



Kanthale Development Plan (2022-2031)

"Agro City of Eastern Gateway"



Urban Development Authority
Ministry of urban Development and Housing

Kanthale Development Plan 2022 - 2031



Urban Development Authority

Ministry of Urban Development and Housing



Kanthale Development Plan 2022 - 2031
Urban Development Authority - Sri Lanka 2022
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Kanthale Development Plan 2022 – 2031 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Guidelines and Zoning Guidelines pertaining to the planning boundary for the period of 2022 – 2031. The part III consists of the zoning boundaries with the coordinates and all the annexures.

Kanthale Urban Development Plan 2022 – 2031 has been prepared by the Eastern Provincial Office.

Supervision

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Environment and Landscape Division – UDA (PORS, DDR, Conservation and Heritage Planning)

Geographic Information System Division – UDA (Provision of geographic information data and technical support)



Acknowledgement

Preparation of Kanthale Urban Development Plan (2022 - 2031) was carried out under the initial supervision of the Trincomalee Provincial Office of the Urban Development Authority. ‘The Agricultural City at the East Gate’ is the objective of this Plan. The Kanthale Development Plan 2022 – 2031 has been formulated in accordance with the Policy Statement of His Excellency the President Gotabaya Rajapaksha’s “Vision for Prosperity that builds the Country”.

We would like to thank the Hon. Mahinda Rajapaksa, Minister in charge of Urban Development and Housing Development for approving the Kanthale Development Plan 2022-2031 under the provisions of the Urban Development Authority Act No. 41 of 1978 as amended by Act No. 04 of 1982.

We would also like to thank Hon. Dr. Nalaka Godahewa, Hon. State Minister of Urban Development, Waste Disposal and Community Cleanliness and Mr. Sirinimal Perera, Secretary to the Ministry of Urban Development and Housing for their guidance and assistance in this process.

On behalf of the Planning Team and the Urban Development Authority, we would like to thank the Chairman, Members and Officers of the Kanthale Pradeshiya Sabha, the Divisional Secretary and all the Officers of that office.

In particular, Retired Major General Udaya Nanayakkara - Honorable Chairman of the Urban Development Authority, Planner N. P. K. Ranaweera - Director General of the Urban Development Authority, Planner Mahinda Withanarachchi - Additional Director General, Planner Lalith Wijayaratne - Deputy Director General (Planning- Zone II), Planner L. J. Liyanage - Director (Eastern Province), Attorney at Law C. Jayawardena - Consultant (Legal) of the Urban Development Authority and Planner Priyani Navaratne - Director, Strategic Planning Division who gave courage and guidance in preparing this Plan.

Finally, I would like to thank Chartered Landscape Architect Ms. C. K. E. Kalupahana - Director of the Environment and Landscape Division and all the Officers in the Division, Planner Ms. J. P. S. Somasekara - Director of the Geographical Information Systems Division and all the Officers in the Division.



Honorable Minister's Forward



The Urban Development Authority was established under the Urban Development Authority Act No. 41 of 1978, for the systematic planned urban development in the declared urban areas and continue to actively contribute towards it.

Steps have been taken to formulate comprehensive development plans for each urban development area, based on the efficient and effective use of physical space so that all areas of Sri Lanka make an equal contribution to the development process of the country.

The Kanthale town provide services to a large population. Accordingly, Kanthale Pradeshiya Sabha Planning Area has the potential to become a town that continues to provide residential and commercial services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of archeological sites of value. These development plans aim to develop the Kanthale town by utilizing the potential of the area.

For the realization of His Excellency the president's vision "Vistas of Prosperity" the new Re-urbanization Programme has been formulated in wide consultation with Professionals, Specialists, Stakeholders & communities with strategies having an excellent technological methodology and innovative approach.

Accordingly, I commend the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officers of the Urban Development Authority who assisted in making this work a success. Further, I also appreciate and believe through the support and contribution of the relevant Local Government Institutions, Public and Private Sector Institutions and the general public, Kanthale Development plan would be successfully implemented.

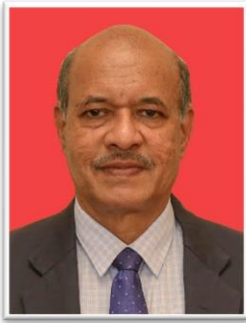
Mahinda Rajapaksha (MP)

Minister of Urban Development and Housing



Honorable Chairman's Foreword

Urban Development Authority



The Urban Development Authority (UDA) is the apex planning and implementation body in Sri Lanka that is responsible for managing the urban areas of the country. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments of the aforementioned areas.

Under the Amendment Act No. 4 of 1982; [Part II Section 8A (1)] the UDA has been mandated to prepare Development Plans for the Urban Development Areas declared by the Minister-in-charge. Accordingly, the Development Plan for Kanthale has been prepared considering physical, economic, social and environmental aspects of the area.

The development plan for the Kanthale Area has been prepared for the period 2022 – 2031, using modern planning tools and methodologies equipped by UDA. The Kanthale Development Plan has adopted strategic approach to address prevailing issues and enhance the potentials to ensure a progressive growth of the area. Therefore, all stakeholders and public are requested to follow this plan and contribute for realization of its vision in order to fulfil the public interest.

I take this opportunity to extend my sincere gratitude to the planning team of the UDA who have supported and contributed with various means to successfully complete this plan within the given period. And also, I would like to thank all the stakeholders and citizens for their assistance and cooperation extended for successful completion of this task. I hope all of them will continue to extend their fullest support towards successful implementation of the plan.

Major General (Retd) Udaya Nanayakkara
Chairman

URBAN DEVELOPMENT AUTHORITY



Honorable Pradeshiya Saba Chairman's Foreword



Kanthale Pradeshiya Sabha area is a city with a long history based on agro-economy and today it is a beautiful city where all communities such as Sinhala, Tamil and Muslim coexist. In the distant past, Kanthale Lake was given to the people of this area by the King Agbo I and the King Agbo II to promote agricultural development of the area. Also, after independence, Hon. D. S. Senanayake, who is considered to be the father of freedom, develop this agrarian colony extensively under the Gal Oya Resettlement Project and as a result there is a significant growth in the agriculture sector.

Also, after four decades with the rapid economic growth of the country, this area was declared as an urban development area by the gazette notification in 1994. Accordingly, the preparation of a Development Plan for the City of Kanthale by the Trincomalee Sub Office of Urban Development Authority under the Ministry of Urban Development and Housing with great dedication and the full support of our Pradeshiya Sabha is a great contribution to this area. It is the solemn wish of me and our Pradeshiya Sabha that the people be able to identify the most essential development activities in the future and develop a city with all facilities through sustainable development.

E. M. Saman Ekanayake
Chairman,
Pradeshiya Sabha,
Kanthale



Preface

At present, there is a need for a formal Development Plan to address the challenges posed by development in Kanthale and its suburbs. Accordingly, this Plan has been prepared in such a way as to achieve a formal development as an agricultural residential zone while protecting the existing blue and green environment taking into consideration the current economic social and environmental conditions in the city of Kanthale.

Kanthale Development Plan 2022 – 2031 consists of three sections, namely Section I, Section II and Section III. Section I consists of the Chapters on Background Study, Basic Study, Requirement of the Plan, Development Plan Framework, SWOT Analysis and Development Plan and Section II consists of the Planning and Building Regulations and Zoning Regulations for the Planning area for the period of 2022 – 2031. Part III contains the Coordinates corresponding to the Zonal Boundaries and all the Attachments.

Section I – Chapter 1 of the Plan describes the meaning of the Development Plan, its Legal Context, the Stakeholders of the Plan, Scope and Planning Process. Chapter 2 and Chapter 3 describe the Planning Area, History of the area, Determination of the Planning Area and Need of the Plan in detail. Chapter 4 consists of Vision, Objectives and Strategic Plans while Chapter 5 contains a detailed description of the basic SWOT analysis for each objective. Chapter 6 of the Plan outlines the Conceptual Plan and the Proposed Land use Development Plan. Under this, the main strategies of the Kanthale Development Plan such as Road and Transport Development Strategies, Sustainable Environmental Development Strategies, Economic Development Strategies, Infrastructure Development Strategies and Implementation Strategies are described in detail as sub sections.

Section 2 – Chapter 7 outlines the Planning and Building Regulations and Chapter 8 describes the Identified Zones and the Zoning Regulations. Chapter 9 includes the Proposed Road Width, Building lines and Reservations.

Accordingly, the objective of this Authority and the Government of Sri Lanka is to implement the Kanthale Development Plan 2022 -2031 in the near future.



Approval of the Development Plan for Kanthale Pradeshiya Sabha Area

I, Mahinda Rajapaksha, Minister of Urban Development and Housing do hereby approve the Development plan for Kanthale Pradeshiya Sabha Area, having considered the recommendations made by the Board of Management of the Urban Development Authority dated 25th March, 2022 by virtue of the powers vested in me under section 8 “F” of the Urban Development Authority (Amendment) Act No. of 1982.


Mahinda Rajapaksha (M.P.)

Minister of Urban Development and Housing

Ministry of Urban Development and Housing

17th and 18th Floor,

“Suhurupaya”,

Sri Subhuthipura Road,

Battaramulla.

Date: 26th April 2022

Gazette Notification



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(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA LIMIT OF KANTHALE

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the Development Plan for the Pradeshiya Sabha Limit of Kanthale, after consideration of recommendation made by the Board of Management of the Urban Development Authority on 25th March, 2022 by virtue of the powers vested in me under Section 8(F) of the Urban Development Authority (Amendment) Act, No. 4 of 1982.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
“Suhurupaya”
Subhuthipura Road,
Battaramulla,
26th April, 2022.



**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA
LIMIT OF KANTHALE**

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8(G) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8(F) of the said Act, No. 4 of 1982 have approved the Development Plan for the Pradeshiya Sabha Limit of Kanthale prepared under Section 8 (A) of the said Act on the day of 26th April, 2022.

MAHINDA RAJAPAKSA (M. P.),
Minister of Urban Development & Housing.

Ministry of Urban Development & Housing,
17th and 18th Floors,
“Suhurupaya”
Subhuthipura Road,
Battaramulla,
28th April, 2022.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE PRADESHIYA SABHA LIMIT OF
KANTHALE**

PUBLIC are hereby informed that the Development Plan prepared for the Pradeshiya Sabha Limit of Kanthale under Section 8(A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982, has been approved on 26th April 2022, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing by virtue of powers vested on him under Section 8(F) of the said Act.

Major General (*Retd.*) **UDAYA NANAYAKKARA,**
Chairman,
Urban Development Authority.

28th April, 2022.



CONTENT

Acknowledgement	II
Honorable Minister's Forward.....	III
Honorable Chairman's Foreword.....	IV
Honorable Pradeshiya Saba Chairman's Foreword	V
Preface	VI
Gazette Notification	VIII

PART I

CHAPTER 01	1
Background of the Development Plan	1
1.1 Introduction.....	1
1.2 Stakeholders of the Plan.....	2
1.3 Scope of the Development Plan	3
1.4 Planning Methodology	4
CHAPTER 02	8
Preliminary Study	8
2.1 Study Area	8
2.2 Delineation of the Planning boundary	10
2.2.1 Introduction.....	10
2.2.2 Functional Boundary.....	10
2.2.3 Geographical Boundaries.....	10
2.2.4 Administrative Boundary	10
2.2.5 Planning Boundary.....	11
2.2 Planning and Situational Context.....	13
CHAPTER 03	25
The Need of the Development Plan	25
3.1 The Main Problems of the city identified in the Preliminary Study	25
3.2 The Potentials identified in the Study Area and the Proposed Projects	31
CHAPTER 04	34
The Planning Framework.....	34
4.1 Vision.....	34
4.2 Vision Statement.....	34
4.4 Objectives of the Development Plan.....	35



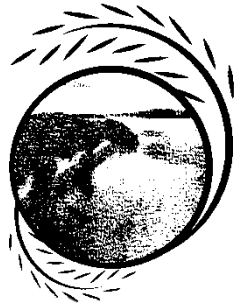
CHAPTER 05	37
SWOT Analysis and Summary of the Data Analysis	37
5.1 A commercial city based on agriculture and allied services	37
5.2 Creating the most attractive residential zones through cluster settlement development.....	40
5.3 Green City free from Disasters	42
CHAPTER 06	44
The Plan	44
6.1 Conceptual Plan	44
6.2 Proposed Land use Plan	50
6.3 Physical and Social Infrastructure Development Strategies	53
6.3.1.1 Proposed Settlement Plan.....	53
6.3.1.2 Education Facilities Development Plan	55
6.3.1.3 Health Facilities Development Plan	58
6.3.2 Proposed Road and Transportation Plan	60
6.3.3 Proposed Water Supply Plan.....	65
6.3.4 Proposed Solid Waste Management Plan	67
6.4 Economic Development Strategies	71
6.4.1 Proposed Agricultural and Economic Development Plan.....	71
6.4.2 Industrial Development Plan.....	76
6.5 Sustainable Environmental Development Strategies	78
6.5.1 Environmental Conservation Plan	79
6.5.2 Landscape Management Plan.....	82
6.5.3 Disaster Management Plan.....	84
6.5.4 Public Outdoor Recreational Space Plan	86
6.6 Historical, Archeological and Cultural Development Plan.....	91
6.7 Implementation Strategy	93
6.7.1 Institutional Structure.....	156
Proposed Water Supply Plan.....	157
PART II	
CHAPTER 07	160
Development Zones and Zoning Regulations	160
7.1 Introduction.....	160
7.2 Development Zones	160
7.3 Zone Factor	162
7.3.1 Determination of Zone Factor.....	162



7.4	General Zoning Regulations for the Planning Area	168
CHAPTER 08		170
Zoning Regulations		170
8.1.1	Zoning Regulations and Permissible uses for Commercial Zone	170
8.2	Zoning Regulations and Permissible Uses - Mixed Development Zone	175
8.2.1	Regulations and Permissible Uses for Mixed Development Zone	175
8.3	Zoning Regulations and Permitted Uses - Residential Zone	180
8.3.1.	Regulations and Permitted uses for Residential Zone	180
8.4	Zoning Regulations and Permitted Uses - Industrial Zone	184
8.4.1.	Regulations and Permitted Uses for the Industrial Zone	184
8.5	Zoning Regulations and Permissible Uses - Environmental Sensitive Zone	186
8.5.1	Regulations and permissible uses for Environmentally Sensitive Zone	186
8.6	Zoning Regulations and Permissible Uses - Agricultural Zone	188
8.6.1	The Regulations and Permitted uses for Agricultural Zone	188
8.7	Zoning Regulations and Permissible Uses - Commercial Agricultural Zone	190
8.7.1	Regulations and Permitted uses for Commercial Agricultural Zone	190
CHAPTER 09		192
Proposed Width of Roads, Building Limits and Reservations		192
9.1	Proposed Building Limits and Proposed Width	192
9.2	Proposed Width of Roads – Pradeshiya Sabha Roads	193
PART III		
Annexes		
List of Maps		205
List of Tables		206
List of Pictures		207
List of Graphs		207
List of Annexures		208
Annexure No 01: Population Distribution		209
Annexure No 02: Housing Distribution		217
Annexure No 03: Road Network		219
Annexure No 04: Land Use Distribution		222
Annexure No 05: Water Supply		224
Annexure No 06: Distribution of Educational Facilities		226
Annexure No 07: Land value		228



Annexure No 08: Proposed Public Outdoor Recreational Space Plan.....	229
Annexure No 09: Suitable plants for Cultivation.....	230
Annexure No 10: Permissible Uses	231
Annexure No 11: Calculation of Zone Factor.....	243
Annexure No 12: Commercial Zone- Zoning Boundaries and coordinates.....	246
Annexure No 13: Mixed Development Zone- Zoning Boundaries and coordinates.....	252
Annexure No 14: Residential Zone- Zoning Boundaries and coordinates.....	261
Annexure No 15: Industrial Zone- Zoning Boundaries and coordinates	282
Annexure No 16: Agricultural Zone- Zoning Boundaries and coordinates	289
Annexure No 17: Commercial Agricultural Zone- Zoning Boundaries and coordinates	313
Annexure No 18: Environment sensitive Zone- Zoning Boundaries and coordinates.....	330
Annexure No 19: Guidelines for Wetland Areas	356
Annexure No 20: Definitions	359



PART I

CHAPTER 01

Background of the Development Plan



CHAPTER 01

Background of the Development Plan

1.1 Introduction

City of Kanthale is located in the Kanthale Divisional Secretaries Division in the Trincomalee District of the Eastern Province. This City has been declared as an Urban Development Area by the Gazette notification No. 690/3 dated 26.11.1991 under the powers of Section 3 (1) of the Urban Development Authority Act No. 41 of 1978. Accordingly, the extent of the urban development area declared by the Urban Development Authority is 40571 Ha. and it consists of 23 Grama Niladhari Divisions.

This Development Plan has been prepared for a period of 9 years up to 2031 in accordance with the powers of section 8 (b) (1) of the Amended Act of the Urban Development Authority No. 4 of 1982. Development Plan for Trincomalee Metro Urban Development Area, which was gazetted in 2008, is currently used as the basis for development activities in the area and it is planned for the year 2030. However, this Plan has been prepared as a Regional Plan for the period of 2022 – 2031 based on current planning requirements and legal requirements.

Accordingly, when studying the location of Kanthale City, it is bordered by Thambalagamuwa Divisional Secretaries Division and Kinniya Divisional Secretaries Division on the north, Seruwila Divisional Secretaries Division on the east, Anuradhapura District on the west and Polonnaruwa District on the South.

The Development Plan of Kanthale covers the whole area of Kanthale Divisional Secretaries Division and the social, economic, physical and environmental aspects of the area have been well studied and prepared the Plan. Action has been taken to prepare Detailed Plans for the identified Strategic Plans and introduce General Plans and Building Regulations for the other areas.



1.2 Stakeholders of the Plan

When preparing this Development Plan, the guidance, ideas and suggestions of the following Institutions were obtained.

The main stakeholder

- ❖ Kanthale Pradeshiya Sabha

Main Consulting Institutions

1. Kanthale Divisional Secretariat
2. Road Development Authority, Trincomalee
3. Eastern Provincial Road Passenger Transport Authority, Trincomalee
4. Office of the Deputy Director Agriculture, Trincomalee
5. National Water Supply and Drainage Board, Trincomalee
6. Department of Road Development, Trincomalee
7. Zonal Education Office, Kanthale
8. Base Hospital, Kanthale
9. Irrigation Department, Kanthale
10. Ceylon Transport Board – Kanthale Depot
11. Veterinary Office, Kanthale
12. Department of Wildlife
13. Department of Forest Conservation
14. Survey Department
15. Central Environment Authority
16. Road Passenger Transport Authority
17. Ceylon Electricity Board
18. Sri Lanka Telecom
19. Department of Agrarian Development
20. Office of the Regional Medical Officer of Health



1.3 Scope of the Development Plan

Development Plan is a legal document that directs the physical, social, economic and environmental factors of an area according to a formal Plan. The development potential of the area is strategically directed towards sustainable living of the people in the area through this Plan.

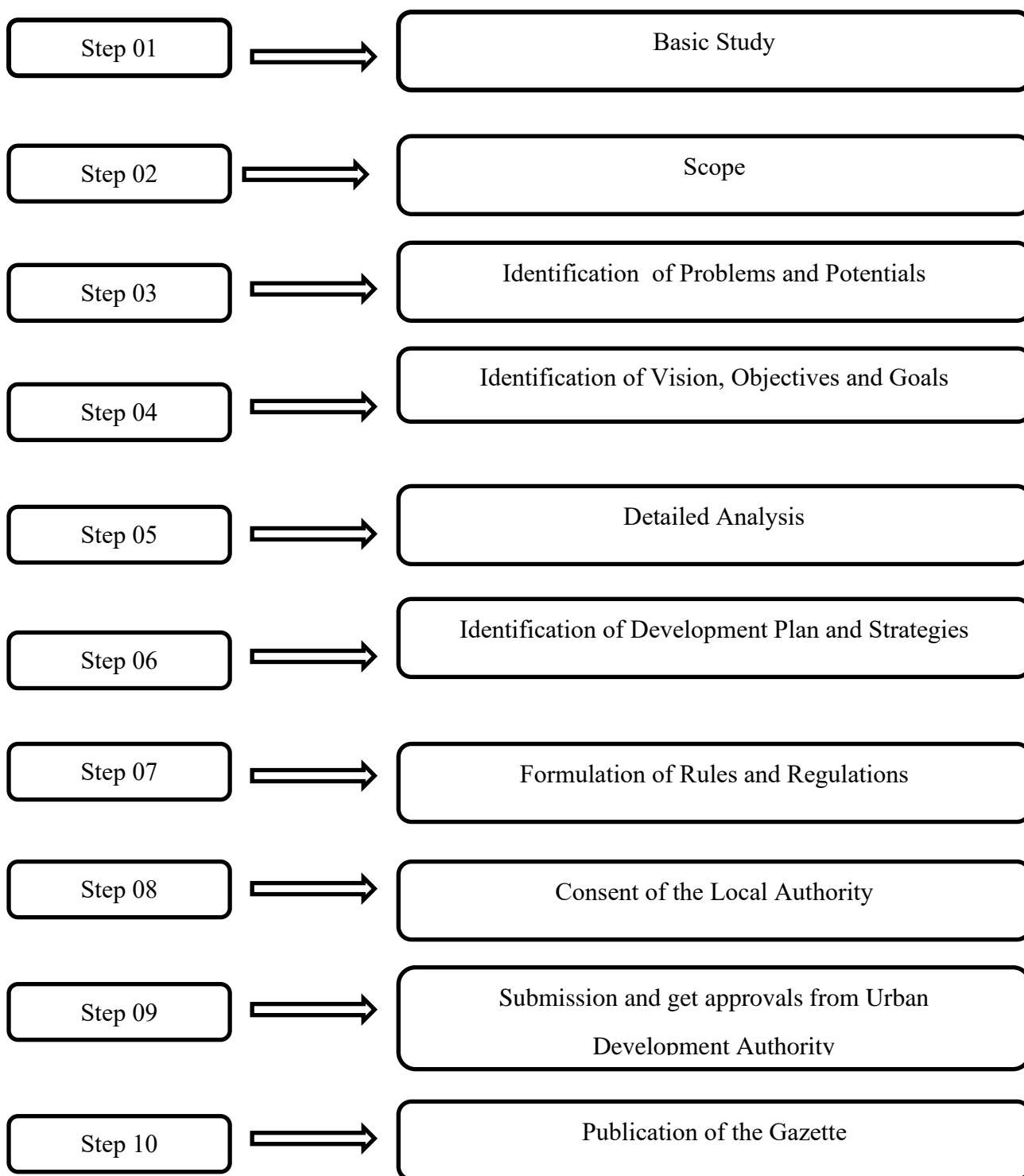
Urban Development Authority (UDA) has the powers for physical development and implementation for an area declared as an Urban Development Authority Area under the Section 8(a) of the Amendment act No. 04 of 1982 of the Urban Development Authority Act No. 41 of 1978. According to the above powers, priority has been given for physical development of the city when preparing a Development Plan for the city of Kanthale.

Accordingly, the objective was to study the physical, socio – economic and environmental aspects of 23 Grama Niladhari Divisions including the city of Kanthale which belongs to Urban Development Authority area and to formulate a suitable Integrated Development Plan. According to the Urban Development Plan presented by the Vision of Prosperity of the present Government, development of Kanthale as one of the four major commercial cities in the Trincomalee District, and the status of Kanthale city in accordance with the National Physical Planning Policy (2030), national and regional connectivity, the ongoing and proposed development projects in the area were applied.

Development as an agricultural city is the basic vision of the Kanthale Urban Development Plan. Development strategies and proposed projects to be implemented in the urban area to achieve the objectives of development of the agricultural sector, conservation of historical, archeological and ecologically sensitive sites and tourist attractions, regularization of transport facilities in the area, infrastructure development were identified. With the implementation of the above projects, the city of Kanthale will be developed as a city providing agricultural services in the year 2031. The scope of this Development Plan is to improve the living standards of the people in the Kanthale area by developing it into an area that is well nourished with physical, social, economic and environmental conditions.



1.4 Planning Methodology





Step 01 – Basic Study

When preparing the Development Plan for the City of Kanthale, the primary and secondary data were analysed basically to cover the physical, social, economic and environmental and service sectors. The required data was obtained from various Institutions such as Physical Planning Department, Road Development Authority, Central Environmental Authority, Road Development Department, Divisional Secretariats, Health Offices, Offices of Deputy General Manager of Electricity and the factors such as land use of the Urban Area, infrastructure distribution, housing and population distribution, location of archeological sites and environmental conditions were analyzed using maps.

Step 02 - Identification of Scope

The status of the city according to the urban hierarchy, the needs identified in the Kanthale Pradeshiya Sabha area by the National Level Plans and the ongoing and proposed development activities in the area were studied.

Step 03 - Identification of Problems and Potentials

Development potentials and problem areas in the City were identified by analyzing how each of the Institutions in the city have contributed to enhance the development potential of the city, the way to avoid problematic situations that have arisen and potential for city development taking into account the views expressed by resource persons, stakeholders, public and private sectors and associations and stakeholders in each sector.

Step 04 – Identification of Vision, Objectives and Goals

The vision, objectives and goals were formulated to make the best use of the development potential of the area and to take the city forward through balanced development of environmental, economic, social and physical aspects while avoiding problematic situations in the area.



Step 05 – Detailed Analysis

After setting the objectives to accomplish the planned vision for the area, the strengths, weaknesses, opportunities and threats (SWOT analysis) were analyzed to achieve above mentioned objectives.

Step 06 – Identification of Development Plan and Strategies

In order to achieve the objectives, the Proposed Land use Plan, Proposed Zoning Plan, Proposed Road and Transport Plan, Agro-economic Development Plans were prepared covering the physical, environmental, economic and social aspects.

Step 07 – Formulation of Rules and Regulations

Action has been taken to create a legal framework for rules and regulations in relation to the construction of buildings and in relation to the land use for enforcement of the Development Plan as well as to minimize the problems that have already been identified and the problems that the analysis expects to arise in the future in order to achieve the vision of the Development Plan.

Step 08 – Consent of the Local Authority

After preparing the Development Plan, it has been expected to direct to the Kanthale Pradeshiya Sabha for the views, suggestions and consensus of the Plan.

Step 09 – Submission and get approvals from Urban Development Authority

Submission of the Development Plan to the Main Planning Committee of the Urban Development Authority for obtaining necessary advice and suggestions for further corrections and obtain the approval of the Hon. Minister.



Step 10 – Publication by Gazette

Publishing the Amended Plan as a legal document.

CHAPTER 02

Preliminary Study



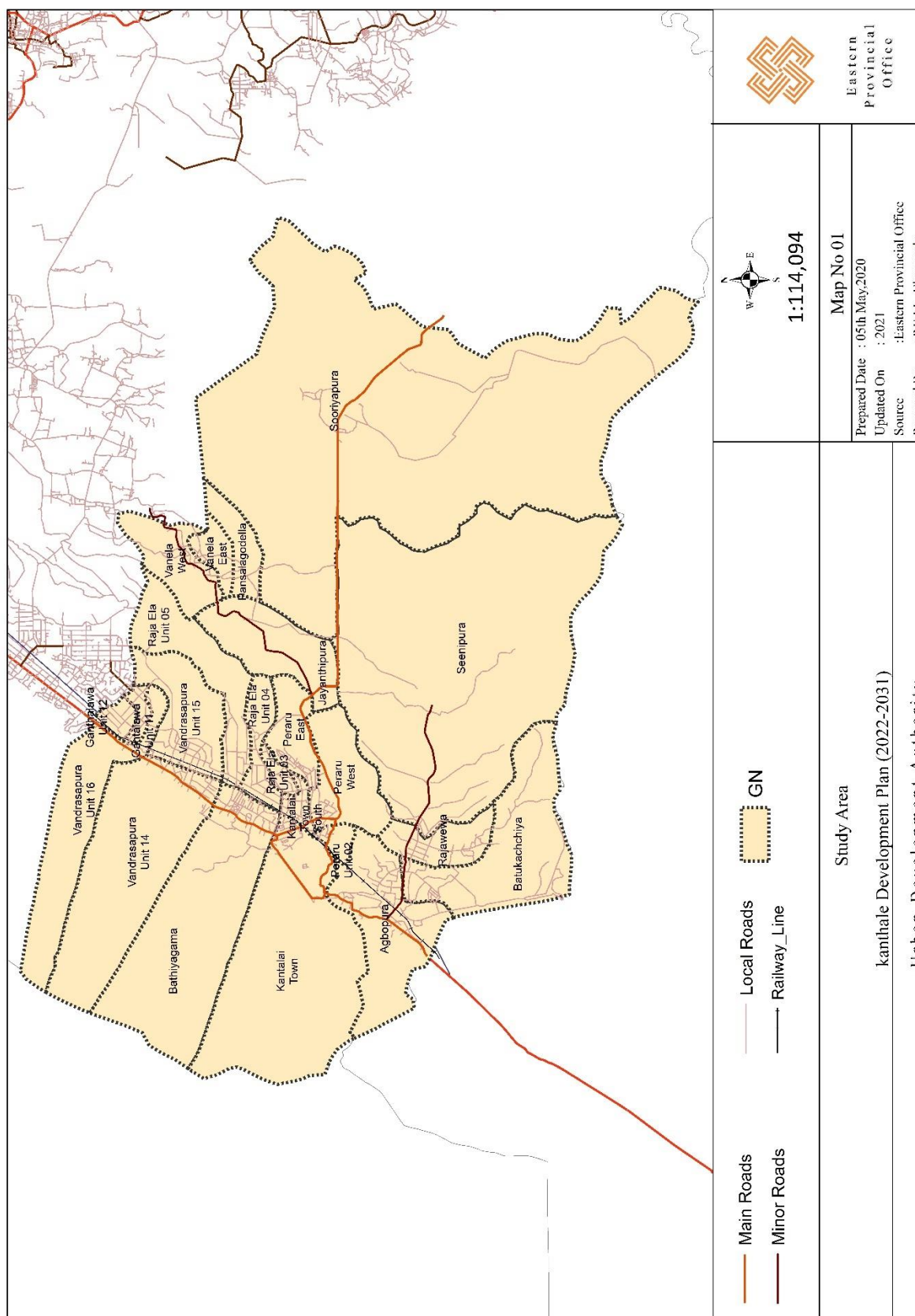
CHAPTER 02

Preliminary Study

2.1 Study Area

Kanthale Pradeshiya Sabha area is located in the south - western part of the Trincomalee district and 40 km from Trincomalee town. The Trincomalee - Colombo main road runs through Kanthale Pradeshiya Sabha area. Kanthale Pradeshiya Sabha area and the Kanthale Divisional Secretaries Division are located at the same boundary. This area is 405.71 sq.km. (40571 Ha.) in extent and consists of 23 Grama Niladhari Divisions. It is bounded to Thambalagamuwa and Kinniya Divisional Secretaries Division to the north, Seruwila Divisional Secretaries Division to the east, Polonnaruwa district to the south and Anuradhapura district to the west. (Map No. 2.1).

Map No 2. 1: Study Area - Kanthale Pradeshiya Sabha Area



Source : Eastern Provincial Office, Urban Development Authority, 2022



2.2 Delineation of the Planning boundary

2.2.1 Introduction

In Delineation of the Planning boundary of the Kanthale Urban Development Plan, an analytical study was carried out on the Kanthale area as well as the surrounding areas, focusing on the functional boundary, the geographical boundary and the administrative boundary of the area.

2.2.2 Functional Boundary

Kanthale can be identified as a city that provides commercial and other services for an agriculture catchment area and urban uses are mainly concentrated in the city centre. Also Commercial uses, Government and Semi-government Institutions, Private and Financial Institutions have expanded in this area. Development Pressure Analysis (Map No. 2.5) also describes the direction in which the development of this city is spreading and the areas where development compression is prevalent and thereby identified the Kanthale town centre and the existing residential areas as potential areas that could have an impact on development activities.

2.2.3 Geographical Boundaries

In selecting the planning boundary, human settlements that can be identified as clusters, agricultural lands, forests, water catchment areas and other existing natural resources were considered. The Mahaweli River and its catchment area to the east, the Anavulandawa proposed reserve to the west and the Somawathiya reserve to the south were identified as geographical boundaries. In determining the final planning boundaries, the east, west and the south directions were determined based on the above-mentioned geographical features.

2.2.4 Administrative Boundary

The Kanthale Pradeshiya Sabha area comprising of 40,570 Ha. and 23 Grama Niladhari Divisions has been selected as the administrative boundary for preparation of Urban Development Plan by the Gazette Notification No. 690/03 dated 26.11.1991. Further, both the jurisdiction of the Kanthale Pradeshiya Sabha and the jurisdiction of the Kanthale Divisional Secretaries Division are demarcated within the same boundary.

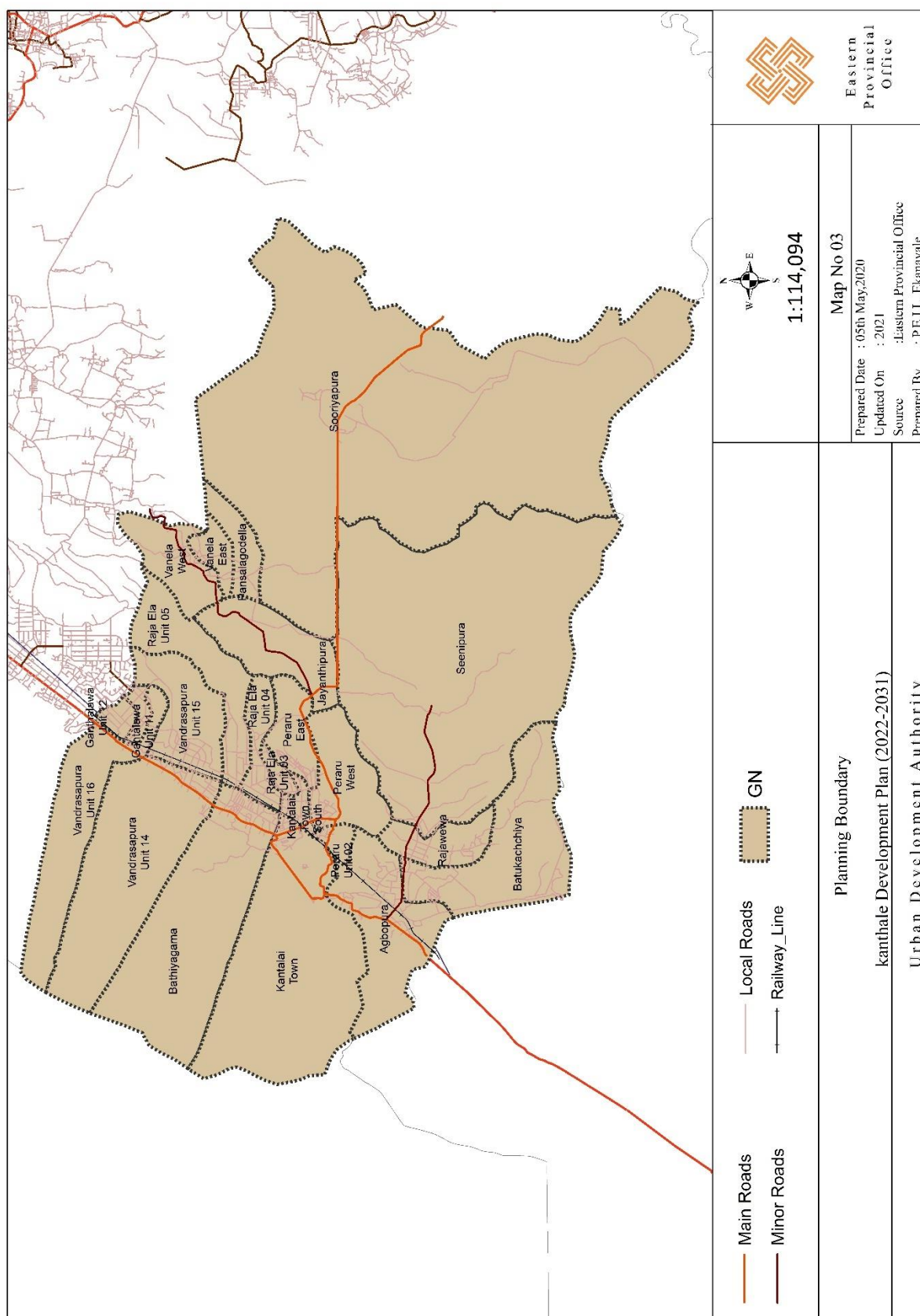


2.2.5 Planning Boundary

The Kanthale Pradeshiya Sabha area itself was selected as the planning area for the Kanthale Development Plan. When consider the functional boundary, although it is limited to the city centre and residential areas, due to the following reasons the relevant functional boundary has been extended up to the Pradeshiya Sabha boundary. The relevant planning area consists of 23 Grama Niladhari Divisions and the total land area is 40,571 Ha.

1. The Kanthale Pradeshiya Sabha area itself has been designated as an Urban Development Authority.
2. 88% of the total land area consists of forests, reservoirs and agricultural lands and the need to control the development in those ecologically sensitive areas and the potential for utilization of those natural resources to enhance the economic status of the area.
3. Inclusion of Kanthale area in the Agriculture Conservation and Forest Conservation Zones as per the National Physical Plan – 2050.
4. The possibility of creating a new city with the reopening of the Kanthale Sugar Factory.

Map No 2. 2: Planning Boundary



Source : Eastern Provincial Office, Urban Development Authority, 2022



2.3 Planning and Situational Context

Kanthale Pradeshiya Sabha Area is located in the South – Western part of the Trincomalee District. This town is located at a distance of 40 km. from Trincomalee town on the Trincomalee – Colombo Main Road. The Divisional Secretaries Division and the Pradeshiya Sabha area are located at the same boundary. When consider the historical background, this city is a multi-religious and multi-cultural city with an agrarian economic system based on Kanthale Lake. Kanthale was originally known as “Gantalawa” and was used as “Kanthalai” in Tamil. The name Kanthale has been derived later, from the use of that Tamil word as "Kanthale" in the Sinhala language instead of “Ganthalawa”.

Due to the religious environment, the sacred areas of Seruwila, Somawathiya, Lanka Patuna, Galmetiyawa Rajamaha Viharaya and Samanala Palama Viharaya are located nearby. Kanthale Lake was built by the King Agbo II and later renovated and developed by King Mahasen. The village was transformed and destroyed by the South Indian invasion after the 11th century and subsequently Portuguese, Dutch and English invasions. This colony was revived in 1950 under the programme of Agrarian Colonial Rehabilitation Program of Hon. D. S. Senanayake.

Kanthale city is an important city in the Eastern Province as a city centered on the main transportation system due to its location on the nationally important Ambepussa - Trincomalee (A6) and Kanthale - Seruwila (B10) national road network as well as within the main railway network of Trincomalee - Colombo and Trincomalee - Batticaloa.

In addition, the city of Kanthale is also connected to nearby cities through the following road system.

Table No 2. 1: Regional Connectivity

A6	Kanthale – Trincomalee Road	39 km
A6	Kanthale – Dambulla Road	70 km
A6+A11	Kanthale – Polonnaruwa – Batticaloa Road	162 km
A6+A11+A9+A13	Kanthale – Anuradhapura Road	106 km

Source : Eastern Provincial Office, Urban Development Authority, 2022

Kanthale town has been identified as a third order town in the Eastern Province and it has been proposed to develop as an Agro Based Industrial Cluster in the Proposed Development Plan prepared by the National Physical Planning Department (NPPD) up to the year 2050. The



guidelines of the Plan have helped in the formulation of this Plan and the location of Kanthale is more important as it is located on the Colombo – Trincomalee economic corridor (East – west Economic Corridor) and is within a planned national level road network. The guidelines of the Plan have helped in the formulation of this Plan and the location of Kanthale is more important as it is located on the Colombo – Trincomalee Economic Corridor (East – West Economic Corridor) as well as located within a planned national level road network. Kanthale also been identified as a city included in the in the agricultural and forestry zones. In addition, the proposed Electric Train Project for the city of Trincomalee (Colombo – Trincomalee), Priority Expressway (Dambulla – Trincomalee), Expressway (Kanthale – Trincomalee after 2030) could lead to direct development in the city of Kanthale. Accordingly, this Plan has been prepared under the recommendations and guidance of the Development Plan prepared by the National Physical Planning Department up to 2050 in which the regional development has been streamlined to achieve the national objectives.

Kanthale city has been identified as a second order town in the Trincomalee District under the Development Plan for Trincomalee Metro Urban Area - 2008 published in the Gazette in 2008 and it is currently in operation and according to the Zoning Plan of this Plan, it has been identified as a residential and agricultural based commercial zone. It is also proposed to develop Kanthale as an Industrial City for agricultural production by the Trincomalee Metro Urban Plan – 2050.

Considering the importance of the city of Kanthale in the Policy Statement of his Excellency the President, it is stated that arrangements are being made especially for the reopening of the Sugar Factory. In addition, it is mentioned in the policy statement that steps will be taken to boost the economy of the Kanthale area by following the below mentioned factors.

- Steps will be taken to increase the land area for cultivation of sugarcane required for sugar production and high yielding varieties of sugarcane will be introduced.
- Take action to re-open all the Sugar Factories immediately, which are closed at present including Kanthale and the private sector will be given the necessary incentives to build new factories as required.
- Provides technical knowledge required to use water efficiently for sugarcane cultivation and to meet the capital requirements.

Also the city of Kanthale will have a special impact through all the development activities mentioned about the city of Trincomalee. That is development of the 'C' shaped nine Economic

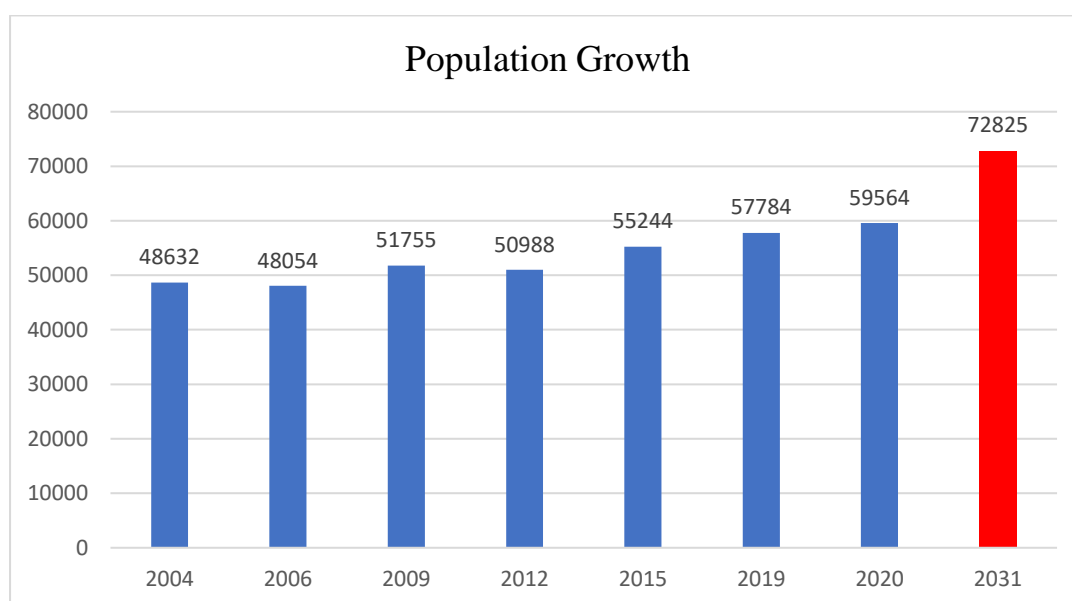


Corridors that will be built centering the Trincomalee Port and Airport as well as to develop Trincomalee as a major commercial city and a cluster city system prioritizing individual sectors such as information technology, knowledge, research, tourism and service provider could be mentioned.

Kanthale Urban Area is in the fourth place in terms of the total population residing in Kanthale Pradeshiya Sabha area when compared with the Trincomalee District. The total population of Trincomalee district in the year 2019 was 397000 of which 14% or 57,784 live in the Kanthale Pradeshiya Sabha area. The annual population growth rate in the area is recorded as 0.3%. Accordingly, the gross population density is approximately 142 persons per sq.km. and the net population density is 1582 persons per sq.km. The population distribution is spread throughout the area as cluster settlements.

When consider the ethnic distribution, 81% is Sinhala, 14% is Muslim, 4% is Tamil and 1% is other nations. The majority of the population is female and the sex ratio is 102 females per 100 males. According to the age group, 31% of the population is under 14, 60 % is between 14 – 60 and 9% is over 60. Also the daily circulating population of about 71,000 comes to the city to meet their needs. Most of them come for commercial purposes and for administrative service. The population is expected to reach 72,825 by 2031, with the current annual population growth rate of 0.3% and the proposed revival of the Kanthale Sugar Factory.

Graph No 2. 1: Population Growth



Source : Resource Profile – 2019, Kanthale Divisional Secretariat



According to the data of resource profile – 2019, the number of housing units in the study area is 14,813. Accordingly, by 2019, the size of a household was 4. When consider the nature of housing, 84% of houses are permanent, 12% are semi – permanent and 4% are temporary. At present the gross housing density is less than 1 house per hectare (0.33). Although the gross housing density is 1 house per hectare, the net housing density is 4 houses per hectare.

The population is forecasted as 72,825 by 2031 which is the planned time. Accordingly, the required number of residential units are 18,206 assuming the average number of members in a family as four. Accordingly, there is a need for 3,393 additional houses. Taking into account the existing semi-permanent houses as well as temporary houses and the number of houses required with population growth, the number of additional houses required by 2031 will be 5,751.

When consider the economic growth of Kanthale, it can be seen that the Kanthale is mainly based on agrarian economic model based on agriculture. The geographical location and the favorable climatic and environmental conditions suitable for agricultural activities have contributed to the high growth of the agricultural economy.

Table No 2. 2: Employment Rate

Employment	No.	Percentage (%)
No. of employees in Agricultural Sector	23,691	41%
No. of employees in Animal Husbandry	9,245	16%
No. of employees in Government service	8,090	14%
No. of employees in Fisheries Service	5,778	10%
No. of employees in Private Sector	3,467	6%
No. of employees in Foreign Service	1,734	3%
No. of employees in Semi-government Service	1,156	2%
Total	53,161	92%

Source : Resource Profile – 2019, Kanthale Divisional Secretariat

41% of the total employment is in agriculture which has contributed a lot to the growth of the agrarian economy. Paddy is the major crop in the agricultural sector and accounts for 16% (6225 Ha.) of the total land use. In addition to paddy cultivation, there are surplus cultivated lands where fruits and vegetables are cultivated as economic crops and other crops such as



maize, green gram, cowpea and groundnut are cultivated. In addition, big onions, red onions, kurakkan and ginger are grown in small quantities. Fruit crops include banana, mango, papaya, orange, guava, pineapple and lime.

Further the largest Sugar Factory in South Asia, which was established in October, 1960 is located in Kanthale and has made a significant contribution to the agricultural economy. More than 17% (6,491 Ha.) of the total land area has been used for sugarcane cultivation which is required for its production activities. When consider the employment in that industry, nearly 10,000 employees are involved directly and indirectly. More than Rs. 70 Million profit reported during the period of 1980 – 1986 and in such a situation Sugar Factory was shut down due to protests and internal problems during 1994 as a result of privatization. Due to this, the economic results generated by the industry affected the Sri Lankan economy as well as the main economy of Kanthale and also to the social pattern of the area.

In such a situation, the Board of Investment of Sri Lanka has once again signed an agreement in 2015 to restart this factory and it is currently in operation. The resumption of this industry will have a direct impact on the country's economy as well as the development of the Kanthale agricultural economy.

In addition to cultivation activities, animal husbandry and fisheries are also found in the Kanthale Pradeshiya Sabha area. Out of these, 16% are engaged in animal husbandry. Animal husbandry includes cattle, buffaloes, pigs, goats and poultry (Table No 2.2). Kanthale has a reputation for producing curd in Sri Lanka and has been instrumental in the economy and livelihood of the area. Also, 10% of the employment is in the freshwater fishing industry using 186 fishing boats, which harvest about 400 metric tons of fish annually. It accounts for 23% of the total fish production in the Trincomalee District.

Accordingly, the contribution of the industrial sector in the Kanthale Divisional Secretaries Division is very low. The Kanthale Farmers Colony Movement was started by Mr. D. S. Senanayake under the Gal Oya Project in 1955. The Kanthale Sugar Factory made a huge contribution to the industrial sector in the area but today it has become zero. Steps can be taken to uplift the economic status of the Kanthale area through the development of the industrial sector by properly starting sugarcane cultivation and developing underutilized lands which is 17% of the total land consumption.

Apart from this, small scale industries such as automotive repair, bakery, carpentry, milk production, readymade garment manufacturing, handloom textile industry, toy manufacturing



and construction related industries, cement manufacturing industry, brick industry, pottery industry etc. widespread throughout the area.

The service sector accounts for 22% of the total population. This includes 14% for the public sector, 6% for the private sector and 2% for the semi-public service. All the commercial activities as well as Pradeshiya Sabha, Divisional Secretariat, other Government Institutions and Hospital, Schools, Financial Institutions, Central Bus Stand, Central Market and other service points are located within the city.

Table No 2. 3: Water Supply in Kanthale Planning Area

Details of Houses			Areas covered		Areas not covered	
DSD	GN Division	No. of Families	No. of Houses Covered	Coverage	No. of Houses notCovered	Percentage
Kanthale	23	14,813	12,051	81%	2,762	19%

Source : National Water Supply and Drainage Board- 2018

When consider the household water consumption in the area, tap water is the most commonly used and it is 81%. Usage of well water is 19%. Currently, the water tower at the Kanthale Water Treatment Plant has a capacity of 54,000 m³, of which 6,250 m³ is for Kanthale area and the rest for the Town and Gravets such as Kinniya, Thambalagamuwa and part of Kuchchaveli area.

The water supply in Kanthale Planning Area can be explained from the Table below and it can be identified that 19% of the total number of houses do not have pipe borne water.

When consider the energy consumption of industries and households in the area, 91% of the electricity is consumed. Consumption of kerosene is as low as 9%.

In terms of roads in the Divisional Secretaries Division, there are 3 roads owned by the Road Development Authority and 4 roads owned by the Road Development Department. All the other roads are maintained by the Pradeshiya Sabha and about 70% of the roads are in dilapidated condition. This situation has severely obstructed the transportation within residential zones and agricultural zones.



The Bus Stand and Railway Stations, which are the main means of transportation for the area, are located adjacent to each other and can be used as a transport hub. Although there are buses plying through residential areas, the number of buses plying to certain areas is limited due to the lack of adequate buses. These conditions have created problems in the day-to-day life of the people due to the problems caused by transport. Although the goods manufactured in the area as well as goods from other parts of the country can be transported by train, due to the fact that trains run twice a day and the time taken to transport them by train is high, there are problems with its efficiency.

In terms of social infrastructure, health and education take precedence. The study carried out on the health of the urban population of Kanthale, it appears that the actions are taken mainly by the District Base Hospital, the office of Medical Officer of Health, the Vendyrasanpura Ayurvedic Centre, the Van Ela and the Agbopura Rural Hospitals. Although the basic facilities required to meet the health needs of the urban population are adequate in the city, there is a shortage of modern medical facilities. Patients are also referred to Trincomalee, Dambulla, Kurunegala, Kandy, Anuradhapura and Batticaloa for emergency situations. Kidney disease is one of the most common health problems in the area. The disease is most prevalent in Van ela, Agbopura, Jayanthipura, Sooriyapura and Pansalgodalla areas. The main reason for this situation is the lack of adequate drinking water facilities in this area. When consider the facilities at Kanthale Base Hospital, it consists of 06 ward complexes and 253 beds. About 175 inpatients and 1360 out patients are treated daily.

When consider the level of education in the Kanthale area, the total number of schools has been identified as 81. Out of these, 53 are pre-schools and 28 are primary and secondary schools. 11,468 students are studying in these schools and the teacher-pupil ratio is 1:22. In addition, 49% of preschool children do not attend pre-schools and 17% of school-age children do not attend school. Lack of teachers and lack of physical facilities such as laboratories, sports facilities, library facilities and extra classes in the area have led to collapse of the entire education system in the area. The main reason for the shortage of teachers in particular is the lack of accommodation facilities in the area.

Due to the absence of a Plan for management of the waste water and rain water generated in this area has created a problematic situation. Irregularities in the drainage system in the city centre cause minor flooding during the rainy season affects the daily life of the people.



About 05 tons of solid waste is dumped daily and this waste is dumped to an open area near the 9th pillar of Alla - Kanthale Road in Seruwila by the Pradeshiya Sabha tractors without any proper segregation method. Wild elephants and wildlife in the protected forests are accustomed to eat this garbage and the day and night movement of these animals in the area increases the risk of future human-elephant conflict.

When consider the land ownership of the Kanthale Divisional Secretaries Division, the commercial demand for lands is at a low level as the government owns a large number of lands. Also, there are a lot of underutilized lands that can be used for commercial purposes in the Kanthale town centre and it is planned to propose a methodology for utilizing those high valued commercial lands for commercial purposes.

The study of Kanthale land use shows that the highest percentage, that is 33.16% (13,456.28 Ha.) of forest and 18.41% (7473 Ha.) for reservoirs and scrub. Overall, a large percentage or 51.57% of the land area is covered by natural ecosystems and only a small percentage is set aside for residential use, which is about 7% (2924.90 Ha.) (Annexure No 05). Accordingly, this area can be identified as an environmentally sensitive area based on agriculture. The survival of the Kanthale agricultural economy also depends on the existence of this eco-sensitive system. Also, Kanthale Reservoir can be identified as the main source of drinking water supply to Trincomalee town and surrounding areas. In addition, the protection of this sensitive ecosystem is very important as the area is home to a large forest reserve of national and regional importance.

When consider the natural disaster situation in the area, drought and human – elephant conflict could be seen as the main disasters. Since Kanthale is located in the dry zone, there is a dry weather during most of the year. This situation is exacerbated in the middle of the year and the residents of Agbopura, Rajawewa, Seenipura, Batukachchiya Grama Niladhari Divisions are affected due to the drought. Drought also severely affects the cultivation in the area and the lack of water for drinking and other essential activities is also a major problem.

Due to the location of residential zones of the area close to forest reserves and water sources, the human - elephant conflicts could be seen due to migration of elephants from the forests to water catchment areas. Also, the proper security measures required to resolve this issue has not yet taken. In terms of areas, the daily activities of the people in the area have been severely hampered due to the arrival of wild elephants to Agbopura, Jayanthipura, Van Ela, Seenipura,



Sooriyapura and Pansalgodalla. There is a risk to their lives as the elephant fence has not constructed to protect these areas.

When consider the open outdoor areas, an area of 10 Ha. in Kanthale area has been developed for public use. Among them are playgrounds, parks and open-air viewing areas.

