purposes while very low percentage of 0.035% diverse for industrial purpose. From the entire water supply, a higher percentage of 67% used for residential, 23% for commercial and 0.03% for industrial purposes and 3,642 cubic meters set apart for 315 govt. institutions which is 7.76% of total consumption of water. Since the inadequacy of municipal water supply of 36,000 cubic meters, Kandy Municipal Council obtain around 10,000 - 12,000 cubic meters from the National Water Supply & Drainage Board daily.





Kiribathkumbura & Polgolla sub centers of National Electricity system, a 50 megawatts capacity distribute through 16 soft sub centers and 3 primary sub centers via underground 180 tarred cables and though surface 10 tarred cables Kandy town is equipped with the electricity. Electricity connectivity has been utilized 80.96% for residential units, 18% for commercial units while giving around 75% electricity capacities for the entire municipal area and remain 25% capacity for the purpose of new connections.

There are 22 district hospitals, 1 primary hospital and 1 rural hospital in the study area. Hence Kandy city can be identified as the center of health services and Kandy General Hospital, Peradeniya Teaching Hospital, Peradeniya Children's Hospital, Peradeniya Dental Hospital, Kandy Chest Hospital, Katugasthota Divisional Hospital and Municipal Council managed Public Health officer's office etc. are all located in the municipal area of Kandy city. There are also maintained 14 Ayurveda medicine centers managed by the Ayurveda Section and perform services to the people. Clinical services of 52 categories carried out by the Kandy General Hospital and that service accomplishes around 11,333 clinical services during the entire year. The participation by public for these clinics reached up to 915,000 persons in the year 2014. There are 13 units of intensive care, 25 surgical units for emergency health purposes and facilities of ECG, Ex ray services, MRI etc. within the Kandy General Hospital. Kandy General Hospital is the 2nd largest national hospital in the island and this hospital served for 400,000 outdoor patients and 200,000 indoor patients during the year 2017.

Study area consists of 342 schools with educating children of nearly 184,600 in the year 2014. Within the municipal limits there are 41 government schools of which getting education for 65,076 and employ around 3,177 teachers. Out of these 6 national schools and 35 Provincial Council managed schools. Average Student: Teacher ratio of the Education Department is 1:28 and it is clear that Ratio is 1:20 in the case of Kandy City. There are also 7 semi government schools, 28 preschools, 09 International schools 21 professional training institutions in the Kandy City and Peradeniya University is the prime higher institution.

It is understood that there was internal drainage system in the Kandy municipal area as far back from the British Colonial period. These drains are underground system and not all roads are covered with. Lack of open drains for disposal of storm water seemed an implication. Mixing of effluent water to Kandy Lake (Nuwara Wewa), Mahaweli River and other water sources of



which Nuwara Wewa is particular case. (Annexure 15)

Sewage collected in septic tanks in the Kandy City is disposed to Gohagoda by using of Gully suckers and daily such disposals reached to 50 – 60 cubic meters. After 3 months' maturity, recycled effluent water has been disposed finally. Kandy Municipal Council engages in this process and financial assistance of Sri Lanka and JAICA Program, an initial step has already been undertaken for waste water project with the integral collaboration of National Water Supply & Drainage Board and Kandy Municipal Council in keeping with the current requirements of the town which is limited only to Kandy Municipality area a part of the study area. This covers around 733 hectares and serve 150,000 daily migrants together with underserved communities of 55,000 people and their toilets of 512 and business buildings of 12,600. This project covered 10 GN divisions fully and 16 parts of some GN divisions. This project is scheduled to finalize during the year 2019 and Gannoruwa Purification Plant is to be completed for a capacity of 14,000 cubic meters. (Annexure 16)

Disposal of waste in a day is 8,000 tons in the year 2017 in Sri Lanka and it was 240 tons per day in the study area. Out of these, Kandy city along daily disposes about 150 tons. Degradable waste counts 88% and non-degradable solid waste is 12%. It is evident that associated areas of hotels dispose more solid wastes than other areas in the Kandy City and it adds nearly 26.79% of total waste disposal. Kandy city is divided into 6 zones for the purpose of degradable waste disposal and diverted into a land extent of 32 acres at Gohagoda Filling Station. These wastes are covered with soils but apparently, it will be a project in generating 10 megawatt electricity finally.

Gangawata Korale, Yatinuwara, Kundasale Pathahewaheta and Thumpane DS divisional areas are subject to earth slips. Thus, the three categories of landslide areas namely, landslide high risk area, medium risk area and no risk area are identified considering disaster areas by Disaster Management Center and National Building Research Organization (NBRO) in Kandy municipal area. Land areas of 2nd Rajasinghe Mawatha, Mapanawathura, Mahaiyawa, Dharmapala Mawatha, Dharmasoka Mawatha, Bahirawa Kanda Road, Topaz Hilltop Hotel and vicinity, Hillwood girls College, Dharmaraja College, Vidyarthi College, Puspadana girls College are areas subject to earth slip. Planning processes have been started in minimizing earth slips in land areas of Dharmaraja College, Vidyarthi College and Hillwood girls College. (Annexure 17)





Flash floods could be identified in local authority areas of Yatinuwara, Poojapitiya, Akurana, and within the limit of Kandy Municipal Council. Flash flood area visible in few places in the Kandy Municipal area identified in Mahaiyawa area along the Kandy - Katugasthota Road, Kandy Railway premises, Sirimavo Bandaranaike Mawatha, Kingswood College and Sithadevi girls College. Flash floods would be possible due to dumping of garbage and blocking of water sources of Mahaweli River and it could be improved due to disposal of solid waste into natural water sources and also construction of unauthorized structures along and parallel land areas of water sources.

Their seemed to be 60.11% home gardens, 9.83 % paddy fields, 7.32% tea lands and 2.3% as water resources within the study area. Kandy municipal area consists of 2645 hectares of which 2449.1 or 92.64% is used for development purposes and balance 7.36% of land used is devoted for water sources, forest areas and paddy fields. Those are not usable for any development purposes and should be retained as same. (Annexure 18)

High land values are found in the Kandy municipal area and location of Mahaweli River, Kandy tank, Udawattakele natural forest, Palace of Tooth Relic, Bahirawa kanda, Hanthana mountain range area the direct factors that raise land values within the municipal limits. Additionally, factors like state of world heritage, expansion of infrastructure facilities area other reasons for increased land values. Average land value ranging from 05 million - 06 million per perch in the city where highest land value could be seemed as Dalada Veediya where it is 10 to 11 million per perch. Further land values of DS Senanayake Veediya, Yatinuwara Veediya and Kotugodalla Veediya are 7 – 9 million per perch and it is 5 to 6 Million in the areas around Kandy Tank.

From extent of Kandy is 2645 hectares of which 1023 hectares or 39% are government lands. Government land consisted of mainly Kandy Municipal Council, Divisional Secretary's Office, Land Reform Commission, Sri Lanka Railway Department, Forest Conservation Department, govt. schools of the Department of Education. Lands belonged to religious institutions counts as 101 hectares or 3.62% of total land area. Among 101 hectares of lands include land owned by Sri Dalada Palace, Malwathu & Asgiriya Vihara, Natha Devalaya, Kataragama Devalaya & other Devalayas and Raja Maha viharaya as well.

The Study area is located 500 – 600 meters above the sea level and annual temperature is over



24° C - 25° C. This land area is within the medium rain forest range and annual rain falls is 1000 m meters. The rain falls originate from South West Monsoon (May – September) and North Eastern Monsoon (November - January) and from Inter Monsoon rain (April) thus gain rain entire period of the year.

In considering hydrology & geography, interconnection of water sources and geographical characteristics have created environmental circumstances in the study area. Polgolla dam and Victoria reservoir are to be found in this zone and from them very valuable service has been generated by generating hydroelectricity. Mahaweli River feeds by Hali Ela and Hali Ela valleys, Meda Ela & Meda Ela valleys, Heen Pankandura Ela & Heen Pankandura Valleys, are linking soundly with Mahaweli River. These water sources are fed with the support of Udawatta Forest and Wakarawatta Forest. Beauty of the Kandy Town, upsurges by river valleys & mountain greenery ranges around the city (Annexure 19)





2.3 Delineation of Planning Boundaries

Following apparatuses have been based in delineation of planning boundaries for this development plan.

2.3.1 Functional Boundary

Since the main schools, Health services, administrative complexes, universities & tourist attractive locations are to be found centering Kandy municipal area, the services have to be performed for about 325,000 migrants who reach the city daily for various purposes is further identified the catchment area of Kandy urban area.

The catchment area is expanding over 10 DS divisional areas centering Kandy municipality, the study on development pressure analysis it found that through the roads access to Kandy city mainly from key two roads that is from Kadugannawa via Pilimathalawa and Peradeniya to Kandy, Gampola via Peradeniya to Kandy, from Digana via Pallekele to Kandy, from Galagedara via Hadeniya and Katugastota to Kandy, from Akurana via Katugastota to Kandy are the major areas having numerous urban activities. (Annexure 20)

Owing to this factor there is more trends for positioning of non-residential uses in the town center and high trend in locating residential & urban activities outwards the town center in areas of Kundasale, Gangawata Korale, Peradeniya etc. and mountainous areas which are historically & environmentally sensitive as it further revealed through analyses.

Thus, activities in the town center spread further beyond the Kandy municipal limits

2.3.2 Geographical Boundary

In accessing Kandy City through the main roads passing such as Galagedara, Balakaduwa, Udadumbara and Kadugannawa can find out roads with bends & deep slops and beautiful mountains as bench mark of the Kandy town.

1/3rd of Kandy Municipal limit bounds by Hanthana Mountain & its reservation in the south and other 2/3rd limit rounded by the Mahaweli River and hence Kandy Town clearly bounded by environmentally & geographical limits.

The Kandy Municipal area which rich with natural potential geographical identical characters such as Primrose, Bahirawa Kanda and Udawatta sanctuary with highly and environmentally sensitive land areas have been identified the limits of developable areas. (Annexure 21)



2.3.3 Administrative Boundary

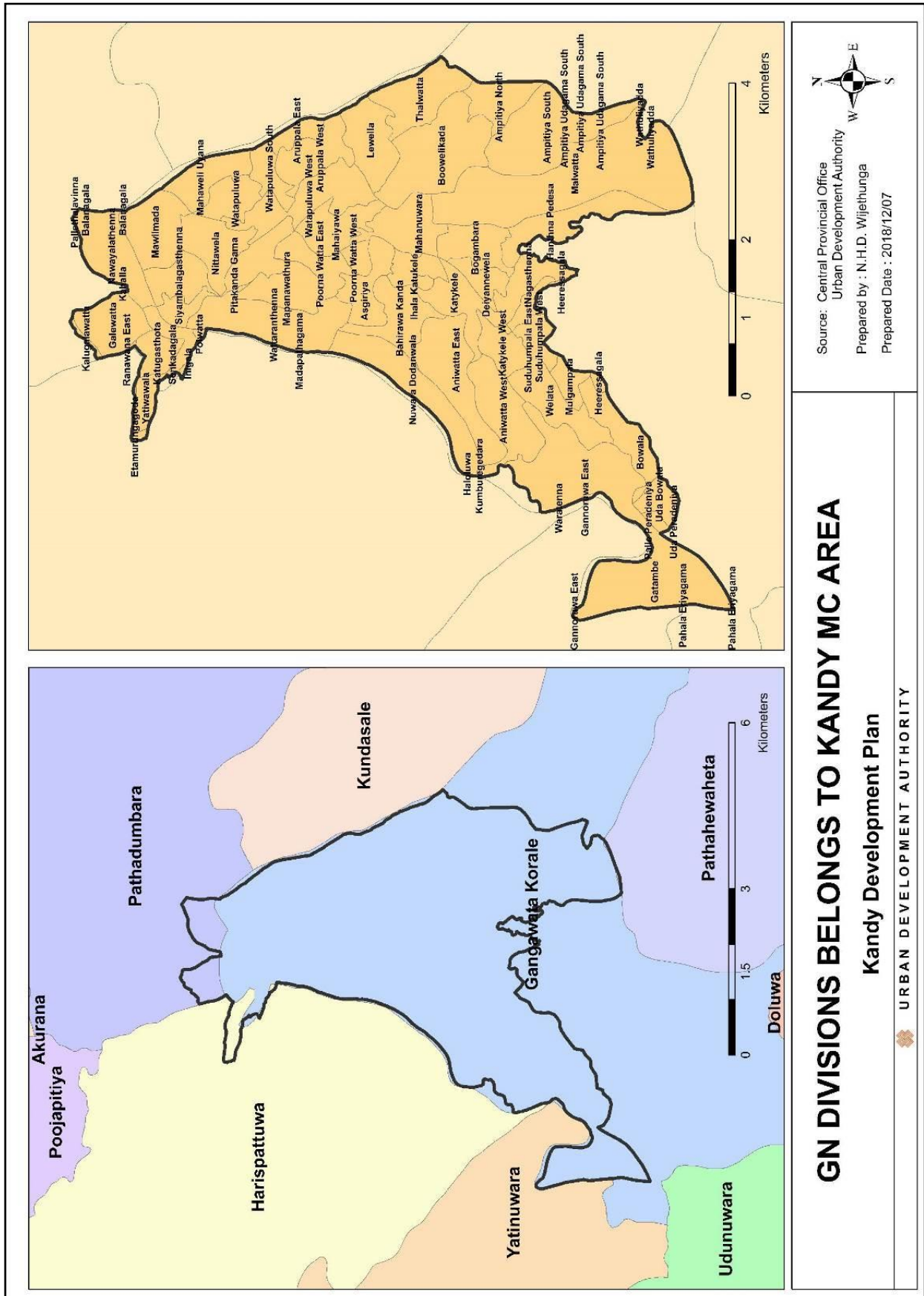
The limit of Kandy Municipal Council area designated as Urban development area and Local Authority area comprises of Kandy four gravattes, and part of Gangawata Korale, part of Harispattuwa DS divisional area & part of Pathadumbara DS divisional including land areas of 45 GN divisions.

Accordingly, considering all these factors into account, it is decided the boundary of local government limits of Kandy Municipal Council as administrative limits and the Kandy MC boundary as the limit of Kandy Development Plan for the preparation of this development plan.





Map No. 2.2 - Boundaries of Kandy Municipal Council area







Need for Development Plan

3

3. Need of the Development Plan

The purpose of preparing Kandy Development Plan is to find existing potential of the town and constraints and give solutions to those problems & constraints in furnishing strategic solutions and management of future development thereby provide strategic projects and regulations for economic, social, environment & cultural component of integrity.

A stakeholders meeting has been organized in obtaining views of Town planners and identified stakeholders regarding existing potentials and problems of the town and identified few problems & potentials that had been discussed as per subject areas particular to them at that forum has been considered for preparing the Kandy Development Plan. Few of such identified problems were considerably mobilized in prioritizing development constraints under the method of Delphi Technique. (Annexure 22). Context, magnitude and significance of such identified prioritized constraints had been further studied.

2/3rd of land area of Kandy kingdom consists with Mahaweli River and the rest the range of mountains by natural fortification, later at the time of Kandy Kingdom Dalada Palace had been built viewing as the way in memorizing the wall of clouds to show as the conception of “Sakvithi Palace”. Dalada Palace is declared as a sacred site under Extraordinary Gazette No. 301 of 08 June 1984 and subsequently under Extraordinary Gazette No 1209/19 of 08 November 2001 the boundaries of Dalada Palace were further widen. During the year 1988, Sri Dalada Palace and the surrounding area with 490 historical & archeological buildings, considering the age of British Empire and their particular architectural importance, the UNESCO Organization has declared as world heritage memories.

Out of 490 historical buildings 387 or 79% of world heritage building are positioned within the sacred area in the Kandy City Centre. As per survey carried out by the Office of the Central Province of the UDA in the year 2017 revealed that architectural characteristics of 40% of world heritage buildings were fully vanished and 60% were partly destroyed.

The factors are due non-maintenance of these buildings, repairing were not carried out in specific standard or methods, the architectural values of buildings have been diminished. Further deterioration was mostly due to without any activity in upstairs of these buildings and application





of incompatible colors, usage of ununiformed raw materials and ununiformed billboards tend to demolish the past identity of world heritage buildings

Figure No. 3.1 Complications associated World Heritage Buildings

No Activities in Upper Floor



No Renovation



Usage of Informal Sign Board



Usage of Informal Colours



Usage of Informal Raw materials



No Proper Maintenance



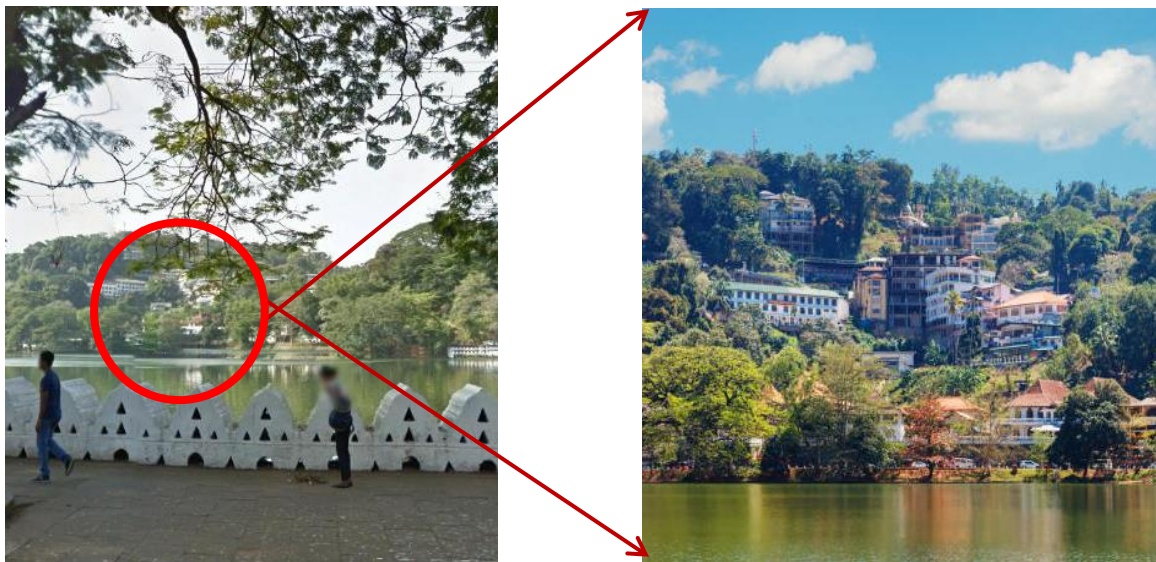
Source: Survey on world heritage buildings – UDA Central Provincial Office Kandy 2018



Within the sacred area zone, world heritage buildings spread over 9 streets and out of which Colombo Street consisted 80% of such buildings, 73% in Kotugodalla Street, 66% in Yatinuwara Street 60% in Kande Street and 92% in Cross Street their structure plus historical & architectural values have been diminished which was revealed by that survey.

When world heritage buildings are taken into account separately, they could not be identified as world heritage buildings through they are all located in the area with the Blessed Tooth Relic and green environment in a cool climate. Location of these dilapidated buildings and their additional worsening in the mountainous range bounce misguided appearance to the urban scenery. Further Tooth Relic and sound surrounding area is a prime & highest sacred place to all Buddhists and swing eye view and a supreme peace & calm. However with the existing deterioration of historical buildings together their environmental landscape and their inherited identity is gradually diminishing. These factors are properly visible by viewing modern buildings erected on the top of mountain around the Kandy Lake day by day diminishing which could be identified as a threat to the uniqueness of the Blessed Tooth Relic and the city.

Figure 3.2 Buildings Constructed in mountainous range around the Kandy Lake



Source: Survey on issues regarding sceneries in Kandy – UDA Central Provincial Office Kandy 2017





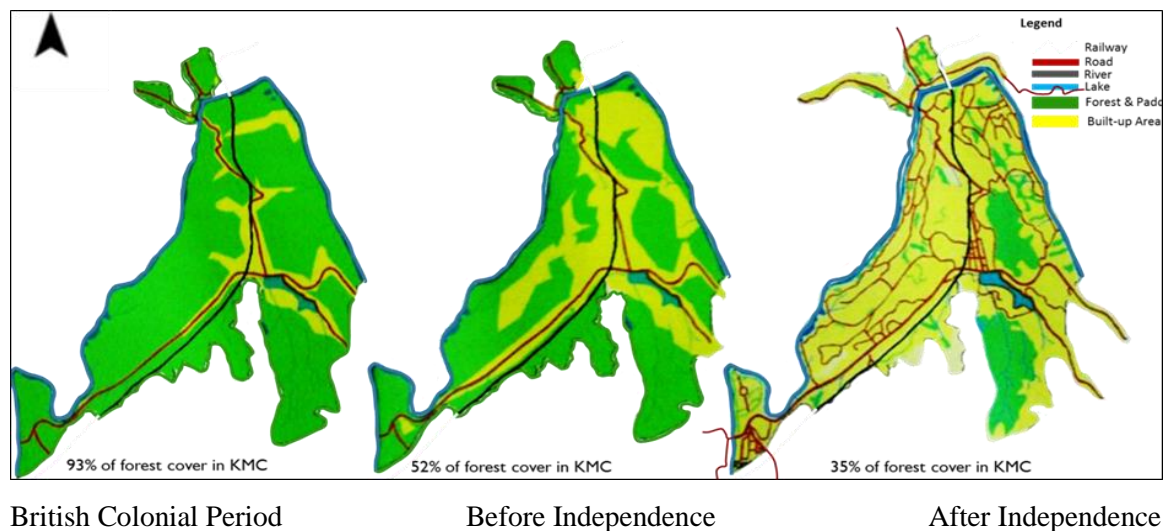
The key problem in the Kandy Town could be identified as the “**Depleting Kandyan heritage image**”.

In properly managing daily arisen development challenges, the reform of heritages image has to be increased tourist attraction and will be inducements to protect own uniqueness of the Kandy City.

Kandy City is its own apparatuses of natural environmental creation. Udawatta Forest and Wakarewatta forest etc. natural forests in the city equipped with the flourished natural diversified biological substances and the expansion of forest area covers about 28 hectares of the entire land area representing around 11% of the entire land. 2/3rd of Kandy town area is circled the city by Mahaweli River and it is the principal water resource in the town. Kandy Town is situated between 500 – 600 meters above from the mean high water level of the sea where geographical discrepancy expanded in the town and flowing watercourses like Hali Ela, Dunumadaawa Ela, Deniya Ea, Meda Ela, Hul Oya, Pinga Oya etc. start from mountain peaks and flow down feeding Mahaweli River which flows round the town inducing the green equilibrium in the town.

The other main problem is that the existing “**Environmental degradation**” that has been continued with the raising up developments in whole area of the town. 93% of forest coverage prevailed during the time of British rulers of this town has gradually reduced up to 52% at age of getting independence. This percentage has reduced further up to 35% in the later period of independence which has grown into a great threat to the environmental equilibrium of the Kandy City.

Figure No 3.3 Depletion of Vegetation cover of the Kandy city



Source: Kandy Urban Development Study, Department Town and Country Planning, Moratuwa University 2014



Development pressure has been increased due to superseding development targets in the Kandy Urban area (Annexure 20) and parallel to that low percentage of environment sensitivity (Annexure 21).

These reasons induced daily improved environment damage in the Kandy Town. Though this is a problem combination of natural environment and built environment gives protection of environment sensibility enabling increase of tourist attraction and also establishing a sustainable environment system.

Kandy city can be introduced as the second largest city in Sri Lanka and provides services as main educational institutions, health and administrative centers of the Central Province. The traffic study done in 2014 revealed that nearly 325,000 migrant population daily arriving to the town where Blessed Dalada Palace, popular schools, national level hospitals and also many key Administrative Centre's are positioned in the town.

Accordingly, further revealed in that study are, about people of 90,000 (27.7%) for employment, about 63,000 (19.4%) for educational purposes, about 7,500 (2.3%) for health services, about 6,000 (1.8%) for worshipping the Blessed Dalada Palace, about 2,000 (0.6%) to Kandy Secretariat(Kachcheri), about 25,000 (7.8%) for commercial requirements of the Public Market, about 2,500 (0.8%) for KCC and about 129,000 (39.6%) people are approaching for to Kandy City for other requirements.

Nearly about 56,000 vehicles daily arriving the city from which about 6,720 (12%) are vans, 5,600 (10%) are buses, 7,280 (13%) are good transporting vehicles, 36,400 (65%) as other vehicles can be identified. Thus, a substantial population and also vehicles are approaching to the town can be revealed through this study.

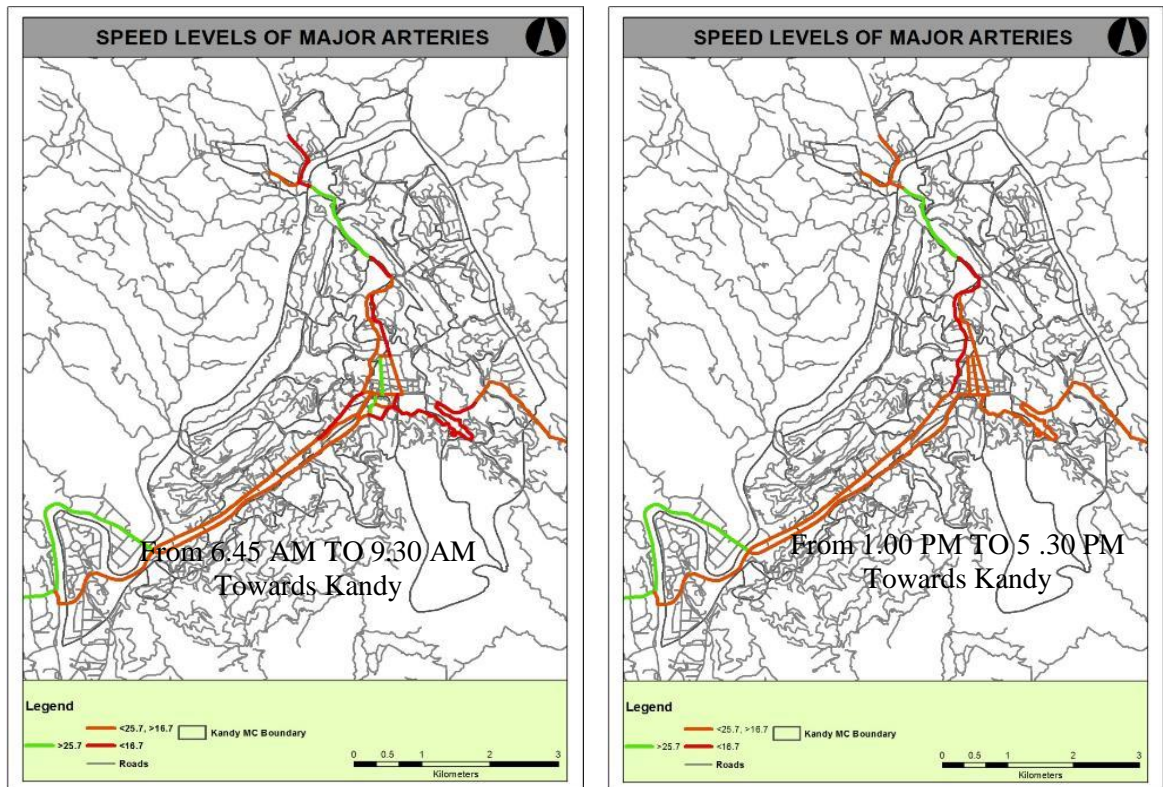
Heavy traffic congestion could be recovered during weekdays and weekends due to geographical positions and also narrowness of existing roads and it also further aggravate during peak hours. The time duration of 6.45 a.m to 9.30 a.m speed of vehicles in the road below 16.7Km and 25.7 per hour speed are remain. Accordingly, speed of vehicles on roads in around Wewa Road, Katugasthota- Matale Road, D.S Senanayake Mawatha to Mahaiyawa Road and upper limits of Old Peradeniya Road is less than 16.7Km per hour.





Speed of vehicles from 1.00 PM to 5.30 PM is less than 16.7 km per hour and also expanded more than 25.7 km per hour. Accordingly, upper limits of Old Peradeniya Road to Mahaiyawa, the vehicle speed is less than 16.7 KM per hour while speed of other roads expanded between 16.7km – 25.7 km per hour.

Figure No. 3.4 Vehicle speeds in Kandy City



Source: UDA, Central Provincial Office, Information on Traffic Survey carried out in 2017 2014 regarding associated area of Kandy Town

The other key problem experiencing could be identified as the “**Traffic Congestion**”. This make terrible hindrance to people who come & out the city and also ordinary citizen reside in the town. This make tense atmosphere in the town in continuing day to day activities and getting services with in efficiently remain unusual longer period along road create air pollution indirectly with the particular geographical position. At the same time by providing a sound transport service give comfortable environment for people who live in the town as well as migrant who daily proceed to the town for getting daily activities efficiently and also creating comfortable environment.

The identified problems mentioned in this report, affected the development of the Kandy



Municipal Council area, if those problems are not addressed properly it might expand further. Since, Kandy city is located extremely environmental sensitive area and the hill country where beginning of all water sources to the all parts of the country as well, if anything happens to its vicinity or its physical characters, it may affect to the whole country. Further, if any damage occurs the uniqueness of Kandy cultural landscape it may cause to reduce tourist attraction and lastly will threaten to the economy of the city itself. Thus, poor infrastructure may be a result of uncomfortable and unpleasant city for the residence of the city and people who arriving the city as well.

By providing solution to these problems, physical, socio economic, cultural and environmental aspects of Kandy Municipal Area could be achieved which will enable in achieving the vision of **“The Glorious Hill Capital”**.





Part

2



Development Planning Framework

4



4. Framework of the Development Plan

4.1 Vision



“The Glorious Hill Capital”

4.2 Statement of the Vision

More refined meaning of the three phrases of Hill Country, Glorious and Capital as appropriately explained the vision of “**The Glorious Hill Capital**” under the Development Plan of Kandy Municipal Council.

Hill Country or Senkadagala Town is the last Kingdom as per Sinhalese Chronicle. This Kingdom was protected by range of mountains with natural forest situated at a valley and surrounded by the Mahaweli River comprising cool climate and thus Kandy City is a town circulated by green environment with natural surroundings.

Gloriousness of this town offers religious and cultural values. The Palace of Blessed Tooth Relic is covered with a wall of clouds showing as if Palace of Kuwera or a Palace of Shakkra devendra known as Alakamandawa. This is a creation of magnificence. The Palace of Blessed Tooth Relic and environmental landscape, Kandyan architecture and related buildings are known as tangible heritage arts and intangible heritage arts like Dalada Procession etc. will raise the Grandeur city of Kandyan City, thus Majestic city means delineate all tangible and intangible heritage images.

The Capital City mean that daily developing public requirements and service requirements provided urban service center and self-sufficient economic entity call a city. Hence Capital City means the biggest city of the Central Province with a self-sufficient economy of the Central Province providing services of public favorable.

Mountainous ranges like Hanthana, Bahirawakanda and Primrose and also forest of Udawaththa Reservation, Wakarawaththa etc. are typical creations of natural environment. This town presently needs the protection of green environment since the town is seriously facing environmental threat. The Mahaweli River flows around the town while water flows towards the river from number of small streams which preserve the environment equilibrium and presently face with problematic reasons thereby a requirement to preserve hydrological environment. Hence the vision of Kandy Development Plan emphasis an “**Emerald Environment**” through environment protection and conservation.

Further Palace of Blessed Tooth Relic and geographical scenery and its vicinity, consisting of historical & architectural characteristic of building artwork etc. inherited from Kandy kingdom is





a Centre of tourists. With the development trends existed presently diminish those heritages and thereby is a prime need for protection and conservation such heritages. Therefore, the vision of this development plan clearly emphasizes that “**Image of Kandyan Heritage**” should be to improve and protect the uniqueness of the Kandy City.

When guiding the Kandy city socio- economic, environment, cultural and historical values, this town became an attention of lot of people in the local and foreign and also arriving of large number of people who come to the town for getting services. This creates lot of constraints with regard to the infrastructure facilities in the town, traffic congestion and improper process of urban activities; hence emphasis has been focused that “**Comfortable Living**” pattern should be provided for urban occupants as well as migrants who come to the town under the vision of Kandy Development Plan.

Kandy city is its own resources and Centre of tourists of local and foreign and there is also an opportunity to attract tourists with the green environment including cool climate inherited cultural background and consists of services. There is an opportunity to construct a Market Center in the Kandy Town enabling Kandyan arts, Handy crafts and other small scale domestic products could be made available as from the Kandyan age and hence emphasis has been focused in replacing for utilizing available resources by ignoring impact of existing constraints for the economy and should be created “**Self-Sustained Economy**” under the vision of Kandy Development Plan.

The simple meaning of the Kandy Development Plan reflects glorious appearance of Senkadagala conduit with wall of clouds and palace like Alakamandawa, Divine or milky sea with wall of water waves, greenery surrounded cultural and environmental landscape rejuvenation with the proper management through social coordination and self-sustained economy through physical development.



4.3 Goals

- Goal 01 Enhance the “Kandyan Heritage Image” to protect the uniqueness of city.
- Goal 02 Create “Emerald Environment” through the harmony between natural
man-made environment.
- Goal 03 Enhancement of efficient urban services for the “Comfortable Living” of
inhabitation and city users.
- Goal 04 Utilization of existing resources to make the “Self Sustained Economy” of the
city.

4.4 Objectives

Goal 01

- I. Conservation of 100% heritage buildings in heritage city by 2030 .
- II. Promote Katugasthota as economic center by 2030 while discouraging whole sale and hardware shops in heritage city.
- III. Generation of cultural inheritance of the Kandy town and cultural geographical scenery in the historical town center in the year 2030 Restoration of heritage city area by 2030 while arrainging place for Kandyan cultural events and restoration of historic townscape.

Goal 02

- I. Existing Incensement of green coverage in municipality area from 35% to 50% by 2030.
- II. Restriction of development activities to identified corridor from Peradeniya to Katugasthota by 2030.





- III. Conservation of 1/3 of mountainous range of upper limit, in preserving town scenery within Kandy town in the year 2030.
- IV. A 100% re-establishment of water sources in Kandy town in the year 2030.
- V. Expansion of existing waste water project by 2030 towards the Peradeniya, Katugasthota specific city centers and development corridor.

Goal 03

- I. Establishment of Multi-Modal Transport Terminals and clustering vehicle parks at Gatambe, Katugasthota and Thannekumbura areas in the year 2030.
- II. Improvement of infrastructure facilities in between Peradeniya and Katugasthota satellite cities by 2030 to improve public transport facilities.
- III. Develop Peradeniya Town as a specialized town segment with higher education, health & research concerned town in the year 2030.
- IV. Allocate 130ha lands for public and recreation facilities by 2030.
- V. Upgrading and converting of 80 acres of land area into a new residential area with all facilities which is presently occupied by underserved settlements, in the year 2030.

Goal 04

- I. Create a facility center as a catalyst at heritage city area to boost small and medium cottage industry by 2030.
- II. Provide facilities and create a mechanism for tourist to increase 80% of occupancy rate improvement of necessary facilities in Kandy MC by 2030.
- III. Mobilization of 46 ha of underutilized lands for development activities in the year 2030.







SWOT Analysis & Summary of Data Analysis

5

5. SWOT Analysis and Summary of Data Analysis

Goal 01: Improve image of heritage to protect Kandyan uniqueness and dignity.

- 1. Position of the world's respected Palace of Blessed Tooth Relic is in the center of the town
- 2. Setting of 490 World Heritage architectural and archeological valued buildings centered in the Kandy town.
- 3. 49% income earn from tourist industries sector in the Cultural Triangle
- 4. Expansion of Identical architectural characteristic buildings in distinct time frame
- 5. Annual Esala Procession (Perahara) performed within the Kandy Town

- 1. Gradual deterioration of architectural characters of World Heritage Buildings
- 2. Insufficient reinforced legal framework for the conservation of World Heritage Buildings
- 3. Creation of unsuitable environment due to inappropriate usages in historical town center zone
- 4. High demand for the construction surrounding Maligawa and lake around area

S

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T

- 1. Declared as a World Heritage city in 1988 by the UNESCO Organization
- 2. Implementation of few heritage conversation concern projects on national priority
- 3. Declaration of Palace of Blessed Tooth Relic and surrounding area





Strengths

1. Position of the world's respected Palace of Blessed Tooth Relic is in the center of the town

Uniqueness of the Kandy Town rested upon the Palace of Blessed Tooth Relic. It was a unique creation done by Hon Devendra Mulacharya, Head Architect with the invitation of King Keerthi Sri Rajasinghe. This Palace is a supreme unique entity. Conduit (water canal) with a wall of clouds and palace like Alawaka Mandawa, Divined or milky sea with wall of water waves, greenery surrounded cultural and environmental landscape visible the Pattiruppuwa which has proved then architectural structure and its uniqueness. Location of Blessed Palace of Tooth Relic within the town center can be identified as an exceptional strength indeed.

Figure No. 5.1 Premises of Sri Dalada Maligawa



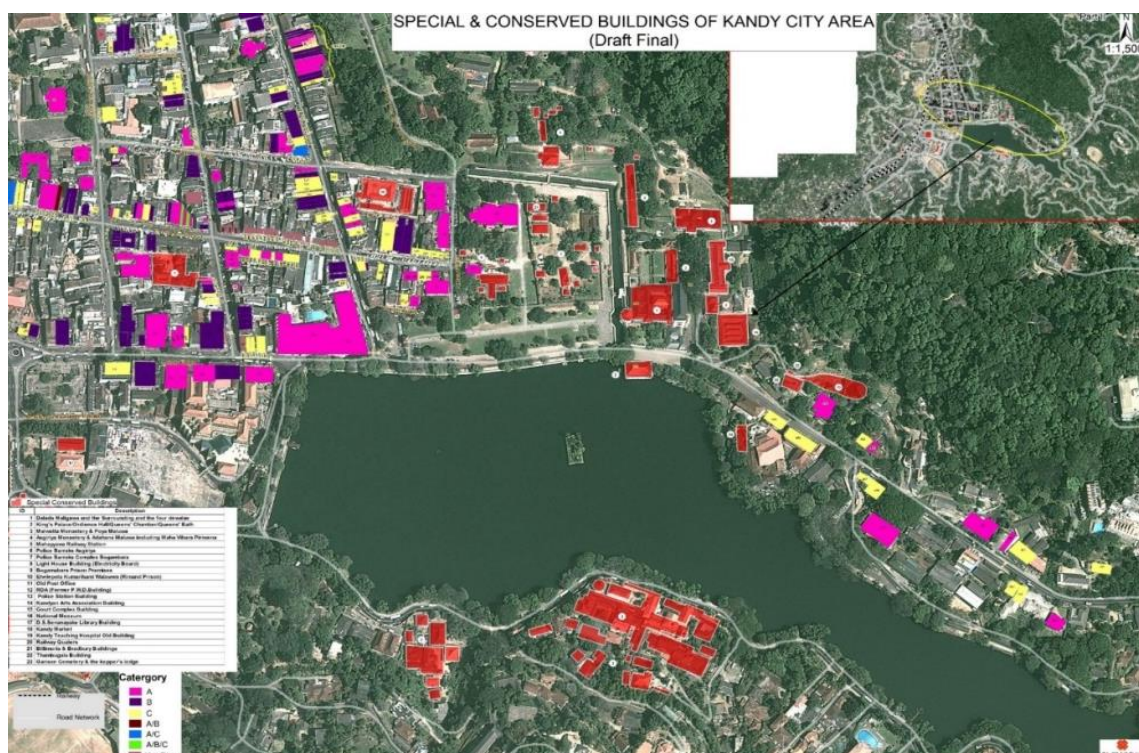
Source: Field inspections, Urban Development authority, Central Provincial Office, 2018

2. Setting of 490 World Heritage architectural and archeological valued buildings centered in the Kandy town

In considering architectural, archeological and also historical valued 490 world heritage buildings are identified by the institutions such as Kandy Municipal Council, UDA, Central Cultural Fund and the Department of Archeology declared by Extraordinary Gazette No.1290/01 of 27th April, 2003 and implemented on 26th May 2003 by declaring through the Kandy Municipal Area Development Plan of 2002-2016. Such buildings were gazette by the Department of Archeology vide extraordinary gazette No of 1401 dated 08th July, 2005 wherein 104 archeological buildings among them are special historical valued.



Figure No. 5.2 Expansion of Conserved World Heritage buildings



Source: UDA, Central Provincial Office 2016

3. 49% income earn from tourist industries sector in the Cultural Triangle .

Kandy town and surrounding world heritage area has been gained main focused within the Cultural Tringle which was established centering Anuradhapura, Polonnaruwa and Kandy. As per Statistical data of 2016 publicized by the Sri Lanka Tourist Development Authority, the annual income generated from the service sector of tourist industry revealed that 49.25% annual income was the highest source of income of world heritage towns in that year

Table No. 5.1 Income generated from the service sector of tourist industry in 2016.

Income generated from the service sector of tourist industry in 2016		
Source of Income	Income (Rs.m)	%
Cultural Triangle	3363.3	49.25
Wildlife Sanctuaries	1445.9	21.17
Zoo	841.1	12.32
Botanical Gardens	594.3	8.70
BMICH	551.4	8.07
Museums	33.6	0.49
Total	6829.6	100

Source: Sri Lanka Tourist Development Authority – 2016





4. Expansion of Identical architectural characteristic buildings in distinct time frame.

These identified world heritage buildings belong to periods of British, Portuguese, Dutch, upcountry and Gothic and Sri Lankan Origination could be branded as combination of many architectural characteristic buildings in this town.

Figure No. 5.3 Buildings with Very Special Architectural Characters

Post Office Building - British Origin



Police Head Quarters, Kandy



Ehelapola Walawwa – Kandyan Origin



Ceremonial Building (Magul Maduwa)



Source: Field inspections, Urban Development authority, Central Provincial Office, 2018

5. Annual Esala Procession (Perahara) performed within the Kandy Town

Senkadagala Esala Procession is important in Kandy town and it also a unique cultural event in Sri Lanka. This Esala Procession is organized by the Blessed Place of Tooth Relic and for great four Dewala, of which Dalada Procession is the main Procession. Other processions are Natha Dewala Perahara, Vishnu Dewala Perahara, Katharagama Dewala Perahara and Paththini Deawala Perahara. go along streets as other processions. The main procession included Inner procession, Kumbal Procession, Randoli Procession and Daytime Procession can be identified and occupying in the month of Nikini. During the time of these processions migrant population will increase nearly from 200,000 to 300,000. Thus, this Esala Procession performed a unique opportunity in the Kandy town.



Figure No. 5.4 Kandy Esala Procession



Source: FOS Media Student Blog Faculty of Science, University of Colombo 2013-2018

Weaknesses

1. Gradual deterioration of architectural characters of World Heritage Buildings .

Considering architectural & archeological values of World Heritage Buildings, it was categorized as A Grade, B Grade, C Grade and D Grade though at present its existing architectural and archeological characters are being decayed. Allegation of modern architectural characteristics, improper modernization of some archeological buildings and improper maintenance have diminished the architectural character of these buildings. Further name boards of some world heritage buildings and their colors, used raw materials in some changes done inside of buildings are further deteriorated of their real characters of architecture and archeology.





Figure No. 5.5 Gradual Deterioration of Architectural Characters of World Heritage Buildings



Source: Field survey of Archeological Buildings, UDA, Central Provincial Office, Kandy 2018

As per survey done regarding world heritage building in 2017 by the UDA the declined buildings and the buildings which are being declined were identified and percentages values are as follows

Table No. 5.2 Amount of Declined Buildings as per World Heritage Buildings Survey

Locations of the Buildings	A	A	B	B	C	C	D	D	Total Buildings	Amount of Declined Buildings and %
Colombo Street	33	21	30	25	33	30	12	12	109	88 (80%)
Kotugodalla Veediya	12	8	23	15	11	10	3	3	49	36 (73%)
Yatinuwara Veediya	4	3	16	10	5	3	2	2	27	18 (66%)
Kande Veediya	1	1	4	2	3	1	2	2	10	6 (60%)
Cross Street	2	2	7	7	3	2	1	1	13	12 (92%)
Deva Veediya	13	8	3	2	2	1	0	0	18	11 (61%)

Quantity of World Heritage Buildings	Quantity of Changing Buildings
--------------------------------------	--------------------------------

Source: Field survey of Archeological Buildings, UDA, Central Province Office, Kandy, 2018



2. Insufficient reinforced legal framework for the conservation of World Heritage Buildings

1984 Palace of Blessed Tooth Relic and surrounding area has been declared as sacred area under Extraordinary Gazette No 301 of 8th June,1984 and further extended their frontiers vide Extraordinary Gazette No 1209/19 of 8th November,2001. Conservation of buildings could not be done though the conservation had been gazette twice and hence only a list of names of architectural buildings was given in the Kandy City Development Plan for 2002 - 2016 which can be identified as a weakness.

3. Creation of unsuitable environment due to inappropriate usages in historical town center zone

Existing usages could be recognized as commercial, residential, institutional, religious, educational and other in these cross streets in the city.

Table No. 5.3 Uses within Historical Core of the City

Usage	Amount of Buildings	%
Commercial Uses	317	65%
Residential Uses	110	22.5%
Institutional Uses	28	5.5%
Religious Uses	14	3%
Educational Uses	08	1.5%
Other Uses	13	2.5%
Total	490	100

Source:- Field survey of Archeological Buildings – 2018

Accordingly, 65% of land area is used for commercial use. But there is unsuitable turbulent environment and traffic congestion due to inappropriate vehicle parks in this area. There were 2,585 vehicle parks in the town center as per transport study done in 2014 regarding Kandy and associated area of which about 825 parks are along roads. It is also understood that 18% of these parks or 118 parks remain there for more than 8 hours while other vehicles remained between 30-105 minutes' time duration.





Thus, lack of vehicle parking for commercial users, location of large number of world heritage buildings and inability of providing vehicle parks of this area, these streets became an unsuitable turbulent condition.

Figure No. 5.6 Fussy background created in cross streets



Source: Draft development Plan of Greater Kandy city, UDA, Central Provincial Office, Kandy

Opportunities

1. Declared as a World Heritage City in 1988 by the UNESCO Organization

Kandy city has been declared as a world heritage city in 1988 by the UNESCO Organization considering archeological values, architectural values, cultural values, construction techniques, raw material techniques, interior utilization, present usage of the building, coherent and culture of the building, content and purity of the buildings, 490 buildings with those characters has been confirmed as world heritage buildings. This is a unique opportunity of the Kandy city.

2. Implementation of few heritage conservation concerned projects on national priority

Presently some heritage buildings have been conserved as special conservation projects and few other buildings which are nationally important identified for future conservation projects. Accordingly, Clock inn building, premises No 41,43 and 45 buildings located on cross streets, Giragama Manor House, Bake House building, Okre building, Old Empire building, Queens hotel, Cafe Chalk building etc. could be acknowledged.

Bogambara prison, Ehalepola Walawwa and Lawyers' office building of world heritage buildings has been identified as national important projects. Presently, action has been to conserve world heritage buildings & tend to reserve unique equilibrium of world heritage city.



3. Declaration of Palace of Blessed Tooth Relic and surrounding area as sacred area

Palace of Blessed Tooth Relic and surrounding area has been declared as sacred area under Extraordinary Gazette No 301 of 8th June,1984 and further extended the boundaries vide Extraordinary Gazette No 1209/19 of 8th November,2001. These declarations provide identical values to this area.

4. High demand for the construction surrounding Maligawa and Kandy lake around area

There is huge demand for the usage of star type hotels, restaurants and holiday resorts with the geographical pleasing environment and beauty of the Palace of Tooth Relic and Kandy lake (Nuwara Wewa). Due to these reasons, land values of the area have gone up and increased between 5 to 6 million per perch. However, it is identified as a weakness since these constructions would heavily damage the environmental & geographical scene around land area of Kandy Lake.

Figure No. 5.7 Haphazard Structures around the Kandy Lake



Source: Field survey, UDA, Central Provincial Office, Kandy

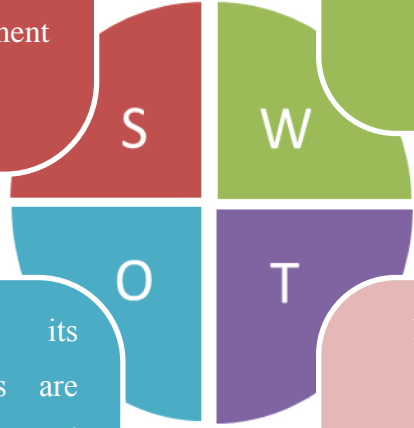




Goal 02: Creation of green environment through combination of natural environment and built environment

1. Connecting of few water streams to Mahaweli River flows around the city
2. Allocation of 11% for natural forest in the land use pattern
3. Natural Safety hereditary by the Kandy City
4. Location of few scenery spots in the city
5. 1/3rd land area of the Kandy Municipality is covered by sewerage and effluent management project

1. Gradually diminishing of vegetation cover
2. Damage to water causes due to Urbanization trend
3. Obstruction to sightseeing spots due to haphazard construction
4. Expansion of buildings in gradients of above 45degrees



1. Kandy and its surrounding areas are designated as central sensible area by the Draft National Physical Plan - 2050

1. Special demand for urbanization & urban development into the town.



Strengths

1. Connecting of few water streams to Mahaweli River flows around the city

An environment status has been created with combination of few water sources in considering the hydrology and geographical sciences in order to preserve the environment equilibrium, river branches of Hali ela valley, Meda ela valley, Heenpankadura ela, Heenpankadura valley are joined properly to the Mahaweli river in the town further Dunumadalawa ela flows Kandy town center, Siyabalan ela, Deniya ela, Dange ela, Ellawala ela, Meda ela, Heenpankadura ela, Hal oya, Pusiya oya and Pinga oya are other water sources feeding to Mahaweli river, out of total land area, 4.3% consist of water area and in order to protect the environment equilibrium of the town center and they are subjected for feeding the Mahaweli river.

Figure No. 5.8 Flowing of Main Water Sources across the Kandy City



Source: Draft Development Plan 2030 for Greater Kandy, UDA, Central Provincial Office, Kandy

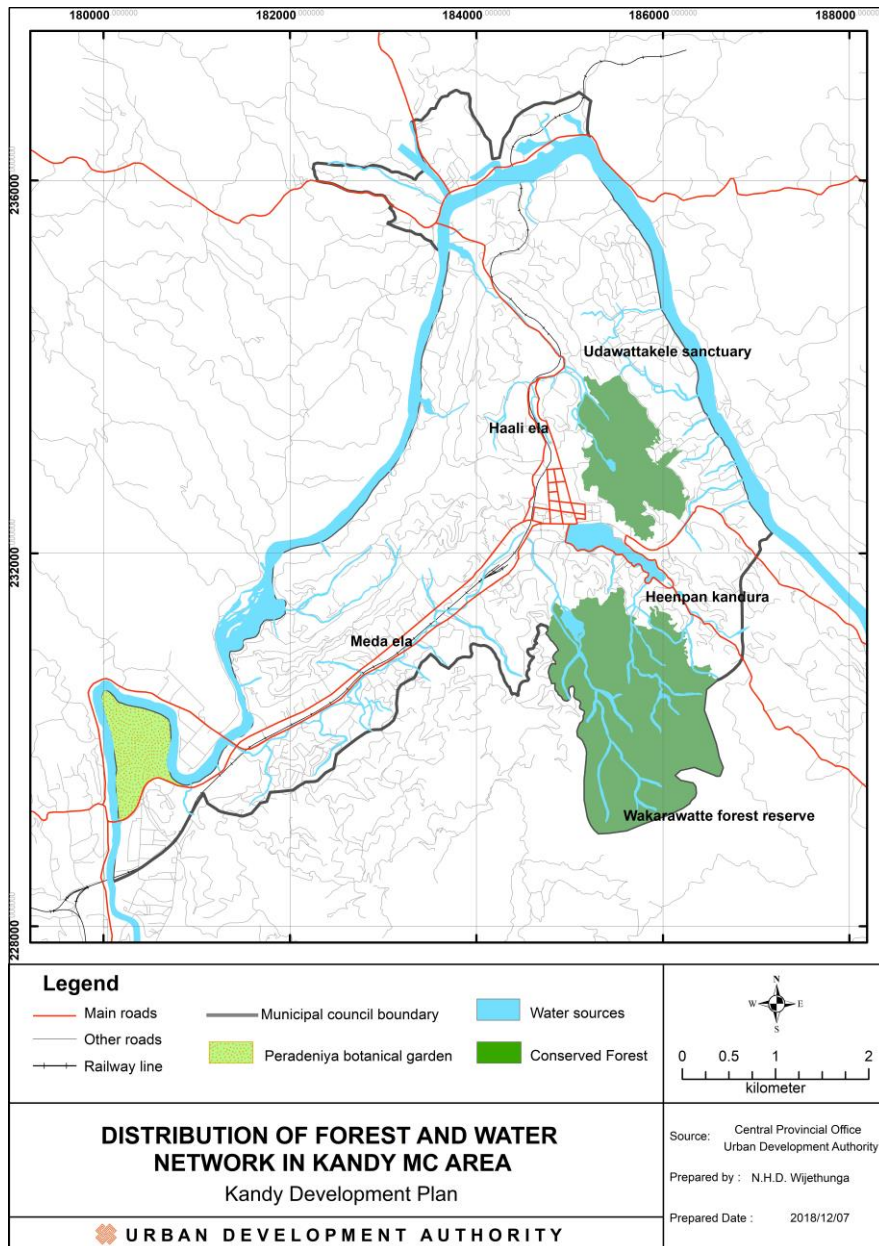




2. Allocation of 11% for natural forest in the land use pattern

Udawaththa Reservation and Wakare watta Forest are used to feed water sources which flow around the town consisting 282 hectares expanded. This land area covers 11% present of the total land use and many tourist and environmental friendly people visits these lands, there are inherited endemic vegetation and organisms are visible and also about 80 types of endemic birds are reported to be living in the Udawaththa Reservation. That is the superior identical values inherited the Kandy city.

Map No. 5.1 Forest coverage of the Kandy City.



Source: Draft Greater Kandy Development Plan 2030, UDA, Central Provincial Office, Kandy



3. Natural Safety hereditary by the Kandy City

Kandy is belonged to Central hilly area of the country as per its character of topography. Kandy is surrounded 2/3rd of land area of the Kandy municipality covered by Mahaweli river; south portion is covered by the range of Hantana Mountains. Kandy district is located in a mountainous range and Kandy city is in a narrow basin. Kandy cities were positioned between 500 meters and 600 meters above from the sea level. According to the geological combination of this area it belonged to Pre-Cambrian era, highland consists of quadite pelspa, Ghent, Quartzite, Garnet Sillimanite & Christer lite Timetom fossils. Accordingly, natural safety is assured certainly to this town.

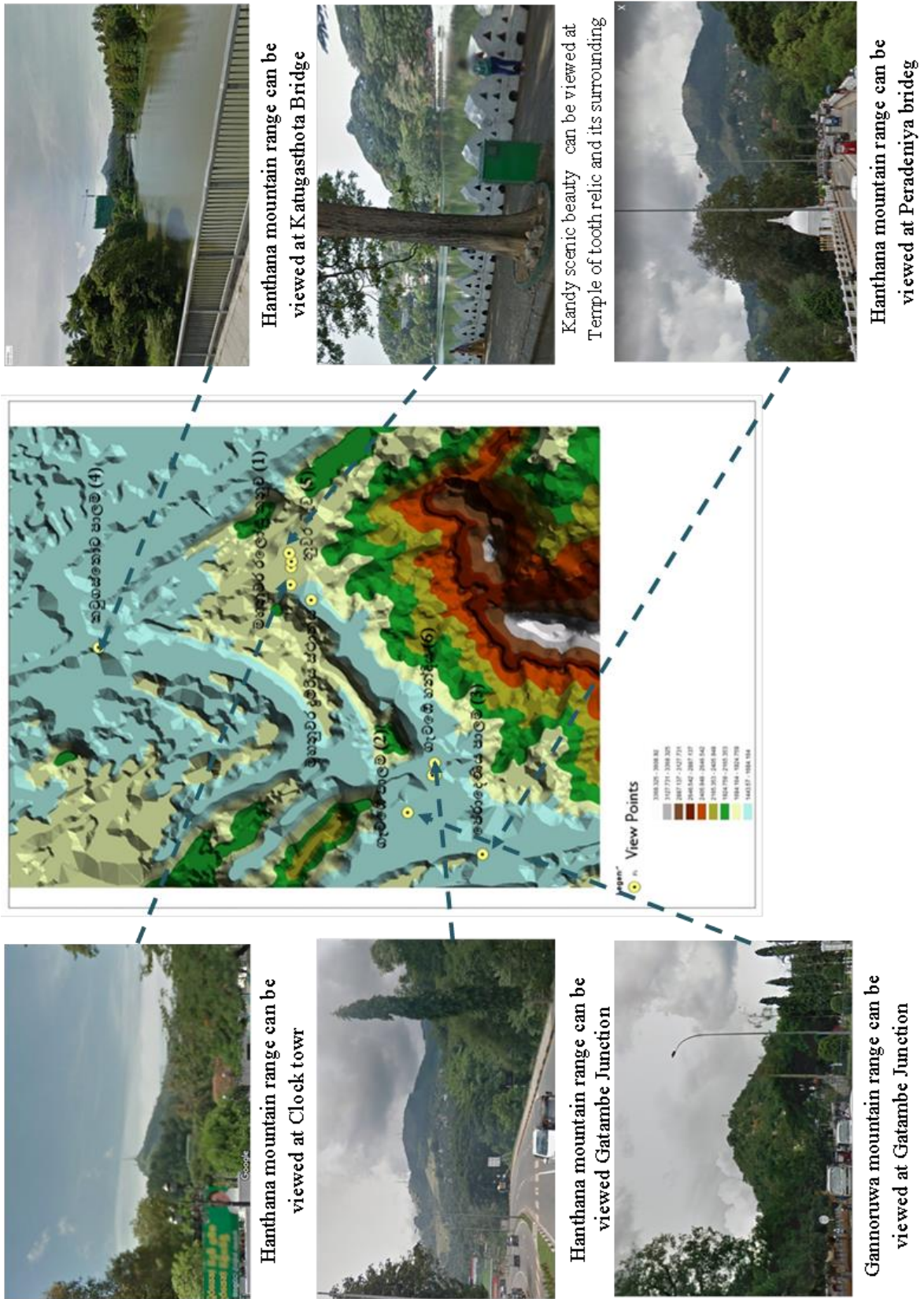
4. View Points located in Kandy city

Natural beauty of the town has been increased locating Hantana, Bahirawa Kanda, and Gannoruwa mountainous ranges and the its beauty visible by walking through the city. Katugstota Bridge, Kandy Clock Tower, Palace of Tooth Relic, Kandy Lake around, Kandy Railway Station, Bridges namely Gatambe & Pradeniya are some viewed settings or sceneries in the town. These are extended all along the town would make possible in attracting tourists who visit the town and it also enrich the uniqueness of the town. Formation of these natural beauties can be identified as a unique value to the city.





Figure Number 5.9 Viewpoints of Kandy city limit



Source: Filed Survey, Urban Development Authority, Central Provincial Office-Kandy, 2017



5. 1/3rd land area of the Kandy Municipality is covered by sewerage and effluent management project

A proposal for implementation is being processed covering 1/3rd portion of Kandy Municipality for the purpose of sewerage and effluent management project covering 733 hectares of land catering 150,000 migrant population, providing 512 toilets for low income communities of 55,000 persons and business & commercial buildings of 12,600. This project covers entirely 10 nos. Grama Niladarai Divisions and cover 16 nos. parts of Grama Niladarai Divisions. This project has to be completed in the year 2019 and purification is to be done a capacity of 14,000 cubic meters through the Gannoruwa purification plant. Further proposed Meda Ela reconstruction project will develop environmental sensibility of the town area and that is also a privilege of this town.

Weaknesses

1. Gradually diminishing of vegetation cover

Though all areas were covered with forest apart from Asgiri Vihara, Palace of Blessed Tooth Relic and surroundings, Ampitiya and Watapuluwa area etc. were expanded with residential entities at the time of Kandyan Kingdom. Vegetation expansion has been diminished with the gradually residential expansion and also with the urbanization. Vegetation density of 93% during the British Colonial Period has been declined to 52% prior to the Independence. This has been further reduced to 35% after Independence and could be known as the biggest threat to Kandy Environmental Equilibrium.

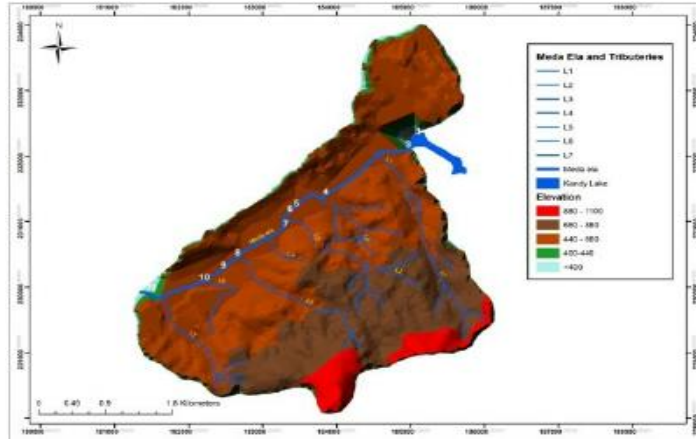
2. Damage to water causes due to Urbanization trend

There are few water sources flow through Kandy city which are presently facing a big threat and due to development activities at water feeding areas and also adding effluent & solid waste to water sources. Directing sewerage lines to water sources together with informal constructions obstructing canals could be further identified and visible largely in the Kandy town. There is a high demand for lands in the town with the supply of education, health and other services satisfactory would give high land values and hence it is visible that reservation of canal, railway reservation are mobilized by the middle class people in putting up their own commercial entities & dwellings along water feeding areas could be largely visible. Any development take place haphazardly in reservation areas without an approval is a unbearable problem in this town.



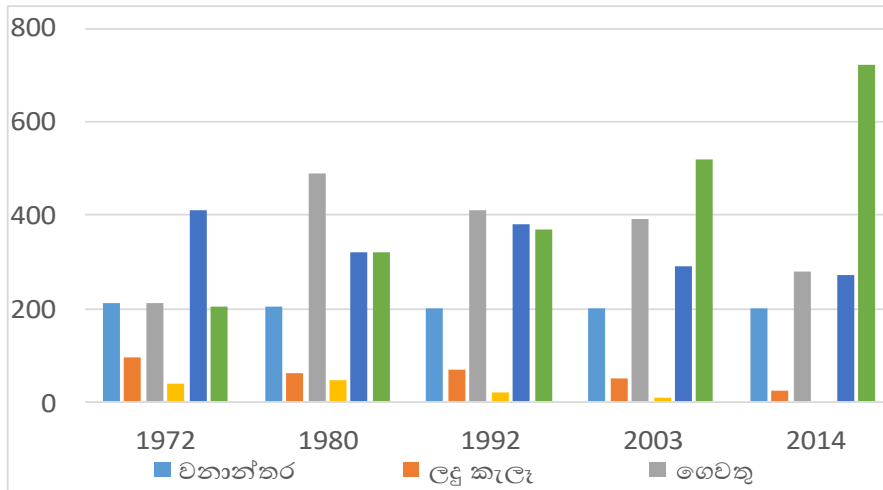


Figure No. 5.10 Catchment Area of Meda Ela



Source: Impact of social and environment due to pollution of natural water sources, Meda Ela Sri Lanka

Table No. 5.4 Changing of Land Use Pattern Surrounding Meda Ela Area



Source: Impact of social and environment due to pollution of natural water sources, Meda Ela Sri Lanka



Table No. 5.5 Changing of Land Use Pattern Surrounding Meda Ela Area

Land Use Category	Quantity of Changing from 1972 to 2014
Forest	- 4.76%
Scrubs	- 26.3%
Home Gardens	+ 38.09%
Paddy Fields	- 100%
Plantation Areas	- 34.4%
Urban Areas	+ 251.2%

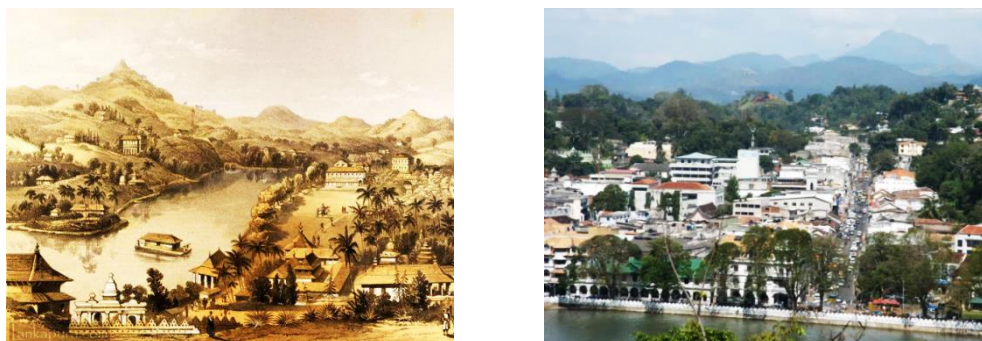
Source: Impact of social and environment due to pollution of natural water sources, Meda Ela Sri Lanka

In observing land use pattern for the period of 1972 to 2014 the forest, shrub jungle, paddy and agricultural lands had been decreased and it has increased for home gardens and urban areas as per above study. Those factors cause for the damage of water sources and give impact for city natural beauty and also central environmental sensible area which could be identified as a weakness of Kandy town..

3. Obstruction to sightseeing spots due to haphazard construction

There are few places within the Kandy city for sightseeing of natural and improving variegation. They are Katugashtota Bridge, Kandy Clock Tower, Palace of Blessed Tooth Relic, Premises of Kandy lake, Kandy Railway Station, Gatambe and Peradeniya Bridges etc. Haphazard development will damage the environment of sightseeing spots of mountain ranges and which spoiled the environmental equilibrium and also threat to cities uniqueness.

Figure No. 5.11 Past and Present Appearance of Kandy city



Source: <https://lankapura.com>, Filed Survey, Urban Development Authority, Kandy, 2017





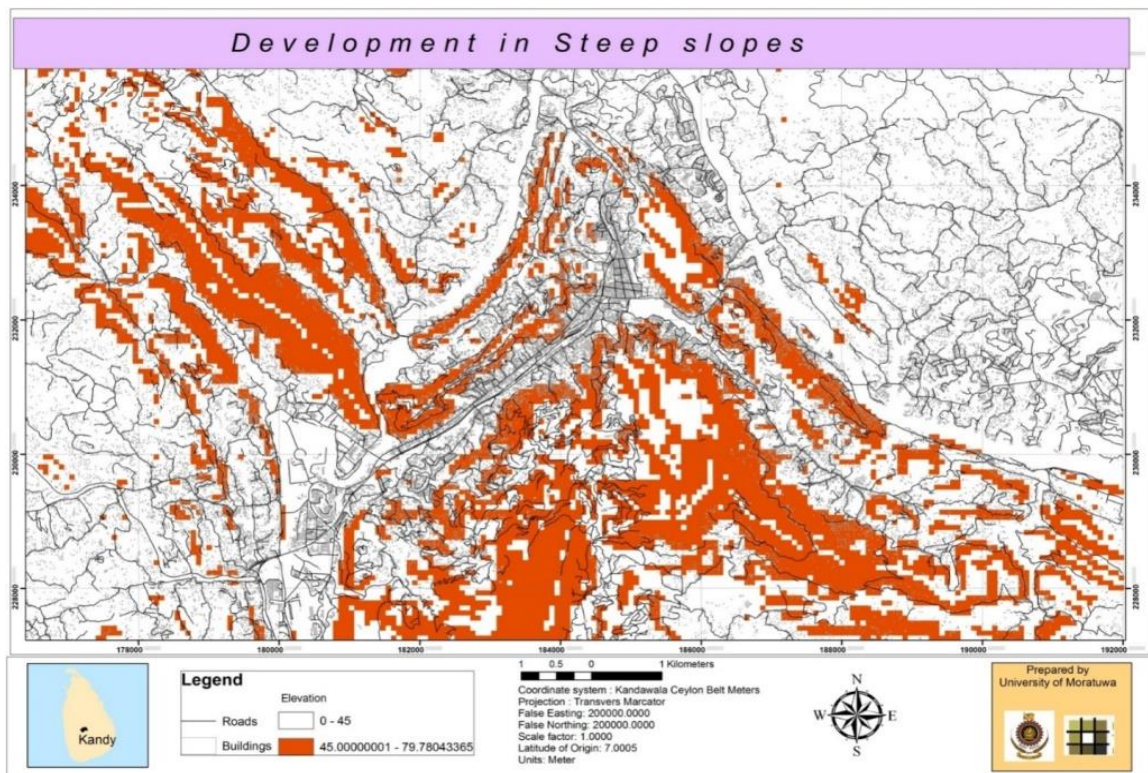
4. Expansion of Buildings in Gradients of above 45 degrees

In observing Kandy city's geographical setting, town is positioned nearby 500 - 600 meters from the sea level. Accordingly with looking at the other development activities, residential expansion is being spread towards mountainous areas. This makes an obstacle to City's environment equilibrium and also its good looks.

In looking at areas of Kandy city & surroundings; construction has been extended in areas which are even in gradient of above 45 degrees. It was the cause for the dispersion of development towards mountainous areas.

Kandy town is located in the central environment region. The development activities tend to extend towards hilly area which is a problem and also environment threat to the Kandy City.

Figure No. 5.2 Scattered Buildings on Slope Areas more than 45-degrees



Source: Department of Town & Country Planning, University of Moratuwa – 2013

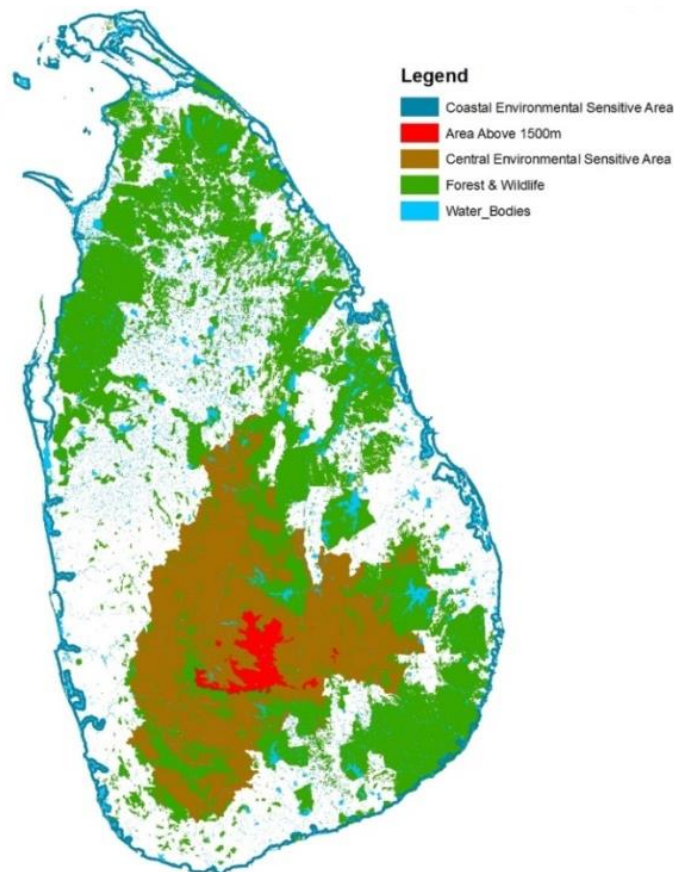


Opportunities

1. Kandy and its surrounding areas are designated as central sensible area by the Draft National Physical Plan - 2050

Land areas above 300 meters from the sea level are identified as environmental sensitive zone as per Draft National Physical Plan of 2002 - 2050. The rivers, canals & streams flow towards preserving water feeding regions discourage large scale development projects and residential expansion in this region. There should be a population close to around 500,000 people recommended in this district according to said plan. Accordingly; it is a privilege into this town for insisting under the National Physical Plan, Kandy city is rich with rivers, canals, streams and water sources its largely spread out City.

Figure No. 5.13 Environmental Sensitive Zones of Sri Lanka



Source: Draft National Physical Plan for 2050 – Department of National Physical Planning

Threats





1. Special demand for urbanization & urban development into the town.

Attraction of foreigners with the supremacy of the town as well as an attraction of entrepreneurs; for investment in the event of attraction to the town. With the future vision according to the Draft National Physical Plan, large scale development activities will be limited in the town. However high demand with regards to land subdivisions & construction of buildings in areas declared under Urban Development Authority in the district and high demand for residential development within the Kandy City can be identified as a threat to environment sensibility

Table No. 5.6 Sub Divisions & Building Applications Received by UDA (CP) in 2017

Local Authority	%	Local Authority	%	Local Authority	%
Kandy MC	52.52	Wattegama UC	0.94	Pathahewahata PS	2.52
Gangawata Korale PS	21.07	Pathadumbara PS	1.52	Gampola UC	2.2
Kundasale PS	4.72	Thumpane PS	2.2	Nawalapitiya UC	0.63
Harispsttuwa PS	4.08	Udunuwara PS	0.94	Kadugannawa UC	1.89
Akurana PS	1.26	Yatinuwara PS	2.83	Udaplalatha PS	0.63

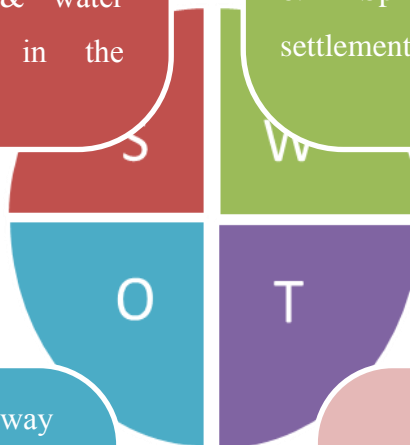
Source: UDA, Central Provincial Office, Kandy – 2017



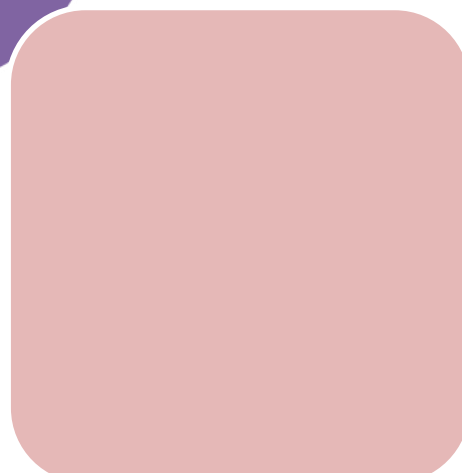
Goal 03: Provision of comfortable facilities for residents and migrants of the town in the a way for process of efficiency in the direction of urban activities.

- 1. The Main Administrative, Health, Educational & Services center in the Central Province
- 2. Connectivity with inner town and inter townships
- 3. Position of multi transport modes in the Kandy City
- 4. Implementing identified projects which improve other facilities within the Kandy Municipal Limits
- 5. Prevailing of appropriate water assembly & water supply schemes in the Kandy City

- 1. Location of many schools either sides of the main road within the Kandy City
- 2. The necessity of land extent of 129.7 of hectares for the purpose of recreation and community amusement area
- 3. Lack of attractive background for walking in the Town Center
- 4. Demand for parking vehicle both sides of roads and parking areas is 150%
- 5. Low level of usage of public transport mode
- 6. Spreading of Underserved settlements all over the city



- 1. Proposed Expressway





Strengths

1. The Main Administrative, Health, Educational & Services center in the Central Province

Kandy General Hospital is the 2nd largest hospital in Sri Lanka and it has provided services to many people. In addition, substantial health facilities are given to the people through Peradeniya Teaching Hospital, Peradeniya Sirimavo Bandaranaike Children's Hospital, Peradeniya Dental Hospital, Peradeniya Chest Hospital and Katugastota Divisional Hospital. Kandy General Hospital consists of 78 wards and nearly 2,200 beds in 2016 and has been increased up to 2,300 beds in the year 2017 where 400,000 outdoor patients & around 200,000 indoor patients were getting treatment. There are 14 Ayurveda dispensaries provided services in the town by Ayurveda Sector. Kandy General Hospital is equipped with all segments and many people from the country daily reaching to this hospital for treatments and it could be estimated about 7,500 patients per day.

Mainly, 342 government schools are in the study area and 185,000 students are getting education. Out of 41 schools are located in Kandy city limits and there are 3,200 teachers and 65,000 students are attached to these schools. Nearly 63,000 persons are daily reaching to the town for the purpose of educational needs. Hence, in Kandy town can be identified as main educational center and also a center for higher education as well

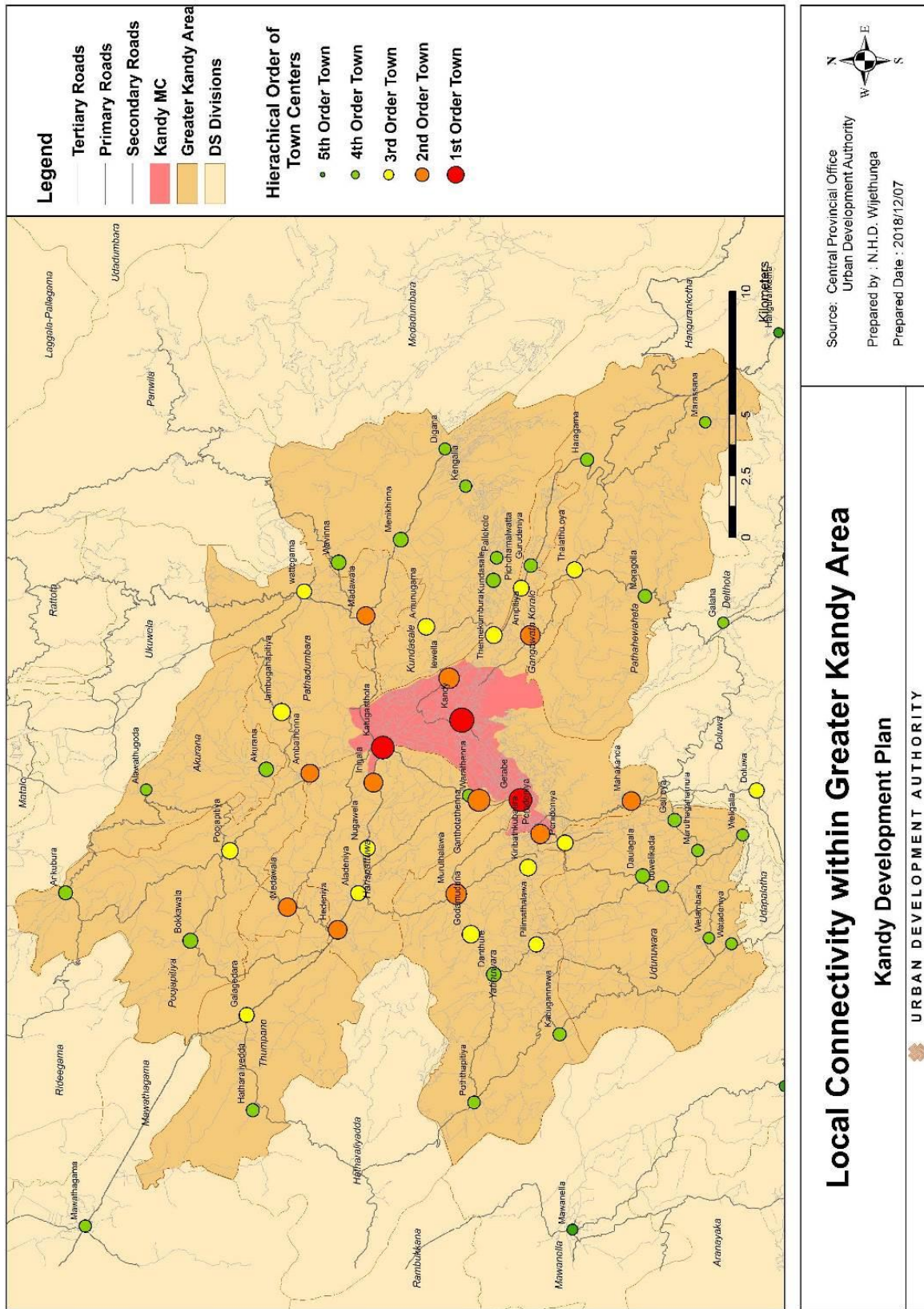
Kandy is the main administrative center in the Central Province and consists with many service providing units. Around 6,100 units such as corporations, Boards, Cooperatives, private sector institutions, private banks, and government institutions are visible in this town. Thus, Kandy Town is identified as an Administrative Center; Health Service Center; Educational Centre and it is the 2nd largest city in Sri Lanka is also an exclusivity.

2. Connectivity with intra town and inter townships

Among main access roads to the Kandy City, following roads are directly linking Kandy central region, they are Kandy –Colombo (A 01 Road), Katugasthota- Kurunegala (A 10) Road, Kandy – Jaffna (A 09) Road, Kandy-Mahiyangana – Padiyatalawa (A 26) Road, Kandy – Badulla (Raja Mawatha) (B413) Road and Peradeniya –Badulla-Chenkalady (A 05) Road. Out of these A 01, A 09, A 26 are directly linking Kandy Central Region Development Zone. These linkages will induce strong inter & internal relationship.



Map No. 5.2 Inter & Intra Connections within the Kandy City





3. Position of multi transport modes in the Kandy City

There are 3 bus stands presently in operation in the Kandy town and among all Good shed Bus stand, Clock Tower bus stand and Torrington bus stand are prominent.

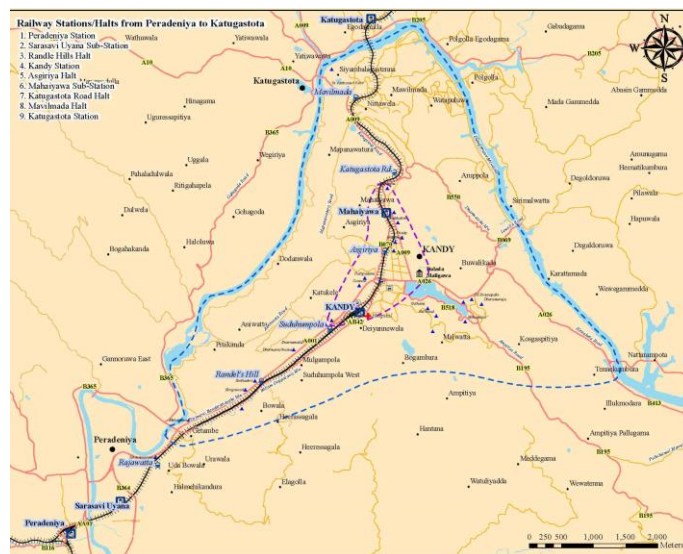
Table No. 5.7 Amount of Transport Destinations Provided by Private Buses

Bus Stand	Destinations of trips provided by Private Buses	
	Intra City	Inter City
Good Shed Bus Stand	98	28
Clock Tower Bus Stand	63	1 (A/C Colombo)
Torrington Bus Stand	15	

Source : A program for providing transport services in the Kandy Town – 2014

There are 2 Railway lines connect the Kandy City. Main Railway line starts from Kandy to Peradeniya and thence dividing two ways; the 1st line beginning from Peradeniya to Colombo and the 2nd line from Peradeniya to Badulla. The other railway line stretches from Kandy to Matale where 5 rail trips are operating daily. There are 6 railway stops while 5 rail stations are in operation in the Kandy municipal area limit. It was understood that multi transport mode in operation with the positioning of a Main Railway Station and a Main Bus Station closely in the central area of the town. This could be identified as a strength and also the position of the Railway Station in the center of the town is a unique character.

Figure No. 5.14: Railway Stations & Halts Located within the Kandy



Source: A program for increasing of transport services in the Kandy Town – 2014



4. Implementing identified projects which improve other facilities within the Kandy Municipal Limits

Kandy town could be identified as a concerned area by the local & foreign persons and number of investment projects implementable through both foreign & local assistance intended to be implemented the city of Kandy. Thus, following projects are being in operation in the Kandy City.

1. Improvement of infrastructure facility of Palace of Tooth Relic –Stage 1
2. Improvement of Pavement walkways Project at Lamagara Mawatha
3. Development of road from Peradeniya to William Gopallawa Mawatha
4. Development of Tomlin Vehicle Park
5. Development of Multi-Model Terminal
6. Development of other facilities in front of Premises of Bogambara Prisons
7. Kandy Waste Water Management Project.

These are identified as the main development projects and some more of this type of development projects have being continued in the town and all of them induced in raising facilities for city users at present.

5. Prevailing of Appropriate Water Assembly & Water Supply Schemes in the Kandy City

The Mahaweli River flows along boundary of Kandy municipal area covered around 2/3rd of the boundary limits. Water intakes for purification has being stimulated from Polgolla, Gonadeniya & Gatambe points within the town limits and also take water for purification from Bharagama, Balagolla & Meewathura spots adjacent to municipal limits though they are not so far from the municipal area. Daily obtain water from three points within the city limit counts nearly 86,000 cubic meters which is 63% of the total quantity of water. Water obtained externally from Kandy city limits is 50,500 cubic meters which 37% of the total water intake of Kandy city limits. Thus, it could be noticed as an unique character to receive more percentage of water from the sources of municipal limits.





Table No. 5.8 Intakes & Water Capacity from Mahaweli River

Area	Water Intake Location	Quantity per day (cu. L)	%
Within the KMC Area	Polgolla	10,000	63%
	Kondadeniya	40,000	
	Gatambe	36,000	
	Total	86,000	
Outside KMC Area	Haragama	2,000	37%
	Balagolla	10,500	
	Meewathura	32,000	
	Meewathura	6,000	
	Total	50,500	
Total		136,500	

Source: Water Division of Kandy Municipal Council – 2017

Potable water supply is being continued entirely by the Kandy Municipal Council and getting water from Gatambe Mahaweli River, Rosnic & Dunumandalawa Reservoir. Daily intake from the above source is around 36,000 cubic meters and they are purified through two (2) purification plants of Gatambe & Wales Parks. Since 36,000 cubic meters produced by municipality is not sufficient, Kandy Municipal Council receive around 10,000 - 12,000 cubic meters from the Water Supply & Drainage Board daily. Thus, it is identified that the water supply is appropriately & smoothly continued in the Kandy City

Weaknesses

1. Location of many schools either sides of the main road within the Kandy City.

Many popular schools are situated within the Kandy City in the event of positioning important educational establishments in the city. Accordingly around 63,000 persons reached to the town for educational purposes. Among them 71.4% arriving to the town by private vehicles of which 25.4% are school vans & 3.2% is by other mean of vehicles are arriving for educational purposes. Private vehicles create heavy traffic congestion and indirectly adds to adverse efforts.



Table No. 5.9 Traffic Congestion in the main roads and pedestrian's density

Routes	Within 24 hours	
	Vehicles	Pedestrian
Sirimavo Bandaranayake Mawatha	18.3%	20.0%
William Gopollawa Mawatha	19.0%	34.2%
Katugastota Road	30.6%	34.2%
Polgolla Road	3.6%	1.3%
Sirimalwatta Road	3.8%	1.8%
Hewahata Road	17.3%	16.3%
Ampitiya Road	7.4%	6.6%

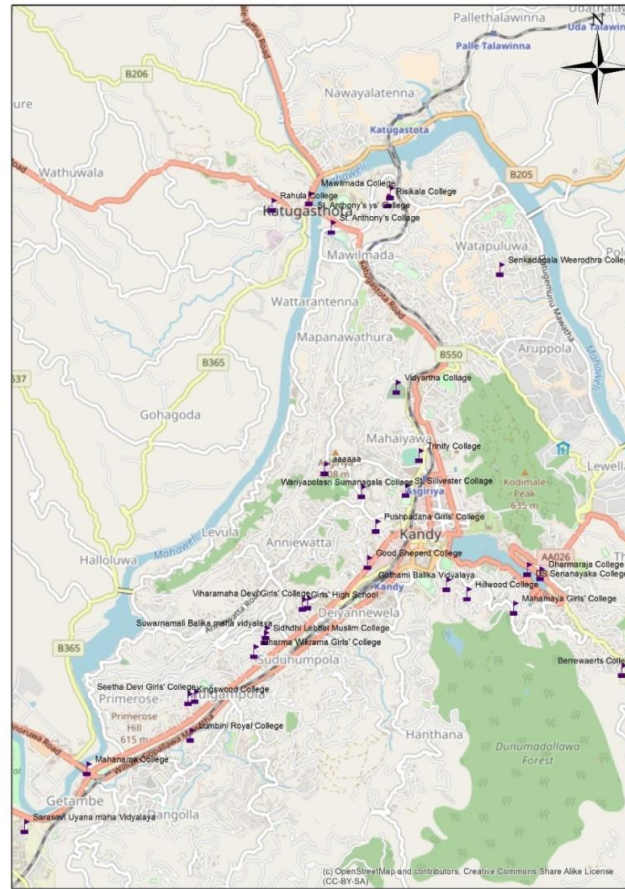
Source: Kumarage - 2014

As per field survey, the highest pedestrians and highest number of vehicles move along William Gopollawa Mawatha, Katugastota Road and Sirimavo Bandaranaike Mawatha etc. along either side of roads within 24 hours. Most of schools were located on William Gopollawa Mawatha, Katugastota road and Sirimavo Bandaranaike Mawatha, when considering both pedestrian density and the vehicle density on those roads, it is obvious vehicle density is more than pedestrian density. The main reason is location of popular schools on those roads





Figure No. 5.15 Distribution of schools within the Kandy City



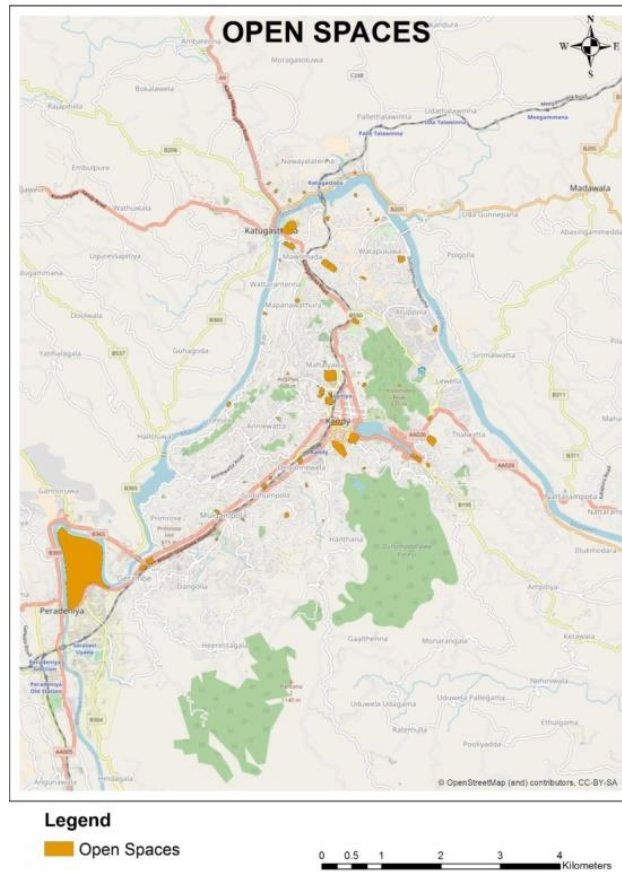
Source: Field Survey regarding spreading out of schools UDA, Central Provincial Office, - 2017

2. The necessity of keeping land extent of 129.7 of hectares for the purpose of recreation and community amusement area

Data pertaining to the Dept. of Census & Statistics in the year 2012, it was reported that 102,459 persons lived in the Kandy Municipal area. According to set standard, 1.4 hectares has to be kept for recreation & community amusement for every 1,000 persons. Presently land extent of 18.7 hectares have been found & reported for the usage of such facilities as per researches done subsequently in this town. Thus, sufficient lands could not make available among lands available in the city is found as a weakness in this town.



Figure No. 5.16 Places Allocated for Community Recreation Activities & Open Spaces



Source: Field Survey on allocated areas for community recreation and open spaces in the Kandy City, UDA, Central Provincial Office - 2017

It is expected to make retaining around 106,000 persons within the city at the year 2030 as per Development Plan and intend to reserve about 148.4 hectares of lands for the purpose of community recreation & open spaces. Accordingly, additional land spaces of 129.7 hectares have to be allocated for the predicted population. Further the existing lack of recreational facilities discouraged attraction at a very low level and it could be identified as a weakness.





Figure No. 5.17 *Lack of Facilities at Community Recreational Places & Open Spaces*



Source: UDA, Central Provincial Office, Kandy - 2017

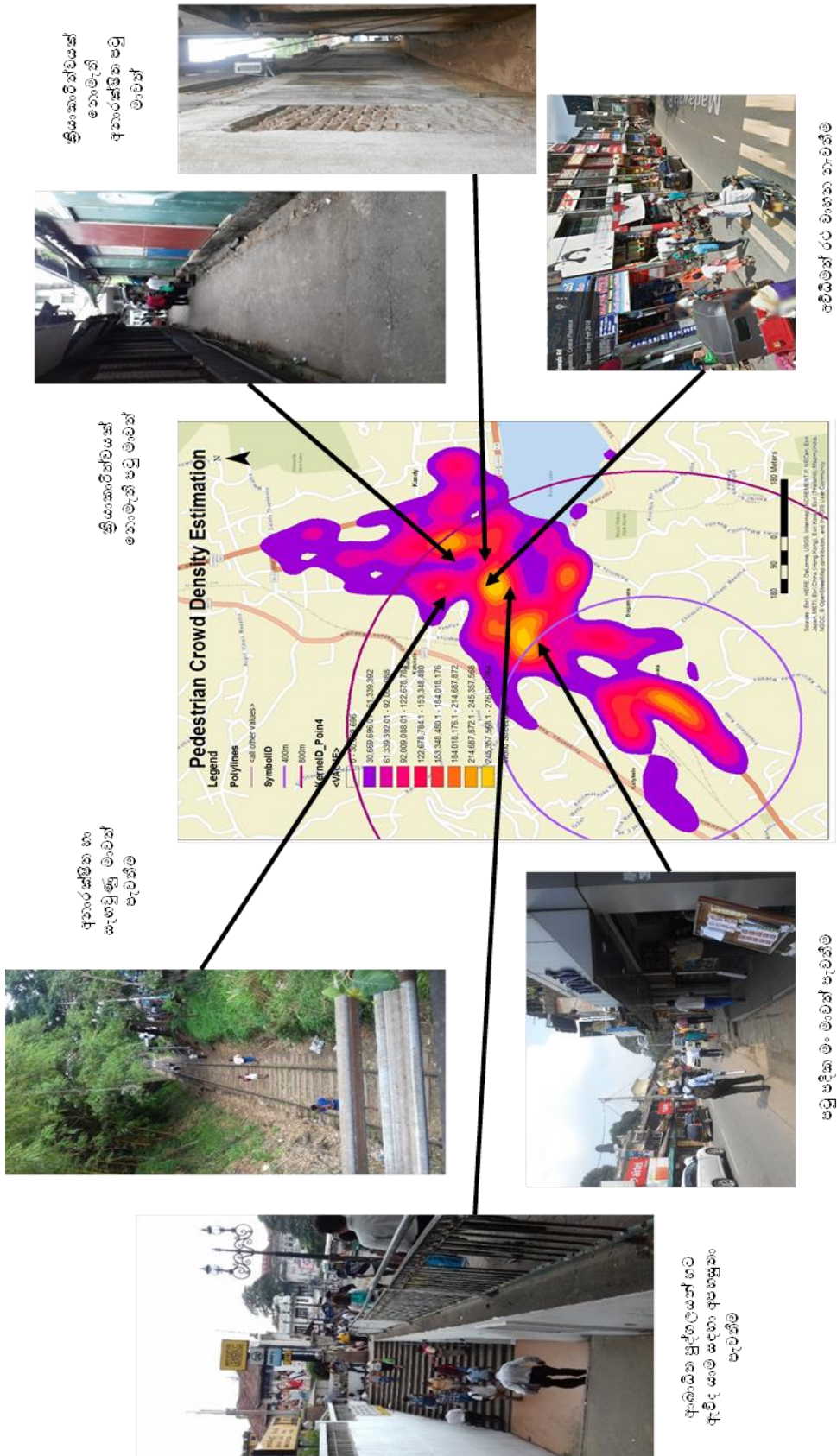
3. Lack of attractive background for walking in the Town Center

It is revealed that around 325,000 people daily reached into the town but accessible facility and desirability for walking along walkways was at a very low level in the Kandy Town. A study carried out regarding density of pedestrian could be recognized along the areas of Good shed, Dalada Street up to Kandy Hospital and walking pathway of Kandy Lake (Wewa).

Accordingly, there seems to be no scatterings of pedestrians and only they are restricted to the Town Centre in further concerning of their movability. Additionally, positioning of obstructing situations for walking by disable persons, unsafe locations and sitting of hidden & walking paths or their improper maintenance, narrow roads & haphazard vehicle parking, low level of attraction & facilities for pedestrian walking are some coherent for pedestrian's attraction.