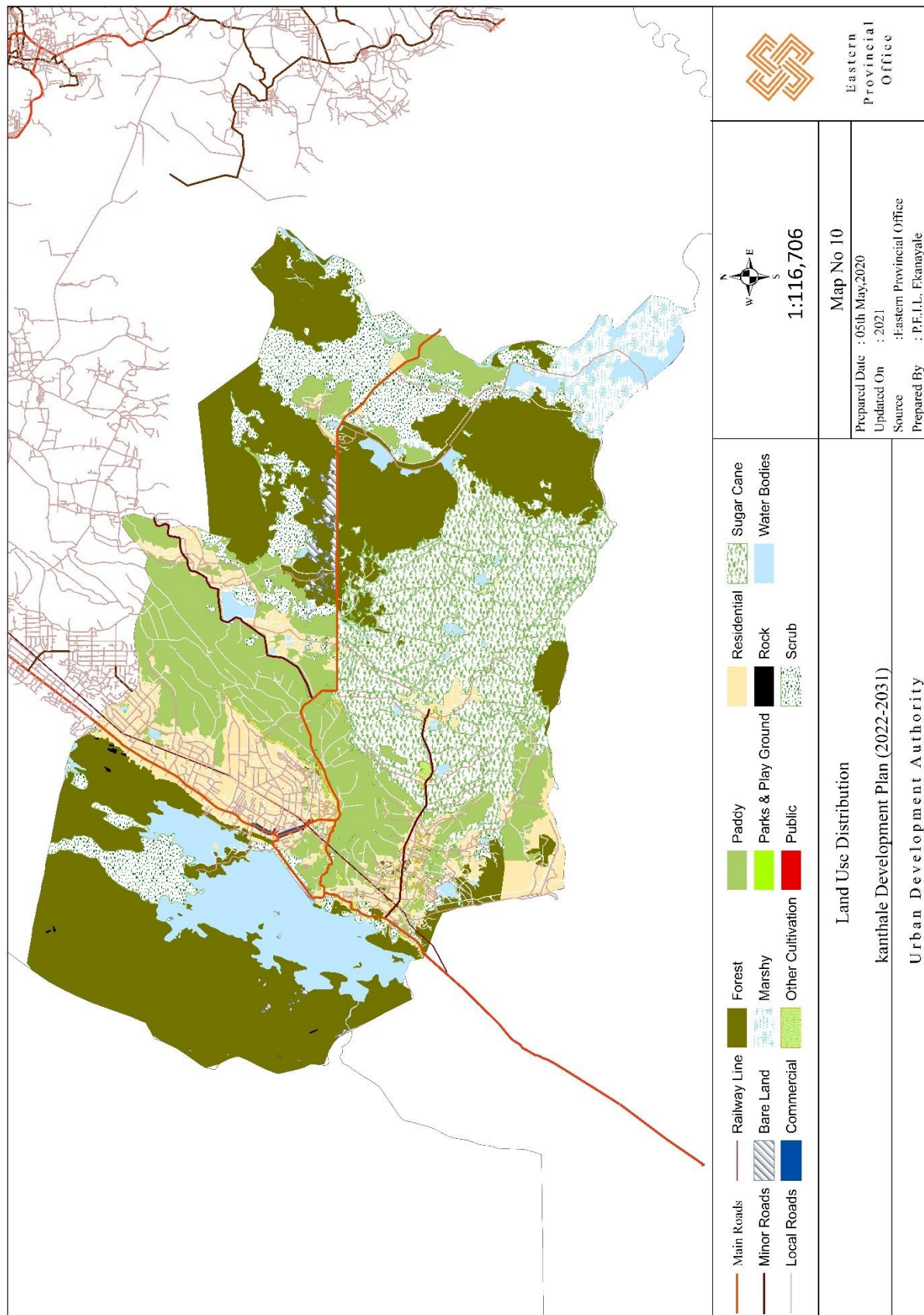
Table No 2. 4: Public outdoor Recreational Spaces

Playgrounds	Ganthalawa Playground Vendrasanpura Unit 16 Playground Noor Mohomad Playground Agbopara Playground I Agbopara Playground II Pansalgodalla Playground
Parks	Ganthalawa Childrens Park Agbopura Childrens Park I Agbopura Childrens Park II Van ela Childrens Park
View Points	Kanthale Lake Bunt Vendrasanpura Lake Bunt
Indoor Public Places	Kanthale Central College Indoor Stadium

Source : Eastern Provincial Office, Urban Development Authority, 2022



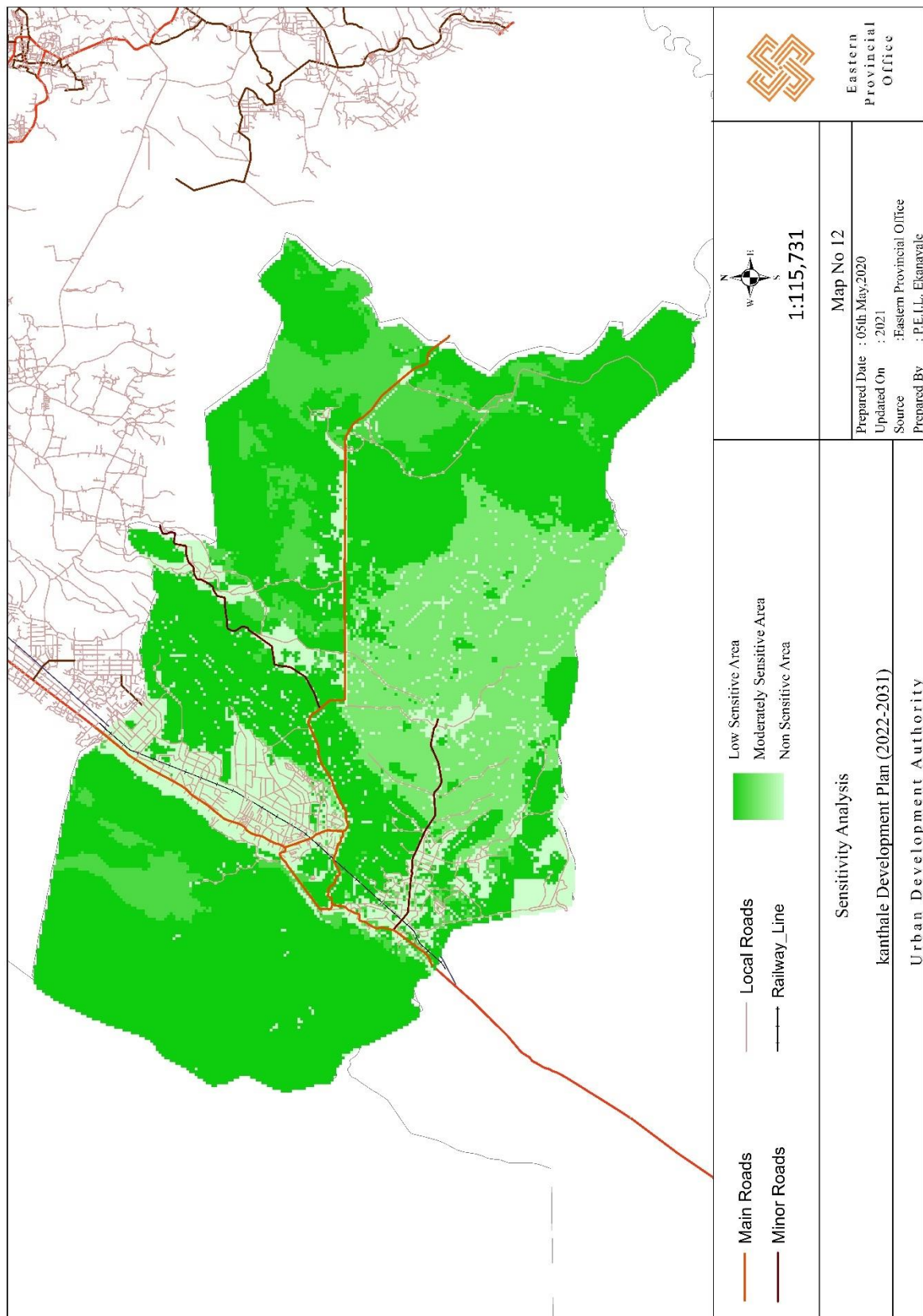
Map No 2. 3: Land use Pattern



Source : Eastern Provincial Office, Urban Development Authority, 2022



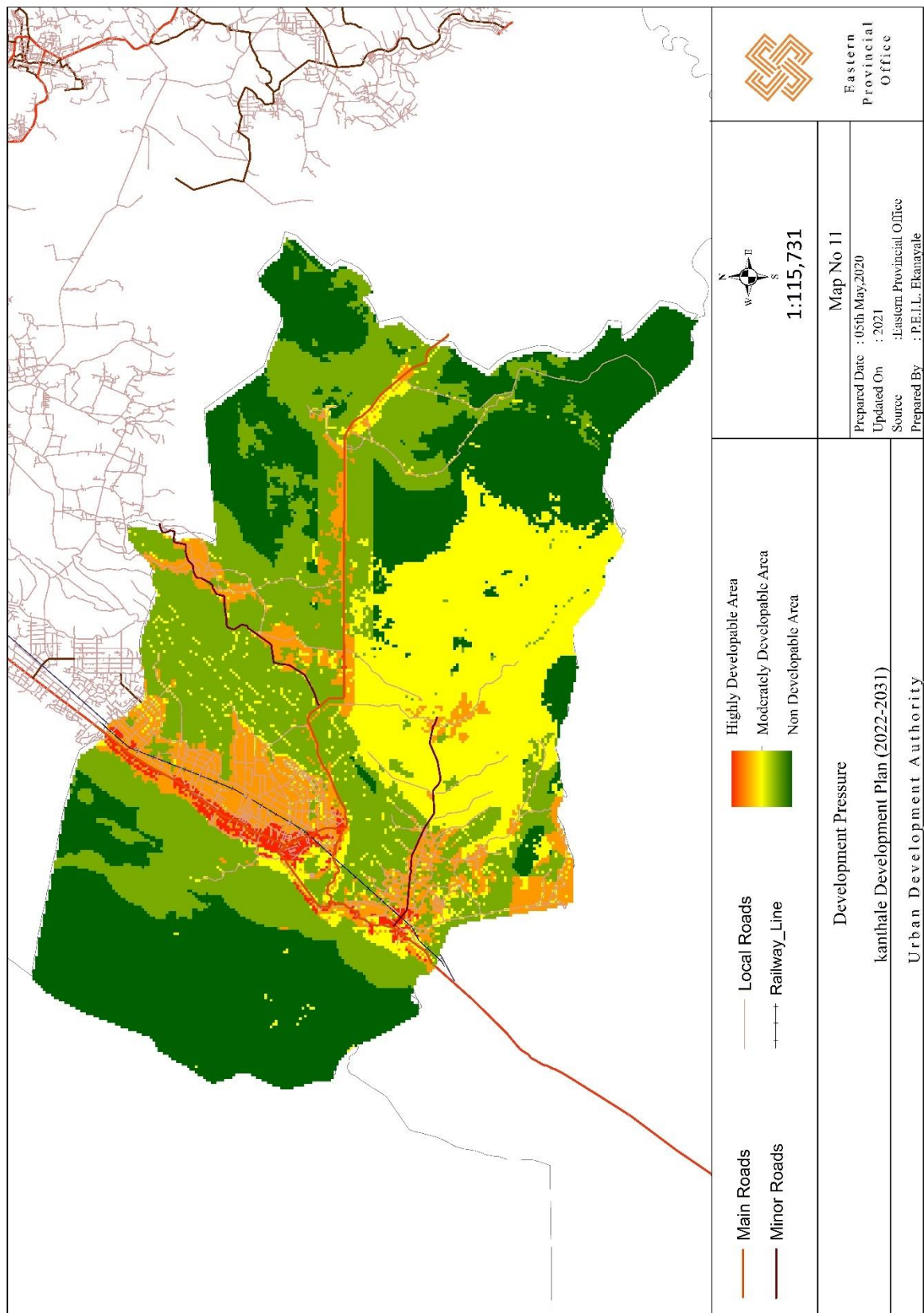
Map No 2. 4: Environmental Sensitivity Analysis



Source : Eastern Provincial Office, Urban Development Authority, 2022



Map No 2. 5: Development Pressure Analysis



Source : Eastern Provincial Office, Urban Development Authority, 2022

CHAPTER 03
The need of the
Development Plan



CHAPTER 03

The Need of the Development Plan

Kanthale is a city in the Trincomalee district and could be identified as an agricultural city with a very sensitive ecosystem with numerous development potentials. Kanthale has been identified as a city that needs to be planned and developed under proper planning and control, taking in to account the development intensity and development pattern of the city and the problems and potentials.

Surveys conducted in the preliminary study have identified the following issues as the main problems of the city and there is a strong need for a new Development Plan to focus on formal development in a way that minimizes those problems and enhances the efficiency of the city and contributes to increased productivity.

3.1 The Main Problems of the city identified in the Preliminary Study

(a) Underutilisation of Resources

Although there is a potential for social and economic development, these resources are not being utilized optimally. This problem could be considered in three main sectors.

- **Underutilization of lands within the Urban Area**

It is a problem that the lands with high commercial demand remain as underutilised lands within the city limits of Kanthale. Nearly 5 Ac. of land is underutilised in the city and 95% of such lands are government owned lands. The underutilisation of these lands, which can get huge benefits to the commercial economy, has severely hampered the development and expansion of the city.

- **Increasing the size of barren paddy lands**

According to the Resource Profile for the year 2019, 158 Ha. of abandoned paddy lands can be seen at present. Due to improper use of these lands for cultivation, it also has the effect of reducing paddy production. Approximately 680 metric tons of paddy can be harvested from these abandoned paddy fields.

**Table No 3. 1: Abandoned Paddy Lands in Kanthale Planning Area**

Cultivable Area (Ha.)	Cultivated Area (Ha.)	Paddy Harvest (Mt)	Extent of abandoned Paddy Lands (Ha.)	Paddy yield that could be obtained from abandoned Paddy Lands	Total Paddy Production that could be obtained (Mt)
6,225	6,067	47,593	158	680	48,273

Source : Resource Profile – 2019, Kanthale Divisional Secretariat

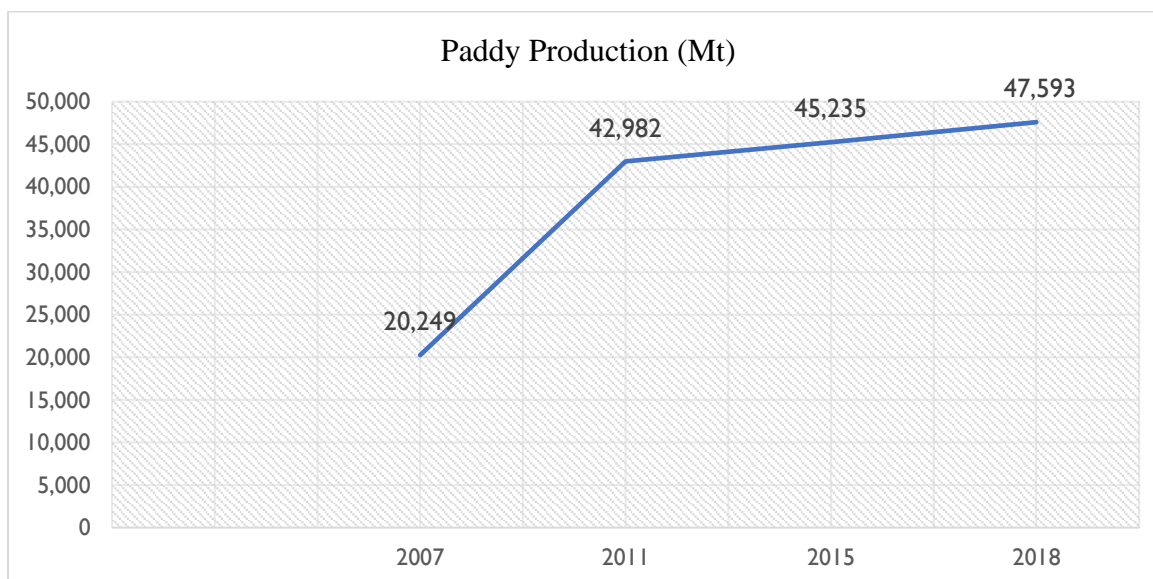
▪ **Extent of abandoned sugarcane plantation**

In addition, 6791 Ha. or 17% of the total land use has been set aside for sugarcane cultivation. Presently these lands are not used for any purpose and remain as vacant. During the period when the sugar factory was in operation, it created 1500 direct jobs and 4,500 indirect jobs, producing 5,000 metric tons of sugarcane per day. The final products are sugar, jaggery, alcohol as well as 40 megawatts of electricity to the national grid and the remaining portion are used to produce compost which are used for agricultural purposes.

After the closure of this factory, the above productive income was lost to the economy and lost many of the social and economic benefits that could have been derived from the existence of economically productive land as underutilized land. Therefore, there is a need for a Plan to make maximum use of these underutilized lands.

(b) Outflow of Agricultural Crops without adding a value

42% of the total paddy production in the Trincomalee District is done in the Kanthale Planning area. The area under paddy cultivation in the Kanthale Planning area is 16% and the annual production is 47592.87 metric tons. 80% of the total production goes to Polonnaruwa, Anuradhapura and Ampara without adding a value. Thus, the net profit of the area is lost due to the outflow of value added to all agricultural crops. The net profit lost to the area can be calculated as per the table below. This has a major impact on the economic situation of the area and there is a strategic need for outflows with added value from agricultural products to minimize that impact.

**Graph No 3. 1: Paddy Production**

Source : Resource Profile – 2019, Kanthale Divisional Secretariat

Table No 3. 2: Net profit from paddy production

Paddy Production (mt)	47,593
Annual Economic Value	Rs. 1,904 Mn

Source : Eastern Provincial Office, Urban Development Authority, 2022

Table No 3. 3: Net profit from Rice Production

Rice Production (mt)	35,695
Annual Economic Value	Rs. 2855 Mn

Source : Eastern Provincial Office, Urban Development Authority, 2022

Assumptions: The price of a 1 Kg of rice is calculated as Rs. 80.00.

(c) 70% of the road network in the Pradeshiya Sabha area is in a dilapidated condition.

About 60% of the roads owned by the Provincial Road Development Department out of the existing road network in the Kanthale Pradeshiya Sabha area and about 70% of the roads maintained by the Pradeshiya Sabha are in a dilapidated condition. Due to the dilapidated condition of the roads, it has disrupted the daily movement of the people and the transportation of the agricultural products. Also, the internal roads between the Kanthale city limits and the residential areas are in an



unsuitable condition for transportation, which has reduced the transport facilities to those areas. Also, the prevailing conditions on the Kanthale A6 Road has been estimated to have a traffic frequency of 25,000 during peak hours (Master Plan for Trincomalee District – 2050) and the existing roads are experiencing severe traffic congestion at the capacity levels. The roads that need to be developed to avoid this situation have not been identified in the pre-plans and the need to identify the development directions and improve the road network has arisen from time to time.

The development pressure analysis system confirms that the city has a tendency to expand in areas where there are existing residential areas, and thus the need for further development of those areas can be identified.

(d) Inadequacy of clean drinking water facilities

Although Kanthale lake is located within the city limits of Kanthale which is the source of drinking water for the city of Trincomalee and the surrounding areas, 19% of the houses in the Kanthale Pradeshiya Sabha area still do not have access to pipe borne water. When consider the drinking water facilities, 19% of the total households do not have access to safe drinking water as well as other daily necessities due to obtaining water from unsafe sources such as wells and tank water. Lack of adequate water facilities suitable for drinking is also a major cause of kidney related diseases which have become a health problem in the Kanthale area. According to the reports of the Ministry of Health on Kidney Diseases 2016-2018, Kanthale area has been identified as a low-risk area. Due to the location of Kanthale in the dry zone, there is a drought during the middle of the year and there is a shortage of water for daily activities during that period. There is a need for a pipe borne water development project throughout the area to address these issues. By 2030, this water shortage will be even greater, as shown in the tables below.

Table No 3. 4: Number of households without adequate water supply by 2031

No. of Houses	No. of Houses covered (2019)	No. of Houses not covered (2019)	Population (2031)	No. of Houses (2031)	No. of Houses not covered (2031)
14,813	12,051	2,762	72,825	18,206	6,155

Source : National Water Supply and Drainage Board- 2018

**Table No 3. 5: Water shortage by 2031**

	2019	2031
Daily Water Supply (m ³)	6500	6500
Water Demand (m ³)	6,934	8,357
Water Scarcity (m ³)	434	1,857

Source : National Water Supply and Drainage Board- 2018

(e) Wild elephant threats affecting livelihoods in the area

The threat of wild elephants in the Kanthale area is a problem that can be seen in the area and it is affecting the daily lives of the people as well as the agricultural activities. It loses about 7 lives a year and destroys 25 – 35 Ha. of farmland a year. As a solution to this problem, although elephant fences have been set up at several places in the Kanthale Pradeshiya Sabha area, wild elephant threats can be seen in other areas as well. The arrival of elephants in residential areas and plantations during the day as well as at night has been a major problem in Kanthale. This problem is more in the areas such as Agbopura, Jayanthipura, Van Ela, Seenipura and Pansalgodella. Due to the close proximity of residential areas to forests and deforestation of forests for cultivation, human – elephant conflicts have increased in these areas. The details of the elephant deaths, casualties, property damage and compensation paid for them within the Planning area are given in the table below. However, much attention has not been given by the Department of Wildlife and in the existing Plans (Greater Trincomalee Development Plan - 2008) and there is a need to identify the areas where wild elephants are endangered and to implement projects with security strategies in those areas.

Table No 3. 6: Elephant deaths, human casualties and property damage due to human-elephant conflict

	Elephant death	Individual deaths	Property damage
2015	22	7	19
2016	30	8	42

Source : Resource Profile – 2019, Kanthale Divisional Secretariat



Table No 3. 7: Amount of compensation paid for damages caused by human-elephant conflict

	Individual deaths		Body Damage		Property damage	
	No. of events	Compensation (Rs. Million)	No. of event	Compensation (Rs. Million)	No. of event	Compensation (Rs. Million)
2015	7	0.7	2	0.05	19	0.16
2016	8	0.83	0	0	42	0.56

Source : Resource Profile – 2019, Kanthale Divisional Secretariat



3.2 The Potentials identified in the Study Area and the Proposed Projects

(a) Existence of a conducive environment for promotion of agriculture

Kanthale is an area with a very conducive environment for agriculture and the economy of the area is mainly depended on agriculture. The fact that agricultural land constitutes 32% of the total land use is the strongest potential in the Kanthale area. 15.34% of the total land use of Kanthale, that is 6225 Ha. are used for paddy cultivation. About 42% of the total paddy cultivation of Trincomalee District is produced within the Kanthale Divisional Secretaries Division. In addition, according to the data of the 2018, 41% of the total employment is in the agricultural sector and the majority of it is engaged in the paddy cultivation.

Although such a situation exists in the Kanthale area, paddy cultivation as a value-added finished product in the area is being diverted to other areas and no local attention has been paid to formulate it as a value-added finished product. Therefore, there is a need to create an industrial zone to address this situation and to create basic requirements within it by providing the infrastructure required to process the by-products of paddy into a finished product. It can also create job opportunities. There is a need of a Development Plan that can benefit economically as well as socially through creating the background in which the environmental, physical and human resources required for the promotion of agriculture can be utilized to maximum productivity.

Also 16% of the total land use, that is 6491 Ha. have been reserved for sugarcane cultivation and these lands are currently remaining as barren lands and it has not been used for productive projects for the last 25 years. Millions of Rupees worth of resources is being wasted on the land associated with the sugar industry and despite the focus of the government on reviving this industry, no progress has been made so far. As a result, the people of the villages that have been formed in the vicinity are spending very poor lives without employment and conflicts have arisen with the surrounding villages in sharing the water available for cultivation in the area. Also, the canals passing through the area reserved for the sugarcane industry have been blocked with sandbags and social problem is also being created within these areas.

These issues have not been discussed in any of the Plans that have been prepared so far and this issue is being discussed in this Plan and there is a need to employ the people in the multidisciplinary industries by proposing the road network development, canal development and industrial zone development in the infrastructure projects required for the area. Prior to the closure of the Kanthale



Sugar Factory, the infrastructure facilities required for the sugar industry which was the backbone of the Kanthale area economy had been developed in this area and those facilities have been destroyed and forests have been established in those areas. Although the government is focused on re-establishing this valuable resource, it does not appear to be happening within a planned framework. Although this requirement is expressed in the Plans at the national level, the value added to it has not yet been positively calculated. Therefore, there is a need to create the necessary planned environment to re-establish this. This Plan identifies the sectors that need to be developed in the area and proposals and projects have been presented in the Plan to make the optimal use of the human resources in the area.

(b) Existing Potentials for Eco Friendly Tourism Projects

The Habarana area, which is adjacent to Kanthale Pradeshiya Sabha area, is home to a large number of hotels and resorts built for foreign tourists based on the elephant resource, which has greatly contributed to the economic upliftment of the area. Elephant resources are also abundant in the Kanthale Pradeshiya Sabha area (20 – 30 elephant herds) and it has the potential to be developed by identifying eco – friendly projects that can bring huge benefit to the economy. This will ensure that wild elephants do not pose a threat to human life and can be used as a resource for the development of the area. In addition, there is potential to create eco-tourism projects based on the forest system which covers 33% of the area and the Kanthale Lake, Vendrasanpura Lake and Sathipattana Meditation Center which are known as scenic spots.

(c) Vision of Kanthale City in National and Regional Development Plans

Considering the importance of Kanthale town in the Policy Statement of His Excellency the President, it is stated that arrangements are being made to reopen the sugar factory in particular.

- Steps will be taken to increase the area under sugarcane cultivation required for sugar production and high yielding varieties of sugarcane will be introduced.
- All closed Sugar Factories including Kanthale, will be reopened soon and the private sector will be encouraged to build new factories as required.
- Provides technical knowledge required to use water efficiently for sugarcane cultivation and to meet capital requirements.

Also, the city of Kanthale will have a special impact through all the development activities mentioned about the city of Trincomalee. Development of the nine 'C' shaped economic corridors



that will be built around Trincomalee Port and Airport and Trincomalee as one of the four major commercial cities and a cluster city system prioritizing individual sectors such as information technology, knowledge, research, tourism and service delivery could be mentioned.

Kanthale has been identified as the third largest city in the Eastern Province and the Proposed Development Plan for the year 2050 prepared by the National Physical Planning Department (NPPD) has been identified to be developed as an Agro Based Industrial Cluster. The guidelines of the above-mentioned Plan have helped in the formulation of this Plan and the location of Kanthale is more important as it is located on the Colombo - Trincomalee Economic Corridor (East - West Economic Corridor) and is within a planned national level road network.

Kanthale has also been identified as a city included in the agricultural and forestry zones. In addition, the Proposed Electric Railway Project for the city of Trincomalee (Colombo – Trincomalee), Priority Expressway (Dambulla – Trincomalee) and Expressway (Kanthale – Trincomalee after 2030) could lead to direct development in the city of Kanthale. Accordingly, this Plan has been prepared under the recommendations and guidelines of the proposed Development Plan - 2050 prepared by the National Physical Planning Department, in which the regional development has been streamlined to achieve the national objectives.

Kanthale city has also been identified as a second order town in the Trincomalee district under the Trincomalee Greater Urban Development Plan (2008) published in the Gazette in 2008 and according to the Zoning Plan, this area has been identified as a residential and agriculture based commercial zone. It is also proposed to develop Kanthale as an industrial city for agricultural production by the Trincomalee Greater City Plan – 2050. There is a need for a Regional Plan to avail the developments and benefits available to the city of Kanthale through all these Plans and their projects. Therefore, there is a need to formulate the Kanthale Development Plan based on the feasibility of the existing Plans.

CHAPTER 04

The Planning Framework



CHAPTER 04

The Planning Framework

4.1 Vision

“Agro City of Eastern Gateway”

4.2 Vision Statement

Sri Lanka has several most important gateways in international relations and the Port city of Colombo is the main gateway to the west and the city of Trincomalee could be identified as the main gateway to the east which is developing based on the Trincomalee harbor. All the 11 Divisional Secretaries Divisions in the Trincomalee District are connected to the city of Trincomalee and the city of Trincomalee functions as the Economic and Administrative City.

Kanthale town can be identified as the agricultural city of this eastern gateway and Kanthale town functions as the hub of the agricultural sector in the Trincomalee district. In this context it is included in the vision of this Plan to create a commercial agricultural economy based on the agro-economy, to create a residential city with all amenities and to create a secure city full of all resources and preserving the natural ecosystem of the city while optimizing the potential of the Trincomalee- Colombo Economic Corridor and the city of Kanthale.



4.3 Objectives

This Plan aims to achieve three objectives in the development of City of Kanthale as an Agriculture based economic service centre.

1. A commercial city based on agriculture and allied services.

2. Creating the most attractive residential zones through cluster settlement development.

3. Green City free from Disasters

4.4 Objectives of the Development Plan

1. A commercial city based on agriculture and allied services.

I. Utilization of 6792 Ha. of underutilized land allocated for Sugarcane Industry by 100% optimal use by 2031.

II. Utilization of 1.71 Ha. of underutilized land in the City Centre for commercial and service purposes by the year 2025.

III. Increase the productivity of paddy production by 100% by 2031.

2. Creating the most attractive residential zones through cluster settlement development.

I. Development of 56 km. of internal roads to improve the access to cluster settlements by 2031.

II. Increase the existing areas for sports and public recreation activities up to 92 Ha. by 2031.

III. Provision of 100% adequate drinking water facilities to 2762 houses without pipe borne facilities by 2025.



3. Green city free from Disasters

- I. Development of an area of 2.5 km. in the city centre as a green lane by the year 2025.
- II. 100% elimination of the threat of wild elephants affecting so many Grama Niladhari Divisions by 2025.
- III. 100% protection of existing protected areas by 2025.
- IV. Development of tourist attraction while preserving the existing ecological identity of the area by 2031.

CHAPTER 05

SWOT Analysis



CHAPTER 05

SWOT Analysis and Summary of the Data Analysis

The method of SWOT Analysis has been used to identify the potentials, weaknesses, opportunities and threats of the current Kanthale City in reaching the goals to achieve the vision in the Kanthale Urban Development Plan.

5.1 A commercial city based on agriculture and allied services

Strengths

1. 44% of the employees are engaged in agriculture sector.
2. 16% of the total land use is paddy cultivation and 17% is sugarcane cultivation.
3. 42% of the total paddy cultivation of the Trincomalee District is carried out in the Kanthale Pradeshiya Sabha area.
4. Cultivation of about 15% - 20% of other crops in Trincomalee District is carried out in Kanthale Planning area.
5. Action has been taken to restart the Kanthale Sugar Factory through the Policy Statement.

Weaknesses

1. Not making optimal use for agricultural lands.
2. Outflow of agricultural production as raw material without added value.
3. Kanthale Lake being the main source of drinking water.
4. 70% of the internal roads are in a dilapidated condition.
5. Availability of nearly 5 Ac. of underutilized land in the city centre.

Opportunities

1. Location of the area connected to a main road system.
2. Under the Proposed National Physical Plan - 2050;
 - Development of Kanthale town as an Industrial City for making agricultural products.
 - Being a city in the economic corridor from Colombo to Trincomalee.



3. Ability to feed Kanthale Lake from Moragahakanda Irrigation Project.

Threats

1. Lack of adequate rain water.

It can be seen that there are many strengths in the Kanthale Pradeshiya Sabha area in reaching this goal. Location of existing reservoirs and a conducive environment for agriculture, with a large percentage as high as 41% of the employees being employed in the agricultural sector, paddy cultivation as high as 16% of the total land use and potential of sugarcane cultivation as high as 17% has provided the basic background needed to promote an agrarian economy. Also due to the availability of large-scale Agricultural production (42% of the total paddy cultivation in the Trincomalee District and 15% - 20% of the other crops) there is a potential to further develop an agro economy in the Kanthale Pradeshiya Sabha area. The resumption of operations at the Kanthale Sugar Factory, which was closed down through the policy statement, has been the major factor in the commercial economic growth of the Kanthale economy which is based on agriculture.

Failure to use agricultural lands optimally can be identified as a major weakness in promoting an urban commercial economy based on agriculture and allied services. Although sugarcane accounts for as high as 17% of the total land use, it has not yet been able to reap the economic and social benefits that can be derived from the optimal use of large amount of land. Also, paddy produced in the Kanthale area does not become a value-added production like rice and the economic benefits have been lost due to the influx of paddy into Polonnaruwa and surrounding areas. In addition, the dilapidated internal road system has severely hampered the transportation of manufactured goods.

Location of Kanthale in connection with a major road network is a great opportunity to promote an agrarian economy. Due to its connection with the major cities of Trincomalee, Colombo, Kandy, Kurunegala and Batticaloa, the transportation of agricultural products can be done easily. The Proposed Development Plan (NPPD) for the year 2050 prepared by the National Physical Planning Department, has been identified to develop as an Agro Based Industrial Cluster. The guidelines of the above-mentioned Plan have helped in formulation of this Plan and the location of the Colombo – Trincomalee Economic Corridor (East – West Economic Corridor) can be considered as a major potential. Also, due to the current supply of water through the Moragahakanda Irrigation Project, it has become a prime opportunity to increase agricultural production by releasing more water for cultivation.



The biggest threat to the agricultural development of Kanthale is due to the fact that Kanthale is located in the dry zone and there is no rain for most of the year, making it difficult to obtain water for agricultural development. Restriction of agricultural activities using Kanthale Lake and other small tanks during drought is a threat to Kanthale economy. Also, due to the Kanthale being the source of drinking water for the city of Trincomalee and its environs, the limited supply of water for cultivation during the dry season is a threat to the agro – economy.



5.2 Creating the most attractive residential zones through cluster settlement development

Strengths

1. Spread out the existing settlements as clusters.
2. Located close to Trincomalee city.
3. Availability of adequate water sources to supply water.

Weaknesses

1. Dilapidated internal road network.
2. Weaknesses in pipe borne water supply.

Opportunities

1. Location in connection with a main road system.
2. Under the National Physical Plan – 2050:
 - a. Kanthale city is within the Trincomalee Metro Zone
 - b. Possibility of investment opportunities in connection with the main road network.
 - c. Kanthale city being a city in the economic corridor from Colombo to Trincomalee.
3. All facilities are centralized in the city of Trincomalee.

Threats

1. Human – Elephant conflict

The city of Kanthale in particular is inhabited based on areas that have developed into residential areas centered on tanks and paddy cultivation and sugarcane cultivation. According to the Development Pressure Plan shows how the settlements are spread according to the Development Pressure Plan, especially along the Kanthale – Trincomalee main road linearly and Grama Niladhari Divisions of Raja Ela, Batukachchiya, Jayanthipura, Vanela, Pansalgodella, Agbopura



are spread as cluster settlements. The abundance of land required for development as a residential city can be identified as a strength. Also due to its proximity (39 Km.) to Trincomalee, the main administrative city of the Trincomalee District, the population living within the Kanthale Planning area is able to easily access their services and needs. In addition, as the Kanthale Lake is the main source of drinking water, the problem of drinking water can be easily solved.

The dilapidated internal road network and the lack of adequate transport facilities for the people living outside the city limits to enter the city are major threats to creating attractive residential areas. It is also possible to achieve the above-mentioned residential zones by completing the current water shortage by 2031.

The location of Kanthale in connection with a major road network is a great opportunity to promote residential areas. Connecting with the major cities of Trincomalee, Colombo, Kandy, Kurunegala and Batticaloa is a great opportunity for the people living in the planning area to fulfill their needs. The location within the Colombo - Trincomalee Economic Corridor (East - West Economic Corridor) which is introduced in the Proposed Development Plan (NPPD) for the year 2050 prepared by the National Physical Planning Department could be considered as a major potential. In addition all the facilities in the city of Trincomalee are centralized, making it easier for the residents for their livelihood.

In addition, the human – elephant conflict can be cited as a major threat to the creation of perfect habitat. The human – elephant conflict costs more than Rs. 2 Million as compensation and human lives are also lost between 7 - 8.

Kanthale city is further stated to be suitable for providing residential needs especially in accordance with the Trincomalee Development Plan.

According to the above information, the total number of houses is expected to increase by 5,751 by 2031, reaching the target of 18,206 housing units estimated to be required by 2031.



5.3 Green City free from Disasters

Strengths

1. Presence of 88% natural ecosystem (forests, scrub, reservoirs, agricultural lands)
2. Consisting of forest zones.
3. Location of scenic spots unique to the area (Kanthale lake, Vendrasanpura lake and around Sathipaththana Meditation Centre)
4. Availability of self - sufficient irrigation system (tanks and reservoirs)

Weakness

1. Development pressure is directed towards areas with agricultural lands.
2. Human – Elephant conflict.

Opportunities

1. Feeding of Kanthale Lake from Moragahakanda Irrigation Project.
2. Location of the area adjescent to the forest conservation zone in the surrounding districts.

Threats

1. Lack of adequate rain water.

About 88% of the land use pattern consists of natural forests, reservoirs and agricultural lands which are strong factor for maintaining a good biodiversity ecosystem in the Kanthale Pradeshiya Sabha area as well as 33% of the total land area or 13456.28 Ha. is covered by a natural forest reserve zone is a strong factor and therefore, the objective of this Development Plan is to plan the development activities while protecting the conservation areas.

Furthermore, the Kanthale agricultural area is being nurtured with a more self-sufficient irrigation system and the recently completed Moragahakanda Reservoir Project will help the Kanthale area by obtaining adequate water facilities for agricultural activities to maintain agriculture and the natural environmental system especially during dry seasons.



The human - elephant conflict can be seen as a major disaster in the planning area and a major threat in achieving the goal of a disaster - free green city. Annually more than Rs. 02 million as compensation due to human-elephant conflict and 7 - 8 human lives as well as nearly 30 elephant lives are lost each year.

In addition, when consider the current development pressure, it is also moving towards agricultural lands, which is major threat to the natural ecosystem. The Moragahakanda Irrigation Project has been able to increase agricultural production by releasing more water for cultivation due to the current supply of water. In addition, the fact that the planning jurisdiction is adjacent to the Habarana and Somawathiya sanctuaries is an opportunity to achieve the above objective. Also, the biggest threat to the development of Kanthale as a green city is the lack of rain for most of the year due to its location in the dry zone.

CHAPTER 06

The Plan



CHAPTER 06

The Plan

6.1 Conceptual Plan

The main vision of the Kanthale Development Plan (2022-2031) is to find solutions to the problems identified in the Plan as well as to make effective use of the potentials of the area to carry out development activities in a manner that will meet the basic needs of the people living in the area in a well alignment of development proposals through national policies to achieve the vision, goals and objectives of this Plan.

Kanthale Pradeshiya Sabha area can be identified at present as an agro-economy area located 35 km. west of the Trincomalee District on the Trincomalee - Colombo Road. The Planning area which is bounded by dry zone protected forests to the east, west and north with natural beauty and basically a rural agro-economy with lakes and lush green fields and a high inclination towards agricultural residential use is presently known as the “Agricultural city at the east gate”.

The main objective of this Plan is to achieve the long term vision of the “Agricultural city at the Eastern Gate” by creating a commercial, agricultural and residential city that will makes agriculture the livelihood of the Kanthale area, full of natural ecological beauty with all the amenities, combining the development activities carried out by various governmental and non-governmental organizations in the area such as the Kanthale Sugar Industry Project, Irrigation Rehabilitation Project, Drinking Water Project for Trincomalee District, direct and indirect developments in the Trincomalee - Colombo Economic Corridor and to make agricultural products economically viable. In order to achieve this vision, there is an urgent need to take action to prevent the current and ongoing developments in the area from spreading to sensitive areas such as ecologically sensitive areas and forest conservation areas.

It is imperative that the Kanthale Sugar Industry Project, which has had a significant impact on the development of the area, minimize the social and environmental problems that arise in the process of restarting it on government policy as well as the basic foundation required for it and the preparation and planning of the environment necessary for its development.

Irrigation canal system, which is the main requirement for reviving the agro-economy of the area, is becoming inactive throughout the area. It should be rehabilitated and a water supply scheme through agricultural wetlands should be carried out in collaboration with the Irrigation Department in connection with Kanthale Lake, the main irrigation canal in Kanthale and other tributaries.



In order to avoid the future development activities such as residential, commercial and other developments in the area moving to agricultural areas and to develop those in existing town centres and residential zones, planning and regulatory controls need to be developed.

Paddy production, sugarcane related products, cattle herding and dairy related products, other crops grown in the agro-economy in the area are available throughout the area and those production activities need to be systematically planned and located in suitable zones to facilitate the future economic growth. At the same time, planning concepts have been introduced to protect and develop the wild elephant resource which is a great resource in the area and to attract tourists.

When consider the current profile of Kanthale urban development, Kanthale is the main urban centre. All the administrative institutions are concentrated in this city and people are gathering to this city from other cluster settlements for administrative and commercial purposes. The weakness of the existing road network is well reflected in the implementation of these works and development of these roads to create a safe environment for the people engaged in agro-economy in the area such as the cluster settlements around Van ela East, Pansalgodalla, Ganthalawa Unit 12, Ganthalawa Unit 11, Raja Ela Unit 04, Raja Ela Unit 03, Sooriyapura, Peraru East, Peraru Unit 2 and Raja Wewa is another objective of this Plan.

In designing the planning concept presented in this Plan, the creative vision is to expand the overall area by 2030 with the primary objective of explaining the direction of development. To achieve this vision, the development concept is designed based on the centralization of administrative institutions in the area, the development of the commercial zone, development of the medium density residential zone and the development of low-density cluster settlements as well as the protection of conservation areas and the development of infrastructure in agricultural areas.

Kanthale is a developing city with a major focus on the irrigation industry and a large number of lands owned by the Irrigation Department, the Police Department and the Government are located in the city centre and there is a possibility of use these lands for future development activities. It is also observed that 88% of the land in the Planning Area is earmarked for environmental conservation, environmentally sensitive areas and reservoirs and the construction work is being done linearly and it is being observed that those are happening centering the Trincomalee - Colombo main road.

Development is also directed towards ecologically sensitive areas and lands used for agricultural purposes. To prevent this, the development vision is to focus on future development in cluster settlements, with the city of Kanthale as the Commercial Zone, the areas such as Ganthalawa, Vendrasanpura, Raja Ela, Peraru, Agbopura, Batukachchiya, Suriyapura, Jayanthipura, Van Ela, Pansalgodalla as Residential Zones. Necessary background has been prepared under the development concept to locate and develop the proposed Industrial Zones of Seenipura and Suriyapura.

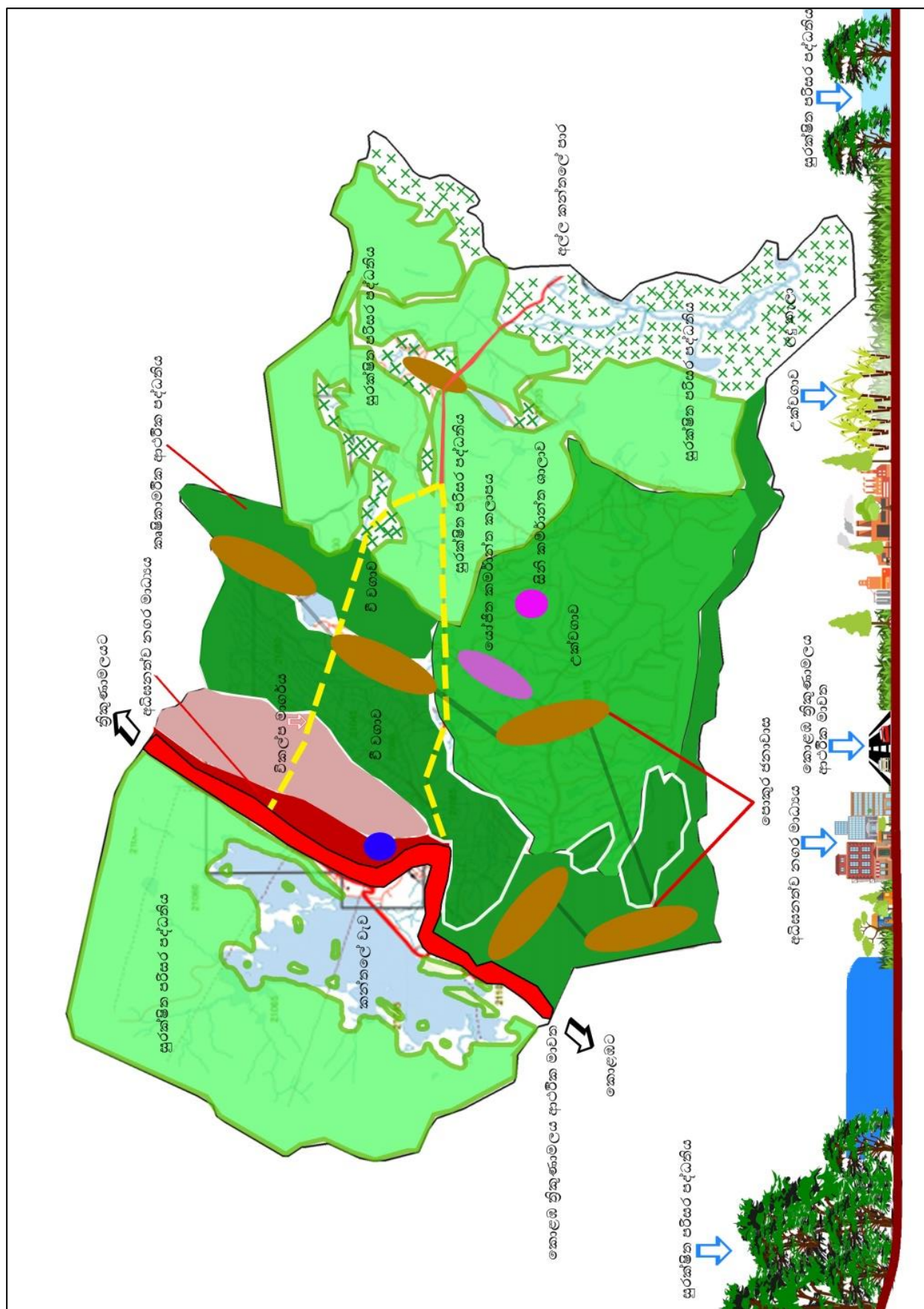


The main access road to City of Kanthale is the Colombo – Trincomalee A6 Road. This road and the Alla – Kanthale road which connects the Seruwila and Kanthale can be identified as the second main road. Also the Trincomalee – Colombo railway line which is the main railway line passes through the Kanthale area and the railway stations and by roads on this line are in an undeveloped condition. Therefore, the city of Kanthale is constantly congested and in order to avoid these problems in the planning concept, development of by roads in the future will be more frequent in the city of Kanthale. Development of by roads will strengthen the existing link with the cluster settlements and reduce the traffic congestion in the future by avoiding the use of existing main roads to connect with the main city.

Accordingly, major urban development, low density residential areas (cluster settlements), accompanying main roads, by-road development, Pradeshiya Sabha road development and new concept road width as indicated in the Plan will be developed in future developments, creating a developing city based on the Zone Factor for control of building density and growth by 2031 in the Kanthale Planning Area is the primary objective in the planning concept.



Picture No 6. 1: Conceptual Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



The Development Plan focuses on five key concepts for its vision in reaching future goals.

1. Agricultural Economy
2. Development of cluster settlements
3. Secure ecosystem
4. Colombo – Trincomalee Economic Corridor
5. High Density Town centre

1. Agricultural Economy

Out of the 11 Divisional Secretaries Divisions in the Trincomalee District, 42% of the total production from the entire district, especially paddy, belongs to the Kanthale area. In particular, this agricultural economy is nourished by Kanthale Lake, Vendrasanpura Lake and Jayanthi Lake, which are unique irrigation systems in Kanthale. This Development Plan focuses on development of agriculture with maximum productivity through the use of modern technologies in the total area of the existing Kanthale area through these lakes of historical value and creating a competitive market with value for these products.

2. Development of Cluster Settlements

The city of Kanthale consists of 23 Divisional Secretaries Divisions with a population of 57,784 in 2019 and its future population forecast for the year 2031 is 72,825. The Development Pressure Analysis of Kanthale town is expected to meet the targeted residential demand by 2031 and to reduce the impact on paddy cultivation and agricultural lands especially by creating cluster settlements in and around Kanthale town. For these cluster settlements, the areas such as Kanthale town, Rajawewa, Raja Ela, Units 03, 04 Peraru East and Van Ela East and Gantalawa Units 11 and 12 have been identified.

3. Secure Ecosystem

The Kanthale area covers over 88% of the total land area with natural forests, reservoirs, open areas and through paddy and sugarcane cultivation a 'green environment' of green and blue has been created. It is expected that this plan will create an eco-friendly development while preserving that ecosystem for the future.

4. Colombo – Trincomalee Economic Corridor

According to the National Physical Plan 2050, the Trincomalee - Colombo main economic corridor by connecting with the city of Kanthale and the impact of direct and indirect development activities that take place through it will also be considered, especially in the formulation of the Concept Plan.



5. Densified Town Centre

It is expected to develop Kanthale in the future as a major city providing commercial, residential and other general needs to the people of Kanthale as well as to the migrants who come from outside the city for their daily needs by the year 2031, making optimal use of underutilized land and other resources and services, especially in the city. This Plan is expected to achieve those targeted Goals.



6.2 Proposed Land use Plan

The proposed Land use Plan of the Development Plan for the period 2022-2031 describes how the existing lands in the Planning Zone will be used over the next ten years. This explains the placement of the projects proposed in the Plan for the area on a scientific basis to move towards the vision of the Development Plan.

In this context, the Kanthale Development Plan will further develop and protect the eco-sensitive areas and protected areas within the next ten years, thereby distributing the water resources collected by the Reservoir System which is the lifeline in this area for the recommended projects and placement of such projects. It shows a land use pattern that builds on a unique urban model to make the vision of the future, the “Eastern Gateway Agricultural City Concept” a reality.

In this concept, the Kanthale Planning Area will be developed in the future as a city centre based on the city of Kanthale with a focus on urban and administrative activities and high density residential use. The Zoning Plan will be used as the main tool for the creation of high residential density zones and future development projects will be based on the building development and governance concepts within the legal framework used within it.

As people make their way from Habarana to Kanthale, they will be able to observe the animals and wildlife that live in the natural environment, the commercial stalls of curd industry as well as the Kanthale Reservoir on the left and the paddy field with full of beautiful scenic fields. The Buddhist temples built on both sides of the Kanthale Lake bund and the Vendrasanpura Lake will leave an indelible mark on them.

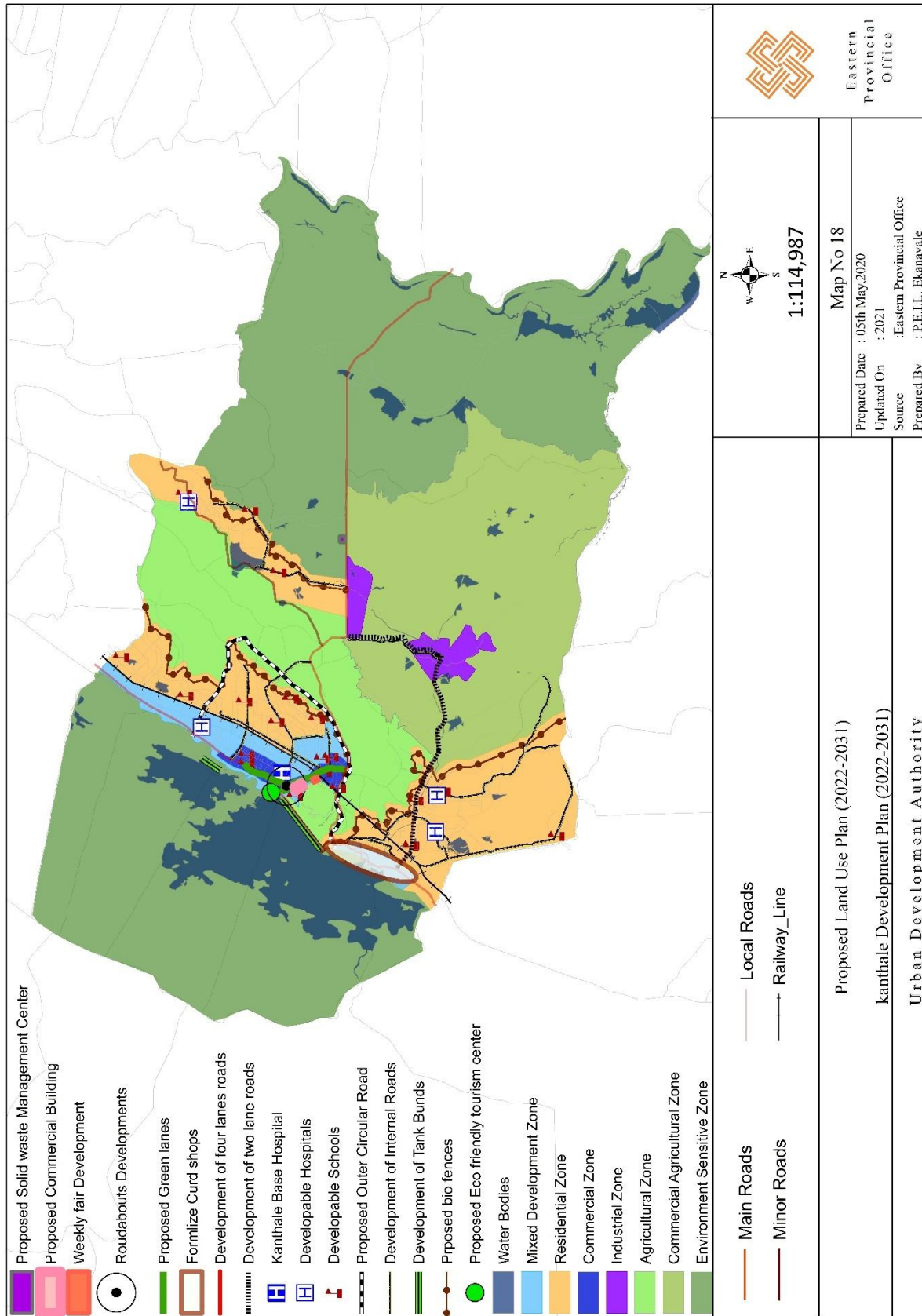
The city of Kanthale will be built on the proposed road pattern as the walking lane and tourist attractions on the Kanthale bund will evoke the memory of the complex as it passes through the bund. Mixed uses and parking centres in medium rise buildings in the city, the main railway station along with the bus stand will be built on a planned basis in the future and land use will be used as a major tool in the future.

When people passing through the city presently see a residential and commercial area, while in the future, the features such as parks, playgrounds, health centres (hospitals) and commercial centres could be seen as shown in the lay out. The by-road development project is located on the Alla - Kanthale Road towards Seruwila from the Kanthale town centre and the scenic paddy field area on the left is shown. The travellers on this road can see the cluster villages of Jayanthipura and Siripura and the Main Waste Management Project can be observed by travellers in the Agro Industrial zone. The main Sugarcane Industry of Sri Lanka as well as sugarcane plantations can be seen in the west. Also, the nature reserve along this road will help you to remember the wildlife again and again.

Accordingly, the Proposed Land use Plan demonstrates the basis on which land use in Kanthale is planned for the next ten years.



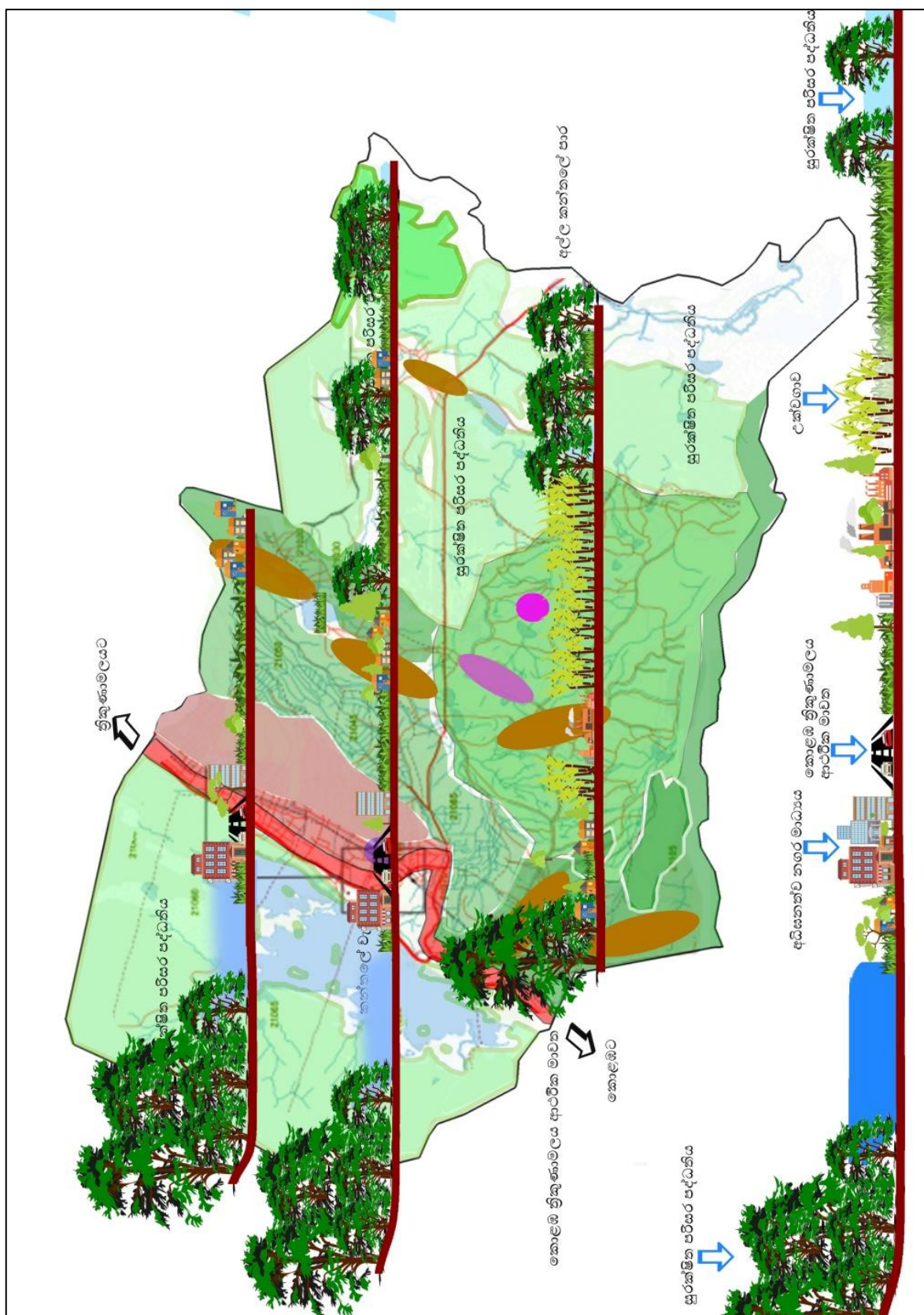
Map No 6. 1: Proposed Land use Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



Picture No 6. 2: Cross Section of the Town Centre



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.3 Physical and Social Infrastructure Development Strategies

6.3.1 Service Plan

The Service Plan for the Kanthale Urban area has been prepared to achieve the vision of developing the Kanthale urban area as an agricultural city and to achieve the relevant objectives and goals.

6.3.1.1 Proposed Settlement Plan

Kanthale area is a plain area with minimal natural disasters when compared to the other areas in Trincomalee District. Plans have been prepared to develop the infrastructure required to create a residential population growth of 72,825 in the Kanthale Urban Planning Area by the year 2031. The purpose of the Settlement Plan is to utilize lands other than eco – sensitive zones and paddy lands for residential development as much as possible to provide land for future populations.

Table No 6. 1: The Housing Requirement in 2031

Zone	No. of Houses (2019)	Estimated No. of Houses (2031)	Difference
High Density Urban Zone	2092	2662	570
Low Density Urban Zone	2712	3615	903
High Density Residential Zone	3294	4046	752
Low Density Residential Zone	4501	5726	1225
Industrial Zone	80	80	0
Environmentally Sensitive Zone	184	184	0
Paddy Cultivation	378	378	0
Commercial Agricultural Zone	569	870	301
Total	14,813	18,206	3,751

Source : Eastern Provincial Office, Urban Development Authority, 2022



The Planning Zone is expected to be designed under 04 density zones and 03 additional zones as identified by the technical analysis (Livability Analysis, Potential Analysis, Sensitivity Analysis) used to identify residential areas suitable for habitation.

By 2031, the largest population is expected to be in the residential zone, while other densely populated areas are expected to grow in the mixed development zone, commercial zone and industrial zone, respectively. In addition, the increase in new housing is not permitted in the agricultural zone, commercial agricultural zone and eco-sensitive zone. Accordingly, the total number of houses required by 2031 can be calculated as follows.

Table No 6. 2: Number of houses to be provided by the year 2031

No. of houses will increase by 2031	3,393
Semi – permanent and temporary houses	2,358
No. of houses to be constructed by 2031	5,751

Source : Eastern Provincial Office, Urban Development Authority, 2022

Assumptions:

1. Number of houses has been calculated by calculating the size of a family as 04.



6.3.1.2 Education Facilities Development Plan

The Plan aims to provide the primary and secondary education facilities required for the expected population of 72,825 by 2031.

Table No 6. 3: Growth of school children by 2031

	2019	2031	Increase in Students 2031
Number of students in schools in the Planning Area	11,468	14,565	3,097

Source : Eastern Provincial Office, Urban Development Authority, 2022

According to the Table above, the number of school age children in the Kanthale Planning Area is expected to increase to 3,097 by year 2031 and facilities of the school should be provided in a quality and quantitative manner to provide a formal education to those children. Plans should be made to improve the following school system for that purpose. There are 27 schools located in the Kanthale Planning Area and it is proposed to upgrade the existing schools in the area to meet the increasing number of students by 2031.

Table No 6. 4: schools to be developed

School	Proposed Development
Parameshvara Vidyalaya	Improvement of facilities
Bhathiyagama Vidyalaya	Improvement of facilities
Central College, Kanthale	Improvement of facilities
Ganthalawa Maha Vidyalaya	Improvement of facilities
Vendrasanpura Maha Vidyalaya	Improvement of facilities
Raja Ela Maha Vidyalaya	Improvement of facilities
Seevali Vidyalaya	Improvement of facilities
Agrabodhi National School	Improvement of facilities
Ayasha Balika Vidyalaya	Improvement of facilities
Al Tharik Maha Vidyalaya	Improvement of facilities
Mahawelipura Vidyalaya	Improvement of facilities
Van Ela Maha Vidyalaya	Improvement of facilities
Jayanthipura Vidyalaya	Improvement of facilities
Agbopura Maha Vidyalaya	Improvement of facilities



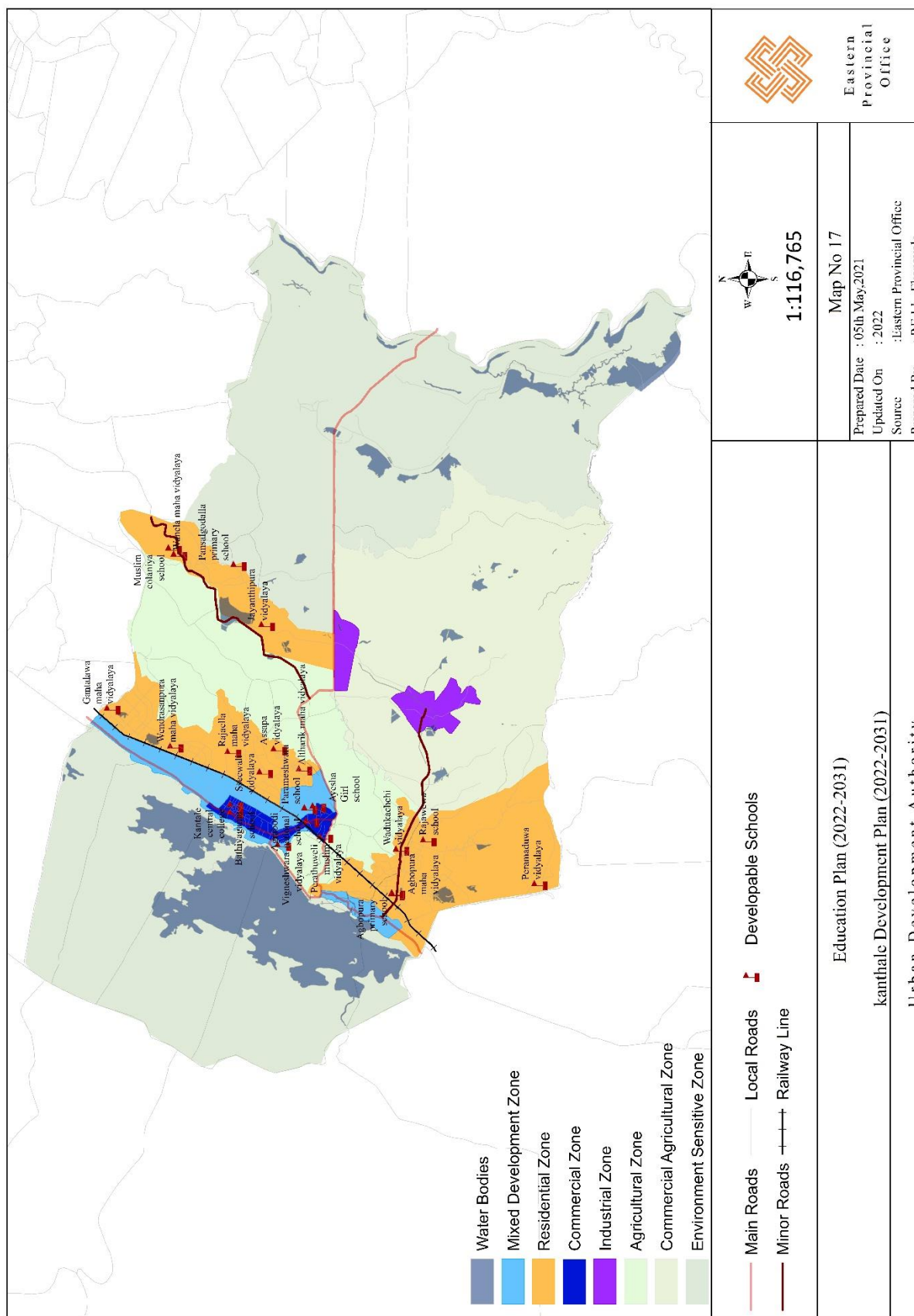
Peramaduwa Vidyalaya	Improvement of facilities
Wadukachchi Vidyalaya	Improvement of facilities
Rajawewa Vidyalaya	Improvement of facilities
Perathuveli Muslim Vidyalaya	Improvement of facilities
Vigneshvara Vidyalaya	Improvement of facilities
Bandaranayake Vidyalaya	Improvement of facilities
Assapa Vidyalaya	Improvement of facilities
Pansalagodalla Primary School	Improvement of facilities
Agbopura Primary School	Improvement of facilities
Muslim Colony Vidyalaya	Improvement of facilities

Source : Eastern Provincial Office, Urban Development Authority, 2022

The main objective of this Plan is to provide the educational facilities required by the residential population by improving the quality and adequacy of schools in the city. That goal is expected to be achieved by 2031.



Map No 6. 2: Education Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.3.1.3 Health Facilities Development Plan

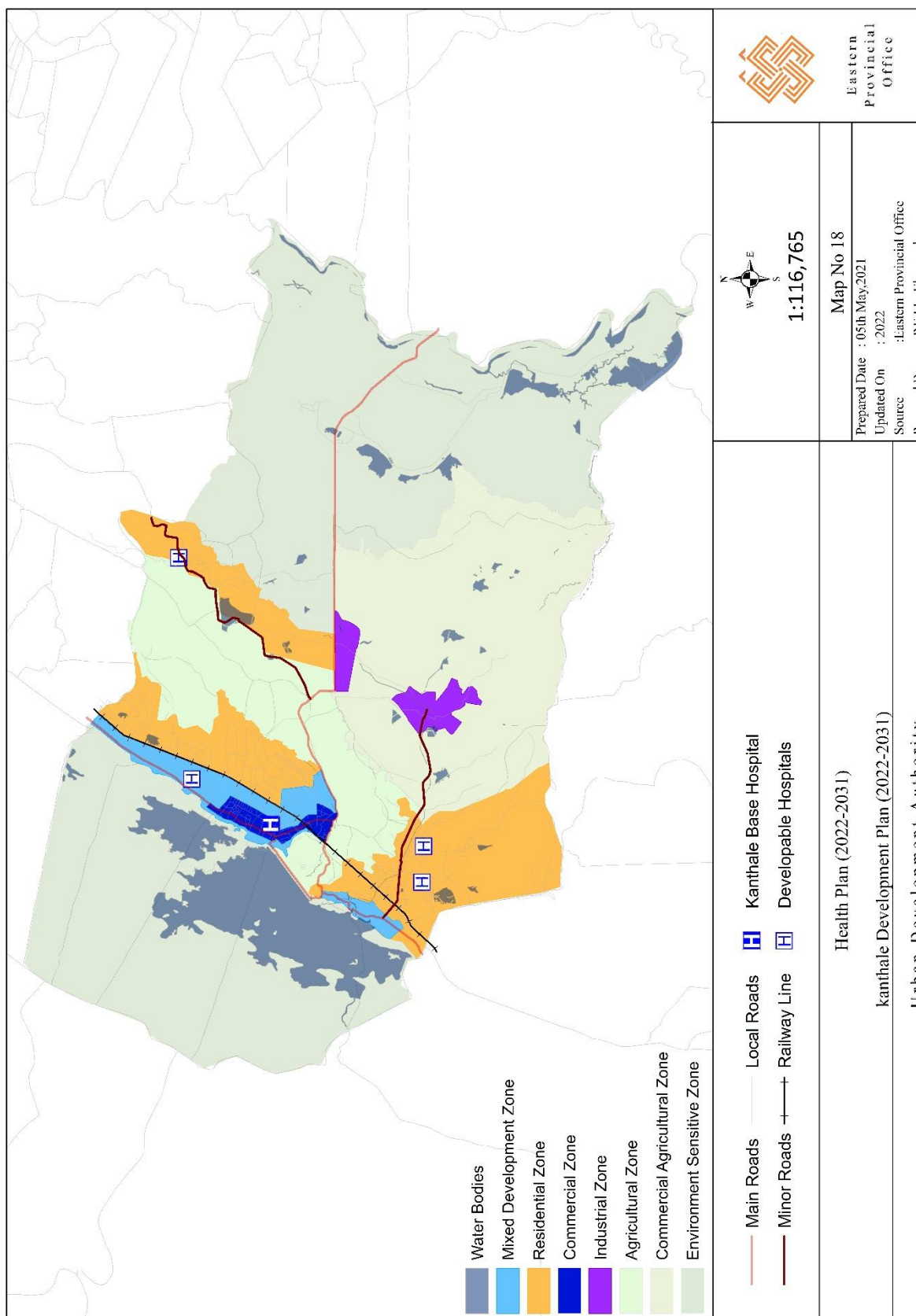
The Plan aims to provide adequate health facilities to the approximately 73,000 resident population and circulating population by 2031. Currently, about 1,500 people visit the city daily for health care, which is 2.8% of the 70,000-circulating population.

It is assumed that by the year 2031 the number of people coming for health facilities will increase. Accordingly, out of the expected daily circulating population of 82,000 by 2031, the population coming to health facilities is estimated as 2,500.

Accordingly, it is assumed that by the year 2031, the daily population coming for health facilities will be 2,500 and it is expected to improve the human and physical facilities of the Kanthale Base Hospital as required. The Development Plan aims to improve the quantitative and quality of hospitals in the Vendrasanpura, Van Ela and Agbopura areas.



Map No 6. 3: Health Facilities Improvement Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.3.2 Proposed Road and Transportation Plan

When consider the development of road and transport activities in the Kanthale area in the past, there is no extensive development in the road sector during the last 10-year period that is in the post war period. The Colombo - Trincomalee and Kanthale - Seruwila roads, which are the main roads in the area, have been developed in recent past and these roads are not of the required width and quality.

According to the Sri Lanka National Physical Plan - 2050, Kanthale has been identified as a city within the Colombo - Trincomalee Economic Corridor and the city of Kanthale needs to prepare for the next ten years, taking into account the development approach that will emerge from that Plan.

Development of a road network to facilitate better connectivity between residential areas and city limits in the area as well as to facilitate the daily transportation of local residents and cultivated products and promotion of public transport, reduce traffic congestion within the city and provide access to city beautification are done in the Transport Plan. It is expected to develop the road network to create a well-accessed road network with basic transport facilities in the Transport Plan.

One of the major projects in the Transport Plan is the development of the Alla - Kanthale Road from the Kanthale Clock Tower to the Portankadu Junction as a wide road with four lanes. This will help to ease the traffic congestion in the area where road development is in progress as well as facilitating the traffic between the surrounding cities by providing a solution to the problems caused by parking on both sides of the road. Also, through this, the commercial activities based on that road will be enhanced and this will further enhance the effectiveness of the trade. Along with the road development, the beautification of the city will also be enhanced by the beautification of both sides of the road.

In order to connect the area with the developed cities in the vicinity, a system of internal road development should be identified based on the existing building density within the city to meet the expected vehicle capacity in the existing road network by 2031.

▪ Strategy 01

Roads belonging to this category are owned by the Road Development Authority (RDA). These roads should be developed according to the following specifications.

Table No 6. 5: First Category Priority Road Development

Road	Development
Ambepussa Trincomalee Road (A6)	Development of the Road with four lanes. (With service areas, pavements, drains and street beautification)

Source : Eastern Provincial Office, Urban Development Authority, 2022



- **Strategy 02**

Development of Outer Circular Highway

Development of Outer Circular Highway can be identified as another important project in the Transport Plan. Alternative roads will be developed for heavy vehicles not required to obtain services through the Kanthale town to by-pass the Kanthale town centre without passing through Kanthale town centre. It is a great solution to the traffic congestion in the city due to heavy traffic.

The Plan also proposes the Outer Circular Highway as a solution to the existing main road in the city centre, which is not adequate, due to the transport intensities provided by the Petroleum, Minerals, cement products, flour transport carried out by the Prima Corporation, goods transported inland through the port, transport intensities provided by the industrial and tourist hub associated with the port of Kanthale.

This requirement is also mentioned in the Development Plan prepared for the City of Trincomalee.

- **Strategy 03**

The second category roads to be introduced in Kanthale area has been identified as Category B roads and the road connecting Agbopura, Seenipura, Alla-Kanthale road and Alla-Kanthale Road and the road which goes through Jayanthipura tunnel connecting Mollipothana Surangal road (Cross Road) will be developed in the area.

Table No 6. 6: Second Category Priority Road Development

Road	Distance
Seenipura Road	Development of the Road with two lanes. (With pavements, drains, street beautification and tree planting)
The Road connecting Agbopura, Seenipura, Alla – Kanthale	

Source : Eastern Provincial Office, Urban Development Authority, 2022

- **Strategy 04**

The C category roads, which are the third-tier roads, are said to be the most accessible of the dense and cluster settlements created in the Kanthale Urban Development Plan. These roads are owned by the Pradeshiya Sabha and it is hoped that increasing the development density of these roads will facilitate future access to the expected developments. It is also proposed to work outside the agricultural zones in the development of these roads, through which the vision of the Plan is expected to be fulfilled.



In the development of this category C road, the roads connecting the main roads A and B will be given priority and the width of the existing roads should be at least 6 m when applying the concept of road width to these roads.

Table No 6. 7: Specifications for Proposed Roads and Building Limits

Category	No. of Vehicle lanes	Service Area	Proposed Road Width	Building Limit	Pedestrian Walkway	Parking
First Class Roads (A)	04	Not Applicable	80'	50'	Applicable	Applicable
Second Class Roads (B)	02	Not Applicable	60'	40'	Applicable	Applicable
Third Class Roads(C)	02	Not Applicable	40'	20'	Not Applicable	Not Applicable

Source : Eastern Provincial Office, Urban Development Authority, 2022

The development of the internal road network is a major project in the Transport Plan to create a better connection between the city and the residential areas. This is expected to solve the problem of lack of proper connectivity between the residential areas and the Kanthale city limits due to the narrowness and dilapidated condition of the internal road network, facilitate interconnection between the zones and facilitate access and systematic transport services. The table below contains the proposed internal routes for intensifying development.

Table No 6. 8: Pradeshiya Sabha Roads to be Developed

I. Parakrama Road located in between Raja Ela Road and Ambepussa – Trincomalee Road	II. Craft Home Road
III. Senanayake Road located in between Raja Ela Road and Ambepussa – Trincomalee Road	IV. Peramaduwa Road
V. Vendrasanpura Bo tree Mawatha located in between 500 Acre Road and Ambepussa – Trincomalee Road	VI. Tigar Culvert Road
VII. Chulabhaya Mawatha	VIII. DivulKale Mawatha
IX. Peraru Raja Ela Road	X. Seenipura Road
XI. Janatha Mawatha	XII. 12 Barrier Mawatha
XIII. Raja Ela Road	XIV. Camp Mawatha
XV. 500 Acre Road	XVI. Van Ela Mawatha
XVII. Unit 16 Road	XVIII. Jayanthi Pura Mawatha

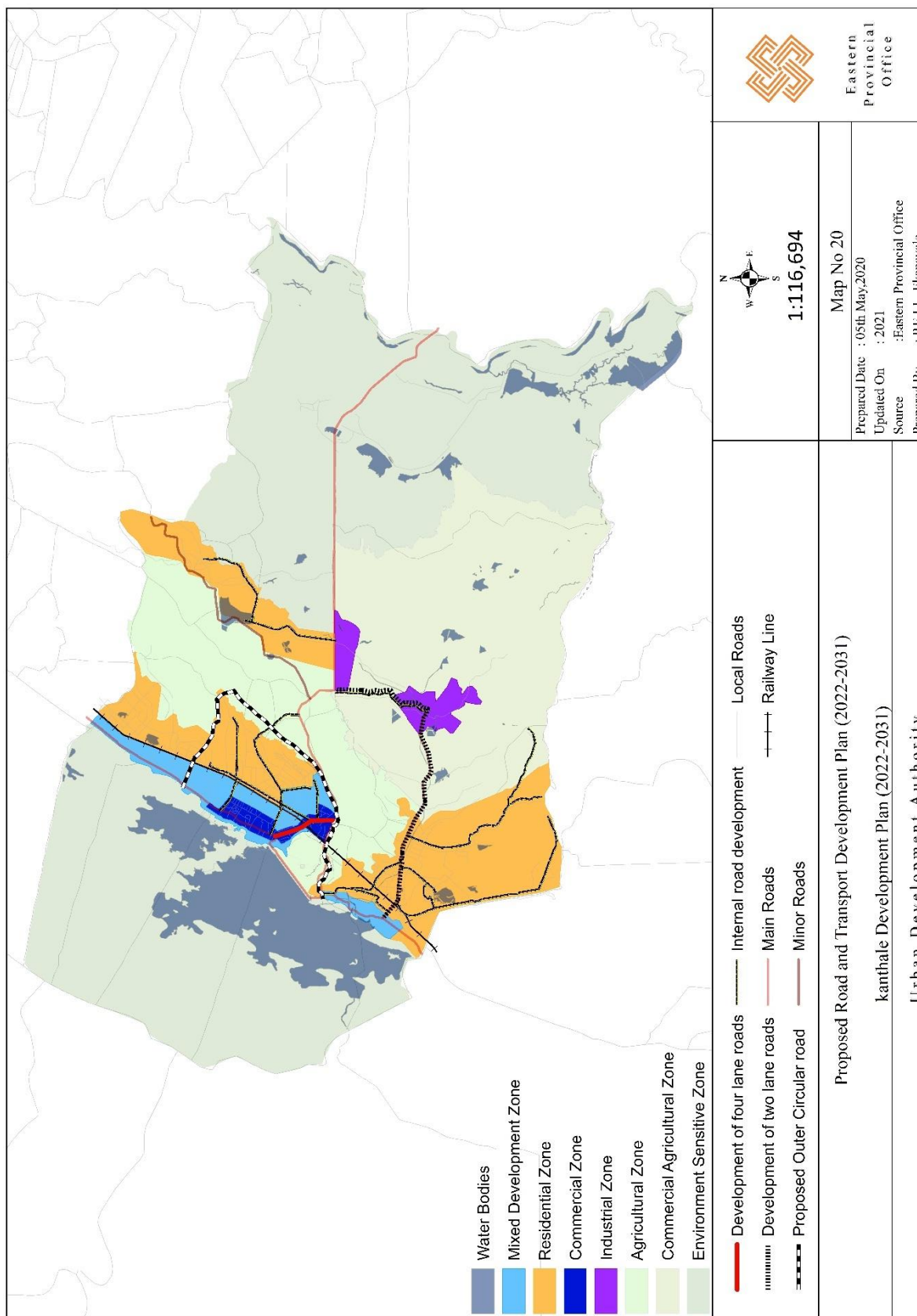


XIX. Road from Seenipura Barrier Junction to Portonkattu Junction	XX. Agrarian Service Mawatha
XXI. Coka Mawatha	XXII. Muslim College Mawatha
XIII. Batukachchiya Mawatha	XIV. Samanala Bridge Mawatha
XXV. Seed Farm Road	XVI. Kovila Road

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map No 6. 4: Proposed Road and Transport Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.3.3 Proposed Water Supply Plan

It is essential to provide piped borne water to the 73,000-residence population by the year 2031, and to the 82,000 daily circulating population coming for education, health, commercial and administrative service needs and for strategic projects to be established by the Economic Development Plan. Accordingly, the projects proposed by the National Water Supply and Drainage Board for the year 2031 are presented in this Plan.

Table No 6. 9: Daily Water Supply Requirement - 2031

Resident Population (2030)	Residential Water Requirement (cu. m.)	Industrial Water Requirement (cu. m.)	Other Water Requirements (cu. m.)	Total Water Requirement (cu. m.)	Non Revenue Water Connections (NRW -30%)	Total Water Requirement (cu.m.)
72,825	8,739	2,660	1,773	13,172	3,952	17,124

Source : Eastern Provincial Office, Urban Development Authority, 2022

Assumptions: When calculating the residential water requirement, the daily water requirement is calculated assuming 120 liters per person. Other water requirements are calculated according to the Master Plan - 2030 of the National Water Supply and Drainage Board

The following projects are proposed to be implemented by the National Water Supply and Drainage Board by 2031 to meet the above water requirements. (Table No 6.10)

The water requirement of Kanthale Planning Area is 17,124 cubic meters by the year 2031 and the National Water Supply and Drainage Board expects to supply 54,000 cubic meters by the year 2031 for the Kanthale and Thambalagamuwa Divisional Secretaries Divisions alone. By 2031, the Water Supply and Drainage Board intends to supply water through other projects to Towns and Gravets in the Divisional Secretaries Divisions that currently receive water supply from Kanthale Water Treatment Plant, including part of Kinniya, Kuchchaveli. It is planned to supply water to Kanthale and Thambalagamuwa Divisional Secretaries Divisions only through the Kanthale Water Treatment Plant.

Accordingly, it is essential that the above projects be implemented by 2031, which is expected to fully meet the current water demand.

**Table No 6. 10: Proposed Projects by National Water Supply and Drainage Board**

Divisional Secretaries Division	Proposed Scheme	Capacity (cu. m.)
Towns and Gravets	Extension of the Greater Trincomalee Plan	70,000
Part of Kuchchiveli		
Kanthale	Existing Kanthale Water Treatment Plant	54,000
Thambalagamuwa		
Kinniya	Improvement of Muthur Water Treatment Plant	38,000
Muththur		
Part of Seruwila - Muththur		
Part of Seruwila - Verugal	Existing Verugal Water Treatment Plant	6,000
Verugal		
Morawewa	Greater Anuradhapura North Integrated Water Supply Project	26,000
Gomarankadawala		
Padavi Sri Pura		
Part of Kuchchaveli		

Source : National Water Supply and Drainage Board- 2018



6.3.4 Proposed Solid Waste Management Plan

This Plan proposes a better solid waste management system for the Kanthale urban area in relation to the population as it is expected to attract more than 10,000 residence population by 2031 and in parallel the high-density urban area is expected to have a circulating population of nearly 82,000.

Proposed Plan

According to the forecasted population for the year 2031 in the Kanthale urban area about 06 tons of solid waste and 12 tons of solid waste from circulating population are generated and all together it can be predicted 18 tons.

The Kanthale Pradeshiya Sabha should expand the existing waste management for this purpose. The increasing amount of garbage by the year 2031 should be calculated, in proportion to the increasing residential and circulating population and collected by the Pradeshiya Sabha providing a more efficient and comprehensive service and handed over to the Jayanthipura Garbage Management Centre.

For this purpose, it is proposed to set up a waste recycling system, an organic fertilizer production project and a sewage recycling system in the 10 Acre land in Jayanthipura which is currently an outdoor area.

In addition, it is advised to collect solid waste generated in the suburbs outside the city on its own private premises. The following are the planned strategies that can be implemented in collaboration with the Kanthale Pradeshiya Sabha and the people of the area who are responsible for reducing the amount of solid waste generated.

Strategy 01 – Minimise Solid Waste Generation

Introduction of methods to encourage reducing and solid waste generation in the domestic, commercial and industrial sectors.

Organizing awareness and educational programs in public places and schools and introducing the concepts of waste management to the public through it and minimizing the generation of solid waste through it.

Strategy 02 – Separation of solid waste at the point of solid waste generation

Ex. Keep separately identifiable bins sorted by household, institutional, commercial, industrial and nature of the waste. That is;



(a) Organic – Green Colour

(b) Paper – Blue Colour

(c) Plastic – Orange Colour

(d) Metal – Brown Colour

(e) Glass – Red Colour

1. Implementation of waste management awareness programme for housing and commercial establishments by Local Authorities.

- Do not mix biodegradable solid waste with recyclable waste.
- Organize regularly educational and awareness programs and to make the public aware of the ‘No Separation - No Collection’ methodology and to act accordingly.

Strategy 03 - Promoting the conversion of all short term biodegradable solid waste into organic manure (compost), directing people to it and introducing affordable markets for organic fertilizers.

- Converting biodegradable solid waste generated in homes and establishments into organic manure at the point of generation.

Ex: Introduction of compost bins, pit system, live cells etc.

- Places where large amounts of biodegradable solid waste are generated.
Ex.: Composting using simple technologies in a place controlled by Local Authorities for hotels, hospitals etc. and non-composting houses etc.
- Encourage the production of organic manure through the use of compost bin or convenient technology in every household and thereby increase the cultivation of organic vegetables and fruits in the home garden and encourage the organic vegetable market.

Strategy 04 - Use of appropriate technologies for disposal of non-biodegradable (recyclable) solid waste.

- Organizing workshops to change the attitudes to promote concepts such as reuse of goods among the people at all levels (At school and Institutional level)



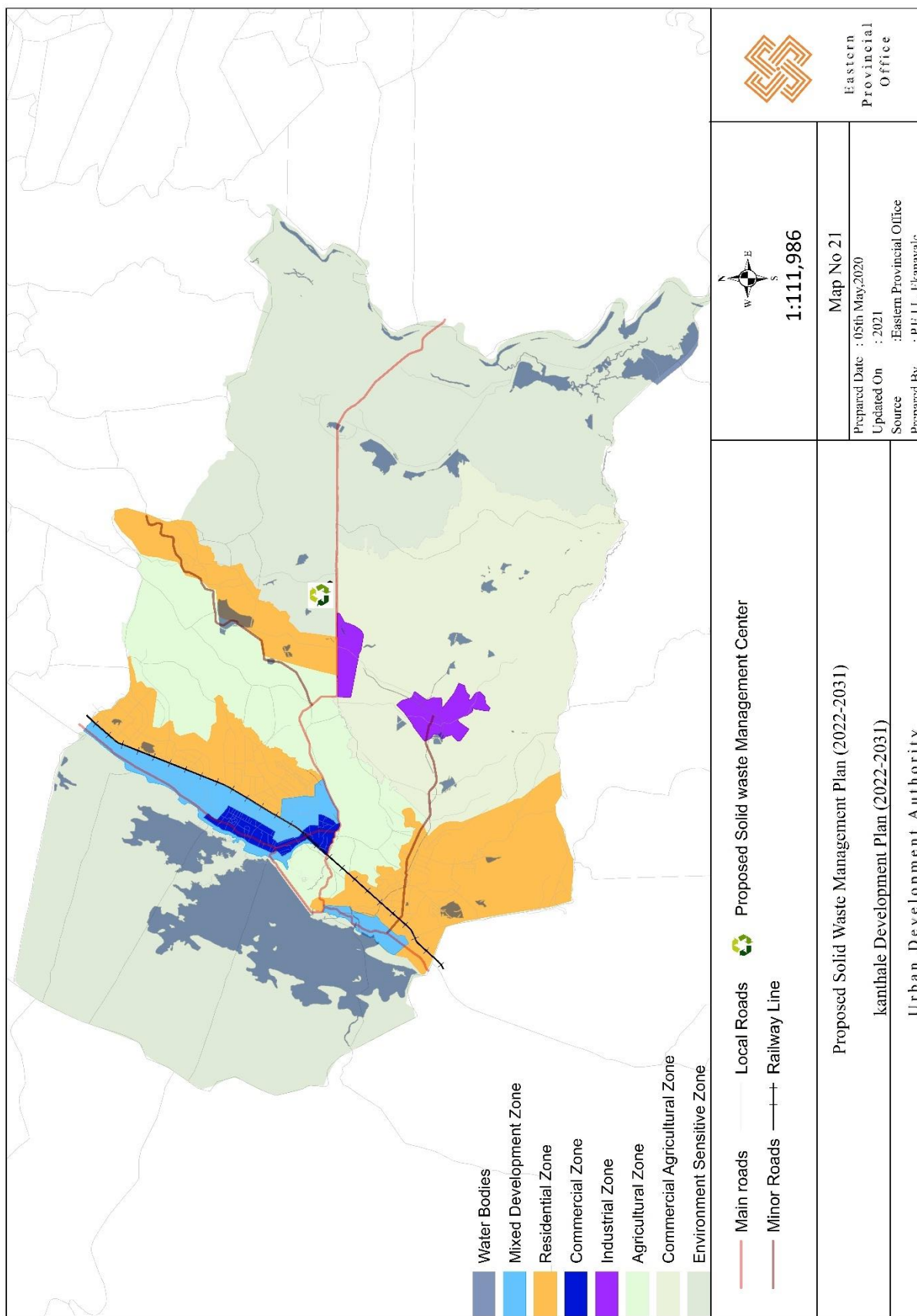
- Establishment of purchasing points for recyclable solid waste (glass, paper, metal), promotion and encouragement, market and entrepreneurship development.
- Registration of buyers for purchasing recyclable solid waste by the Local Authorities, maintain regular contact with them and provide information to the public.
- Activation of garbage market system for coconut shells, iron, plastic, electrical appliances etc. among the collected garbage.

Strategy 05 – Efficient collection and transportation of Solid waste.

- Implementation of door to door collection system.
- Providing houses with schedules of solid waste collection dates and types of solid waste (plastic, coconut shells, glass, etc.) collected on those days. (by Local Authorities).
- Ring a ‘Bell’ when a solid waste collection vehical arrives.
- Provision of necessary equipment and facilities for the compost yard to the Local Authorities.
- Placement of segregated parts in the vehicle for collection of solid waste types.
- Collection of solid waste by hand carts in places where heavy vehicles cannot reach.



Map No 6. 5: Proposed Solid Waste Management Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.4 Economic Development Strategies

6.4.1 Proposed Agricultural and Economic Development Plan

Economic strategies play an important role in the urban development process and the behavioral pattern of the economy directly affects the social, environmental and physical aspects.

The economic flow that determines the development direction of the city is incorporated in the Economic Strategic Plan, so that the vision and objectives of the Development Plan can be achieved.

For example,

- ❖ Economic Development.
- ❖ Improvement of the living standards of the people.
- ❖ Utilise existing resources to maximum efficiency.
- ❖ Expansion of business opportunities.
- ❖ Protection and conservation of natural resources.

Economic strategies have focused more on these areas.

Kanthale is an agricultural city developed on the basis of the irrigation system connected to the Kanthale Lake. At present 16% of the total land use is used for paddy cultivation and 17% for sugarcane cultivation. Also, 44% of the employment is working related to agriculture. Economic strategies are incorporated to address the existing problems using these potentials to maximum effectiveness.

Strategy 01 - Reconstruction of Irrigation System

Kanthale Lake, Vendrasanpura Lake, Peramaduwa Lake and Janaranjana Lake are the main irrigation systems based on agricultural activities. However, abandoned tanks can also be seen in this irrigation system which is the lifeblood of Kanthale area. Also, it has not been possible to start sugarcane cultivation due to insufficient water supply. Abandoned canals and reservoirs within the existing reservoir system have the potential to revitalize cultivation in the area. It directly affects the growth of the economy and the lives of the people.

Ongoing Projects

- Directing government allocations for strengthening tank dams to increase capacity and making necessary coordination activities.
- Reuse of abandoned tanks.



Strategy 02 - Construction of a Local Sales Centre

A large amount of the population of Kanthale is engaged in agriculture and in addition to this they are engaged in various local products such as fisheries and dairy production.

Due to the lack of sales centres for local products, it is planned to build a local product sales centre on the land in front of the land where the police are currently located. It is expected that this will create a market for local products and raise the living standards of the people engaged in the industry. It is also hoped to promote the production of curd in Kanthale in particular.

Strategy 03 - Construction of eco – friendly tourist lodging centres.

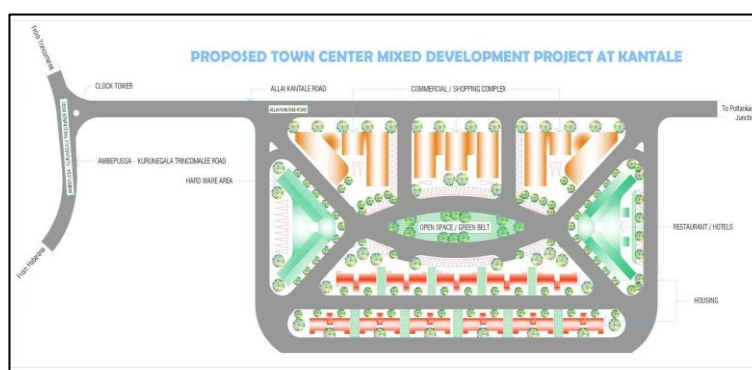
Although the eco-sensitive tourism industry is not thriving in the Kanthale area at present, there is an opportunity to establish such tourism industries.

Since Kanthale area is located in connection with the tourist hubs of Habarana, Anuradhapura, Polonnaruwa, Trincomalee and due to the abundance of wild elephants and wildlife in the ecologically sensitive areas of Kanthale, the Plan includes the construction of eco-friendly tourist lodging centres in the vicinity of Kanthale Lake.

Strategy 04 - Town Centre Development Projects

This land is located in the Kanthale town centre and currently there are several old official quarters owned by the Irrigation Department and a machinery repair shop within this land. These uses are located to the west and north of the land and the land to the east and south is vacant. Commercial buildings are located on this land facing the road and all these uses are located within the building line. Implementation of Development Plans needs to be carried out actively to make the city more efficient and effective in the future. This land will be used for this purpose and it is proposed to develop commercial buildings, parking spaces, official quarters and residential buildings (Committee houses) in it. The Plan provides the guidelines for the Proposed Layout Plans.

Picture No 6. 3: Design of the proposed city centre development project



Source : Eastern Provincial Office, Urban Development Authority, 2022



Strategy 05 - Kanthale Pola Development Project

At present the buildings used for the Kanthale Pola are in a very dilapidated condition. In this situation, it is very difficult for traders and consumers to carry out day - to - day sales and purchases. Also, in developing Kanthale as an agricultural city, Pola is the most suitable and the only place available for the farmers of the area to sell their agricultural produce. Therefore, the need to develop it should be expedited.

Strategy 06 - Projects to increase Curd Production

Kanthale is one of the main cities for Curd production in Sri Lanka. The following strategies are proposed in this Development Plan to further develop this industry.

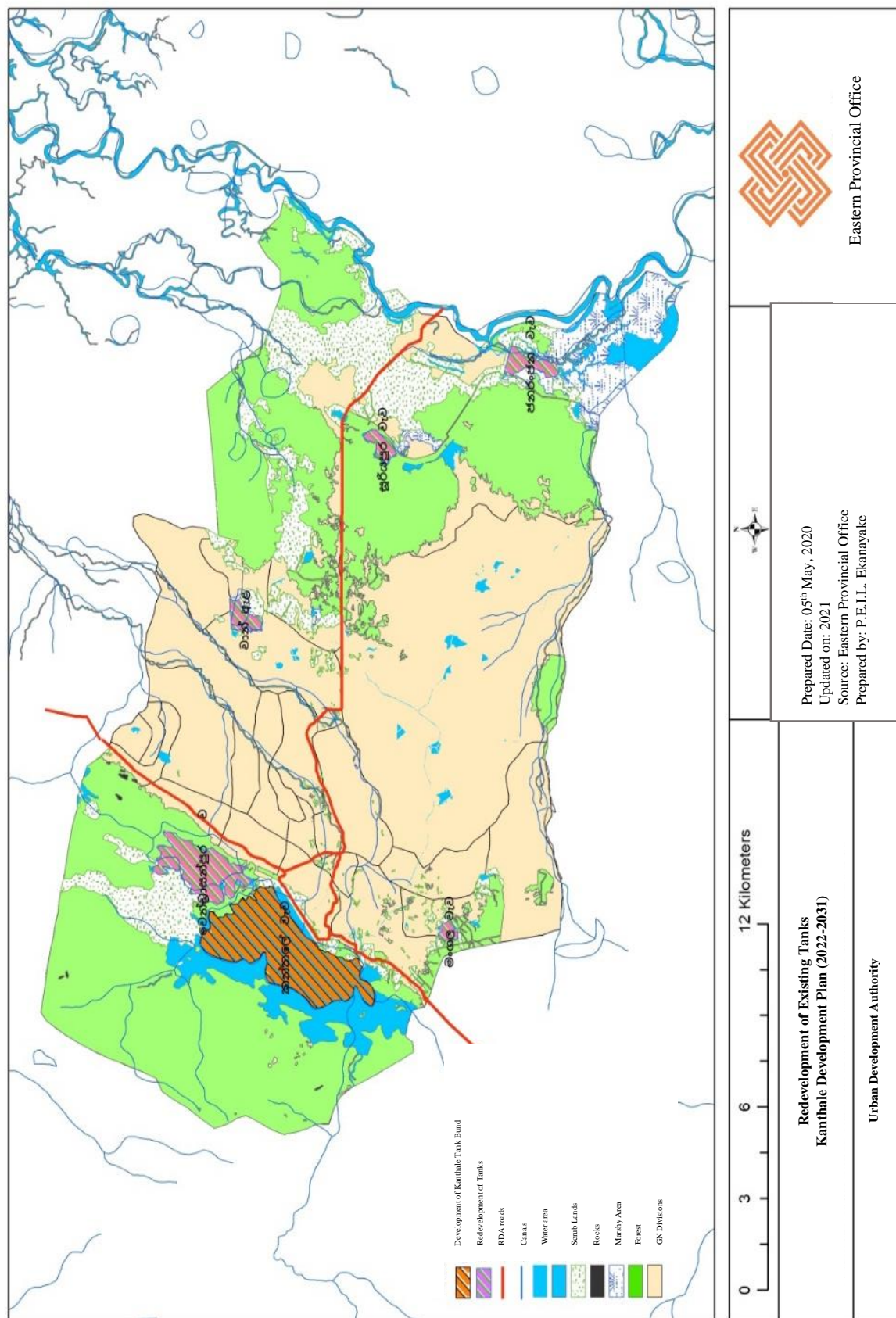
- An area of 25 Ac. has already been reserved for grass requirement for cattle in the adjoining areas of Thambalagamuwa and Muthur.
- Allocation of another 25 Ac. of land in the Chunnakkadu reserve for grass cultivation.
- Regularization of existing domestic curd outlets by facilitating business loans.

Strategy 07 - Proposed environmental friendly tourist Centre

Kanthale is a beautiful City located on the way to the tourist city of Trincomalee. The Kanthale Reservoir is a major tourist attraction. Therefore, there is an environment conducive to the construction of an eco-tourism centre near the Kanthale Reservoir, which has the potential to enhance the economic status of the area.



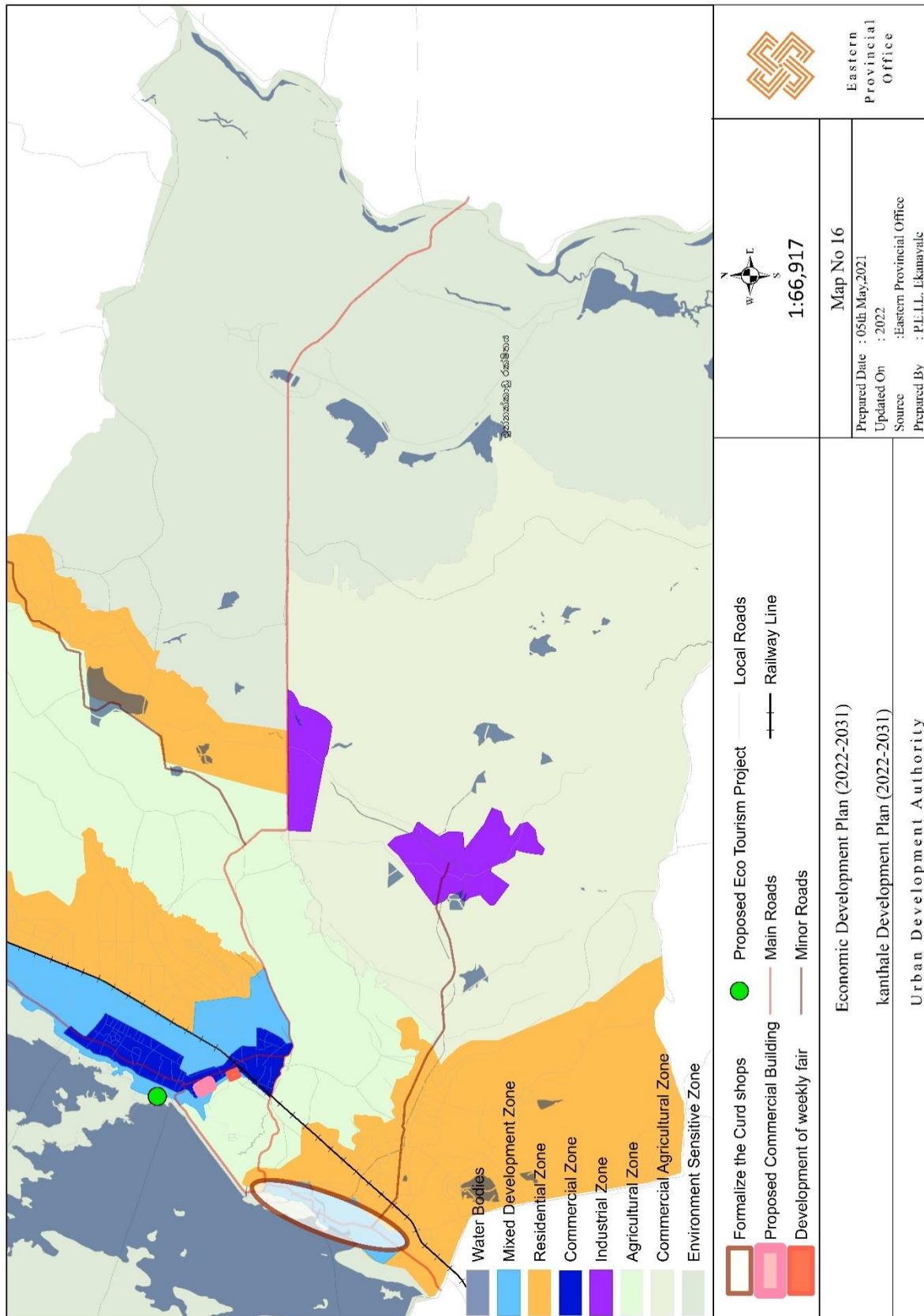
Map No 6. 6: Proposed Tank Redevelopment



Source : Eastern Provincial Office, Urban Development Authority, 2022



Map No 6. 7: Agricultural and Economic Development Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.4.2 Industrial Development Plan

Strategy 01 - Establishment of a Zone for production of valuable agricultural products

42% of the total paddy production in the Trincomalee District is produced in the Kanthale Pradeshiya Sabha area. However, the economy has lost the potential benefits of the product going to Polonnaruwa and Anuradhapura as raw materials.

Due to the lack of technical facilities and zones required for agricultural production, the industrialists in the area carry out their agricultural production as home industries and the number of jobs that can be created in the area is reduced. The loss of value added to the area has been a factor in the economic poverty of the manufacturers. A separate zone has been created in this Plan to generate these added values.

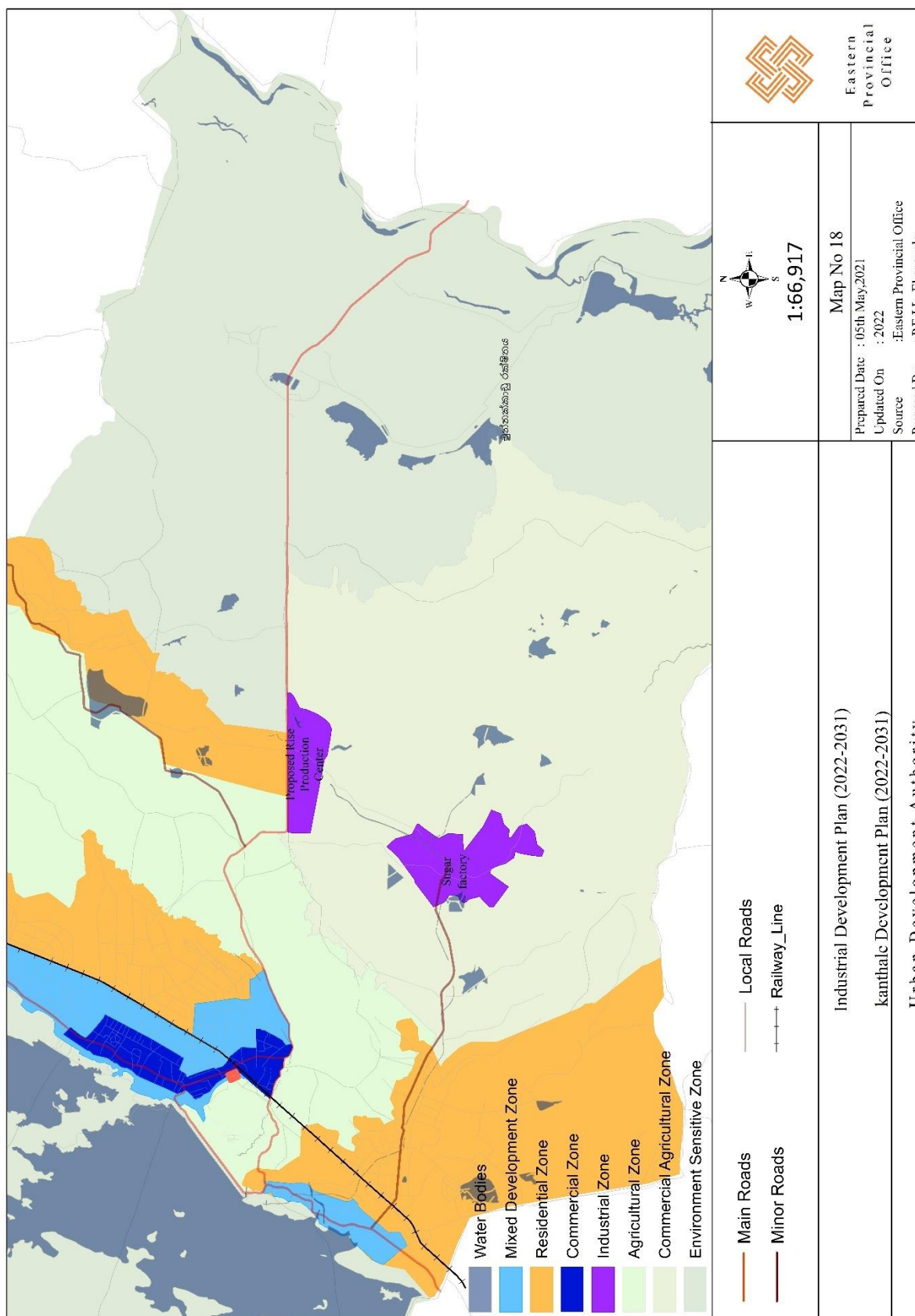
- ✓ Establishment of an Industrial Zone in an area of 20 Ac. along the Alla – Kanthale Road.
- ✓ The Industrial Zone used for the growth of the sugarcane industry is not proposed for other uses and it will be developed as a separate zone for the future development of that industry.
- ✓ Development of infrastructure facilities required in the existing land for the improvement of agricultural research units.

Strategy 02 - Restart of Sugar Factory

With the closure of the Kanthale Sugar Factory in 1994, the net profit of over Rs. 70 million and about 10,000 direct and indirect jobs were lost. Due to this, the economy level of Kanthale fell almost completely. Therefore, it is expected to reopen the Kanthale Sugar Factory with the assistance of the government and contribute to the economy of the area through the net profit and employment opportunities generated through it.



Map No 6. 8: Industrial Development Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.5 Sustainable Environmental Development Strategies

A natural eco system is a factor that determines the existence of life. The survival and progress of the human and animal communities is determined by the balance of bio-diversity in plants, animals, reservoirs, human and other living and non-living natural resources. When consider the land use of the Kanthale Pradeshiya Sabha area to confirm the above facts, it could be identified as an area with sensitive eco system consisting forest, lakes and water sources, mountains, agricultural lands, wetlands, plains and grass lands covering 87% of the land use. It also helps to preserve the bio – diversity of Kanthale and the lives of the people.

The vision of the Plan is to reach the "Eastern Gateway Agricultural City", with the primary objective of protecting the existing natural ecosystem and achieving the goal without harming it, in order to achieve the goals of residential city growth and agro-economic growth. The survival of the residential and agricultural economy in the Kanthale area will inevitably depend on the proper maintenance and protection of its natural ecosystem.

This Environmental Plan was submitted for inclusion in the Development Plan prepared for the Kanthale Urban Area and consists of the following Sub-Plans.

6.5.1 Environmental Conservation Plan

6.5.2 Landscape Management Plan

6.5.3 Disaster Management Plan

6.5.3 Public Outdoor Open Space Plan



6.5.1 Environmental Conservation Plan

Conservation Areas

This area includes forest areas that have been designated as protected zones by the Department of Forest Conservation and maintained with permanent boundaries. The existing agricultural lands, forests and reservoirs will be included in the above conservation area and will be maintained as eco-sensitive areas for future development activities.

Protection of Agricultural Lands

It is essential to maintain paddy lands as they serve as water retention and drainage areas as well as agricultural lands are the main environmental contributors that help to achieve the vision of the Plan.

Strategies

1. Agricultural Zone (Paddy Cultivation and Cultivation of Commercial Crops) – Permitted Uses

- Cultivation of Agricultural Lands
- Other uses approved by the Department of Agrarian Services

Protection of Forest Reserves

Strategies

1. Protection of Forest Conservation Zones

33% of the total land use within the Kanthale Pradeshiya Sabha area consist of forests and named those areas as conservation zone and conserved by the Department of Forest Conservation. Actions have been taken to conserve the forest boundaries maintained by the Forest Department by including them in this Plan. Measures have been taken to prevent deforestation due to any human activities and the main objective of this plan is to achieve the desired goal with the assistance of the Department of Forest Conservation.

2. Redevelopment and Protection of Water Resources

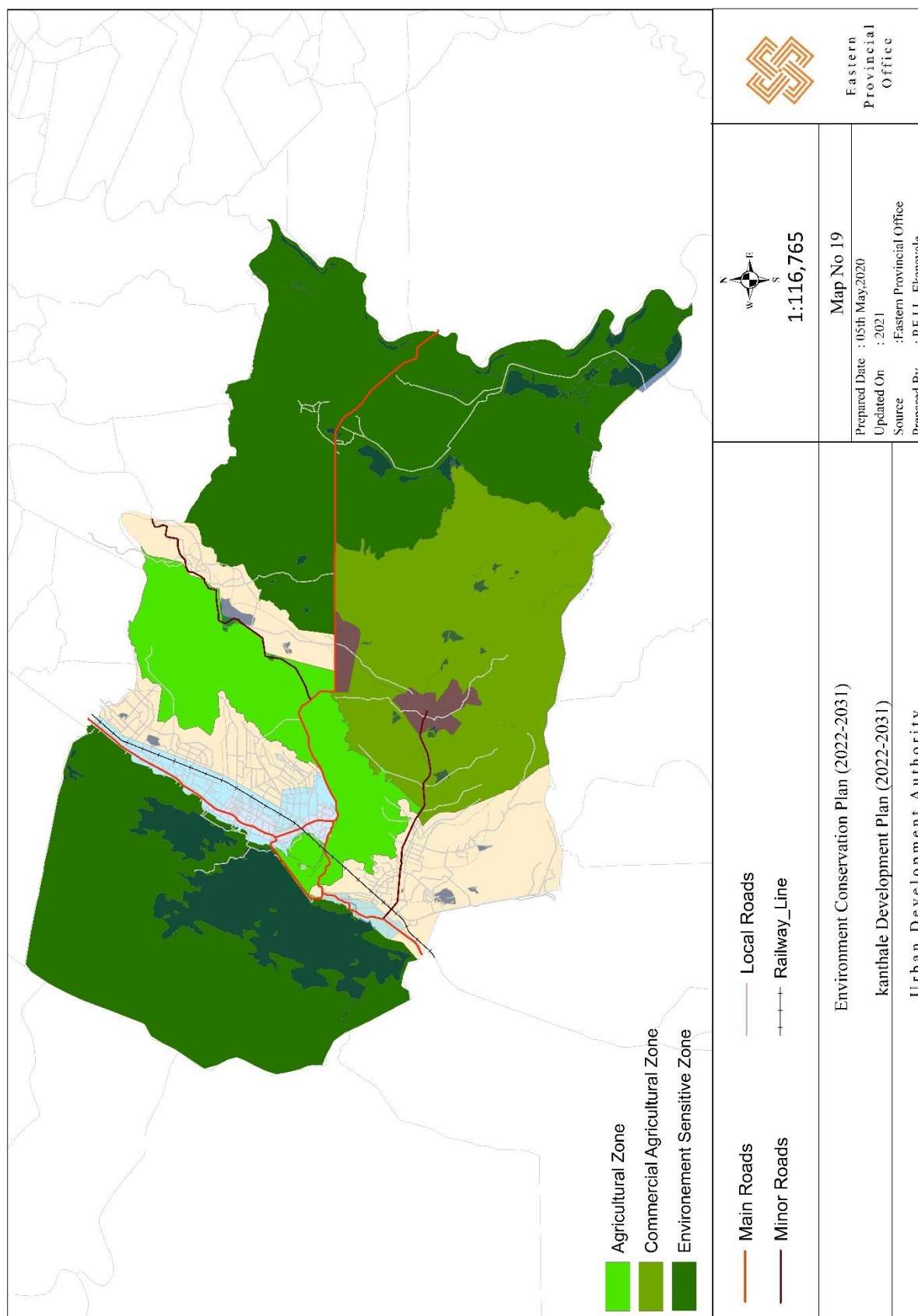
An important place in the Plan has been given to protect the well water system from water sources which is the backbone of the Kanthale area. These areas will be named as protected areas and renovated through the laws and regulations of the Irrigation Department and the Mahaweli Authority to protect the tank and river system based on Kanthale Lake, Peramaduwa Lake, Vendrasanpura Lake and Janaranjana Lake. This Plan introduces the rules and regulations of the



Zoning Plan taking into account the laws and regulations of those Institutions and any residential, industrial, agricultural or commercial activity will not be permitted within those conservation zones.



Map No 6. 9: Proposed Environmental Conservation Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.5.2 Landscape Management Plan

In preparing the Landscape Plan of the Kanthale Urban Area, it has been identified that the following areas should be reconstructed in accordance with the formal Landscape Plans.

Green Lounge at Beautiful Lake Bund

The strategic plan includes protecting the natural and attractive sites in the Kanthale area and enhancing the value and beauty of those ecologically sensitive sites. The Plan seeks to achieve attractive land management by enhancing the value of the land and the environment through tree planting, green lane development, rest areas and outdoor lane development activities.

Strategies

- I. Decoration of Kanthale tank bund and development of walking lanes
- II. Decoration of Vendrasanpura tank bund and development of places for public recreation.

City of Green Roads

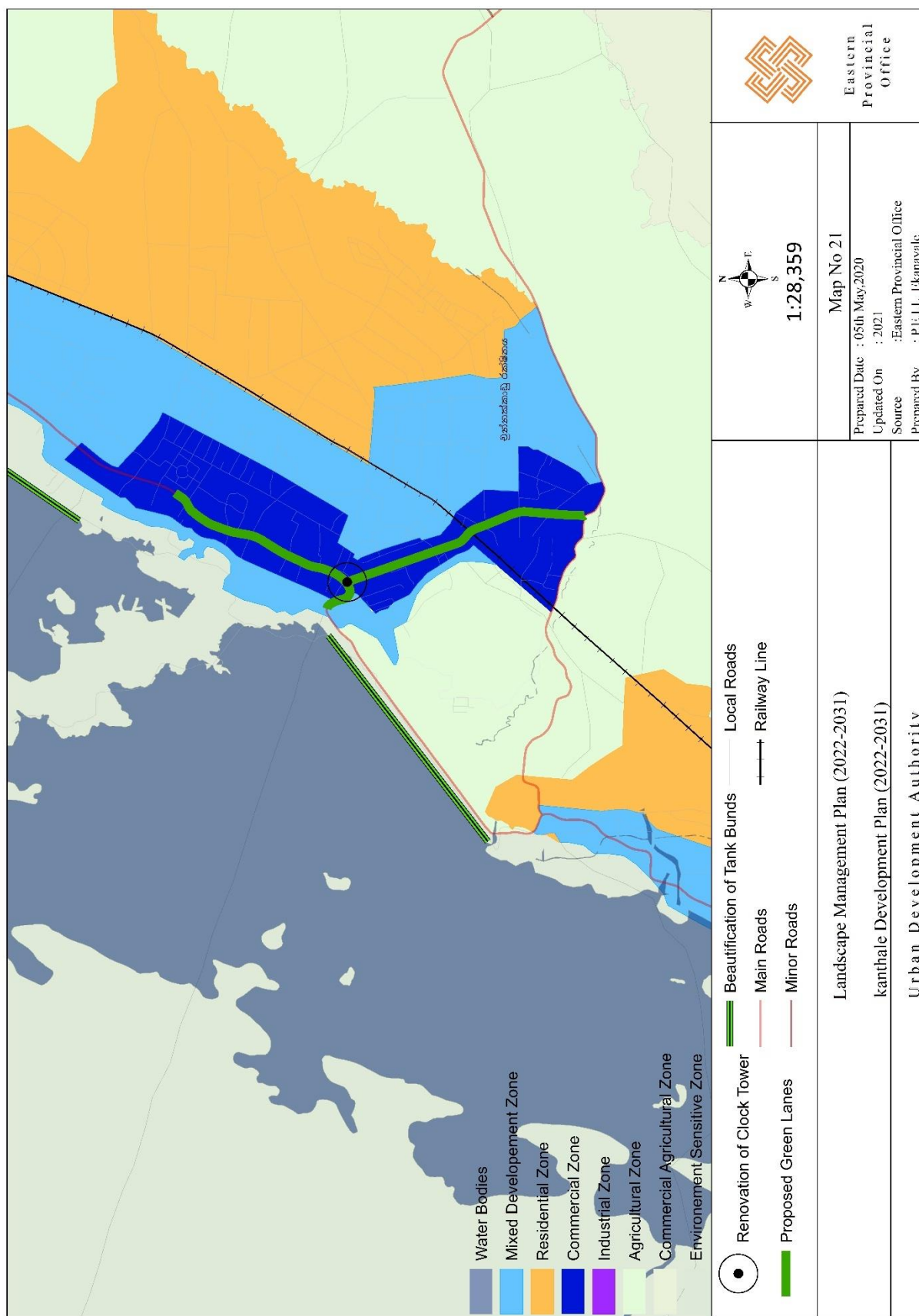
Road development has been identified as a special need in developing Kanthale as a city with residential attraction and the Plan has identified the importance of protecting green areas based on the identity of the Kanthale area in developing those roads. The roadside landscaping and junction decoration in accordance with the natural ecosystem and in a very human friendly manner by planting trees on both sides of the road, decorating the lanes, installing poles for electric lighting and construction of sidewalks will be done in this Plan

Strategies

- I. Landscaping on both sides of the Alla - Kanthale Road from near Kanthale clock tower to Potankadu junction.
- II. Decorating and lighting the Kanthale Clock Tower Junction.
- III. Planting of trees on both sides of Alla - Kanthale Road



Map No 6. 10: Proposed Landscape Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.5.3 Disaster Management Plan

The main natural disaster in the Kanthale Pradeshiya Sabha area is the irregular rainy weather. Most of this time there is a drought without rain and during this period people suffer greatly without water. Another similar natural phenomenon is the wild elephant menace in the western, north eastern and eastern parts of the country, endangering human life as well as wild elephant life. Floods are not common in the area due to the topography and the existing tank system. It collects the excess water produced during the rainy season and provides protection for the catchment areas.

Drought Mitigation Strategies

The following strategies can be followed as drought mitigation strategies.