Figure No. 5.18 - Complications on settings of pedestrians moving



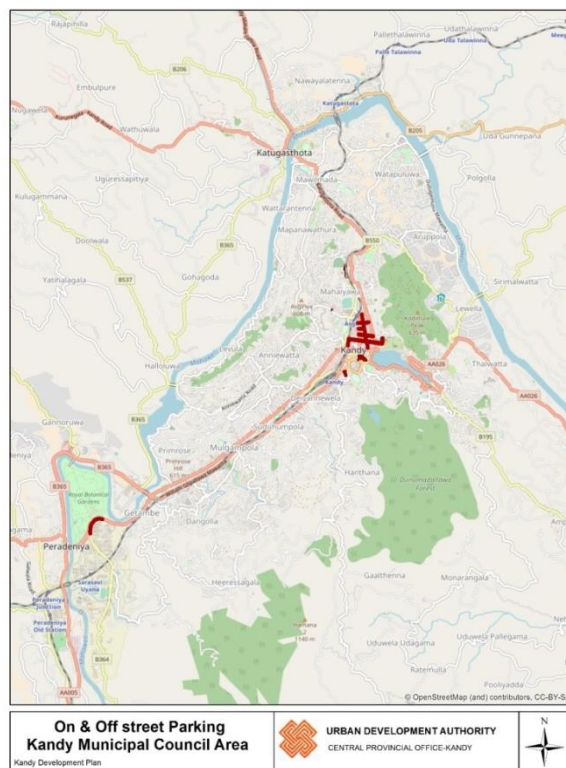


4. The Demand for vehicle parking on both sides of roads and parking areas is 150%

It is estimated that the amount of vehicle entering in to the city per day is 56,000 and approximately parked vehicle amount per day is 14,700 within limits of KMC. The supply of parking in the city center is approx. 3,225. It is estimated that Outside of roads parking is approx.1760 and on the road parking amount is approx. 1465. Accordingly, the demand for parking is 150% percent and if it quantified it will be 4850.

The supply of parking outside of the city limits is approx. 2585. It is estimated that outsides of roads parking approx. 1760 and on the road parking approx. 825 at minimum. Accordingly, the demand of parking outside of the city limit is also 150% and if it quantified it will be 3900 approx. Inadequate parking facilities is identified as a weakness of the town.

Figure No 5.19 Areas Allocated for Vehicle Parks within the Kandy City



Source: Field Survey on Parking facilities in Kandy City

5. Minimum level of usage of Public Transportation

325,000 commuters visit daily to Kandy city and 90, 000 of them are for occupations, 60,000 are for educational purposes. Usage of public transportation is 64% on the road and 2% on rail, which is comparatively low values. The weakness is this value is lower than the national level

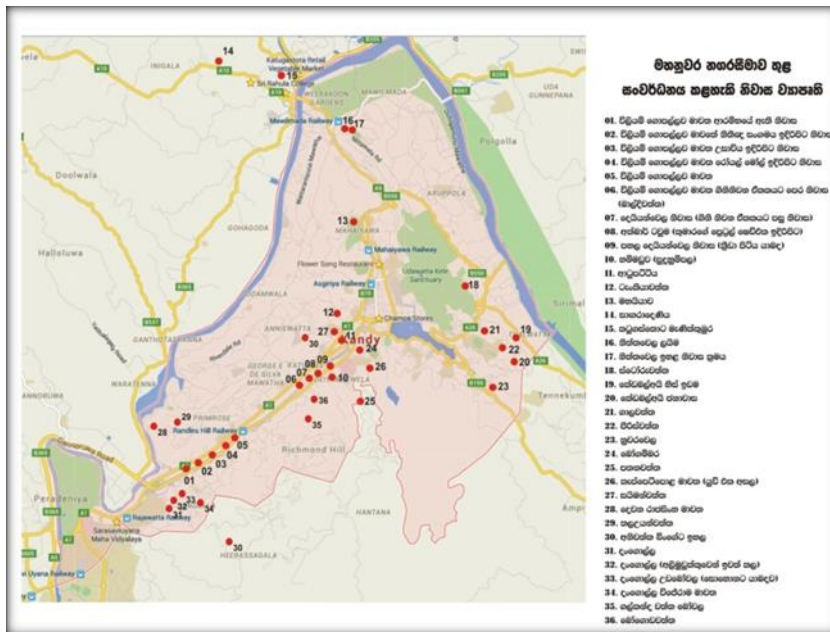


usage of public transportation.

6. Spreading of Underserved settlements all over the city covering 78 acres

There are 36 nos. underserved settlements were spreading all over the city and it covers 80 acres with 2,176 housing units in which 71% housing units, where people live in, is less than 6 perches. The ownership of those lands where underserved settlement located, 47% owned by Kandy MC, 20% owned by private people, 16% owned by National Housing Development Authority, 11% owned by religious institutions, 4% owned by the Sri Lanka Railway and 2% owned by the Government.

Figure No 5.20 Distribution of Underserved Settlements within the Kandy City



Source: Field Survey, Urban Development Authority, Central Provincial Office 2016

Scattering of underserved settlements all over the city is become a problematic situation for residential expansion and will be a weakness of the city

Opportunity

1. Proposed Central Expressway

As per the Draft National Physical Plan 2050, It is proposed to construct a Central Expressway from Kadawatha to Dambulla crossing Pothuhara and from Pothuhara to Galagedera. It is able to enter expressway from Galagedera and it is an opportunity for Kandy City.





Goal 04: Building of self-sufficient economy through utilizing existing resources.



Strengths

1. Location of places attracted by locals and foreign tourists

There are many places where local and foreigners are attracted wherein Sri Dalada Maligawa is supremacy. Other places are:

- | | |
|----------------------------------|---------------------------------|
| 1. Garison Cemetery | 6. Gatambe Temple |
| 2. Udawatta & Wakarawatte Forest | 7. War Cemetery |
| 3. Bahirawakanda Temple | 8. Botanical Garden, Peradeniya |
| 4. View Points in Kandy | 9. World Buddhist Museum |
| 5. Wales Park | 10. Kandy Lake around |

2. 10% of the total hotel in Sri Lanka is located in Kandy city

There are many star hotels in Kandy with a range of five-star hotel to small scale guest houses. Among five star hotels in central province, two five star hotels were in Kandy city.

Located of 10% of the total hotels and possess 12.2% of the total hotel bedrooms is strength of the city.

Table 5.10 Hotels Located within the Kandy City

Hotel Category	Total Hotel in Sri Lanka	Hotels Located within the Central Province	%	Kandy	%
5 Star Hotels	13	3	23	2	67
4 Star Hotels	13	4	31	1	25
3 Star Hotels	13	5	38	2	40
2 Star Hotels	39	7	18	5	71
1 Star Hotels	31	7	23	3	43
Hotels not Categorized	140	25	18	12	48
Small Scale Hotels	19	3	16	1	33
Small Scale Guest Houses	25	8	32	4	50
BB Units	92	22	24	15	68
Guest Houses	292	79	27	42	53
Ancient/ Antique Houses	48	13	27	7	54
Rest Houses	368	34	09	23	68
Foreign Agency Institutions	487	10	02	10	100
Tourist Trade Shops	144	37	26	26	70

Source: Tourism Development Authority, 2017

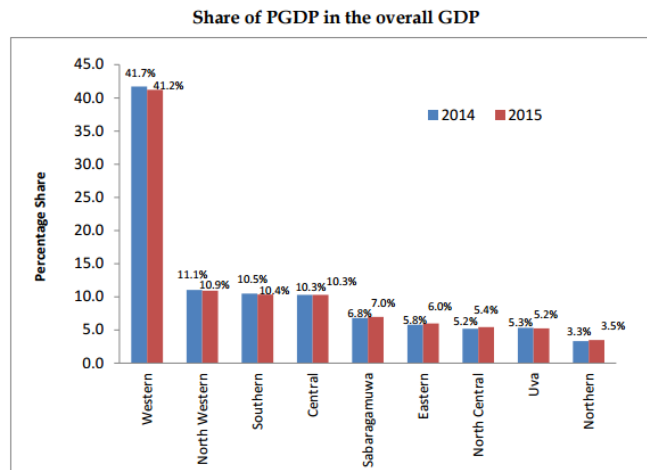




3. Positioning of 3rd place of Gross Domestic Production of the Central Province

Contribution of Gross Domestic Production of the Central Province in 2015 was 10.3% and it takes 4th place of the all provinces. Contribution to the national economy was 13.8% from the agriculture Sector, 7.9% from the Industrial Sector and 11.0% from the Service Sector. Accordingly, 5.5% from the agriculture, 22.8% from the industry and 71.6% from the Service sector could be predicted as a contribution to the Gross Domestic Production of the Kandy District.

Figure No. 5.21 Gross Domestic Production - 2015 - 2017



Source: Annual Report of Statistics, Central Bank – 2016

4. Arrival of large number of people to the City for festivals in the distinct time frames

Many people arrive to the city in special occasions for special festivals. Those special festivals are Dalada Perahera, special exhibitions for Blessed Tooth Relic, New Rice Festival and Nanu mura Festival etc. Daily devotees arrive to the Palace of Tooth Relic would be counted around 5,000 persons per day and it will increase between 5,000 and 50,000 persons per day in special occasion.



Table No. 5.11 Arrival of Devotees to the Palace of Tooth Relic in normal day

Day	Time				
	5.00am 8.00am	8.00am 11.00am	11.00am 2.00pm	2.00 pm 5.00pm	5.00pm 8.00pm
Normal Day	950 – 1100	800 – 1200	500 – 600	400 – 800	600 – 950
Full Moon Day	2500 – 8500	10000 – 15000	7000 – 9000	8000 – 10000	6000 – 9000
Other Holidays	3500 - 7000	8000 - 11000	6000 - 7000	4000 - 7000	3000 – 6000

Source: Project of Place of Blessed Tooth Relic, UDA, Central Provincial Office-Kandy2016

Moreover, there are approximately 600-700 foreigners daily approached to this Palace could be recognized as a strength.

5. Retaining period of local & foreign tourists within the city is in higher level

According to statistical data of Sri Lanka Annual Report revealed that those who travelled Kandy town 77.47% of them tend to stay overnight in the town which can be the highest percentage of overnight stays in towns in the country as a whole. Comparing overnight stays by tourists in sacred towns reached to 75.24% whereas those who visited counts 44.3% by foreigners and 34.5% by local visitors in hotels of Kandy city. This could be notified as strength to the town.





Figure No. 5.22 – Number local & foreign tourists retained overnight in the Kandy City – 2016

Monthly Occupancy Rates in Tourist Hotels by Region - 2016

Table 13

Resort Region	No. of Units **	Rooms **	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual O/R
Colombo City	34	4,319	70.80	76.28	77.89	71.91	73.89	69.89	78.64	84.87	69.90	74.29	77.51	86.11	76.75
Greater Colombo	62	3,184	81.88	77.62	78.98	70.81	72.09	67.335	78.97	76.77	69.80	72.86	74.80	80.34	75.18
I. North of Colombo	52	2,711	83.89	78.85	79.35	74.88	70.22	69.35	78.35	77.69	70.20	71.83	74.21	81.21	75.84
II. South of Colombo	10	473	79.87	76.39	78.61	66.73	73.84	65.32	79.58	75.85	69.30	73.89	75.38	79.47	74.52
South Coast	142	8,437	81.57	79.21	76.91	72.54	61.82	67.99	78.24	72.85	73.65	67.06	76.93	82.08	74.24
I. Up to Galle	81	5,739	83.27	81.21	77.27	73.13	65.14	68.41	77.32	73.13	73.30	70.54	77.63	81.04	75.12
II. Beyond Galle	61	2,698	79.87	77.21	76.54	71.94	58.49	67.56	79.15	72.57	74	63.57	76.23	83.12	73.35
East Coast	25	1,121	77.80	81.52	80.87	73.14	61.94	71.64	78.94	79.81	74.70	71.89	69.13	77.65	74.92
High Country	32	1,178	76.74	79.81	81.24	76.82	67.63	69.34	80.31	75.87	70.60	73.11	68.32	83.17	75.24
Ancient Cities	82	3,990	81.51	81.00	79.49	75.00	63.96	69.87	76.39	79.27	71.34	70.29	75.56	81.85	75.46
Kandy Area	31	1,651	83.84	82.78	82.78	72.25	67.81	73.54	75.48	84.79	73.60	69.87	78.25	84.67	77.47
II. Anuradhapura Area	16	400	80.78	82.56	81.44	76.53	66.74	72.58	74.31	81.42	73.20	67.29	74.26	84.35	76.28
III. Polonnaruwa/ Giritale	11	530	81.56	83.32	79.23	75.65	59.96	64.62	76.03	73.15	70.20	69.74	75.39	81.15	74.17
IV. Habarana/Sig./Damb.	24	1,403	79.87	75.32	74.51	75.58	61.34	68.73	79.75	77.73	68.40	74.25	74.35	77.24	73.92
Northern Region	5	107	73.47	73.02	69.78	66.38	63.14	65.48	71.32	70.88	67.50	66.56	73.25	74.16	69.58
All Area*	382	22,336	80.06	79.02	78.29	72.91	65.84	68.87	77.43	77.31	71.20	70.57	74.49	81.11	74.76

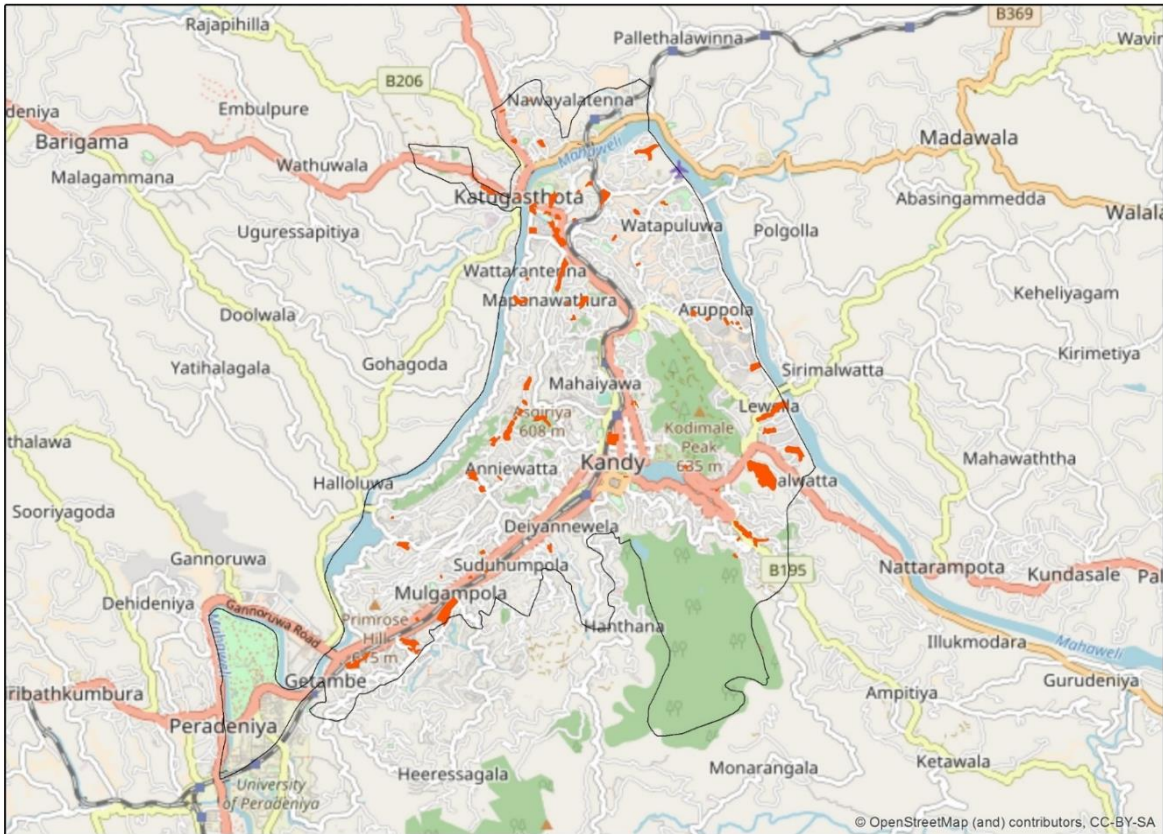
Source: - Tourism Development Authority - 2016

Weaknesses

1. Setting of 46% of lands as underutilized lands

Land value is high, ranging from five hundred thousand to six million per perch within the city. 50% lands owned by the government. The entire land area counts 2,645 hectares out of which 45.43 hectares are known as underutilized. Existence of underutilized lands in a town can be identified as one of the weaknesses in the event of the existence of high land values.

Figure No. 5.23 - Underutilized lands identified in the Kandy City limits



Source: Field Survey carried out regarding land values within the Kandy City, UDA,
Central Provincial Office, Kandy - 2017

2. Inadequacy of hotel rooms for local & foreign tourists in the Kandy City

334 hotels are located in the Kandy City providing around 18,510 rooms. Retention of tourists in the ancient cities in Sri Lanka varies between 71.7% and 75.46% by increasing of 3.76%. Thus, increasing rate of retention could be hypothesized as 0.75% in ancient cities by tourists. It would be possible that duration of retention in such cities is predicted an increase of 10.53% in the year 2030. Accordingly, retention of tourists would be predicted to increase by 86% in Kandy & allied areas in the year 2030. But there is a necessity of having another 850 hotel rooms or other rooms for tourists.





Opportunities

1. Location of tourist attractive places within the Kandy City.

Many tourist attractive sites are situated in the Kandy City. Among them Balana, Ambekke, Gadaladeniya, Riveston, Pinnawela, Nuwara Eliya, Dambulla, Seegiriya, Matale and Aluvihare are prominent. These sites are close proximity to the Kandy City. In the case of positioning of Kandy Town is centrally located and easy accessible.

2. Existence of small scale domestic products in and around Kandy City.

Small scale Domestic products are very much popular in the Kandy City, oxidizing of brash fittings, gold & silver production, lacquer & wooden crafts, cloth industry, mats products, drums production, Gem works, other decorations, arts drawings, ivory & works etc. are popular in the Kandy Town. And also those tourists seem to be attracted to trade stalls of small & minor craft industries in the town.

Table No. 5.12 Small Scale Domestic Industries & its Locations

Small Scale Domestic Industries	Documented Locations
Casting Brass Goods	Madawala, Kirivawula, Ambekke
Manufacturing of Silver and Brass Goods	Danthre, Ulladupitiya, Araththana, Nilawela, Pilawela, Medawela
Manufacturing of Gold and Silver Goods	Ambekke, Nilawela
Manufacturing of Laksha and Furniture	Gunnepana, Ambekke, Hapuvida
Apparel Manufacturing	Thalagune
Manufacturing of Mats	Henewela
Manufacturing of Drums	Kurugala, Kurugandeniya
Manufacturing Crystal Goods	Kiriwaula
Other Decorative Items	Kulugamma
Painting	Nilagama
Tuskers	Kundasale, Mawanella
Manufacturing of Parasol	Unveruwa

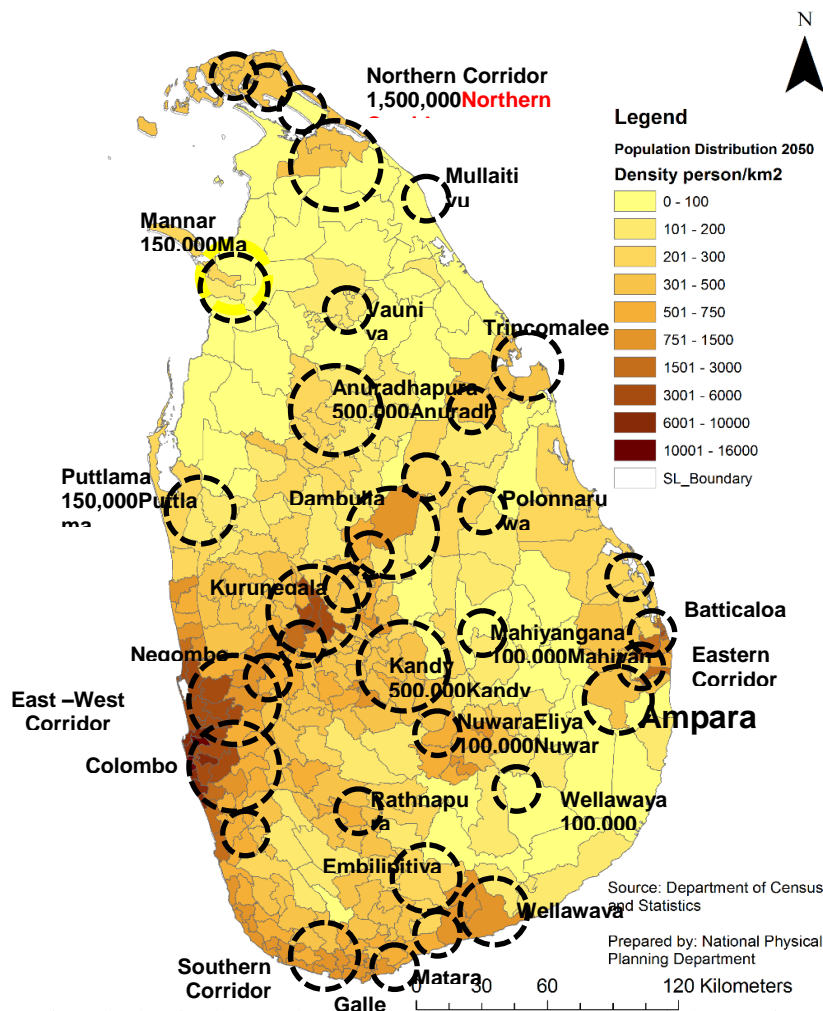
Source: Jeewantha Magamage, Traditional Arts and Handicraft at Kandy Age, 2017, Kandy



3. Identified as Kandy city focused high density metro urban zone by the National Physical Development Plan- 2050

The Draft National Physical Development Plan -2050 assumed that Kandy city focused high density metro urban zone with predicted population of 500,000 persons in the year 2050 and identified as a prime capital city within that zone.

Figure No. 5.24 Draft National Physical Planning Department plan 2050, Projected Population



Source: Draft National Physical Development Plan - 2050, Dept. of the National Physical Planning Department





The Plan

6

6. The Plan

6.1 Conceptual Plan

6.1.1 Introduction

The reflection of future development scenario of Kandy MC area would be identified through its conceptual plan. Since the Kandy MC area is the main administrative center of the Kandy district, the study area of the Greater Kandy Urban Region was considered as a whole area for the preparation of this development plan. From that, the special attention was paid for future development directions, development inclinations, ongoing projects, identified projects and the conceptual plan introduced by the draft National Physical Plan 2050, when identifying this alternative conceptual plans.

Thus, to be reached the vision of “Majestic Capital of Hill Country”, the conceptual plan with attention of following sectors namely Improvement of heritage of hill country, protection of green and blue environment, establishing comfortable, livable framework and marched towards sustainable economy, identified through the Kandy City Development Plan, was selected.

6.1.2 Alternative Concepts

6.1.2.1 Keep the present development direction as it is

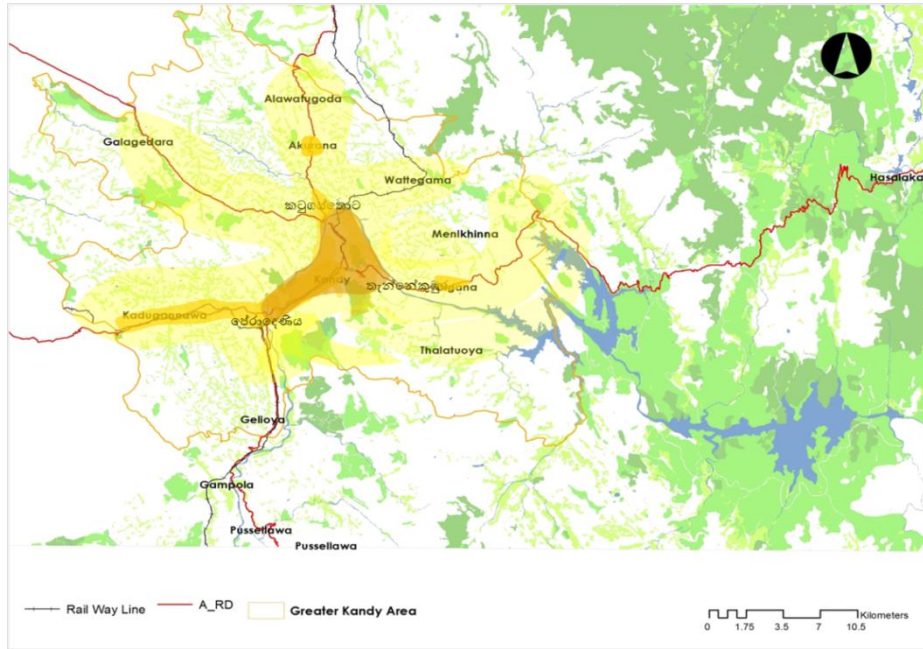
The impression of this concept is to uninterrupted development of the city. The development activities are functioning with urbanization trends, present development pressure and the ad hock development in the city without any obstacle.

As per this alternative development plan, the development direction could be identified along Peradeniya, Colombo Road, Katugastota Matale Road and Thennekumbura Mahiyangana road and Town Center as well. It is observed that this development will be threatened to environmental sensitive areas and may cause to natural disasters.



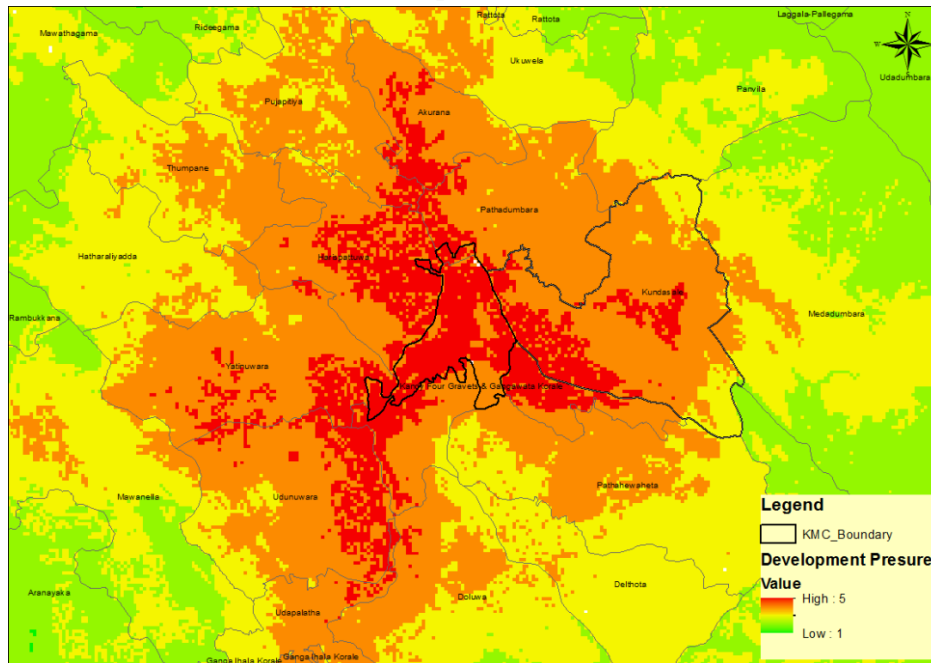


Figure No. 6: 1 Keep up Present Development Direction



Source: Draft Greater Kandy Plan 2030, UDA, Central Provincial Office, Kandy, 2007

Figure No. 6.2 Development Pressure in the City of Kandy



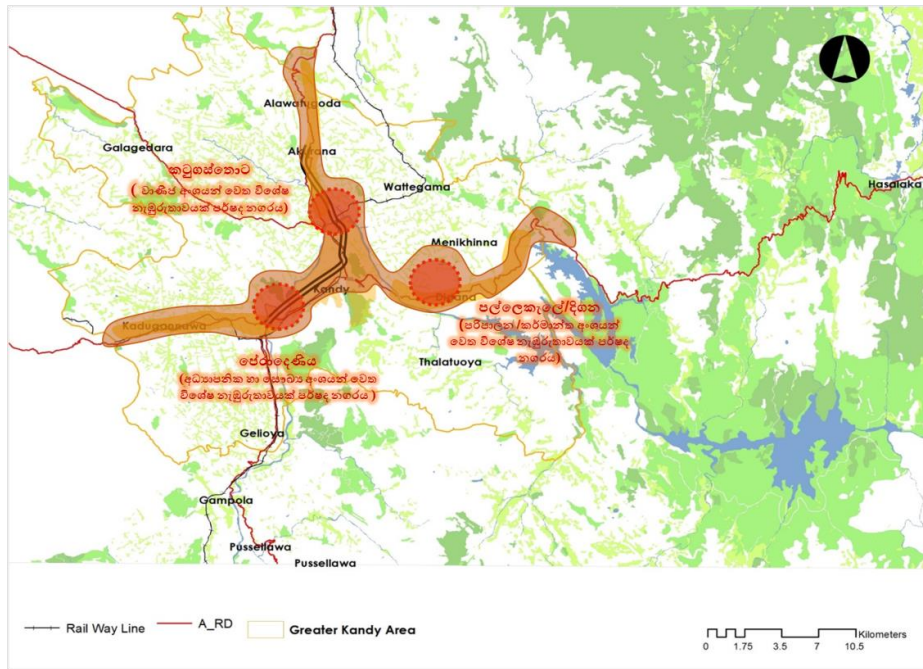
Source: UDA, Central Provincial Office, Kandy, 2017



6.1.2.2 Centroid Development with Cluster Towns

This alternative development plan is envisaged Kandy city center as the centroid and Peradeniya, Katugastota and Digana as small urban centers to be developed with commercial development. It is identified that this development is spreading over towards Hedeniya and Aladeniya centralizing Peradeniya town and to Madawala, Manikhinna and Pallekele centralizing Kundasale town. But when considering geographical condition and development trends in Peradeniya urban center and surrounding area, it is the area of frequently faced natural disasters.

Figure No. 6.3 Centroid Development with Cluster Towns



Source: Draft Greater Kandy Plan 2030, UDA, Central Provincial Office, Kandy, 2017

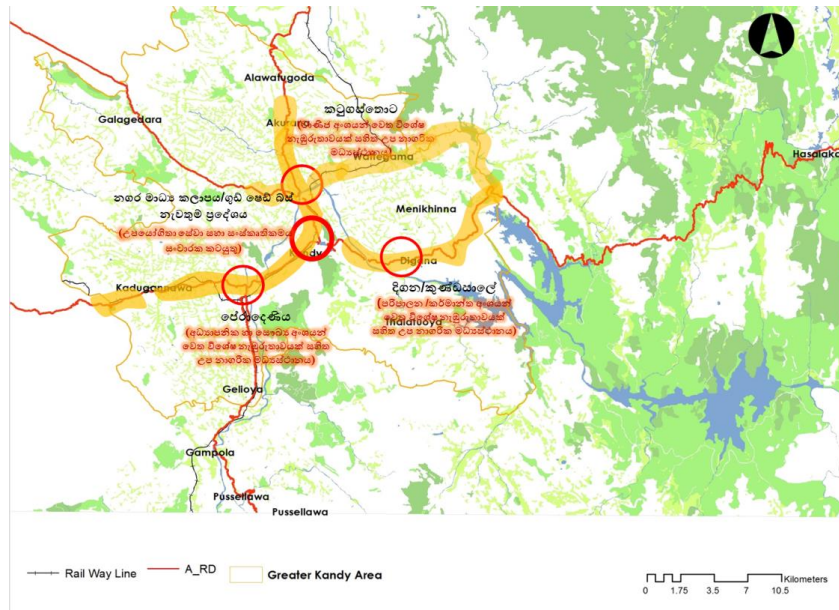
6.1.2.3 Development Corridors and Suburban Centers with special inclination

Pilimathalawa - Katugastota and Kundasale – Digana have been selected as two development corridors considering the factors namely, slope of the area, development pressure, environment sensitiveness, natural disaster proven areas, and integration of the area. Further, the Kandy city center area, Kundasale, Katugastota and Peradeniya have been identified as special urban areas by considering land use characteristics of those areas. If development concentrate in identified areas, infrastructure will also develop within those areas, by then spreading of development projects into the environmental sensitive, disaster vulnerable areas and high elevation areas could be able to control.





Figure No. 6.4 Development Corridors and Suburban Centers with special inclination



Source: Draft Greater Kandy Plan 2030, UDA, Central Provincial Office, Kandy, 2017

The most suitable development concept was selected based on the objectives reflected by the vision of the development plan.

Table No. 6.1 Weighted on Alternative Concepts

Alternative Concept	Conservation of Kandy heritage	Creation of Green & Blue Environment	Establishing Smart Living Pattern	Building Efficient Economy	Total
Keep Present Development Inclination	3-	3-	1+	2+	3-
Centralized Development with Cluster Cities	1+	1+	2+	2+	6+
Development Corridors and suburban centers with special inclination	2+	3+	2+	2+	9+

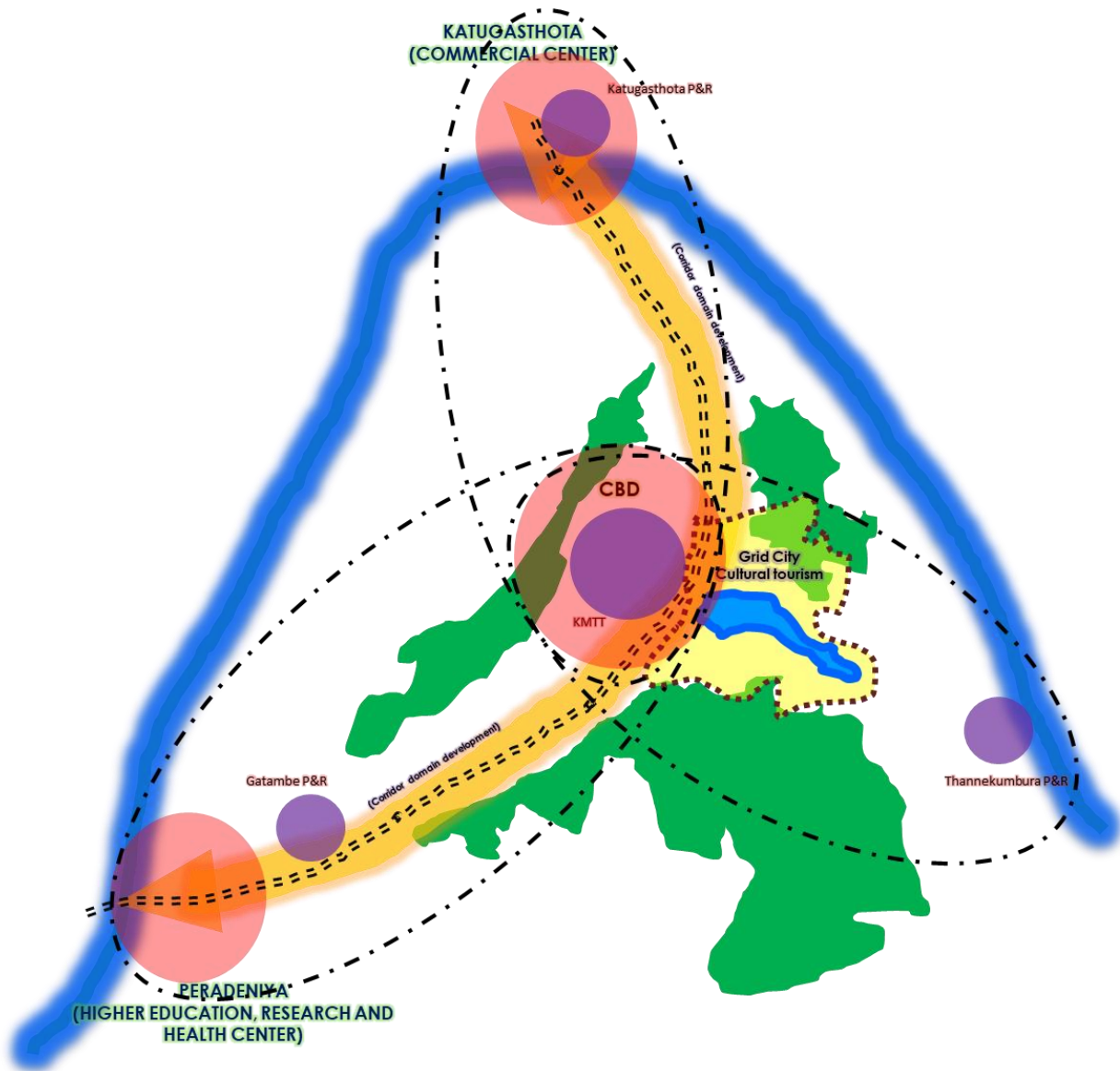
Source: UDA, Central Provincial Office, 2017



Accordingly, “Development Corridors and Suburban Centers with special inclination” concept was identified as the concept which could able to reach the vision of the development plan. Since Pallekele and Digana suburban towns are not within the KMC limits, following comprehensive concept plan was prepared for the KMC area.

6.1.3 Development Corridors and Suburban Centers with special inclination

Figure 6.5 Proposed Alternate Concept Plan



Source: UDA, Central Provincial Office, 2017





6.1.4 Relationship Between Concept Plan and Vision, Goal and Objectives

Presently, the Kandy MC area has been functioned as the main administrative center of the Kandy administrative district and it will remain till 2030 as it is. Further, this urban area could be identified as the magnet of commercial, administrative and transportation inclination zone.

It is anticipated, to protect majestic of the ancient city and to regenerate the streetscape of the city through Conservation of heritage buildings within the ancient city center and around Sri Dalada Maligawa, and introducing adaptive usage for special buildings in surrounding area. From that “**Replica of Up-country Heritage**” could be revitalized.

The city can be identified as environmentally sensible city through limiting unauthorized constructions spread over in hilly areas of the KMC area, conservation Wakare watte and Udawatte Forest reservation as it was and finally reopening of existing water resources. The “**Blue and Green Environment**” could be created within the city by enforcing and pushing development activities to lands between Peradeniya and Katugastota and restricting construction on hilly areas.

Peradeniya and Katugastota towns will be developed as special purpose pro-active suburban centers, minimizing prevailing problems through integrating and concentrating activities into both towns. Accordingly, commercial and wholesale functions will be located at Katugastota suburban center whereas higher education, Research & Development and Health functions will be located at Peradeniya suburban center. Kandy City center area will develop as suburban center for supplying public utilities.

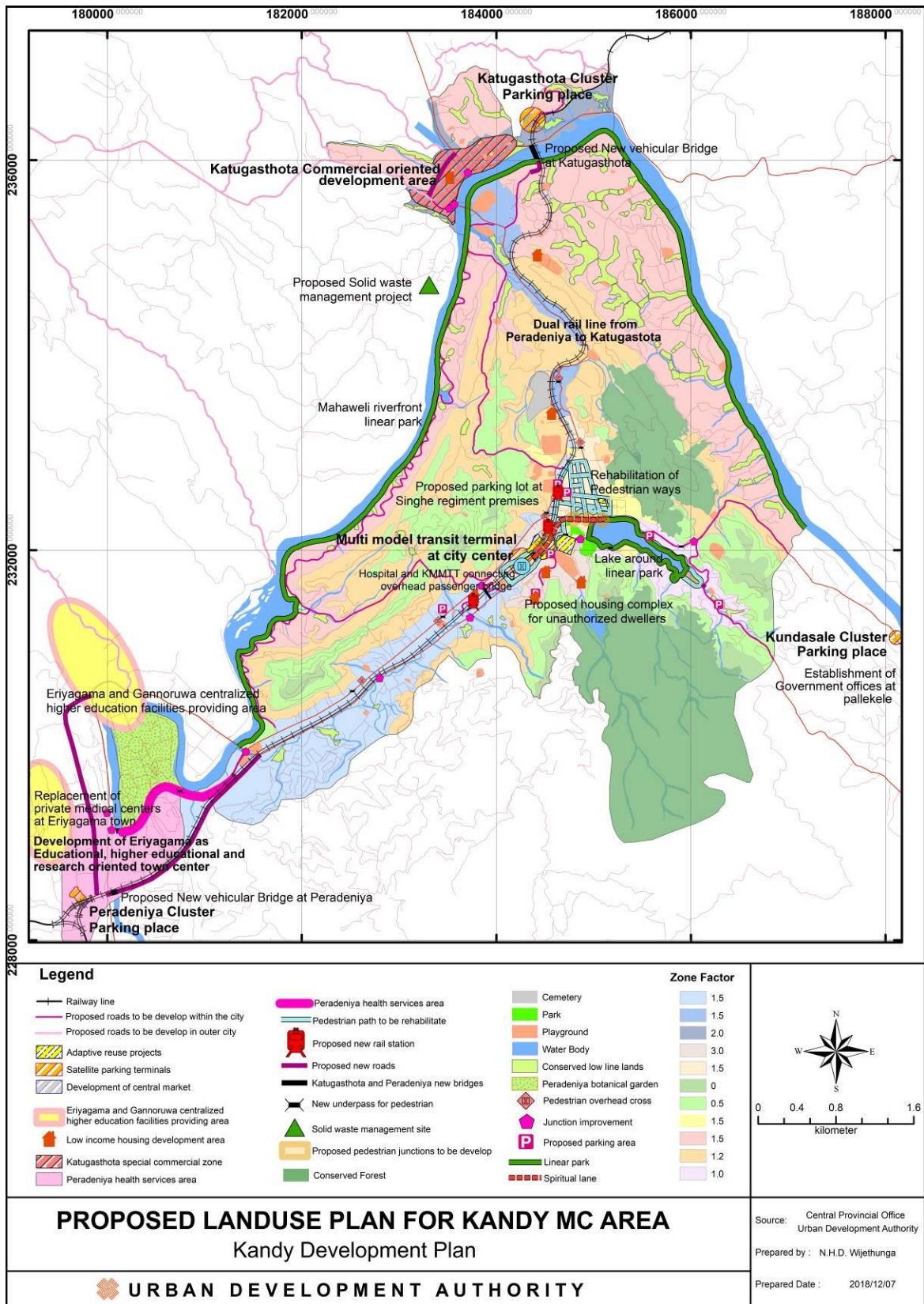
Multi-Modal Transport Terminal (MMTT) will be built linking Kandy railway station and main bus stand, and cluster terminals will be formed at Thennekumbura, Peradeniya & Katugastota to facilitate MMTT at Kandy city. The existing railway line connecting Peradeniya and Katugastota will be transformed into double line and A9 road will be functioned as spine of the city. Further, to improve inter-connectivity among cluster town centers, all local roads will be rehabilitated and by then, will be able to offer “**comfortable living environment**” for citizens who live within the Kandy MC area.

The future economy of the Kandy MC area will be mainly based on service and tourism sector. By developing Peradeniya and Katugastota as special institutional & commercial urban centers, City center as public utility providing area, ancient city and sacred area as tourism zone, it would be able to reach “**well establish self-sufficient economy**”.



6.2 Proposed Land Use

Map No. 6.1 Proposed Land Use Plan



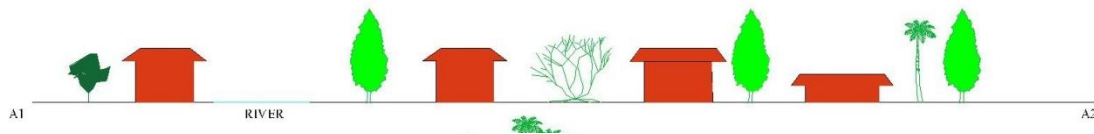


6.2.1 Enlargement of Proposed Land Use Plan

The proposed land use plan was prepared for the duration for 2018 – 2030 based on following factors, namely, to offer comfortable living environment for the citizen as well as people who come to the city, to provide smooth transportation by mitigating traffic congestion, to protect world heritage buildings that spread over the city, to conserve existing heritage and to create protective environment by preserving natural environment.

This proposed Land Use Plan envisage to reach it vision, “The Glorious Hill capital” by protecting its multi facets and uniqueness when walking through the city. (Annexure 18)

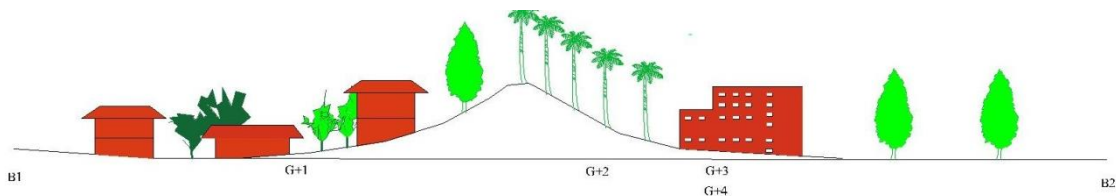
Figure No. 6.6 Cross Section from Peradeniya to Katugastota



Source: UDA, Central Provincial Office, Kandy, 2018

The area in-between A1 &A2 Roads and Mahaweli River will have sufficient lands for Residential and Tourism industry uses and in which 35% lands will be remained as open spaces. The average heights of the buildings in this area is confined to ground floor plus one floor or two floors maximum and there are many residential buildings located in this zone

Figure No. 6.7 Cross Section from Riverdale Road to Peradeniya Road



Source: UDA, Central Provincial Office, Kandy, 2018

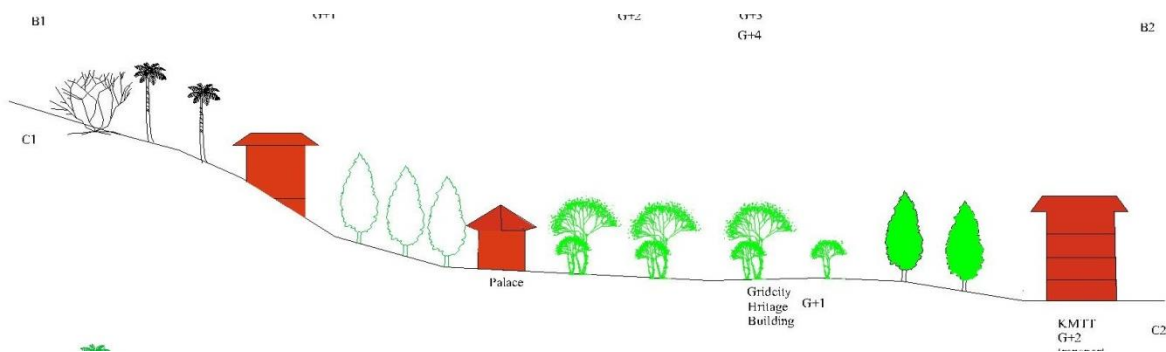


As per the cross section B1 to B2, the terrain of the area along Riverdale road and Jorge E de Silva road and direction towards Jorge E de Siva road indicates higher elevation and the average heights of the buildings are in ground plus two storied. Further when it comes to Aniyawatte road side, the high-density buildings zone could be realized towards the city centre, and Hanthane Forest reserve also visible without obstacles. The plant density is higher in this zone but comparatively with other areas, there are many sub division of lands and ground plus one storied buildings could be seen.

From the above area towards Peradeniya road, terrain of the area gradually decrease and the heights of the buildings were remained without covering the Primrose mountain range. More over the plant density has been decreasing whereas building density has been increasing within the area.

Similarly, from Peradeniya road towards William Gopollawa Mawatha, terrain is taken low value but the height of the buildings may indicate higher value but it is not covered Hanthane and Primrose mountain ranges. The plant density is remained those mountain ranges as about 1/3 of its higher areas. Generally, building density of this area has taken higher value and mainly dedicated for commercial activities.

Figure No. 6.8 Cross Section from Udawatte Forest Reserve to Good shed area in the City



Source: UDA, Central Provincial Office, Kandy, 2018

C1 to C2 above, indicates different uses of land namely, environmental, cultural, social and economical of the Kandy city

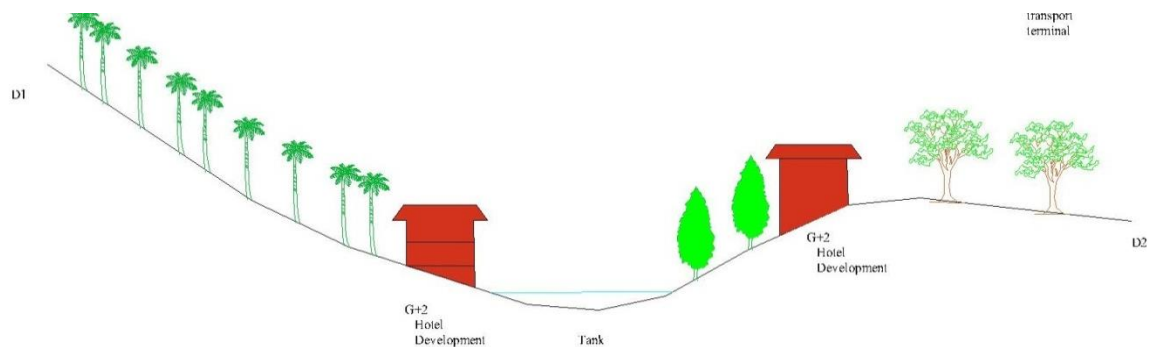
Accordingly, Udawatte forest reserve will be preserved and remained as it was in the city centre and the historical environment of the Kandy city could feel when reaching the Sri Dalada





Maligawa Premises. Udawatte forest reservation area could be able to see from the Maligawa premises without any obstacles and within the Maligawa premises, uses which comprised of proud history and compatible with the Maligawa could also be seen. When entering the city centre from the Maligawa premises a tourist attraction zone consisted of many world heritage buildings as a world heritage area and other tourists' identical activities could be experienced. Further, buildings height restrictions are prevailing in this area. From the city centre to Good Shed bus stand area is the most illuminative area having many open spaces and recreational activities. Good shed area is a public transportation and utility area with proper landscaping that will provide a pleasing environment for people. Building density and building height has taken high value in this area.