1. Rainwater harvesting tanks should be installed.
2. Cultivation of crops adapting to dry weather should be done.
3. In work site development activities;
 - Filling of existing reservoirs should be prohibited.
 - Tanks in the vicinity of forest reserves should be rehabilitated.
4. In landscaping, plants that are adaptable to dry weather should be cultivated.

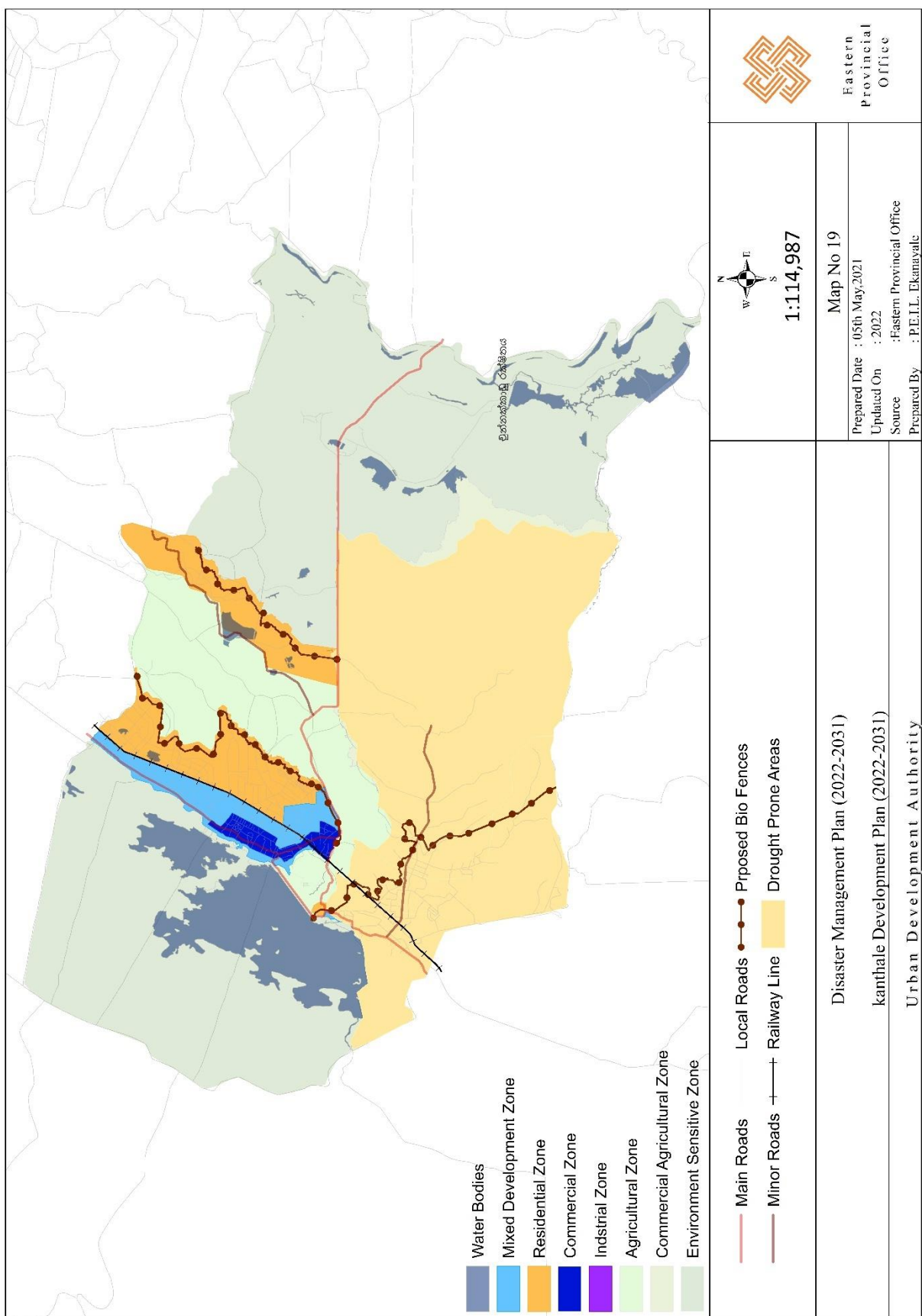
Strategies to reduce elephant – human conflict

The Kanthale area has been identified as the most property damage and casualty area in the Trincomalee district due to the human - elephant conflict, while the Suriyapura, Jayanthipura, Van ela, Pansalgodella and Seenipura areas have been recorded as the most humane areas in the Kanthale area. There have been 7 - 8 loss of human life per year in the recent past.

Developed as a residential city and an agricultural city, has been identified as a major threat to the area and as a solution, fences made of natural plants are a new tactic used in the world today to protect from elephants. Plants like Hemp can be used for this. It is proposed to implement this under the auspices of the Department of Wildlife Conservation.



Map No 6. 11: Disaster Management Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



6.5.4 Public Outdoor Recreational Space Plan

According to the existing criteria for creating a planned city, one of its main requirements is to maintain adequate open spaces and public spaces in relation to the existing population. It is essential to maintain adequate space for people's mental, physical and recreational activities.

According to the current population in 2018, the required open land area is 80.9 Ha. and the existing open land area is 10.24 Ha. This is not enough to meet the existing demand and the population of the Kanthale Pradeshiya Sabha area is projected to be 72,825 by the year 2030. Accordingly, by 2031, at least 97.5 Ha. of land should be reserved for public outdoor recreation. Based on the above, the details of the Proposed Outdoor Recreational Space Plan for the year 2022–2031 for the Kanthale Pradeshiya Sabha area are given in the Map No 6.12.

Strategies

1. Proposed Mini Parks (PMP)

Table No 6. 11: Proposed Mini Parks (PMP)

No.	Type of the Park	Grama Niladhari Division	Current Use	Extent (Ha.)
	Proposed Mini Parks (PMP)			
1	PMP 1	Rajawewa	Open ground	0.20
2	PMP 2	South of Kanthale Town	Open ground	0.51
3	PMP 3	Rajawewa	Open ground	0.55
4	PMP 4	Kanthale Town	Open ground	0.78
5	PMP 5	Batukachchiya	Open ground	0.87
	Proposed nearby Parks (PLP)		Open ground	
6	PLP 1	Seenipura	Open ground	1.41
7	PLP 2	Kanthale Town	Open ground	1.45
8	PLP 3	Bhathiyagama	Open ground	2.01
	Total			7.78

Source : Environment & Landscape Division, Urban Development Authority, 2021



2. Proposed Linear Parks

Table No 6. 12: Proposed Linear Parks (PLiP)

Ref. No.	Type of Park	Grama Niladhari Division	Current Use	Extent(Ha.)
Proposed Linear Parks (PLiP)				
1.	PLiP ₁	Vendrasanpura unit 16	Vendrasanpura Lake reservation area (5m)	0.23
2.	PLiP ₂	Batukachchiya	Kurulu wewa reservation area (5m)	0.25
3.	PLiP ₃	Batukachchiya	Agbopura Lake reservation area (5m)	0.37
4.	PLiP ₄	Bhathiyagama	Vendrasakulam reservation area (10m)	0.46
5.	PLiP ₅	Seenipura	Seenipura Lake reservation area (5m)	0.60
6.	PLiP ₆	Ganthalawa Units 12	Ganthalawa Lake reservation area (5m)	0.62
7.	PLiP ₇	Jayanthipura	Polkaddu Lake reservation area (5m)	0.74
8.	PLiP ₈	Sooriyapura	Suriyapura Lake reservation area (5m)	0.77
9.	PLiP ₉	Kanthale Town	Kanthale Lake reservation area (5m)	2.04
	Total			6.08

Source : Environment & Landscape Division, Urban Development Authority, 2021

3. Redevelopment of existing Playgrounds

(a) Bhathiyagama Playground

Although this playground is used for a variety of purposes, its entrance is in a dilapidated condition and there is no stadium. The playground has definite boundaries and access roads are more systematic. According to the Public Outdoor Recreation Plan, this playground should be developed according to a formal Landscape Plan and should be used by the general public for leisure and recreation. Also, the stadium and the entrance gate should be built systematically. The Plan also suggests that it is suitable for the 200-meter running track as well as cricket and volleyball tournaments.

(b) Leelaratne Playground

The maintenance and administration of the Leelaratne Stadium is in poor condition and there are no formal infrastructure facilities. The roof of the stadium is in a dilapidated condition and the existing room facilities are not adequate and not at the appropriate level for the players.



Accordingly, the Leelaratne Stadium which is the main stadium within the city limits of Kanthale, is essential to maintain its proper maintenance. Therefore, a formal Landscape Plan should be used to redevelop the playground, including the stadium and other facilities and it is advisable to establish an indoor stadium as well.

In addition, the following open and indoor playgrounds should be developed.

Table No 6. 13: Public Open Spaces to be Developed

Project	Name of the Project
Playgrounds	Ganthalawa Playground Vendrasanpura Unit 16 Playground Noor Mohomad Playground Agbopura Playground I Agbopura Playground II Pansalgodalla Playground
Parks	Ganthalawa Children's Park Agbopura Children's Park I Agbopura Children's Park II Van ela Children's Park
Swimming Pools	Swimming Pool of Leelaratne Playground
View Points	Kanthale Lake Bund Vendrasanpura Lake Bund

Source : Environment & Landscape Division, Urban Development Authority, 2021

4. Development of Indoor Public Places

Open public spaces as well as indoor public spaces are included in the Kanthale Development Plan. The need for indoor playgrounds, especially for schools and sports clubs, have been identified in the Plans and it is expected that the appropriate locations will be identified and developed.

Table No 6. 14: Indoor Stadium to be Developed

Project	Name of the Project
Playgrounds	Indoor Stadium of Kanthale Central College

Source : Environment & Landscape Division, Urban Development Authority, 2021



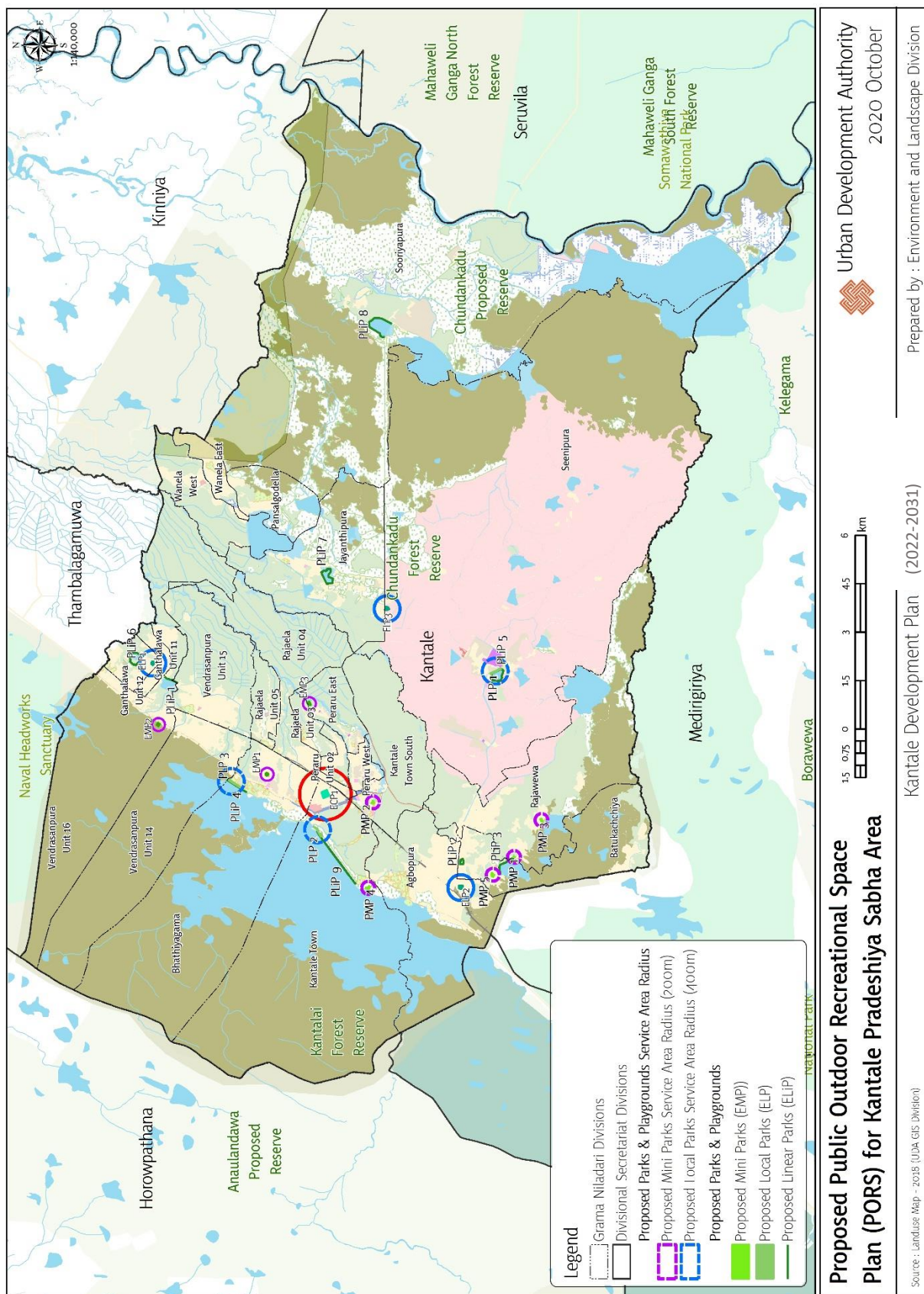
5. Conservation of Scenic Spots

- (a) This Plan proposes to identify the Kanthale Lake and other tank areas mainly as sensitive areas in the city of Kanthale and to prepare plans accordingly.
- (b) 16 Lake in Kanthale is a man-made lake based on the water needs of the area. The lake is used for agricultural purposes in the area and the biodiversity as well as the aesthetic value of the nature can be seen more clearly. Therefore, although there is an access road to the area where the lake is located, it is in a condition to be developed and this Plan suggests that the area should be developed for leisure activities.
- (c) The temple land at the Satipattana Meditation Centre in Kanthale is the highest point in the city, giving a beautiful view of the surrounding area from around 360°. This place is a scenic spot as well as a place to be conserved.
- (d) Sacred places as well as scenic, natural and ecological areas should be maintained especially on both sides of Kanthale Lake, the location of 16th Lake and Kanthale - Trincomalee Road without any obstructions as well as advertisements, billboards and advertisements. The public bathing place of the Kanthale Lake near the Irrigation Department official quarters should be improved and facilities should be provided
- (e) The open area near Vendrasan Lake should be free from any informal activities, especially the environmental damage caused by the dumping of garbage by local and foreign tourists and it is advisable to install garbage bins at the site.

6. Improvement of Social Recreational Facilities

The Plan proposes to establish quality sports clubs, tourist hotels, resorts and bungalows that cater to the needs of local and foreign tourists.

Map No 6. 12: Proposed Public Outdoor Recreational Space Plan



Source : Environment & Landscape Division, Urban Development Authority, 2021



6.6 Historical, Archeological and Cultural Development Plan

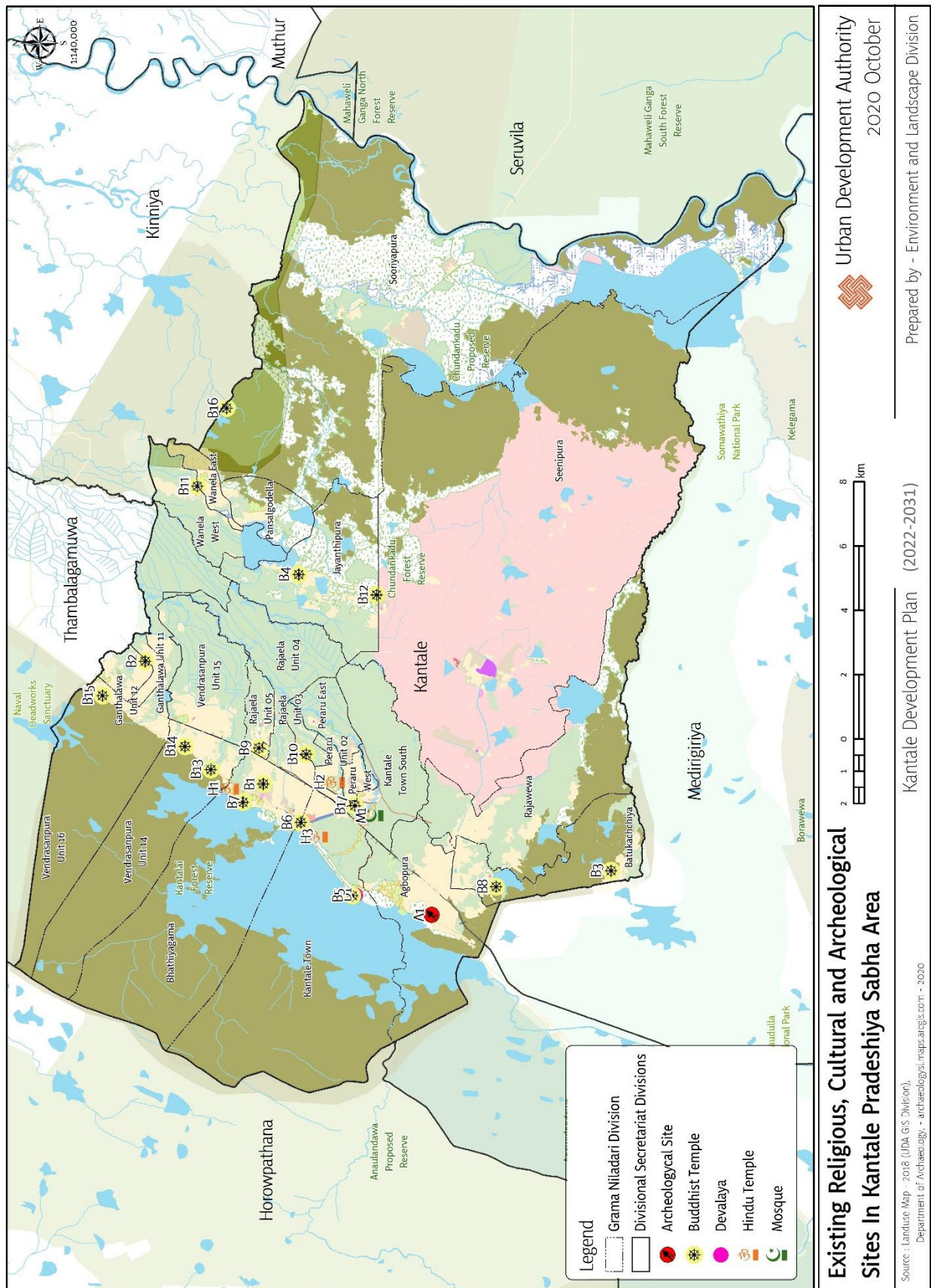
The following strategies can be identified for the management of places of cultural and archeological value in the Kanthale Pradeshiya Sabha area.

Strategies

01. Preservation of culturally, historically and archeologically important sites according to archeological methods.
02. Proper maintenance and management of conserved sites
03. To create awareness about the historical and cultural and archeological value of these places and to make economic contribution to the people of the area through it.



Map No 6. 13: Proposed Historical, Archaeological and Cultural Development Plan



Source : Environment & Landscape Division, Urban Development Authority, 2021



6.7 Implementation Strategy

Table No 6. 15: Strategic Action Projects

No.	Project Priority	Projects	Project Duration
01	First order	Waste Recycling and Fertilizer Production	Medium term
02	First order	Development and beautification of Agrabodhi Road up to four lanes from Kanthale Clock Tower to Potankadu Junction	Long term
03	First order	Development of Seenipura Road	Medium term
04	First order	Development of connecting road of Agbopura, Seenipura and Alla - Kanthale	Medium term
05	First order	Expansion and development of 26 regional internal roads	Long term
06	First order	Outer Circular Road	Medium term
07	First order	Kanthale Fair	Short term
08	First order	Construction of an agro finished goods sales centre in the area	Short term
09	First order	Arrangements for reopening of Kanthale Sugar Factory	Long term
10	First order	Establishment of an industrial Zone for the production of valuable agricultural products	Medium term
11	First order	Introduction of new projects to obtain pipe borne water facilities under the initiative of the National Water Supply and Drainage Board for areas without pipe borne water (Listed in the project area list)	Long term
12	First order	Utilisation of 10 Ac. of underutilised land belonging to the Irrigation Department in the Kanthale town centre for residential and commercial purposes	Medium term



13	First order	Development of Agrabodhi National School and Kanthale Central College	Medium term
14	First order	Installation of protected elephant fence under the auspices of the Department of Wildlife Conservation (in the areas of Suriyapura, Jayanthipura, Van Ela, Pansalgodalla, Seenipura)	Short term
15	First order	Construction of Eco – friendly Tourist Centres	Long term
16	Second order	Development of Leelaratne Playground	Medium term
17	Second order	Development of Bhathiyagama Playground	Medium term
18	Second order	Development of drains on both sides of the roads	Long term
19	Third order	Indoor Stadium of Kanthale Central College	Medium term
20	Third order	Beautification of Kanthale Lake bund and development of walking lanes	Medium term
21	Third order	Beautification of Vendrasanpura Lake bund and development of public places	Medium term
22	Third order	Development of 06 regional level Playgrounds and 04 Children's Parks	Medium term

Source : Eastern Provincial Office, Urban Development Authority, 2022




Project 01

Identification of Projects

Project Title	Waste recycling and production of organic manure.
Project	Improvement of Infrastructure System in Kanthale area.
Project Proposal	Recycling of waste and production of organic manure as a by-product.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Forests	Forests	Alla – Kanthale Road	Forests
Access	Alla – Kanthale Road			
Location Map				
Land use of the adjacent land	<p>The area identified for the project is currently being used by the Kanthale Pradeshiya Sabha for garbage disposal and the northern, eastern and western directions are limited by the forest and the southern direction by the Alla – Kanthale Road</p>			



Project Justification

Type of Project	New	✓	Improvement		Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement	
		✓					
Project Division	Environmental	✓	Economic		Social		✓
Project objective	<ul style="list-style-type: none"> - Proper disposal of garbage in Kanthale area - Minimise the impact on the lives of wild elephants 						
The rationale of the project	<p>Currently, garbage is being dumped in a land near the Alla – Kanthale Road without a proper management. This is threatening the lives of wild elephants and has increased human – elephant conflict. Therefore, there is a need to set up a proper waste management centre.</p>						

Property Description



Current ownership of the land	Urban Development Authority			Private			Government	✓
	Yes		No		If not give the details	Land currently owned by the Pradeshiya Sabha		
	This land is owned by Kanthale Pradeshiya Sabha							
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
						.....Acres	.....Roods	.....Perches



Project duration	Short term (less than 1 year)		Medium term (Between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost(Rs. Mn)	
Financial system								
Project details (with Map)	Recycling of waste and production of organic manure as a by - product							

Project Details

Existance of infrastructure facilities	Water	Required quantity		Electricity (Three phase electricity should be obtained)	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	yes		No	If not, what are the suitable solid waste management proposals		Currentl y implementing		
Zone				Zoning compliance		Yes		No	
History (If applicable only)									

Present situation (Describe with measurements)			
Present Situation - This land owned by Kanthale Pradeshiya Sabha is currently being disposed waste without any management			
Description	No. of Units	Length	Width
Waste recycling and production of organic manure	10 Acres.	150 m.	144 m.
<div style="text-align: center;">Layout Plan</div> <div style="display: flex; justify-content: space-around;">   </div>			
Proposed Plans and building Plan requirements (if any)			



Project Budget	
Activities	Cost (Rs. Mn)
Establishment of Waste Management Centre	Million

Approving Agency		
Activities	Relevant Authority	Authorised Officer
Establishment of Waste Management Centre	Pradeshiya Sabha	Chairman of the Pradeshiya Sabha

Regulations and guidelines	Regulations	Guidelines
	Pradeshiya Sabha	Chairman of the Pradeshiya Sabha
Details of Annexures	Survey Plan available	



Project 02

Identification of Projects

Project Title	Extension and beautification of Agrabodhi Road from near Kanthale Clock Tower to Potankadu junction
Project	Improvement of infrastructure facilities through road development in Kanthale Town
Project Proposal	Development of infrastructure facilities in Kanthale area to reduce traffic congestion and systematic arrangement of parking lots.

Location of the Project

Road Location	Province	East	District	Trincomalee
	Divisional Secretariat	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Ambepussa - Trincomalee (A-6)	Commercial, Government, Residential buildings	Alla- Kanthale Road (B-10)	Commercial, Residential, Government, Religious,
Access	Ambepussa – Trincomalee (A-6) Road Alla – Kanthale Road (B-10)			
Location Map				



Land use of the adjacent land (Explain with Map)	As the road identified in the project is the main road passing through the city centre of Kanthale, commercial residential, government, private, religious, educational and public land uses can be seen on both sides of the road.
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Project Justification

Type of Project	New		Improvement	✓	Expansion		Land development only	
Project Variety	Conservation	Commercial	Lands caping	Heritage	Houses	Resettlement	Other	
			✓					
Project Division	Environmental		Economic			Social	✓	
Objective of the Project	<ul style="list-style-type: none"> - Development of infrastructure in Kanthale area. - Find solutions for traffic congestion and parking problems through road widening. - Find solutions for installation of water pipes, power lines and telephone lines. 							-
The rationale of the project	<p>The Kanthale urban area currently has a two-lane road and has been developed without adequate parking facilities as buildings have been constructed on both sides of the road regardless of the building lines. As a result, the illegal parking of vehicles on both sides of the road has become a hindrance to traffic and pedestrian traffic.</p> <p>There are also problems with the Road Development Authority not being allowed to install power lines, telephone lines and plumbing due to insufficient width of the road.</p> <p>Also, due to its location within the main road network connecting Colombo and Trincomalee, road use is increasing.</p> <p>Due to all these obstacles, there is an urgent need to widen the road. This project has the potential to meet that need.</p>							



Property Description

Current ownership of the land	Urban Development Authority				Private		Government		Road Development Authority	✓
Ownership	Yes	No			If not give the details					
Details of the Ownership	This land owned by Road Development Authority									
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor			Date	Extent			
							.....Acres		.....Roods	.....Perches

Project Details

Project duration	Short term (less than 1 one year)		Medium term (between 1 – 3 years)		Long term (over 3 years)	✓	Total estimated cost (Rs. Mn)	
Finantial system								
Project details (with Map)	The 2.25 km. road from near Kanthale Clock tower to Potankadu junction is planned to be developed as a four lane road. The road development will also provide ample parking space on both sides of the road.							

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity			
		Available quantity			Available quantity			
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals			
Zone				Zoning compatibility		Yes		No.
History (If applicable only)								
This road was originally used by the English to reach Trincomalee.								



Present situation (Describe with measurements)

Present Situation

The road from clock tower to Potankadu junction has been developed as a 6.2 m. wide road with two lanes at present.

Description	No. of Units	Length	Width
Widening of Agrabodhi Road from clock tower to Potankadu junction.	01	2.2 km.	15 m.

Layout Plan



Proposed Plans and building Plan requirements (if any)

Project Budget

Activities	Cost (Rs. Mn.)
Widening of Agrabodhi Road from near Kanthale clock tower to Potankadu junction.	Rs. 26.4 Mn
Total	Rs. 26.4 Mn



Approving Agency		
Activities	Relevant Authority	Authorised Officer
Widening of Agrabodhi Road from near Kanthale clock tower to Potankadu junction.	Road Development Authority	Executive Engineer

Regulations and guidelines	Regulations	Guidelines
Road Development Authority	Executive Engineer	Executive Engineer, Central government
Details of Annexures	Not applicable	



Project 03

Identification of Projects

Project Title	Development of Seenipura Road
Project	Improvement of infrastructure facilities between residential zones through the road development in Kanthale town.
Project Proposal	Improvement of interconnection between the residential zones through the development of internal roads between the residential zones in Kanthale area and establishing a systematic road network in the area.

Location of Project

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Padeshiya Sabha
Limit	North	East	South	West
	Mixed development lands and sugarcane plantations	Sugar Factory	Mixed development lands and sugarcane plantations	Ambepussa – Trincomalee Road (A 6)
Access	Ambepussa – Trincomalee Road (A 6)			
Location Map				

Project justification

Type of Project	New		✓ Improvement		Expansion	Land development only
Project variant	Conservation	Commercial	Landscape	Heritage	Houses	Resettlement
			✓			
Project Division	Environmental		Economic		Social	✓



Project objective	<ul style="list-style-type: none"> - Development of infrastructure facilities in Kanthale Area. - Development of interrelationship between residential zones - Development of transport facilities through road network development. 					
The rationale of the project	<p>One of the major weaknesses of the Road network in the Kanthale area is the delapidated internal road network. It has also affected the poor transport facilities in the Kanthale area.</p> <p>The residential areas of Kanthale are spread over as several clusters and the dilapidated road network between them has severely hampered the daily transportation of people as well as the transportation of agricultural products.</p> <p>In order to develop Kanthale as a residential area, the existing internal road network between the residential areas should be developed. This project fulfills the above requirement.</p> <p>The development of this road will also improve the road system required for the establishment of a sugar factory.</p>					

Property Description

Current ownership of the land	Urban Development Authority			Private		Government	✓
Ownership	yes		No		If not give the details	Public Road	
Details of the Ownership	Public road. Controlled by the Road Development Authority						
Details of the Survey Plan	Survey Plan No.	Name of the Surveyor		Date	Land extent		
		Survey Plan not available			.....Acres.	.....Roods	.....Perches

Project Details



Project duration	Short term (Less than 1 year)		Medium term (between 1 – 3 years)	✓	Long term (more than 3 years)		Total estimated cost(Rs. Mn)
Financial System	Rs. 72 Mn.						
Details of the Project (with the Map)	8 km. stretch of the Seenipura road will be developed under this project. Reconstruction of dilapidated areas with tar, development of drainage systems and repair of both sides of the road will be carried out under this project.						

Existanc e of infrastr ucture facilities	Water	Required quantity		Electr icity	Required quantity					
		Available quantity			Available quantity					
	Solid waste management methodology	Yes		No	If no, what are the solid waste management proposals					
Zone	Industrial Zone			Regional compatibility			Yes		No	
History (If applicable only) This road was used extensively during the period where the Sugar Factory was in operation and is now in a dilapidated condition after the industry became inactive after 1994. Development of this road is essential with the opening of the proposed Sugar Factory to be reopened.										

Present situation (Describe with measurements)			
Current situation			
- Although the Seenipura Road has been tarred and developed, the tarmac has escaped in various places and in a dilapidated condition.			
Description	No. of Units	Length	Width
Development of Seenipura Road	09 Km.	09 Km.	06 m,
Layout Plan			



Proposed Plans and building Plan requirements (if any)

Not applicable

Project Budget

Activities	Cost (Rs. Mn.)
Development of Seenipura Road	72 Mn.
Total	72 Mn.

Approving Agency

Activities	Relevant Authority	Authorised Officer
Development of Seenipura Road	Road Development Authority	Executive Engineer

Executive Engineer	Regulationd	Guidelines
	Executive Engine	Road Development Authority
Details of the Annexures		
Not available		

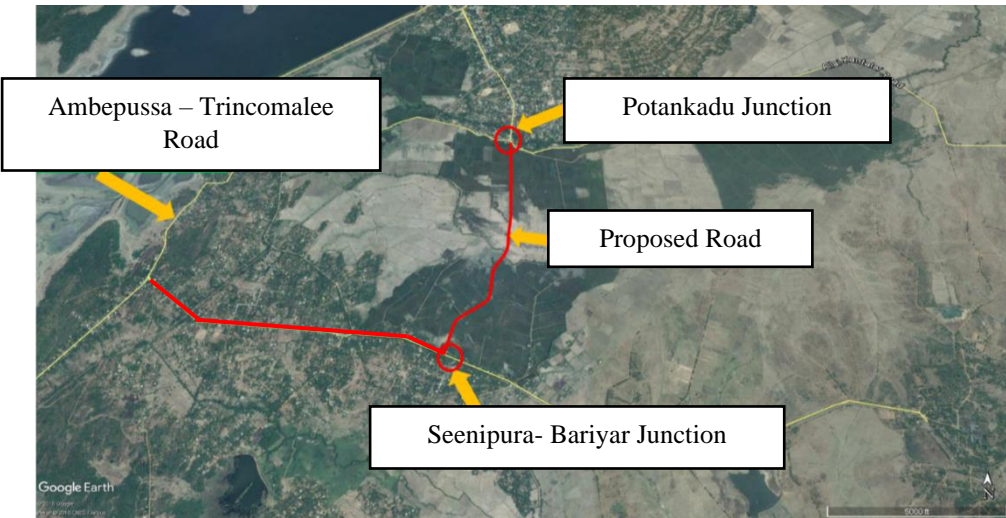


Project 04

Identification of Projects

Project Title	Development of the Road from Seenipura barrier junction to Potankadu junction.
Project	Improvement of infrastructure facilities between Residential Zones through development of road network in Kanthale town.
Project Proposal	Improvement of interconnection between the residential areas through the development of internal roads between the residential areas in the Kanthale area and establishment of a systematic road network in the area.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabh
Limit	North	East	South	West
	Potankadu Junction	Paddy cultivation lands	Residential lands	A6 Road
Access	Seenipura Road, Alla – Kanthale Road (B 10)			
Location Map				
Land use of the adjacent land	A pattern of agricultural land use for paddy cultivation can be seen in the area where the road identified in the project is located.			



Project Justification

Type of Project	New			Improve ment	✓	Expans ion		Land developmen t only
Project variant	Conservatio n		Commerc ial	Landsca ping	Roads		Housing	Resettle ment
					✓			
Project Division	Environ mental		Economic		Social		✓	
Project objective	<ul style="list-style-type: none"> - Development of infrastructure facilities in Kanthale area. - Development of interconnection between residential zones. - Development of transport facilities through road network development. 							
The rationale of the project	<p>One of the major weaknesses of the Road network in the Kanthale area is the delapidated internal road network. It has also affected the poor transport facilities in the Kanthale area.</p> <p>The residential areas of Kanthale are spread over as several clusters and the dilapidated road network between them has severely hampered the daily transportation of people as well as the transportation of agricultural products.</p> <p>In order to develop Kanthale as a residential area, the existing internal road network between the residential areas should be developed. This project fulfills the above requirement.</p> <p>The development of this road will also improve the road system required for the establishment of a Sugar Factory.</p>							

Property Description

Current ownership of the land	RDD			Private	✓	Governm ent	
Ownership	Ye s		No		If not give the details		
Details of the Ownership							
Details of the Survey Plan	Survey Plan No.	Name of the Surveyor			Date	Land Extent	
						..... Acres	... ..Perc ... Roa ds

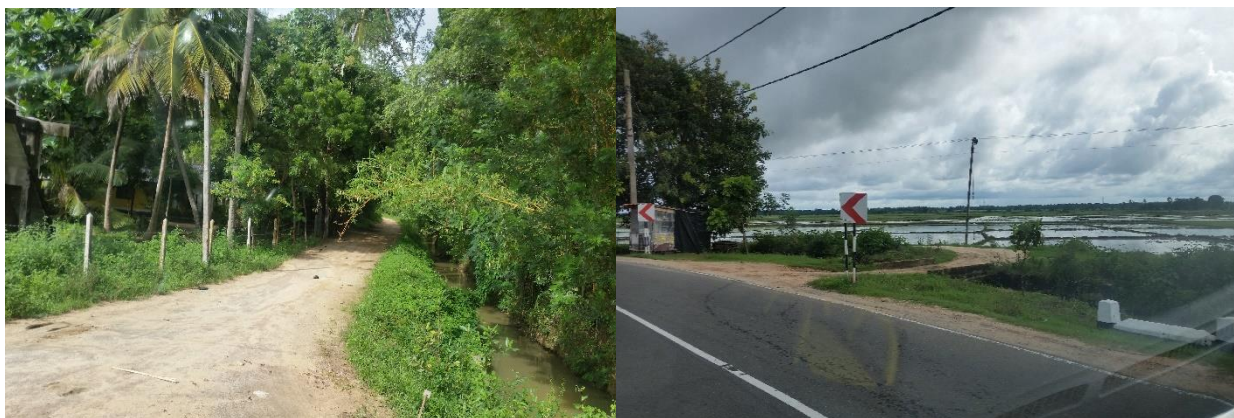


Project Details

Project duration	Short term (less than one year)		Medium term (Between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost(Rs. Mn.)	
Finantial system								
Project details (with Map)	3 km distance from Seenipura barrier junction to Potankadu junction will be tarred and developed under this project.							

Existance of infrastructure facilities	Water	Required quantity		Electricity	Required quantity					
		Available quantity			Available quantity					
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals					
Zone				Zoning compatibility			Yes		No	
History (If applicable only)										
This road has been planned recently and presently paved with gravel and soil.										

Present situation (Describe with measurements)			
Present Situation - This road is presently developed with gravel and soil.			
Description	No. of Units	Length	Width
From Potankadu junction to Barrier junction	01	03 Km.	06 m.

**Layout Plan****Proposed Plans and building Plan requirements (if any)**

No

Project Budget

Activities	Cost (Rs. Mn.)
Development of existing temporary road	Rs. 24 Mn.
Total	

Approving Agency

Activities	Relevant Authority	Authorised Officer
Development of existing temporary road	Irrigation Department	Irrigation Engineer and Chairman of Pradeshiya Sabha

Regulations and guidelines

Regulations and guidelines	Regulations	Guidelines
	Irrigation Department	Irrigation Engineer and Chairman of Pradeshiya Sabha
Irrigation Engineer and Chairman of Pradeshiya Sabha		
Details of Annexures	No	



Project 05

Identification of Projects

Project Title	Widening and development of 26 regional internal roads.
Project	Improvement of infrastructure facilities through road development in Kanthale town.
Project Proposal	Improvement of infrastructure facilities in Kanthale area to reduce traffic congestion and upgrade internal road network for residential areas.

Project Location

Location of the Road	Province	East	Disstrict	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Location Map				
Land use of the adjacent land	As the roads identified through the project are roads leading into the residential areas of Kanthale, both sides of the roads consist of residential and agricultural lands.			



Project Justification

Type of Project	New		Improvement	✓	Expansion	Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement
Project Division	Environmental	Economic		Social		✓
Project objective	<ul style="list-style-type: none"> - Development of infrastructure facilities in Kanthale area. - Development of easy access roads to residential areas. 					
The rationale of the project	The settlements in the Kanthale area are clustered settlements. But public transport has also been disrupted as many roads to those areas are dilapidated. The impact on the lives of the people through this should be minimized and the access roads to the residential areas should be upgraded expeditiously.					

Property Description


Current ownership of the land	Urban Development Authority			Private		Government	✓
Ownership	Yes	No	If not give the details				
Details of the Ownership	Road owned by Pradeshiya Sabha						
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent	
						.....Acres	...Roads.....Perches

Project Details

Project Duration	Short term (less than one year)		Medium term (between 1 – 3 years)		Long term (over 3 years)	✓	Total estimated cost(Rs. Mn)	
Financial System								
Project details (with Map)	Upgrading of the internal road network for residential areas.							



Existence of 114nfrastructure facilities	Water	Required quantity		Electricity		Required quantity			
		Available quantity				Available quantity			
	Solid waste manageme nt methodology	Yes		No		If not, suitable waste management proposals			
Zone				Zoning compatibilit y		Yes		No	
History (If applicable only)									

Present situation (Describe with measurements)			
Present Situation These internal roads used to travel to residential areas are in a very delapidated condition			
Description	No. of Units	Length	Width
Expansion and development of 26 regional internal roads	26	57 Km.	03 m.
Layout Plan			
			
Proposed Plans and building Plan requirements (if any)			
No			

Project Budget	
Activities	Cost (Rs. Mn)
Expansion and development of 26 regional internal roads	
Total	



Approving Agency		
Activities	Relevant Authority	Authorised Officer
Widening and development of 26 regional internal roads.	Pradeshiya Sabha	Executive Engineer

Regulations and guidelines	Regulations	Guidelines
Pradeshiya Sabha	Executive Engineer	Executive Engineer, Central Government
Details of Anneures	Not relevant	

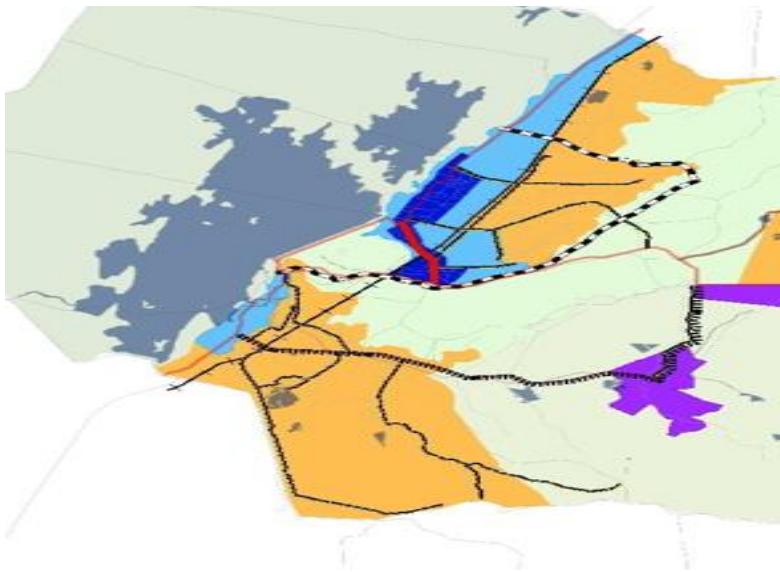


Project 06

Identification of Projects

Project Title	Extention of Outer circular road from Bhathiyagama junction to Potankadu junction
Project	Improvement of infrastructure facilities through road development in Kanthale town, reduce traffic congestion and controlling access of unnecessary heavy traffic into the city during busy times.
Project Proposal	Development of infrastructure facilities in Kanthale area to reduce the traffic congestion and systematic preparation of parking spaces.

Project Location

Location of the Mawatha	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Ambepussa – Trincomalee Road (A-6)	Commercial, Government, Residential Buildings and Paddy field	Alla – Kanthale Road (B-10) and Portankadu Canal	Paddy fields, Residential buildings and Canals
Access	Ambepussa – Trincomalee Road (A-6) Alla – Kanthale Road (B-10)			
Location Map				
Land use of the adjacent land (Explain with a Map)	The road identified in the project is to reduce traffic congestion and control the entry of unwanted heavy vehicles into the city during peak hours due to heavy vehicles passing through Kanthale town centre.			



Project Justification

Type of Project	New		Improvement	✓	Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Roads	Houses	Resettlements	Other
				✓			
Project Division	Environmental	Economic		Social			
Project objective	<ul style="list-style-type: none"> - Development of infrastructure facilities in Kanthale area. - Addressing traffic congestion and parking problems through road widening. - Remedies for problems in relation to plumbing, electrical wiring and telephone wiring. 						
The rationale of the project	<p>The Kanthale urban area currently has a two lane road and it is hoped that the proposed new road will alleviate this congestion as well as develop the infrastructure required by the public in a more systematic manner through road development. There are also problems with the Road Development Authority not being allowed to install power lines, telephone lines and plumbing due to insufficient width of the road. Also, due to its close proximity to the main road network connecting Colombo and Trincomalee, road use is increasing.</p> <p>Due to all these obstacles, there is an urgent need to widen the outer circular road. This project has the potential to meet that requirement.</p>						

Property Description

Current ownership of the land	Urban Development Authority					Private	✓	Government	✓	
Ownership	Yes		No		If not, give details		Private and Government			
Details of the Ownership	Private and Government									
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor			Date	Land Extent			
			Survey has not been done				.....Acre		.....Rood	.....Perches



Project Details

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)	120 Mn.
Financial system	Central Government and Local Authority							
Project details (with Map)	Connects to Colombo Main Road from Bhathiyagama junction to Potankadu junction (The map is included)							

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity		Supply should be done for a distance of 5 Km.		
		Available quantity			Available quantity		Available for a distance of 4 Km.		
	Solid waste management methodology	Yes	-	No	Suitable solid waste management proposal if there is method		-		
Zone	Agricultural and Residential			Zoning compatibility		Yes	✓	No	
Not applicable									

Present situation (Describe with measurements)			
Present Situation			
About 5 km. of the existing road network needs to be newly developed and remaining 4 km. of roads used by others will have to be upgraded and widened.			
Description	No. of Units	Length	Width
Area to be newly developed	Stage – 01	5 Km.	50 m.
The existing road should be widened	Stage – 2	9 Km.	50 m.
Lay out Plan			



Proposed Plans and building Plan requirements (if any)

Building lines and street lines should be considered for 50 m.

Project Budget			
Activities			Cost (Rs. Mn)
Area to be newly developed	Stage – 01	5 Km.	Rs. 70 Mn.
Existing Road should be widened	Stage – 2	9 Km.	Rs. 50 Mn.
Total			Rs. 120 Mn.

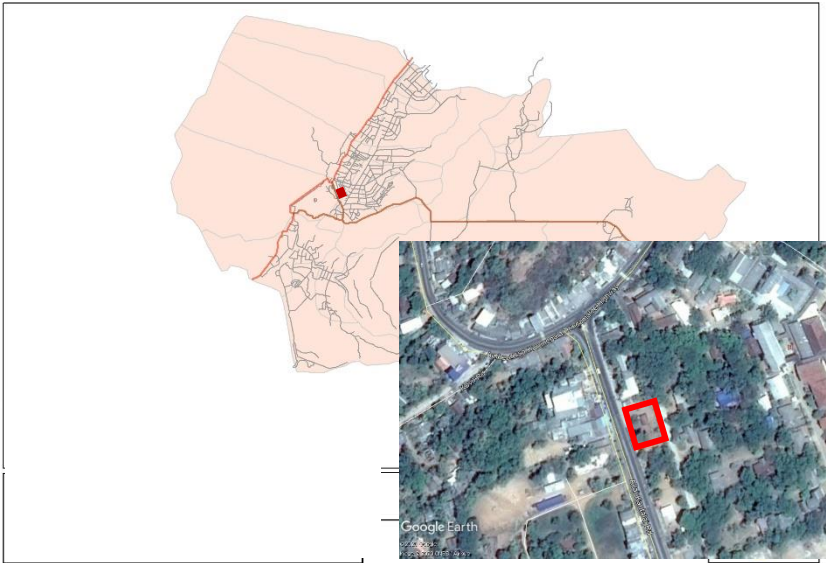
Approving Agency		
Activities	Relevant Authority	Authorized Officer
Road development (Road Development Authority)	Road Development Authority	Project Engineer

Regulations and guidelines (Road Development Authority)	Regulations	Guidelines
	Road Development (Road Development Authority)	Project Engineer
Details of Annexures		Not available

**Project 07****Project Identification**

Project Title	Construction of Local Product Marketing Centre
Project	Upliftment of local products and agricultural products in Kanthale area.
Project Proposal	Take action to develop the local manufacturing sector through the development of facilities required for the sale of local products and agricultural products produced in the Kanthale area.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Shops	Alla – Kanthale Road (B 10)	Peoples Bank	Bodhiya Mawatha
Access	Alla – Kanthale Road (B 10)			
Location Map				
Land use of the adjacent land	The adjoining land of the Project land is used for commercial purposes and the Alla-Kanthale Road (B10) could be seen from the west.			



Project Justification

Type of Project	New	✓	Improvement		Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement	Other
Project Division	Environmental	Economic	✓	Social			
Project objective	<ul style="list-style-type: none"> - Improve the local production in the area - Establishment of an agricultural product sales centre. - Provision of new job opportunities. - Utilisation of underutilised lands for urban development. 						
The rationale of the project	<p>Although there are local products such as handicrafts, readymade garments, dairy and allied products, agricultural products and food could be found in the Kanthale area, there is no public place in the city to sell those products.</p> <p>Also, due to the prevailing desire of the people for local agricultural products, it is possible to develop various products and food products using the agricultural products grown in the Kanthale area.</p> <p>The location identified for the project can be considered as a most suitable location in the city centre and many economic and social benefits can be obtained from this.</p>						

Property Description

Current ownership of the land	Urban Development Authority				Private		Government	✓
Ownership	Yes		No		If not give the details			
Details of the Ownership	Currently, this land is vacant land owned by the Pradeshiya Sabha							
Details of the Survey Plan	Survey Plan No.	Name of the Surveyor			Date	Land Extent		
						.....Acres	.....Roods	..Perches



Project Details

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)
Financial system							
Project details (with Map)	The project will provide a building and facilities for food production using agro products and provide building facilities for the sale of local products such as handicrafts, readymade garments and dairy and allied products.						

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity			
		Available quantity			Available quantity			
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals			
Zone	Commmercial Zone			Zoning compatibility		Yes		No.
History (If applicable only)								

Present situation (Describe with measurements)			
<p>Present Situation</p> <p>Currently maintained as a Lak Fertilizer Depot within the project site. At present a building has been erected there which will be used for storage of manure and for the use of its employees.</p>			
Description	No. of Units	Length	Width
Construction of a Local Product Marketing Centre		50 m.	22 m.

**Layout Plan****Proposed Plans and building Plan requirements (if any)**

Plans should be done in the future.

Project Budget

Activities	Cost (Rs. Mn)
Construction of a Local Product Marketing Centre	Rs. 25 Mn.
Total	Rs. 25 Mn.

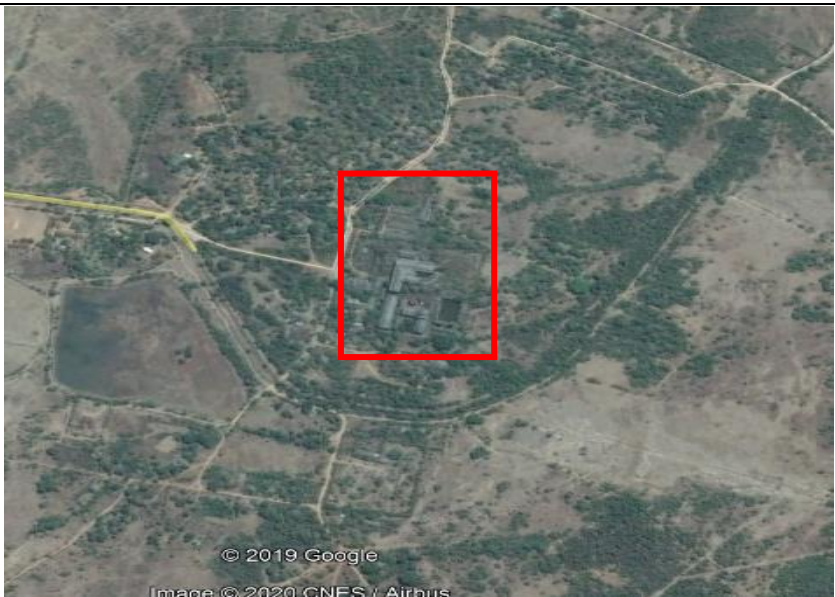
Approving Agency

Activities	Relevant Authority	Authorised Officer
Construction of a Local Product Marketing Centre	Kanthale Pradeshiya Sabha / Eastern Provincial Council	Chief Secretary / Chairman of Pradeshiya Sabha
Kanthale Pradeshiya Sabha / Eastern Provincial Council		
Regulations and Guidelines	Regulations	Guidelines
	Construction of a Local Product Marketing Centre	Chief Secretary / Chairman of Pradeshiya Sabha
Details of the Annexures		

**Project 08****Project Identification**

Project Title	Reopening of Kanthale Sugar Factory
Project	Improvement of the economic status of the Kanthale area.
Project Proposal	Improvement of the economy of the area by adding value added to agricultural products by reopening the Kanthale Sugar Factory.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Abandoned cultivated lands	Abandoned cultivated lands	Abandoned cultivated lands	Seenipura Road
Access	Seenipura Road			
Location Map				
Land use of the adjacent land	The site identified for the project is reserved for the Kanthale Sugar Factory and is surrounded by sugarcane fields on all four sides.			



Project Justification

Type of Project	New	✓	Improvement		Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement	
		✓					
Project Division	Environmental		Economic	✓	Social		
Project objective	- Re-establishment of Sugar Factory						
The rationale of the project	The closure of the Kanthale Sugar Factory has greatly reduced the economic status of the area. Through this almost all the sugarcane plantations have been abandoned. The revenue generated by this factory during the period 1980-1986 was over 70 million but today it is zero. For these reasons, there is an urgent need to open a Sugar Factory.						

Property Description



Current ownership of the land	Urban Development Authority			Private		Government	✓
Ownership	Yes		No		If not give the details	Land currently owned by the Pradeshiya Sabha	
Details of the Ownership	This land is owned by Kanthale Pradeshiya Sabha						
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent	
					AcresRods	.....Perches

Project duration	Short term (less than one year)	Medium term (Between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost(Rs. Mn)	
Financial system							
Project details (with Map)	Improvement of the economy of the areaby adding value added to agricultural products by reopening the Kanthale Sugar Factory.						



Project Details

Existence of infrastructure facilities	Water	Required quantity		Electricity (Three phase electricity should be obtained)	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals			Currently implementing	
Zone				Zoning compatibility		Yes		No	
History (If applicable only)									

Present situation (Describe with measurements)			
Present Situation - The Kanthale Sugar Factory is completely closed by now			
Description	No. of Units	Length	Width
Re-establishment of Sugar Factory	16 Ac.	368 m.	280 m.
Layout Plan			
 			
Proposed Plans and building Plan requirements (if any)			

Project Budget	
Activities	Cost (Rs. Mn)
Re – establishment of Sugar Factory	750 Million



Approving Agency		
Activities	Relevant Authority	Authorized Officer
Reopening of Kanthale Sugar Factory	Board of Investment of Sri Lanka	

Regulations and guidelines	Regulations	Guidelines
	Board of Investment of Sri Lanka	Board of Investment of Sri Lanka
Details of Annexures	Survey Plan available	



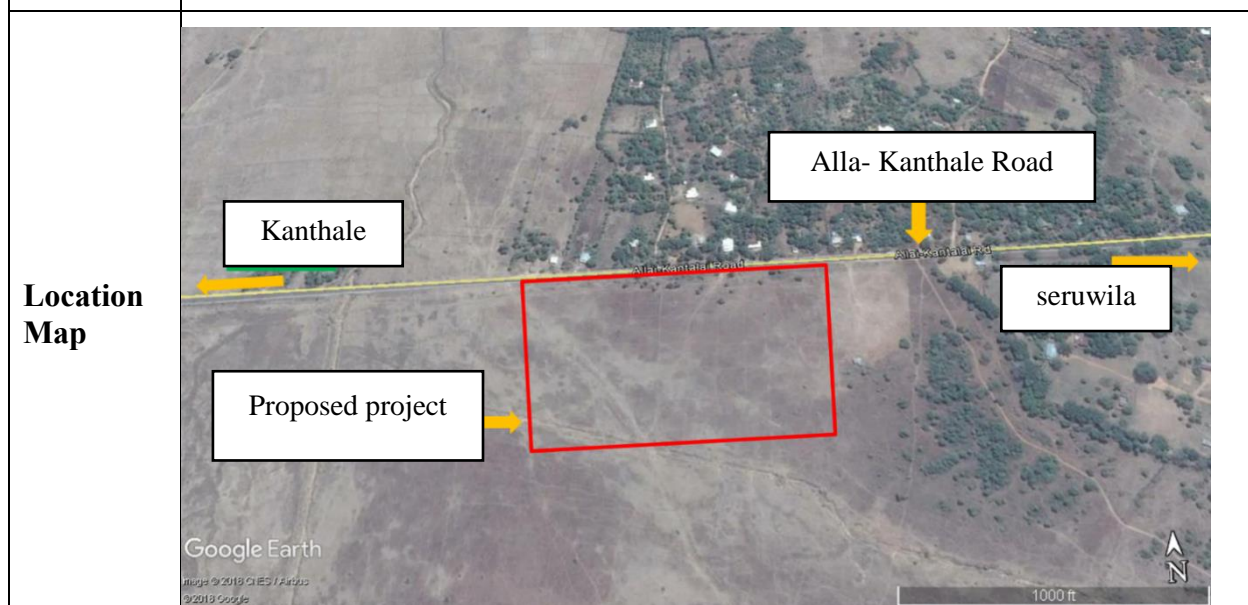
Project 09

Identification of Projects

Project Title	Development of Industrial Estate (Based on agriculture)
Project	Upliftment of Industrial Sector in Kanthale area
Project Proposal	Development of infrastructure facilities and development of agriculture based industrial areas within the area.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
	North	East	South	West
	Alla – Kanthale Road (B10)	Vacant Lands	Land owned by the Sugar Factory	Narrow Road connecting Alla – Kanthale Road
Access	Ambepussa – Trincomalee Road (A6)			





Land use of the adjacent land	To the north of the project site is the Alla Kanthale Road (B10) and residential use. To the east is a vacant land and residential use. To the south is a vacant land owned by the Sugar Factory and to the west is a narrow road connecting the Alla-Kanthale Road (B10).
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Project Justification

Type of Project	New	✓	Improvement		Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement	Other
		✓					
Project Division	Environmental		Economic	✓	Social		
Project objective	<ul style="list-style-type: none"> - Improvement of industries based on agriculture. - Facilitate the production of agricultural products as value added products. - Provision of new job opportunities. - Utilisation of underutilised lands for development activities. 						
The rationale of the project	<p>Economy of Kanthale is based on the agriculture. Paddy cultivation, which is the main crop of the agricultural sector accounts for 16% of the total land use. However, these agricultural products have not become a valuable product in the Kanthale area and have flowed to the Polonnaruwa and Anuradhapura areas as raw materials, making it impossible to reap the economic benefits. Lack of adequate facilities and space to manufacture products in the area has prevented the influx of employees into the industrial sector.</p> <p>The objective of this project is to uplift the industrial sector which has been crippled due to lack of facilities for agro - based industrial production despite having the necessary resources.</p>						



Property Description

Current ownership of the land	Urban Development Authority				Private		Government	✓	✓
Ownership	Yes		No		If not give the details				
Details of the Ownership	Currently there is a plot of land adjescent to the Sugar Factory								
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor			Date	Land Extent		
							30 Acres	.....Roods	.....Perches

Details of the Projects

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost(Rs. Mn)	
Financial system	Board of Industries and Central Government							
Project details (with Map)	The project envisages the development of a building for the production of agricultural value added products within an area of 30 Ac. and to develop water, electricity and all the public facilities required for the production activities and for the employees.							

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals				
Zone				Zoning compatibility		Yes		No	
History (If applicable only)									
This land is a vacant land adjoining the Sugar Factory which was in operation till 1994.									



Present situation (Describe with measurements)

Present Situation

The project site is located at a distance of 7 km. from Kanthale town and faces the Alla – Kanthale Road.