Figure No. 6.9 Cross section from the upper boundary of the Kandy lake to Rajapihilla



Source: UDA, Central Provincial Office, Kandy, 2018

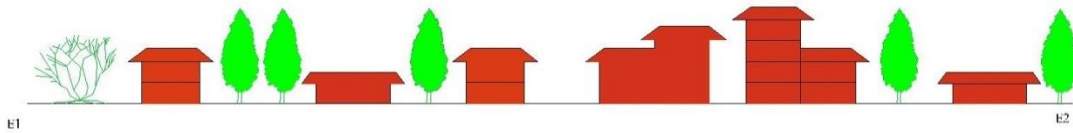
The cross section drawn from upper boundary of the lake through Malwatta temple to Rajapihila, the diversity of environment landscape of the Kandy city could be well recognized. It is identified that the land uses prevailing in the upper limits of the Kandy lake area is promoting tourism industry. Building density has taken low value but tree density has taken much higher value in this area.

From the lake side, it could be clearly seen the blue and green environment without covering buildings and the average building height limited to ground plus one floor. From Kandy lake-around side towards Rajapihila area, land height is gradually increasing and the building height is limited to ground plus one floor. Same as the above, building density has taken low value but the tree density has taken much higher value in this area. The land use in this area is promoting and



compatible for tourism industry. After developing with suitable building relevance to tourism industry, this area could be seen as harmonized area with development.

Figure No. 6.10 Cross Section from Wattaramthena to Nithhawela Junction



Source: UDA, Central Provincial Office, Kandy, 2018

From Wattaramthenne road to Niththewela Junction (E1 to E2) building density indicates low value and average height of buildings is limited to ground plus one or two floors. The open space of land plots is 35% in this area and it is devoted for residential land uses. Area surrounding Nithhawela Junction, building density is high as well as high rise buildings could be seen. Then terrain of the area towards Watapuluwa town is flat land and low residential is the main land use character of this area.

Considering all factors, it is evident a diversity land use pattern remaining within the KMC area..





6.3 Development Strategies for Physical and Social Infrastructure Facilities

The development strategies for physical and social infrastructure facilities were emphasized to achieve vision of “The Majestic City in Kanda Udarata” based on the goals of forming Blue Green Environment and creating comfortable livable environment. Proposed Utility Plan, Transport Plan, Water Supply Plan, Electricity and Data Network Plan, Sanitation & Solid Waste Management Plan have been identified under the development strategies for physical and social infrastructures.

6.3.1 Services Plan

The utility plan was prepared combining relevant sectors which expected to provide services under health, education and residential, for the people who lived in the city and who come for the city to obtain those facilities in 2030. The Kandy MC area which is sq.km 26.45 in extent, comprises of 102,459 population in 2012 and forecasted it will be increased up to 106,000 in 2030. Further analysis has been done on health, education and residential needs, accordingly.

6.3.1.1 Health services Plan

Currently health services are being carried out by quite a lot of institutions namely, Kandy Main Hospital, Teaching Hospital, Peradeniya, Children Hospital, Peradeniya, Dental Hospital, Peradeniya, Chest Hospital, Kandy, Regional Hospital, Katugastota and MOH office of KMC etc. in the city. Kandy main hospital is the second largest hospital in Sri Lanka and it has national priority.

The bed capacity of the Kandy main hospital was 3633 in the year 2016 and it is second to National Hospital in Colombo. The total bed capacity of Kandy district is 6597. As per the standard bed index for 1000 patient, Kandy district figure was 4.6 in 2016. Even though, the standard bed patient ratio stipulated by the WHO was 3.5, Kandy district has already reached that level at present. (Annexure 24)

The census report for 2012 published by the Census & Statistic Department indicates the total population of the KMC is 102,459. The total number of beds prevailed in 2012 which was 2254, Kandy main hospital itself provided 22 beds for 1000 patients. Hence it is concluded that the health facilities having at present in Kandy is would be sufficient for the forecasted population in 2013 i.e. 106,000.



The Kandy hospital land spreads over 58.7 acres, in which 27 acres has been occupied for hospital activities and balance land occupied by unauthorized encroachers. Similarly, nearly 7500 people are visiting daily to the Kandy hospital and it may cause to increase traffic congestion within the city. Consequently, lack of parking at the hospital premises is another reason for traffic congestion.

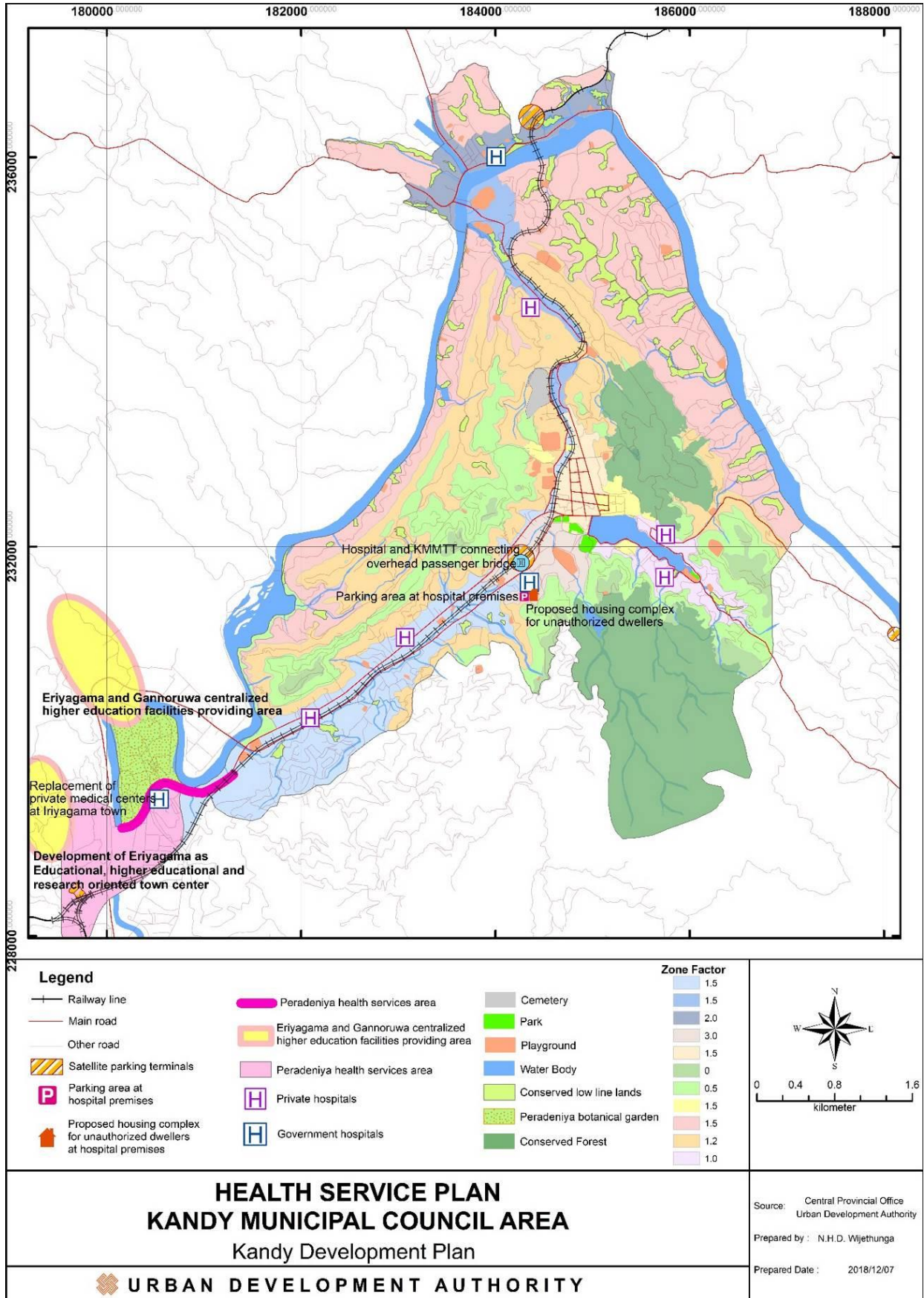
Therefore, it will not be allowed to establish or expand of health institutions including Kandy main hospital, private or government subsidiary health centers within the city area. It is proposed to be developed Peradeniya town as Health and Research sector. High rise residential schemes will be introduced for residents who lived in Kandy main hospital premises and other encroaches. The liberated land will be utilized for two proposals, one is to minimize hospital congestion and to mitigate uneasy conditions and second is to construct parking area for 500 vehicles to reduce parking problems.

Further, it is planned to develop alternative roads and pedestrian facilities for people who come to get services from the hospital. For this purpose, it is proposed to build proper link between Kandy railway station and Good shed bus stand, by doing this, it is expected to provide facilities for hospital uses and to reduce traffic congestion





Map No. 6.2 Health services Supply Plan



6.3.1.2 Educational Service Plan

There are 41 nos. Government schools, 65076 nos. students and employ 3177 nos. teachers within the Kandy city, in which except 06 nos. National schools, other 35 nos. schools are under Provincial administration. The teacher students' ratio which followed by the Education Department is 1:28, in view of the total schools in Kandy city this ratio is 1.20 remaining considerable status. Further there are 07 nos. Semi-Government schools, 28 nos. Primary schools, 09 nos. International schools, and 21 nos. Vocational Training institutions located within the city and a special place and dignity has been acquired by the University of Peradeniya in higher education sector. (Annexure 21)

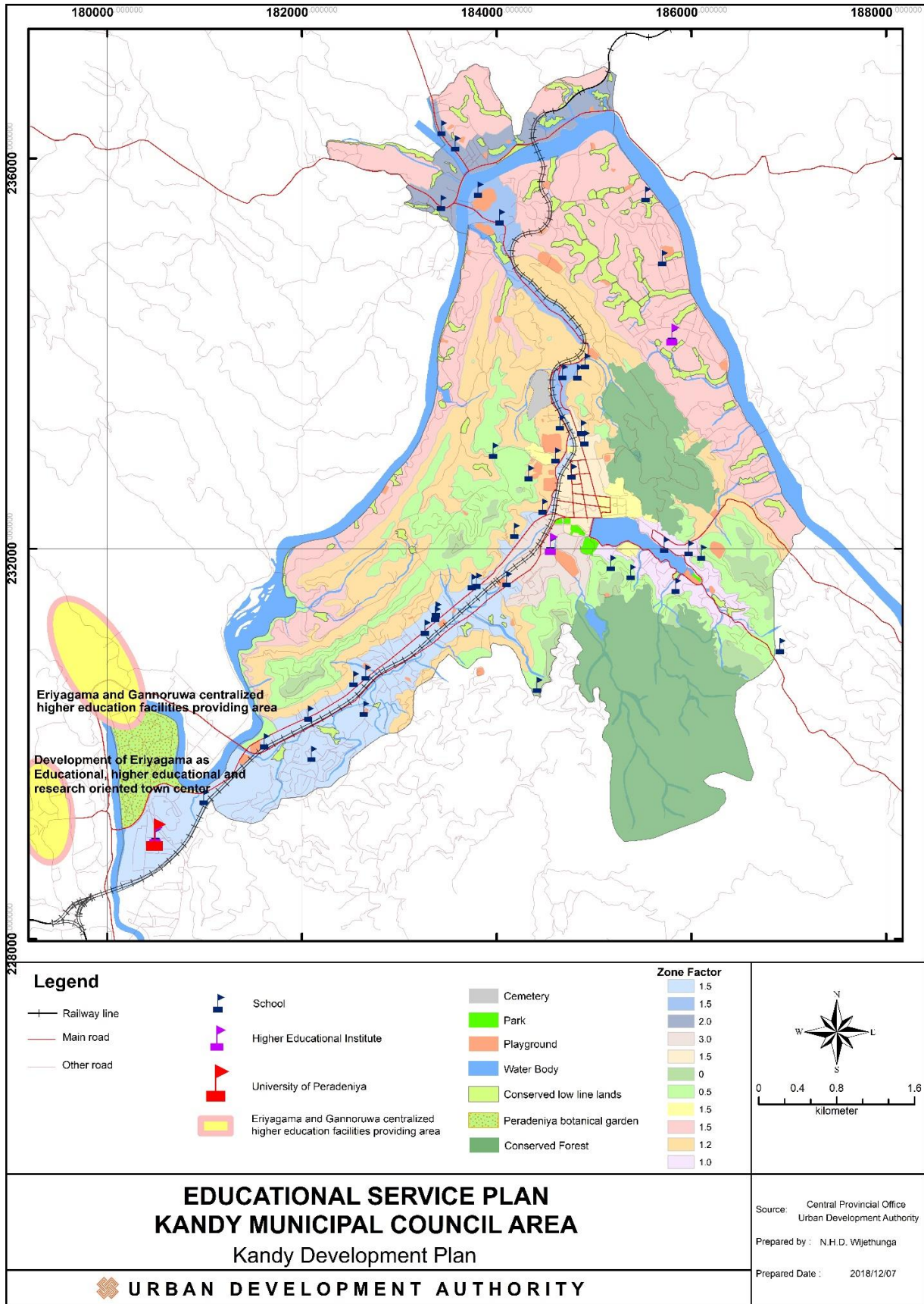
To provide educational facilities for increasing population within the city and lack of space for expansion of popular schools because of the competition among popular schools were identified as problems at present. From Student population, 71.4% students who come for educational need use private vehicles. Similarly, most of schools were located on the main roads of the city and within the city causing heavy traffic problems.

This development plan will discourage development activities which increase student population within the city limits. It is promoted Primary schools out skirt of the city limits, namely, Eriyagama, Pilimathalawa, Kundasale, and Pallekele towns to cater expected population & increased student population generated through the competition among popular schools. Peradeniya cluster city will be developed as Higher Educational & Research sector potential city considering it is a national requirement. Accordingly, facilities will be provided for new higher educational institutions within Gannoruwa and Eriyagama area.





Map No. 6.3 Educational Services Supply Plan



6.3.1.3 Housing Plan

There was 660 nos. housing deficit reported in the year 2001, even though there were 20,612 nos. housing units prevailed for family units 20,612 in the same year. It increased up to 25,062 nos. family units in 2012 and it was caused to increase housing units up to 26,722. Accordingly, the housing surplus was 1660 in 2012. Even if this figure indicates the growth of housing sector, but it was not increased as population growth in the same period. It may be sub division of one unit into several units. Considering number of family members in one family as 4, 26,500 numbers new houses will be estimated for the forecasted population 106,000 in 2030. Hence, there is no housing deficit in KMC area at present.

But it is identified that, there is 4% of slums shanty and row houses and 37 nos. under served settlements comprises of 2176 nos. housing units in the KMC area. These settlements spread over 80 acres in land and out of total population, who lived in those settlements, 71% are using less than 6 perches. This has identified as a major problem in KMC area.

It is expected to provide 25-acre land from 80 acres, for housing schemes for low income people who lived within the city limits, and 15 acres for landscaping and reservation areas for those schemes. The balance 40 acres will be allocated for other necessary development projects in the KMC area.

Low income Settlement	37 nos.
Land used for low income settlements	80 acres
Housing Units	2176
Allocated land for proposed housing	25 acres
Allocated land for reservation and open spaces	15 acres
Liberated land for development	40 acres

Table No. 6.2 Proposed Housing Projects for Low Income People

Location	Acres	No. of Units
William Gopollawa Mawatha	07	700
Mahaiyawa	10	1000
Natha Devalaya Land	02	200
Bogambara	03	300
Katugastota Manikkumbura (Private Land)	03	300
Total	25	2500

Source: UDA, Central Provincial Office, 2018

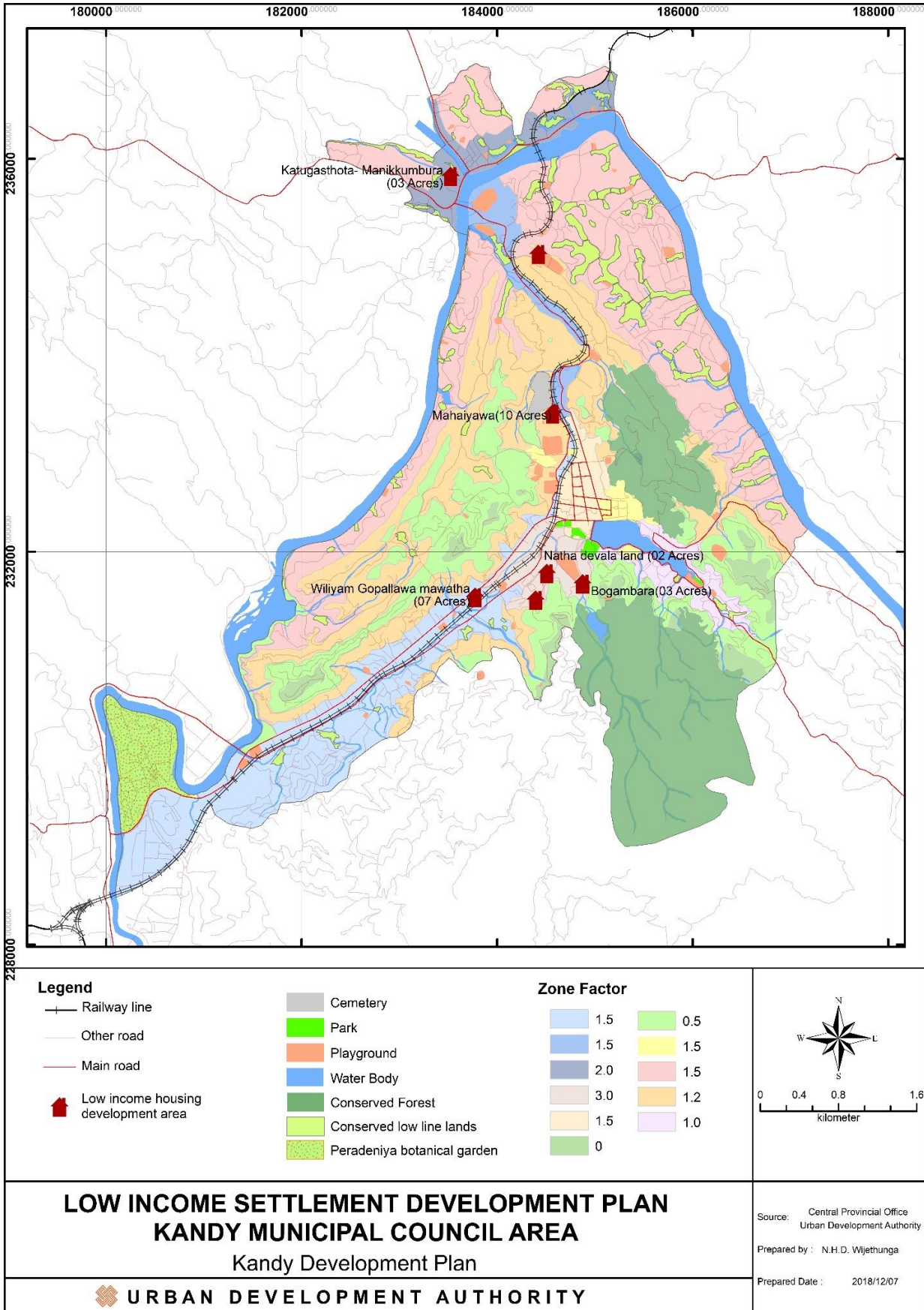




This utility plan will be integrated with other utility plans namely proposed transport plan, proposed waste & sewerage disposal plan, proposed solid waste disposal plan and proposed environment conservation plan and through this plan it will be able to provide houses for low income people and efficiency urban process. further it fulfills one of goals stipulated by this plan that is providing less traffic, comfortable living environment to citizen.



Map No. 6.4 Low Income Housing Projects Plan





6.3.2 Proposed Transport Plan

6.3.2.1 Introduction

Kandy MC, extent of 26.45 sq.km and having 102,459 population in 2012, it is forecasted 106,000 population in 2030. Accordingly, the expected future direction of transport sector for the year 2030 will be enlightened by this plan.

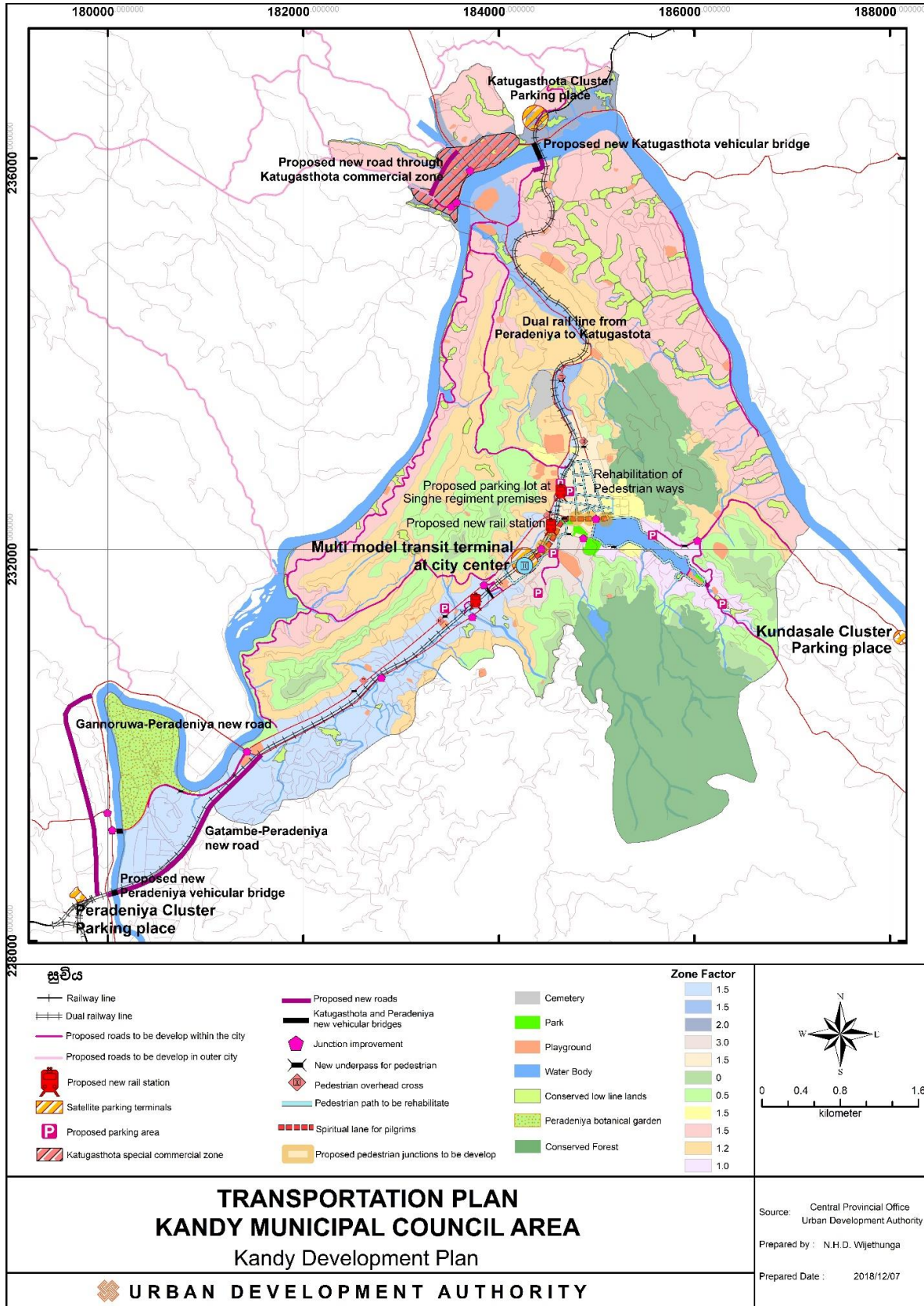
It has already been forecasted total population in 2030 will be 106,000 and daily migrant population will be 403,000. From present population, 60% use public transport services, 2% use railway transport services, 37% use private vehicles and pedestrians are only 1%. People face lot of difficulties when using the city and passing the city because of heavy traffic jam. To provide smooth transport system minimizing traffic congestion, public transport service should develop up to 12% and private vehicle usage should discourage up to 13% in future. Accordingly, it is expected to change the above-mentioned usage of transport mode in 2030 as 70% increase for public transport, 4% increase for railway system, 24% decrease for private vehicle uses and 2% increase for pedestrians.

Further, confusion and un-easy environment could form in the city when people who lived within the city and arriving the city, gaining their daily needs and services. Thus, if vehicles stagnate on the roads for a long time within the city which is located very special geographic condition, may indirectly affect to increase air pollution. Accordingly, through this plan it is anticipated to create smooth transportation service minimizing traffic congestion. The goal of this plan is to encourage public transport mode by discouraging private vehicle usage. Through this plan, citizen of the Kandy MC area and people who use the city will gain comfortable life pattern and furthermore, it will provide the background of the path to achieve its vision of “The Glorious Hill Capital”.



6.3.2.2 Transport Plan

Map No. 6.5 Transport Plan





6.3.2.3 Integration with Proposed Strategic Projects & Other Plans

It is proposed to create cluster vehicle parking places in Peradeniya and Katugastota Railway stations area and Thennekumbura suburban center to develop city efficiency through smooth transport services. Park & Ride system will be introduced in these areas providing facilities for private vehicles, private buses, school busses and three wheelers. Kandy Multi Model Transport Terminal will be created by integrating all bus stands spread over the city, Good Shed main bus stand and Railway station. For this reason, it is necessary to improve roads and to have a sound transport management plan. The high parking fees will be adopted close vicinity of KMMTT to discourage vehicle coming in to the city centre, and reducing parking fees in suburban area parking lots to encourage for private vehicle parking.

Figure No. 6.11 Kandy Proposed Multi Modal Transport Terminal



Source: Strategic City Development Project – 2017

Roads surrounding railway station will be improved for effectively operation of the MMTT. It includes widening of Roads, Junctions Improvement, new road construction etc. An Inner circular road will be designed connecting Peradeniya, Katugastota and Thennekumbura suburban centres. The alternative roads that connect with main arterials will be developed in parallel to the proposed highway (Outer Circular Road). Through promoting urban development functions in cluster parking terminals, Commercial and Administrative functions will be promoted in the city centre main transport terminal.

Park and Ride concept will be experiment by developing existing railway station and creating Park & Ride areas surrounding railway station. There will be two new railway stations in



between main railway station and Asgiriya railway halt on commuters' requirement, hoping to provide smooth transport services. The transport service will be developed in suburban areas connecting MMTT, double track railway line project, alternative road development project and other projects etc. In additionally, this plan concentrates pedestrian area development by implementing open spaces and pedestrian path development, fly overs, pedestrian tunnels and pedestrian bridge projects.

This plan is integrated with other plans namely proposed utility Plan, proposed economic plan, and proposed heritage and cultural plan. By implementing, projects it will be able to provide comfortable living pattern minimizing traffic congestion and efficient urban process for the citizens as well as people who use the city by then able to fulfill the goal of the plan.

6.3.3 Proposed Water Supply Plan

6.3.3.1 Introduction

The proposed water supply plan has been prepared by considering the forecasted population who live within the city and the people who use the city in 2030. The forecasted population in 2030 will be 106,000 and the daily migratory population will be 403,000.

Mahaweli River, Rosnik Resovior and Dunumadalawa Tank are the main water sources of water supply and daily water production is cubic metre 36,000 approx. Since the total population and migratory population within the KMC in 2012 was 102,459 and 325,000 respectively and the daily water consumption was cubic metre 46,100, the balance cubic metre 10,100 had to purchase from the National Water Supply & Drainage Board. Accordingly, when considering water consumption of one domestic person is 270 litre per day and the daily consumption of a migratory person is 76 litre per day, the required water quantity for the forecasted population i.e. 106,000 in the year 2030 will be 22,260 cubic metre per day. Similarly, for the requirement of forecasted migratory population i.e. 403,000 in the year 2030 will be 30,667 cubic metre per day. Consequently, the total water requirement is 52,927 cubic metre per day and it is noticeable that there is a deficit of 6,027 cubic metre in the year 2030.

It is evident that the water quantity owned by the KMC will not be sufficient for the daily needs in 2030. It is identified that the inability of 24 hours' water supply for the MC limits of Heerassagala, Pitakanda, & Kurunegala Road and Madawala Road because of the low pressure of water supply. The KMC water supply scheme which was established in 1966, provides water cubic metre 28400 for KMC area per day. This scheme was renovated in 1992 and it must be repaired at present.





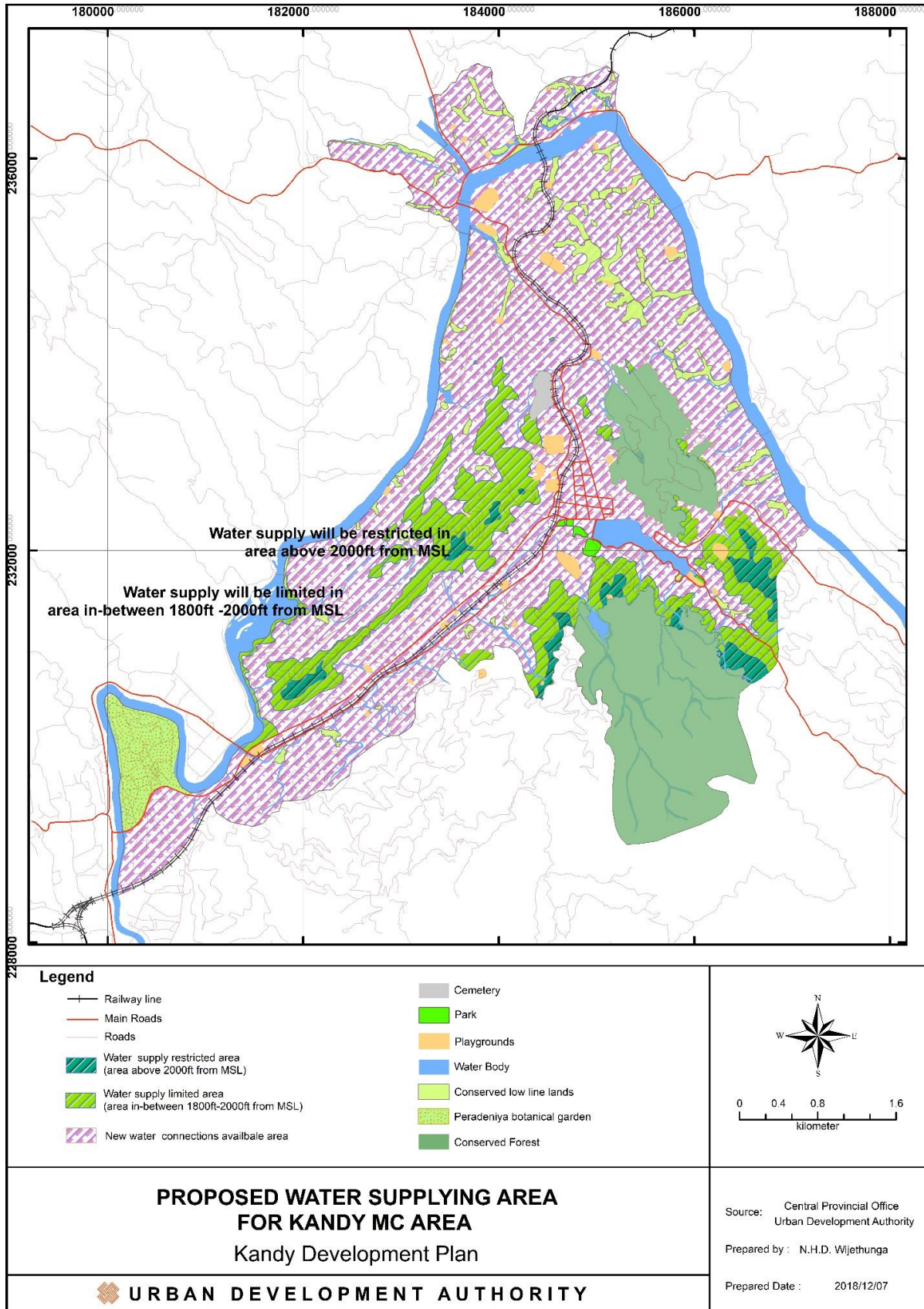
Because of the infrastructure facilities were given areas where terrain value more than 1800 metres from mean sea level, development activities were spread over in those areas. This may cause to arise problems such as disrupting environment landscape of the city area as well as blocking the scenic beauty of the area.

Through this plan, it will be able to deliver regular water supply system to the citizen of the KMC and the migratory people by increasing water capacity of existing systems and increasing water pressure of water supply lines to suitable for future needs, and limiting water supply for vulnerable areas will be a background to achieve the vision of “the Glorious Hill Capital” stipulated by this plan.



6.3.2.2 Water Supply Plan

Map No. 6.6 Proposed Water Supply Plan





6.3.3.3 Integration with Proposed Strategic Projects and other Plans

A land will be allocated near Devani Rajasingha Mawatha, close to Mahaweli River to accumulate and purify water to be minimized the above mentioned problems and to increase water capacity enabling to fulfill future water requirement.

The water quantity purchase from the NWS&DB and required water quantity for 2030 to be produced through the Kandy KMC water supply scheme, the capacity of Gatambe water purification centre will be upgraded and developed.

To gain green and blue environment, the development activities will be limited the areas identified more than 1800 metre higher from the mean sea level, such areas recognized as environmental sensitivity zone no.1 and will not provide water supply. In environmental sensitive zone no. 2, will get water for approved uses only.

The new water connections permitted zones are in medium density residential zone, medium density mixed development zone, concentrated commercial zone I, Concentrated commercial zone II, Concentrated commercial zone III and Concentrated Commercial Zone IV. Existing water supply scheme will be renovated to supply water with high pressure where those have low pressure.

This water supply plan will be integrated with Proposed Utility Plan, Proposed Economic Plan, Proposed Heritage and Culture Ceremony Plan and Sustainable Environment Development Strategies, through these strategies, it can provide comfortable life and green and blue environment to the citizen and uses of the city. Thus, it will be able to achieve its goals. Further, it is able to achieve goal of protecting scenic beauty of the city and to preserve 1/3rd of the area from top of the mountain range.

6.3.4 Proposed Electricity and Data Cable Network Plan

6.3.4.1. Introduction

The proposed Electricity and Data Cable Network Plan has been prepared by considering the future needs, forecasted population who live within the city and the people who use the city in 2030.

The present electricity supply has been disseminated via utilizing 16 nos. soft-substations and 3 nos. primary substations, taking 50 megawatts electricity from National Grid Substations at Kiribathkumbura and Polgolla.

There is no shortage of supplying electricity within the KMC. its covers 100% of the KMC area. Accordingly, there will no considerable problem of supplying electricity for forecasted



population, 106,000 and migratory population, 403,000 in the year 2030.

Because of the infrastructure facilities were given areas where terrain value more than 1800 metres from mean sea level, development activities were spread over in those areas. This may cause to arise problems such as disrupting environment landscape of the city area as well as blocking the scenic beauty of the area. Location of lamp post outside and inside of the city may problem for pedestrians and moreover scenic beauty of the city. this has been identified as a problem at present.

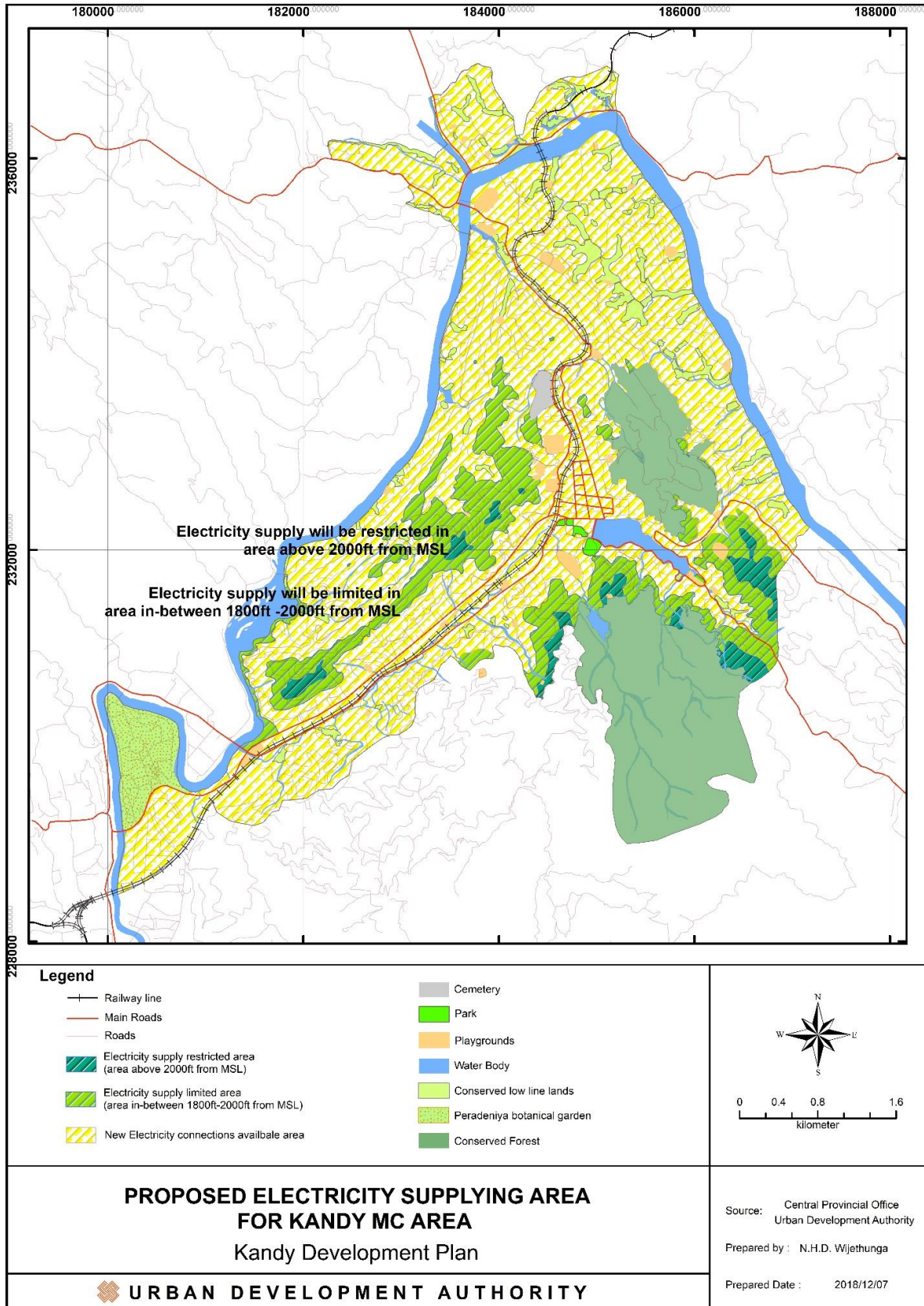
Protecting scenic beauty of the city and providing orderly electricity supply for the citizen as well as people who arrive to the city, by limiting supply of infrastructure for development activities areas identified as vulnerable areas, will upbringing to achieve the vision of “the Glorious Hill Capital” stipulated by this plan.





6.3.4.2 Electricity Supply Plan

Map No. 6.7 Proposed Electricity Supply Plan



6.3.4.3 Integration with Proposed Strategic Projects and other Plans

There are no firm limitations for development activities in High Density Commercial Zone II, High Density Commercial Zone III, High Density Commercial Zone IV, High Density Mixed Development Zone I, Middle Density Mixed Development Zone, Middle Density Residential Zone, provided those areas terrain value below 1800m from the sea level and electricity will be supplied without restrictions. To create blue and green environment, there are restrictions areas which has terrain value more than 1800m, that is if such area in Environmental Sensitive Zone 1, electricity will not be supplied and if such area is in Environmental Sensitive Zone II, approved development activities will receive electricity connections.

It is persuaded to introduce an underground electricity cable system in 2030 to minimize obstacle faced by pedestrians and to protect scenic beauty of the city in future.

Accordingly, this electricity and Data Cable Network Plan will be combined with proposed services plan, proposed heritage & cultural ceremonial plan and sustainable environmental development strategies finally through this plan it is expected to create blue and green environment and comfortable living atmosphere for the citizen of KMC and people who use the city. further the goal of preservation of higher elevation mountainous areas from ad-hoc development, will be fulfilled by this plan.

6.3.5 Proposed Wastewater and Sewerage Plan

6.3.5.1 Introduction

The proposed Wastewater and Sewerage Plan has been prepared by considering the future needs of forecasted population who live within the city and the people who use the city in 2030. Underground drainage system was in the KMC area in British era but every road didn't have a drainage system. The wastewater project is being carried out in metro area under the assistance from JICA – Sri Lanka agreement covers 733 hectares in KMC area.

If it is assumed, the amount of wastewater & sewer releasing by one person is, cubic metre 0.76 waste water & sewer, cubic metre 0.78 from one hospital bed, and 20 gallons from migratory person, then the total wastewater & sewerage amount is cubic metre 64,344 in 2012. The total estimated amount of wastewater & sewerage for estimated population, estimated migratory people and the estimated amount of beds in a hospital will be cubic metre 71,590 in 2030.

The current project is able to purifying 14,000 cubic metre wastewater covering 55,000 residences, 150,000 migratory people and 12,600 business and buildings. It is obvious that this project cannot cover the future requirement therefore, it has to be expanded. Similarly, releasing of wastewater and sewer to natural water sources in the city has been polluted and it became a





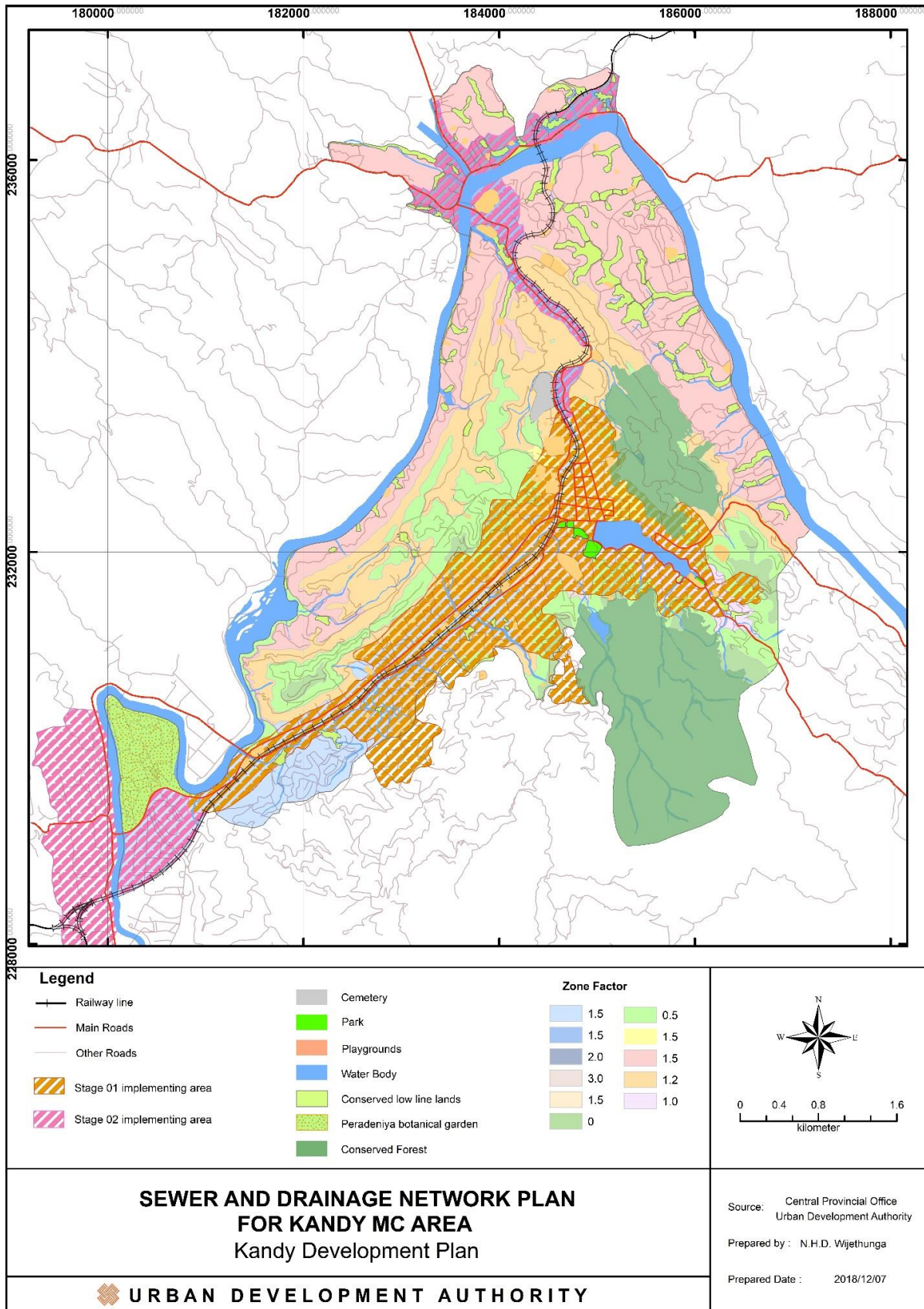
huge problem. By accumulating this polluted water with Mahaweli River and those use to manufacture drinking water, because of this purification cost has increased tremendously. Further drainage system within the city is very old one and it didn't cover all roads, could be identified as a problem.

Accordingly, through the systematic implementation of wastewater & sewerage system for identified residential areas, Katugastota & Peradeniya suburban centres, identified development corridors and establishing a systematic drainage system within the city, can be able to protect city scenic beauty & city environmental sensitivity by then it provides the pathway to achieve the vision of "Majestic City in the Hill Country".



6.3.5.2 Proposed Wastewater & Sewerage Plan

Map No. 6.8 Proposed Wastewater & Sewerage Plan





6.3.5.3 Integration with Proposed Strategic Projects and other Plans

It is proposed to expand the existing wastewater & sewerage project area which covers from Gatambe to Kandy Mixed Development Zone & city centre, to Katugastota town and surrounding area. A proposal will be made to use private septic tanks and sockage pits in other areas, assuming to limit or control large scale development activities.

City centre drainage system will be renovaded, and develop drainage system to cover proposed development corridors and suburban centres , and areas currently not having drainage system. Further, Natural water sources within the city will be re-established and reservations will be introduced. By introducing proper landscape methods for Ela reservation areas, soil erosion could control.

Accordingly, this wastewater & sewerage plan will be combined with proposed services plan, proposed heritage & cultural ceremonial plan and sustainable environmental development strategies, finally through this plan it is expected to create blue and green environment and comfortable living atmosphere for the citizen of KMC and people who use the city. further, the goal of city scenic beauty could be gained by preserving 1/3 of upper limits of mountainous areas, implementing expanded wastewater and sewerage project area to cluster cities and identified development corridors in Peradeniya and Katugastota and re-establishing 100% existed water sources in the year 2030.



6.3.6 Proposed Solid Waste Management Plan

6.3.6.1 Introduction

This plan was prepared based on the future needs of solid waste management system by considering forecasted population within the city in the year 2030 and for people who use the city in 2030.

The collection of solid waste amount in KMC area is 80 tons per day and in which 88% decayed waste and 12% not decayed waste. Solid waste collection has been done by division wise, dividing KMC area into six units and collected solid waste were disposed to 32 acres' land in Guhagoda, Katugastota.

The daily solid waste collection was kg. 136,078 that is 150 tons in 2017 within the KMC area, accordingly one person dispose kg.0.31 per day. It assumed that the solid waste collection in 2030 for forecasted and migratory population will be kg. 157,700, that is 180 tons.

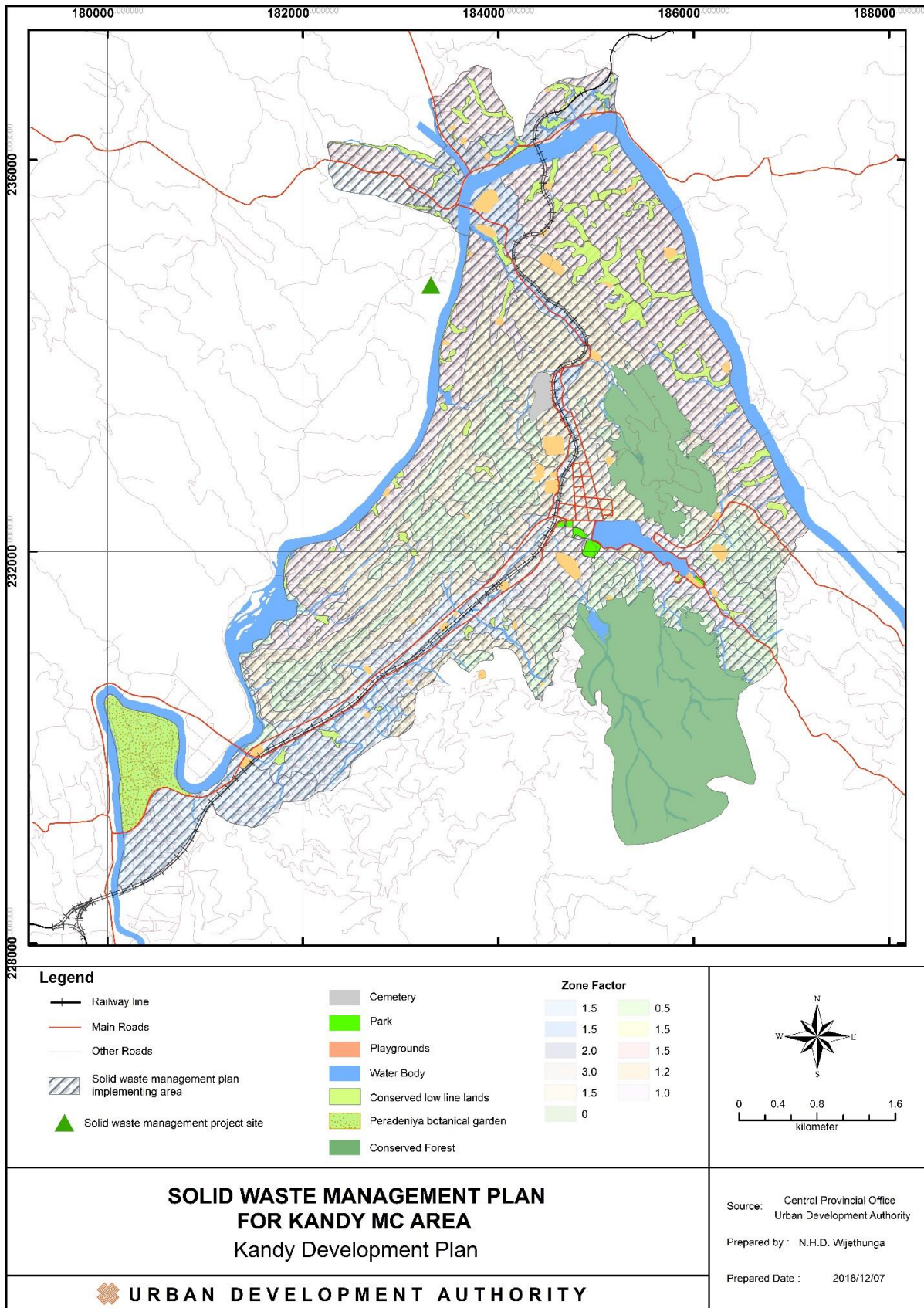
Accordingly, through the systematic implementation of solid waste management system for identified residential areas, Katugastota & Peradeniya suburban centres, identified development corridors, can be able to protect city scenic beauty & city environmental sensitivity by then it provides the pathway to achieve the vision of “the Glorious Hill Capital”.





6.3.6.2 Proposed Solid Waste Management Plan

Map No. 6.9 Proposed Solid Waste Management Plan



6.3.6.3 Integration of Proposed Strategic Projects and other Plans

It is proposed to implement this Solid Waste Management Plan covering KMC area to create blue and green environment and comfortable living environment.

Through this plan an orderly system will be introduced to collect and disposal of solid waste within the Kandy city. hence, decayed solid waste will be collected three days per week and non-decayed solid waste will be collected in weekends. If collection of solid waste quantity more than kg. 10 from commercial and hotels uses charge will be enforced. The regulations will be introduced for Hotels which generate solid waste more than 100 kg. for establishment of a bio gas system and when requesting development approval their solid waste management plan should be submitted for approval with the building plan.

Table No. 6.3 Strategies to be identified for Solid Waste Management

Activity	Description	Implementing Agency, Expected Group
Holding Awareness program	Leaflets, posters, stickers, house by house motivation, group meetings, mass meeting and art competitions	KMC, NGOs, Civil Societies, Environment Groups, Private and Corporate Institutions, Civil organizations
Enhancement of Institutional Capacity and Building Capacity	Workshops, Field Inspections, Giving Advises, Practical activities	KMC, Corporate Institutions
Improvement of Transport Facilities	Restitution of Roads, Updating Collection Centres	KMC
Shining Materials	Establishing a center for collecting of shining materials	KMC, Health Department and Health Societies
Recycling	Holding economic development activities	KMC, NGOs, Civil Societies, Environment Groups, Private and Corporate Institutions, Civil organizations



Activity	Description	Implementing Agency, Expected Group
Starting Compost Centers	Land, Plan, Construction, Equipment	KMC, NGOs, Civil Societies, Environment Groups, Private and Corporate Institutions, Civil organizations and Women Organizations
Cleaning City	Volunteer work for cleaning dirty urban zones	KMC, NGOs, Civil Societies, Environment Groups, Private and Corporate Institutions, Civil organizations
Rehabilitation of Guhagoda waste disposal destination	Manufacturing of compost by using waste disposed at Guhagoda, managing under R4 strategies and Production of Power & Energy	KMC, NGOs, Civil Societies, Environment Groups, Private and Corporate Institutions, Civil organizations

Source: Strategic City Development Project – 2030

The methods of holding Public awareness programs will be introduced. Further to expand and develop the existing disposal area from 10 acres to 32 acres and power generation project will be established within it.

Thus, this Solid waste Management Plan will be combined with proposed services plan, proposed heritage & cultural ceremonial plan, proposed waste water sewerage plan and sustainable environmental development strategies finally through these strategies it can be able to achieve the objectives of creating a blue and green environment and comfortable living atmosphere for the citizen of KMC and people who use the city.





6.4 Economic Development Strategies

6.4.1 Introduction

The backstage of building a self-sufficient economy and strengthening of existing economy has been introduced through this plan.

Contribution of Gross Domestic Production of the Central Province in 2015 was 10.3% and it takes 4th place of the all provinces. Contribution to the national economy was 13.8% from the agriculture Sector, 7.9% from the Industrial Sector and 11.0% from the Service Sector. Accordingly, 5.5% from the agriculture, 22.8% from the industry and 71.6% from the Service sector could be predicted as a contribution to the Gross Domestic Production of the Kandy District. Economically active population from the total population is 46.9% and when deducting unemployment number, net economically active population is 43.9% from the total population.

There are 334 nos. hotels in Kandy city and supply approx.18,510 nos. rooms. In the time duration of 2011 to 2016, the night stay of tourist in ancient cities in Sri Lanka was increased 71.7% to 75.46%, increasing rate is 3.76%. if assumed the average of night stay will increases by 0.75% annually, then it will be increased 10.53% in the year 2030. But currently there is a shortage of 850 or more tourist room in the city. Additionally, more than 15,000 job opportunities could be able to generate related to the tourism industry in 2030.

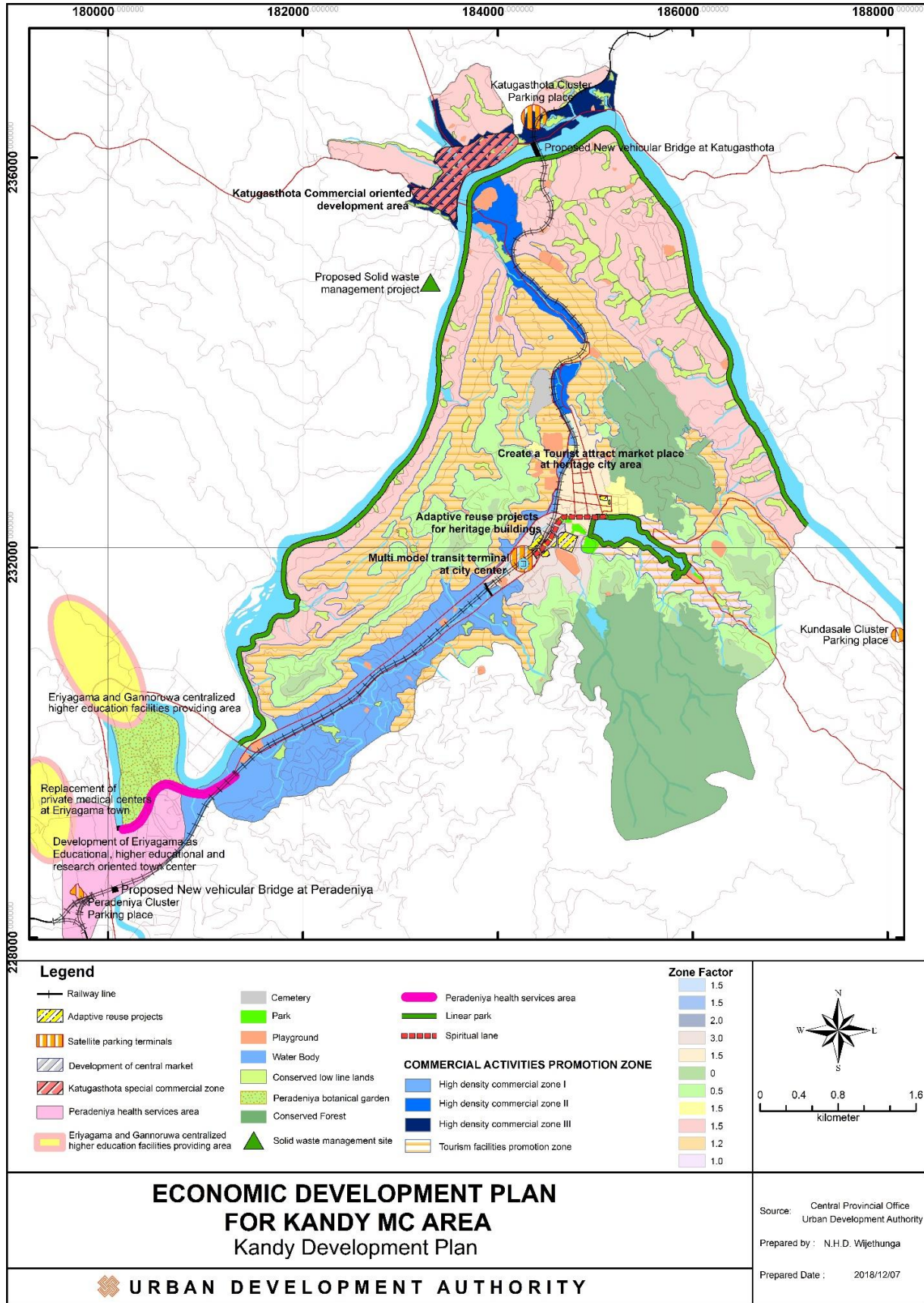
The main income source of Kandy city is from service sector and it based on the tourist industry. The resources owned by Kandy city has not been used for the enhancement of tourism industry is the main problem which Kandy city faced at present. Similarly, lands in high value range approx. 46 ha. were in underutilization and gradually diminishing of archaeological characters from heritage buildings are identified as other problems.

It can be able to get self-sufficient economy through the maximum utilization of identified resources by then it would be the background to reach the vision “the Glorious Hill Capital” of this plan.



6.4.2 Proposed Economic Development Plan

Map No. 6.10 Proposed Economic Development Plan





6.4.3 Integration with Proposed Strategic Projects and other Plans

Commercial and business places will be developed targeting migratory population within Heritage City zone and Utility Service zone. While creating special development areas with open spaces and recreational facilities, opportunities will be opened for marketing domestic traditional goods manufactured by traditional manufacturers.

It is expected to develop narrow paths and alleys located in the city centre as special inclination area. The opportunities will open for construction of tourism industry related development activities in middle density mixed development zone which under the purview of KMC area adjoining Mahaweli River and Heritage City Zone, Lake Around and Utility Service Zone as well.

Necessary infrastructure facilities will provide in Katugastota area encouraging large scale business and wholesale functions and discourage those activities in city centre area. In doing so, it is expected to increase the transactions with people who arrive to the city, by then city economy will be improved.

The underserved settlements which spread over 80 acres within the city area, will be re-established with new housing schemes taking 25-acre land from 80 acres and will be providing landscaping and open spaces in 15-acre land area. Balance 40 acres will be utilized for various development in different zones.

Special development system will be launched aiming tourism industry integrating Police quarters area, Bogambara Prison area, KMC Library, Rooftop of KMC car parking building and Gorge E de Silva Park area. Combining tourist attraction places around the city by developing outer circular road and facilities will be provided for cycling and walking path.

Thus, this Economic Development Plan will be combined with proposed service plan and proposed heritage & cultural ceremonial plan. Through this plan it would be able to achieve goal of becoming self-sufficient economic status and would be able to fulfill objectives of developing city centre area as Kandian traditional and uniqueness small & medium industry inclination area by 2030, expanding necessary facilities for tourism industry aiming to upsurge night stay rate of tourists in Kandy up to 86% in 2030, and finally using 46 ha. land which are presently underutilized for suitable development activities in 2030.



6.5 Sustainable Environment Development Strategies

6.5.1 Introduction

The second goal of Kandy Development Plan to fulfil its vision is to create blue and green environment by integrating natural environment with create environment. It has been identified environment conservation plan, landscape management plan and disaster risk reduction plan under the sustainable environment development strategies plan.

6.5.2 Incorporation with Strategic projects and other plans

Udawatta and Wakare forest reserves have been identified as forest area within the Kandy city. However, these reserves are not properly used to get its maximum benefits to the city, therefore, while preserving and using effective task, it is identified to develop those areas as facility centres for education, research and recreational places under the public recreational facility plan.

The natural environment system which has been facing huge threat because of human interventions without considering any laws and regulations on development activities. So, land use zoning plan has been prepared to prevent that threats by considering geography of the area and scenic beauty of the area. It is expected to increase green environment by designating environmental sensitivity zone which includes existing environment system, areas height more than 2000 feet and slope of land 45° or higher areas, 75% area keeping as no construction areas where height of land ranging feet 1800 – 2000, and 50% area keeping as no construction areas where height of land ranging feet 1600 – 1800.

Warathenna Hakkinda area, vicinity of Mahaweli river where endanger fish were living and unique to Kandy, was declared as environment protection zone under the gazette no. 2024/6 dated 19th May 2017. The development activities in this area will be controlled according to the said gazette laws and regulations.

“Rajapihilla” located Rajapihilla Mawatha, and known as “Queens Bathing Place” in ancient time which watered by Heenpankandura Ela flows through Dunumadalawa forest reserve was designated as preservation place by the Department of Archaeology. This place will be preserved as tourist viewing place within this plan. Policy was prepared in 1995 to preserve natural resources preservation and in 2009, forest reservation laws were prepared to protect forest areas. The national policy was prepared in 1990 to preserve wild life. Udawatte forest reserve located in KMC area, will be developed as educational & research activities to enhance educational status of the region and Sri Lanka as well.





6.5.3 Landscape management

Preservation of Environment systems is done through landscape management. Landscape means combination of natural Landscape and manmade landscape.

The change of Kandy landscape can be described under three headings,

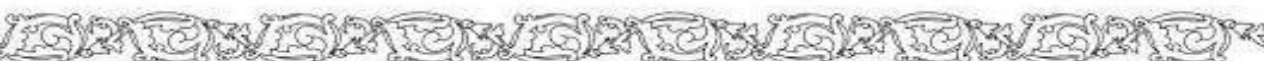
1. Kandy before Colonization
2. Kandy Colonized Period
3. Kandy after Colonization to the Present

Landscape designs and plans were prepared by King and Buddhist Priests in Dalada Maligawa premises and outer areas. This situation was changed in colonized period with introducing estate economy and it has been still alive. Cultural landscape and traditional cultural events (Dalada procession, artifacts etc.) which unique to Kandy are included in Kandy city landscape.

When declaration of Kandy city as world heritage city, it was considered Dalada Maligawa and surrounding area, mountainous rangers around Kandy city, forest and Kandy Lake etc. thus protection of this environment it is proposed to protect existing environment system (as said the above) and landscaping the sides of waterways which fostered Kandy lake and watercourses from the city to Mahaweli river and to develop walking path sides of those streams. Further, it is expected to increase green environment by designating environmental sensitivity zone and it include existing environment system, then, areas height more than 2000 feet and slope of land 45° or higher areas, and height of land ranging from feet 1800 – 2000, and 1600-1800, 75% and 50% area as no construction areas respectively. Similarly, to protect hard landscape with ancient value created by human beings such as buildings, monuments etc. demarcation of zoning areas and consultancy plans will be prepared.

It is expected to landscape and to develop reservation areas of Mahaweli River which was flowing around the Kandy city as recreational activity areas and open spaces and to landscape and to use some cemeteries located within the city as same purpose.

Lack of walking paths and non-exist good conditioned walking pavements are the main problems having the city at present. Therefore, all walking paths in every possible place will be renovated or created and it will include public outdoor space plan. Development planning regulations and guidelines will be introduced to prevent construction of buildings in mountainous areas blocking visual scenic beauty of the city and to submit landscape plan along with the building plan when requesting planning approval for development activities.



6.5.4 Disaster Risk Reduction Plan

The main objectives of this plan is, to create disaster minimized area and to protect equilibrium of nature environment and manmade environment.

Planning Guidelines and regulations will be introduced for land subdivisions and land uses in disaster prone but risk minimize areas. By then, logical land uses and subdivision land lots in rectangle shape at every occasion are emphasized.

Introducing Landscape plans as strategy for minimizing disasters and action will be taken to get approval such landscape plan with building plan before commencing the development activities. Instructions will be specified for soil conservation to minimize soil erosion and earth slips.

Advises will be provided for construction of buildings on mountainous areas considering its contours and for cultivation to protect soil erosion such areas and the preparation of building plans protecting scenic beauty of steep areas and tree density areas.

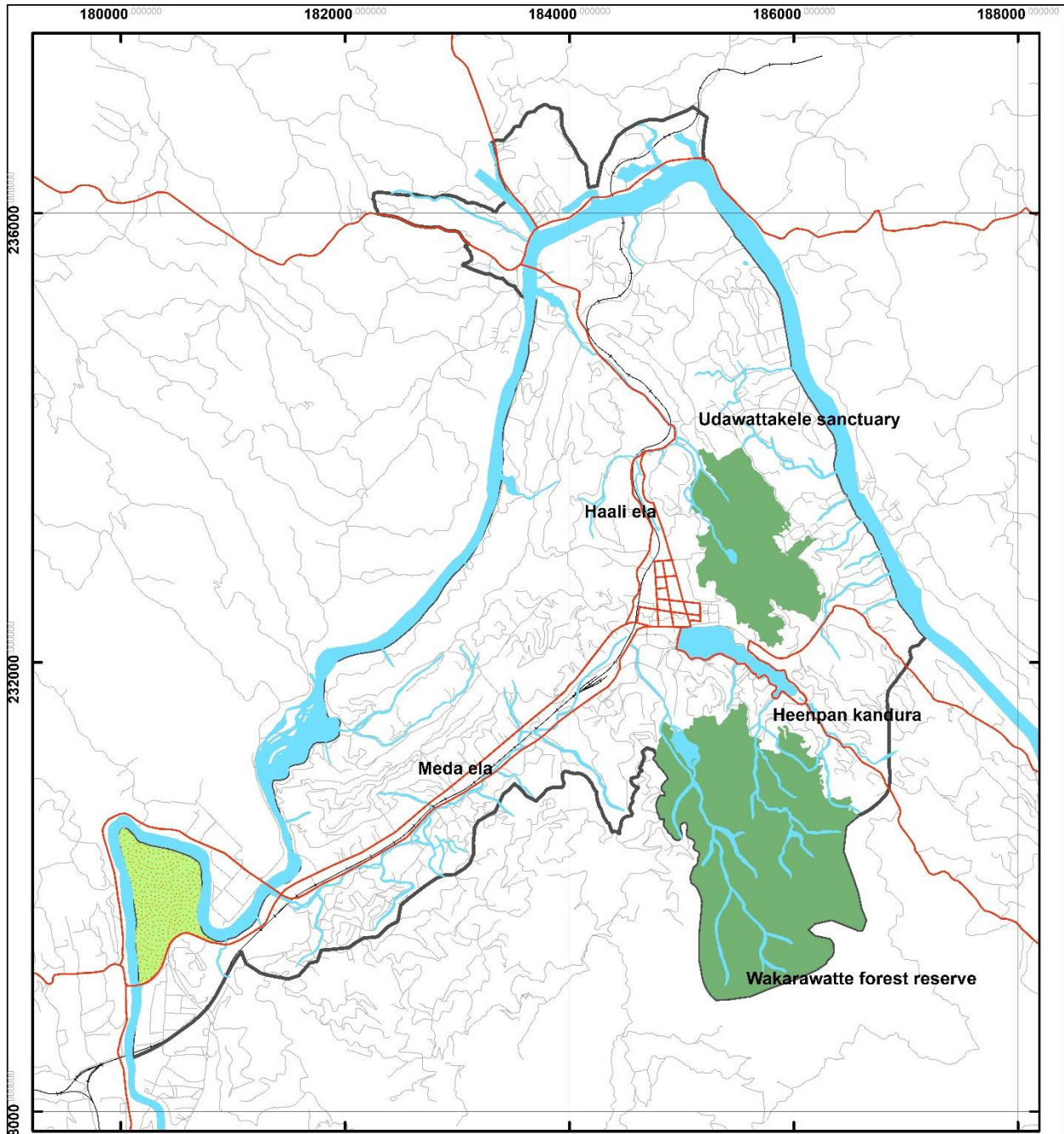
The areas where its height more than 2000 feet from the mean sea level and the slope 45°, are zoned as Environmental Sensitive Zone and development regulations will be introduced areas laying between 1800-1999 feet from the mean sea level.

The main problems of having flash flood, earth slips and lands slides within the Kandy city because of building constructions without planning approval and the age of mountain range. this situation will be minimized through the implementation of below mention strategies and projects. Demarcation of reservation for water sources indicated in map no. 6.15, deciding building lines, developing and improving walking paths and recreational activities are proposed through this spaces plan. Construction of silt trap and renovation of existing silt trap for Kandy lake and other streams and expansion of the capacity of storm water drainage system to control flash flood will be proposed. Meda Ela and Hali Ella.



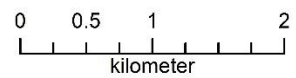


Map No. 6.11 Water Sources within Kandy City



Legend

- | | | |
|--------------|-----------------------------|------------------|
| Main roads | Municipal council boundary | Water sources |
| Other roads | Peradeniya botanical garden | Conserved Forest |
| Railway line | | |



DISTRIBUTION OF FOREST AND WATER NETWORK IN KANDY MC AREA

Kandy Development Plan

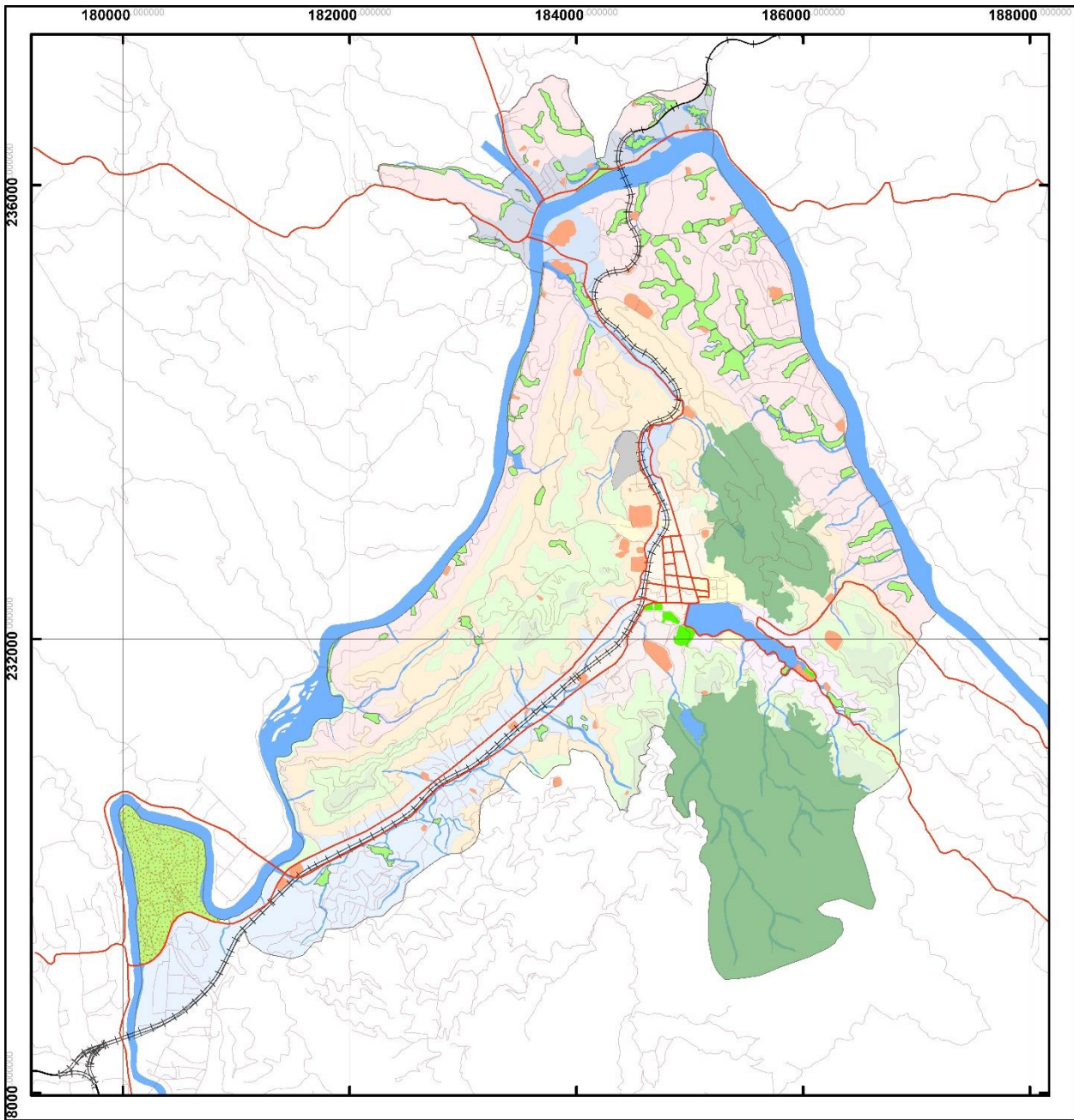
URBAN DEVELOPMENT AUTHORITY

Source: Central Provincial Office
Urban Development Authority

Prepared by: N.H.D. Wijethunga

Prepared Date: 2018/12/07

Map No. 6.12 Conserved Low Line Lands

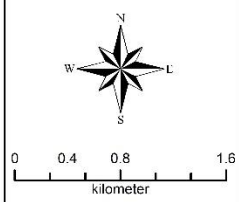


Legend

- Railway line
- Main roads
- Roads
- Cemetery
- Park
- Playground
- Water Body
- Conserved low line lands
- Peradeniya botanical garden
- Conserved Forest

Zone Factor

- | | | | |
|--|-----|--|-----|
| | 1.5 | | 0.5 |
| | 1.5 | | 1.5 |
| | 2.0 | | 1.5 |
| | 3.0 | | 1.2 |
| | 1.5 | | 1.0 |
| | 0 | | |



CONSERVED LOW LINE LANDS IN KANDY MC AREA

Kandy Development Plan

URBAN DEVELOPMENT AUTHORITY

Source: Central Provincial Office
Urban Development Authority
Prepared by: N.H.D. Wijethunga
Prepared Date: 2018/12/07





Further, Flash flood could be minimized by allocating of paddy fields indicated in the above map (Map no. 6.12) as water retention areas and renovation of old drainage system in city.

6.5.5 Public Outdoor Recreational Space Plan

The proposed PORS plan will be prepared for forecasted population (160,000) in the year 2030 and 106 ha of land will be allocated and developed as Public Outdoor Recreational Space. (Annexure 26)

Table No. 6.4 Playgrounds Located within the City Limits

Playground		Sports	Extent (hec.)	Park	Service Area
1	Mapanawathura	Football/Cricket/Rugger	1.2	Local park	0.4
2	Wattaranthenna	Football/Cricket/Rugger	0.5	Mini Park	0.2
3	Kosmi Park	Football/Cricket/Rugger	1.0	Mini Park	0.2
4	Nawayalathenna	Football/Cricket/Rugger	1.0	Mini Park	0.2
5	Nithhawela	Football/Cricket/Rugger/Athletics	1.0	Mini Park	0.2
6	Mawilmada	Football/Cricket/Rugger/Athletics	1.0	Mini Park	0.2
7	Watapuluwa (HS)	Football/Cricket/Rugger/Volleyball	3.5	Local Park	0.4
8	Watapuluwa Village	Football/Cricket/Rugger	1.0	Mini Park	0.2
9	Aruppola	Football/Cricket/Rugger	2.0	Local Park	0.4
10	Lewella	Football/Cricket/Rugger/Volleyball	1.5	Mini Park	0.2
11	Deiyannewela	Football/Cricket/Rugger/Athletics	1.75	Mini Park	0.2
12	Wewalpitiya	Football/Cricket/Rugger/Athletics/Hockey	1.75	Mini Park	0.2
13	Watapuluwa Parana Ganthota Road	Football/Cricket/Rugger/Athletics/Netball	1.25	Mini Park	0.2
14	Gomas	Football/Cricket/Rugger	1.0	Mini Park	0.2
15	Pahala Nagasthenna	Football/Cricket	1.0	Mini Park	0.2
16	Dangolla	Football/Cricket/Rugger	2.75	Local Park	0.4
17	Dodanwela	Football/Cricket/Volleyball	0.75	Mini Park	0.2
18	Boowelikada	Football/Cricket/Rugger/Athletics	1.0	Mini Park	0.2
19	Ampitiya	Football/Cricket/Rugger/Athletics/Volleyball/Hockey	2.5	Local Park	0.4



20	Melwatte	Football/Cricket/Leather ball	1.0	Mini Park	0.2
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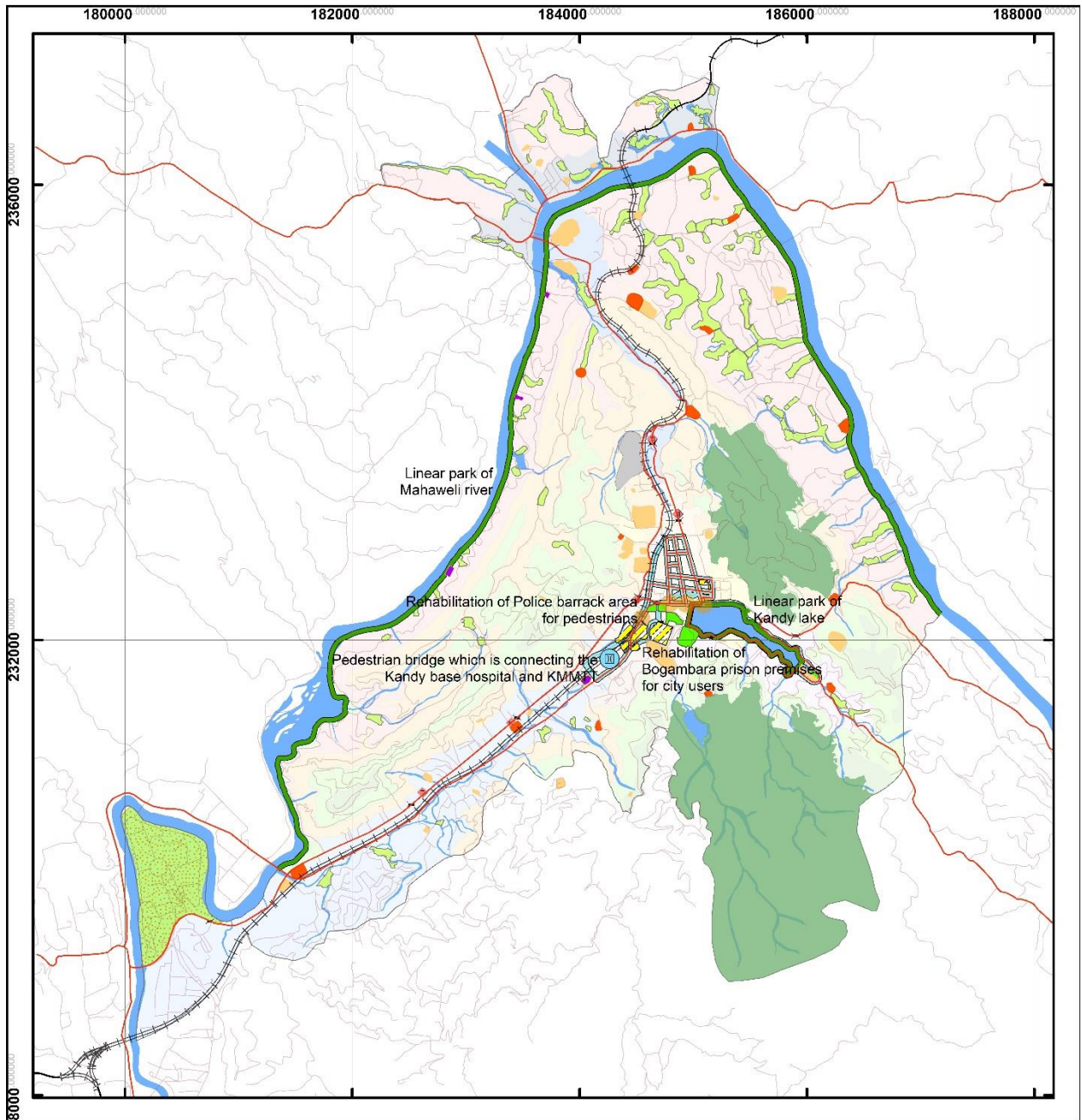
Playground		Sports	Extent (hec.)	Park	Service Area
21	Gatambe	Football/Cricket/Rugger/Athletic s/Volleyball/ Hockey/Netball	2.5	Local Park	0.4
22	Katukele	Football/Cricket	1.0	Mini Park	0.2
23	Aniwatte	Football/Cricket	1.0	Mini Park	0.2
24	Asgiriya	Football/Cricket	1.0	Mini Park	0.2
25	Beard Park		0.41	Pocket Park	
27	Lake around Linear Park		19.5	Linear Park	
28	Proposed Linear Parks		12.28	Linear Park	
29	Watapuluwa Children's Park		0.84	Linear Park	
30	Mahaweli Linear Park		16.9	Linear Park	
31	Wakarewatte Natural Park		141.0	Regional Park	
32	Bogambara Urban Park		0.5	Mini Park	0.2
33	Police Barracks Urban Park		3.0	Local Park	0.4

Source: KMC, Mahaweli Authority, and Central Environmental Authority





Map No. 6.13 Public Outdoor Recreational Space Plan



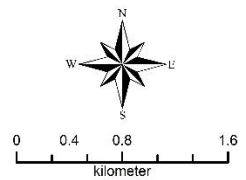
Legend

- +— Railway line
- Main roads
- Other roads
- Pedestrian path to be rehabilitate
- Linear park
- New underpass for pedestrian
- Pedestrian overhead cross
- Proposed pedestrian junctions to be develop
- Water Body
- Cemetery

- Park
- Play grounds belongs to other agencies
- Adaptive reuse projects
- Peradeniya botanical garden
- Conserved low line lands
- Conserved Forest
- Urban play grounds**
- Local play grounds
- Mini play grounds

Zone Factor

1.5	0.5
1.5	1.5
2.0	1.5
3.0	1.2
1.5	1.0
0	



PUBLIC OUTDOOR RECREATIONAL SPACE PLAN

Kandy Development Plan

URBAN DEVELOPMENT AUTHORITY

Source: Central Provincial Office
Urban Development Authority

Prepared by : N.H.D. Wijethunga

Prepared Date : 2018/12/07

6.6 Cultural and Heritage Management Strategies

Sri Dalada Premises, Cloud Wall, Places of Heritage Buildings, Ancient Milk Sea or Kandy Lake and its Catchment area, Udawatte Forest, Wakarewatte Forest, Bahirawa Kanda and Hanthane mountain range designated as old green mountains could be identified as Kandy heritage in the city. The management of the places identified like manner will indicate through this plan.

The objectives of management of heritage places are to conservation of world heritage buildings, to protect ancient road network, creation of pedestrianized environment, creation of open, colourful and environment friendly area to link with Dalada Maligawa, to introduce sufficient urban activities, to minimize natural disasters, to connect utility service zone and heritage city zone, promotion of facilities along procession road, and to establish the connectivity between buildings and procession etc.

Improvement of heritage image for well-guarded uniqueness of hill country could be identified as one of the goals in reaching vision of “Majestic City of Hill Country”. For fulfilling this goal cultural and heritage management strategy will be used and preservation, adaptive uses for special identified buildings are specified strategies under this plan.

When preservation, renovation and modification of existing A, B and C categories of buildings as indicated in annex 10, shall follow the preservation instructions which specified in para 6.6.1. Additionally, adaptive uses for identified special buildings below stated.

Table No. 6.5 Adapted Uses for Identified Special Buildings

World Heritage Building	Adaptive Use
Ehelepola Walawwa	Promotion of Cultural & Tourism Activities
Bogambara Prison	Promotion of Cultural & Tourism Activities
UDA Building	Promotion of Tourism Activities
Old Lawyers’ Complex	Promotion of Cultural & Tourism Activities
Old Post Office	Promotion of Tourism Activities
Railway Station Building	Transportation activities
Police Quarters Premises	Open & Recreational Activities
Garrison Cemetery	Open, Recreational & Tourism promotion Activities
Military Cemetery	Open, Recreational & Tourism Promotion Activities
Old Bridge at Katugastota	Commercial and Cultural Promotion

Source: Urban Development Authority, Central Provincial Office, Kandy 2018





6.6.1 Conservation Instructions

6.6.1.1 A grade Conservation Instructions

Buildings in this category cannot be changed or destroyed, if there are any changes of such building, prior approval should be obtained from the World Heritage Conservation & Technical Sub Committee and the Planning Committee.

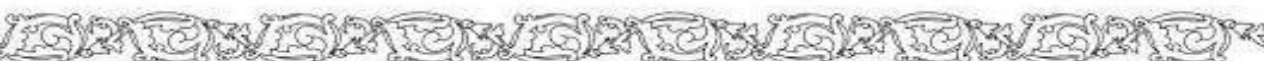
1. Plan should be supervised by the World Heritage Buildings Conservation & Technical Sub Committee
2. There is no space to use un-suitable raw materials
3. Conservation but no modification
4. Roof, Walls and front elevation should be kept as it was
5. Height should not be exceeding 40 feet in the world heritage limits
6. Should agree for official supervision from the beginning of the renovation till at the end by the World Heritage Buildings Conservation & Technical Sub Committee.
7. Submission of the plan and the supervision should be done by a Chartered Architect.
8. The recommendation made by the World Heritage Buildings Conservation & Technical Sub Committee should be informed to the World Heritage Committee.

6.6.1.2 B Grade Conservation Instructions

1. Internal changes could be done
2. Front elevation should be kept as it was
3. No limits for usage of raw materials
4. Height should not be exceeding 40 feet in the world heritage limits
5. Should not harm or distortion of its ancient and cultural coherent
6. Direct supervision will be done by the Planning Committee
7. Should obtain approval from the world Heritage Committee
8. Colours should be compatible with Cultural Heritage
9. Shape of the Floor and Roof cannot be changed
10. Floor can be changed
11. Cover of the roof can be changed suitably

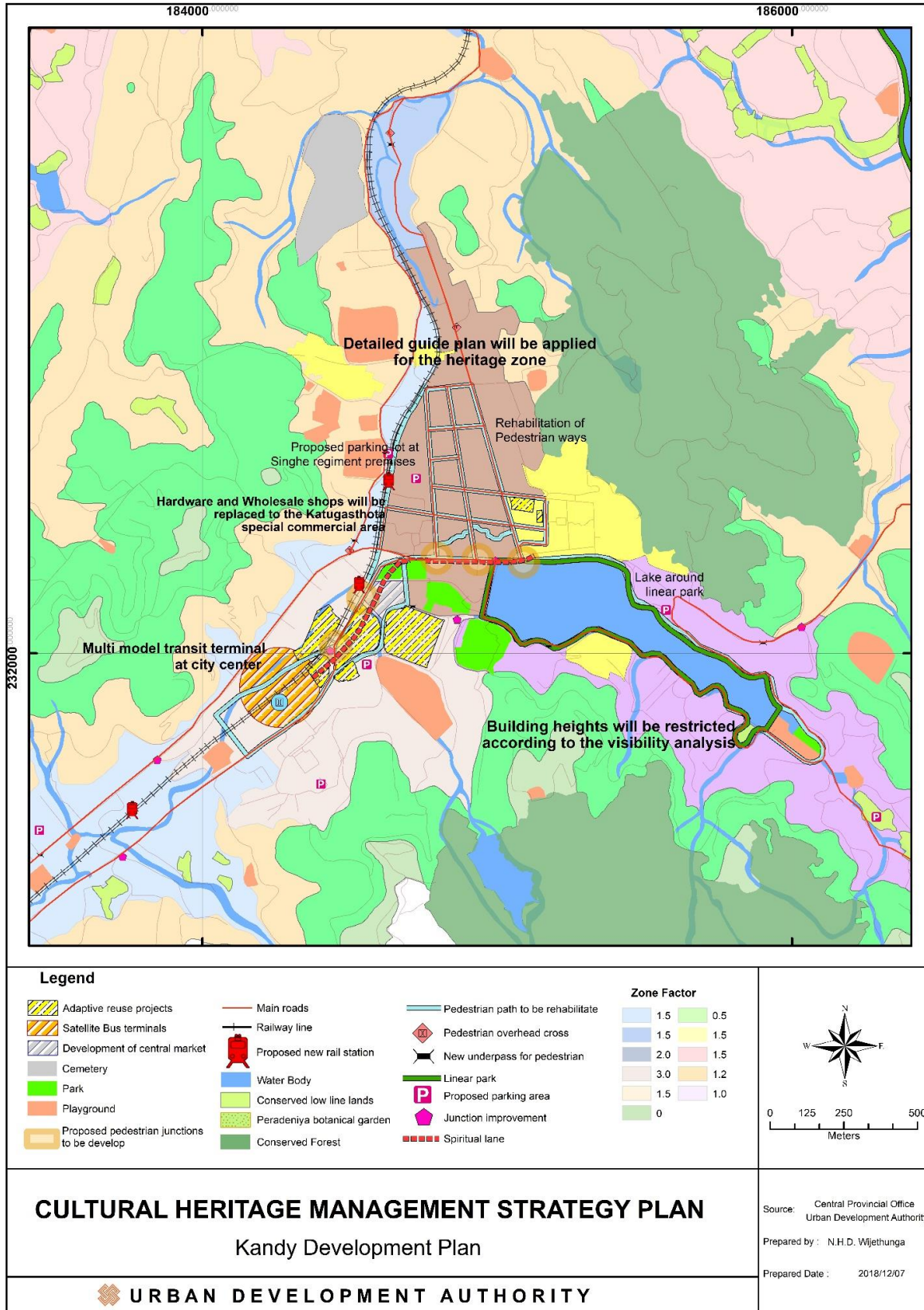
6.6.1.3 C Grade Conservation Instructions

1. If Heritage characteristics prevail in front areas it should be kept
2. Renovation can be done



6.6.2 Cultural and Heritage Management Plan

Map No. 6.14. Cultural and heritage management plan





7. Implementation Strategies

7.1 Strategic Projects and Implementation Institutions

Serial No	Description	Implementing Agency
01	Establishing Vehicle Parking facilities within the premises of Kandy National Hospital	Health Department UDA
02	Housing Scheme for relocating of unauthorized residence lived in hospital premises	Health Department UDA
03	Relocation of Private Medical Channeling centers located within the city to Eriyagama Town	UDA Kandy Municipal Council
04	Using of small land strips for the activities of Peradeniya Hospital located along the road from Peradeniya to Gatambe	Health Department UDA
05	Creating Higher Educational Facilities integrating Gannoruwa & Eriyagama	Ministry of Education UDA
06	Mahaiyawa ,Nithhawela ,Natha Devalaya Land, Boganbara, Katugastota, Manikkumbura low income settlement upgrading project	Kandy Municipal Council UDA
07	From Proposed Pedestrian Terminal to Dalada Maligawa Premises	Kandy Municipal Council UDA
08	Construction of new pedestrian walkway from Lamagara Mawatha to Bandaranayake Mawatha and extended up to Meera Makkama Kovil	Kandy Municipal Council UDA
09	Construction of multi model transport terminal integrating Goodshed bus stand and railway station Connection of William Gopollawa Mawatha and Sirimawo Bandaranayake Mawatha via multi model transport terminal	UDA Strategic Cities Development Project
10	Link road from multi model transport terminal to Bogambara vehicle park	UDA Strategic Cities Development Project
11	Expansion of Two Lane Railway line from Peradeniya to Katugastota	Sri Lanka Railway Department



12	Development of existing railway station and construction of two railway stations in between main railway station and Asgiriya railway station	Sri Lanka Railway Department
13	<p><u>Establishment of public car park</u></p> <p>I. Nuwarawela land at Sangaraja Mawatha II. In between Pushpsdana Mawatha and Raiway line and in front of small police playground III. Kandy south depot land located Sirimavo Bandaranayake Mawatha IV. Bogambara overflow bus stand land V. Land belongs to Singha Regiment at Yatinuwara Street</p>	Kandy Municipal Council UDA
14	<p><u>Development of existing roads</u></p> <p>I. Four lane development of Hanthane road up to Kandy hospital II. Aniyawatte tunnel and Dodamwela Aniyawatte road III. Four lane road development from Galaha Junction to Gatambe IV. Four lane road development Galagedara to Katugasthota V. Byroad development connecting of Sirimawo Bandaranayake Mawathe and Williamgopallawa Mawatha</p>	RDA PRDA Kandy Municipal Council
15	<p><u>Byroad development</u></p> <p>I. Luis Peris Mawatha Two lane road development II. Mapanawathura Road development from Asgiriya to Katugasthota III. Two lane road development of II Rajasingha Road and Kuda Ratwatte Mawatha IV. Development of Dutugemunu Mawatha V. Development of Katugastota Kahalla Road linking Railway station with Madawala Road VI. Connecting Katugasthota-Kurunegala Road to</p>	RDA PRDA Kandy Municipal Council





	Mathale Road	
16	<p><u>New Road Development</u></p> <p>I. Development of Peradeniya road in to four lane road</p> <p>II. Fly over near Deyannevela connecting William Gopollawa Road to S W R D Bandaranayake Road</p> <p>III. New road from Mawilmada Junction to Madawala align with the railway line including new bridge</p> <p>IV. Alternative road development in front of Sangaraja Mawatha and Mahamaya Mawatha up to Luis Peris Junction</p>	<p>RDA PRDA Kandy Municipal Council</p>
17	<p><u>Junction Development</u></p> <p>I. Gatambe Junction</p> <p>II. Heerassagala Junction</p> <p>III. Peradeniya Bridge Junction & Gannoruwa Junction</p> <p>IV. Redevelopment of Stations Junctions</p> <p>V. Wales park Junction</p> <p>VI. Katugastota Guhagoda road Junction</p> <p>VII. Boowelikada road Junction</p> <p>VIII. Girls High School Junction</p> <p>IX. Suduhumpola Junction</p> <p>X. Dalada Street and Sangaraja Mawatha Junction (Infront of Queens Hotel)</p>	<p>RDA PRDA Kandy Municipal Council</p>
18	<p><u>Pedestrians' Subway Development</u></p> <p>I. In front of Peradeniya Hospital</p> <p>II. From Beards Park to Clock tower</p> <p>III. From Bogambara Junction to Muslim Kovil road and to Library</p> <p>IV. Boowelikada near D S Senanayake Post office</p> <p>V. In front of Trinity College</p> <p>VI. In front of Vidyartha Vidyalaya</p> <p>VII. In front of Hillwood Vidyalaya</p> <p>VIII. In front of Swarnamalee Vidyalaya</p> <p>IX. In front of Kingswood College</p>	<p>RDA PRDA Kandy Municipal Council</p>

	X. In front of Pushpadana Vidyalaya	
19	Kandy Waste Water Management Project phase II From second phase to Katugastota, Kandy City Center	NWSDB Kandy Municipal Council
20	Surface drainage and underground drainage development	NWSDB Kandy Municipal Council
21	<u>Canal Development</u> I. Meda Ela II. Hali Ela III. Dunumadalawa IV. Heen Pan Kandura	NWSDB Kandy Municipal Council
22	Guhagoda Solid Waste Management Project	Kandy Municipal Council
23	Construction of Whole sale and Building Materials trade centers and warehouses – Manik Kumbura	Kandy Municipal Council UDA
24	Eriyagama Town Development	UDA
25	Connecting Multi Model Transport Terminal and Peradeniya Railway Station Development	UDA Strategic Cities Development Project
26	Center Market development	UDA Kandy Municipal Council
27	Connecting of Multi Model Transport Terminal and Katugastota Railway Station Development	UDA Strategic Cities Development Project
28	Garrison Cemetery, promotion of community & recreational and tourism activities	Kandy Municipal Council
29	Military Cemetery, promotion of community & recreational and tourism activities	Kandy Municipal Council
30	Raja Pihilla archaeologically importance area develops for tourism industry	Kandy Municipal Council
31	Development of Katugastota Old Bridge	UDA RDA