Description	No. of Units	Length	Width
Development of Industrial Zone (Based on Agriculture)			

Layout Plan



Proposed Plans and Building Plan requirements (if any)

Not yet prepared

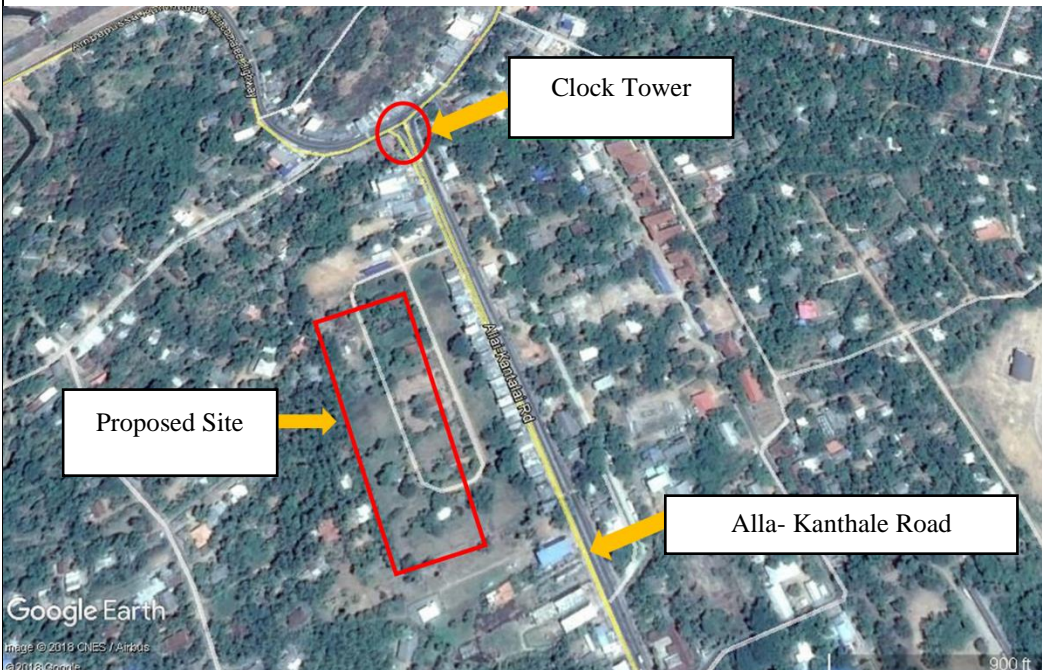
Project Budget

Activities	Cost (Rs. Mn.)
Development of Industrial Zone (Based on Agriculture)	Estimated about Rs. 400 Mn.
Total	Rs. 400 Mn.

**Project 10****Project Identification**

Project Title	Construction of Housing Complex and Commercial Complex for Government Officers.
Project	Provision of necessary residential facilities for public officers.
Project Proposal	Construction of Housing Complex for Government Officers who come to Kanthale for official work and building a related shopping complex.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Land owned by Irrigation Department	Commercial buildings	Private land	Residential lands
Access	Alla – Kanthale Road (B 10)			
Location Map				



Land use of the adjacent land	Land owned by the Irrigation Department and a commercial land use on the north side of the project site and a commercial land use on the east side could be seen. To the south there is a private vacant land and a commercial land use and to the west, there is a residential land use.
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Project Justification

Type of Project	New	✓	Improvement		Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Houses	Resettlement	
					✓		
Project Division	Environmental	Economic	✓	Social	✓		
Project objective	<ul style="list-style-type: none"> - Provision of accommodation for Government officials. - Improvement of infrastructure facilities in Kanthale area. - The existing government residences that can be used for commercial activities, release for commercial purposes. 						
The rationale of the project	<p>Existing residences for government officials have been provided within the lands owned by those institutions. Due to the development of residential areas throughout the city, it has not been possible to obtain the commercial value that can be obtained from the places where there is a demand for commercial activities in the city centre and it has also hampered the development of the area.</p> <p>There is a need to release these lands of commercial value in the Kanthale area for commercial purposes and thereby develop the area. Through this project, it is planned to provide the necessary residential facilities to the government officials in one place and to provide the necessary space for the commercial spaces in front of the area, to obtain the space required for road development and to release the land in the city centre for commercial activities.</p>						

Property Description

Current ownership of the land	Urban Developme nt Authority			Private		Government	✓
Ownership	Yes	No	If not give the details		Land is Owned by the Irrigation Department		
Details of the Ownership	Currently owned by the irrigation Department						



Details of the Survey Plan	Survey Plan No.	Name of the Surveyor	Date	Land Extent		
				2 Acres	..... Roods	.....Perches

Details of the Project

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)		Long term (over 3 years)	✓	Total estimated cost (Rs. Mn)	
Financial system								
Details of the Project (with Maps)	Under this project, a Housing Complex will be constructed to provide residential facilities for government officials using 2 Ac. of land which is currently being used to provide residential facilities for the officers owned by the Irrigation Department. The Housing Complex is planned to be developed as a four-storey building. It is also proposed to construct a multi-storey commercial building at this location.							

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals				
Zone				Zoning compatibility		Yes		No.	

History (If applicable only)

This land is an old land belonging to the Irrigation Department

Present situation (Describe with measurements)

Present Situation

The land identified for the project is owned by the Irrigation Department and at present there are 08 residences of the officers of the Irrigation Department in that land. A large area of that land remains vacant without being utilized.



Description	No. of Units	Length	Width
Development of a Housing Complex for Government officers	01	130 m.	250 m.

Layout Plan



Proposed Plans and Building Plan requirements (if any)

Plans should be prepared for proposed projects in the future.

Project Budget

Activities	Cost (Rs. Mn.)
Development of a Housing Complex for Government officers	
	100 Mn.
Total	100 Mn.

Approving Agency

Activities	Relevant Authority	Authorised Officer
Development of a Housing Complex for Government officers	National Housing Development Authority, Irrigation Department	General Manager, National Housing Development Authority, Irrigation Engineer

Regulations and Guidelines	Regulations	Guidelines
National Housing Development Authority, Irrigation Department	General Manager, National Housing Development Authority, Irrigation Engineer	National Housing Development Authority, Irrigation Department
Details of Annexures	Annexed	

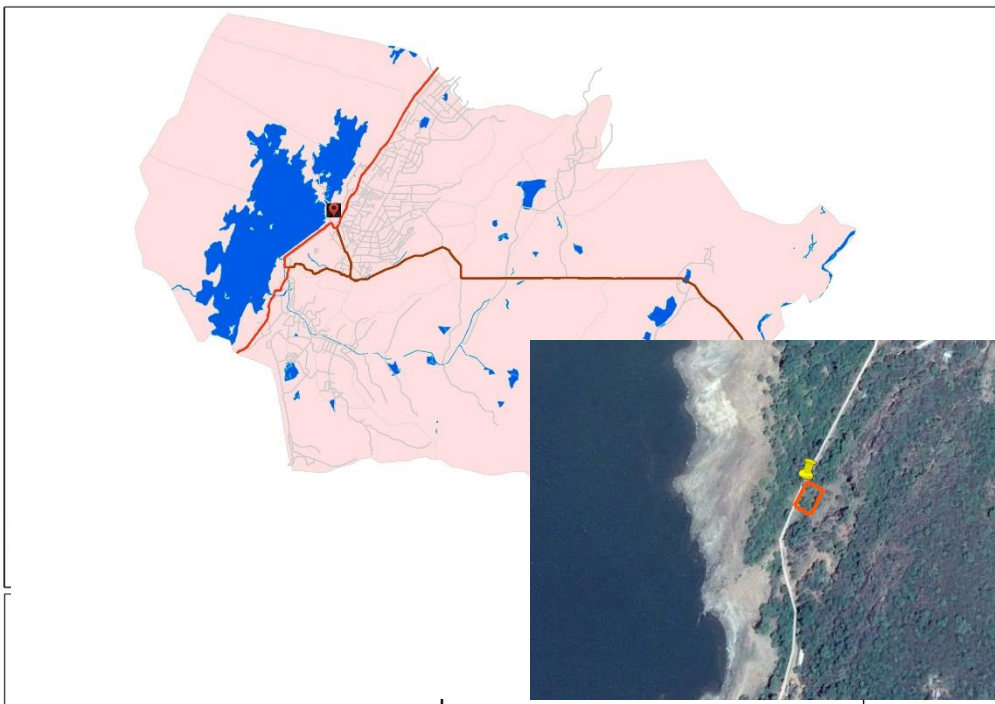


Project 11

Project Identification

Project Title	Development of Eco-friendly Tourist Places
Project	Development of tourism activities in Kanthale Area
Project Proposal	Development of tourist attraction places utilising the natural eco system.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Land with a slight slope	Forest	Forest	Kanthale Lake
Access	Ambepussa – Trincomalee Road (A6)			
Location Map				
Land use of the adjacent land	The land identified for this project is located in the forest and Kanthale Lake is located to the west of the land. That is, the area is with a sensitive ecosystem of forests and reservoirs.			



Project Justification

Type of Project	New		✓	Improvement			Expansion		Land development only	
Project variant	Conservation		Commercial	Landscaping	Heritage	Housing	Resettlement	Other		
			✓							
Project Division	Environmental	✓	Economic	✓	Social					
Project objective	<ul style="list-style-type: none">- Utilisation of environmental resource in the area for development activities.- Creating a eco – friendly tourist destination with a tourist attraction.									
The rationale of the project	Kanthale town which is located centering the Colombo – Trincomalee economic corridor is a city with very sensitive eco system consists several attractive places.									
	Also it is located in connection with areas with high tourist attraction such as Anuradhapura, Polonnaruwa, Habarana, Trincomalee.									
	Kanthale has an attractive environment for developing the city as a very suitable area for eco-friendly tourists, but the resources have not been utilized properly.									
	Further, there is a possibility of developing wildlife and wildlife sanctuaries.									
	Considering these reasons, this project can be identified as one of the most needed projects in Kanthale area.									

Property Description


Current ownership of the land	Urban Development Authority				Private		Government	✓
Ownership	Yes		No		If not give the details	Exists as land belonging to the Irrigation Department		
Details of the Ownership	This land lot has been identified as an environmental sensitive tourist area.							
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
			Preliminary Plans have not been initiated			.....Acres	.....Roods	.....Perches



Project Details

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)		Long term (over 3 years)	✓	Total estimated cost(Rs. Mn)	
Finantial system								
Project details (with Map)	It is hoped to develop this place as an eco-friendly tourist destination to protect the attractiveness and sensitive ecosystem of the Kanthale Lake and the forest area and this development should be done in a manner that does not harm the Kanthale Lake and the ecosystem.							

Existance of infrastructure facilities	Water	Required quantity		Electricity	Required quantity			
		Available quantity			Available quantity			
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals			
Zone				Zoning compatiblity		Yes	No.	
History (If applicable only)								

Present situation (Describe with measurements)			
Present Situation The project site is owned by the Forest Department and it is remained as a forest area.			
Description	No. of Units	Length	Width
Development of eco-friendly tourist spot	01	500 m.	350 m.
Lay out Plan			

**Proposed Plans and building Plan requirements (if any)**

Not yet prepared

Project Budget

Activities	Cost (Rs. Mn)
Development of eco-friendly tourist spot	Rs. 180 Mn.
Total	Rs. 180 Mn.

Approving Agency


Activities	Relevant Authority	Authorised Officer
Development of eco-friendly tourist spot	Irrigation Department and Tourist Board	Irrigation Engineer and General Manager of Department of Tourism

Regulations and Guidelines	Regulations	Guidelines
	Irrigation Department and Tourist Board	Irrigation Engineer and General Manager of Department of Tourism
Irrigation Engineer and General Manager of Department of Tourism		
Details of Annexures		

**Project 12****Project Identification**

Project Title	Development of Leelaratne Stadium
Project	Improvement of stadium facilities in Kanthale area.
Project Proposal	Creatin of places for recreational and sports activities of the people in Kanthale area and development of infrastructure facilities required for the improvement of those activities.

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Ariyawansha Mawatha – Lane I	Ariyawansha Mawatha	Ariyawansha Mawatha – Lane II	MOH Road
Access	MOH Road, Ariyawansha Mawatha			
Location Map				
Land use of the adjacent land (Explain with a Map)	The site identified for the project is a sports ground developed by the Kanthale Pradeshiya Sabha and residential land use can be seen in the vicinity.			



Project Justification

Type of Project	New		Improvement	✓	Expansion		Land development only
Project variant	Conservation	Commer	Landscapin	Heritage	Hou	Resettlemen	
		cial	g		sing	t	
			✓				
Project Division	Environ	✓	Economic	Social	✓		
	mental						
Project objective	- Development of places for sports activities for the mental and physical development of the residents of the area.						
The rationale of the project	<p>There is a limited amount of land available for sports and recreation in the Kanthale area and it is not enough compared to the people.</p> <p>There is an urgent need to develop places for sports and recreation by the people of the area. It is very important to implement this project as the land identified for the project is very suitable and has enough space for it and it can enhance the sports and recreational activities of the people.</p>						

Property Description

Current ownership of the land	Urban Development Authority				Private		Government	✓
Ownership	Yes		No		If not give the details	Land currently owned by the Pradeshiya Sabha		
Details of the Ownership	This land is owned by the Kanthale Pradeshiya Sabha and has been developed for sports activities							
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
						6 Acres	..... Roods	.....Perches



Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)	
Financial system								
Project details (with Map)	Work has been done to rehabilitate the land, expansion of the existing stadium, construct an indoor stadium and construct a swimming pool..							

Details of the Project

Existence of infrastructure facilities	Water	Required quantity		Electricity (Three phase electricity should be obtained)	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals		Currently implementing		
Zone				Zoning compatibility		Yes		No	
History (If applicable only)									

Present situation (Describe with measurements)

Present Situation

- The proposed land owned by the Kanthale Pradeshiya Sabha has been developed for sports activities. The places for gymnasium, running track, cricket, places for volleyball and football has been developed.

Description	No. of Units	Length	Width
Development of Leelaratne Stadium	6.3 Acres	155 m.	88 m.
Layout Plan			



Proposed Plans and building Plan requirements (if any)

Project Budget	
Activities	Cost (Rs. Mn)
Construction of a Water Tank	Rs. 30 Mn.
Improvement of existing Stadium	Rs. 200 Mn.
Total	Rs. 230 Mn.

Approving Agency		
Activities	Relevant Authority	Authorised Officer
Construction of a Water Tank and Improvement of existing Stadium	Ministry of Sports and Provincial Council	Secretary

Regulations and Guidelines	Regulations	Guidelines
	Pradeshiya Sabha and Ministry of Sports	Chairman of the Pradeshiya Sabha and Secretary of the Ministry of Sports
Details of Annexures	Survey Plan is available	

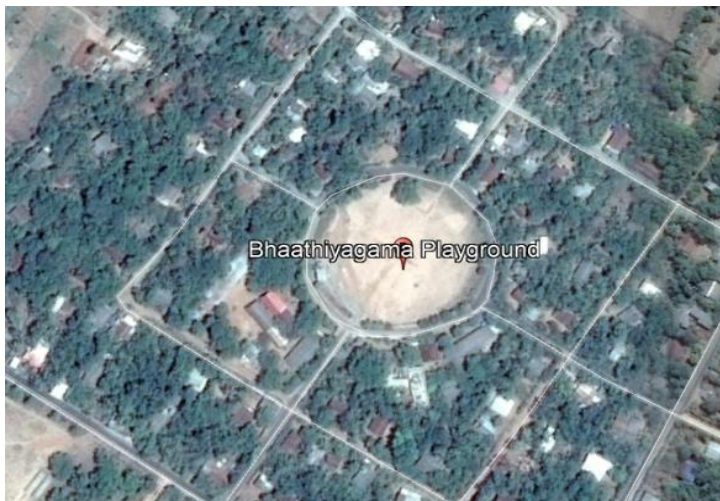


Project 13

Project Identification

Project title	Development of Bhathiyagama Stadium
Project	Improvement of Stadium facilities in Kanthale area
Project Proposal	Creation of places for recreational and sports activities for the people in Kanthale area and development of infrastructure facilities to required for the development of those areas,

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Residential	Residential	Residential	Residential
Access	Ariyawansha Mawatha			
Location Map				
Land use of the adjacent land (Explain with a Map)	The site identified for the project is a sports ground developed by the Kanthale Pradeshiya Sabha and residential land use can be seen in the vicinity.			



Project Justification

Type of Project	New		Improvement	✓	Expansion		Land development only
Project variant	Conservation	Commercial	Landscaping	Heritage	Housing	Resettlement	
			✓				
Project Division	Environmental	✓	Economic		Social	✓	
Project objective	- Development of places for sports activities for the mental and physical development of the residence of the area.						
The rationale of the project	<p>There is a limited amount of land available for sports and recreational activities in the Kanthale area and it is not adequate when compared to the people.</p> <p>There is an urgent need to develop places for sports and recreation for the people of the area. It is very important to implement this project as the land identified for the project is very suitable and has enough space for it and it can enhance the sports and recreational activities of the people.</p>						

Property Description

Current ownership of the land	Urban Development Authority				Private		Government	✓
Ownership	Yes	No		If not give the details	Land currently owned by the Pradeshiya Sabha			
Details of the Ownership	This land is owned by Kanthale Pradeshiya Sabha and it has been developed for sports activities							
Details of the Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
						.....Acres	.....Roods	.....Perches



Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)	
Financial system								
Project details (with Map)	Action has been taken to rehabilitate the land, enlarge the existing stadium, construct an indoor stadium and construct a swimming pool.							

Project Details

Existence of infrastructure facilities	Water	Required quantity		Electricity (Three phase electricity should be obtained)	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	If not, what are the suitable solid waste management proposals			Currently implementing	
Zone				Zoning compatibility		Yes		No	
History (If applicable only)									

Present situation (Describe with measurements)			
Present Situation			
- The proposed land owned by the Kanthale Pradeshiya Sabha has been developed for sports activities			
Description	No. of Units	Length	Width
Development of Bhathiyagama Stadium	1.5 Acres	90 m.	93 m.



Layout Plan



Proposed Plans and building Plan requirements (if any)

Project Budget

Activities	Cost (Rs. Mn)
Construction of a Water Tank	Rs. 30 Mn.
Improvement of existing Stadium	Rs. 200 Mn.
Total	Rs. 230 Mn.

Approving Agency

Activities	Relevant Authority	Authorized Officer
Construction of a Water Tank and Improvement of existing Stadium	Ministry of Sports and Provincial Council	Secretary

Regulations and Guidelines

Regulations and Guidelines	Regulations	Guidelines
	Pradeshiya Sabha and Ministry of Sports	Chairman of the Pradeshiya Sabha and Secretary of the Ministry of Sports
Pradeshiya Sabha and the Ministry of Sports		
Details of Annexures	Survey Plan available	

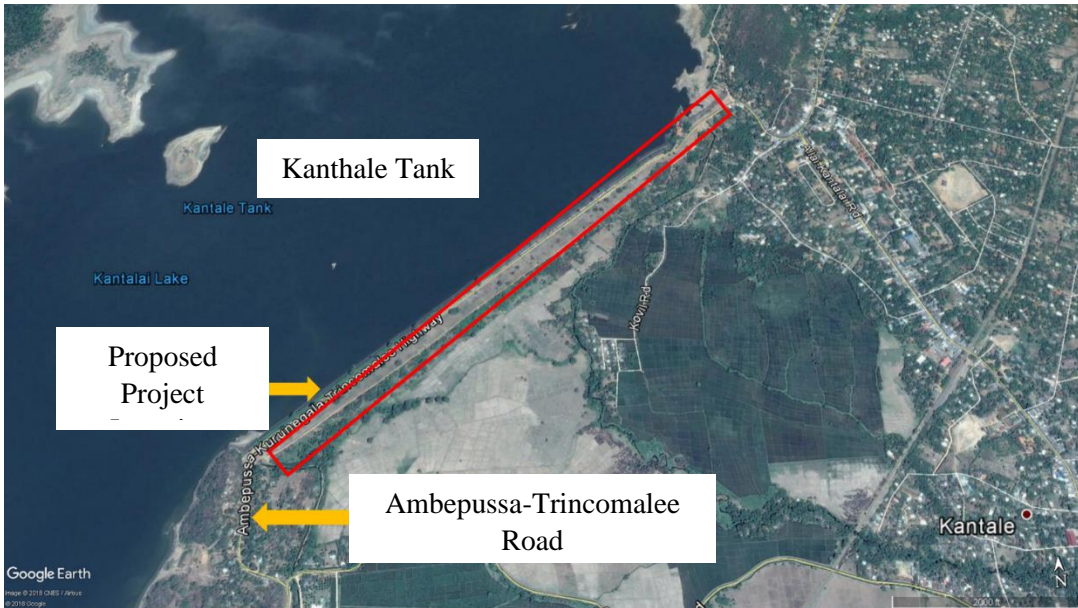


Project 14

Project Identification

Project Title	Beautification of Kanthale Lake Bund and Development of Walking Lanes
Project	Beautification of Kanthale Town open spaces and public areas
Project Proposal	Enhance the Landscaping of the City and Development of Recreational Activities

Project Location

Location	Province	East	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Kanthale Lake	(A6)	Slopes of the Kanthale Lake bund	(A6)
Access	Ambepussa – Trincomalee Road (A6)			
Location Map				
Land use of the adjacent land Explain with a Map	<p>This project is being carried out in association with the Kanthale Lake bund and it is located Kanthale Lake to the north and the slope of the Kanthale Lake bund on the south. Also (A6) Road is located on the east and west directions. This land is located at a distance of 500 m. from Kanthale town.</p>			



Project Justification

Type of Project	New			Improvem ent	✓		Expansio n		Land developm ent only
Project variant	Conservation		Commerc ial	Landscapi ng	Herita ge	Housi ng	Resettlem ent	Other	
				✓					
Project Division	Environme ntal	✓	Economic		Social				
Project objective	<ul style="list-style-type: none">- Beautification of Kanthale City.- Development of places for recreational activities of the residents of the area.- Development of surrounding area of the Lake to create a tourists attraction.								
Project Justification	<p>Kanthale Lake, the backbone of Kanthale town, has a very attractive landscape. Although the place attracts tourists and locals, the place has not been developed with the facilities required to visit or use it for recreational purposes.</p> <p>Also, the open and public parks and amusement parks in Kanthale have not been developed adequately. Although this place is used by the locals for exercise such as running and walking, the lack of facilities and unsafe road use has become a problem.</p> <p>In view of such inconveniences, there is a need to develop this place as an open and public place that can be used for recreational activities without damaging the Kanthale Lake bund.</p>								

Property Description

Current ownership of the land	Urban Development Authority	Private		Government	
Ownership	Yes	No		If not give the details	
Details of the Ownership					
Details of the Survey Plan	Survey Plan No.	Name of the Surveyor	Date	Land Extent	
				15 Acres	.....Roods .....Perches



Project Details

Project duration	Short term (less than one year)		Medium term (between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)	Rs. 25 Mn.
Financial system								
Project details (with the Map).	Kanthale Lake bund consists of a land area of 2 km. The project includes the use of that land for walking lanes, provision of benches for leisure time, the use of solar panels for street lighting and tree planting to develop into a green area.							

Existence of infrastructure facilities	Water	Required quantity		Electricity	Required quantity				
		Available quantity			Available quantity				
	Solid waste management methodology	Yes		No	Otherwise suitable solid waste management proposals				
Zone				Zoning compatibility		Yes		No	

Present situation (Describe with measurements)			
<p>Present Situation</p> <p>The land identified for the project is owned by the Irrigation Department. The land identified in the project as an open area on both sides of the Ambepussa-Trincomalee road over the Kanthale Lake bund</p>			
Description	No. of Units	Length	Width
Beautification of Lake bund and development of walking lanes.	01	Km.	15 m.
Lay out Plan			



Proposed Plans and Building Plan requirements (if any)

Project Budget

Activities	Cost (Rs. Mn.)
Beautification of Kanthale Lake Bund and Development of Walking Lanes	Rs. 40 Mn.
Total	Rs. 40 Mn.

Approving Agency

Activities	Relevant Authority	Authorised Officer
Beautification of Kanthale Lake Bund and Development of Walking Lanes	Irrigation Department / Road Development Authority	Executive Engineer (Road Development Authority), Irrigation Engineer

Regulations and Guidelines

Regulations	Guidelines
Road Development Authority, Irrigation Department	Executive Engineer (Road Development Authority), Irrigation Engineer
Details of Annexures	

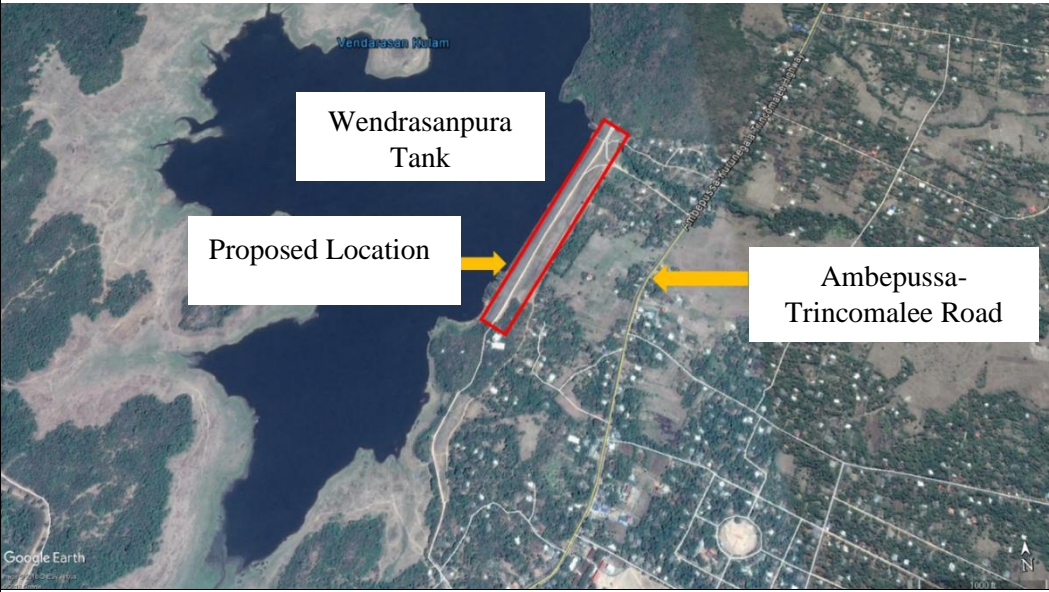


Project 15

Project Identification

Project Title	Development of area near Vendrasanpura Lake bund for Recreational Activities
Project	Development of Public Parks in Kanthale City
Project Proposal	Provision of basic facilities required by the people through development of places for recreational activities to the people of the area.

Project Location

Location	Province	Eastern	District	Trincomalee
	Divisional Secretaries Division	Kanthale Divisional Secretaries Division	Local Authority	Kanthale Pradeshiya Sabha
Limit	North	East	South	West
	Hilly forest area	Sloping bank of Vendrasanpura Lake	Kanthale Mahamevna Dhammagiri Buddhist Monastery	Vedrasanpura Lake
Access				
Location Map	<p>Layout Plan</p> 			
Land use of the adjacent land Explain	The project which is being developed in the vicinity of Vendrasanpura Lake bounded with land use of forests to the north, a land reserved for a religious place to the south and a land covered by a reservoir to the west can be seen.			



with a Map	
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Project Justification

Type of Project	Conservation		Commercial	Landscaping	Heritage	Housing	Resettlement	Other
				✓				
Project variant	Environmental		Economic		Social			✓
Project objective	<ul style="list-style-type: none">- Development of places for recreational activities for the residents of the area.- Utilisation of natural resources for development activities.- Development of attractive places in Kanthale area.							
The rationale of the project	There are only a limited number of open and public parks in the Kanthale area that can be used for recreational activities. There also do not have adequate facilities.							
	Although there are very attractive places in the area, those have not been used in a well-managed manner to be used by the people. By developing such places that can be used by the people will help to meet the mental and physical needs of the people.							
	The project aims to create a place for recreation for the people of the area by utilizing the attractiveness of the place for development activities while preserving the existing sensitive ecosystem.							

Property Description

Current ownership of the land	Urban Development Authority				Private		Government	✓
Ownership	Yes		No		If not give the details	Land currently owned by the Government		
Details of the Ownership	The land is owned by the Irrigation Department.							
	Survey No	Plan	Name of the Surveyor		Date	Land Extent		



Details of the Survey Plan		There is no Survey Plan	AcresRoodsPerches
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Project Details

Project duration	Short term (less than one year)		Medium term (Between 1 – 3 years)	✓	Long term (over 3 years)		Total estimated cost (Rs. Mn)
Financial system							
Project details (with Map)	The project involves the placement of benches and safe places for bathing so that people can relax near the embankment of the 700-meter tank.						

Existence of infrastructure facilities	Water	Required quantity		Electricity		Required quantity			
		Available quantity				Available quantity			
	Solid waste management methodology	Yes		No		If not suitable solid waste management proposals			
Zone				Zoning compatibility		Yes		No.	
History (If applicable only)									
Present situation (Describe with measurements)									
Present Situation									
The land identified for the project is owned by the Irrigation Department. The area around the bund of Vendrasanpura Lake is a sloping bare land. The road used to go to Mahamevna Aramaya is located on the bund of the tank.									



Description	No. of Units	Length	Width
Development of area near Vendrasanpura Lake bund for Recreational Activities	01	1500 m.	200 m.
Layout Plan			
Proposed Plans and Building Plan requirements (if any)			

Project Budget	
Activities	Cost Rs. (Mn.)
Development of area near Vendrasanpura Lake bund for Recreational Activities	100 Millions
Total	100 Millions

Approving Agency		
Activities	Relevant Authority	Authorised Officer
Development of area near Vendrasanpura Lake bund for Recreational Activities	Irrigation Department and Kanthale Pradeshiya Sabha	Irrigation Engineer / Chairman, Kanthale Pradeshiya Sabha

Regulations and Guidelines	Regulations	Guidelines
Development of area near Vendrasanpura Lake bund for Recreational Activities	Irrigation Department and Kanthale Pradeshiya Sabha	Irrigation Engineer / Chairman, Kanthale Pradeshiya Sabha
Details of the Annexures		

**6.7.1 Institutional Structure***Table No 6. 16: Institutional structure of project implementation*

No.	Plan	Sub Plan & Implementation Project	Relevant Institute	Responsibilities of the Institute
01	Proposed Solid Waste Management Plan	Waste Recycling and Fertilizer Production	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
02	Proposed Road and Transportation Plan	Development and beautification of Agrabodhi Road up to four lanes from Kanthale Clock Tower to Potankadu Junction	Road Development Authority	1. Obtain Funds 2. Project Implementation
03	Proposed Road and Transportation Plan	Development of Seenipura Road	Road Development Department	1. Obtain Funds 2. Project Implementation
04	Proposed Road and Transportation Plan	Development of connecting road of Agbopura, Seenipura and Alla - Kanthale	Road Development Department	1. Obtain Funds 2. Project Implementation
05	Proposed Road and Transportation Plan	Expansion and development of 26 regional internal roads	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
06	Proposed Road and Transportation Plan	Outer Circular Road	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
07	Proposed Agricultural and	Kanthale Fair	Pradeshiya Sabha,	1. Obtain Funds 2. Project



	Economic Development Plan		Kanthale and Urban Development Authority	Implementation 3.Provision of Consultation service by UDA
08	Proposed Agricultural and Economic Development Plan	Construction of an agro finished goods sales centre in the area	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
09	Industrial Development Plan	Arrangements for reopening of Kanthale Sugar Factory	Board of Investment	1. Obtain Funds 2. Project Implementation
10	Industrial Development Plan	Establishment of an industrial Zone for the production of value added agricultural products	Board of Investment	1. Obtain Funds 2. Project Implementation
11	Proposed Water Supply Plan	Introduction of new projects to obtain pipe borne water facilities under the initiative of the National Water Supply and Drainage Board for areas without pipe borne water (Listed in the project area list)	National Water Supply and Drainage Board	1. Obtain Funds 2. Project Implementation
12	Proposed Agricultural and Economic Development Plan	Utilisation of 10 Ac. of underutilised land belonging to the Irrigation Department in the Kanthale town centre for residential and commercial purposes	Pradeshiya Sabha, Kanthale , Department of Irrigation	1. Obtain Funds 2. Project Implementation 3.Provision of land by Department of Irrigation

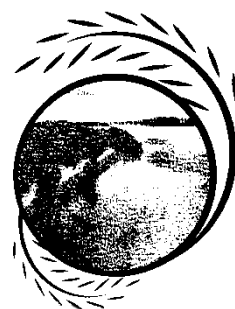


13	Education Facilities Development Plan	Development of Agrabodhi National School and Kanthale Central College	Ministry of Education	1. Obtain Funds 2. Project Implementation
14	Disaster Management Plan	Installation of protected bio elephant fence under the auspices of the Department of Wildlife Conservation (in the areas of Suriyapura, Jayanthipura, Van Ela, Pansalgodalla, Seenipura)	Department of Wild Life Conservation	1. Obtain Funds 2. Project Implementation
15	Proposed Agricultural and Economic Development Plan	Construction of Eco – friendly Tourist Centres	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
16	Public Outdoor Recreational Space Plan	Development of Leelaratne Playground	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
17	Public Outdoor Recreational Space Plan	Development of Bhathiyagama Playground	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
18	Proposed Road and Transportation Plan	Development of drains on both sides of the roads	Road Development Authority and Road Development Department	1. Obtain Funds 2. Project Implementation
19	Public Outdoor Recreational Space Plan	Indoor Stadium of Kanthale Central College	Ministry of Education	1. Obtain Funds 2. Project Implementation



20	Landscape Management Plan	Beautification of Kanthale Lake bund and development of walking lanes	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
21	Landscape Management Plan	Beautification of Vendrasanpura Lake bund and development of public places	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation
22	Public Outdoor Recreational Space Plan	Development of 06 regional level Playgrounds and 04 Children's Parks	Pradeshiya Sabha, Kanthale	1. Obtain Funds 2. Project Implementation

Source : Eastern Provincial Office, Urban Development Authority, 2022



PART II

Strategic Development Plan for Lands and Buildings

CHAPTER 07
Development Zones and
Zoning Regulations



CHAPTER 07

Development Zones and Zoning Regulations

7.1 Introduction

This chapter describes how the existing lands and buildings in the area should be developed according to the Kanthale Development Plan 2022 – 2031 in the coming years.

According to the Kanthale Urban Development Plan 2022-2031, Plans will be made to upgrade the existing agricultural development potential of the area, protect environmental values and popularize it among the people.

Kanthale urban development area is being developed mainly based on agriculture sector and expected to provide economic development and facilities required for the residential population of the area.

Zoning Plan is a key element of this Development Plan and will be used as a basis for maintaining the land use pattern systematically. Zoning is the process of aggregating and classifying similar uses. This is expected to eliminate the incompatible uses and create a planned city.

Based on the results obtained by superimposing the development compression analysis, environmental sensitivity analysis and land suitability analysis for residential areas, the density of the zones was determined.

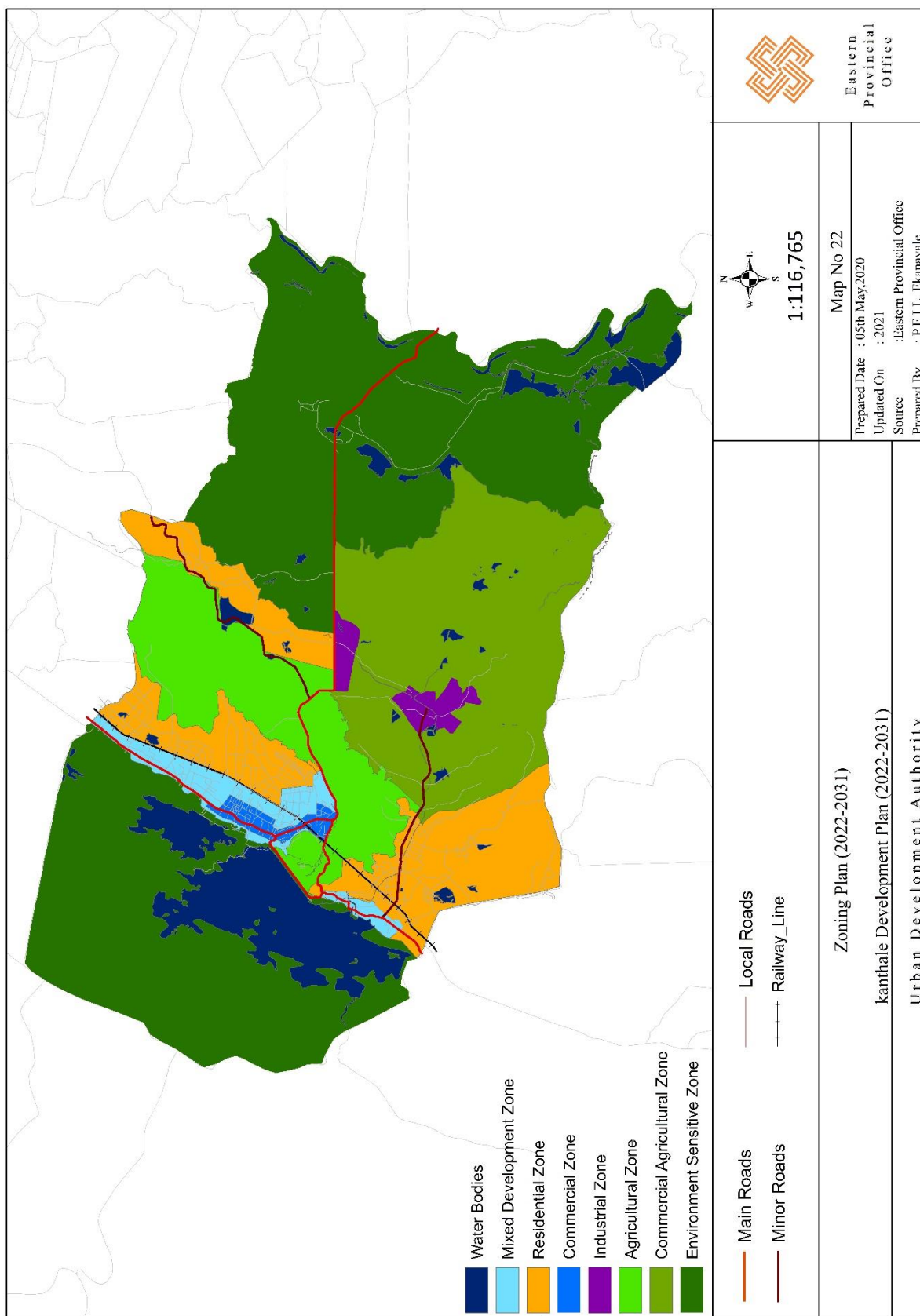
Accordingly, the Zoning Plan was revised in line with the Vision and Conceptual Plan of the Kanthale Urban Development Plan for the year 2031. It is proposed to develop Kanthale City under 07 main zones by the year 2031.

7.2 Development Zones

01. Commercial Zone
02. Mixed Development Zone
03. Residential Zone
04. Industrial Zone
05. Environmental Sensitivity Zone
06. Agriculture Zone
07. Commercial Agricultural Zone



Map No 7. 1: Zoning Plan



Source : Eastern Provincial Office, Urban Development Authority, 2022



7.3 Zone Factor

Zone Factor is a new concept used in planning process of new Development Plans that regulate the development. This determines the extent and space available for development in each region, taking in to consideration the existing land use, amount of infrastructure, future development projects and development potential etc.

7.3.1 Determination of Zone Factor

It calculates the extent of future development expected from amount of infrastructure available and environmental resources. Through this concept, the zone factor has been calculated by considering the objectives and strategies formulated in accordance with the Development Plan, the Urban Form that may be seen in the area in the future, factors that control the future development such as environmental sensitivity, existing development potential in the area, development trends, suitability for living in the area.

Accordingly, the zone factor is calculated in such a way as to allow for future development in the defined regions based on the existing characteristics of each region in the Proposed Zoning Plan of the Development Plan and to allow for expected development in line with the proposed densities.

The zone factor for the zones identified by the density zone analysis was calculated according to the following equation.

$$\text{Zone Factor} = \frac{\text{Land extent required for future development}}{\text{Extent of land that can be developed}}$$

Determination of Permissible Floor Area for developments shall be in accordance with the Forms “A” and “B” in Schedule 6 of Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday, July 08, 2021. The coefficients applicable to the Kanthale Development Plan are shown in Table 7.2 and Table 7.3.

Determination of the open space of the building in relation to the permitted floor area is given by Form “E” in the Gazette Notification and it is shown in Table 7.4 of the Kanthale Development Plan.



The Zone Factors calculated according to the above criteria (Annexure 12) are as shown in the Table below.

Table No 7. 1: Zone Factor

Zone	Zone Factor
Commercial Zone	1.5
Mixed Development Zone	1.1
Residential Zone	1.0
Industrial Zone	0.5
Environmental Sensitivity Zone	Not Applicable
Agricultural Zone	Not Applicable
Commercial Agricultural Zone	Not Applicable

Source : Eastern Provincial Office, Urban Development Authority, 2022



Schedule 01

Table No 7. 2: Form A – Permissible land area for zones

Form A - Permissible Floor Area Ratio																						
Land Extent (sq.m.)	Zone Factor = 0.50 - 0.74					Zone Factor = 0.75 - 0.99					Zone Factor = 1.00 - 1.24					Zone Factor = 1.25 - 1.49					Zone Factor = 1.50 - 1.74	
	Minimum width of the Road					Minimum width of the Road					Minimum width of the Road					Minimum width of the Road					Minimum width of the Road	
	**6 m.	9 m.	12 m.	15 m. & more		**6 m.	9 m.	12 m.	15 m. & More		6 m.	9 m.	12 m.	15 m. & More	**6 m.	9 m.	12 m.	15 m. & More	**6 m.	9 m.	12 m.	15 m. & More
150 - less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.3	1.4	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4	2.4	2.6	2.7	2.8
250 - less than 375	0.9	1.0	1.2	1.3	1.3	1.3	1.6	1.8	2.0	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3	2.6	3.2	3.6	4.0
375 - less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	2.1	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4	2.7	3.3	3.8	4.2
500 - less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.2	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5	2.8	3.4	4.0	4.5
750 - less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.5	2.5	2.1	2.4	2.9	3.3	2.6	3.0	3.6	4.0	3.1	3.6	4.3	5.0
1000 - less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.7	2.7	2.2	2.5	3.0	3.6	2.7	3.1	3.8	4.5	3.2	3.8	4.6	5.5
1500 - less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	3.0	3.0	2.3	2.7	3.4	4.0	2.9	3.4	4.2	5.0	3.4	4.0	5.0	6.0
2000 - less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	3.1	3.1	2.4	2.8	3.5	4.2	3.0	3.5	4.4	5.4	3.5	4.2	5.2	6.5
2500 - less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	3.6	3.6	2.5	3.2	4.0	4.7	3.1	3.8	4.7	5.8	3.6	4.4	5.5	7.0
3000 - less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	3.7	3.7	2.6	3.4	4.2	5.0	3.2	4.0	5.0	6.2	3.7	4.6	6.0	7.5
3500 - less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	3.9	3.9	2.8	3.6	4.3	5.3	3.3	4.3	5.5	6.6	3.8	4.8	6.3	7.7
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	4.0	4.0	3.0	3.8	4.5	5.5	3.5	4.5	6.0	7.0	4.0	5.0	6.5	8.0
UL - Unlimited																						
Floor area allocated for parking facilities are not calculated for FAR																						
Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations																						
The above floor ratios may vary according to the slope of the land in relation to the Development Plan																						
When the slope of the land exceeds 11 degrees, the approval of the National Building Research Organization should be obtained.																						
* Floor Area Ratio of 10.0 or more is permitted only for access roads with a building limit of at least 12 m. (from the centre of the road).																						
Otherwise, the maximum floor ratio should be limited to 9.0.																						
** Minimum road width will be considered as 7 m for roads identified as 7 m wide in the Development Plan.																						

Source : Eastern Provincial Office, Urban Development Authority, 2022

**Table No 7. 3: Form B : No. of floors for 3m and 4.5m wide Roads**

Form B – Number of floors for 3m. and 4.5m. wide Roads						
Minimum width of the Road	Minimum Frontage	Percentage of Plot Coverage*	Maximum Number of floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0 m	6 m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5 m	6 m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)
<p>Parking space also included in the above-mentioned number of floors.</p> <p>The number of housing units assigned to each road does not change.</p> <p>* When percentages of plot coverage are not specified under zoning regulations</p>						

Source : Eastern Provincial Office, Urban Development Authority, 2022



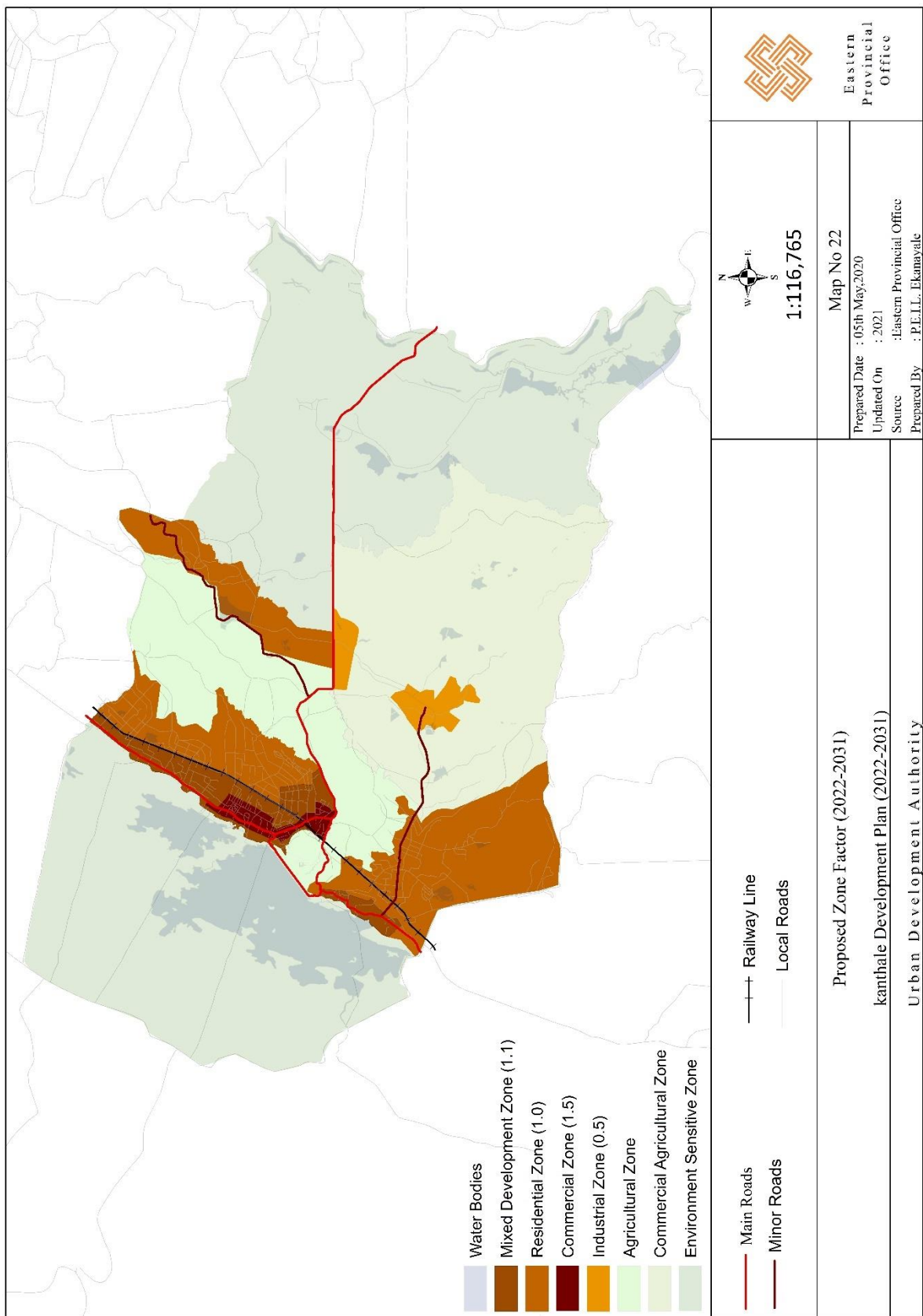
Table No 7. 4: Form E - Open Spaces

Form E – Open Spaces									
Height of the Building (m)	Minimum width of frontage of the land (m)	Percentage of Plot Coverage*		Rear Space (m)		Side Space (m)		For light wells that gets natural light and ventilation	
		Non Residential	Residential	When natural light and ventilation are not obtained from this extreme	When receiving natural light and ventilation from this extreme	When natural light and ventilation are not obtained from this extreme	When receiving natural light and ventilation from this extreme	Minimum Width	Minimum Floor Area
Less than 7	6	80%**	65%	2.3 m	2.3 m	-	2.3 m	2.3 m	5 sq.m.
7 - less than 15	6	65%	65%	3.0 m	3.0 m	-	3.0 m	3.0 m	9 sq.m.
15 - less than 30	12	65%	65%	4.0 m	4.0 m	1.0 m and 3.0 m	4.0 m	4.0 m	16 sq.m.
30 - less than 50	20	65%	65%	4.0 m	5.0 m	3.0 m on both sides	5.0 m	5.0 m	25 sq.m.
50 - less than 75	30	50%***	50%***	5.0 m	6.0 m	4.0 m on both sides	6.0 m	6.0 m	36 sq.m.
75 and above	more than 40	50%***	50%***	5.0 m	6.0 m	5.0 m on both sides	6.0 m	6.0 m	****
<p>Height of the building – Height from access road level to upper terrace or roof level (including parking storeys)</p> <p>*Where no Plot Coverage specified under the Zoning Regulations.</p> <p>** Purely nonresidential activities.</p> <p>*** 65% Plot Coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors which ever is less.</p> <p>**** Minimum floor area for every additional 3m height should increase by 1sq.m.</p>									

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map No 7. 2: Proposed Zone Factor Plan (2022 – 2031)



Source : Eastern Provincial Office, Urban Development Authority, 2022



7.4 General Zoning Regulations for the Planning Area

The following regulations are applied to all zones as general regulations of this Plan.

- 7.4.1** These regulations apply to all areas within the administrative limits of the Kanthale Urban Area which has been declared as an Urban Development Area in the Gazette Notification No. 690/3 dated 26.11.1991 under Section 3 of the Urban Development Authority Act No. 41 of 1978.
- 7.4.2** In addition to the provisions of this Zoning Plan, the Planning and Development Regulations issued by Gazette Notification No. 2235/54 dated 08th July 2021 will apply to the Kanthale Urban Area in respect of any planning and development regulations applicable to any development activity.
- 7.4.3** A tank barrier zone should be maintained in the wetlands and water bodies of the city as follows.
 - 7.4.3.1** A barrier zone of 30 m should be maintained from the maximum water level in all Lakes.
 - 7.4.3.2** A barrier zone of 30 m should be maintained in all Lakes from the Lake bund.
- 7.4.4** Unless otherwise directed by the Authority, all development work should be carried out within a building approved for such purpose.
- 7.4.5** The construction of several separate buildings or separate development activities within the same plot of land will not be permitted if the Authority does not order in other way.
- 7.4.6** In addition to the approved residential use of a residential building, other compatible uses may be permitted. Even in such a case, the maximum area for that use is limited to 25 sq.m. and should have relevant facilities such as sanitation should be provided independently.
- 7.4.7** Provisions imposed by other agencies apply in addition to the regulations of this Plan, for all development activities.
- 7.4.8** Construction and development of playgrounds and parks should be in accordance with the specifications of the Plan for Recreational Development activities provided by this Plan.



- 7.4.9** Implementation of the regulations of this Plan is subjected to orders issued from time to time by the National Physical Planning Department and Department of Archeology.
- 7.4.10** Any alteration or repair in the areas registered as protected monuments, conservation sites, excavated sites and sites proposed to be conserved by the Department of Archeology in the Kanthale Urban Area should be done with the recommendation of that department.
- 7.4.11** Approval of the relevant Ministry of Religious Affairs should be obtained for the construction of places of worship in all zones.
- 7.4.12** Building lines should be placed on canals owned by the Local Authority, canals owned by the Irrigation Department and canals owned by Agrarian Services Department on the recommendations of the relevant Institutions.
- 7.4.13** If live fence, wire fence or boundary walls are to be erected on the land boundary connecting water lines and waterways, permission is granted to build such constructions subject to provide openings to drain off water properly.
- 7.4.14** Recommendations of other relevant institutions should be obtained when granting approval for factories. (Ex. Central Environmental Authority)
- 7.4.15** Urban Development Authority has the authority to make the final decision when the purpose applied by the applicant is not included as a permissible use under the zoning plan.

CHAPTER 08

Zoning Regulations



CHAPTER 08

Zoning Regulations

Seven Development Zones has been identified in the Zoning Plan of Kanthale Development Plan. The identified Zones and the Development Regulations pertaining to each zone are as follows.

1. Commercial Zone
2. Mixed Development Zone
3. Residential Zone
4. Industrial Zone
5. Environmental Sensitive Zone
6. Agricultural Zone
7. Commercial Agricultural Zone

8.1 Zoning Regulations and Permissible Uses - Commercial Zone

Commercial Zone has been identified based on the Kanthale town centre. This area has been specially designed for development of existing and proposed commercial activities and has been selected through a scientific analysis based on the Development Pressure Index, location of service providers, distribution of infrastructure, land use pattern and the objectives of the Development Plan.

8.1.1 Zoning Regulations and Permissible uses for Commercial Zone

The Zoning Regulations and Permitted uses in relation to Commercial Zone are included in the Table 8.1 and Table 8.2.

Table No 8. 1: Commercial Zone - Zoning Regulations

Zoning boundaries	Annexure 12
Zone Factor	1.5
Approved height limit	Depends on the Zone Factor
Approved plot coverage	Residential - 65% Non Residential - 80%
Minimum land extent	150 sq.m.

Source : Eastern Provincial Office, Urban Development Authority, 2022



Table No 8. 2: Commercial Zone - Permissible Uses

Permitted Uses		Minimum Land Extent (sq.m.)	Maximum usable Floor Area (sq.m.)
Residential	Houses	250	According to Schedule I
	Hostels	250	
	Official Qquarters / Staff quarters	250	
	Home for the Elders / Disables	1,000	
	Orphanages	500	
	Day Care Centres	500	
Health	Hospitals	1,000	
	Medical Centres	250	
	Medical Counseling Centres	500	
	Labouratories and Sample Collection Centres	150	
	Pediatric and Maternal Clinical Centres	300	
	Veterinary Centres	500	
	Veterinary Clinics and Treatment Centres	250	
	Ayurvedic Medical Centres	250	
Commercial	Super Markets	500	
	Shopping Complexes	500	
	Large-scale Technology Device Sales Outlets	500	
	Multi - car parking complex	1000	



	Grocery Shops	150	
	Pharmacies	150	
	Wholesale Trade	500	
	Consumer Service Centres	150	
	Liquor Stores	150	
	Reception Halls	1000	
	Funeral Parlours	300	
	Funeral Parlours with Florists	1000	
	Restaurants	150	
	Open Market	500	
	Filling Stations	1012	
	Filling Stations and Vehicle Service Centres	1500	
	Filling Stations and Shopping Malls	1500	
	Gas Filling Stations and Charging Centres	750	
	Communication Towers in Buildings	150	
	Communication Towers	250	
	Open Parking Spaces	250	
	Showrooms	300	
	Stores	1012	
Educational	Early Childhood Development Centres	500	According to Schedule I.
	Technical Colleges / Vocational Training Centres	1000	



	Private Tuition Classes	500	
	Other Educational Centres	250	
	Cultural Centres	1000	
	Private Schools, Government Schools and Higher Educational Institutions	-	
Institutional	Banks / Insurance and Financial Institutions	300	
	Offices	150	
	Office complexes	500	
	Professional Offices	150	
Manufacturing Industries	Food and Non-alcoholic Beverage Processing Industries	500	According to Schedule I.
	Garment Industries	500	
	Solid Waste Recycling Industries	1000	
	Local Industries	250	
	Small and Medium scale Industries with minimal pollution	500	
Service Industries	Vehicle Service Centres	1000	According to Schedule I.
	Auto Repair Centres	500	
	Taxi Service Centres	250	
	Laundry / Laundry Areas	150	
	Grinding Mills	250	
	Welding Shops	500	
	Electrical Equipment Repair Centres	150	



Social Service and Public Affairs	Community Development Centres	150	According to Schedule I.
	Social and Cultural Centres	1000	
	Auditoriums and Conference Halls	1000	
	Libraries	150	
	Rehabilitation Centres	500	
Tourism	Holiday Resorts	300	According to Schedule I.
Recreational and Leisure Activities	Cinema Halls	500	According to Schedule I..
	Indoor Stadiums	500	
	Theaters	500	
	Art Galleries /Musiums	500	
	Open Air Theatres	2000	
	Fitness Centres	300	
	Parks	-	
Prohibited Uses	Large scale Industries where pollution is high		
	Soil and Sand Excavation for Business purposes		
	New Religious Centres		
<p>Note : Industries with a sound capacity of more than 5 horse power, Gum / Organic solvent that can cause unpleasant odors are not permitted.</p> <p>New religious centers can be constructed only on the recommendation of the relevant institutions.</p>			

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.2 Zoning Regulations and Permissible Uses - Mixed Development Zone

Mixed Development Zone is located close to Kanthale city centre and designed based on Trincomalee – Ambepussa (A6) Road. This area is specially designed for commercial development as well as residential use. The area has been selected through a scientific analysis based on the Development Pressure Index, the location of the service providers, the distribution of infrastructure, the land use pattern and the objectives of the Development Plan.

8.2.1 Regulations and Permissible Uses for Mixed Development Zone

The Zoning Regulations and Permitted uses in relation to Mixed Development Zone are included in Table No. 8.3 and Table 8.4.

Table No 8. 3: Mixed Development Zone - Zoning Regulations

Zoning Boundaries	Annexure 13
Zone Factor	1.1
Approved height limit	Depends on the Zone Factor
Approved Plot Coverage	Residential - 65% Non residential - 80%
Minimum land extent	250 sq.m.