32	<p><u>Landscaping along the Mahaweli River bank</u></p> <ul style="list-style-type: none"> I. In between Mahaweli River and Gannoruwa Road II. From Katugastota to Nawayalathenna III. In between II Rajasingha Mawatha and Mahaweli River IV. In between Kuda Ratwatte Mawatha and Mahaweli River V. In between Dutugamunu Mawatha and Mahaweli River VI. From Galaha Junction to Gatambe bridge and between Mahaweli River 	UDA Kandy Municipal Council
33	<p><u>Landscaping along the cannel bank</u></p> <ul style="list-style-type: none"> I. Landscaping Dunumadalawa Canal bank from Wakare watte to the City Center II. Landscaping Heel Pan kandura Canal bank from Wakare Watte to Ampitiya Junction III. Hali Canal bank development from Mahaiyawa to Katugastota. IV. Landscaping both sides of conserved area of Meda Ela and walkways development 	UDA Kandy Municipal Council
34	<p><u>Local Park Development</u></p> <ul style="list-style-type: none"> I. Mapanawathura playground II. Watapuluwa playground III. Aruppala playground IV. Dangolla playground V. Gatambe playground VI. Ampitiya playground 	Kandy Municipal Council
34	<p><u>Mini Park Development</u></p> <ul style="list-style-type: none"> I. Wattaramthenna II. Kosmy Park III. Nawayalathenna IV. Nithhawela V. Mawilmada VI. Watapuluwa Village VII. Lewalla VIII. Deiyannewela 	Kandy Municipal Council



	<ul style="list-style-type: none"> IX. Watapuluwa X. Wewalpitiya XI. Parana Ganthota Road XII. Gomas XIII. Nagasthenna XIV. Pahala Dodanwela XV. Boowelikada XVI. Melwatte XVII. Katukele XVIII. Aniyawatte XIX. Asgiriya XX. Watapuluwa Children Park, 	
35	<p><u>Pocket Park Development</u></p> <ul style="list-style-type: none"> I. Beard park II. Geroge E De Silva Park 	Kandy Municipal Council
36	<p><u>World Heritage Buildings conservation</u></p> <ul style="list-style-type: none"> I. Bogambara Prison premises II. Police quarters premises III. Ahelepola Walawwa IV. Bogambara prison V. UDA Old Building VI. Lawyers office building VII. Kandy Post Office VIII. Railway station premises 	UDA Archaeological Department
37	Development of infrastructure facilities within Dalada Maligawa premises and four Dewale premises	Sri Dalada Maligawa UDA

Source: Urban Development Authority, Central Provincial Office, Kandy





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උපදේවන

- 1 වන ඡේදය: මහනුවර මධ්‍ය නගර සභාව.
- 2 වන ඡේදය: මයිනි සහ ඉම් සලකුණු; මහනුවර මහ නගර සභාවේ බිම්:

උතුරට: සර්වභවය-පොල්වත්ත ගම්පහ පාරේ මධ්‍ය රේඛාවේ වෙල කුඹුර වෙල් සඳහා දකුණු මයිනි හමුවන ලක්ෂ්‍යයේ සිට සර්වභවය වෙලකුඹුර වෙල් සඳහා නැගිණි කුඹුර වෙල දකුණු මයිනි ඔස්සේ අංක 1.25/5 1 බටහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 10 වන ඉඩම් කවරියේ උතුරු සීමාවන් හමුවන තෙක් නැගෙනහිර දෙසට හා ගිනිකොණ දෙසට ද, එතැන් සිට එකී 10 වන ඉඩම් කවරියේ උතුරු සීමාව ඔස්සේ එකී පත්‍රයේ 10 වන ඉඩම් කවරියේ නැගෙනහිර කොණ හමුවන තෙක් ගිනිකොණ දෙසටද, එතැන් සිට එම කුඹුරේ එකී මයිනි ඔස්සේ අංක 1.25/5 1 බටහිර දරණ මහනුවර නගර මිනුම් පත්‍රයේ 26 වන ඉඩම් කවරියේ නිරිත දිග කොණ හමුවන තෙක් උතුරට හා ඊසාන දෙසට ද එතැන් සිට එකී අංක 1.25/5 1 බටහිර දරන නගර

මිනුම් පත්‍රයේ 26 වන ඉඩම් කවරියේ බටහිර මයිනි ඔස්සේ එකී 26 වන ඉඩම් කවරියේ උතුරෙන් ම දැකී ලක්ෂ්‍යය හමුවන තෙක් උතුරු දෙසට ද එතැන් සිට පිත්තමය මධ්‍ය රේඛාවේ ලක්ෂ්‍යයට පහ එකී 26 වන ඉඩම් කවරියේ බටහිර මයිනි ඔස්සේ දීර්ඝ කරන ලද මයිනි වත් මත වන ලක්ෂ්‍යය දක්වා ඊසාන දෙසටද, එතැන් සිට පිත්තමය මධ්‍ය රේඛාව ඔස්සේ ආසාදන වත්තු පරික්ෂණ භාර ස්ථාන පාර හා කවුහන්තොට මහලේ ප්‍රසිද්ධ වූ ද දෙපාර්තමේන්තු පාර මොනර්ඩි මහ ස්ථානයේ මධ්‍යයට ඉදිරියෙන් ඇති ස්ථානය හමුවන තෙක් වයඹ දෙසට ද, එතැන් සිට එකී මොනර්ඩි මහ ස්ථානය හමුවන තෙක් නැගෙනහිර දෙසට ද, එතැන් සිට ආසාදන වත්තු පරික්ෂණ භාර ස්ථාන පාර ඔස්සේ මහ නගර සභා කළු ගඟබඩවල යන ගම්පහ පාර සමඟ එකී පන්සිඳේ මධ්‍යය හමුවන තෙක් නැගෙනහිර දෙසට හා ගිනිකොණ දෙසට ද, එතැන් සිට එකී ගම් පහ පාර ඔස්සේ අංක 1.25/5 1 බටහිර මහනුවර නගර මිනුම් පත්‍රයේ 38 වන ඉඩම් කවරියේ උතුරු මයිනි හමුවන තෙක් ගිනිකොණ දෙසට දකුණු දෙසට හා නිරිත දෙසට ද, එතැන් සිට අංක 1.25/5 1 බටහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ එකී 38 වන බිම් කවරියේ උතුරු මයිනි ඔස්සේ ඊසාන දෙසට ද, අංක 1.25/5 1 නැගෙනහිර මහනුවර නගර මිනුම් පත්‍රයේ අංක 5, 15, 16, 17, 18, 23, 24 දරණ බිම් කවරිවල උතුරු සීමාව ඔස්සේ ඊසාන දෙසට ද, එතැන් සිට අංක 1.25/5 1 නැගෙනහිර දරන නගර මිනුම් පත්‍රයේ සලකුණු කොට ඇති ඇලේ වම් ඉවුරේ පිහිටි අංක 4, 5, 6, 7, 8, 9, 10, 11, 12 සහ 13 දරණ බිම් කවරිවල ඊසාන දිග හා උතුරු දිග මයිනි ඔස්සේ ඊසාන දෙසට ද, එතැන් සිට එකී පත්‍රයේ සලකුණු කොට ඇති ඇලේ වම් පස ඉවුරේ පිහිටි අංක 15, 16 සහ 17 දරණ බිම් කවරිවල උතුරු සීමාව ඔස්සේ නැගෙනහිර දෙසටද, එතැන් සිට අංක 18, 22, 25, 26, 29 දරණ බිම් කවරිවල බටහිර මයිනි ඔස්සේ උතුරු දෙසට හා අංක 1.25/5 1 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ අංක 30 දරන බිම් කවරියේ උතුරු සීමාව හා අංක 35 හා 36 දරණ බිම් කවරිවල බටහිර සීමාව ඔස්සේ ඊසාන දෙසට ද, එතැන් සිට එකී පත්‍රයේ 37 වන බිම් කවරියේ උතුරු සීමාව ඔස්සේ ඊසාන දෙසට

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I කොටස : (I) ඡේදය—ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ දැඩි විශේෂ ලැසට පත්‍රය—1979.03.07

3 A

ජනපදයට යන ගම්පහ පාර හමුවන මංසන්ධියේ මධ්‍යය දක්වා නිරිත දෙසට ද එකතුව සිටි එලොෆර්ල ඇල නමැති ඇල ඉහලින් ඇති කෝන්කුළු මධ්‍ය රේඛාව ඔස්සේ නිරිත දෙසට යා වයඹ දෙසට ද එකතුව සිටි එලොෆර්ල ඇල මධ්‍ය රේඛාව ඔස්සේ එකී එලොෆර්ල ඇල වගෙල් ඇල නමැති පි. පී. ඒ. 1407 පි. පී. නමැති සැලැස්මේ 24, 30 සහ 42 දරන බිම් කට්ටිවල නැගෙනහිර මැයි මස්සේ ගලා බසින ඇල හමුවන ස්ථානය දක්වා වයඹ දෙසට ද එකතුව සිටි අවසන් වරට සඳහන් කළ වගල ඇල මධ්‍ය රේඛාව ඔස්සේ පි. පී. ඒ. 1407 පි. පී. දරන සැලැස්මේ 44 වන බිම් කට්ටියේ ඉතා උතුරින් වූ ලක්ෂ්‍යය මත ඇති ඉමි දක්වා නිරිත දෙසට යා ගිනිකොණ දෙසට ද එකතුව සිටි අංක පි. පී. ඒ. 1407 පි. පී. දරන සැලැස්මේ 43 සහ 45 දරන බිම් කට්ටිවල උතුරු මැයි මස්සේ ගිනිකොණ දෙසට ද එකතුව සිටි 45 වන බිම් කට්ටියේ නැගෙනහිර මැයි මස්සේ පි. පී. ඒ. 1407 පි. පී. දරන සැලැස්මේ අංක 48 දරන බිම් කට්ටියේ ඉතා උතුරින් වූ ලක්ෂ්‍යය හමුවන තෙක් ගිනිකොණ දෙසට ද එකතුව සිටි එකී පුසාන භූමියට වයඹ දිග පිටත මස්සේ (අංක පි. පී. ඒ. 1407 පි. පී.) දරන සැලැස්මේ අංක 48, 47 සහ 21 දරන බිම් කට්ටි හරහා බහුලවත්ත වෙල්ලයා නමින් හඳුන්වන කුඹුණේ ගිනිකොණ කොටස හමුවන තෙක් එකී 21 වන බිම් කට්ටියේ දකුණු මැයි මස්සේ ලක්ෂ්‍යය දක්වා නිරිත දෙසට ද එකතුව සිටි මහල්වා වත්තේ උතුරු පිටතේ ශ්‍රී අමරවංශ මාවතේ කෝන්කුළු මධ්‍ය සම්බන්ධ කෙරෙන පෘෂ්ඨ රේඛාවකින් නිරිත දෙසට ද එකතුව සිටි මහල්වා වත්ත පාර මධ්‍ය රේඛාව ඔස්සේ අංක 1.25/28 3 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 17 වන බිම් කට්ටියේ බටහිර පිටතේ දකුණු කෙළවරට ඉදිරිපසින් ඇති ලක්ෂ්‍යය හමුවන තෙක් වයඹ දෙසට ද උතුරු දෙසට යා වසන දෙසට ද එකතුව සිටි එකී බටහිර මැයි මස්සේ අංක 1.25/25 3 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 16 වන බිම් කට්ටියේ නැගෙනහිර පිටතේ මැයි මස්සේ ගල හමුවන තෙක් උතුරු දෙසට ද එකතුව සිටි අංක 1.25/28 3 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 16 සහ 29 දරන බිම් කට්ටි හරහා වූ පෘෂ්ඨ රේඛාවකින් අංක 1.25/28 3 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 15 වන බිම් කට්ටියේ ඉතා දකුණින් වූ කොන දක්වා වයඹ දෙසට ද එකතුව සිටි එකී 15 වන බිම් කට්ටියේ බටහිර මැයි මස්සේ අංක 1.25/28 3 නැගෙනහිර දරන මහනුවර නගර මිනුම් පත්‍ර 87 වන බිම් කට්ටිය ලෙස විස්තර කොට ඇති දුම්පිය රක්ෂිත ප්‍රදේශයේ දකුණු මැයි මස්සේ හමුවන තෙක් වයඹ දෙසට ද එකතුව සිටි අංක 2.25/36 1 බටහිර 1.25/35 4 නැගෙනහිර දරන නගර මිනුම් පත්‍රවල පෙන්වුම් කොට ඇති දුම්පිය රක්ෂිත ප්‍රදේශය ඔස්සේ මහලැලි ගඟ දකුණු ඉවුර දක්වා නිරිත දෙසට ද එකී දුම්පිය රක්ෂිත ප්‍රදේශයේ මැයි මස්සේ රේඛාවේ දීර්ඝ කිරීම ඔස්සේ මහලැලි ගඟ හරහා මධ්‍ය රේඛාව දක්වා නැවතත් නිරිත දෙසට ද ඇදී රේඛාවකින් ද;

බටහිරට: අවසන් වරට සඳහන් කරන ලද ලක්ෂ්‍යයේ සිට මහලැලි ගඟ මධ්‍ය රේඛාව ඔස්සේ ඉතිරිවල ඇල සහ වැලි ගඟට සම්බන්ධ වන මධ්‍යයට ඉදිරියේ ඇති ලක්ෂ්‍යය දක්වා උතුරු දෙසට ද ගිනිකොණ දෙසට ද දකුණු දෙසට යා වසන දෙසට ද එකතුව සිටි ඉතිරිවල ඇල මහලැලි ගඟට සම්බන්ධ වන ස්ථානයේ මධ්‍යය දක්වා ඔස්සේ දෙසට ද එකතුව සිටි ඉතිරිවල ඇල මධ්‍ය රේඛාව ඔස්සේ අංක 1.25/5 3 බටහිර මහනුවර නගර මිනුම් පත්‍රයේ අංක 30 දරන බිම් කට්ටියේ ගිනිකොණ කොණට ඉදිරිපසින් වූ ලක්ෂ්‍යය හමුවන තෙක් වයඹ දෙසට ද එකතුව සිටි එකී පෘෂ්ඨ රේඛාවේ 30 වන බිම් කට්ටියේ ගිනිකොණ කොණ දක්වා බටහිර දෙසට ද එකතුව සිටි අංක 30, 34 සහ 35 බිම් කට්ටිවල දකුණු මැයි මස්සේ එකී පෘෂ්ඨ රේඛාවේ 35 වන බිම් කට්ටියේ නිරිත දිග කොණෙහි වූ ඉමි දක්වා බටහිර දෙසට ද එකතුව සිටි අංක 1.25/5 3 බටහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 36, 38, 39 සහ 40 දරන බිම් කට්ටි වල නිරිත දිග මැයි මස්සේ වයඹ දෙසට ද එකී පෘෂ්ඨ රේඛාවේ 3 වන බිම් කට්ටියේ නිරිත දිග පිටත මස්සේ ඉතිරිවල ඇල රතෝර වෙහික් වසඳ දෙසට ඉතිරිව සිටි ගම්පහ පාරේ දකුණු මැයි මස්සේ හමුවන තෙක් ද, (එකී පෘෂ්ඨ රේඛාවේ සිට යා අභිසාර දක්වන) එකතුව සිටි එකී පාරේ එකී මැයි මස්සේ ඉතිරිවල ඇල මඟි ඉවුර හමුවන තෙක් වයඹ දෙසට ද එකතුව සිටි අංක 1.25/5 3 බටහිර දරන මහනුවර නගර මිනුම් පත්‍රයේ 2 බිම් කට්ටියේ ගිනිකොණ කොණ මැයි මස්සේ ඉතිරිව ඇති එකී පාර හරහා උතුරු දෙසට ද එකතුව සිටි ඉතිරිවල ඇල හරහා වයඹ දෙසට යා පෘෂ්ඨ රේඛාවේ 1 සහ 2 දරන එකී කට්ටිවල දකුණු මැයි මස්සේ 16 සහ 15 දරන බිම් කට්ටිවල දකුණු මැයි මස්සේ අංක 1.25/4 2 නැගෙනහිර දරන මහනුවර මිනුම් පත්‍රයේ 10 සහ 14 දරන බිම් කට්ටිවල බටහිර මැයි මස්සේ පුසාන රක්ෂිත පත්‍රයේ 9 වන බිම් කට්ටියේ ඉතා දකුණින් වූ ලක්ෂ්‍යය හමුවන තෙක් වයඹ දෙසට ද එකතුව සිටි ගම්පහ වයඹ දෙසට ද එකතුව සිටි එකී ලක්ෂ්‍යයේ සිට පුද්ගල ලියද් දකුණු කෙළවර දක්වා බටහිර දෙසට ඇදී රේඛාවකින් ද, එකතුව සිටි ඇමරියානු මාවත වත්තේ සිට නුවර-කුරුණෑගල පුද්ගල ලියද් ලැබී දෙපාර්තමේන්තු පාරට යා අදී පාරේ මධ්‍ය රේඛාව හමුවන තෙක් සාර 9 ක දුර ප්‍රමාණයක් බටහිර දෙසට ද එකතුව සිටි එකී අභි පාරේ මධ්‍ය රේඛාව ඔස්සේ එය නුවර-කුරුණෑගල පුද්ගල ලියද් ලැබී මධ්‍ය රේඛාවට ගම්පහ පාර හමුවන මංසන්ධියේ මධ්‍ය හමුවන තෙක් උතුරු දෙසට ද එකතුව සිටි නුවර-කුරුණෑගල පුද්ගල ලියද් ලැබී දෙපාර්තමේන්තු පාරේ මධ්‍ය රේඛාවට ගම්පහ පාර හමුවන මංසන්ධියේ මධ්‍ය හමුවන තෙක් බටහිර දෙසට ද එකතුව සිටි එකී ගම් සඟ පාරේ මධ්‍ය රේඛාව ඔස්සේ ගම්පහ වයඹ දෙසට වෙලකුඹුර වෙල්ලයා නමැති කුඹුණේ දකුණු කෙළවර හමුවන තෙක් උතුරු දෙසට යා වයඹ දෙසට ඇදී රේඛාවකින් ද මේ.

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ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අංක 301 — 1984 ජූනි 08 වැනි සිකුරාදා — 1984.06.08

(ආණ්ඩුවේ බලය පිට ප්‍රසිද්ධ කරන ලදී.)

I වැනි කොටස: (I) වැනි ඡේදය -- සාමාන්‍ය

(වෙන වෙනම ප්‍රකාශ කර ගත හැකි පරිදි සෑම කොටසකටම දහන් එක් එක් භාෂාවකට වෙන වෙනම පිටු අංක යොදා ඇත.)

	පිටුව		පිටුව
ජනාධිපතිතුමාණන් විසින් කරන ලද ප්‍රකාශන ආදිය	...	ආණ්ඩුවේ නිවේදන	... 520
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රෙජිස්ට්‍රාර්වරුන්ගේ පත්කිරීම් ආදිය	...	"පුරාවිද්‍යා ආඥා පනත" පිළිබඳ දත්ත	...

සතිපතා නිකුත්වන ගැසට් පත්‍රයෙහි පළකිරීම සඳහා බාරගනු ලබන දත්ත පිළිබඳ වැදගත් නිවේදනයකි

ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රයෙහි සෑම කොටසකටම දහ පිටුවක් සෑම මාසයකම දිළිසුණු සහිතව දී පළ කරනු ලබන ගැසට් නිවේදන බාර ගන්නා අවසන් දිනය සහ වේලාව සඳහන් නිවේදනය කෙරෙහි බිබගේ අවධානය මින් යොමු කරනු ලැබේ.

ගැසට් පත්‍රයේ සෑම කොටසකම පළකළ යුතු ගැසට් නිවේදන භාරගන්නා වේලාව, ගැසට් පත්‍රය ප්‍රසිද්ධ කරනු ලබන සිකුරාදා දිනට පස් දෙනෙකට පෙර පළකළ යුතු දිනයෙහි දැනට 12 වන දිනට අවසන් කරනු ලැබේ. නැතහොත් අදාළව, වෙනත් දිනට, වෙනත්දින පිළිබඳ දැන්වීම් යොදාගෙන සඳහන් කරනු ලබන අවසාන දිනය සහ වේලාවන් 01 අක්‍රමයට දින 01 දැක්වීම, රජයේ මුද්‍රණාලයට එවන සහ එහි දැන්වීම් පළකරන දින දහර පැහැන කාලවලට එක් වීමෙන් එම දැන්වීම් පළකරන කරුණු කෙරෙහි උනන්දුවක් දක්වන සෑම කොටසකටම ප්‍රකාශකරුවන් වන පරිදි එහි සහභාගිවීම ඉඩ ප්‍රස්ථාව පැළපෙන සේ සහස් කරන ලෙසට සියළුම දෙපාර්තමේන්තු, සේවා සංවිධාන සහ සේවකරුවන් මින් දැනුණු යුතුය.

ගැසට් පත්‍රයේ දැන්වීම් පිළිය පවතින සෑම දැන්වීමක්ම ගැසට් පත්‍රය ප්‍රසිද්ධ කරනු ලබන දිනයට පස් දෙනෙකට පෙර - එනම්, 1984 ජූනි 01 වන දින සහ කෙරෙන ගැසට් පත්‍රයට යායුතු දැන්වීම් 1984 ජූනි 01 දින දැනට 12 වන දිනට පෙර රජයේ මුද්‍රණාලයට ප්‍රකාශකරුවන් විසින් යුතුය.

1984 ජූනි 01 දිනට පෙර, පළකළ යුතු දැන්වීම්, කෙරෙන දිනට පෙර රජයේ මුද්‍රණාලයට ප්‍රකාශකරුවන් විසින් යුතුය.

ගැසට් නිකුත්කරු,
ආණ්ඩුවේ මුද්‍රණාලය, කොළඹ.





ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශේෂ

අංක 1209/19 - 2001 නොවැම්බර් 08 වැනි බ්‍රහස්පතින්දා - 2001.11.08

(ආණ්ඩුවේ බලයට ප්‍රදීර්ණ කරන ලදී)

I වැනි කොටස : (I) වැනි ඡේදය - සාමාන්‍ය

ආණ්ඩුවේ නිවේදන

දළදා මාලිගාව ආශ්‍රිත මහනුවර ආගමික ප්‍රදේශ සැලසුම් යෝජනා ක්‍රමය සම්බන්ධව 1978 අංක 41 දරන නාගරික සංවර්ධන අධිකාරිය පනත යටතේ පනවනු ලබන රෙගුලාසි

මහනුවර මහ නගර සභා බල ප්‍රදේශයට අයත් මෙහි පහත 1 වන උපලේඛනයේ දැක්වෙන බලප්‍රදේශය 1978 අංක 41 දරන නාගරික සංවර්ධන අධිකාරි පනතේ 3 වන වගන්තිය යටතේ “නාගරික සංවර්ධන ප්‍රදේශයක්” ලෙස 1979.03.07 දිනැති අංක 26/8 දරන අති විශේෂ ගැසට් පත්‍රය මගින් ප්‍රකාශයට පත් කර ඇති අතර, එම ප්‍රදේශය ආවරනය වන ඒකාබද්ධ නාගරික සංවර්ධන සැලැස්ම නාගරික සංවර්ධන අධිකාරිය විසින් දැනට පිළියෙල කරමින් පවතී. එම ඒකාබද්ධ නාගරික සංවර්ධන සැලැස්මේ හඳුනාගත්, මෙහි පහත 2 වන උපලේඛනයේ දැක්වෙන මායිම් තුළ පිහිටි “දළදා මාලිගාව ඇතුළු අවට බල ප්‍රදේශය ආගමික කටයුතු සඳහා වූ, සංරක්ෂණය කළ යුතු කලාපයක්” ලෙස හඳුනා ගෙන ඇති අතර, එම කලාපයට අදාළ ප්‍රදේශය තුළ ක්‍රියාත්මක කිරීමට අපේක්ෂිත සංවර්ධන රෙගුලාසි 1984.06.08 දිනැති අංක 301 දරන ගැසට් පත්‍රය මගින් මහජනයාගේ දැනගැනීමට සලස්වා තිබේ.

දැනට පිළියෙල වෙමින් පවතින ඒකාබද්ධ නාගරික සැලැස්ම විසින් ඉහත විස්තර කල පහත 2 වන උපලේඛනයේ දැක්වෙන ආගමික කටයුතු සඳහා වූ කලාපයට අමතරව ඊට යාබදව පිහිටි මෙහි පහත 3 වන උපලේඛනයේ දැක්වෙන ප්‍රදේශයද ආගමික කටයුතු සඳහා සංරක්ෂණය කළ යුතු කලාපයක් ලෙස හඳුනා ගෙන ඇති අතර, එම කලාපය තුළ ඉහත කී 1984.06.08 දිනැති අංක 301 දරන ගැසට් පත්‍රයේ සඳහන් රෙගුලාසිවලට අතිරේකව පහත සඳහන් රෙගුලාසිද බලපැවැත්වෙන පරිදි මහජනයාගේ දැනගැනීමට සලස්වනු ලැබේ.

- * දළදා මාලිගාවේ හා දේපළ සම්බන්ධව කටයුතු පවත්වා ගෙන යාමේ කාර්යයට අනුකූල වන්නා වූ සහ එම කාර්යයන්ට ගැලපෙන්නා වූ වාණිජමය කාර්යයන් සඳහා පමණක් මෙම ප්‍රදේශයේ අවසර දෙනු ලැබේ. එසේ වාණිජමය කාර්යයන් වන්නේ, රථගාලු කර ගැනීමේ ස්ථාන, බැනිමතුන් සඳහා වූ තැවිහිමේ පහසුකම්, වැසිකිලි පහසුකම් සඳහා වූ ස්ථාන, පළතුරු, රසකැවිලි හා පුරා භාණ්ඩ වෙළඳසැල්, ආපනශාලා, සිසිල්පැන් ශාලා, සමරු භාණ්ඩ වෙළඳසැල්, කුඩා පරිමානයේ බැංකු සහ සන්නිවේදන පහසුකම් සහිත ස්ථාන ආදිය.
- * සියලුම ගොඩනැගිලිවල නවීකරණ හා අලුත්වැඩියා කටයුතු එම ප්‍රදේශයට අනුකූල වූ භෞතික ඉණංග ද, වාස්තු විද්‍යාත්මක ස්වභාවයට අනුකූල විය යුතු අතර, සියලුම නවීකරණ හා අලුත්වැඩියා කටයුතු සඳහා නාගරික සංවර්ධන අධිකාරියේ සහායකිතූමාගේ අවසරය ලබාගත යුතුය.
- * සියලුම නව ගොඩනැගිලිවල හෝ අලුත් කළ යුතු දැනට පවතින ගොඩනැගිලිවල සැලසුම්, උස, ඉදිරි පෙනුම, වර්ණයන් පෘෂ්ඨය ඉණංග, වහල සැකසුම් ආකාරය සහ අඹුල්ලා පාවිච්චිය දැනට එම පුරා භූමි ප්‍රදේශය තුළ නිර්මාණය කර ඇති පෞරාණික ස්වභාවයන්ට අනුකූල විය යුතුය. නාගරික සංවර්ධන අධිකාරියේ සහායකිතූමාගේ අනුමැතිය ඒ සඳහා ලබාගත යුතුය. සියලුම ගොඩනැගිලිවල උස පොළව මට්ටමේ සිට මීටර් 12 කට නොවැඩි වන පරිදි වහලවල මුදුන් සැකසිය යුතු වන අතර, ඒවා විදියේ දැනට පවත්නා ගොඩනැගිලිවලට ගැලපෙන ලෙස සමාන උසින් පැවතිය යුතුය.

IA- G-000699- 565 (2001/11)





2 A - I කොටස : (I) ජේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2001.11.08

- * මෙම පුජා භූමි ප්‍රදේශය තුළ සවිකරනු ලබන හෝ පවත්වා ගෙන යනු ලබන සියලුම ප්‍රධාන සහ දැන්වීම් පුවරුවල ප්‍රමාණය, ස්වභාවය, අක්ෂර සහ ලාංඡනවල ස්වභාවය, අක්ෂර සහ ලාංඡනවල ප්‍රමාණය, වර්ණ ගැන්වීම්, ආලෝකමත් කිරීම්, පුවරු සවිකරනු ලබන ස්ථානය හා උස ආදිය නාගරික සංවර්ධන අධිකාරිය විසින් පිළියෙල කරනු ලබන මහනුවර නගර සංවර්ධන සැලැස්මේ අනුකූලව ද විය යුතු අතර, ඒ සඳහා නාගරික සංවර්ධන අධිකාරියේ සහායකතාවයෙන් අවසරය ද ලබාගත යුතුය.
- * සියලුම ගොඩනැගිලිවල නිර්මාණ හා සැලසුම් කටයුතු පුරාණ ගොඩනැගිලි සංරක්ෂණ කටයුතු සඳහා වූ නියුක්තවියක් ඇති ශ්‍රී ලංකා වාස්තු විද්‍යාඥයන්ගේ සංගමයේ වරලත් වාස්තු විද්‍යාඥයකු විසින් කළ යුතුය.
- * ආරක්ෂාව සඳහා වූ මුරකුටි වලට අමතරව මොනායම් හෝ සංවර්ධන කටයුත්තක් සඳහා මෙම ප්‍රදේශය යටතේ පවතින වන සංරක්ෂණ භූමියේ අවසර දෙනු නොලැබේ.
- * අවදානම් සහ අන්තරායකාරී කටයුතු ඇතුළු පුජා භූමි ප්‍රදේශයට අනුකූල නොවන සංවර්ධන කාර්යයන් සහ භාවිතයන් වෙනස් කිරීම් සඳහා මෙම ප්‍රදේශය තුළ අවසර දෙනු නොලැබේ.

මංගල සමරවීර,
නාගරික සංවර්ධන, ඉදිකිරීම්, මහජන
උපයෝගීතා, නිවාස හා ක්‍රීඩා අමාත්‍ය.

1 වන උපලේඛනය

1979 මාර්තු මස 07 වැනි බදාදා දිනැති, අංක 26/8 දරන ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රයෙන් ප්‍රකාශයට පත් කර ඇති, 1978 අංක 41 දරන නාගරික සංවර්ධන අධිකාරිය පනතේ 3 වැනි වගන්තිය යටතේ නාගරික සංවර්ධන ප්‍රදේශයක් ලෙස ප්‍රකාශයට පත්කර ඇති, මධ්‍යම පළාතේ මහනුවර දිස්ත්‍රික්කයේ, ගඟවට කෝරලය තුළ පිහිටි මහනුවර මහ නගර සභා බලසීමාවට අයත් ප්‍රදේශය වේ.

2 වන උපලේඛනය

මධ්‍යම පළාතේ, මහනුවර දිස්ත්‍රික්කයේ, ගඟවට කෝරළේ, මහනුවර මහ නගර සභා සීමාව තුළ පිහිටි : උතුරට : හෝර්ටන් ආර්යා මාවතකුත් නැගෙනහිරට : හෝර්ටන් ආර්යා මාවත හා වැව පාරේකුත් දකුණට : සංඝරාජ මාවත හා දළඳා විදියෙනුත් බස්නාහිරට : ඩී. එස්. සේනානායක විදිය, ශ්‍රීමත් බෙනට් සොයිසා විදිය, දේව විදිය සහ දිසාපති නිල නිවාස භූමියේ බස්නාහිර මායිමකුත් වටවූ භූමි ප්‍රමාණය වේ.

3 වන උපලේඛනය

මධ්‍යම පළාතේ, මහනුවර දිස්ත්‍රික්කයේ, ගඟවට කෝරළේ, මහනුවර මහ නගර සභා සීමාව තුළ පිහිටි : උතුරට : රජ විදියෙන්ද, නැගෙනහිරට : දේව විදියෙන්ද, දකුණට : ශ්‍රීමත් බෙනට් සොයිසා විදියෙන්ද, බස්නාහිරට : ඩී. එස්. සේනානායක විදියෙන්ද මායිම් වී ඇති භූමි ප්‍රමාණයක් වේ.

11-745



ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය
இலங்கைச் சனநாயக சோசலிசக் குடியரசு வர்த்தமானப் பத்திரிகை
The Gazette of the Democratic Socialist Republic of Sri Lanka

අති විශේෂ අතිවිශේෂமானතු EXTRAORDINARY

අංක 1120 / 15 - 2000 පෙබරවාරි 23 වැනි බදද - 2000.02.23
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(ආණ්ඩුවේ බලය පිට ප්‍රසිද්ධ කරන ලදී.) (அரசாங்கத்தின் அதிகாரத்துடன் பிரசுரிக்கப்பட்டது) (Published by Authority)

I වැනි කොටස : (I) වැනි ඡේදය - සාමාන්‍ය
ආණ්ඩුවේ නිවේදන

මහනුවර ගැටමේ රාජ්‍යවිද්‍යාලය පුනරුද්ධිය සඳහා ප්‍රදේශ සැලසුම් යෝජනා ක්‍රමය

මහනුවර මහ නගර සභා බල ප්‍රදේශයට අයත් නාගරික ප්‍රදේශය, වර්ෂ 1978 අංක 41 දරන නාගරික සංවර්ධන අධිකාරිය පනතේ 03 වන වගන්තිය යටතේ නාගරික සංවර්ධන ප්‍රදේශයක් ලෙස ප්‍රකාශයට පත්කොට ඇති අතර, එහි පිහිටි ගැටමේ රාජ්‍යවිද්‍යාලය අවට ප්‍රදේශය 'පුනරුද්ධිය' ලෙස නාගරික සංවර්ධන අධිකාරිය විසින් නම් කොට ඇති බව මහජනතාව වෙත මෙයින් දැනවනු ලැබේ. එම පුනරුද්ධිය පිළිබඳ වඩාත් පුළුල් විස්තරයක් පහත දැක්වේ.

2. ගැටමේ රාජ්‍යවිද්‍යාලය අවට ප්‍රදේශය පුනරුද්ධිය ලෙස හැඳින්වීමේ ප්‍රධාන පරමාර්ථය මෙසේය :

- (1) ප්‍රධාන කාර්යයට එනම්, ගැටමේ රාජ්‍යවිද්‍යාලය හා සම්බන්ධ කටයුතු පවත්වා ගෙන යාමේ කාර්යයට අනුකූල නොවන්නා වූ සියලුම භාවිතා කිරීම් හා සංවර්ධනයන් පිළිබඳව කිරීමෙන් හෝ ගැටමේ රාජ්‍යවිද්‍යාලය පාර්ශ්විකව ආරක්ෂා කිරීමට හා එම අරමුණ ඉටු කරනු වස් වෙනත් පියවරවලට අමතරව නවදුරවත් කිසිවක්වත් හැරිය යුතු ගොඩනැගිලි කවරේද, කඩා ඉවත් කළ යුතු ගොඩනැගිලි කවරේද, වෙනස් කොට ඉදිකළ යුතු ගොඩනැගිලි කවරේද, එම ප්‍රදේශය තුළ සංරක්ෂණය කළ යුතු ඉඩම් හා ගොඩනැගිලි කවරේද යන්නන් නියම කිරීම ;
- (2) වාහන ගාල් කිරීමේ ඉඩකඩ සැපයීම, පයින් යන්නන් සඳහා ඉඩකඩ සැපයීම, ආදී රිය ගමනාගමන පහසුකම් ඇතුළු ප්‍රදේශයේ පහසුකම් දියුණු කිරීම ;
- (3) පුනරුද්ධිය ඇතුළත හා ඉන් පිටතත් සංවර්ධන කටයුතුවල වාස්තු විද්‍යාත්මක, භූ දර්ශනාත්මක හා පාරිසරික තත්ත්වය ප්‍රවර්ධනය කිරීම සහ එම අරමුණ ඉටු කරනු වස් සියලුම ගොඩනැගිලි ඉදිකිරීම් කටයුතු වලදී ඒවායේ උස, වාස්තු විද්‍යාත්මක ලක්ෂණ ආදිය පාලනය කිරීම ;
- (4) ප්‍රදේශය තුළ හා අවට දැන්වීම් ප්‍රදර්ශන පුවරු පිහිටුවීම, නියෝග ප්‍රචාරක දැන්වීම් ආදිය ඇතුළු සියළුම ආකාරවල ප්‍රචාරක දැන්වීම් පාලනය කිරීම ; සහ
- (5) ඉහත (1) සිට (4) යටතේ සඳහන් කරන ලද අරමුණු සාක්ෂාත් කර ගැනීම සඳහා එවැනි සියලු දේ සහ ඊට අනුකූල වන කවර හෝ කටයුතු ක්‍රියාත්මක කිරීමට ඉඩකඩ සැලසීම.

1 A - H 006765 - 840 (2000/02)





2 A I කොටස : (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2000.02.23
பகுதி I : தொகுதி (I) — இலங்கைச் சனநாயக சோசலிசக் குடியரசு வர்த்தமானப் பத்திரிகை — அதிவிசேஷமானது — 2000.02.23
PART I : SEC. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 2000.02.23

3. මෙම ප්‍රදේශය තුළ හෝ මෙම ප්‍රදේශයෙන් පිටත, එහෙත් මහනුවර මහ නගර සභා සීමාව තුළ වන වෙනත් ප්‍රදේශයන්හි කවර හෝ සංවර්ධන කාර්යයක්, (එනම් දැනට පවත්නා ගොඩනැගිලි වෙනස් කිරීම, එවැනි නව කොටස් එකතු කිරීම ආදියද, දැනට පවත්නා ඉඩම් හා ගොඩනැගිලිවල භාවිතයන් වෙනස් කිරීම, නව ගොඩනැගිලි ඉදිකිරීම්, ඉදිකිරීම් කටයුතු සඳහා ඉඩම් අතුරු කොටස්වලට බෙදීම, භූ දර්ශනයන්ට අනුකූලවන පරිදි මාවත් හෝ විදි කැනීම ආදිය ඇතුළත් වන) ක්‍රියාත්මක කිරීමට අදහස් කරන සෑම පුද්ගලයෙකුම ඒ කාර්යයන් ආරම්භ කිරීමට ප්‍රථම ඊට අනුමැතිය පතා නාගරික සංවර්ධන අධිකාරියට අයදුම්පතක් ඉදිරිපත් කළ යුතු අතර, තමන් විසින් ඉදිරිපත් කරන ලද අයදුම් පුන නාගරික සංවර්ධන අධිකාරිය විසින් නිසි පරිදි අනුමත කරන තුරු කිසිදු සංවර්ධන කාර්යයක් ඇරඹීම නොකළ යුතුය.

4. ගැටළු රාජ්‍යවිනිශ්චය පුනු භූමි ප්‍රදේශයේ මායිම් :

- උතුරට : මහවැලි ගඟිනුත්,
- නැගෙනහිරට : පේරාදෙණිය මහනුවර මාර්ගයේ බෝක්කු අංක 111/2 දරන බෝක්කුව තුළින් මහවැලි ගඟට ගලාබස්නා ස්වාභාවික ඇල මාර්ගයෙනුත්,
- දකුණට : කෘෂිකර්ම දෙපාර්තමේන්තුව සතු භූමියේ උතුරු මායිමෙනුත්,
- බටහිරට : සත්ව නිෂ්පාදන හා සෞඛ්‍ය දෙපාර්තමේන්තුව සතු වරිපනම් අංක 1141/1 දරන පරිශ්‍රයේ නැගෙනහිර හා උතුරු මායිම්හි කොටසක් ද, එකී පරිශ්‍රය සඳහා ප්‍රධාන මාර්ගයෙන් ඇති ප්‍රවේශ මාර්ගයක්ද රාජකීය උද්භිත උද්‍යානයේ වරිපනම් අංක 1078 දරන පරිශ්‍රයේ නැගෙනහිර මායිමෙනුත් මායිම් වන්නාවූ සහ මිනුම්පතියේ 1997.02.17 දින මුලික පිඹුරු අංක මහ 4726 න් එකී මායිම් සලකුණු කොට ඇත්තාවූත් සම්පූර්ණ භූමි ප්‍රදේශය.

මෙම භූමි වූ කාර්තව්‍යය ඉටුකර ගැනීමට පූර්ණ සහයෝගය හා ආධාරය ලබා දෙන ලෙස නාගරික සංවර්ධන අධිකාරිය පොදු මහජනතාවගෙන් ඉල්ලා සිටී.

ඉන්දික ගුණවර්ධන,
නාගරික සංවර්ධන, නිවාස හා ඉදිකිරීම් අමාත්‍ය.

2000 ජනවාරි මස 18 වන දින,
නාගරික සංවර්ධන, නිවාස හා ඉදිකිරීම් අමාත්‍යාංශය,
සෙක්සිරිපාය,
ශ්‍රී ජයවර්ධනපුර කෝට්ටේ,
බත්තරමුල්ල.

ඇමුණුම් II

මහනුවර මහනගර සභා බල ප්‍රදේශය තුළ සංරක්ෂණය විය යුතු ගොඩනැගිලි නාම ලේඛණය

විදිය	වර්ෂනම් අංක / ගොඩනැගිලි වල නම්
01. යටිනුවර විදිය	02, 04, 06, 08, 08 A, මෙතෝදිස්ත පල්ලිය, 24, 26, 28, 30, 32, 57, 58, 68, 69, 70, 72, නුවර ක්‍රිස්තියානි පල්ලිය, 77, 88, 98, 104, 106, 114, 116, 120, ශාන්ත සිල්වෙස්ටර් විදුලය
02. ශ්‍රී දළඳා තපෝවන මාවත	ජනාධිපතියේ නිල නිවස භාරකරුගේ නිවස, නුවර මහනගර සභාව සහ තැපැල් කන්තෝරුව
03. කන්දේ විදිය	09, 17, 24, 26, 28, 35, 40, 42, 44, 46
04. කටුගොඩුල්ල විදිය	ඔසුසල, 04, 06, 08, 10, 22, 27, 29, 31, 31A, 33, 34, 35, කතරගම දේවාලය, 38, 40, 42, 51, 52, 54, 55, 56, 60, 64, 70-72, මුස්ලිම් ධර්ම විදුලය, 75, 81, 83, 83A, 87, 91, 93, 95, 97, 109-115, 114, 119, 121, 123, 125, 132, 132A, ද ශ්‍රීන් කැලේ, වර්ෂනම් අංක. 141-143 අතර නිවස, 155, වර්ෂනම් අංක. 155 ට යාබද මුල්ලෙහි ගොඩනැගිල්ල, 157, 159, ශාන්ත අන්තෝනිස් ප්‍රධාන දේවස්ථානය, 181, ශාන්ත අන්තෝනිස් ප්‍රධාන දේවස්ථානය හා ශ්‍රී ලංකා රක්ෂණ සංස්ථාව අතර ගොඩනැගිල්ල.
05. පන්සල විදියේ සිට දේව විදිය හන්දිය	කොටි ප්ලාන්ටර්ස් ගවුන්වෙන්
06. දේව විදිය	05, 15, 17 - 39, 41, 43, 45, ශාන්ත පාමුල්ගේ පල්ලිය, පැරණි ලක්සල ගොඩනැගිල්ල.
07. පන්සල මාවත	15/17, 15/1, 21
08. හරස් විදිය	02, 05, 06, 08, 12, 14, 16, 21, 35, 41, 42, 43, 45, 47, 49, 51
09. ඩී.එස්. සේනානායක විදිය	01, 07, 11, 11A, 15, 17, 28, 29, 30, 31, 32, 34, 39, 41, 43, 45, 46, 48, 50, 51, 53, 55, 63, 67-69, 72, 75, 77, 83/1, 83/2, 85, 87, 89, 91, 93, 95, 97, 99, 105, 107, 109, 127, 112, 114, 118, 120, 122, 124, 126, 135, 128, 130-132A, 134, 136/1, 136, 137, 138, 139, 140, 141, 142, 144, 146, 148, 150, 152/1, 152, 158, 160, 162, 163, 184, 185, 187, 188, 189, 190, 193-195, 196, 198, 200, 202, 203, 204, 207, 209, 213, 216, 218, 220, 226, 227, 229, 236, 238, ප්‍රීතිවි විදුලය, 239, 263, 266, 270, 275, 283, 285, 289, 291, 293, 308, 324, 328, අශෝක විදුලය, 355, 357, 361, 363, 365, අශෝක විදුලය





විදිය	වරිපනම් අංක / ගොඩනැගිලි වල නම්
10. දළඳා විදිය	උල්පැන්ගේ, දළඳා මාළිගාව, කවිත්ස්සේ භාරවලය, නවත් නැගෙනේ බැංකුව, 12, 14, 16, 20, කාහිරස් ගොඩනැගිලි, කාහිරස් සහ බෙවෙත් අතර ඇති ගොඩනැගිලි, ලංකා බැංකු ගොඩනැගිලි, ඔසුසල, බෙවෙත් රෙස්ටුරන්ට්, බැප්ටිස්ට් පල්ලිය, 24, 26, 28, 30, 32, 34, මහජන බැංකු ගොඩනැගිලි, 40, 42, 44, 46, මුස්ලිම් භාරවලය, 74A - 74 B, 76 A, ඉම්පීරියල් ගොඩනැගිලි.
11. රජ විදිය	03, නුවර රැළුම් බන්ධනාගාරය, 09, 26, 28, 30, 32, 44, 46, 67, 69, 76A, 76 B, නුවර ක්‍රිස්තියානි පල්ලිය, 73, පිංත රෙජිමේන්තු මූලස්ථාන ගොඩනැගිලි
12. කුමාර විදිය	08, 10, 12, 14, 14A
13. කොළඹ විදිය	05, 09, 13, 21, 45, 49, 51, 53, 57, 57A, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 167, 169, හිරුකම වලව්ව, 209, 215 - 217, 243, 245, 02, 04, 06, 08, 22, 26, 28, 48, 50, 52, 54, 56, 58, 60, 64, 68, 68B, 70, 72, 80, 82, 84, 86, 88, 90, 92, 94, 96, 106, 108, 110, 112, 114, 120, 122, 124, 126, 134, 134A, 136, 138, 142, 144, 146, 148/1, 148, 150, 154, 156, 158, 162, 164, 166, 168, 172, 174, 176, 178, 180, 182, 184, 192B, 192, 194, 196, 198-202, 204, 206, 208, 210
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16. යටිතල ව්‍යුහ විදිය කොළඹ විදිය තනදිය	55





ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශේෂ

අංක 2024/6 - 2017 ජුනි මස 19 වැනි සඳුදා - 2017.06.19

(රජයේ බලයපිට ප්‍රසිද්ධ කරන ලදී)

I වැනි කොටස: (I) වැනි ඡේදය - සාමාන්‍ය රජයේ නිවේදන

එල්. ඩී. සී. 4/81 (VI)

1980 අංක 47 දරන ජාතික පාරිසරික පනත

24ඇ සහ 24ඈ වගන්ති යටතේ වූ නියමය

ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ආණ්ඩුක්‍රම ව්‍යවස්ථාවේ 44 වන ව්‍යවස්ථාවේ (2) වන ඡේදය සමඟ කියවිය යුතු 1980 අංක 47 දරන ජාතික පාරිසරික පනතේ 24ඇ සහ 24ඈ වගන්ති මගින් මා වෙත පැවරී ඇති බලතල ප්‍රකාර, ජනාධිපති මෙහිපිට සිරිසේන වන මා විසින් මේ නියමය මගින් -

- (අ) මෙහි 1 වන උපලේඛනයේ විස්තර කර ඇති සීමා තුළ පිහිටි භූමි ප්‍රදේශය ඉහත කී පනතේ කාර්ය සඳහා පාරිසරික ආරක්ෂක ප්‍රදේශයක් විය යුතු බවටත්, එම ප්‍රදේශය "වරාතැන්න-හක්කිඳ පාරිසරික ආරක්ෂක ප්‍රදේශය" යනුවෙන් හඳුන්වනු ලැබිය යුතු බවටත් ;
- (ආ) මෙම නියමය බලාත්මකව පවතින තාක් කල් -
 - (i) ඉහත කී වරාතැන්න-හක්කිඳ පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ වූ ද, ඉහත කී පනතේ විධිවිධානවලට පටහැනි වූ ද, යම් සැලසුම් යෝජනා ක්‍රමයක් හෝ ව්‍යාපෘතියක් මේ නියමය නිකුත් කරනු ලබන දිනයේ සිට ක්‍රියාත්මක වීම නතර විය යුතු බවටත් ;
 - (ii) ඉහත කී වරාතැන්න-හක්කිඳ පාරිසරික ආරක්ෂක ප්‍රදේශයේ සීමා ඇතුළත බලතල, කාර්ය හෝ කර්තව්‍ය ක්‍රියාත්මක කිරීම, ඉටු කිරීම හෝ සිදුකිරීම අධිකාරිය හෝ අධිකාරිය විසින් බලය පවරන යම් තැනැත්තකු හැර වෙනත් කිසිම තැනැත්තකු විසින් නොකළ යුතු බවටත් ; සහ
 - (iii) වරාතැන්න-හක්කිඳ පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ යම් කටයුත්තක් පවත්වාගෙන යෑමට අදහස් කර සිටින යම් තැනැත්තකු විසින් මෙහි II වන උපලේඛනයේ නිශ්චිතව දක්වා ඇති අවසරලත් භාවිතයන් පමණක් පවත්වාගෙන යා යුතු අතර මෙහි III වන උපලේඛනයේ නිශ්චිතව දක්වා ඇති නියමයන් ප්‍රකාරව ඒ සඳහා අධිකාරියේ අනුමතය ලබා ගත යුතු බවටත් ;

ප්‍රකාශයට පත් කරමි.

1A - PG 3574 — 1,007 (2017/06)

මෙම අති විශේෂ ගැසට් පත්‍රය www.documents.gov.lk වෙබ් අඩවියෙන් බාගත කළ හැක.



Fax	2872601 (Admin), 2863984 (Finance)	2872606 (Lab)	2867263 (R&D)	Fax : 2872609	(Western Province)
		2882335 (WM)	Fax : 2872296	Media Unit : 2873449	Tel : 2862831 Fax : 2865293

මහවැලි සංවර්ධන හා පරිසර අමාත්‍යාංශය | மகாவலி அபிவிருத்தி மற்றும் சுற்றுமல் அமைச்சு | Ministry of Mahaweli Development & Environment





2 A I කොටස: (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2017.06.19

(අ) අධිකාරිය විසින් නිකුත් කරනු ලබන මාර්ගෝපදේශවලට අනුකූලව වරාතැන්ත-හක්කිඳු පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ සිදුවන ක්‍රියාකාරකම් අධීක්ෂණය කිරීම සඳහා පහත දැක්වෙන සාමාජිකයන්ගෙන් සමන්විත අධීක්ෂණ කමිටුවක් පිහිටුවනු ලැබිය යුතු ය :-

- (i) කමිටුවේ සභාපතිවරයා වශයෙන් ක්‍රියා කළ යුතු අධ්‍යක්ෂවරයකුගේ තත්ත්වයට අඩු නොවන තනතුරක් දරන අධිකාරියේ නියෝජිතයෙකු ;
- (ii) ශ්‍රී ලංකා මහවැලි අධිකාරියේ නියෝජිතයෙකු ;
- (iii) මහනුවර දිස්ත්‍රික් ලේකම් කාර්යාලයේ නියෝජිතයෙකු ;
- (iv) ජාතික ගොඩනැගිලි පර්යේෂණ සංවිධානයේ නියෝජිතයෙකු ;
- (v) නාගරික සංවර්ධන අධිකාරියේ නියෝජිතයෙකු ;
- (vi) වනජීවී සංරක්ෂණ දෙපාර්තමේන්තුවේ නියෝජිතයෙකු ;
- (vii) ඉඩම් පරිහරණ ප්‍රතිපත්ති සැලසුම් දෙපාර්තමේන්තුවේ නියෝජිතයෙකු ;
- (viii) කෘෂිකර්ම දෙපාර්තමේන්තුවේ ස්වාභාවික සම්පත් කළමනාකරණ මධ්‍යස්ථානයේ නියෝජිතයෙකු ;
- (ix) මහනුවර මහනගර සභාවේ නියෝජිතයෙකු ;
- (x) හාරිස්පත්තුව සහ යටිතුවර යන ප්‍රාදේශීය සභාවලින් එක් නියෝජිතයෙකු බැගින් ;
- (xi) මහනුවර කඩවත්සතර සහ ගඟවට කෝරළේ, හාරිස්පත්තුව සහ යටිතුවර ප්‍රාදේශීය ලේකම් කාර්යාලවලින් එක් නියෝජිතයෙකු බැගින් ;
- (xii) ප්‍රදේශයේ ක්‍රියාත්මකව පවතින ප්‍රජා මූල සංවිධානයකින් එක් නියෝජිතයෙකු.

මේ නියමයේ කාර්ය සඳහා "අධිකාරිය" යන්නෙන් 1980 අංක 47 දරන ජාතික පාරිසරික පනත යටතේ පිහිටුවනු ලැබූ මධ්‍යම පරිසර අධිකාරිය අදහස් වේ.

මෙහිපාල සිරිසේන,
ජනාධිපති.

2017 ක් වූ ජුනි මස 13 දින,
කොළඹ දී ය.

I වන උපලේඛනය

මධ්‍යම පළාතේ, මහනුවර දිස්ත්‍රික්කයේ, මහනුවර කඩවත් සතර සහ ගඟවටකෝරළේ, හාරිස්පත්තුව සහ යටිතුවර ප්‍රාදේශීය ලේකම් කොට්ඨාස තුළ පිහිටියා වූ මහවැලි ගඟ සහ එහි පිහිටි සියලුම දූපත් ඇතුළත්ව, ප්‍රමාණයෙන් හෙක්ටයාර 59.4 ක් වන්නා වූ පහත සඳහන් මායිම්වලින් වට වූ පහත සිතියමෙහි දැක්වෙන ප්‍රදේශය වරාතැන්ත-හක්කිඳු පාරිසරික ආරක්ෂක ප්‍රදේශය ලෙස හැඳින්වේ. එනම්,

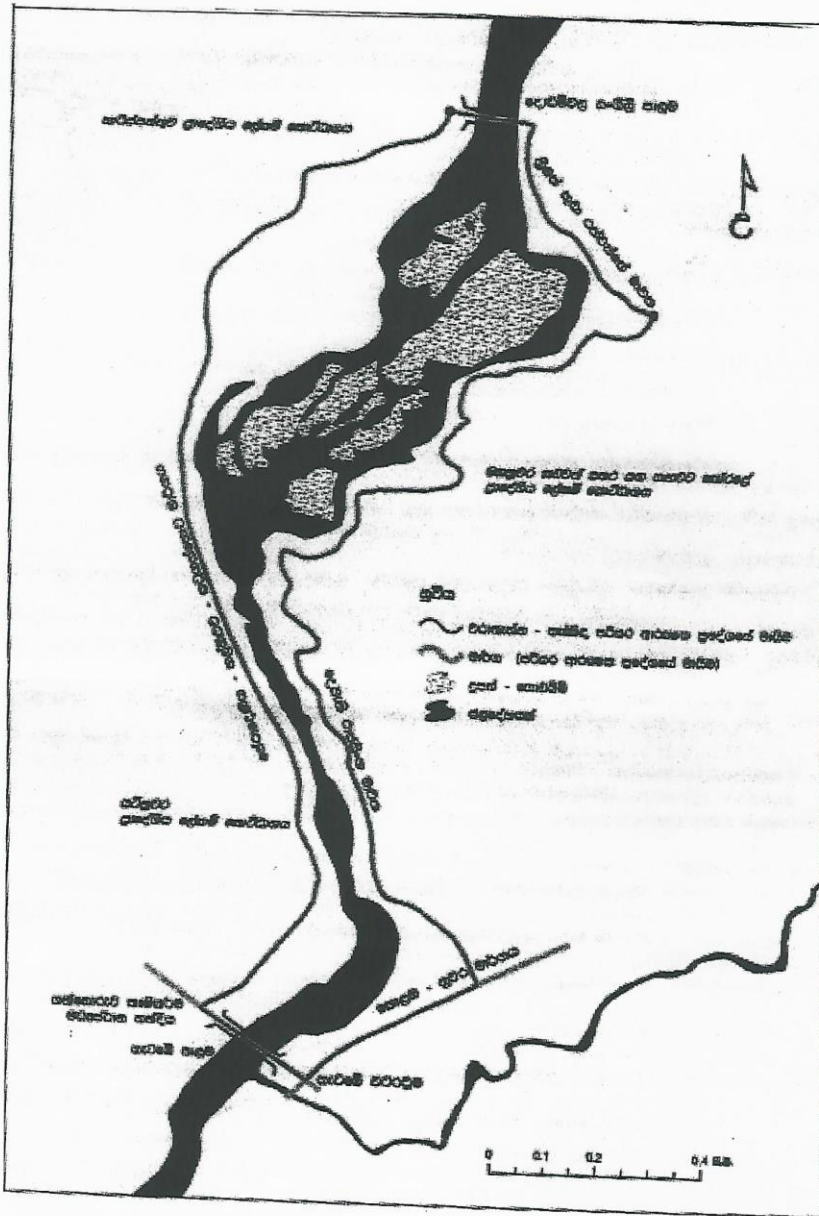
- උතුරට : පේරාදෙණිය-හල්ඔලුව-කටුගස්තොට මාර්ගයේ මධ්‍ය රේඛාව සහ දෙඩම්වල සංගිලි පාලමේ මධ්‍ය රේඛාව හමුවන ලක්ෂ්‍යයේ සිට දෙඩම්වල සංගිලි පාලමේ මධ්‍ය රේඛාව ඔස්සේ, එකී මධ්‍ය රේඛාව සහ ශ්‍රීමත් කුඩා රත්වත්තේ මාවතේ මධ්‍ය රේඛාව හමුවන ලක්ෂ්‍යය දක්වා,
- නැගෙනහිරට : ඉහත අවසන් වරට සඳහන් කරන ලද ලක්ෂ්‍යයේ සිට ශ්‍රීමත් කුඩා රත්වත්තේ මාවතේ මධ්‍ය රේඛාව ඔස්සේ, දෙවැනි රාජසිංහ මාවතේ මධ්‍ය රේඛාව ඔස්සේ හා කොලඹ-මහනුවර මාර්ගයේ මධ්‍ය රේඛාව ඔස්සේ ගැටඹේ වටරවුමේ මධ්‍ය ලක්ෂ්‍යය දක්වා,
- දකුණට : ඉහත අවසන් වරට සඳහන් කරන ලද ලක්ෂ්‍යයේ සිට ගැටඹේ පාලමේ මධ්‍ය රේඛාව සහ කොළඹ-මහනුවර මාර්ගයේ මධ්‍ය රේඛාව ඔස්සේ, එකී මධ්‍ය රේඛාව, ගන්නෝරුව කෘෂිකර්ම මධ්‍යස්ථාන හන්දියේ දී පේරාදෙණිය-හල්ඔලුව-කටුගස්තොට මාර්ගයේ මධ්‍ය රේඛාව හමුවන ලක්ෂ්‍යය දක්වා,
- බටහිරට : ඉහත අවසන් වරට සඳහන් කරන ලද ලක්ෂ්‍යයේ සිට පේරාදෙණිය-හල්ඔලුව-කටුගස්තොට මාර්ගයේ මධ්‍ය රේඛාව ඔස්සේ එකී මධ්‍ය රේඛාව, දෙඩම්වල සංගිලි පාලමේ මධ්‍ය රේඛාව හමුවන ස්ථානය දක්වා

වූ මායිම් තුළ පිහිටි ප්‍රදේශය වේ.



I කොටස: (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2017.06.19

3A



වරාතැන්න-හක්කිද පාරිසරික ආරක්ෂක ප්‍රදේශයේ (පා. ආ. ප්‍ර.) සිතියම





4 A I කොටස: (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2017.06.19

II වැනි උපලේඛනය

අවසරලත් භාවිතයන්

වරාතැන්ත-හක්කිද පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ අවසරලත් භාවිතයන් පහත දක්වේ :-

1. නාගරික සංවර්ධන අධිකාරිය සහ අදාළ පළාත් පාලන ආයතන විසින් අනුමත කරනු ලබන පදිංචිය සඳහා වන නිවාස, කාර්යාල, කුඩා පරිමාණ ව්‍යාපාරික ස්ථාන ඉදිකිරීම්.
2. දැනට පවත්නා පදිංචිය සඳහා වන නිවාස සහ නිවාස සංකීර්ණවල පුළුල් කිරීම්, යටිතල පහසුකම් වැඩි දියුණු කිරීම් හා නවීකරණය කිරීම්.
3. දැනට පවත්නා කාර්යාල සහ ව්‍යාපාරික ස්ථානවල යටිතල පහසුකම් වැඩි දියුණු කිරීම් හා නවීකරණය කිරීම්.
4. දැනට පවත්නා මං මාවත්, ජල සැපයුම් සහ විදුලි සැපයුම් මාර්ග නඩත්තුව සහ අලුත්වැටියා කිරීම්.
5. ආගමික, අධ්‍යාපනික හා පර්යේෂණ කටයුතු පවත්වාගෙන යාම.
6. අධ්‍යාපනික සහ පර්යේෂණ කටයුතු සඳහා පමණක් තාවකාලික කඳවුරු භූමි ඉදිකිරීම්.
7. දේශීය ශාක විශේෂ පමණක් භාවිතා කරමින් වන වගාවන් කිරීම සහ පැල තවාන් හා ඔසු උයන් ඇති කිරීම සහ පවත්වාගෙන යාම.

III වන උපලේඛනය

අවසරලත් භාවිතයන් ක්‍රියාත්මක කිරීමේ දී යටත් විය යුතු කොන්දේසි

වරාතැන්ත-හක්කිද පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ සිදු කරනු ලබන අවසරලත් භාවිතයන්ට අදාළ සියලුම කටයුතු පහත දැක්වෙන කොන්දේසිවලට යටත්ව සිදු කළ යුතු වේ.

1. II වැනි උපලේඛනයෙහි සඳහන් වරාතැන්ත-හක්කිද පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ අවසරලත් භාවිතයන් සඳහා අනුමතය ලබා ගැනීමට අදාළ සියලුම අයදුම්පත් අධිකාරිය වෙත ඉදිරිපත් කළ යුතු ය.
2. II වන උපලේඛනයෙහි සඳහන් අනුමතය අපේක්ෂිත කිසියම් අවසරලත් භාවිතයක්, 1980 අංක 47 දරන ජාතික පාරිසරික පනතේ IV ඇ කොටස යටතේ නියම කරන ලද නියමිත ව්‍යාපෘතියක් වන අවස්ථාවක දී, අදාළ අධිකාරියෙන් එම නියමිත ව්‍යාපෘතිය සඳහා අවශ්‍ය පූර්ව අනුමතය ලබා ගත යුතු ය.
3. II වන උපලේඛනයෙහි සඳහන් කිසියම් අවසරලත් භාවිතයක්, 1980 අංක 47 දරන ජාතික පාරිසරික පනතේ IV ඇ කොටස යටතේ නියම කරන ලද නියමිත ව්‍යාපෘතියක් නොවන අවස්ථාවක දී,
 - (අ) ව්‍යාපෘති යෝජනාවක් අධිකාරිය විසින් සපයනු ලබන නිර්ණේය විෂයයන්ට හෝ ප්‍රශ්නාවලියකට අනුකූලව අනුමතය සඳහා අධිකාරිය වෙත ඉදිරිපත් කරනු ලැබිය යුතු ය.
 - (ආ) අධිකාරිය විසින් පත් කරනු ලබන තාක්ෂණික ඇගයීම් කමිටුවක් විසින් එම ව්‍යාපෘති යෝජනාව ඇගයීමට ලක් කර අධිකාරිය විසින් ;
 - (i) කොන්දේසිවලට යටත්ව යෝජිත ව්‍යාපෘතිය ක්‍රියාත්මක කිරීම සඳහා අනුමතය ලබා දීම හෝ
 - (ii) හේතු දක්වා ව්‍යාපෘතිය ක්‍රියාත්මක කිරීම සඳහා අනුමතය ලබා දීම ප්‍රතික්ෂේප කිරීම,

සිදු කළ යුතු ය.

- (ඇ) අධිකාරිය විසින් නිකුත් කරනු ලබන පාරිසරික අනුමැතිය ලබා දෙන ලද දින සිට වසර තුනක කාලයක් සඳහා වලංගු වේ.



(ඇ) පාරිසරික අනුමැතියේ වලංගු කාලය අවසන් වන දින සිට වැඩ කරන දින තිහකට (30) පෙරාතුව අයදුම්කරු විසින් අනුමතය අලුත් කිරීම සඳහා අයදුම් කළ යුතු ය.

4. වරාතැන්න-හක්කිඳු පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ පවත්නා ;

(අ) දූපත් තුළ හෝ

(ආ) රජයේ යම් ඉඩමක් තුළ

තාවකාලික හෝ ස්ථිර ඉදිකිරීමක් හෝ කිසිදු ආකාරයක සංවර්ධන කටයුත්තක් හෝ සිදු නොකළ යුතු ය.

5. පාරිසරික ඉඩම් ශාඛීන් අතර බෙදීම් සඳහා සිදු කෙරෙන ඉඩම් කට්ටි කිරීම හැර වරාතැන්න-හක්කිඳු පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ නිවාස ඉදිකිරීම් සඳහා හෝ වෙනත් සංවර්ධන කටයුතු සඳහා වාණිජ මට්ටමේ ඉඩම් කට්ටි කිරීම් සිදු නොකළ යුතු ය.

6. වරාතැන්න-හක්කිඳු පාරිසරික ආරක්ෂක ප්‍රදේශයේ තිරසාර පැවැත්මට අවහිරවන කිසිදු බාධාවක් හෝ ක්‍රියාකාරකමක් සඳහා අවසර දෙනු නොලැබිය යුතු ය. එවැනි යම් ඉදිකරන ලද බාධකයක් ඉවත් කිරීම සඳහා හෝ පවත්වාගෙන යනු ලබන ක්‍රියාකාරකමක් නැවැත්වීම සඳහා අධිකාරිය විසින් විධාන කරනු ලැබිය යුතු ය.

7. අවසරලත් භාවිතයන්ට අදාළ සියලු සංවර්ධන ක්‍රියාකාරකම් අධිකාරිය විසින් ලබා දෙන මාර්ගෝපදේශවලට අනුව ක්‍රියාත්මක කරනු ලැබිය යුතු ය.

8. සියලු අවසරලත් භාවිතයන් පරිසරයට හානියක් හෝ අවහිරයක් නොවන පරිදි හෝ මහජනතාවට පීඩාවක් නොවන පරිදි පවත්වාගෙන යා යුතු ය.

9. ශ්‍රී ලංකා මහවැලි අධිකාරිය විමසා ගං ඉවුරේ සිට ගොඩබිම දෙසට මීටර් පහක (5m) රක්ෂිත ප්‍රදේශයක් සලකුණු කළ යුතු ය.

10. ඉහත 9 වන කොන්දේසියෙහි සඳහන් මීටර් 5ක ගඟ රක්ෂිත ප්‍රදේශය තුළ,

(අ) කිසිදු තාවකාලික හෝ ස්ථිර ඉදිකිරීමක් සිදු නොකළ යුතු ය ;

(ආ) අධිකාරියේ හෝ වෙනත් අදාළ ආයතනවල අනුමතය ලබා ගැනීමෙන් තොරව, පවත්නා ගොඩනැගිලි නවීකරණය කිරීම සිදු නොකළ යුතු ය ;

(ඇ) පවත්නා කිසිදු දේශීය සත්ත්ව හෝ වෘක්ෂලතා විශේෂයන්ට හානියක් සිදු කිරීම හෝ හානි සිදු විය හැකි කිසිදු කටයුත්තක් සිදු නොකළ යුතු ය ;

(ඈ) කිසිදු භූ අලංකරණ කටයුත්තක් සිදු නොකළ යුතු ය ;

(ඉ) කිසිදු ඉඩම් ගොඩකිරීමේ කටයුත්තක් සිදු නොකළ යුතු ය.

11. අධ්‍යාපන හා පර්යේෂණ කටයුතු සිදු කිරීමේ දී, කිසිදු රසායනික හෝ වෙනත් භෞතික ද්‍රව්‍යයක් පරිසරයට එකතු කිරීමක් හෝ පවත්නා පරිසර තත්ත්වයන් වෙනස් කිරීමක් සිදු නොකළ යුතු ය.

12. ආක්‍රමණශීලී ලක්ෂණ දරන හෝ ආක්‍රමණශීලී විය හැකියැයි අනුමාන කළ හැකි කිසිදු ආගන්තුක ශාක හෝ සත්ත්ව විශේෂයක් පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ වගා කිරීම හෝ ඇති කිරීම හෝ පාරිසරික ආරක්ෂක ප්‍රදේශයට හඳුන්වා දීම සිදු නොකළ යුතු ය.

13. පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ සිදු කරන කිසිදු ඉදිකිරීමක් ප්‍රදේශයේ ස්වභාවික සෞන්දර්යය හා දර්ශනය අවහිර වන පරිදි හෝ ඊට බාධාවක් වන පරිදි සිදු නොකළ යුතු ය.

14. කුඹුරු, වගුරු, ගොහොරු, මුඳු හෝ පහත් බිම් ගොඩ කිරීම සිදු නොකළ යුතු ය.





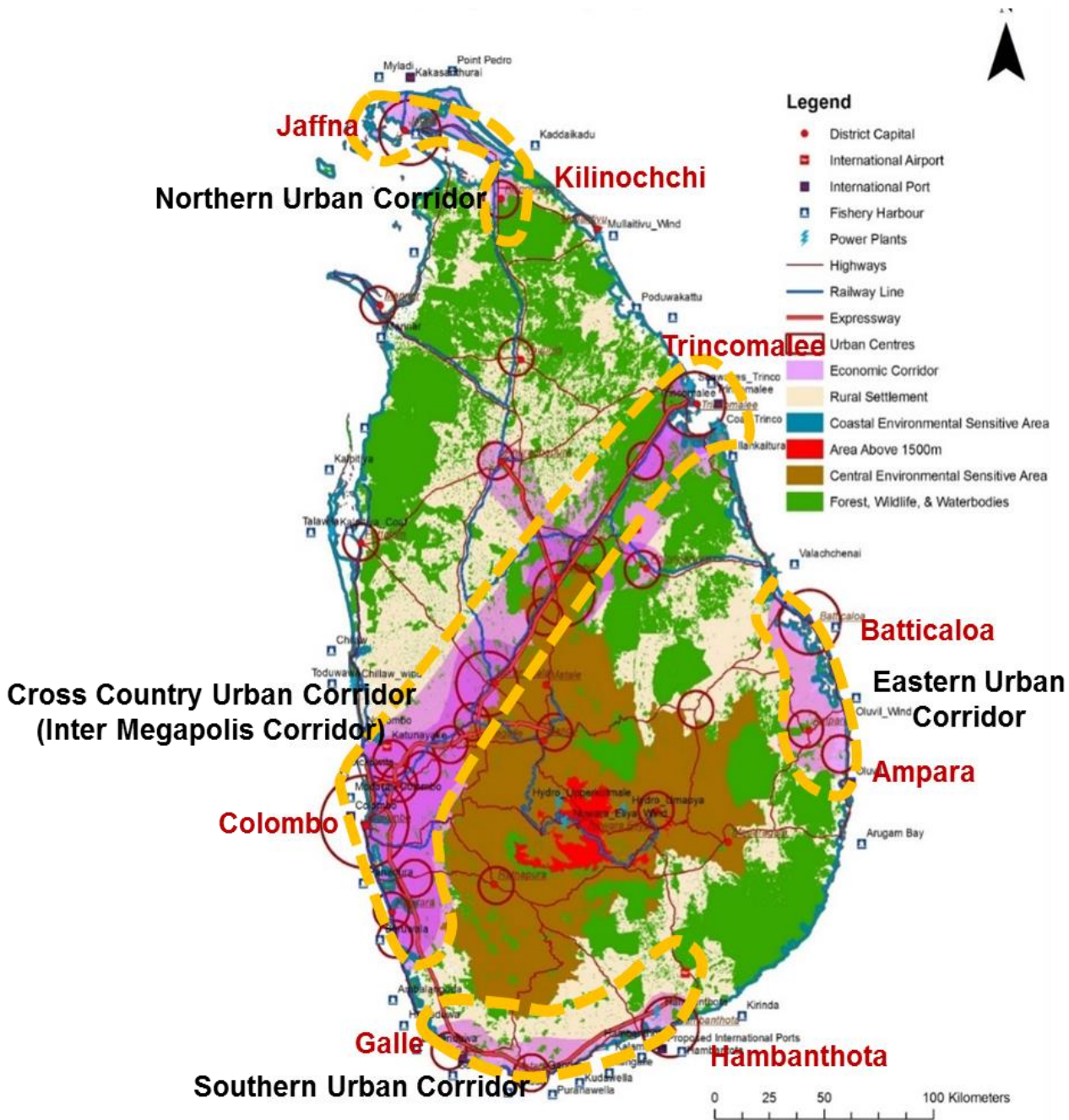
6 A I කොටස: (I) ඡේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2017.06.19

15. පප්පලය සහ සන පප්පුව, ඉහත සඳහන් සීමාව තුළ මහවැලි ගඟට හෝ ගඟ රක්ෂිතයට හෝ ගඟට සම්බන්ධවන ජල මාර්ගයකට හෝ ගොඩනිමට බැහැර කිරීම සිදු නොකළ යුතු ය.
16. මහවැලි ගඟෙහි භෞතික හෝ රසායනික තත්ත්වය වෙනස් කළ හැකි හෝ එහි ජීවත්වන සතුන්ට හෝ ශාකවලට අහිතකර විය හැකි කිසිදු රසායනික ද්‍රව්‍යයක් ඉහත කී සීමාව තුළ මහවැලි ගඟට හෝ ගඟ රක්ෂිතයට හෝ ගඟට සම්බන්ධවන ජල මාර්ගයකට හෝ බැහැර කිරීම සිදු නොකළ යුතු ය.
17. පාරිසරික ආරක්ෂක ප්‍රදේශය තුළ කිසිදු යාන්ත්‍රික හෝ ශිල්පීය ක්‍රමයක් භාවිතයෙන් බිහිප් ද්‍රව්‍ය උකහා ගැනීම හෝ ගවේෂණ කටයුතු සිදු කිරීම නොකළ යුතු ය.
18. පවත්නා හෝ යෝජිත සියලු අවසරලත් භාවිතයන් සඳහා :
 - (අ) පාංශු සංරක්ෂණය, වර්ෂා ජලය බැහැර කිරීම, අපද්‍රව්‍ය (ඝන හෝ ද්‍රව) කළමනාකරණය, දූෂිත ජලය කළමනාකරණය සහ භූ අලංකරණ කටයුතු සඳහා වන ඒකාබද්ධ කළමනාකරණ සැලැස්මක් පැවැත්විය යුතු ය.
 - (ආ) එවැනි සැලසුමක් සකස් කිරීමේ දී අධිකාරිය, පළාත් පාලන ආයතන හෝ අදාළ ආයතන විසින් නිකුත් කළ මාර්ගෝපදේශවලට අනුකූලව සකස් කළ යුතු ය.
 - (ඇ) සංවර්ධනය කරනු ලබන තැනැත්තා විසින් මෙම සැලැස්ම ක්‍රියාත්මක කර පවත්වාගෙන යා යුතු ය.
19. අවසරලත් භාවිතයක් අනුමත කිරීමේ ක්‍රියාවලිය සඳහා සහ අවසරලත් භාවිතයට අදාළ ක්‍රියාකාරකම් පසු විපරම් කිරීම සඳහා පරිපාලන ගාස්තුවක් (අධිකාරිය විසින්) ව්‍යාපෘති යෝජක වෙතින් අයකර ගත යුතු ය.
20. ගම්වැසියන්ගේ සම්ප්‍රදායික ජන ජීවිතයට බාධාවන පරිදි කිසිදු ක්‍රියාකාරකමක් සිදු නොකළ යුතු ය.
21. මෙහි සඳහන් ඕනෑම කොන්දේසියක් කඩකරනු ලබන තැනැත්තෙක් 1980 අංක 47 දරන ජාතික පාරිසරික පනතේ ප්‍රතිපාදන යටතේ දඬුවම් ලැබිය හැකි වරදක් සිදු කරන්නේ ය.

07-67



National Physical Plan 2050



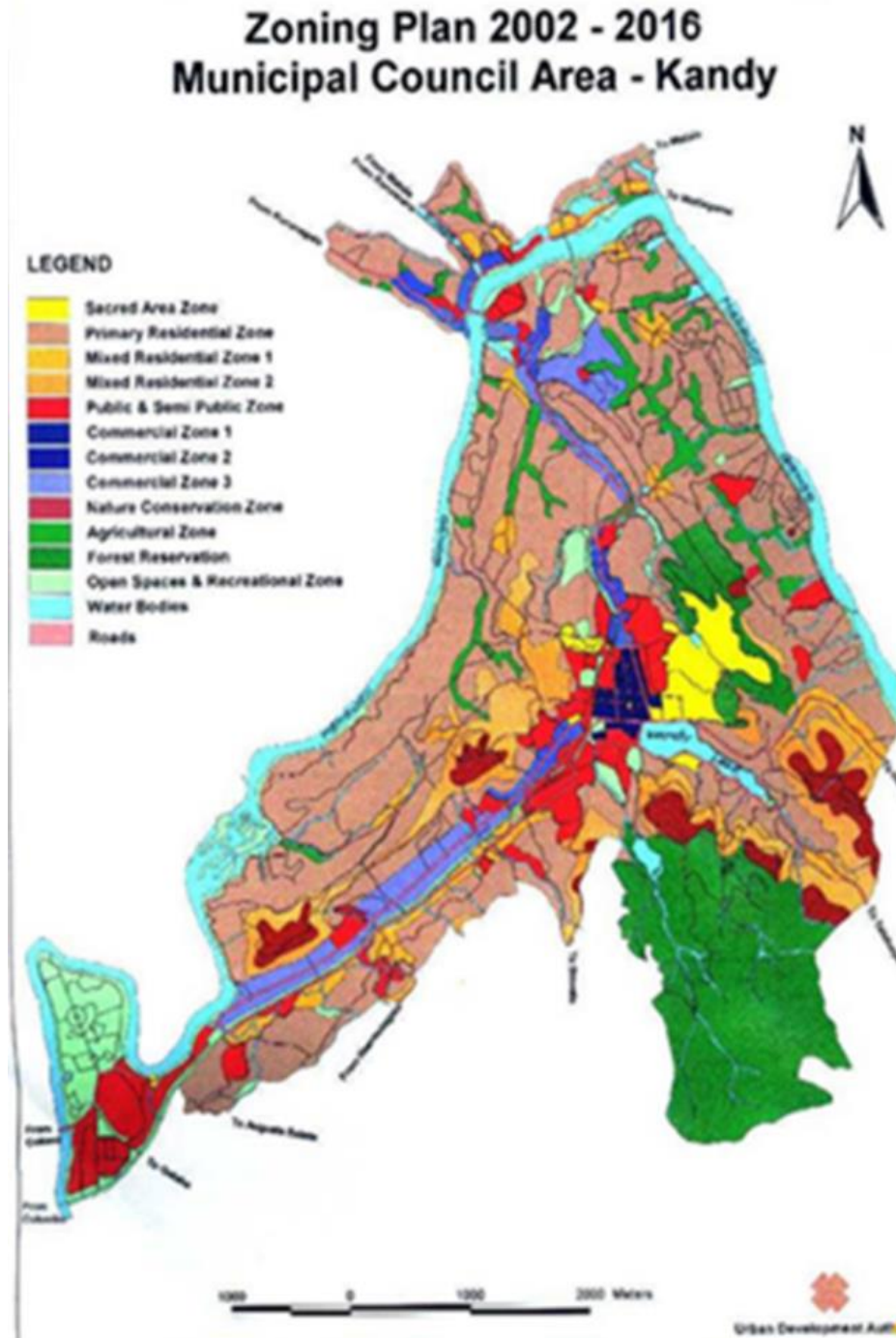
Source: National Physical Planning Department, 2017





Annexure 06

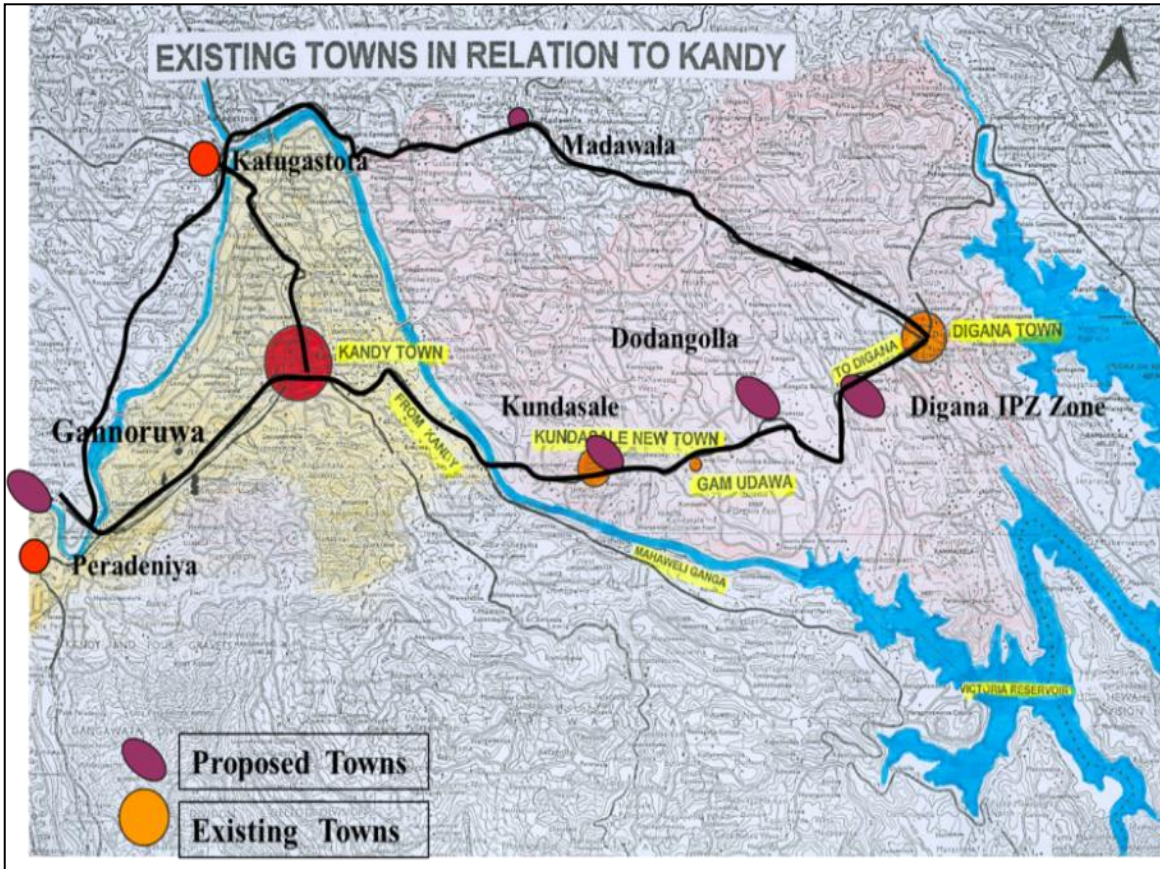
Kandy Development Plan 2002 – 2016



Source: Urban Development Authority, Central Provincial Office, Kandy



Grater Kandy Urban Development Plan 2008 – 2020



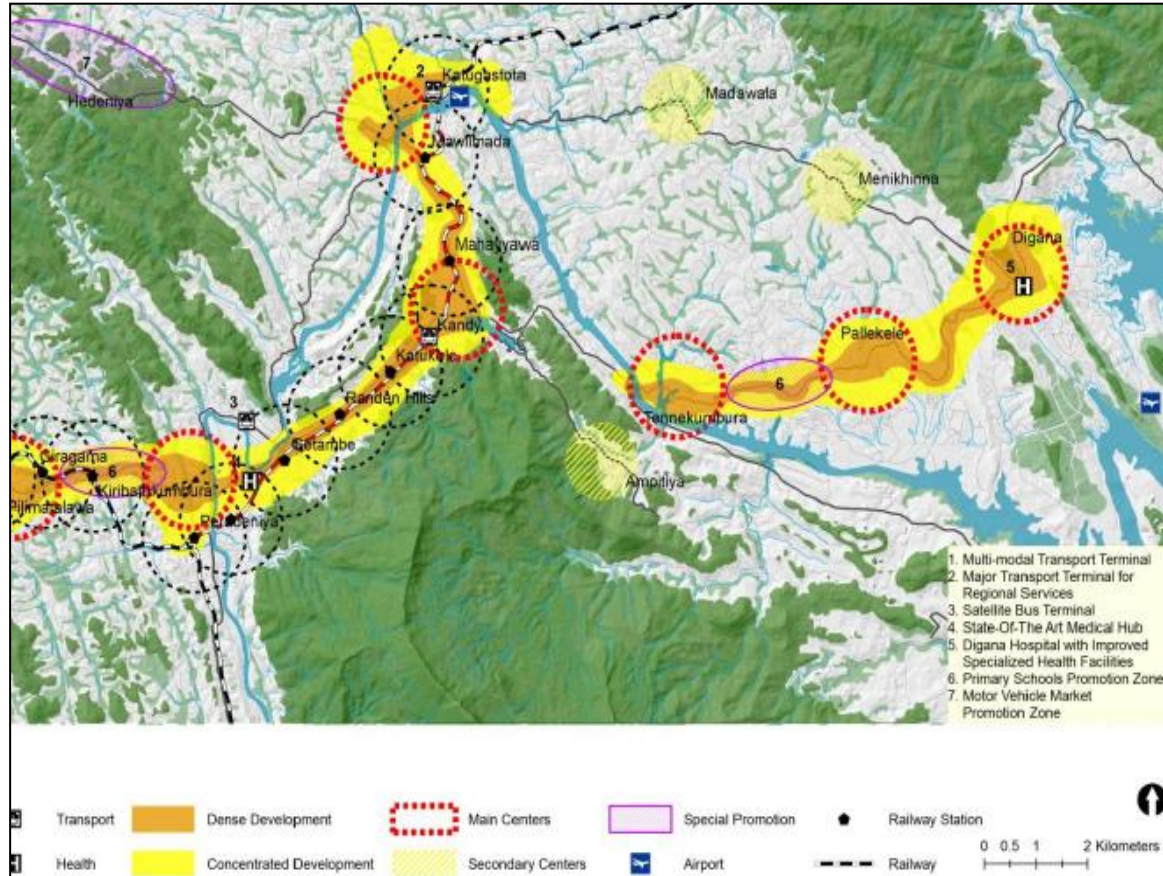
Source: Urban Development Authority, Central Provincial Office, Kandy





Annexure 08

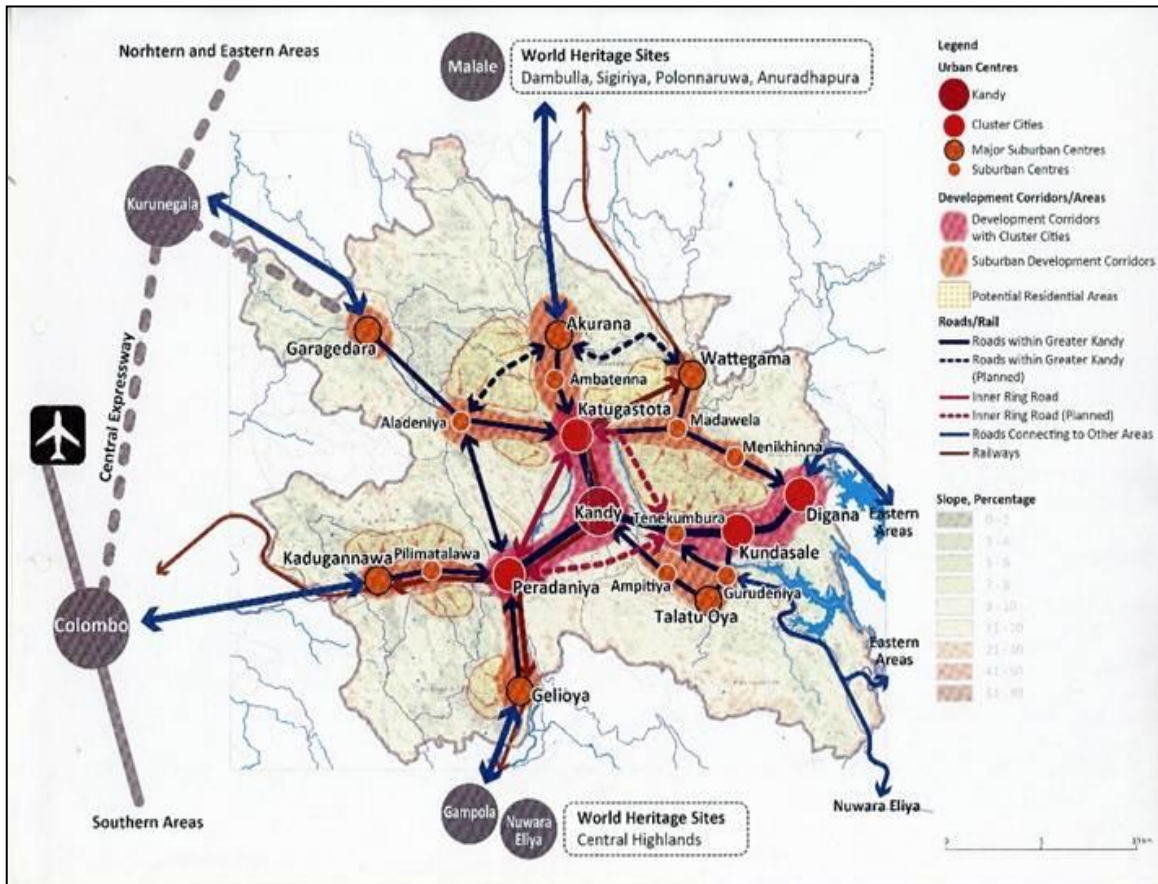
Kandy City Region Strategic Development Plan-2030



Source: Grater Kandy Strategic Cities Development Project – Uni Consultancy Agency, University of Moratuwa, 2015



Grater Kandy Urban Plan – 2020



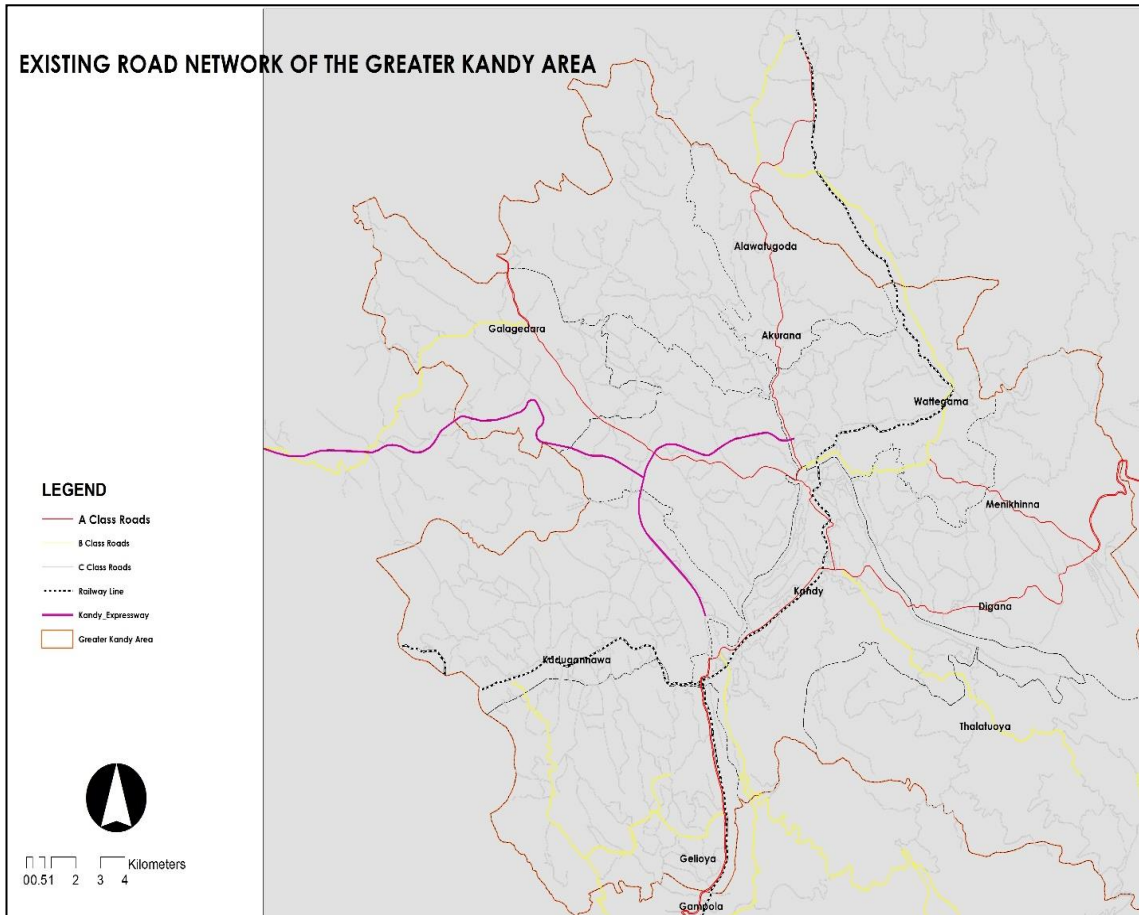
Source: Grater Kandy Urban Plan Project, JICA





Annexure 10

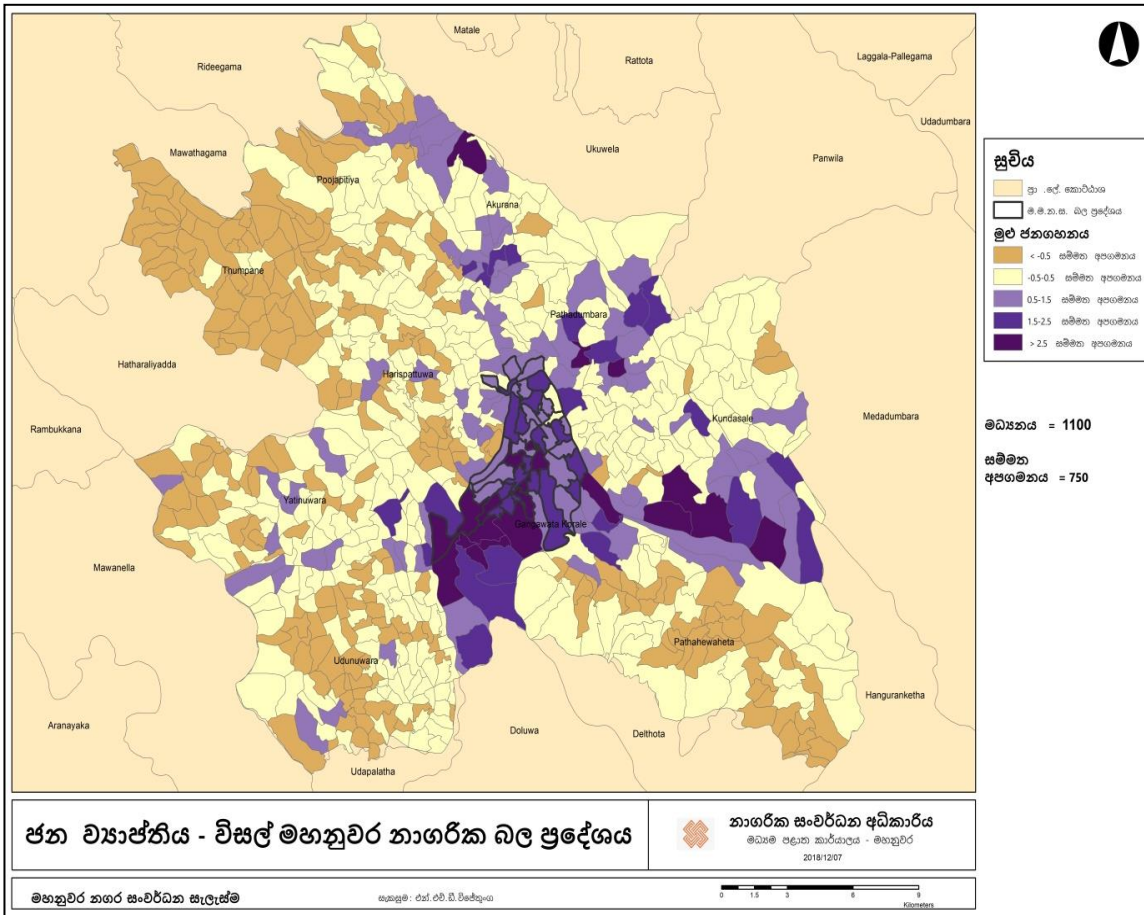
Road Network in the Study Area



Source: Urban Development Authority, Central Provincial Office, Kandy



Population Distribution within the Study Area – 2012



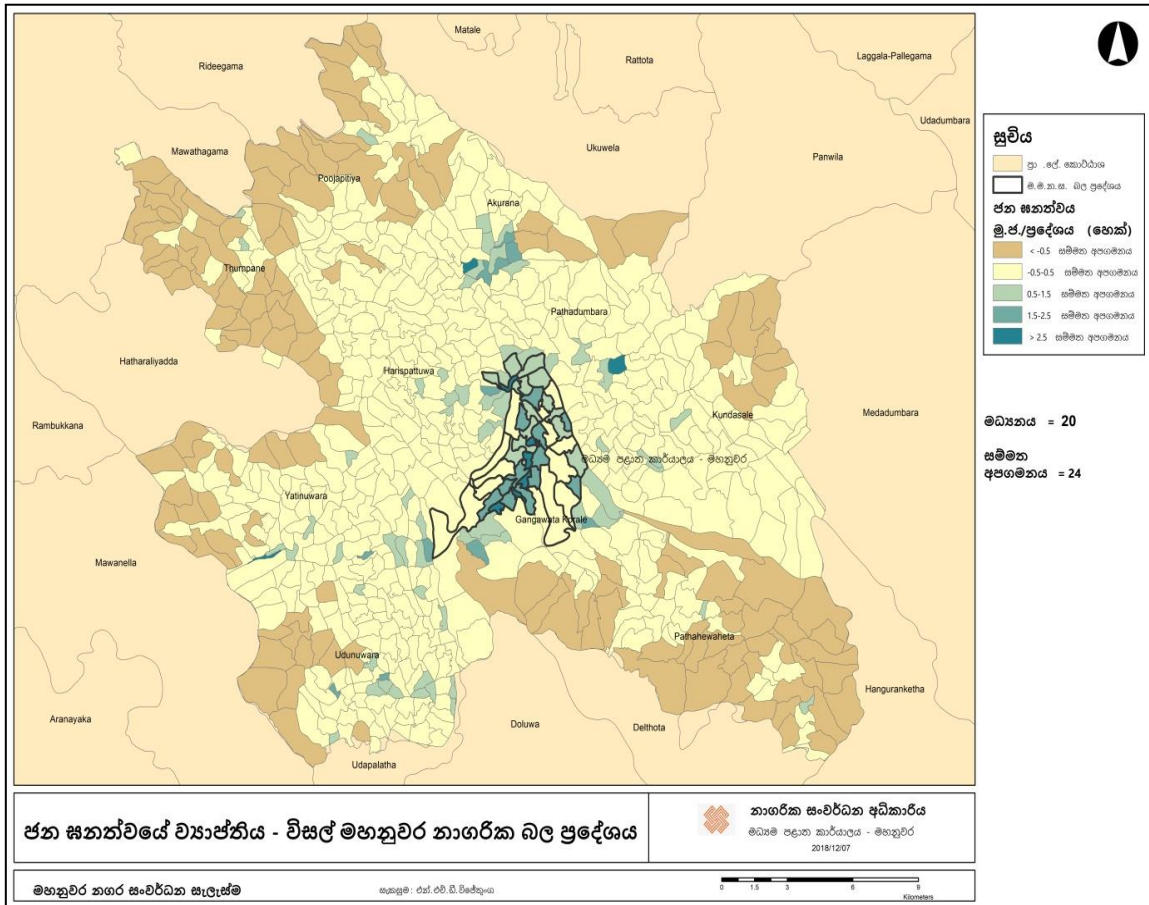
Source: Urban Development Authority, Central Provincial Office, Kandy, based on 2011 Population data from Department of Census & Statistics