Source : Eastern Provincial Office, Urban Development Authority, 2022



Table No 8. 4: Mixed Development Zone - Permissible Uses

Permitted Uses		Minimum Land Extent (sq.m.)	Maximum Usable Floor Area
Residential	Houses	250	According to Schedule I.
	Hostels	250	
	Official Quarters / Staff Quarters	250	
	Home for the Elders / Disables	1,000	
	Orphanages	500	
	Day care Centres	500	
Health	Hospitals	1,000	According to Schedule I.
	Medical Centres	250	
	Medical Counseling Centres	500	
	Labouratories and Sample Collection Centres	250	
	Pediatric and maternal clinical Centres	300	
	Veterinary Centres	500	
	Veterinary Clinics and Treatment Centres	250	
	Ayurvedic medical Centes	250	
Commercial	Super Markets	500	According to Schedule I.
	Shopping Complexes	500	
	Grocery Shops	250	
	Pharmacy	250	
	Wholesale trade	500	
	Customer service centres	250	



	Liquor Stores	250	
	Reception Halls	1000	
	Funeral Halls	300	
	Restaurants	250	
	Open Markets	500	
	Filling Stations	1012	According to Schedule I.
	Gas filling Station	750	
	Communication Towers in Buildings	250	
	Communication Towers	250	
	Open Parking Spaces	250	
	Show rooms	300	
	Stores	1012	
Educational	Early Childhood Development Centres	500	According to Schedule I.
	Technical Colleges / Vocational Training Centres	1000	
	Private Tuition Classes	500	
	Other Educational Centres	250	
	Cultural Centres	1000	
	Private Schools, Government Schools and Higher Educational Institutions		
Institutional	Banks / Insurance and Financial Institutions	300	
	Offices	250	
	Professional Offices	250	



Manufacturing Industries	Food and Non-alcoholic Beverage Processing Industries	500	According to Schedule I.
	Garment Industries	500	
	Curd Industry	250	
	Solid Waste Recycling Industries	1000	
	Local Industries	250	
	Small and Medium scale Industries with minimal pollution	500	
Service Industries	Vehicle Service Centres	1000	According to Schedule I.
	Auto Repair Centres	500	
	Taxi Service Centres	250	
	Laundry / Laundry Areas	250	
	Grinding Mills	250	
	Welding Shops	500	
	Electrical Equipment Repair Centres	250	
Social Service and Public Affairs	Community Development Centres	250	According to Schedule I.
	Social and Cultural Centres	1000	
	Auditoriums and Conference Halls	1000	
	Libraries	250	
	Rehabilitation Centres	500	
Tourism	Holiday Resorts	300	According to Schedule I.
	Traditional and local Massage Centres		



Recreational and Leisure Activities	Cinema Halls	500	According to Schedule I.
	Indoor Stadiums	500	
	Theaters	500	
	Art Galleries / Musiums	500	
	Open Air Theaters	2000	
	Fitness Centres	300	
	Parks	-	
Prohibited Uses	Large scale Industries where pollution is high		
	Warehouses		
	Soil and Sand Excavation for Business purposes		
	New Religious Centres		
	Private Schools, Government Schools and Higher Educational Centres		
<p>Note : Industries with a sound capacity of more than 5 horse power, Gum / Organic solvent that can cause unpleasant odors are not permitted</p> <p>New religious centers can be constructed only on the recommendation of the relevant institutions.</p>			

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.3 Zoning Regulations and Permitted Uses - Residential Zone

The Residential Zone is located close to Kanthale city centre and designed based on Trincomalee – Ambepussa (A6) Road. Residential use is given priority in this area. The area has been selected through a scientific analysis based on the Development Pressure Index, the location of the service providers, the distribution of infrastructure, the land use pattern and the objectives of the Development Plan.

8.3.1. Regulations and Permitted uses for Residential Zone

The Zoning Regulations and Permitted uses in relation to Residential Zone are included in the Table 8.5 and Table 8.6.

Table No 8. 5: Residential Zone - Zoning Regulations

Zoning boundaries	Annexure 14
Zone Factor	1.0
Approved height limit	Depends on the Zone Factor
Approved plot coverage	Residential - 65% Non Residential - 80%
Minimum land extent	250 sq.m.

Source : Eastern Provincial Office, Urban Development Authority, 2022



Table No 8. 6: Residential Zone - Permissible Uses

Permitted Uses		Minimum Land Extent (sq.m.)	Maximum Usable Floor Area (sq.m.)
Residential	Houses	250	According to Schedule I
	Hostels	250	
	Official Quarters / Staff Quarters	250	
	Home for the Elders / Disabilities	1,000	
	Orphanages	500	
	Day Care Centres	500	
Health	Medical Centres	250	According to Schedule I
	Labouratories and Sample Collection Centres	250	
	Medical Counseling Centres	500	
	Pediatric and Maternal Clinical Centres	300	
	Veterinary Centres	500	
	Ayurvedic Medical Centres	250	
Commercial	Retail and Wholesale Trade	500	According to Schedule I
	Reception Halls	500	
	Restaurants	1000	
	Pharmacies	150	
	Consumer Service Centres	150	
	Funeral Parlour	300	
	Open Markets	500	According to Schedule I
	Filling Stations	1012	



	Communication Towers	250	
Educational	Early Childhood Development Centres	500	According to Schedule I
	Private Tuition Classes	250 (Not exceeding 40 sq.m. (maximum) per section. Maximum number of students is 20	
Institutional	Banks / Insurance and Financial Institutions	300	
	Professional Offices	150	
Manufacturing Industries	Domestic Industries	250	According to Schedule I
	Production of Curd	500	
Service Industries	Vehicle Service Centres	1000	According to Schedule I
	Auto Repair Centres	500	
	Laundry / Laundry Areas	150	
	Grinding mills	250	
	Welding Shops	500	
	Electrical Equipment Repair Centres	150	
Services and Public Activities	Community Development Centres	150	
	Places of Worship	-	



	Auditoriums and Conference Halls	1000	According to Schedule I
	Libraries	150	
	Crimetoriums	-	
	Cemetaries	-	
Recreational and Leisure Activities	Indoor Stadiums	500	According to Schedule I
	Fitness Centres	300	
	Parks	-	
Prohibited Uses	Large Scale Industries where pollution is high		
	Stores		
	Soil and sand excavation for Business purposes		
	Private Schools, Government Schools and Higher Educational Centres		
Note : Industries with a sound capacity of more than 5 horse power, Gum / Organic solvent that can cause unpleasant odors are not permitted			
New religious centers can be constructed only on the recommendation of the relevant institutions.			

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.4 Zoning Regulations and Permitted Uses - Industrial Zone

Kanthale Development Plan 2020 - 2030 aims to prioritize research and industrial development based on value added products proposed by the planning concept. The land with the Sugar Factory and the land adjoining the Alla – Kanthale Road have been set aside for this purpose.

8.4.1. Regulations and Permitted Uses for the Industrial Zone

The Zoning Regulations and Permitted uses in relation to Industrial Zone are given in Table 8.7 and Table 8.8.

Table No 8. 7: Industrial Zone - Zoning Regulations

Zoning boundaries	Annexure 15
Zone Factor	0.6
Maximum height allowed	Depends on the Zone Factor
Plot Coverage	80 %
Minimum Land Extent	1000 sq.m.

Source : Eastern Provincial Office, Urban Development Authority, 2022



Table No 8. 8: Industrial Zone - Permissible Uses

Permitted Uses		Minimum Land Extent (sq.m.)	Maximum Usable Floor Area (sq.m.)
Commercial	Communication Towers	250	According to Schedule I
Institutional	Industry related Offices	500	According to Schedule I
Manufacturing Industries	Food and Non-alcoholic beverage processing Industries	1000	According to Schedule I
	Industries based on value added products	1000	
	Solid Waste Recycling Industries	1000	
Service Industries	Vehicle Service Centres	1000	According to Schedule I
	Vehicle Repair Centres	500	
Educational	Research Centres	500	According to Schedule I
Prohibited Uses	Residential uses		

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.5 Zoning Regulations and Permissible Uses - Environmental Sensitive Zone

This Zone includes wetlands, water catchment areas with high levels of water retention and water diversity and forest areas.

8.5.1 Regulations and permissible uses for Environmentally Sensitive Zone

The Regulations and Permitted uses in relation to Environmentally Sensitive Zone are included in the Table 8.9 and Table 8.10.

Table No 8. 9: Environmental Sensitive Zone- Zoning Regulations

Zoning Boundaries	Annexure 18
Zone Factor	Not Applicable
Other details about the Zone	Any development work that does not harmful to the environment can be done only on the recommendations of the relevant Institutions.

Source : Eastern Provincial Office, Urban Development Authority, 2022

**Table No 8. 10: Environmental Sensitive Zone- Permissible Uses**

Permissible Uses	
I.	Natural Parks systems that cover Natural Ecosystems
II.	Resting Places
III.	Field Centres (Maximum of 500 sq.ft')
IV.	Study of the Natural Environment
V.	Small scale Conference Centres (Maximum of 625 sq.ft.)
VI.	Natural Columns, Hiding Places (birds etc.) View Towers
VII.	Tents, Side walks, carefully positioned bicycle lanes etc.
VIII.	Camping, Mountain climbing , Bird watching towers etc.
IX.	Outdoor fitness / Exercise facilities
X.	Information Centres (Maximum of 600 sq.ft.)
XI.	Eco tours
XII.	Open Grasslands for Public Roads and Playgrounds
XIII.	Traditional Fishing and Aquaculture
XIV.	Flourculture
XV.	Aquatic Transport
XVI.	Dairy farms and Grasslands (except for other animal husbandry)
XVII.	Most important Public Infrastructure Projects
XVIII.	Infrastructure Projects approved by the Government
Uses not permitted	
All the other uses are prohibited in this zone	

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.6 Zoning Regulations and Permissible Uses - Agricultural Zone

This zone includes the exsisting paddy areas and abandoned paddy lands.

8.6.1 The Regulations and Permitted uses for Agricultural Zone

The Zoning Regulations and Permitted uses in relation to Agricultural Zone are included in the Table 8.11 and Table 8.12.

Table No 8. 11: Agricultural Zone - Zoning Regulations

Zoning Boundaries	Annexure 16
Zone Factor	Not Applicable
Other details about the Zone	Any development work that does not harmful to the environment can be done only on the recommendations of the relevant Institutions.

Source : Eastern Provincial Office, Urban Development Authority, 2022

Table No 8. 12: Agricultural Zone - Permissible Uses

Permitted Uses
Any development in this area, cultivated paddy lands, abandoned paddy fields and related areas such as Deniya, Ovita is approved in accordance with Circular No. 19/2018 of the Agrarian Development Act. All other uses in this Zone are prohibited.
In addition to the approved uses mentioned in the Agrarian Development Act, the following uses are approved.
1. All the permitted uses in the Environmental Sensitive Zone.
2. Approved Development Projects under the conditions of the Geological Survey and Mines Bureau and the Central Environmental Authority.
(Sand filling, clay pits, soil excavation etc. should be used to rehabilitate the remaining irregular land. Otherwise, can be used for other activities that do not interfere with the Zoning Plan.)
3. Eco-friendly aquaculture projects.



4. Urban Agriculture
5. Most important public infrastructure projects
Uses not permitted
All other uses in this Zone are prohibited

Source : Eastern Provincial Office, Urban Development Authority, 2022



8.7 Zoning Regulations and Permissible Uses - Commercial Agricultural Zone

Existing sugarcane plantation and abandoned sugarcane plantation falls under to this zone.

8.7.1 Regulations and Permitted uses for Commercial Agricultural Zone

The Zoning Regulations and Permitted uses in relation to Commercial and Agricultural Zone are included in the Table 8.13 and Table 8.14.

Table No 8. 13: Commercial Agricultural Zone - Zoning Regulations

Boundaries of the Zone	Annexure 17
Zone Factor	Not applicable
Other details about the Zone	The Zone is planned to be the sugarcane growing area required for the existing sugar factory.

Source : Eastern Provincial Office, Urban Development Authority, 2022

Table No 8. 14: Commercial Agricultural Zone – Permissible Uses

Permitted Uses
Any development of existing sugarcane plantations and abandoned sugarcane lands in this zone is approved in accordance with Circular No. 19/2018 of the Agrarian Development Act. All other uses in this zone are prohibited.
In addition to the approved uses mentioned in the Agrarian Development Act, the following uses are approved.
1. All the permitted uses in the Environmental Sensitive Zone.
2. Approved development projects under the conditions of the Geological Survey and Mines Bureau and the Central Environmental Authority.
(Sand filling, clay pits, soil excavation etc. should be used to rehabilitate the remaining irregular land. Otherwise, it can be used for other activities that do not interfere with the Zoning Plan.)
3. Eco-friendly aquaculture projects



4. Urban Agriculture
5. Most important public infrastructure projects
Uses not permitted
All other uses in this Zone are prohibited

Source : Eastern Provincial Office, Urban Development Authority, 2022

CHAPTER 09

Proposed Width of Roads and Building Limits



CHAPTER 09

Proposed Width of Roads, Building Limits and Reservations

Kanthale Development Plan has given the proposed road width for road widening on a priority basis for development of road network.

9.1 Proposed Building Limits and Proposed Width

Table No 9. 1: Roads owned by the Road Development Authority

No.	Name of the Road	Proposed Building Limit (m)
I	Ambepussa – Trincomalee Road (A6)	15
II	Alla – Kanthale Road (B10)	15

Source : Eastern Provincial Office, Urban Development Authority, 2022

Table No 9. 2: Roads owned by the Road Development Department

No.	Name of the Road	Proposed Building Limit (m)
I	Van Ela Road	12
II	Seenipura Road	12

Source : Eastern Provincial Office, Urban Development Authority, 2022



9.2 Proposed Width of Roads – Pradeshiya Sabha Roads

Table No 9. 3: Proposed Building Limits of Pradeshiya Sabha Roads

No.	Name of the Road	Existing Width (m)	Proposed Building Limit (m)
I.	2 nd Ela Road	3	6
II.	Waralle Gedara Road	2.5	6
III.	Road near the house of Kalubandu	3	6
IV.	Church Road	2	6
V.	Road from No. 87 up to Koka Mawatha	2.5	6
VI.	Koka Mawatha	3.5	6
VII.	Labour Mawatha	2.5	6
VIII.	1st Ela Road	2.5	6
IX.	3 rd Ela Road	2.5	6
X.	4th Ela Road	2.8	6
XI.	5th Ela Road	2.5	6
XII.	6th Ela Road	2.5	6
XIII.	19 Kolaniya Road	4	6
XIV.	19 Kolaniya First Cross Road	2.5	6
XV.	19 Kolaniya Second Cross Road	2.5	6
XVI.	19 Kolaniya Third Cross Road	2.5	6
XVII.	19 Kolaniya Fourth Cross Road	2.5	6
XVIII.	19 Kolaniya Fifth Cross Road	2.5	6
XIX.	19 Kolaniya Sixth Cross Road	2.5	6
XX.	Devala Mawatha	4	6
XXI.	Telecom Mawatha	3	6



XXII.	Quarry Mawatha	2.5	6
XXIII.	Madagama 1	3	6
XXIV.	Madagama 2	2	6
XXV.	Madagama 3	3	6
XXVI.	Madagama 4	4	6
XVII.	Batukachchiya Pasal Mawatha	3.5	6
XVIII.	Buhari Mawatha	3	6
XXIX.	Kammala Road	3.5	6
XXX.	10 th Lake Road	4	6
XXXI.	7 th Track Nagula Mawatha	3	6
XXII.	7 th Lake Road	3	6
XXIII.	Road near house of Lokubanda	3	6
XXIV.	9 th Lake Road	3	6
XXV.	6 th Track Road	2.5	6
XXVI.	ATL Road	2.5	6
XVII.	8 th Track Road	2.5	6
XVIII.	9 th Track Road	2	6
XXIX.	Camp Mawatha	4	6
XL.	12 th Barrier Mawatha	3.5	6
XLI.	20 th Barrier Mawatha	2	6
XLII.	Heavy Vehicle Section Road	4.5	6
XLIII.	Road near the house of Wannakuralage	2.5	6
XLIV.	Road near the house of Athman	2.5	6
XLV.	Road near the house of J. V. P. Nihal	2.5	6
XLVI.	Cemetary Road	2	6



LVII.	Kumbalgamuwa Mawatha	2	6
LVIII.	Thalgaswewa Road	2	6
XLIX.	Road near the house of Avurudu Mahathun	2	6
L.	Road near the house of Kochchibanda	2	6
LI.	Road near the house of Peter	2	6
LII.	100 Acre Road	2.5	6
LIII.	Araliya Temple Road	2.3	6
LIV.	Samagi gama Road	2.5	6
LV.	Ariya kade Mawatha	2.3	6
LVI.	Tiger Culvert Road	2.5	6
LVII.	Pansalagodallla Primary School Road	3	6
LVIII.	Pullayar kade Junction Road	2.5	6
LIX.	Pullayar kade Junction - 1 st Cross Road	2.5	6
LX.	Pullayar kade Junction – 2 nd Cross Road	2.5	6
LXI.	Van Ela Temple Road	2.5	6
LXII.	Wangedi kade Mawatha	3	6
LXIII.	Cemetary Road	3	6
LXIV.	Muslim College Road	3	6
LXV.	Pradeshiya Sabha Library Mawatha	3	6
LXVI.	Muslim Colony Road	3.5	6
XVII.	Palugaha Junction – 1 st Cross Road	2.5	6
XVIII.	Palugaha Junction – 2 nd Cross Road	2.2	6
LXIX.	Palugaha Junction – 3 rd Cross Road	2.3	6
LXX.	Palugaha Junction – 4 th Cross Road	2.5	6
LXXI.	Palugaha Junction – 5 th Cross Road	2.5	6



XXII.	Palugaha Junction – 6 th Cross Road	2.6	6
XXIII.	Vendrasanpura Bo-Tree – 1 st Cross Road	3	6
XXIV.	Sodiya wawa Cross Road	2.5	6
XXV.	Vendrasanpura Bo-Tree – 2 nd Cross Road	2.5	6
XXVI.	D6 Ela – 1 st Cross Road	2.5	6
XVII.	D6 Ela – 2 nd Cross Road	2.5	6
XVIII.	D6 Ela – 3 rd Cross Road	2.5	6
XXIX.	D6 Ela – 4 th Cross Road	2.5	6
XXX.	D6 Ela – 5 th Cross Road	2.5	6
XXXI.	D6 Ela – 6 th Cross Road	2.5	6
XXII.	Barm Junction – 1 st Cross Road	2.2	6
XXIII.	Barm Junction – 2 nd Cross Road	2.5	6
XXIV.	Vendrasanpura College – 1 st Cross Road	2.5	6
XXV.	Vendrasanpura College – 2 nd Cross Road	2.5	6
XXVI.	Bamma Pahala Road	2.5	6
XVII.	Pin Road	3	6
XVIII.	Parakrama - 6 th Cross Road	2.5	6
XXIX.	Quarry Road	2	6
XC.	Dusar Road	3	6
XCI.	Seevali College Mawatha	3	6
XCII.	Parakrama – 2 nd Cross Road	2.2	6
XCIII.	Parakrama – 3 rd Cross Road	3	6
XCIV.	Parakrama – 4 th Cross Road	3	6
XCV.	Parakrama – 5 th Cross Road	2.5	6
XCVI.	Parakrama – 6 th Cross Road	2.2	6



CVII.	Raja Ela 9 th Cross Road	3	6
CVIII.	Raja Ela 10 th Cross Road	2	6
KCIX.	Senanayake Road 2	3	6
C.	Senanayake 1 st Cross Road	2.4	6
CI.	Raja Ela 11 th Cross Road	2.5	6
CII.	Seevali College – 1 st Cross Road	2.3	6
CIII.	Noor ground - 1 st Cross Road	2.5	6
CIV.	Noor ground – 2 nd Cross Road	2.5	6
CV.	Noor ground – 3 rd Cross Road	2.5	6
CVI.	Noor ground – 4 th Cross Road	2.5	6
CVII.	Noor ground – 5 th Cross Road	2.5	6
CVIII.	Noor ground – 6 th Cross Road	2.5	6
CIX.	Noor ground – 7 th Cross Road	2.5	6
CX.	Noor ground – 8 th Cross Road	2.5	6
CXI.	Noor ground – 9 th Cross Road	2.5	6
CXII.	Noor ground – 10 th Cross Road	2.5	6
CXIII.	Seevali College – 3 rd Cross Road	2.5	6
CXIV.	Seevali College – 2 nd Cross Road	3	6
CXV.	Raja Ela College Circular Road	2.4	6
CXVI.	Wickramagama Road	2.5	6
XVII.	Wickramagama Cross Road	2.4	6
KVIII.	Raja Ela kade Road	2.5	6
CXIX.	Peraru Cemetary Road	2	6
CXX.	Peraru Cemetary South Road	2	6
CXXI.	Nadee Viharaya Mawatha	2.5	6



XXII.	Mahawelipura College Road	3	6
XXIII.	Suriyapura Mahaveli Office Quarters Road	2	6
XXIV.	Samanala Bridge Road	3	6
XXV.	Samanala Bridge Villuwa Road	3	6
XXVI.	Suriyapura Padaviya Road	2.5	6
XVII.	Suriyapura Community Hall Road	2.5	6
XVIII.	Bandu kade Road	2.5	6
XXIX.	Ajith Garage Road	2	6
XXX.	Suriyapura Camp Road	2.5	6
XXXI.	Road near Pullayar River	2.3	6
XXII.	Jayanthipura Mawatha	4.5	6
XXIII.	Pansalgodalla Road	4	6
XXIV.	Agrarian Service Mawatha	2.5	6
XXV.	Seed Farm Road	4.5	6
XXVI.	Peramaduwa Road	3.5	6
XVII.	Handicraft Home Mawatha	2.5	6
XVIII.	Handicraft – 1 st Cross Road	2.5	6
XXIX.	Handicraft – 2 nd Cross Road	2.5	6
CXL.	Handicraft – 3 rd Cross Road	2.5	6
CXLI.	Subodhi Road	3	6
XLII.	Raja Wewa Road	3	6
XLIII.	Divulkele Road	3	6
XLIV.	Agbopura Cemetary Road	3	6
XLV.	Batukachchiya Road	4	6
XLVI.	Gamini Disanayaka Road	2	6



LVII.	Priyantha Mawatha	4	6
LVIII.	Ariyawansha Mawatha – 6 th Cross Road	3	6
XLIX.	Light Road – 5 th Cross Road	3	6
CL.	Light Road – 4 th Cross Road	3.5	6
CLI.	Light Road – 3 rd Cross Road	3.5	6
CLII.	Six House Road	3.5	6
CLIII.	Parei Panchan Lake Road	3.5	6
CLIV.	Ganthalawa College Road	4	6
CLV.	Ganthalawa Saliyapura Road	3	6
CLVI.	Vendrasanpura College Road	4	6
LVII.	Sodiya Lake Road	3.5	6
LVIII.	Vendrasanpura Bo-tree Road	4.5	6
CLIX.	Vendrasanpura Bo-tree Road – 1 st Cross Road	3	6
CLX.	D6 Ela Road	3.5	6
CLXI.	500 Acre Mawatha	3.5	6
CLXII.	800 Acre Mawatha	3.5	6
LXIII.	Ganthalawa Ground Road	4	6
LXIV.	Unit 16 Road	2.5	6
LXV.	Unit 16 Centre Road	2.5	6
LXVI.	From Unit 16 Centre Road to Ganthalawa Saliyapura Road	2.5	6
LXVII.	Railway Station Unit 11 Road	3.5	6
LXVIII.	Road above Ganthalawa Lake	3	6
LXIX.	Unit 13 Road	2.5	6
LXX.	Road behind Ganthalawa Temple	2.5	6



LXXI.	Ganthalawa – Galpoththa Road	2.5	6
XXII.	Ganthalawa College – 1 st Cross Road	3.5	6
XXIII.	Ganthalawa College – 2 nd Cross Road	2.5	6
XXIV.	Ganthalawa College – 3 rd Cross Road	3	6
XXV.	Kirigedara Road	2.5	6
XXVI.	Vendrasanpura Centre Road	3.5	6
XVII.	Barm Junction Road	3.5	6
XVIII.	Palugaha Junction Road	3.5	6
XXIX.	Sanasuma Road	2.5	6
XXX.	Senanayaka Road	4.5	6
XXXI.	Bhathiyagama Playground Road	2.5	6
XXII.	Raja Ela Road	4	6
XXIII.	Jayantha Mawatha	4	6
XXIV.	Light Road	4	6
XXV.	Light Road – 1 st Cross Road	2.5	6
XXVI.	Light Road – 2 nd Cross Road	3	6
XVII.	Light Road – 4 th Cross Road	3.5	6
XVIII.	Light Road Sub Cross Road	3	6
XXIX.	Light Road – 6 th Cross Road	3.5	6
CXC.	Light Road – 7 th Cross Road	3.5	6
CXCI.	Light Road – 8 th Cross Road	3.5	6
XCII.	Brightve Pre-school Road	3.8	6
XCIII.	Kanthale Central College Road	4	6
XCIV.	Bhathiyagama College Road	4	6



XCV.	Bhathiyagama College Road – 1 st Cross Road	4	6
KCVI.	Bhathiyagama College Road – 2 nd Cross Road	4	6
CVII.	Bhathiyagama Central Road	3.5	6
CVIII.	Dheewaragama Road	3.5	6
KCIX.	Sangamiththa Mawatha	3	6
CC.	Parakrama Mawatha	4.2	6
CCI.	Ariyawansha Mawatha	4	6
CCII.	Chullabaya Mawatha	4	6
CCIII.	Ariyawansha Mawatha – 1 st Cross Road	3	6
CCIV.	Sarvodaya Road	3	6
CCV.	Ariyawansha Mawatha – 2 nd Cross Road	2.5	6
CCVI.	Ariyawansha Mawatha – 3 rd Cross Road	2.5	6
CVII.	Ariyawansha Mawatha – 4 th Cross Road	2.5	6
CVIII.	Ariyawansha Mawatha – 5 th Cross Road	2.5	6
CCIX.	MOH Road	3	6
CCX.	MOH – 1 st Cross Road	3	6
CCXI.	MOH – 2 nd Cross Road	3	6
CXII.	Priyantha Mawatha	3	6
CXIII.	Ariyawansha Mawatha – 7 th Cross Road	3.5	6
CXIV.	Priyantha Mawatha – Cross Road	3	6
CXV.	Sathipattana Meditation Centre Road	3	6
CXVI.	Water Board Road	3.5	6
XVII.	Irrigation Office Road	3	6
KVIII.	Ulpath Road	3	6



CXIX.	Wawsirigama 1 st Road	2.8	6
CXX.	Wawsirigama 2 nd Road	3.5	6
CXXI.	Wawsirigama 3 rd Road	2.5	6
XXII.	Lake Bund Road	3	6
XXIII.	Pullayar Kovil Road	2.5	6
XXIV.	Jayantha Mawatha Cross Road	2.5	6
XXV.	Janasavi Mawatha	2.5	6
XXVI.	Parakrama Mawatha – 1 st Cross Road	2.7	6
XVII.	Youth Road	3	6
XVIII.	Rice Mill Road	2.5	6
XXIX.	Irrigation Office Quarters Road	2.5	6
XXX.	Bandaranayake Road	4	6
XXXI.	Red Cross Home Road	2.5	6
XXII.	Bandaranayake 1 st Cross Road	2.5	6
XXIII.	Bandaranayake 2 nd Cross Road	2.5	6
XXIV.	Bandaranayake 3 rd Cross Road	2.5	6
XXV.	Bodhiya Mawatha	3	6
XXVI.	Leelaratne Mawatha	3	6
XVII.	Urban Council Road	3	6
XVIII.	Slot House	2.5	6
XXIX.	Urban Council Mawatha Cross Road	2.5	6
CXL.	Gamunu Mawatha	3.5	6
CXLI.	Janatha Mawatha	3.5	6
XLII.	Anicut Road	4	6
XLIII.	Anicut Circular Road	2.5	6

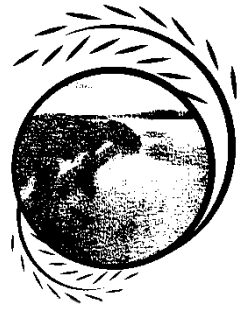


XLIV.	Anicut 1 st Cross Road	3	6
XLV.	Anicut 2 nd Cross Road	3	6
XLVI.	Anicut 3 rd Cross Road	3.5	6
XLVII.	Jumma Mosque Road	3	6
XLVIII.	Janatha Mawatha Cross Road	2.5	6
XLIX.	Jumma Mosque Cross Road	2.5	6
CCL.	Shivan Kovil Road	4.2	6
CCLI.	Parameshwara College Road	3	6
CCLII.	Raja Ela Anicut Road	3	6
CCLIII.	Peraru Road	2.5	6
CCLIV.	Noor Ground Road	3	6
CCLV.	Seevali College Road	2.5	6
CCLVI.	Peraru Raja Ela Road	3	6
CCLVII.	Thushara Junction Road	2.5	6
CCLVIII.	Peraru Raja Ela – 1 st Cross Road	2.5	6
CCLIX.	Peraru Raja Ela – 3 rd Cross Road	3	6
CCLX.	Peraru Raja Ela – 2 nd Cross Road	2.5	6
CCLXI.	Peraru Raja Ela – 4 th Cross Road	2.5	6
CCLXII.	Peraru Raja Ela – 5 th Cross Road	2.5	6
CCLXIII.	Peraru Raja Ela – 6 th Cross Road	4	6
CCLXIV.	Peraru – 1 st Cross Road	2.5	6
CCLXV.	Peraru – 2 nd Cross Road	3	6
CCLXVI.	Peraru – 3 rd Cross Road	3	6
CCLXVII.	Raja Ela – 1 st Cross Road	2.5	6
CCLXVIII.	Raja Ela – 2 nd Cross Road	2.5	6



LXIX.	Raja Ela – 3 rd Cross Road	3	6
LXX.	Raja Ela – 4 th Cross Road	3	6
LXXI.	Raja Ela – 5 th Cross Road	3	6
XXII.	Raja Ela – 6 th Cross Road	2.5	6
XXIII.	Raja Ela – 7 th Cross Road	3	6
XXIV.	Raja Ela – 8 th Cross Road	2.5	6

Source : Eastern Provincial Office, Urban Development Authority, 2022



PART III



Annexes



List of Maps

Map No 2. 1: Study Area - Kanthale Pradeshiya Sabha Area	9
Map No 2. 2: Planning Boundary	12
Map No 2. 3: Land use Pattern	22
Map No 2. 4: Environmental Sensitivity Analysis	23
Map No 2. 5: Development Pressure Analysis	24
Map No 6. 1: Proposed Land use Plan.....	51
Map No 6. 2: Education Plan.....	57
Map No 6. 3: Health Facilities Improvement Plan	59
Map No 6. 4: Proposed Road and Transport Plan	64
Map No 6. 5: Proposed Solid Waste Management Plan.....	70
Map No 6. 6: Proposed Tank Redevelopment	74
Map No 6. 7: Agricultural and Economic Development Plan	75
Map No 6. 8: Industrial Development Plan	77
Map No 6. 9: Proposed Environmental Conservation Plan	81
Map No 6. 10: Proposed Landscape Plan	83
Map No 6. 11: Disaster Management Plan	85
Map No 6. 12: Proposed Public Outdoor Recreational Space Plan.....	90
Map No 6. 13: Proposed Historical, Archaeological and Cultural Development Plan.....	92
Map No 7. 1: Zoning Plan.....	161
Map No 7. 2: Proposed Zone Factor Plan (2022 – 2031)	167



List of Tables

Table No 2. 1: Regional Connectivity	13
Table No 2. 2: Employment Rate	16
Table No 2. 3: Water Supply in Kanthale Planning Area.....	18
Table No 2. 4: Public outdoor Recreational Spaces	21
Table No 3. 1: Abonded Paddy Lands in Kanthale Planning Area	26
Table No 3. 2: Net profit from paddy production	27
Table No 3. 3: Net profit from Rice Production	27
Table No 3. 4: Number of households without adequate water supply by 2031	28
Table No 3. 5: Water shortage by 2031	29
Table No 3. 6: Elephant deaths, human casualties and property damage due to human- elephant conflict.....	29
Table No 3. 7: Amount of compensation paid for damages caused by human-elephant conflict	30
Table No 6. 1: The Housing Requirement in 2031	53
Table No 6. 2: Number of houses to be provided by the year 2031	54
Table No 6. 3: Growth of school children by 2031	55
Table No 6. 4: schools to be developed	55
Table No 6. 5: First Category Priority Road Development	60
Table No 6. 6: Second Category Priority Road Development.....	61
Table No 6. 7: Specifications for Proposed Roads and Building Limits.....	62
Table No 6. 8: Pradeshiya Sabha Roads to be Developed.....	62
Table No 6. 9: Daily Water Supply Requirement - 2031	65
Table No 6. 10: Proposed Projects by National Water Supply and Drainage Board.....	66
Table No 6. 11: Proposed Mini Parks (PMP)	86
Table No 6. 12: Proposed Linear Parks (PLiP).....	87
Table No 6. 13: Public Open Spaces to be Developed	88
Table No 6. 14: Indoor Stadium to be Developed	88
Table No 6. 15: Strategic Action Projects	93
Table No 6. 16: Institutional structure of project implementation.....	156
Table No 7. 1: Zone Factor	163
Table No 7. 2: Form A – Permissible land area for zones.....	164
Table No 7. 3: Form B : No. of floors for 3m and 4.5m wide Roads	165
Table No 7. 4: Form E - Open Spaces	166
Table No 8. 1: Commercial Zone - Zoning Regulations	170
Table No 8. 2: Commercial Zone - Permissible Uses.....	171
Table No 8. 3: Mixed Development Zone - Zoning Regulations	175
Table No 8. 4: Mixed Development Zone - Permissible Uses	176
Table No 8. 5: Residential Zone - Zoning Regulations	180
Table No 8. 6: Residential Zone - Permissible Uses	181



Table No 8. 7: Industrial Zone - Zoning Regulations	184
Table No 8. 8: Industrial Zone - Permissible Uses	185
Table No 8. 9: Environmental Sensitive Zone- Zoning Regulations	186
Table No 8. 10: Environmental Sensitive Zone- Permissible Uses	187
Table No 8. 11: Agricultural Zone - Zoning Regulations.....	188
Table No 8. 12: Agricultural Zone - Permissible Uses	188
Table No 8. 13: Commercial Agricultural Zone - Zoning Regulations	190
Table No 8. 14: Commercial Agricultural Zone – Permissible Uses	190
Table No 9. 1: Roads owned by the Road Development Authority	192
Table No 9. 2: Roads owned by the Road Development Department	192
Table No 9. 3: Proposed Building Limits of Pradeshiya Sabha Roads	193

List of Pictures

Picture No 6. 1: Conceptual Plan	47
Picture No 6. 2: Cross Section of the Town Centre	52
Picture No 6. 3: Design of the proposed city centre development project	72

List of Graphs

Graph No 2. 1: Population Growth	15
Graph No 3. 1: Paddy Production	27

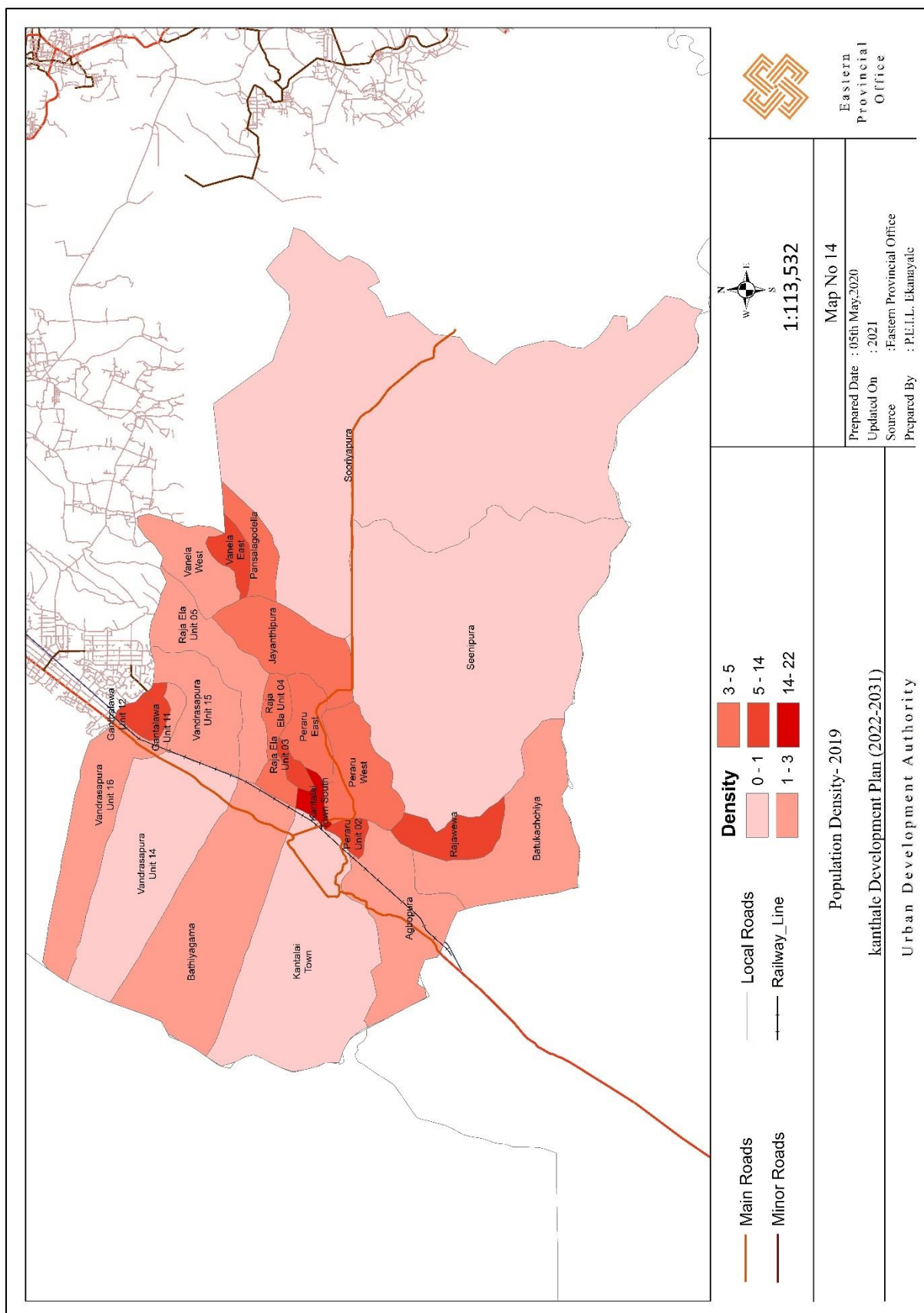


List of Annexures

Annexure No 01: Population Distribution	Error! Bookmark not defined.
Annexure No 02: Housing Distribution	Error! Bookmark not defined.
Annexure No 03: Road Network	Error! Bookmark not defined.
Annexure No 04: Land Use Distribution	Error! Bookmark not defined.
Annexure No 05: Water Supply	Error! Bookmark not defined.
Annexure No 06: Distribution of Educational Facilities.....	Error! Bookmark not defined.
Annexure No 07: Land value	Error! Bookmark not defined.
Annexure No 08: Proposed Public Outdoor Recreational Space Plan..	Error! Bookmark not defined.
Annexure No 09: Suitable plants for Cultivation.....	Error! Bookmark not defined.
Annexure No 10: Permissible Uses	Error! Bookmark not defined.
Annexure No 11: Calculation of Zone Factor.....	Error! Bookmark not defined.
Annexure No 12: Commercial Zone- Zoning Boundaries and coordinates.....	Error! Bookmark not defined.
Annexure No 13: Mixed Development Zone- Zoning Boundaries and coordinates..	Error! Bookmark not defined.
Annexure No 14: Residential Zone- Zoning Boundaries and coordinates.....	Error! Bookmark not defined.
Annexure No 15: Industrial Zone- Zoning Boundaries and coordinates	Error! Bookmark not defined.
Annexure No 16: Agricultural Zone- Zoning Boundaries and coordinates	Error! Bookmark not defined.
Annexure No 17: Commercial Agricultural Zone- Zoning Boundaries and coordinates	Error! Bookmark not defined.
Annexure No 18: Environment sensitive Zone- Zoning Boundaries and coordinates	Error! Bookmark not defined.
Annexure No 19: Guidelines for Wetland Areas	Error! Bookmark not defined.
Annexure No 20: Definitions	Error! Bookmark not defined.



Annexure No 01: Population Distribution



Source : Eastern Provincial Office, Urban Development Authority, 2022



No.	GN Division	GN No.	Total Population	Male	Female	Land Extent (Ha)	Population Density
01	Kanthale Town	227	2,998	1,529	1,469	3558	1
02	Wendrasanpura	227/A	2,744	1,475	1,269	2641	1
03	Rajaela Unit 03	227/B	1,374	683	691	108	13
04	Agbopura	227/C	4,614	2,129	2,485	1519	3
05	Wanela East	227/D	2,579	1,301	1,278	235	11
06	Seenipura	227/E	690	346	344	7884	0
07	Sooriyapura	227/F	1,564	777	787	12337	0
08	Peraru Unit 02	227/G	1,926	962	964	129	15
09	Peraru West	227/H	3,652	1,824	1,828	875	4
10	Jayanthipura	227/J	3,539	1,795	1,744	1038	3
11	Kanthale Town South	227/K	2,994	1,517	1,477	135	22
12	Bhathiyagama	227/L	7,469	3,638	3,831	2975	3
13	Rajaela Unit 04	227/M	1,947	993	954	385	5
14	Rajaela Unit 05	227/N	1,475	762	713	1045	1
15	Peraru East	227/O	2,622	1,327	1,295	482	5
16	Ganathalawa Unit 11	227/P	1,158	605	553	113	10
17	Wendrasanpura Unit 15	227/Q	2,046	1,050	996	941	2
18	Wendrasanpura Unit 16	227/R	2,070	1,107	963	1509	1
19	Ganthalawa Unit 12	227/S	1,331	689	642	138	10
20	Batukachchiya	227/T	2,467	1,111	1,356	1867	1
21	Rajawewa	227/U	4,415	2,235	2,180	528	8
22	Wanela West	227/V	1,327	648	679	678	2
23	Pansalgodella	227/W	1,626	823	803	384	4
	Total		58,627	29,326	29,301	41507	-

Source : Statistical Information of Trincomalee District, District Secretariat- Trincomalee -2019

**Population by Race**

No.	GN Division	Total Poulation	Sinhala	Tamil	Muslim	Other
01	Kanthale Town	2,998	2,544	388	-	66
02	Wendrasanpura	2,744	2,729	-	-	15
03	Rajaela Unit 03	1,374	474	200	700	
04	Agbopura	4,614	4,602	-	-	12
05	Wanela East	2,579	2,579	-	-	-
06	Seenipura	690	667	-	10	13
07	Sooriyapura	1,564	1,564	-	-	-
08	Peraru Unit 02	1,926	89	771	936	130
09	Peraru West	3,652	144	461	3047	-
10	Jayanthipura	3,539	3,539	-	-	-
11	Kanthale Town South	2,994	1,344	273	1361	16
12	Bhathiyagama	7,469	7,416	-	-	53
13	Rajaela Unit 04	1,947	1,855	17	75	-
14	Rajaela Unit 05	1,475	1,475	-	-	
15	Peraru East	2,622	-	-	2,622	-
16	Ganathalawa Unit 11	1,158	1,158	-	-	-
17	Wendrasanpura Unit 15	2,046	2,046	-	-	58
18	Wendrasanpura Unit 16	2,070	2,012	-	-	27
19	Ganthalawa Unit 12	1,331	1,304	-	-	-
20	Batukachchiya	2,467	2,467	-	-	58
21	Rajawewa	4,415	4,357	-	-	-
22	Wanela West	1,327	1,327	-	-	-
23	Pansalgodella	1,626	1626	-	-	-
	Total	58,627	47,318	2110	8751	448

Source : Statistical Information of Trincomalee District, District Secretariat- Trincomalee -2019

**Population by Religion**

No.	GN Division	Total Population	Buddhism	Hindu	Islam	Roman Catholic
01	Kanthale Town	2,998	2,544	388	-	66
02	Wendrasanpura	2,744	2,729	-	-	15
03	Rajaela Unit 03	1,374	474	200	700	-
04	Agbopura	4,614	4,602	-	-	12
05	Wanela East	2,579	2,579	-	-	-
06	Seenipura	690	667	-	10	13
07	Sooriyapura	1,564	1,564	-	-	-
08	Peraru Unit 02	1,926	89	771	936	130
09	Peraru West	3,652	144	461	3047	-
10	Jayanthipura	3,539	3,539	-	-	-
11	Kanthale Town South	2,994	1,344	273	1361	16
12	Bhathiyagama	7,469	7,416	-	-	53
13	Rajaela Unit 04	1,947	1,855	17	75	-
14	Rajaela Unit 05	1,475	1,475	-	-	-
15	Peraru East	2,622	-	-	2,622	-
16	Ganathalawa Unit 11	1,158	1,158	-	-	-
17	Wendrasanpura Unit 15	2,046	2,046	-	-	58
18	Wendrasanpura Unit 16	2,070	2,012	-	-	27
19	Ganthalawa Unit 12	1,331	1,304	-	-	-
20	Batukachchiya	2,467	2,467	-	-	58
21	Rajawewa	4,415	4,357	-	-	-
22	Wanela West	1,327	1,327	-	-	-
23	Pansalgodella	1,626	1626	-	-	-
	Total	58,627	47,318	2110	8751	448

Source : Statistical Information of Trincomalee District, District Secretariat- Trincomalee -2019



Population by Age Groups

No	GND																
		0 - 5		6-9		10 -14		15 -19		20- 24		25- 44		45 - 64		64 <	
		F	M	F	M	F	M	F	M	F	M	F	M	F	M	F	M
1	Kanthale Town	64	70	92	99	81	87	83	92	78	96	406	426	402	420	214	271
2	Wendrasanpura	158	156	133	132	131	119	136	112	119	106	337	306	197	203	157	154
3	Rajaela Unit 03	73	88	57	63	32	35	62	59	71	69	165	178	147	153	46	52
4	Agbo pura	168	182	263	317	153	173	145	159	84	82	372	389	250	280	415	523
5	Wanela East	110	143	140	105	135	111	85	93	47	68	220	296	149	131	67	98
6	Seenipura	31	43	20	26	12	20	30	42	40	38	71	70	89	76	18	16
7	Sooriyapura	69	59	17	21	76	81	90	108	143	150	163	166	146	135	22	61
8	Peraru Unit 02	100	113	178	167	104	89	96	88	99	116	151	174	146	155	12	36
9	Peraru West	181	178	582	635	368	325	367	365	98	105	140	155	185	175	58	99
10	Jayanthipura	186	150	141	119	120	143	132	182	227	261	270	278	452	438	210	124
11	Kanthale Town South	148	152	286	306	156	148	75	82	138	142	349	367	144	186	58	69
12	Bhathiyagama	305	336	275	280	235	245	240	260	720	925	816	808	634	604	76	441
13	Rajaela Unit 04	75	71	90	91	60	58	67	65	57	58	272	276	178	178	52	66
14	Rajaela	54	70	55	64	68	66	59	56	48	49	160	162	170	163	45	46



	Unit 05																
15	Peraru East	102	122	110	107	108	126	126	131	129	136	421	434	233	243	75	69
16	Ganathalawa Unit 11	35	45	51	65	52	68	15	20	28	35	150	142	92	97	46	52
17	Wendrasanpura Unit 15	44	52	95	105	75	88	118	103	120	142	187	199	109	111	131	128
18	Wendrasanpura Unit 16	35	45	77	83	86	91	86	90	198	209	189	193	184	187	73	105
19	Ganthalawa Unit 12	31	40	85	97	52	53	80	75	37	40	72	90	103	115	98	130
20	Batukachchiya	111	156	40	67	57	74	119	141	125	127	360	372	197	181	43	48
21	Rajawewa	174	150	523	532	254	232	239	226	274	256	392	373	165	266	92	113
22	Wanel West	37	47	72	75	68	79	72	89	84	64	103	131	105	128	49	64
23	Pansalgodella	81	77	51	36	61	65	94	99	51	67	206	192	152	154	58	36
Total		2372	2545	3433	3592	2544	2576	2616	2737	3015	3341	5972	6177	4629	4779	2115	2801

Source : Statistical Information of Trincomalee District, District Secretariat- Trincomalee -2019

Employment Rate

Planning Area	Employment			Non-Employment		
	Male	Female	Total	Male	Female	Total
Kanthale	10,829	7,275	18,104	8,679	6,535	15,214

Source : Statistical Information of Trincomalee District, District Secretariat- Trincomalee -2019



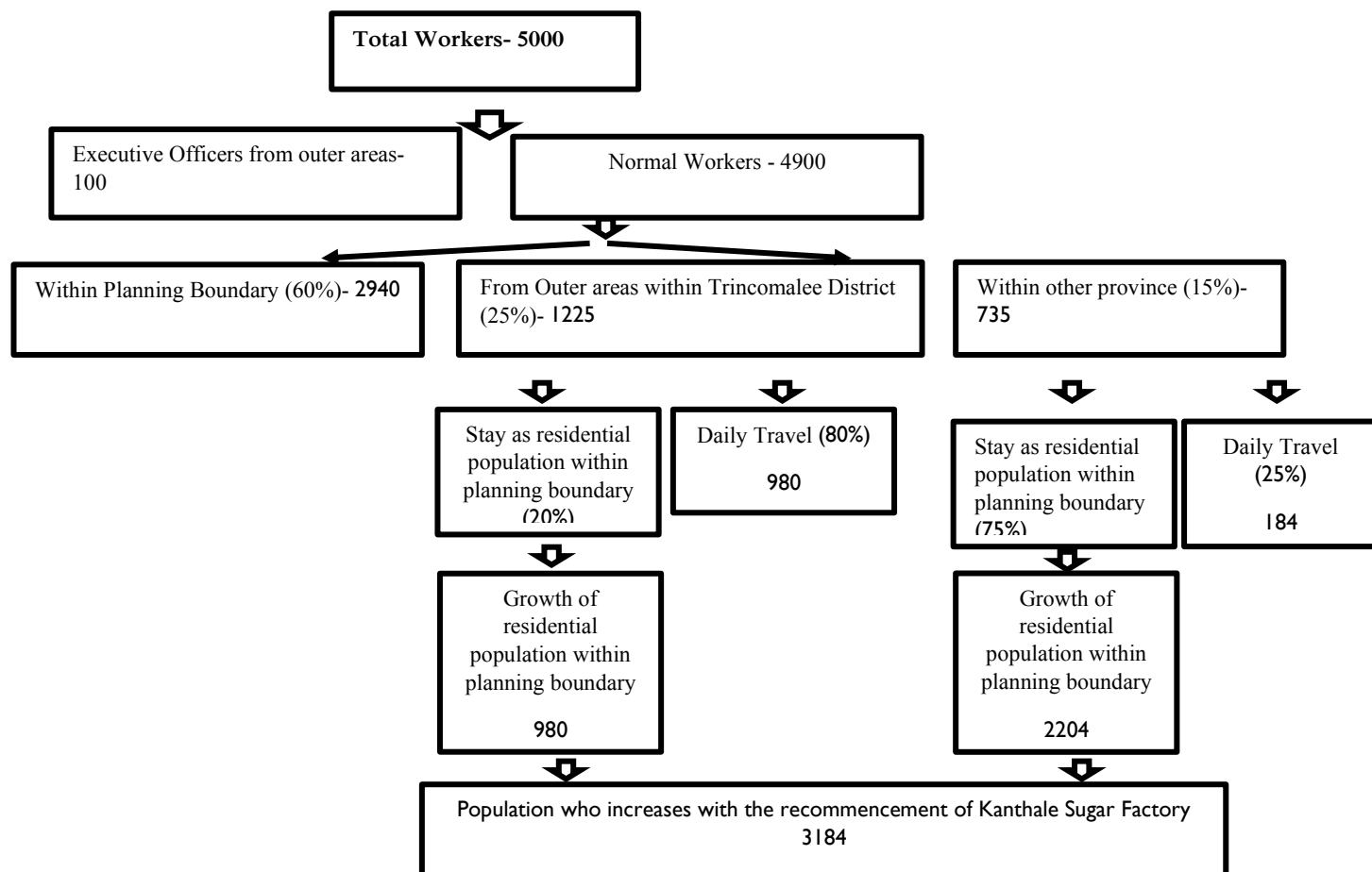
Population Forecasting

	Po_20 04	Po_20 06	Po_20 09	Po_20 12	Po_20 19	GR04_ 06	GR06_ 09	GR09_ 12	GR12_ 19	AveG R	Po_20 31
Agbopura	4,814	4,246	4,372	3,782	4,614	(0.6)	0.1	(0.5)	0.1	0.1	4,595
batukachchi ya	1,845	1,852	1,942	2,166	2,464	0.00	0.2	0.4	0.1	0.2	2,799
Bhathiyaga ma	5,600	5,966	6,528	6,662	7,469	0.3	0.3	0.1	0.3	0.2	10,255
Ganthalawa 11	866	859	880	920	1,158	(0.00)	0.1	0.1	0.3	0.1	1,172
Ganthalawa 12	1,123	1,143	1,179	1,137	1,331	0.1	0.1	(0.1)	0.2	0.1	1,313
Jayanthipur a	3,116	3,086	3,166	3,221	3,539	(0.00)	0.1	0.1	0.2	0.1	3,852
Kanthale Town	2,682	2,737	2,804	2,912	2,998	0.1	0.1	0.1	0.1	0.1	3,445
Kanthale Town South	2,680	2,845	2,962	2,892	2,994	0.3	0.1	(0.1)	(0.1)	0.1	3,085
Pansalgodel la	1,310	1,254	1,268	1,383	1,626	(0.2)	0.0	0.3	0.2	0.1	1,677
Peraru East	2,440	2,485	2,547	2,487	2,622	0.1	0.1	(0.1)	0.2	0.1	3,028
Peraru Unit 02	1,648	1,648	1,670	1,730	1,926	-	0.00	0.1	0.2	0.1	2,071
Peraru West	3,356	3,356	3,491	3,654	3,652	-	0.1	0.2	0.3	0.1	5,026
Rajaela Unit 03	1,537	1,091	1,454	1,320	1,374	(0.1)	0.1	(0.3)	0.1	0.1	1,568
Rajaela Unit 04	1,561	1,656	1,852	1,628	1,947	0.3	0.4	(0.4)	0.2	0.1	1,999
Rajaela Unit 05	1,162	1,190	1,236	1,266	1,475	0.1	0.1	0.1	0.2	0.1	1,612
Rajawewa	2,757	2,673	2,849	2,997	4,415	(0.2)	0.2	0.2	0.1	0.3	7,202
Seenipura	694	643	594	637	690	(0.4)	(0.3)	0.2	0.00	0.1	746
Suuriyapura	1,027	1,061	1,075	1,214	1,564	0.2	0.00	0.4	0.7	0.3	2,484
Wanela East	1,855	1,628	1,977	1,906	2,579	(0.7)	0.6	(0.1)	0.2	0.1	2,321
Wanela West	1,107	1,129	1,121	1,158	1,327	0.1	(0.00)	0.1	0.3	0.1	1,518
Wendrasanp ura Unit 14	2,153	2,153	2,296	2,322	2,744	-	0.2	0.00	0.4	0.2	3,453
Wendrasanp ura Unit 15	1,630	1,639	2,768	1,704	2,046	0.00	0.7	(0.1)	0.2	0.1	2,063
Wendrasanp ura Unit 16	1,669	1,714	1,724	1,890	2,070	0.1	0.00	0.3	0.1	0.1	2,356
Total	48,632	48,054	51,755	50,988	58,624					AveG R = 0.3	69,641

Source : Eastern Provincial Office, Urban Development Authority, 2022



The increase of Population with the Recommencement of Kanthale Sugar factory



- Note : This assumption was based on the views of employees who had previously worked at the Kanthale Sugar Factory.

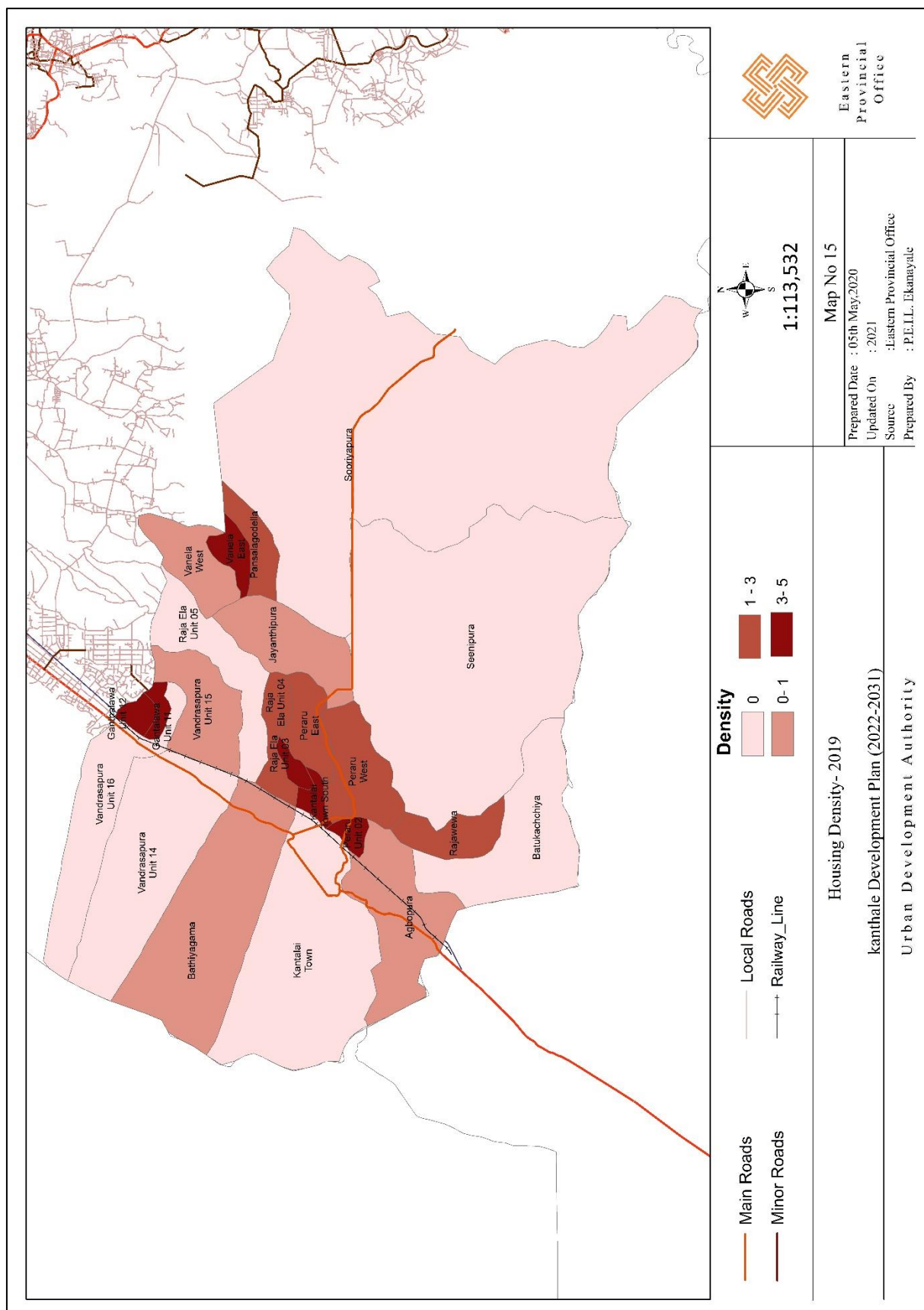
Total Population in 2031

2019 Total Population	The population in 2031 based on the natural growth rate	Population who increases with the recommencement of Kanthale Sugar Factory	Total Population in 2031
57,784	69,641	3,184	72,825

Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 02: Housing Distribution



Source : Eastern Provincial Office, Urban Development Authority, 2022



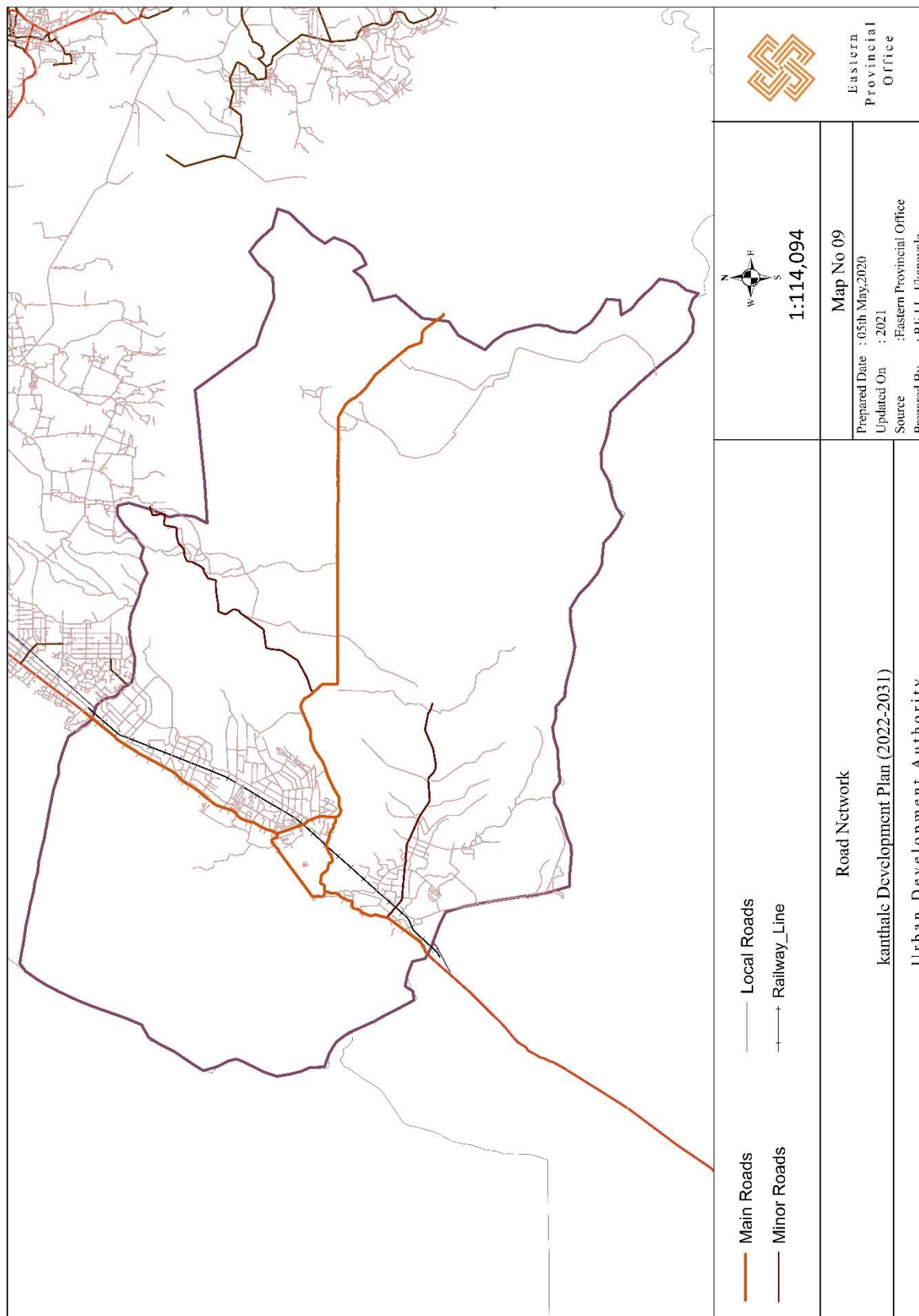
Housing Condition

Planning Area	Total House	Permanent house	Semi-permanent house	Temporary house	No house with land	No Land
Kanthale	14,813	12,219	1283	2919	599	281

Source: Resource Profile- 2019, Divisional Secretariat, kanthale



Annexure No 03: Road Network



Source : Eastern Provincial Office, Urban Development Authority, 2022



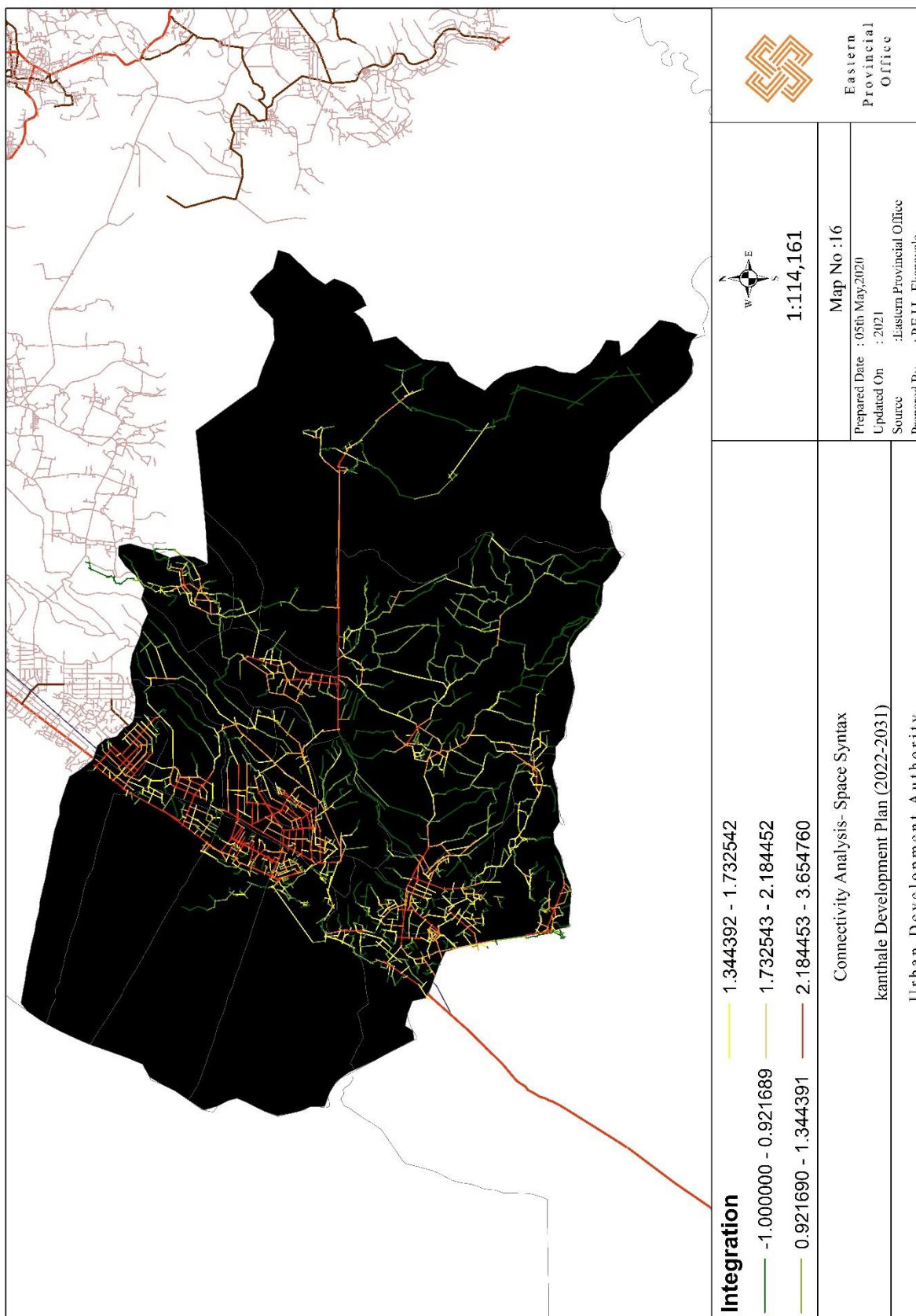
Table: Road Types in Kanthale Planning Area

Road Type	Length (Km)	As a percentage
RDA Roads (A&B)	42.3	12%
RDD Roads (C)	22.87	7%
Pradeshiya Sabha Roads (D&E)	283.81	81%

Source: Resource Profile- 2019, Divisional Secretariat, Kanthale



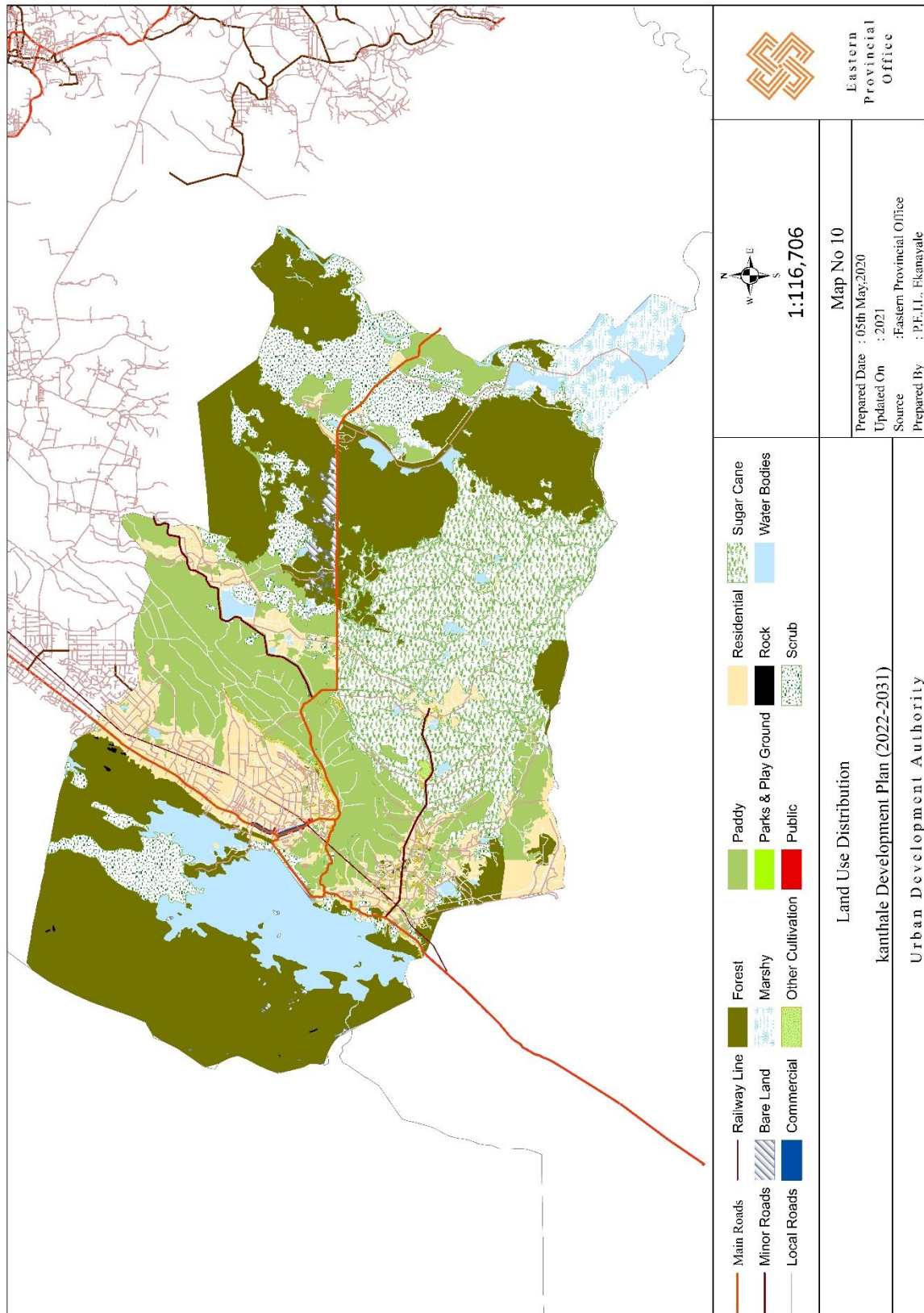
Map: Connectivity Analysis



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 04: Land Use Distribution



Source : Eastern Provincial Office, Urban Development Authority, 2022

**Table: Land Use Distribution**

Land use	Area (Hec)	As a Percentage
Forest cover	13456.28	33.16
Sugar Cane Cultivation	6791.75	16.74
Agriculture (Paddy Cultivation)	6225.17	15.34
Scrub Lands	4006.24	9.87
Water Bodies	3467.03	8.54
Residential	2924.90	7.20
Secondary Roads	1636.03	4.03
Marshy Lands	1170	2.8
Main Roads	249.07	0.61
Bare Land	217.51	0.53
Other Roads	186.40	0.45
Other Cultivation	156.65	0.38
Railway Line	44.45	0.10
Commercial	15.78	0.03
Rock	15	0.03
Total	40570.00	100.00

Source : Eastern Provincial Office, Urban Development Authority, 2022

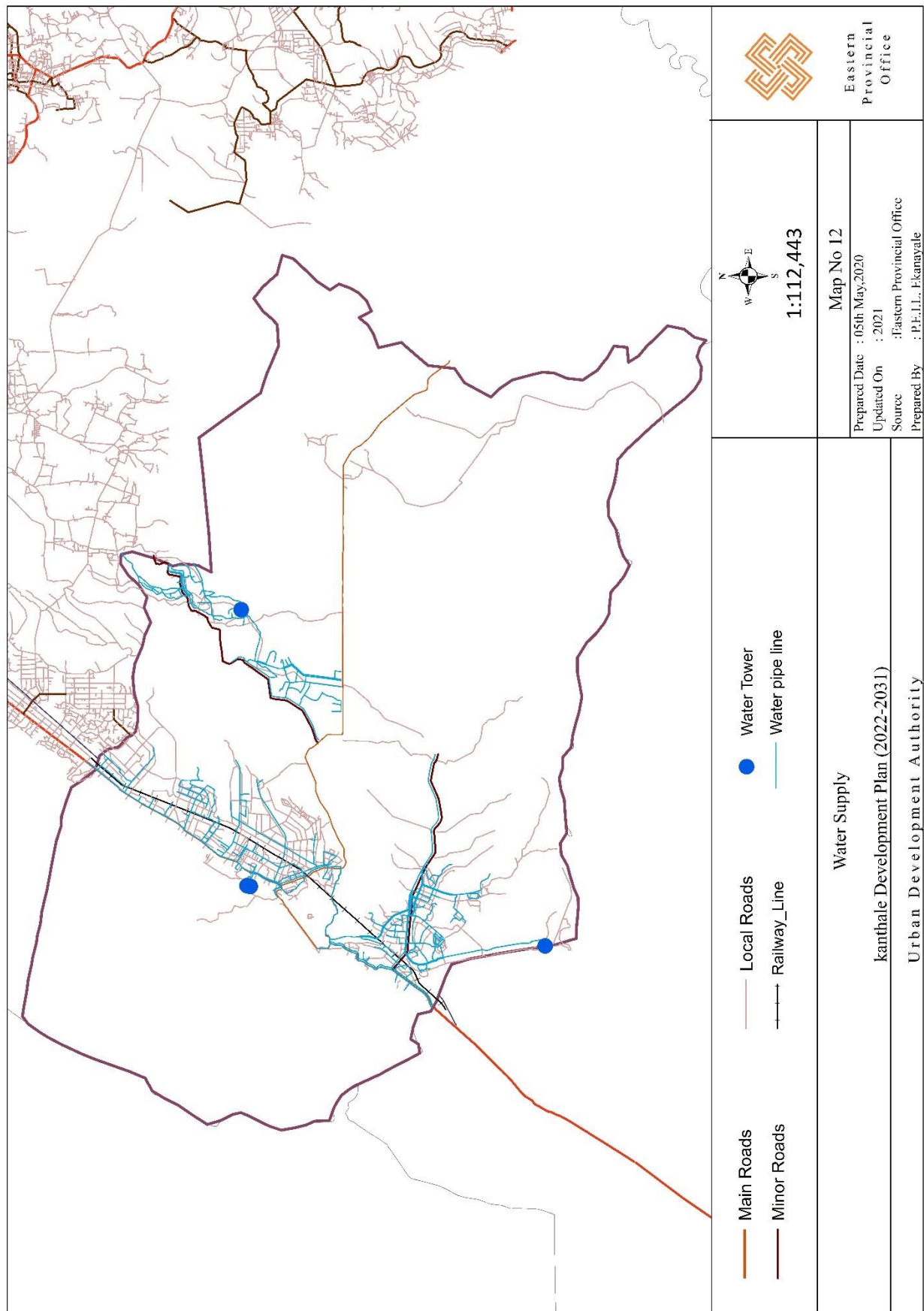
**Annexure No 05: Water Supply**

Housing Details			Covered area		Uncovered area	
DSD	No. of GND	Total Families	Covered Housing Units	As a Percentage	Uncovered housing units	As a percentage
ಕಾನ್ಹಾಳೆ	23	14,813	12,051	81%	2,762	19%

Source: National Water Supply and Drainage Board -2018



Map: Water Supply



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 06: Distribution of Educational Facilities

No.	School	Type of School	Medium	No. of Students		No. of teachers
				Male	Female	
1	Vigneshwara College	2	Tamil	29	23	6
2	Vendrasanpura College	2	Sinhala	240	222	28
3	Seevali College	2	Sinhala	90	98	15
4	Rajaela College	2	Sinhala	124	88	16
5	Agbopura Central College	1ABS	Sinhala	263	269	32
6	Agbopura Junior College	3	Sinhala	262	242	18
7	Bandaranayake College	2	Sinhala	145	141	14
8	Mahaweligama Junior College	3	Sinhala	112	129	14
9	Aysha College	1C	Tamil	145	432	26
10	Peraru parameshwara central college	1C	Tamil	209	169	28
11	Jayanthipura College	2	Sinhala	263	242	21
12	Agrabodhi National College	1AB	Sinhala	1068	1141	91
13	Perathuweli Muslim Central College	1C	Tamil	128	106	21
14	Kanthale Central College	1CS	Sinhala	499	569	37
15	Bhathiyagama Junir College	3	Sinhala	296	297	18
16	Assafa College	3	Tamil	124	105	11
17	Altharic Junior College		Tamil	33	27	3
	Altharic Central College	1C	Tamil	481	292	28
18	Alrauf College	3	Tamil	68	62	7
19	Ganthalawa Central College	1AB	Sinhala	370	380	35
20	Ganthalawa Junior College	3	Sinhala	263	269	32
21	Agbogama Junior College	3	Sinhala	40	35	7
22	Peramaduwa College	2	Sinhala	71	65	12
23	Wattukachchiya College	2	Tamil	17	14	8
24	Rajawewa College	2	Sinhala	189	166	19
25	Wanela Central College	1C	Sinhala	300	268	23
26	Wanela Junior College	3	Sinhala	196	180	12
27	Pansalgodella College	3	Sinhala	39	40	5
	Total			6064	6071	587

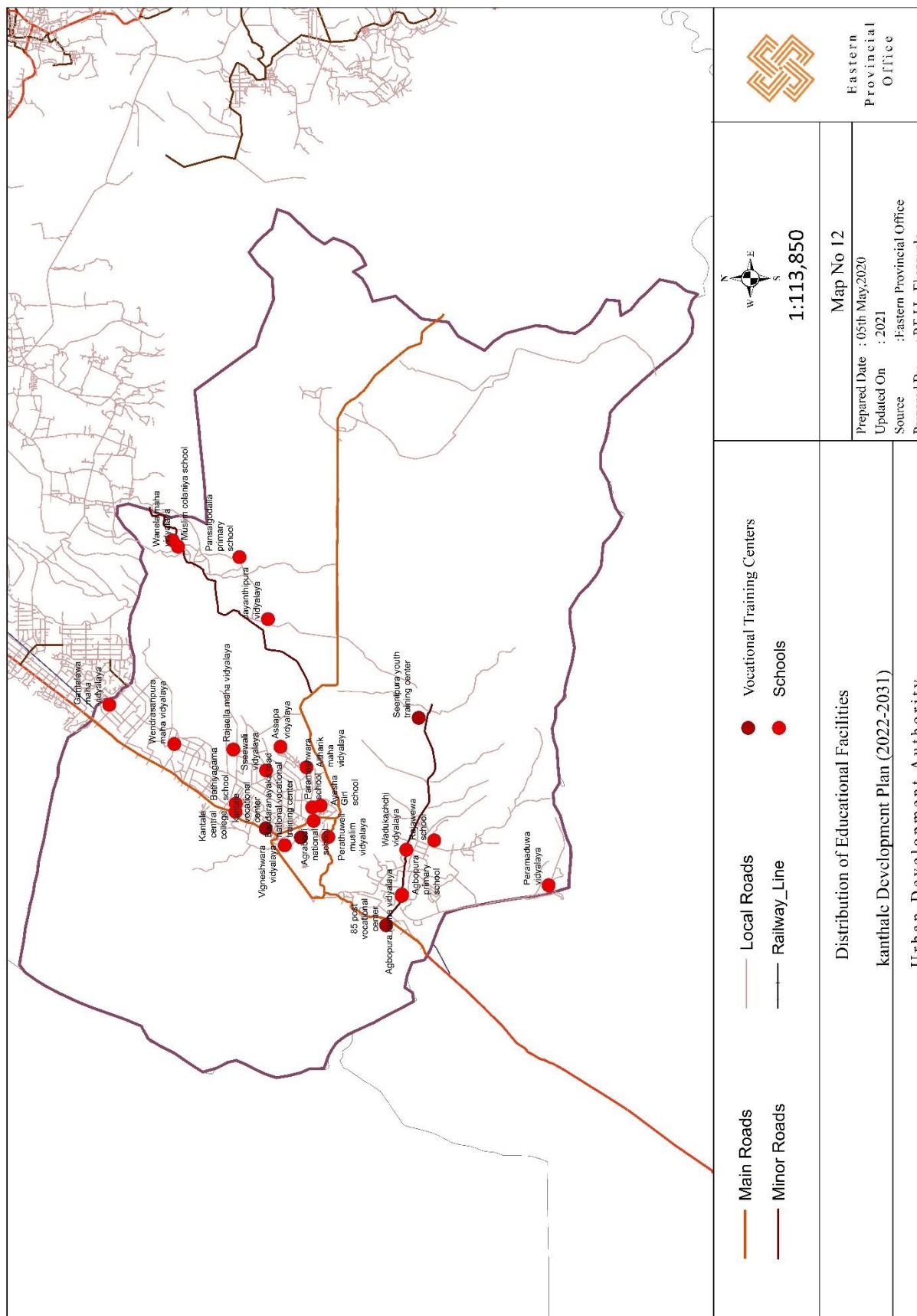
Source: Resource Profile- 2019, Divisional Secretariat, Kanthale

Planning Area	Total Students		Not Going to school		To Grade 05		To Grade 11	
	Female	Male	Female	Male	Female	Male	Female	Male
kanthale	22,288	23,222	1698	2096	5434	5445	9153	9855

Source: Resource Profile- 2019, Divisional Secretariat, Kanthale

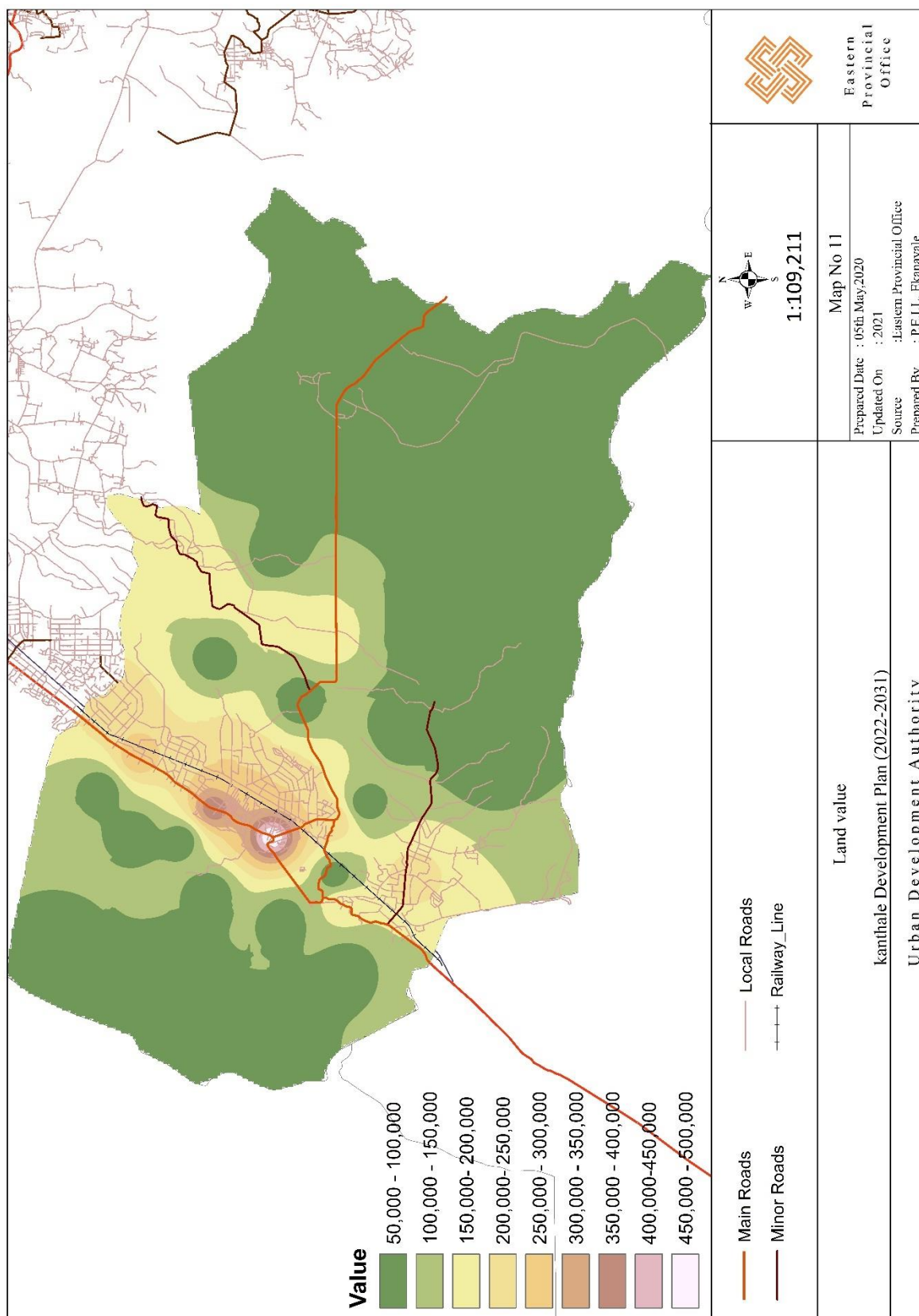


Map: Distribution of Educational Facilities





Annexure No 07: Land value



Source : Eastern Provincial Office, Urban Development Authority, 2022

**Annexure No 08: Proposed Public Outdoor Recreational Space Plan****Table: Proposed Mini Parks & Play Grounds**

No.	Type	GN Division	Current Use	Extent (Ha)
	Proposed Mini Parks (PMP)			
1	PMP 1	Rajawewa	Open Space	0.20
2	PMP 2	Kanthale Town South	Open Space	0.51
3	PMP 3	Rajawewa	Open Space	0.55
4	PMP 4	Kanthale Town	Open Space	0.78
5	PMP 5	Batukachchiya	Open Space	0.87
	Proposed Local parks (PLP)			
6	PLP 1	Seenipura	Open Space	1.41
7	PLP 2	Kanthale Town	Open Space	1.45
8	PLP 3	Bhathiyagama	Open Space	2.01
	Total			7.78

Table: Proposed Linear Parks (PLiP)

No.	Type	GN Division	Current Use	Extent (Ha)
	Proposed Linear Parks (PLiP)			
1.	PLiP ₁	Wendrasanpura Unit 16	Wendrasanpura Tank Reservation (5m)	0.23
2.	PLiP ₂	Batukachchiya	Hurulu Tank Reservation (5m)	0.25
3.	PLiP ₃	Batukachchiya	Agbo Tank Reservation (5m)	0.37
4.	PLiP ₄	Bhathiyagama	Wendrasankulam Reseravtion(10m)	0.46
5.	PLiP ₅	Seenipura	Seenipura Tank Reservation (5m)	0.60
6.	PLiP ₆	Ganthalawa Unit 12	Ganthalawa Tank Reservation (5m)	0.62
7.	PLiP ₇	Jayanthipura	Polkaddu Tank Reservation (5m)	0.74
8.	PLiP ₈	Sooriyapura	Suriyapura Tank Reservation (5m)	0.77
9.	PLiP ₉	Kanthale Town	Kanthale Tank Reservation (5m)	2.04
	Total			6.08

Source : Environment & Landscape Division, Urban Development Authority, 2021



Annexure No 09: Suitable plants for Cultivation

Large Height Trees

01. සියඹලා	-	<i>Tamarindus indicus</i>
02. ගල් සියඹලා	-	<i>Dialium avoideum</i>
03. කටු ඉඹුල්	-	<i>Bombax ceiba</i>
04. මුණ මල්	-	<i>Mimosups elengi</i>
05. වල් ඇහැල	-	<i>Pterocarpus indicus</i>
06. සියඹලා	-	<i>Tamarindus indicus</i>
07. වා	-	<i>Cassia siamea</i>
08. තෙලඹු	-	<i>Sterculia foetida</i>
09. හල්මිල්ල	-	<i>Berrya cordifolia</i>

Medium Height Trees

01. කොහොඹ	-	<i>Azadirachta indica</i>
02. ඇහැල	-	<i>Cassine glauca</i>
03. මාර	-	<i>Albizia lebbeck</i>
04. ගස් කැල	-	<i>Butea mosperma</i>
05. මගුල් කරද	-	<i>Pongania pinnata</i>
06. රතු වා	-	<i>Cassia roxburghii</i>
07. බක් මී	-	<i>Nauclea orientalis</i>
08. ඇත් දෙමට	-	<i>Gmelina arborea</i>
09. තෙරලු	-	<i>Cassine glauca</i>
10. එරබදු	-	<i>Erythrina variegata</i>

Small Height Trees

01. මයිල	-	<i>Bauhinia tomentosa</i>
02. අහු	-	<i>Morinda tinctoria</i>
03. කිනිහිරිය	-	<i>Cochlospermum religiosum</i>
04. ලෝලු	-	<i>Cordia dichroma</i>
05. බෙලි	-	<i>Aegle marmelos</i>
06. මයිල	-	<i>Bauhinia racemosa</i>
07. කොබෝලිල	-	<i>Bauhinia variegata</i>
08. අශෝක	-	<i>Saraca indica</i>

Source : Environment & Landscape Division, Urban Development Authority, 2021



Annexure No 10: Permissible Uses

Use		Commercial Zone	Mixed Development Zone	Residential Zone	Industrial Zone	Agricultural Zone	Commercial Agricultural Zone	Environment Sensitive Zone
Residential Uses	Single house units	✓	✓	✓				
	Apartments	✓	✓	✓				
	Apartment Complexes	✓	✓	✓				
	Hostels	✓	✓	✓				
	Labors Quarters / Office quarters	✓	✓	✓	✓			
	Adult / Disabled Homes	✓	✓	✓				
	Children's Homes	✓	✓	✓				
	Day Care Centers	✓	✓	✓				
Commercial Uses	Retail Shops/ Consumer good selling centers	✓	✓	✓				
	Wholesale stores	✓	✓					
	Supermarkets	✓	✓					
	Shopping malls	✓	✓					
	Agricultural Product Stores	✓	✓		✓			
	Local Product Stores	✓	✓					
	Agricultural Seed Stores	✓	✓		✓			
	Fertilizer and pesticide outlets	✓	✓	✓				
	Livestock Product Stores	✓	✓					
	Agricultural Equipment Shops	✓	✓					
	Agricultural Product Collection Centers	✓	✓	✓				
	Restaurants	✓	✓	✓				
	Gem and Jewelry Centers	✓	✓					
	Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries / Printers)	✓	✓	✓				
	Bakery	✓	✓	✓				
	Meat and fish shops	✓	✓	✓				
	Gas stations and electric charging stations	✓	✓	✓				
	Filling stations	✓	✓	✓				
	Multi-story car park	✓	✓					
	Open car park	✓	✓		✓			
	Vehicle Showrooms	✓	✓					



	Auto Parts Outlets (Body Parts)	✓	✓	✓				
	Other spare parts	✓	✓					
	Funeral falour	✓	✓	✓				
	Furniture outlets	✓	✓					
	Grinding mills	✓	✓	✓				
	Laundry / Clothing Cleaning Centers	✓	✓	✓				
	Communication towers	✓	✓	✓	✓	✓	✓	✓
	Electronic Repair Centers	✓	✓	✓				
	Pet Marketing Centers	✓	✓					
	Vehicle Repair Centers	✓	✓					
	Three-Wheeler Motorcycle Repair Centers	✓	✓	✓				
	Warehouses	✓	✓					
Health Uses	Hospitals	✓	✓					
	Primary Medical Treatment Units	✓	✓					
	Private hospitals	✓	✓					
	Medical Counseling Service Centers	✓	✓	✓				
	Laboratory services	✓	✓	✓				
	Pediatric and Maternity Clinics	✓	✓	✓				
	Ayurvedic Medical Centers	✓	✓	✓				
	Veterinary Clinics and Treatment Centers	✓	✓	✓				
	Pharmacies	✓	✓	✓				
	SPA centers	✓	✓					
Institutional Uses	Offices	✓	✓		✓			
	Office complex	✓	✓					
	Professional Offices	✓	✓	✓	✓			
	Banks, Financial Institutions	✓	✓	✓	✓			
	Automated Money Transfer Centers	✓	✓	✓	✓			
Educational Uses	International Schools	✓	✓					
	Technical schools / vocational training institutes	✓	✓					
	Early Childhood Development Centers	✓	✓	✓				
	Primary Education Centers	✓	✓					
	Secondary Education Centers	✓	✓					
	Tertiary Education Centers	✓	✓					
	Research and Development Centers	✓	✓					
	Private tutoring classes	✓	✓	✓				
	Other Institutions (Art Institutions /Theaters)	✓	✓					



Tourism Activities	Lodges	✓	✓					
	Festival halls	✓	✓					
	City hotels	✓	✓					
	Guest houses	✓	✓					
	Tourist hotels	✓	✓					
	Tourist Information Centers	✓	✓					
	Taxi Service Centers	✓	✓					
	Holiday Resorts	✓	✓					
	Cabana Hotel	✓	✓					
	Ayurvedic Panchakarma Centers	✓	✓					
Leisure and recreation	Children's parks	✓	✓	✓				
	Parks	✓	✓	✓				
	Open areas	✓	✓					
	Landscape areas	✓	✓					
	Cinemas	✓	✓					
	Clubs	✓	✓					
	Art galleries / museums	✓	✓					
	Open air Theater	✓	✓					
	Indoor sports centers	✓	✓	✓				
	Gym	✓	✓	✓				
Industrial uses	Domestic industries	✓	✓	✓				
	Agricultural Production Related Industries	✓	✓					
	Garments	✓	✓					
	Timber / timber and furniture manufacturing industries	✓	✓					
	Food and non-alcoholic beverage industry	✓	✓					
	Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry	✓	✓					
	Curd Industry	✓	✓	✓				
	Recycling activities related industries	✓	✓					
	Industrial Infrastructure Centers	✓	✓					
	Building Material Finishing Companies	✓	✓					
Social services	Community Development Centers	✓	✓	✓				
	Social and Cultural Centers	✓	✓	✓				
	Sports Center Indoor	✓	✓	✓				

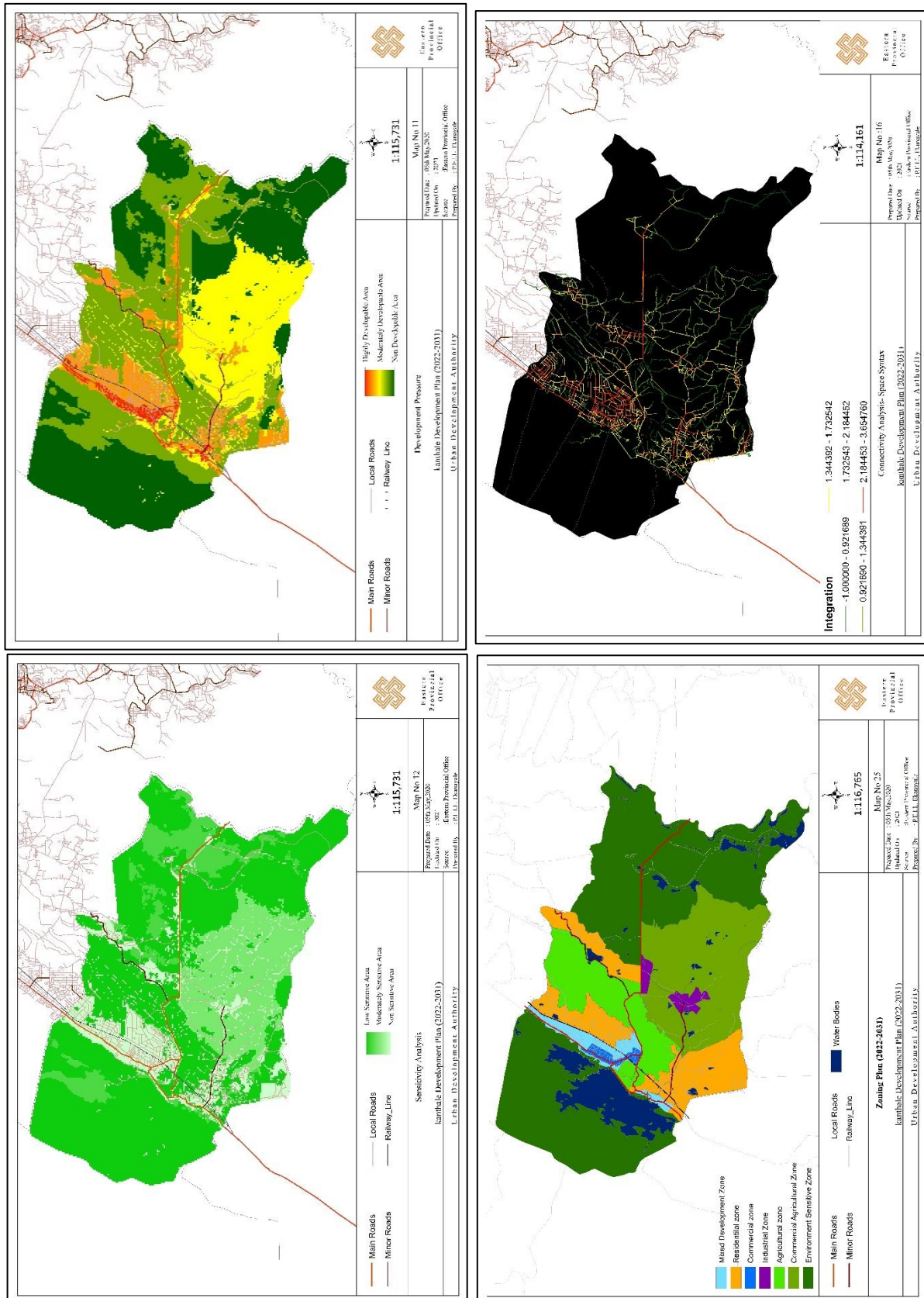


	Community Halls / Cultural Centers	✓	✓					
	Libraries	✓	✓					
	Auditoriums and conference halls	✓	✓	✓				
	Rehabilitation Centers	✓	✓					
	Cemeteries	✓	✓	✓				
	Crematoriums	✓	✓	✓				
Agriculture	Animal farms and Cultivation farms			✓		✓	✓	

Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 11: Calculation of Zone Factor



Source : Eastern Provincial Office, Urban Development Authority, 2022

**Kanthale Pradeshiya Sabha Area was identified under 07 zones.**

	Development Pressure	Sensitivity Analysis	Livability Analysis	Connectivity Analysis	Serviceable area	Prioritized use
a	High Density	Low Density	High Density	High Density	High Density	Commercial
b	Medium Density	Low Density	High Density	Medium Density	Medium Density	Mix
c	Low Density	Low Density	High Density	Low Density	Low Density	Residential
d	Low Density	Low Density	Low Density	Medium Density	Low Density	Agricultural
e	Low Density	Medium Density	Low Density	Medium Density	Low Density	Commercial Agricultural
f	Low Density	High Density	Low Density	Low Density	Low Density	Environment Sensitive

Source : Eastern Provincial Office, Urban Development Authority, 2022

Also, it was calculated based on the population growth rate in determining how residential use in the zones should take place in 2031.

Zone	2019 Population	2031 projected population	2019 housing units	2031 estimated housing units	Growth of population 2031	Increase of housing units 2031
Commercial Zone	8369	10245	2092	2561	1876	469
Mixed Development Zone	10849	13660	2712	3415	2811	703
Residential Zone	31499	44397	7875	11099	12898	3225
Industrial Zone	0	0	0	0	0	0
Environment Sensitive Zone	734	734	184	183	0	0
Agricultural Zone	1513	1513	378	378	0	0
Commercial Agricultural Zone	2276	2276	569	569	0	0
Total	58,624	72,825	14,813	18,206	17,385	4,396

Source : Eastern Provincial Office, Urban Development Authority, 2022



Space for People

The area of land required per person in each zone was calculated as follows.

Zone	Extent of land per person (sqm)
Commercial Zone	20
Mixed Development Zone	40
Residential Zone	50
Industrial Zone	60

Source : Eastern Provincial Office, Urban Development Authority, 2022

Zone factor = Proposed land use / Extent of land that can be developed

Table: Calculation of zone factor

Zone	2031 Residential Population	Commuter Population	Total Population	Space per person	Required Total land extent	Extent of land that can be developed	Zone factor
Commercial Zone	10245	11728	21973	50	1098645	724311	1.5
Mixed Development Zone	13660	20488	34148	40	1365915	1274834	1.1
Residential Zone	44397	36444	80841	50	4042050	4023968	1.0
Industrial Zone	0	7000	7000	40	280000	488598	0.6

Source : Eastern Provincial Office, Urban Development Authority, 2022

**Annexure No 12: Commercial Zone- Zoning Boundaries and coordinates**

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.01199925	8.372205302
2	81.00868993	8.366626103
3	81.00852591	8.366399825
4	81.00633131	8.367265556
5	81.00542873	8.365900634
6	81.00514763	8.366003469
7	81.00492843	8.365676459
8	81.00512882	8.365431706
9	81.00585959	8.363499994
10	81.00674206	8.360675859
11	81.00651765	8.360540735
12	81.00696071	8.359053119
13	81.00794385	8.358200055
14	81.00720141	8.357364023
15	81.0084877	8.354836606
16	81.00872762	8.354271793
17	81.01049703	8.345899133
18	81.01005716	8.346045446
19	81.00885761	8.34671976
20	81.00848697	8.347519603
21	81.00840007	8.347501661
22	81.0081854	8.347523498
23	81.00763064	8.347635825
24	81.00714083	8.347628237
25	81.00679938	8.347674339
26	81.00656014	8.347857091
27	81.00634112	8.348079559
28	81.00609867	8.348248658
29	81.00594003	8.34829979
30	81.00575888	8.348308289
31	81.00531842	8.348228539
32	81.00513784	8.348279232
33	81.00505613	8.348327036
34	81.00483234	8.348585747
35	81.0045465	8.348825298



36	81.00412435	8.349116196
37	81.00385556	8.349239168
38	81.00287372	8.349565097
39	81.00184471	8.349740888
40	81.00072413	8.350180116
41	81.00611249	8.356381306
42	81.00575833	8.356764345
43	81.00561434	8.357045568
44	81.00537429	8.357722968
45	81.0038976	8.360047037
46	81.00302003	8.360866608
47	81.00214205	8.361509857
48	81.00154015	8.36275055
49	81.00100643	8.363276565
50	81.00083287	8.363908074
51	81.0006029	8.364204959
52	81.00119173	8.364801794
53	81.00218129	8.365690323
54	81.00238209	8.366251002
55	81.00206154	8.366677136
56	81.00172588	8.36770132
57	81.00272162	8.369753751
58	81.0049227	8.374744252
59	81.00524997	8.375320885
60	81.00591098	8.375975076
61	81.006321	8.376568799
62	81.00657599	8.377075812
63	81.00671006	8.377894094
64	81.0068212	8.378225454
65	81.00718024	8.37874123
66	81.00747871	8.378949015
67	81.0075918	8.379542876
68	81.00832143	8.380510412
69	81.00850931	8.380881644
70	81.00912339	8.38340173
71	81.0099537	8.384252189
72	81.00995394	8.384659167
73	81.01301292	8.38915129
74	81.01403478	8.388160817
75	81.01440464	8.387752236
76	81.01303787	8.386085192
77	81.01253558	8.385300264



78	81.01239614	8.384840881
79	81.01437016	8.383014505
80	81.01608524	8.381615401
81	81.016827	8.381297506
82	81.0167187	8.381047415
83	81.01590043	8.379505264
84	81.01199925	8.372205302
85	81.01199925	8.372205302
86	81.00868993	8.366626103
87	81.00852591	8.366399825
88	81.00633131	8.367265556
89	81.00542873	8.365900634
90	81.00514763	8.366003469
91	81.00492843	8.365676459
92	81.00512882	8.365431706
93	81.00585959	8.363499994
94	81.00674206	8.360675859
95	81.00651765	8.360540735
96	81.00696071	8.359053119
97	81.00794385	8.358200055
98	81.00796252	8.358225549
99	81.008766	8.35783359
100	81.01060216	8.355555596
101	81.01047162	8.352787842
102	81.01405808	8.352826727
103	81.0140605	8.351992373
104	81.0138009	8.351572477
105	81.01379785	8.351224054
106	81.01256393	8.348903265
107	81.01195424	8.347877564
108	81.01165286	8.347660287
109	81.01099717	8.347087844
110	81.01123317	8.346102261
111	81.01076933	8.345919759
112	81.01049703	8.345899133
113	81.0101822	8.345990903
114	81.00922461	8.346455485
115	81.0090334	8.346569063
116	81.00885761	8.34671976
117	81.00870821	8.346978335
118	81.00866537	8.347134615
119	81.00848697	8.347519603



120	81.00840007	8.347501661
121	81.0081854	8.347523498
122	81.00763064	8.347635825
123	81.00714083	8.347628237
124	81.00679938	8.347674339
125	81.00656014	8.347857091
126	81.00634112	8.348079559
127	81.00609867	8.348248658
128	81.00594003	8.34829979
129	81.00575888	8.348308289
130	81.00531842	8.348228539
131	81.00513784	8.348279232
132	81.00505613	8.348327036
133	81.00483234	8.348585747
134	81.0045465	8.348825298
135	81.00412435	8.349116196
136	81.00385556	8.349239168
137	81.00287372	8.349565097
138	81.00184471	8.349740888
139	81.00072413	8.350180116
140	81.00451654	8.354544638
141	81.00453837	8.354504342
142	81.00452173	8.354550608
143	81.00611249	8.356381306
144	81.00606326	8.356434855
145	81.00575833	8.356764345
146	81.00561434	8.357045568
147	81.00537429	8.357722968
148	81.0038976	8.360047037
149	81.00302003	8.360866608
150	81.00214205	8.361509857
151	81.00154015	8.36275055
152	81.00100643	8.363276565
153	81.00083287	8.363908074
154	81.0006029	8.364204959
155	81.00119173	8.364801794
156	81.00218129	8.365690323
157	81.00238209	8.366251002
158	81.00206154	8.366677136
159	81.00172588	8.36770132
160	81.00272162	8.369753751
161	81.0049227	8.374744252

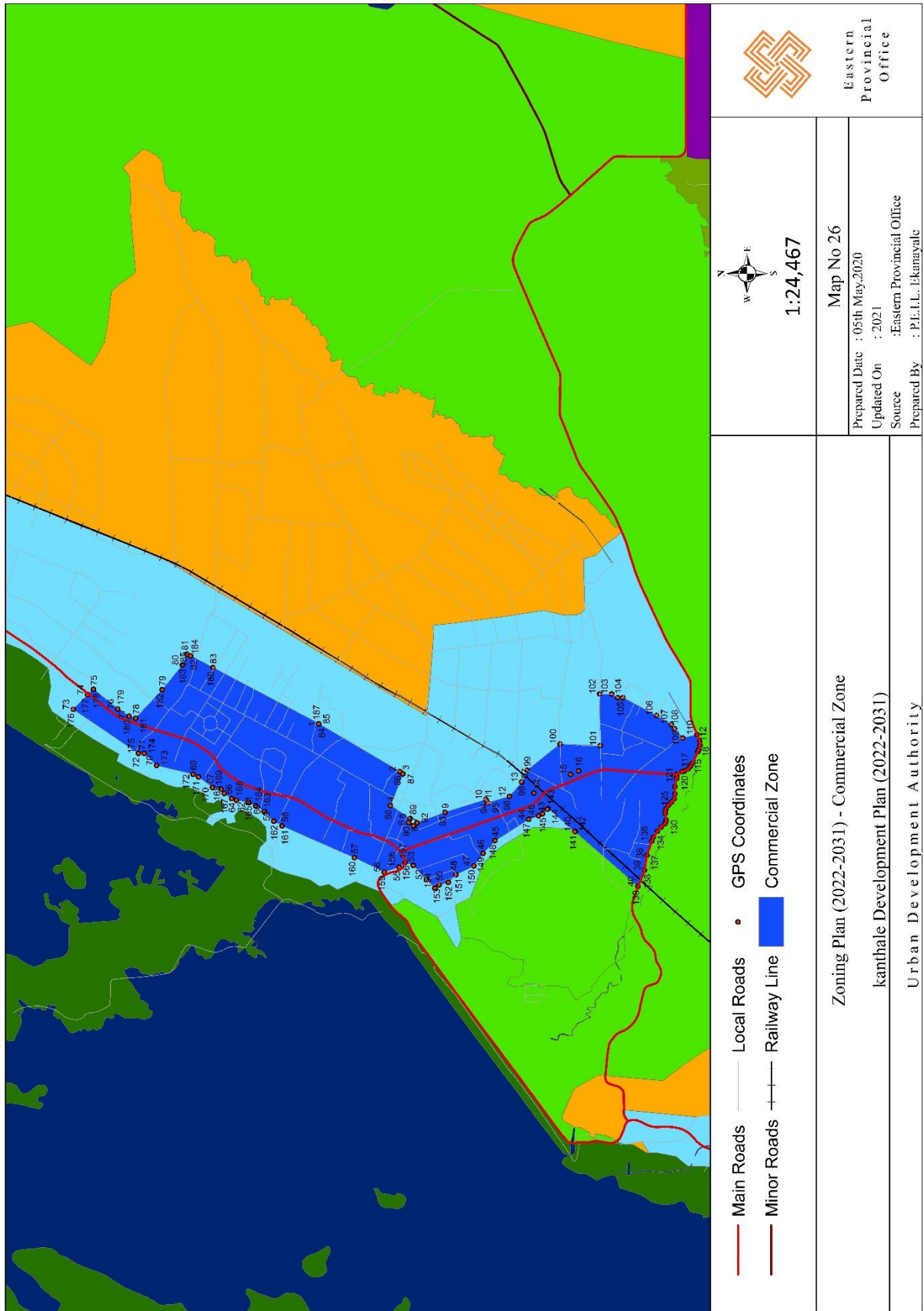


162	81.00524997	8.375320885
163	81.00591098	8.375975076
164	81.006321	8.376568799
165	81.00657599	8.377075812
166	81.00671006	8.377894094
167	81.0068212	8.378225454
168	81.00718024	8.37874123
169	81.00747871	8.378949015
170	81.0075918	8.379542876
171	81.00832143	8.380510412
172	81.00850931	8.380881644
173	81.00912339	8.38340173
174	81.0099537	8.384252189
175	81.00995394	8.384659167
176	81.01301292	8.38915129
177	81.01403478	8.388160817
178	81.01440464	8.387752236
179	81.01303787	8.386085192
180	81.01253558	8.385300264
181	81.01239614	8.384840881
182	81.01437016	8.383014505
183	81.01608524	8.381615401
184	81.016827	8.381297506
185	81.0167187	8.381047415
186	81.01590043	8.379505264
187	81.01199925	8.372205302

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (A) – Commercial Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 13: Mixed Development Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.0364284	8.415446337
2	81.03492991	8.411764683
3	81.03279067	8.40634686
4	81.0313069	8.402529553
5	81.0288906	8.396133636
6	81.02571556	8.38865505
7	81.02338103	8.382739271
8	81.01565077	8.369968126
9	81.01277124	8.365108695
10	81.01254791	8.364815046
11	81.01270905	8.364766287
12	81.01320861	8.364694966
13	81.01423558	8.364592901
14	81.01735179	8.364339466
15	81.01840964	8.364267972
16	81.01857128	8.364282273
17	81.01882063	8.36438565
18	81.01898205	8.3627586
19	81.01938736	8.359671546
20	81.01985321	8.356692762
21	81.01955719	8.3554665
22	81.0195236	8.354778407
23	81.01954566	8.35440023
24	81.01965011	8.354109399
25	81.01988177	8.353852983
26	81.0199661	8.353838373
27	81.022563	8.353916253
28	81.02342582	8.353900768
29	81.02370023	8.353027065
30	81.02389867	8.352844218
31	81.02416827	8.352662502
32	81.02447311	8.352341945
33	81.0249656	8.351664824
34	81.02530598	8.351297965
35	81.02472897	8.351056067



36	81.02338746	8.350635851
37	81.02142208	8.349914525
38	81.01772878	8.348189454
39	81.01506881	8.346621981
40	81.01493266	8.346572868
41	81.01472282	8.346552349
42	81.01249124	8.346537759
43	81.01206799	8.34643245
44	81.01123231	8.346097405
45	81.0109963	8.347082985
46	81.01165199	8.347655426
47	81.01195337	8.347872702
48	81.01256306	8.348898399
49	81.01379697	8.351219179
50	81.01380003	8.351567601
51	81.01405962	8.351987496
52	81.0140572	8.352821847
53	81.01047075	8.352782963
54	81.01060129	8.355550706
55	81.00876514	8.357828692
56	81.00796166	8.358220649
57	81.00794299	8.358195156
58	81.00695986	8.359048217
59	81.0065168	8.360535827
60	81.00674121	8.360670951
61	81.00585874	8.363495075
62	81.00512797	8.36542678
63	81.00492758	8.365671533
64	81.00514678	8.365998541
65	81.00542789	8.365895706
66	81.00633046	8.367260623
67	81.00852506	8.366394895
68	81.00868908	8.366621173
69	81.01199838	8.372200352
70	81.01589955	8.379500288
71	81.01671781	8.381042433
72	81.01682612	8.381292523
73	81.01608435	8.381610417
74	81.01436928	8.383009517
75	81.01239527	8.384835885
76	81.0125347	8.385295267
77	81.013037	8.386080192
78	81.01440376	8.38774723
79	81.0140339	8.38815581



80	81.01301205	8.389146279
81	81.00995308	8.384654172
82	81.00995283	8.384247195
83	81.00912253	8.38339674
84	81.00850845	8.380876663
85	81.00832057	8.380505432
86	81.00759094	8.379537899
87	81.00747786	8.378944041
88	81.00717939	8.378736256
89	81.00682035	8.378220483
90	81.00670921	8.377889124
91	81.00657514	8.377070845
92	81.00632015	8.376563833
93	81.00591013	8.375970112
94	81.00524912	8.375315924
95	81.00492185	8.374739293
96	81.00272078	8.36974881
97	81.00172505	8.367696387
98	81.0020607	8.366672206
99	81.00238125	8.366246074
100	81.00218045	8.365685397
101	81.0011909	8.36479687
102	81.00060207	8.364200039
103	81.00083204	8.363903154
104	81.0010056	8.363271648
105	81.00153932	8.362745634
106	81.00214122	8.361504945
107	81.00301919	8.360861699
108	81.00389676	8.36004213
109	81.00537345	8.357718071
110	81.00561349	8.357040672
111	81.00575748	8.35675945
112	81.00611164	8.356376413
113	81.00455271	8.354582352
114	81.00476952	8.355766018
115	81.00481231	8.357430432
116	81.00370219	8.35928539
117	81.00298199	8.360272782
118	81.00214145	8.360931252
119	80.99993638	8.361766788
120	80.99941007	8.362810244
121	80.99712091	8.362382141
122	80.99657761	8.362562831
123	80.99649273	8.362645172



124	80.99651646	8.362778744
125	80.99860943	8.364061409
126	80.99981181	8.366164301
127	80.99981196	8.366421452
128	80.99951591	8.366809527
129	80.99944952	8.367303419
130	81.00034711	8.367983378
131	81.00104467	8.369701547
132	81.00049416	8.370930925
133	81.00086929	8.37152786
134	81.00071974	8.372142395
135	81.00119807	8.372851608
136	81.0017414	8.374829083
137	81.00260997	8.376467902
138	81.00343022	8.376285884
139	81.00390393	8.375813609
140	81.0048337	8.375867523
141	81.0053809	8.37635735
142	81.00592831	8.377210249
143	81.00600154	8.377718508
144	81.0056189	8.378045502
145	81.0051813	8.377936839
146	81.0050489	8.378527734
147	81.00546802	8.378623787
148	81.00537399	8.378999278
149	81.00512629	8.379372498
150	81.0049042	8.379530663
151	81.00521163	8.38002631
152	81.00567303	8.37973187
153	81.00584293	8.379320285
154	81.0059399	8.37888454
155	81.00640162	8.378690626
156	81.0067422	8.379150318
157	81.00649931	8.379465125
158	81.0065482	8.379924989
159	81.00718171	8.380129313
160	81.00758946	8.381233369
161	81.00761542	8.38213888
162	81.00778394	8.382689089
163	81.00809664	8.383239212
164	81.00819307	8.383765537
165	81.00901106	8.385487754
166	81.00941994	8.386157449
167	81.00990039	8.385989674