Annexure 12

Population Density within the Study Area - 2012

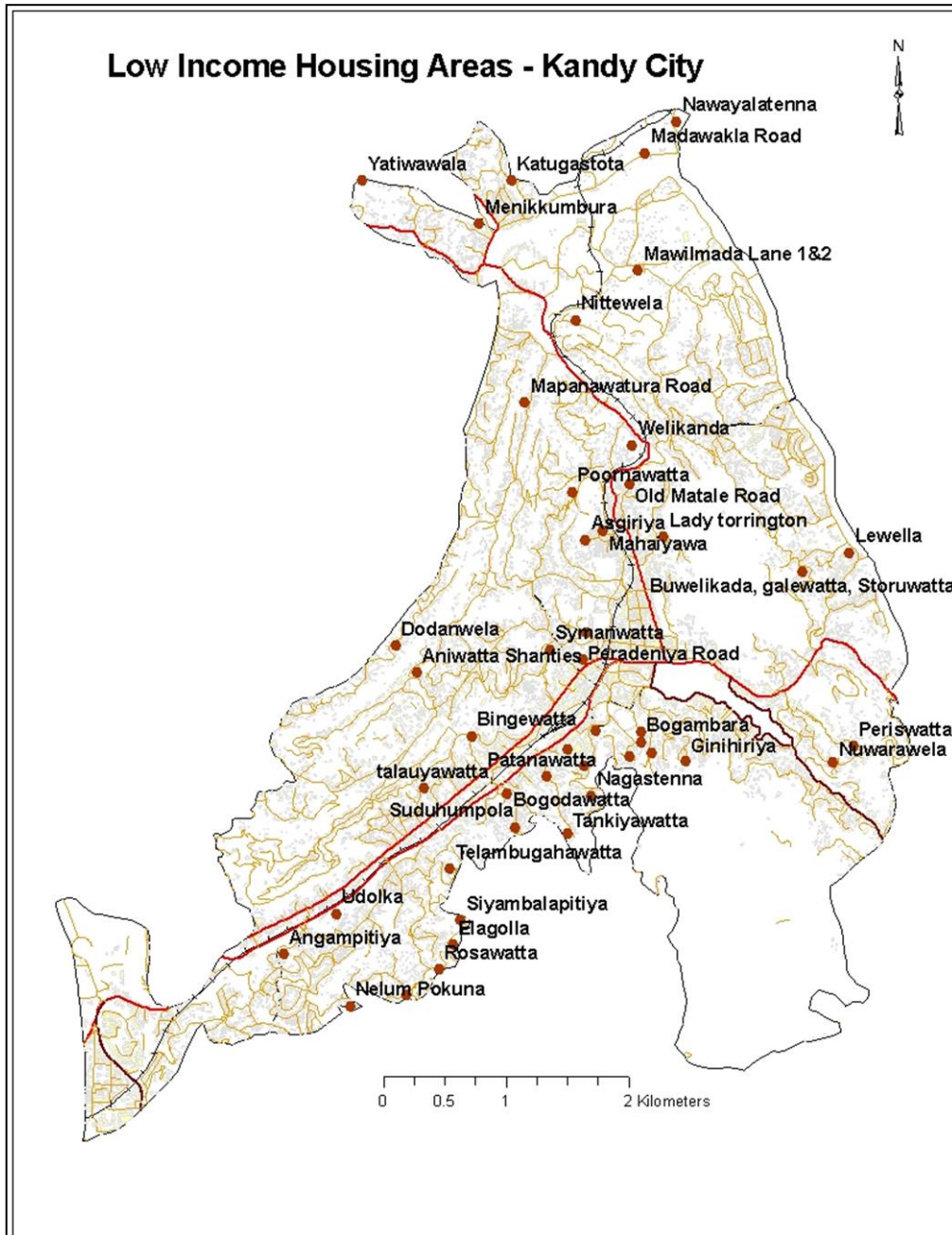


Source: Urban Development Authority, Central Provincial Office, Kandy, based on 2011 Population data from Department of Census & Statistics



Annexure 13

Spatial Distribution of Underserved Settlements, Kandy Municipal Council Area



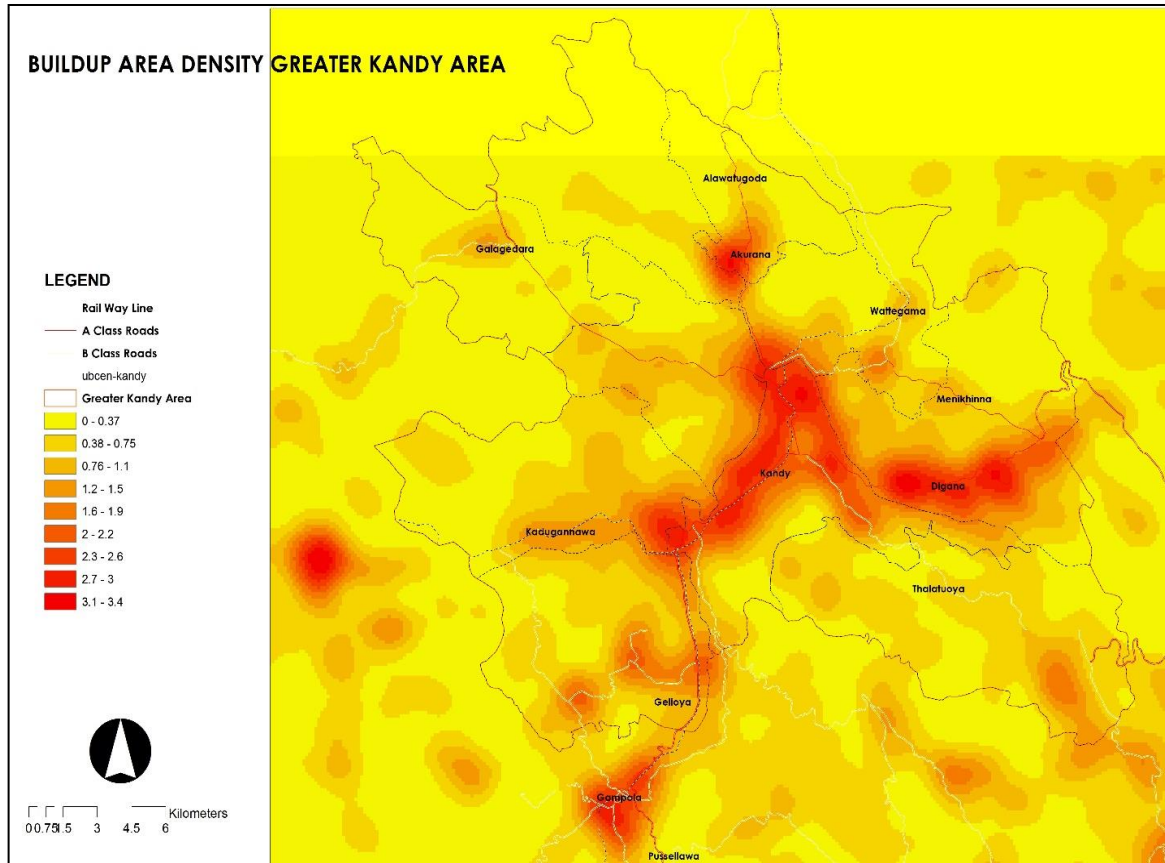
Source: Urban Development Authority, Central Provincial Office, Kandy – 2015





Annexure 14

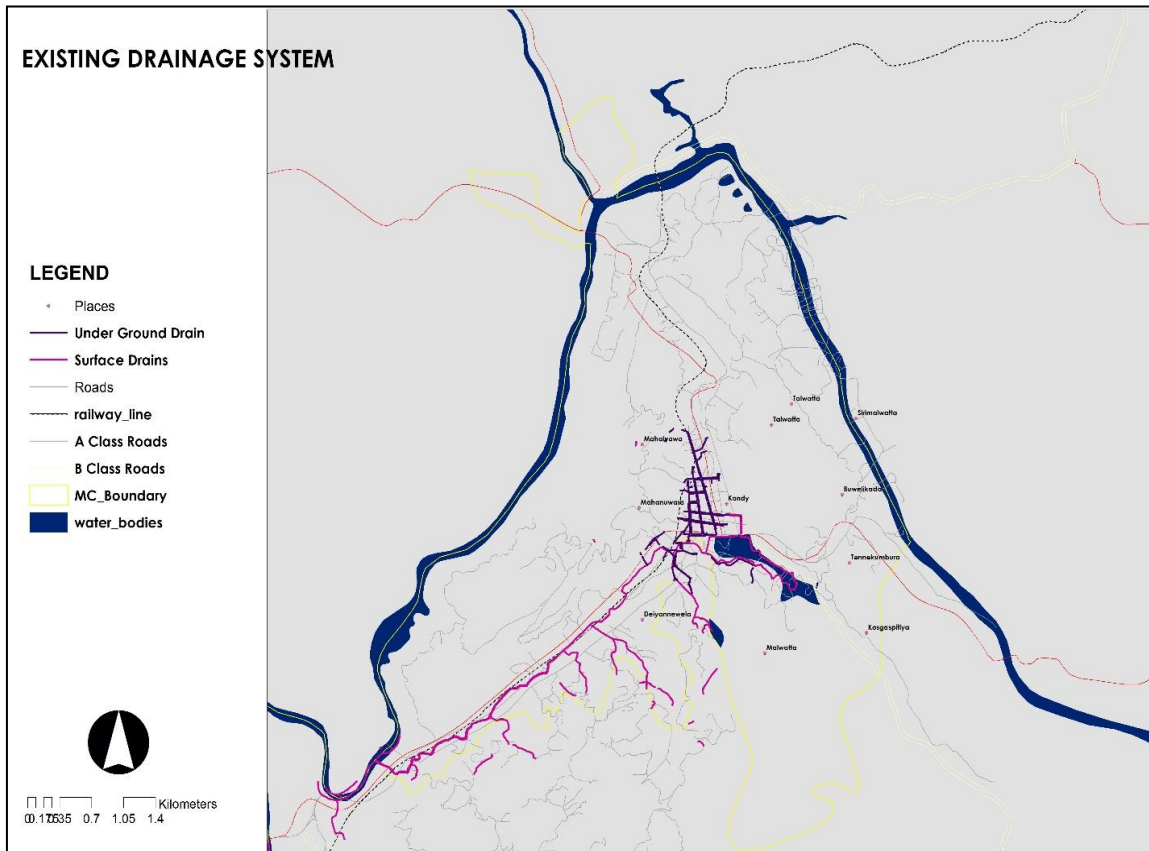
Builtup Area Density within the Study Area



Source: Urban Development Authority, Central Provincial Office, Kandy – 2017



Existing Drainage Network, KMC



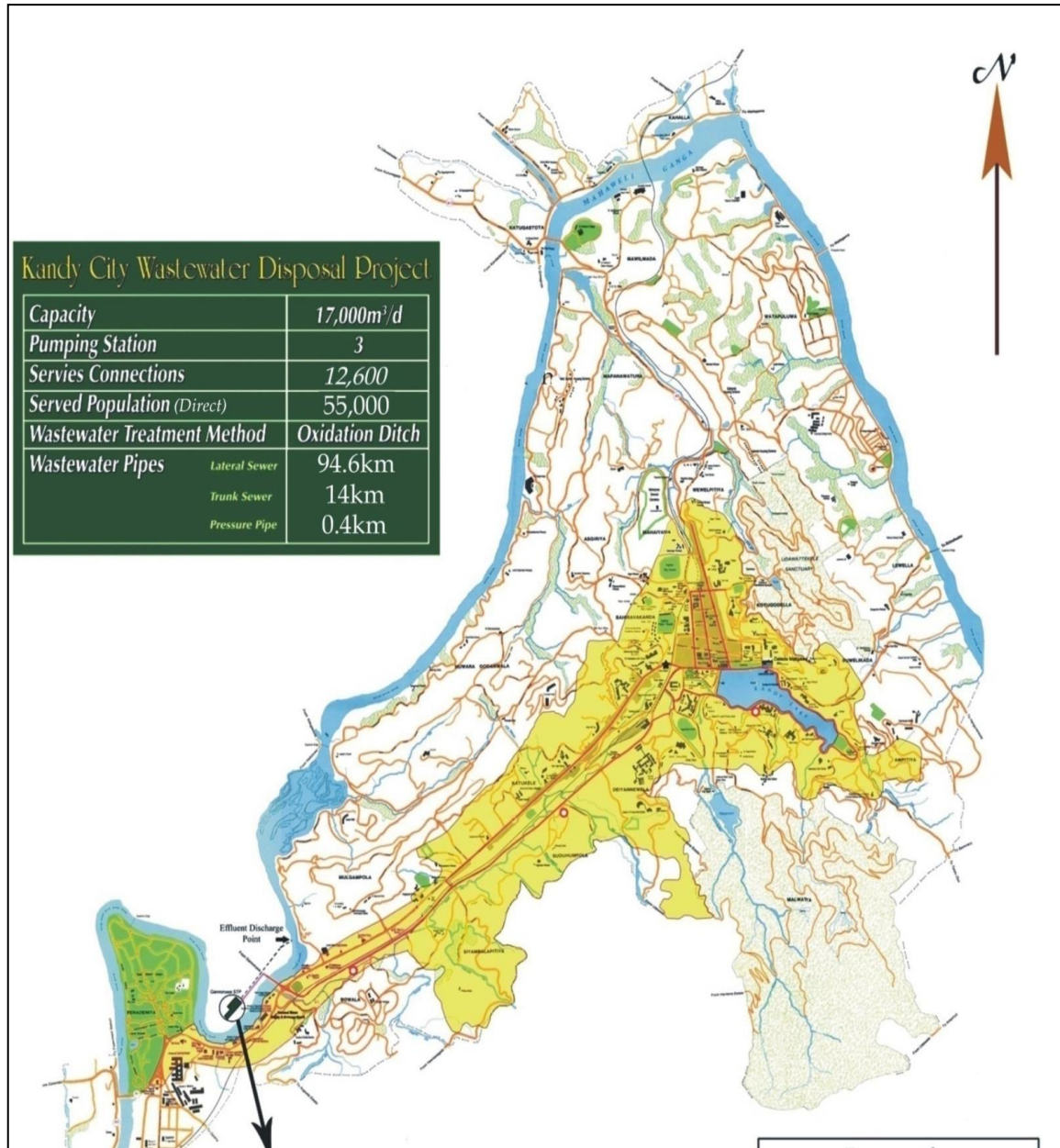
Source: Urban Development Authority, Central Provincial Office, Kandy – 2017



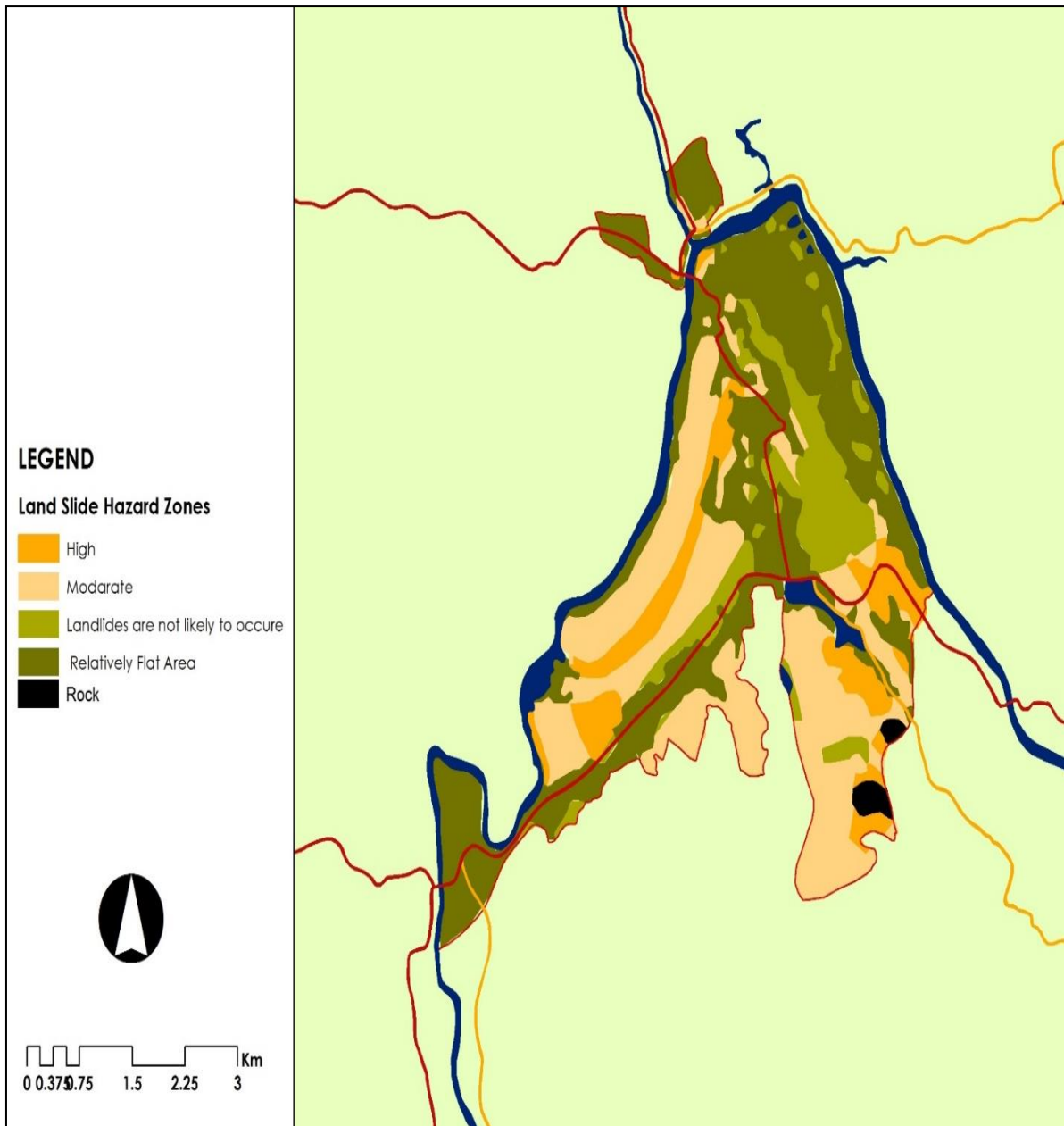


Annexure 16

Waste Water Disposal Project – KMC



Land Slid Hazard Zones – KMC



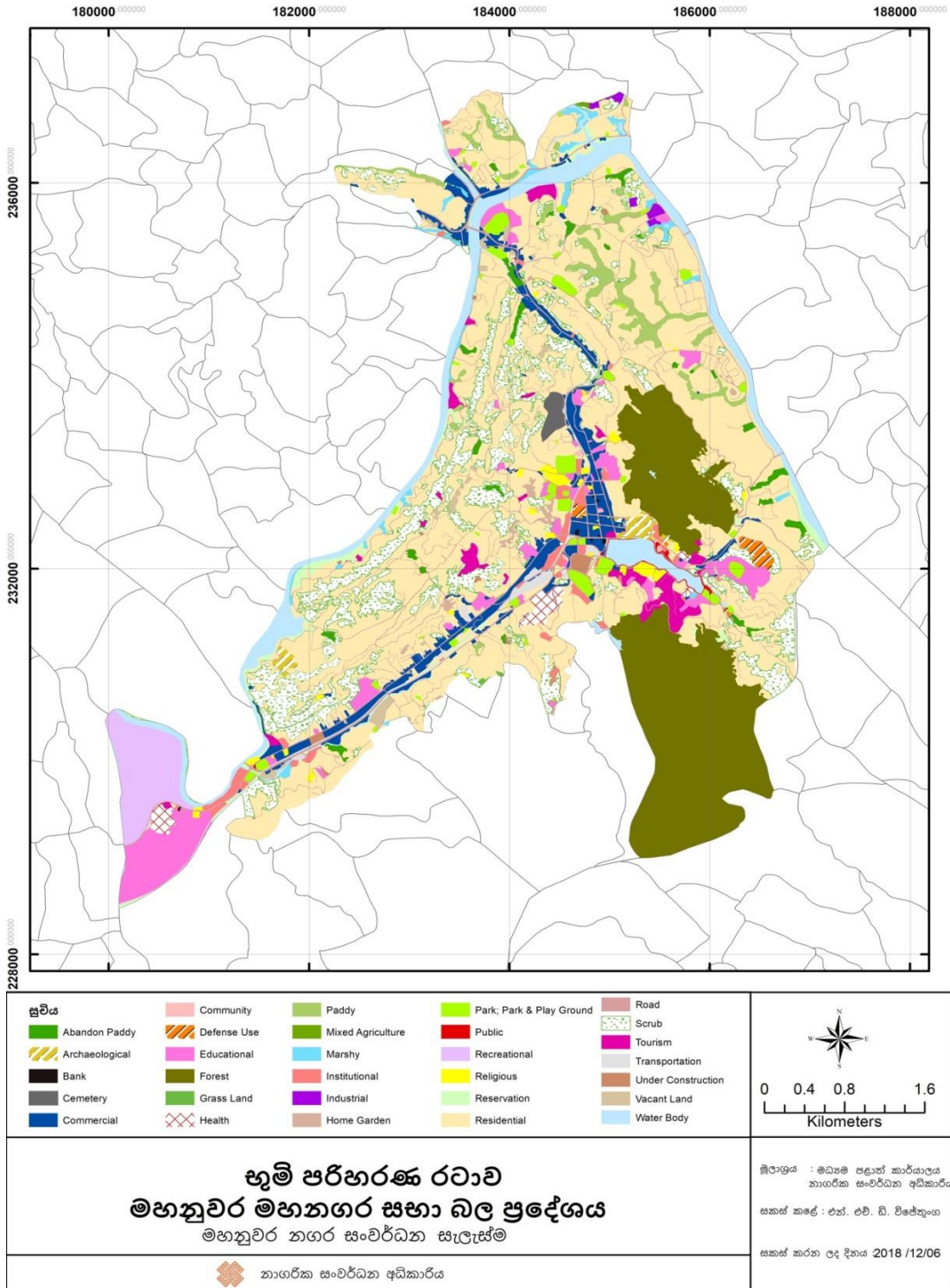
Source: Urban development Authority, Central provincial Office, 2017





Annexure 18

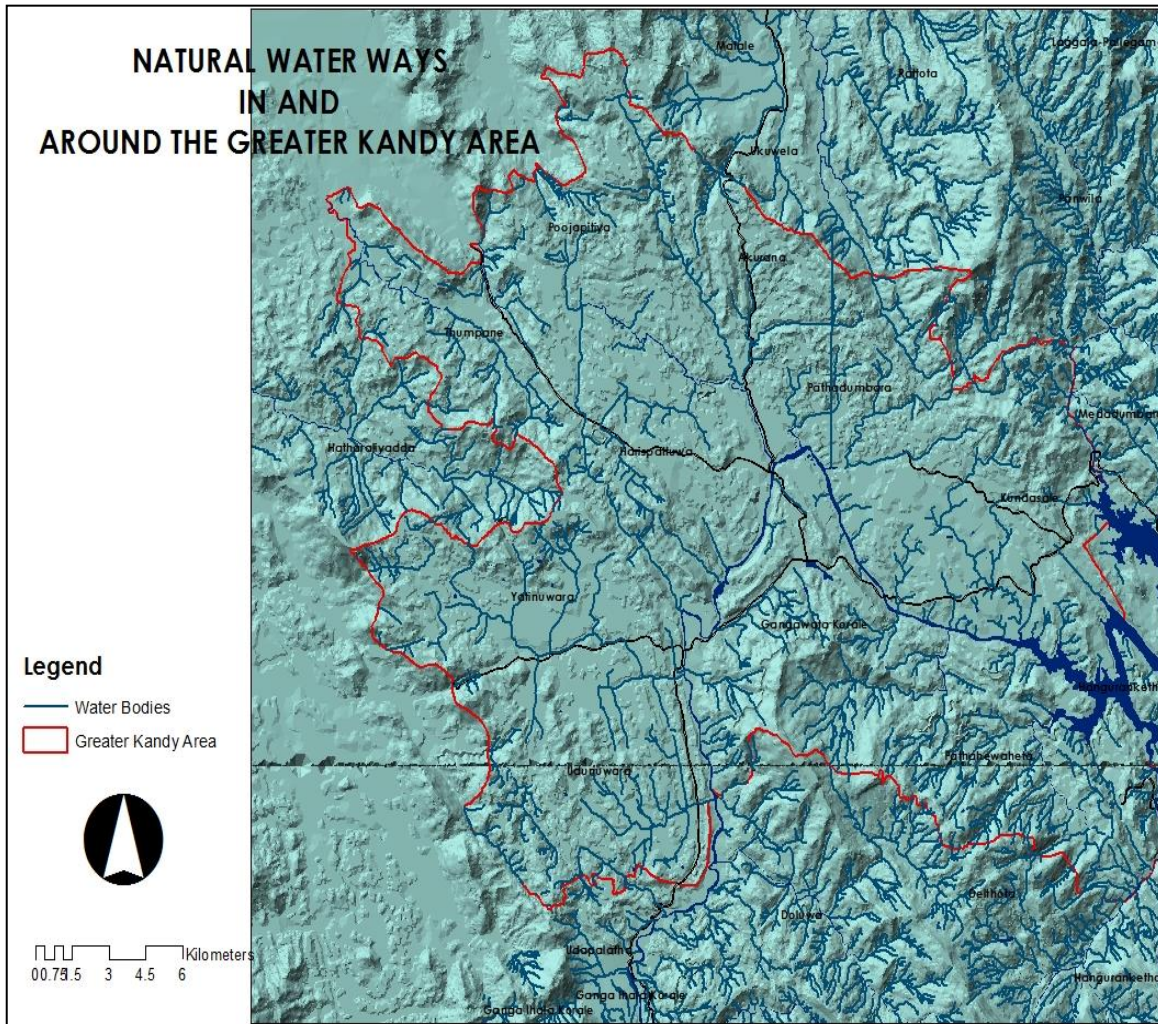
Land Use Pattern – KMC



Source: Urban Development Authority, Central Provincial Office, Kandy – 2018



Natural Water Sources within the Study Area



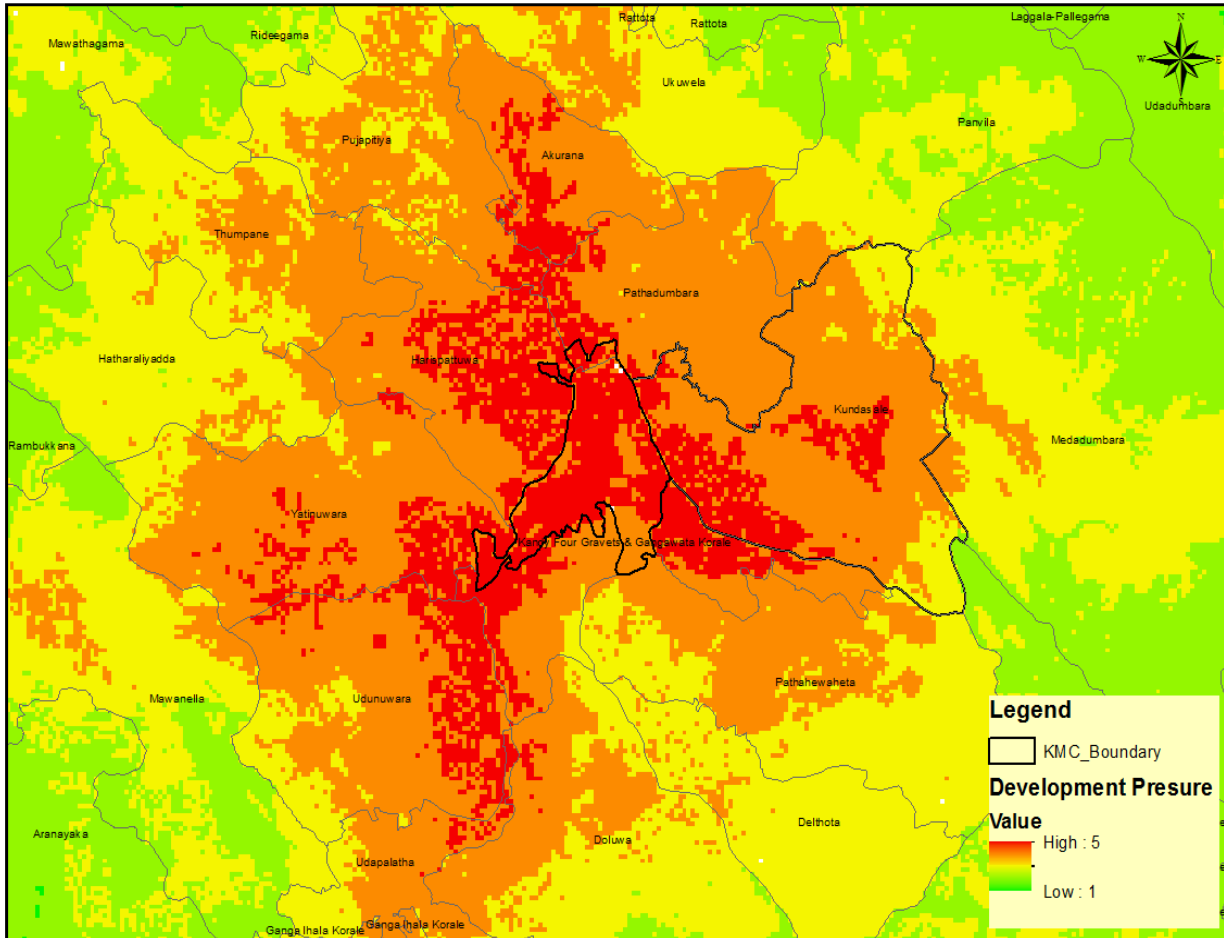
Source: Urban Development Authority, Central Provincial Office, Kandy – 2017





Annexure 20

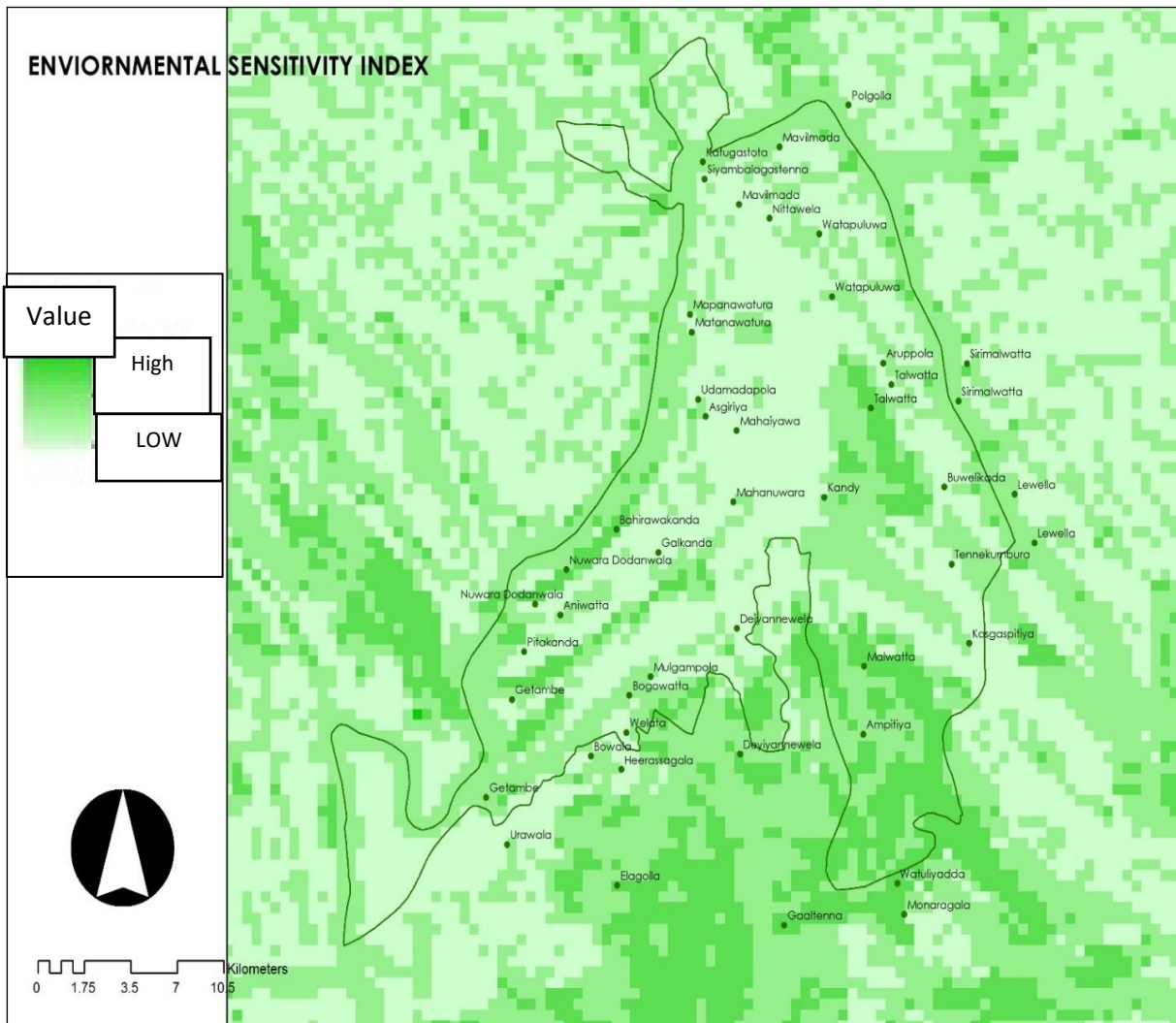
Development Pressure within the Study Area



Source: Urban Development Authority, Central Provincial Office, Kandy – 2017



Environmental Sensitivity Index – KMC



Source: Urban Development Authority, Central Provincial Office, Kandy – 2017





Annexure 22

Problems Arises through Stakeholder's Meetings

- A. Gradually depreciation of archaeological and architectural values available in the city.
- B. Expansion of urbanization along main roads which link with the city and environmental sensitive areas
- C. Bus stands spared over the city.
- D. Lack of parking spaces and vehicle parking both sides of the roads.
- E. Lack of pedestrian oriented environment in the city centre.
- F. Insufficient lands for recreational activities.
- G. unbearable Traffic Congestion
- H. ad hoc expansion of development activities.
- I. Adverse effects on environmental sensitive areas and water network
- J. Air Pollution

The above problems were identified at the meeting and analyzed & prioritized by using Delphi method.



Central Province – Urban Development Authority

Expert	Problems identified at the stakeholders' meeting									
	A	B	C	D	E	F	G	H	I	J
Director (Central Province) UDA.	10	1	3	2	4	5	9	6	8	7
Dy. Director (Planning) UDA	7	2	1	5	3	4	8	6	9	10
Asst. Director (Planning) UDA.	8	2	1	3	4	5	7	9	10	6
Dy. Director (Lands) UDA	10	7	4	3	5	6	8	2	9	1
Environmental Planner	9	5	6	1	2	3	10	4	8	7
Town Planner	9	4	2	1	3	8	7	5	10	6
Planning Officer 1 UDA.	10	2	1	7	6	3	5	4	8	9
Planning Officer 11 UDA	10	1	4	2	5	3	8	6	7	9
Planning Officer 111 UDA	9	3	5	1	2	4	7	8	10	6
Planning Officer 1V UDA	10	2	6	3	1	4	9	5	7	8
Total	92	29	33	28	35	45	78	55	86	69
Grade	1	10	8	9	7	6	3	5	2	4

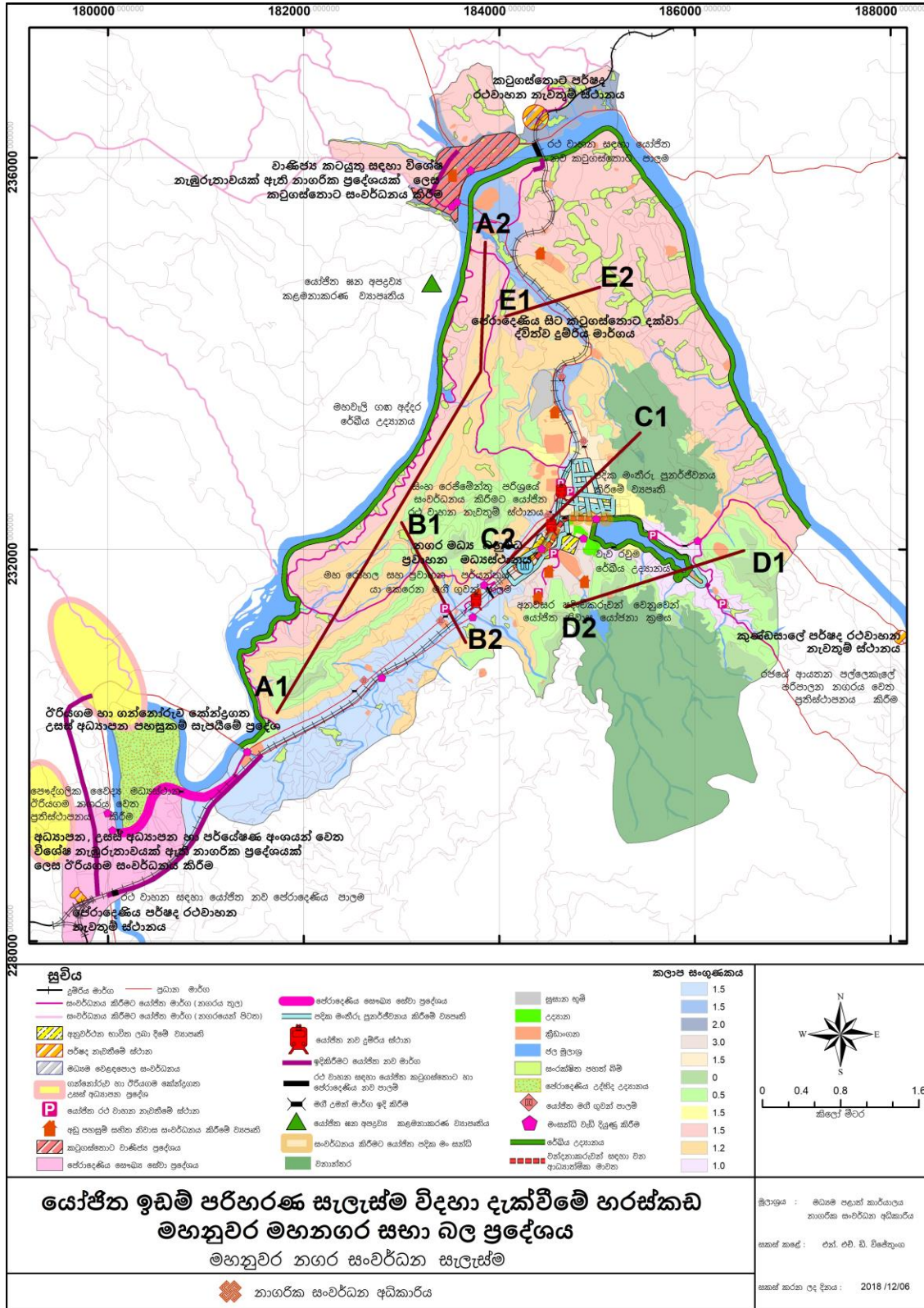
Source: Urban Development Authority, Central Provincial Office, Kandy





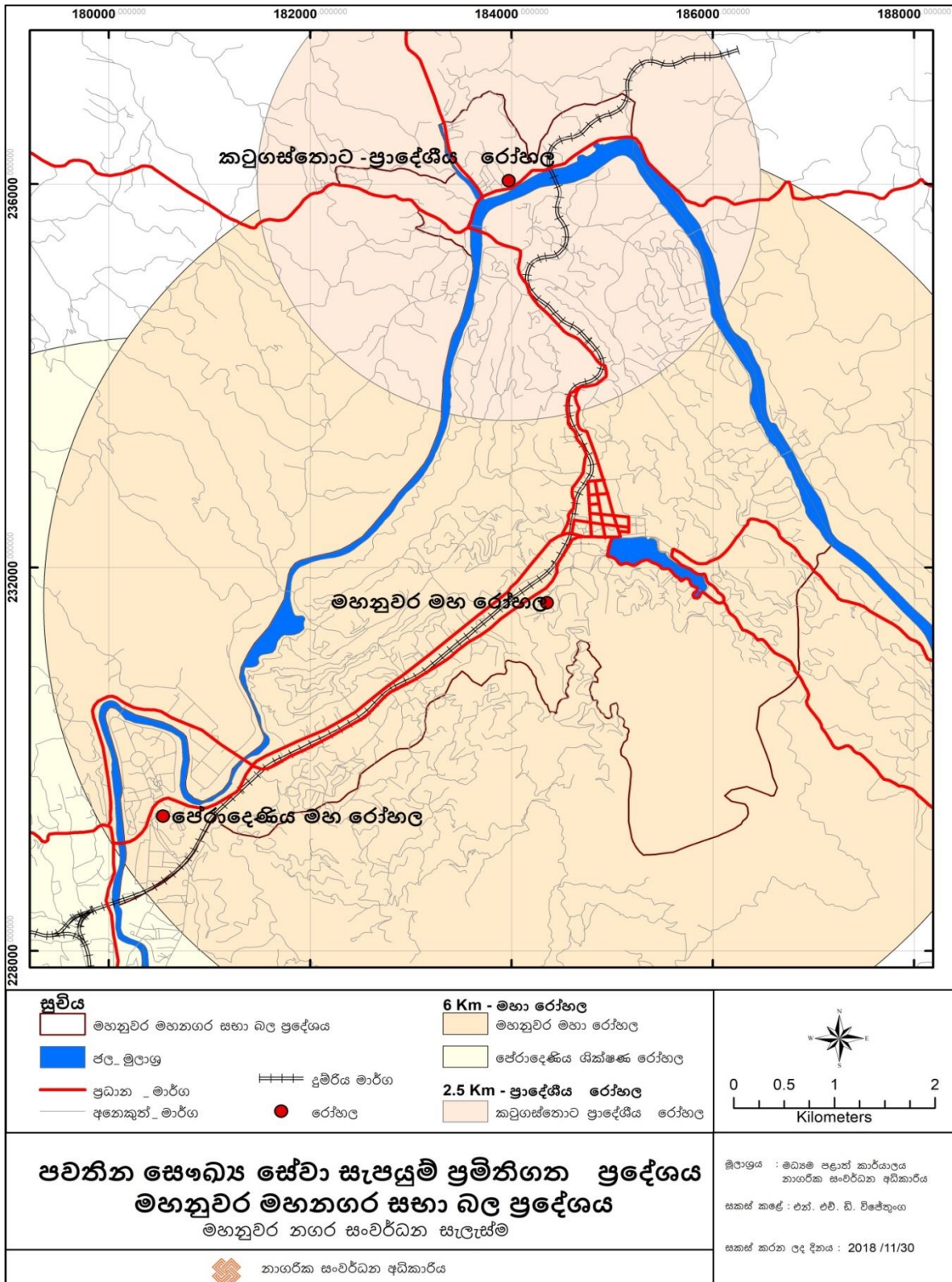
Annexure 23

Cross Section of Proposed Land Use Plan



Source: Urban Development Authority, Central Provincial Office, Kandy 2018

Existing Standardized Health Services Supply Areas

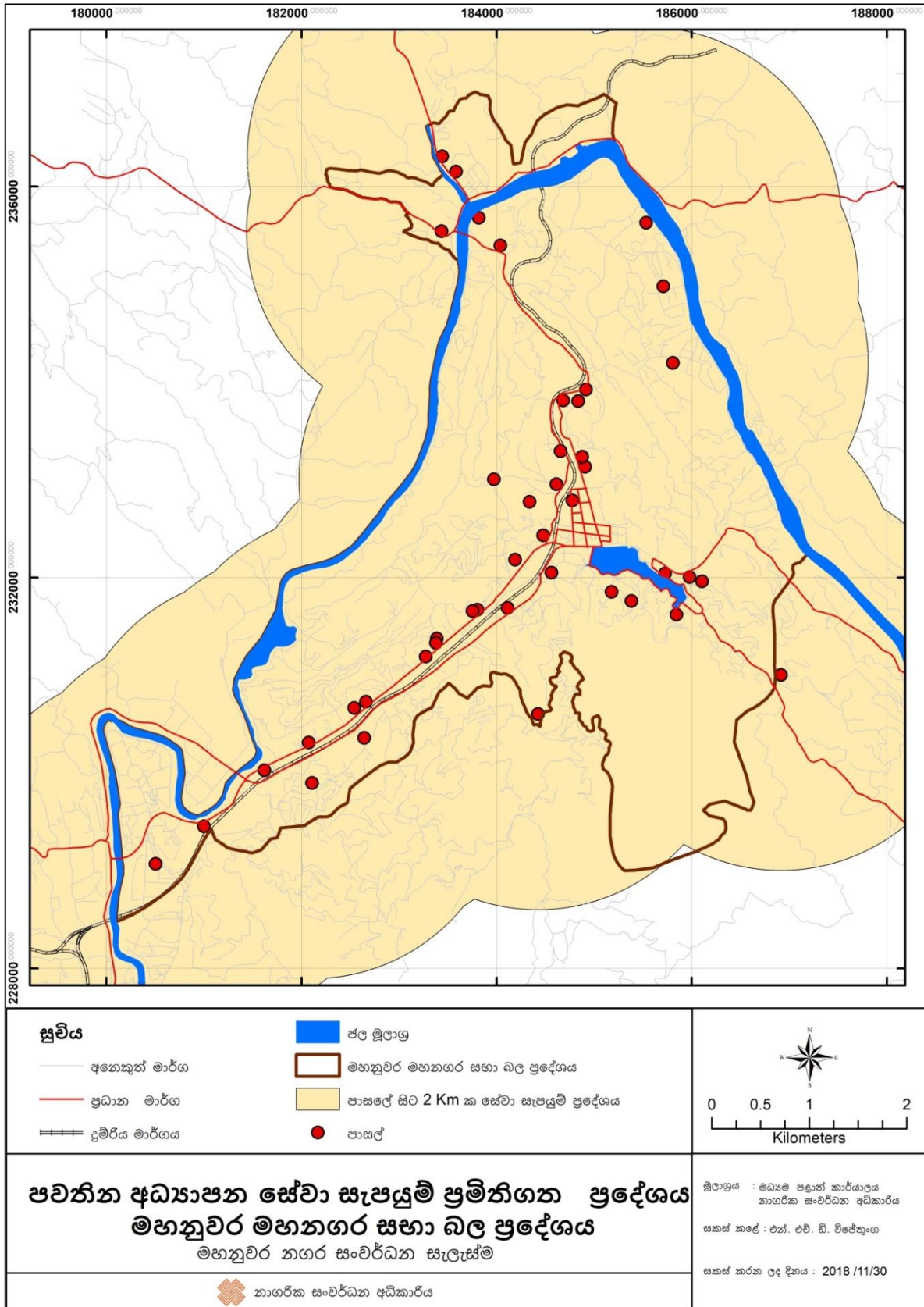


Source: Urban Development Authority, Central Provincial Office, Kandy





Existing Standardized Educational Services Supply Areas



Existing standardized open space supply areas