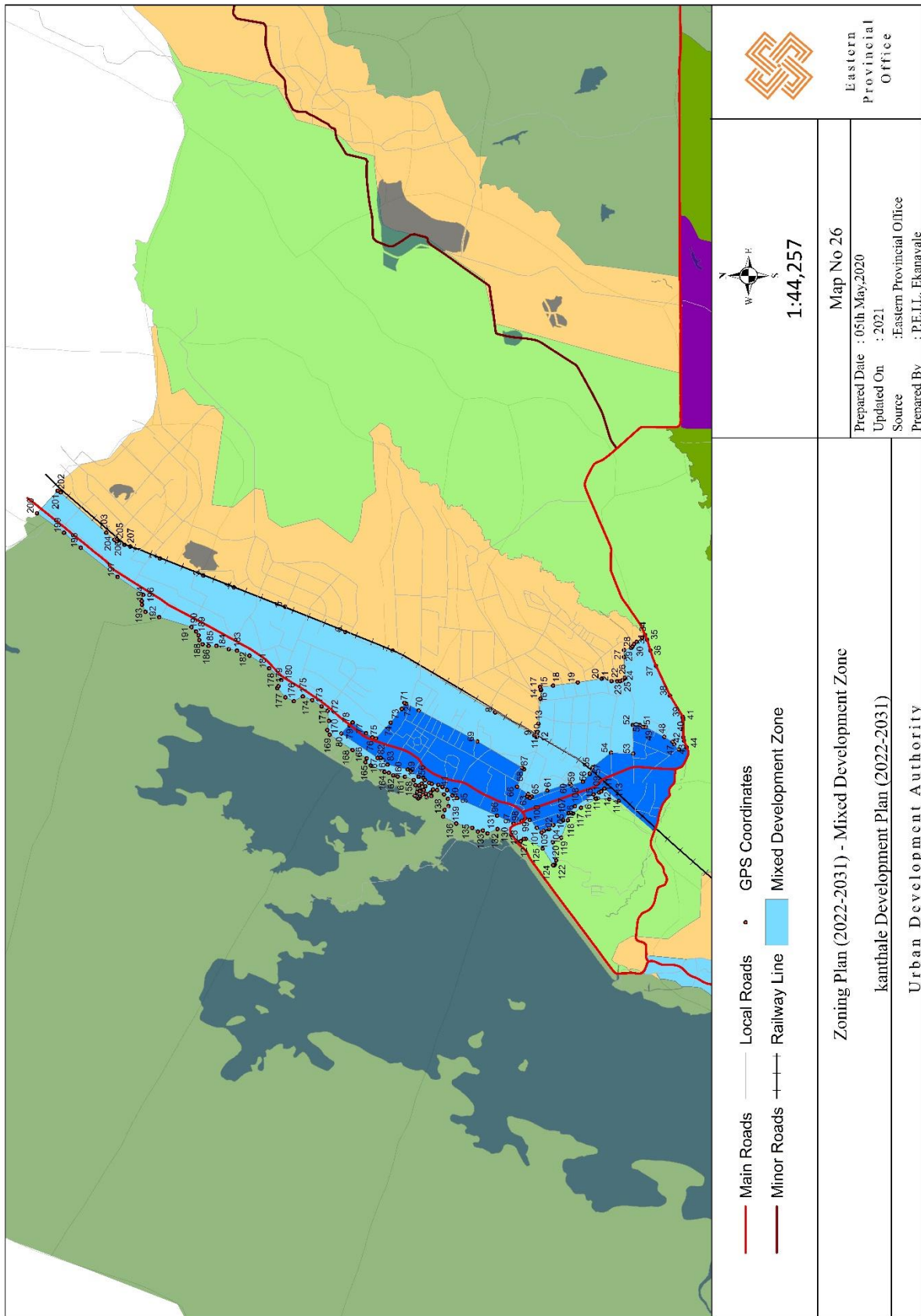


168	81.01093468	8.387759609
169	81.01285868	8.390605689
170	81.01343693	8.390902645
171	81.01458877	8.390700332
172	81.01584381	8.390868812
173	81.01641548	8.391608409
174	81.01718512	8.392780329
175	81.01766642	8.393952425
176	81.01705998	8.395072011
177	81.01754641	8.396119747
178	81.01869867	8.397142795
179	81.01893373	8.396973
180	81.01971538	8.396614338
181	81.02117724	8.39813735
182	81.02276472	8.400600766
183	81.02339047	8.402155587
184	81.02359184	8.403175006
185	81.02399285	8.404715331
186	81.02399348	8.405696315
187	81.02418619	8.406437911
188	81.0247151	8.406844321
189	81.02531589	8.40693964
190	81.02579668	8.407250374
191	81.02634832	8.407820515
192	81.02757785	8.411843094
193	81.02824794	8.413564065
194	81.02914119	8.413995454
195	81.0296218	8.414019065
196	81.03039062	8.413827149
197	81.03262751	8.417031811
198	81.03628316	8.421623237
199	81.03815893	8.423703567
200	81.04060442	8.427071418
201	81.04340683	8.424494569
202	81.04319942	8.424103295
203	81.03815624	8.418441793
204	81.0372802	8.417439189
205	81.0370634	8.417123507
206	81.03666504	8.416172585
207	81.0364284	8.415446337

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (B) – Mixed Development Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 13: Mixed Development Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	80.98437	8.350966
2	80.98444	8.350865
3	80.98456	8.350991
4	80.98483	8.351141
5	80.98497	8.351181
6	80.98521	8.351176
7	80.98472	8.346073
8	80.98478	8.345859
9	80.98485	8.345098
10	80.98489	8.344319
11	80.98487	8.344145
12	80.98465	8.343347
13	80.9846	8.343011
14	80.98462	8.342748
15	80.98449	8.342763
16	80.9842	8.342703
17	80.98407	8.342636
18	80.98406	8.342519
19	80.9837	8.342171
20	80.98327	8.341698
21	80.98132	8.335959
22	80.98133	8.335451
23	80.98155	8.334823
24	80.98194	8.334626
25	80.98084	8.333538
26	80.98077	8.333599
27	80.98057	8.333654
28	80.97988	8.333001
29	80.97935	8.33246
30	80.97836	8.331247
31	80.9754	8.327775
32	80.97553	8.32727
33	80.97558	8.326719
34	80.97556	8.326347

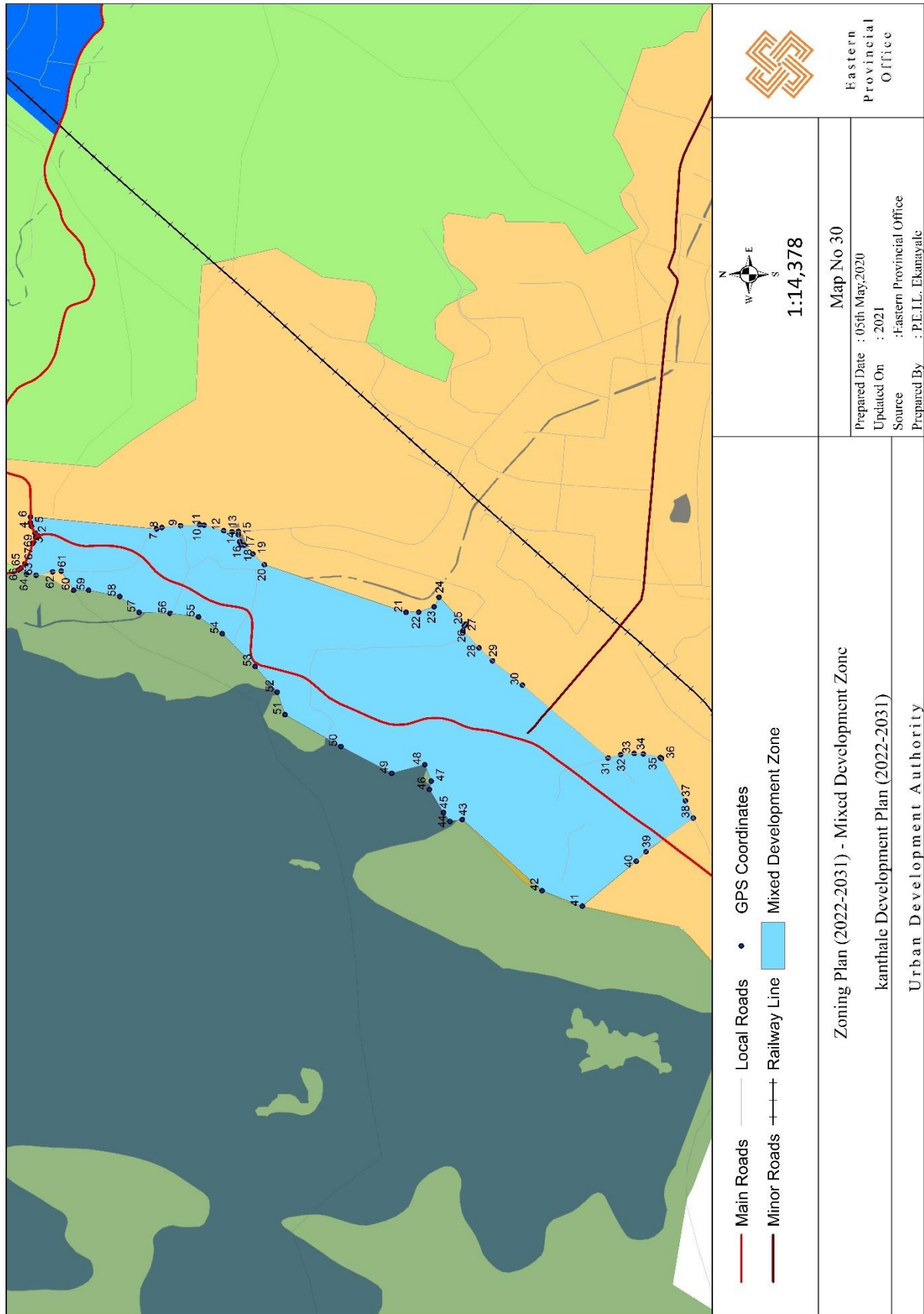


35	80.97542	8.325655
36	80.97538	8.325609
37	80.97366	8.324644
38	80.97296	8.324327
39	80.97158	8.326245
40	80.97119	8.326638
41	80.96937	8.328828
42	80.97	8.330454
43	80.9729	8.333684
44	80.97283	8.334188
45	80.97318	8.334451
46	80.97412	8.335018
47	80.97446	8.334946
48	80.97513	8.335203
49	80.97478	8.336546
50	80.97587	8.338604
51	80.97716	8.340869
52	80.97808	8.34118
53	80.97912	8.342077
54	80.98046	8.343404
55	80.98114	8.344373
56	80.98129	8.345521
57	80.98133	8.346777
58	80.98197	8.347566
59	80.98223	8.348822
60	80.98223	8.349435
61	80.98301	8.349932
62	80.98298	8.35028
63	80.98284	8.350953
64	80.98288	8.351334
65	80.98306	8.351663
66	80.98313	8.351559
67	80.98331	8.351409
68	80.98415	8.351086
69	80.98437	8.350966

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (C) – Mixed Development Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 14: Residential Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.01277	8.365114
2	81.01177	8.365507
3	81.01063	8.36596
4	81.01277	8.365114
5	81.01277	8.365114
6	81.01565	8.369973
7	81.02338	8.382744
8	81.02572	8.38866
9	81.02889	8.396139
10	81.03131	8.402535
11	81.03279	8.406352
12	81.03493	8.41177
13	81.03643	8.415451
14	81.03667	8.416178
15	81.03706	8.417129
16	81.03728	8.417444
17	81.03816	8.418447
18	81.0432	8.424108
19	81.04341	8.4245
20	81.04456	8.424133
21	81.04673	8.421524
22	81.04747	8.418066
23	81.05047	8.415536
24	81.05095	8.414082
25	81.05292	8.412591
26	81.05532	8.41205
27	81.0638	8.412826
28	81.06395	8.412519
29	81.06427	8.412377
30	81.06403	8.412125
31	81.06204	8.411954
32	81.05901	8.410867
33	81.0555	8.410256
34	81.05621	8.408745
35	81.0542	8.407052
36	81.054	8.405018
37	81.05263	8.403799
38	81.04163	8.405308



39	81.04134	8.402652
40	81.0437	8.399905
41	81.04349	8.398884
42	81.03994	8.398217
43	81.03878	8.396543
44	81.03954	8.393651
45	81.03991	8.392019
46	81.03958	8.391526
47	81.03702	8.388179
48	81.03688	8.387883
49	81.03847	8.386987
50	81.04006	8.386722
51	81.04197	8.386505
52	81.04251	8.385943
53	81.04308	8.385095
54	81.04333	8.384842
55	81.04748	8.385201
56	81.04845	8.385177
57	81.04955	8.385197
58	81.04998	8.385282
59	81.05061	8.385723
60	81.05185	8.384303
61	81.05175	8.384003
62	81.05141	8.383389
63	81.05101	8.383017
64	81.05078	8.382921
65	81.05052	8.382967
66	81.05009	8.382874
67	81.04941	8.382785
68	81.04897	8.382421
69	81.04887	8.381993
70	81.0489	8.381718
71	81.04857	8.381677
72	81.04824	8.381695
73	81.0478	8.381773
74	81.04706	8.381652
75	81.04714	8.381434
76	81.04709	8.381343
77	81.04667	8.381311
78	81.04662	8.38123
79	81.0466	8.381102
80	81.04612	8.380794
81	81.04612	8.380717
82	81.04625	8.38053



83	81.04626	8.38043
84	81.04618	8.380294
85	81.04601	8.380112
86	81.04609	8.379953
87	81.0461	8.379862
88	81.04599	8.37984
89	81.04577	8.37944
90	81.04551	8.37936
91	81.04461	8.379363
92	81.04441	8.379264
93	81.04436	8.379164
94	81.04444	8.378977
95	81.04446	8.378509
96	81.04438	8.378346
97	81.04398	8.378101
98	81.04395	8.377951
99	81.04399	8.377846
100	81.0442	8.377801
101	81.04424	8.377646
102	81.04407	8.377433
103	81.0442	8.377396
104	81.04426	8.377287
105	81.04421	8.377187
106	81.04345	8.376815
107	81.04321	8.376834
108	81.04273	8.376811
109	81.04258	8.376709
110	81.04218	8.376298
111	81.04178	8.376262
112	81.04165	8.376148
113	81.04166	8.375935
114	81.04157	8.375894
115	81.04136	8.375976
116	81.04115	8.375931
117	81.04103	8.375763
118	81.04105	8.375626
119	81.0411	8.37559
120	81.04127	8.375672
121	81.04139	8.375649
122	81.04141	8.375549
123	81.04156	8.37549
124	81.04161	8.375417
125	81.04159	8.375344
126	81.04143	8.375231



127	81.04139	8.374935
128	81.04146	8.374785
129	81.04146	8.374708
130	81.04139	8.374581
131	81.0414	8.37444
132	81.04144	8.374286
133	81.0415	8.374226
134	81.04158	8.374217
135	81.04161	8.374113
136	81.04157	8.374045
137	81.04129	8.373986
138	81.04112	8.374118
139	81.04104	8.37414
140	81.04102	8.37409
141	81.04107	8.373954
142	81.041	8.373841
143	81.04099	8.373716
144	81.04082	8.37355
145	81.04053	8.373355
146	81.04045	8.373173
147	81.04034	8.37305
148	81.04018	8.373032
149	81.04007	8.373078
150	81.03998	8.372996
151	81.04002	8.372837
152	81.03989	8.37271
153	81.03958	8.372683
154	81.03966	8.372524
155	81.03961	8.372353
156	81.03924	8.372138
157	81.03899	8.372094
158	81.0389	8.372029
159	81.03895	8.371943
160	81.03891	8.371861
161	81.03863	8.37167
162	81.03825	8.371525
163	81.03819	8.371639
164	81.03811	8.371707
165	81.03799	8.371655
166	81.03777	8.371419
167	81.03749	8.371311
168	81.0372	8.371392
169	81.03714	8.37132
170	81.03715	8.371109



171	81.03723	8.370924
172	81.03723	8.37056
173	81.0371	8.370512
174	81.03701	8.370552
175	81.03695	8.370641
176	81.03682	8.370657
177	81.03671	8.370601
178	81.03658	8.370666
179	81.03625	8.370318
180	81.03613	8.370254
181	81.03606	8.370076
182	81.03605	8.369737
183	81.03593	8.369511
184	81.0358	8.369511
185	81.03542	8.369341
186	81.03531	8.369261
187	81.03529	8.369075
188	81.03548	8.368824
189	81.03557	8.368663
190	81.03559	8.368445
191	81.03553	8.368388
192	81.03539	8.368388
193	81.03512	8.368485
194	81.03498	8.368477
195	81.03485	8.368332
196	81.03478	8.368049
197	81.03478	8.367904
198	81.03471	8.367759
199	81.03472	8.367668
200	81.03506	8.367566
201	81.03505	8.367499
202	81.03491	8.367362
203	81.03492	8.367271
204	81.03501	8.367105
205	81.03491	8.36691
206	81.03491	8.366769
207	81.03509	8.366657
208	81.0352	8.366657
209	81.03533	8.366732
210	81.03543	8.366715
211	81.03544	8.366661
212	81.0354	8.366562
213	81.03526	8.366423
214	81.03519	8.36623



215	81.0352	8.365928
216	81.03508	8.365737
217	81.03493	8.365671
218	81.03489	8.3656
219	81.03492	8.365468
220	81.03501	8.365339
221	81.03502	8.365231
222	81.03483	8.365182
223	81.0347	8.365115
224	81.03464	8.365037
225	81.03466	8.364805
226	81.03451	8.36466
227	81.03444	8.364444
228	81.03457	8.364266
229	81.03456	8.364195
230	81.0345	8.364175
231	81.03402	8.364229
232	81.03358	8.364347
233	81.03331	8.364387
234	81.03326	8.36435
235	81.03325	8.364287
236	81.03372	8.36408
237	81.03372	8.364001
238	81.03342	8.364001
239	81.03338	8.36372
240	81.03339	8.363508
241	81.03319	8.363508
242	81.03312	8.363446
243	81.03315	8.363355
244	81.03322	8.363293
245	81.03324	8.363235
246	81.03323	8.363011
247	81.03309	8.362936
248	81.03293	8.362729
249	81.0328	8.362721
250	81.03275	8.362489
251	81.03258	8.362485
252	81.0323	8.362394
253	81.03213	8.36229
254	81.0321	8.362245
255	81.03209	8.362158
256	81.03216	8.362054
257	81.03216	8.361926
258	81.03211	8.361872



259	81.03189	8.361851
260	81.03186	8.361818
261	81.03191	8.361607
262	81.0319	8.361433
263	81.03195	8.361243
264	81.03186	8.360881
265	81.03192	8.360583
266	81.03185	8.360504
267	81.03186	8.360442
268	81.03201	8.360392
269	81.03201	8.360338
270	81.03186	8.360061
271	81.03166	8.360069
272	81.03134	8.360206
273	81.03107	8.359974
274	81.03103	8.359835
275	81.03065	8.35962
276	81.03071	8.359504
277	81.0307	8.359429
278	81.03027	8.359479
279	81.02988	8.359615
280	81.02963	8.359781
281	81.02936	8.359764
282	81.02924	8.359681
283	81.02929	8.359288
284	81.02909	8.359196
285	81.02887	8.359029
286	81.02879	8.358796
287	81.02879	8.358428
288	81.02849	8.358186
289	81.02832	8.357961
290	81.02833	8.357869
291	81.02846	8.357685
292	81.02846	8.35756
293	81.02818	8.357241
294	81.02791	8.357001
295	81.02779	8.356725
296	81.02784	8.356466
297	81.02779	8.356255
298	81.02782	8.356021
299	81.02767	8.355851
300	81.02767	8.355736
301	81.0278	8.355702
302	81.02801	8.355754



303	81.02808	8.355695
304	81.02823	8.35548
305	81.0284	8.35497
306	81.02828	8.354693
307	81.02803	8.354694
308	81.02774	8.354442
309	81.02757	8.353854
310	81.02765	8.353737
311	81.02763	8.353723
312	81.02764	8.353689
313	81.02723	8.35342
314	81.02711	8.353232
315	81.02693	8.353137
316	81.02681	8.35293
317	81.02652	8.352814
318	81.02644	8.352648
319	81.02652	8.352296
320	81.02628	8.352353
321	81.02619	8.352192
322	81.0256	8.35177
323	81.0256	8.351699
324	81.02568	8.351578
325	81.02531	8.351303
326	81.02497	8.35167
327	81.02447	8.352347
328	81.02417	8.352667
329	81.0239	8.352849
330	81.0237	8.353032
331	81.02343	8.353906
332	81.02256	8.353921
333	81.01997	8.353843
334	81.01988	8.353858
335	81.01965	8.354114
336	81.01955	8.354405
337	81.01952	8.354783
338	81.01956	8.355471
339	81.01985	8.356698
340	81.01939	8.359676
341	81.01898	8.362764
342	81.01882	8.364391
343	81.01857	8.364287
344	81.01841	8.364273
345	81.01735	8.364344
346	81.01424	8.364598

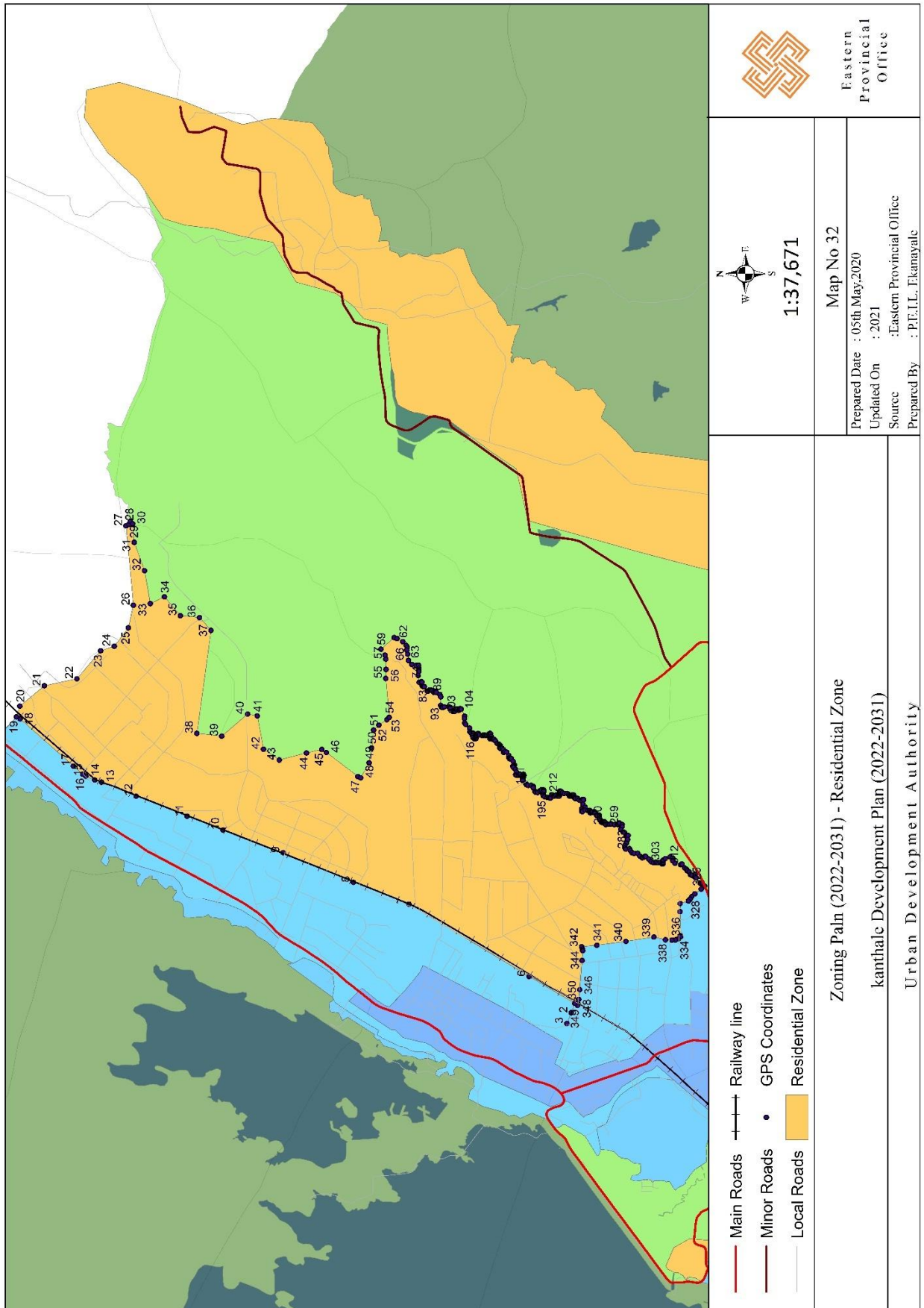


347	81.01321	8.3647
348	81.01271	8.364771
349	81.01255	8.36482
350	81.01277	8.365114

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (D) – Residential Zone





Annexure No 14: Residential Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.10435	8.391318
2	81.10423	8.391258
3	81.10369	8.391266
4	81.10344	8.391227
5	81.103	8.391105
6	81.1026	8.390926
7	81.102	8.390801
8	81.10031	8.390739
9	81.0998	8.390425
10	81.09975	8.390284
11	81.09948	8.39008
12	81.09926	8.389496
13	81.09912	8.388927
14	81.09892	8.388448
15	81.09916	8.387773
16	81.0991	8.387504
17	81.09872	8.387557
18	81.0987	8.387234
19	81.09864	8.386995
20	81.09865	8.386854
21	81.09733	8.386532
22	81.0969	8.386367
23	81.09692	8.386052
24	81.09668	8.385877
25	81.09546	8.385622
26	81.09416	8.385927
27	81.09424	8.38516
28	81.09414	8.384837
29	81.09315	8.384716
30	81.09286	8.383899
31	81.09246	8.383669
32	81.09286	8.382793
33	81.09283	8.382076
34	81.09273	8.381559
35	81.09251	8.381085
36	81.09257	8.380583
37	81.09277	8.380195



38	81.09286	8.379099
39	81.09349	8.377567
40	81.09331	8.376875
41	81.09071	8.375954
42	81.09036	8.375679
43	81.08962	8.375342
44	81.08744	8.373467
45	81.08652	8.373153
46	81.0855	8.372353
47	81.08516	8.372278
48	81.08524	8.3709
49	81.08496	8.370989
50	81.08475	8.371107
51	81.08442	8.371231
52	81.08399	8.371457
53	81.08305	8.371669
54	81.08281	8.371779
55	81.08223	8.37187
56	81.08223	8.371743
57	81.08211	8.371673
58	81.08187	8.371718
59	81.08173	8.371857
60	81.0816	8.371901
61	81.08123	8.371838
62	81.08118	8.371769
63	81.08122	8.37163
64	81.08164	8.371566
65	81.08174	8.371459
66	81.08181	8.371212
67	81.08177	8.371042
68	81.08182	8.370814
69	81.08162	8.370643
70	81.08156	8.370504
71	81.08167	8.370321
72	81.0816	8.370087
73	81.08161	8.369866
74	81.08113	8.369702
75	81.08102	8.369544
76	81.08108	8.369361
77	81.08119	8.369266
78	81.08126	8.36907
79	81.08134	8.368994
80	81.08145	8.368697
81	81.08145	8.368381



82	81.08135	8.368172
83	81.08118	8.368014
84	81.08095	8.367926
85	81.08093	8.367768
86	81.08084	8.367679
87	81.08069	8.36761
88	81.08065	8.367522
89	81.0807	8.367161
90	81.08063	8.367136
91	81.08057	8.367032
92	81.08005	8.367107
93	81.07931	8.366018
94	81.07915	8.365826
95	81.07849	8.365088
96	81.07821	8.365028
97	81.07823	8.364839
98	81.07816	8.36465
99	81.07818	8.364584
100	81.07835	8.364423
101	81.07842	8.364161
102	81.07839	8.363789
103	81.07829	8.363634
104	81.07841	8.363383
105	81.07836	8.363045
106	81.07815	8.362906
107	81.07793	8.362804
108	81.07666	8.361749
109	81.0753	8.362295
110	81.07398	8.360776
111	81.07167	8.35871
112	81.07151	8.356938
113	81.07066	8.350505
114	81.07032	8.348195
115	81.07007	8.346883
116	81.05806	8.346846
117	81.05932	8.352079
118	81.06104	8.358554
119	81.06432	8.37009
120	81.06986	8.371323
121	81.07167	8.373982
122	81.07489	8.378278
123	81.07585	8.381832
124	81.07582	8.381988
125	81.07599	8.382546

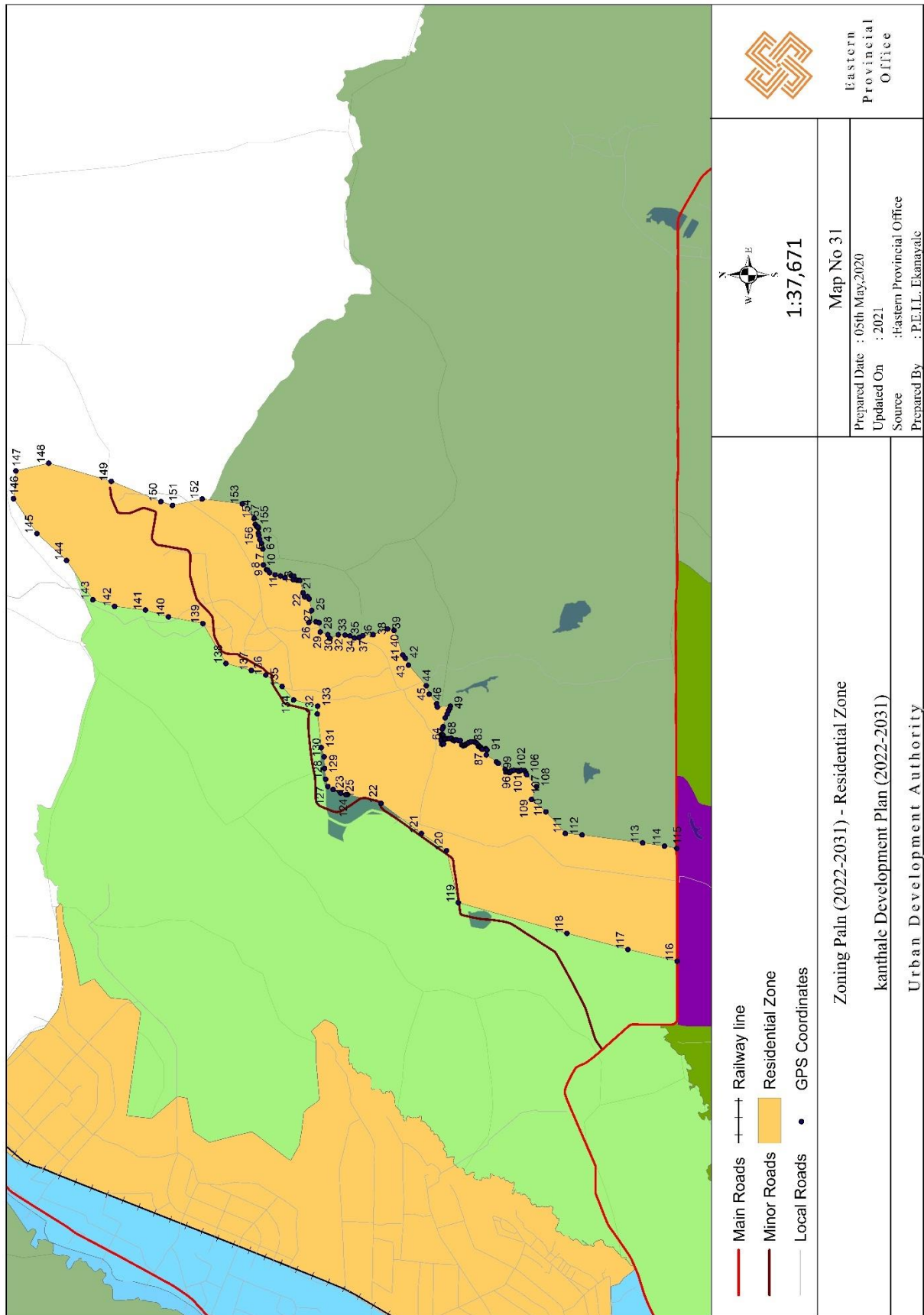


126	81.07638	8.383351
127	81.07671	8.383919
128	81.07748	8.384155
129	81.07862	8.384264
130	81.07985	8.384308
131	81.08084	8.384604
132	81.08442	8.385026
133	81.08526	8.384993
134	81.08592	8.387546
135	81.08736	8.388765
136	81.08859	8.390487
137	81.08907	8.392019
138	81.08982	8.394721
139	81.09406	8.397167
140	81.09479	8.400815
141	81.09551	8.403267
142	81.0959	8.406527
143	81.0966	8.408841
144	81.10079	8.41162
145	81.10367	8.414769
146	81.10739	8.417248
147	81.11035	8.416994
148	81.11117	8.413515
149	81.10922	8.406875
150	81.10705	8.401617
151	81.10666	8.400374
152	81.10734	8.397236
153	81.10681	8.392976
154	81.10527	8.391717
155	81.10461	8.391584
156	81.10438	8.391436
157	81.10435	8.391318

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (E) – Residential Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 14: Residential Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	80.98667	8.354624
2	80.98763	8.352943
3	80.98724	8.348481
4	80.98834	8.347057
5	80.98922	8.345735
6	80.99	8.344479
7	80.99373	8.344338
8	80.99544	8.344228
9	80.99553	8.343748
10	80.99555	8.343768
11	80.99613	8.341197
12	80.99496	8.339362
13	80.99477	8.337673
14	80.99459	8.337364
15	80.99414	8.337166
16	80.99333	8.337255
17	80.99308	8.337385
18	80.99232	8.337595
19	80.99182	8.336917
20	80.99129	8.335946
21	80.99069	8.334352
22	80.99182	8.334012
23	80.99244	8.334747
24	80.99325	8.3348
25	80.99379	8.334351
26	80.99444	8.333079
27	80.99464	8.333173
28	80.99519	8.333755
29	80.99552	8.334201
30	80.99612	8.334451
31	80.99681	8.334412
32	80.99731	8.334502
33	80.99755	8.334237
34	80.99745	8.33346
35	80.99735	8.332963
36	80.99734	8.332689
37	80.99755	8.332488



38	80.99755	8.332342
39	80.99749	8.332158
40	80.9975	8.332069
41	80.99744	8.33199
42	80.9972	8.331921
43	80.9972	8.330686
44	80.99715	8.329522
45	80.99587	8.328673
46	80.99694	8.326551
47	80.99783	8.327171
48	80.99827	8.327294
49	80.99835	8.32729
50	80.99887	8.326831
51	80.99909	8.326721
52	81.00031	8.327277
53	81.00073	8.327571
54	81.00423	8.326376
55	81.00435	8.325468
56	81.00492	8.324663
57	81.0049	8.324185
58	81.00556	8.323955
59	81.00619	8.323457
60	81.00759	8.322901
61	81.00834	8.322881
62	81.00894	8.322479
63	81.00952	8.321847
64	81.0098	8.322806
65	81.01008	8.323852
66	81.00978	8.325225
67	81.01071	8.325759
68	81.01194	8.325402
69	81.01314	8.325401
70	81.01431	8.326447
71	81.01534	8.326213
72	81.01578	8.32516
73	81.01602	8.323579
74	81.01431	8.322355
75	81.01165	8.322206
76	81.01171	8.321987
77	81.01178	8.321485
78	81.01173	8.321195
79	81.01092	8.320196
80	81.0109	8.319888
81	81.00786	8.318529



82	81.00732	8.318888
83	81.00722	8.318844
84	81.00778	8.318496
85	81.00738	8.318315
86	81.00694	8.318066
87	81.00686	8.317937
88	81.00695	8.317814
89	81.00726	8.317751
90	81.00787	8.317326
91	81.01048	8.314445
92	81.01135	8.312708
93	81.01152	8.312082
94	81.01159	8.31101
95	81.01158	8.309117
96	81.01149	8.307364
97	81.01799	8.291651
98	81.01874	8.290666
99	81.01884	8.289613
100	81.0188	8.288912
101	81.02594	8.279898
102	81.02621	8.278876
103	81.02744	8.276545
104	81.02611	8.27647
105	81.02026	8.275956
106	81.01696	8.278029
107	81.01598	8.277943
108	81.01551	8.27803
109	81.01486	8.27795
110	81.01401	8.277764
111	81.01329	8.277704
112	81.00977	8.275755
113	81.00622	8.274802
114	81.00264	8.273693
115	81.00206	8.27344
116	81.00145	8.273412
117	81.00097	8.273149
118	81.00043	8.272763
119	81.0003	8.272733
120	80.99979	8.272453
121	80.99965	8.272479
122	80.99939	8.272392
123	80.99685	8.272308
124	80.99518	8.27242
125	80.98998	8.272909



126	80.98926	8.272949
127	80.98927	8.272968
128	80.98654	8.272991
129	80.98475	8.27901
130	80.98244	8.29361
131	80.98017	8.306528
132	80.97831	8.312615
133	80.97355	8.31485
134	80.96621	8.317607
135	80.96335	8.319258
136	80.96314	8.320149
137	80.96829	8.324629
138	80.96854	8.324911
139	80.96937	8.328833
140	80.97119	8.326643
141	80.97159	8.32625
142	80.97296	8.324331
143	80.97303	8.324356
144	80.97382	8.324736
145	80.97538	8.325614
146	80.97542	8.32566
147	80.97556	8.326352
148	80.97558	8.326723
149	80.97553	8.327275
150	80.9754	8.32778
151	80.97836	8.331252
152	80.97935	8.332465
153	80.97988	8.333006
154	80.98057	8.333659
155	80.98077	8.333604
156	80.98084	8.333543
157	80.98194	8.334631
158	80.98155	8.334828
159	80.98133	8.335456
160	80.98132	8.335964
161	80.98269	8.339986
162	80.9827	8.339727
163	80.98276	8.339731
164	80.98273	8.340116
165	80.98327	8.341703
166	80.9837	8.342176
167	80.98406	8.342524
168	80.98409	8.342673
169	80.98464	8.342786

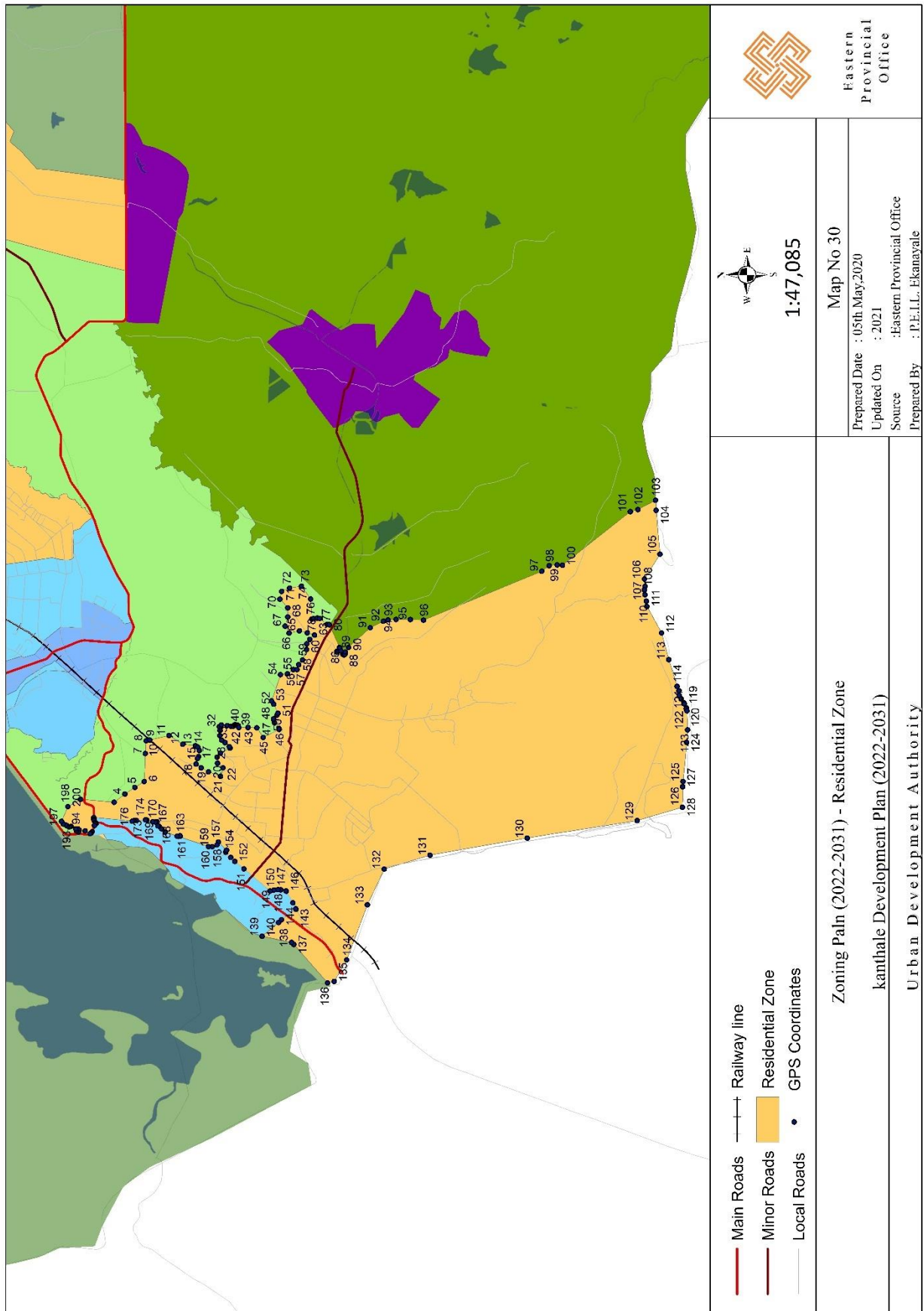


170	80.9846	8.343016
171	80.98465	8.343352
172	80.98487	8.34415
173	80.98489	8.344324
174	80.98481	8.345524
175	80.98478	8.345864
176	80.98472	8.346078
177	80.98521	8.351181
178	80.98497	8.351186
179	80.98483	8.351146
180	80.98456	8.350996
181	80.98444	8.35087
182	80.98437	8.350971
183	80.98415	8.351091
184	80.98331	8.351414
185	80.98313	8.351564
186	80.98306	8.351668
187	80.98342	8.352325
188	80.98355	8.353125
189	80.98326	8.35326
190	80.98342	8.353499
191	80.98367	8.353576
192	80.98402	8.354217
193	80.98397	8.354437
194	80.98409	8.354715
195	80.98424	8.354914
196	80.98435	8.355232
197	80.9847	8.35547
198	80.98667	8.354619
199	80.9847	8.355475
200	80.98667	8.354624

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (F) – Residential Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 15: Industrial Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.05132	8.346789
2	81.05138	8.346767
3	81.05145	8.346751
4	81.05236	8.346757
5	81.05346	8.346754
6	81.05412	8.346763
7	81.05484	8.346766
8	81.05501	8.346765
9	81.05562	8.34677
10	81.05569	8.346771
11	81.05607	8.346773
12	81.05613	8.346774
13	81.05626	8.346775
14	81.05627	8.34677
15	81.05723	8.346777
16	81.05818	8.346783
17	81.05845	8.346785
18	81.06016	8.346789
19	81.06045	8.346789
20	81.0607	8.346789
21	81.06123	8.346795
22	81.06153	8.346787
23	81.06217	8.346791
24	81.06262	8.346792
25	81.06489	8.346793
26	81.06563	8.346797
27	81.06593	8.346799
28	81.06677	8.346811
29	81.07183	8.346815
30	81.07418	8.346806
31	81.07658	8.346804
32	81.07777	8.346805
33	81.07769	8.346273
34	81.07752	8.34607
35	81.07724	8.345778
36	81.07703	8.345661



37	81.07643	8.345325
38	81.07598	8.345091
39	81.07543	8.34483
40	81.07518	8.344715
41	81.07495	8.344608
42	81.07472	8.344203
43	81.0747	8.344073
44	81.07465	8.34387
45	81.07452	8.343212
46	81.07431	8.34271
47	81.07395	8.341873
48	81.07371	8.341279
49	81.07345	8.340899
50	81.07313	8.340403
51	81.07278	8.339897
52	81.07268	8.339779
53	81.07242	8.339506
54	81.07216	8.339231
55	81.07183	8.338915
56	81.07165	8.338838
57	81.07121	8.338665
58	81.07084	8.338523
59	81.07082	8.338521
60	81.07024	8.338592
61	81.06983	8.338654
62	81.06904	8.338762
63	81.06841	8.338876
64	81.06801	8.338946
65	81.06677	8.339167
66	81.06606	8.339289
67	81.06579	8.339377
68	81.06491	8.339939
69	81.06458	8.339969
70	81.05106	8.342552
71	81.05111	8.343305
72	81.05113	8.343658
73	81.05114	8.343956
74	81.05114	8.344049
75	81.05114	8.344232
76	81.05115	8.344469
77	81.05115	8.344982
78	81.05116	8.345305
79	81.05117	8.345589
80	81.05117	8.345944

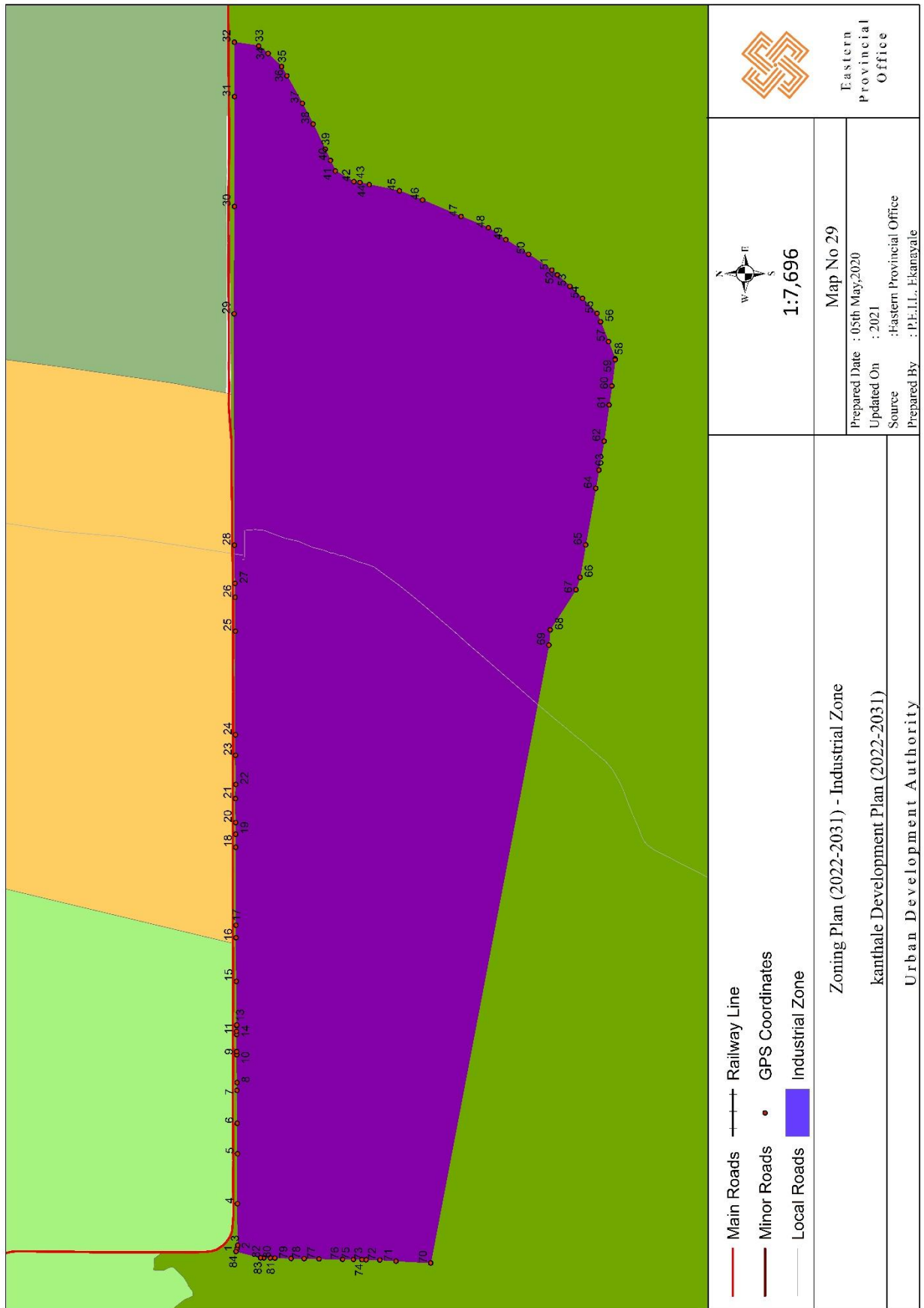


81	81.05118	8.346043
82	81.05118	8.346181
83	81.05118	8.346253
84	81.05132	8.346789

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (G) – Industrial Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 15: Industrial Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.03714	8.319332
2	81.04146	8.322611
3	81.04192	8.322891
4	81.04223	8.322859
5	81.04583	8.325467
6	81.04642	8.32585
7	81.04855	8.328102
8	81.05004	8.326544
9	81.0509	8.323385
10	81.05274	8.322482
11	81.05288	8.322168
12	81.05193	8.321004
13	81.0507	8.319274
14	81.05009	8.318335
15	81.05099	8.316637
16	81.05089	8.313862
17	81.04762	8.313625
18	81.05055	8.311374
19	81.05238	8.309937
20	81.0555	8.308403
21	81.05478	8.306633
22	81.05271	8.306061
23	81.05175	8.305008
24	81.05016	8.305249
25	81.0503	8.304663
26	81.05242	8.303177
27	81.05282	8.301731
28	81.05141	8.300266
29	81.04903	8.299849
30	81.04773	8.298509
31	81.04663	8.298953
32	81.04687	8.300957
33	81.04705	8.301944
34	81.04733	8.30332
35	81.04769	8.303888
36	81.04643	8.304158

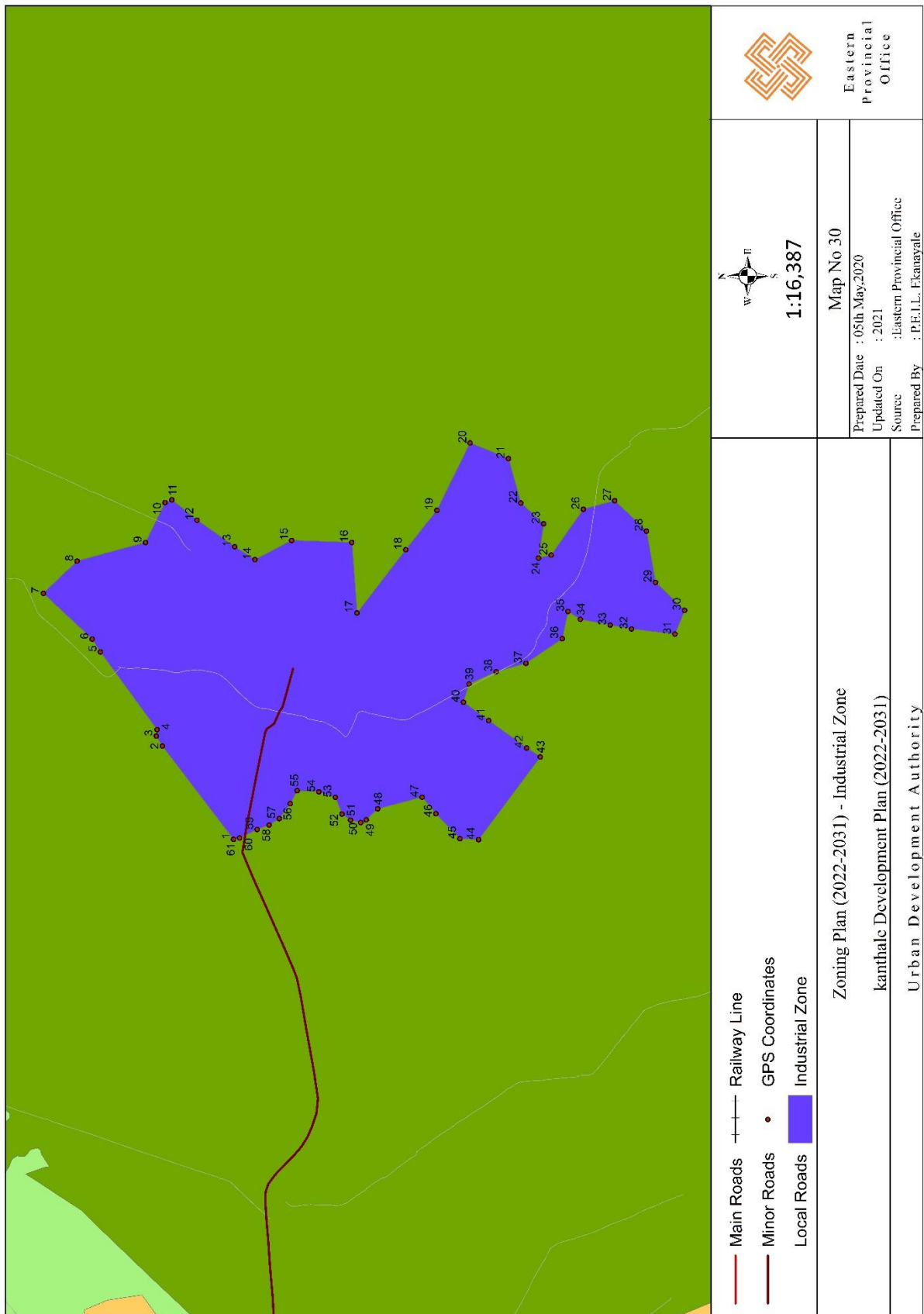


37	81.04529	8.305833
38	81.0449	8.307209
39	81.04433	8.308466
40	81.04348	8.30872
41	81.04263	8.307557
42	81.04136	8.3058
43	81.04094	8.305175
44	81.03712	8.308023
45	81.03716	8.308885
46	81.03831	8.309991
47	81.03908	8.310627
48	81.03855	8.312678
49	81.03804	8.313204
50	81.03791	8.313462
51	81.03803	8.313931
52	81.03831	8.314329
53	81.03908	8.314628
54	81.03934	8.315391
55	81.03939	8.316392
56	81.03879	8.316712
57	81.03809	8.31722
58	81.0378	8.317695
59	81.03759	8.318242
60	81.03719	8.319048
61	81.03714	8.319332

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (H) – Industrial Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 16: Agricultural Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.05806	8.346859
2	81.05891	8.346857
3	81.05806	8.346856
4	81.05806	8.346859
5	81.05806	8.346859
6	81.0519	8.346867
7	81.05164	8.346926
8	81.05145	8.347075
9	81.05133	8.347318
10	81.0513	8.348386
11	81.05116	8.348573
12	81.05091	8.348593
13	81.05091	8.348365
14	81.05098	8.348211
15	81.05097	8.348151
16	81.05076	8.347936
17	81.05043	8.347731
18	81.05035	8.347731
19	81.05027	8.347913
20	81.04995	8.348338
21	81.04992	8.348151
22	81.04986	8.348109
23	81.04978	8.348123
24	81.04968	8.348189
25	81.04965	8.348096
26	81.04947	8.347881
27	81.04933	8.347559
28	81.04925	8.347513
29	81.04888	8.347499
30	81.04848	8.346972
31	81.04818	8.346786
32	81.0481	8.346669
33	81.04805	8.346478
34	81.04809	8.346095
35	81.04807	8.346053
36	81.04799	8.346035



37	81.04773	8.346077
38	81.04751	8.345923
39	81.04714	8.345783
40	81.04699	8.345485
41	81.04667	8.345322
42	81.04656	8.3452
43	81.04649	8.345438
44	81.04641	8.345597
45	81.0466	8.345835
46	81.0464	8.345807
47	81.04625	8.345742
48	81.04586	8.345691
49	81.0457	8.345607
50	81.0453	8.345635
51	81.04512	8.345505
52	81.04502	8.345271
53	81.04497	8.34522
54	81.04487	8.345192
55	81.04479	8.345202
56	81.0447	8.345267
57	81.04468	8.345342
58	81.04475	8.345416
59	81.04475	8.345505
60	81.04472	8.345566
61	81.0446	8.345563
62	81.0445	8.345504
63	81.0443	8.3455
64	81.04449	8.345423
65	81.04466	8.34501
66	81.04487	8.344924
67	81.04491	8.344886
68	81.04491	8.344839
69	81.04461	8.344558
70	81.04411	8.344452
71	81.04387	8.344448
72	81.04376	8.34441
73	81.04358	8.344201
74	81.04328	8.344091
75	81.04317	8.344061
76	81.04307	8.344083
77	81.04298	8.344138
78	81.04276	8.344091
79	81.04275	8.343938
80	81.04288	8.343785



81	81.04288	8.34367
82	81.04286	8.343597
83	81.04269	8.343453
84	81.0426	8.343491
85	81.04253	8.34364
86	81.04247	8.343644
87	81.04235	8.343615
88	81.0423	8.343559
89	81.04214	8.343479
90	81.04211	8.34367
91	81.04202	8.34376
92	81.04191	8.343951
93	81.04186	8.344122
94	81.04187	8.344407
95	81.04194	8.34445
96	81.04199	8.344594
97	81.04195	8.344641
98	81.04179	8.344624
99	81.04152	8.344484
100	81.04125	8.344267
101	81.04117	8.344161
102	81.04115	8.344071
103	81.04117	8.343969
104	81.0415	8.343883
105	81.04157	8.343777
106	81.04155	8.343709
107	81.04147	8.343654
108	81.04129	8.343632
109	81.0411	8.343454
110	81.0412	8.343262
111	81.04162	8.342959
112	81.0416	8.342853
113	81.04165	8.342555
114	81.04157	8.342444
115	81.04136	8.342372
116	81.0413	8.342393
117	81.0411	8.342555
118	81.04101	8.342585
119	81.04071	8.342632
120	81.04045	8.342751
121	81.04015	8.342743
122	81.03994	8.342509
123	81.03936	8.342237
124	81.03923	8.342233



125	81.03911	8.342284
126	81.03901	8.342288
127	81.03895	8.342259
128	81.03867	8.341897
129	81.03845	8.341863
130	81.03832	8.341969
131	81.03827	8.342182
132	81.03813	8.342395
133	81.03803	8.342493
134	81.03784	8.342557
135	81.03773	8.342545
136	81.03766	8.342502
137	81.03778	8.342723
138	81.0378	8.342813
139	81.03792	8.342953
140	81.0379	8.343013
141	81.03775	8.343081
142	81.03742	8.343073
143	81.03714	8.343167
144	81.03681	8.343158
145	81.03657	8.343197
146	81.03648	8.343248
147	81.03638	8.34335
148	81.03629	8.343512
149	81.03617	8.343576
150	81.03602	8.343568
151	81.03591	8.343627
152	81.03586	8.34373
153	81.0358	8.343777
154	81.03549	8.343683
155	81.03527	8.343556
156	81.03487	8.343569
157	81.03483	8.343539
158	81.0347	8.343394
159	81.03462	8.343215
160	81.03463	8.34307
161	81.03474	8.343053
162	81.03476	8.343007
163	81.03476	8.342917
164	81.03462	8.342657
165	81.03427	8.342504
166	81.03409	8.342381
167	81.03402	8.342304
168	81.03398	8.342138



169	81.03382	8.342023
170	81.03372	8.342024
171	81.03358	8.342079
172	81.03346	8.342186
173	81.03334	8.342228
174	81.03311	8.342267
175	81.03267	8.342271
176	81.03253	8.342135
177	81.03246	8.342135
178	81.03228	8.342267
179	81.03222	8.342365
180	81.03201	8.342514
181	81.03191	8.342706
182	81.03189	8.342906
183	81.03183	8.342957
184	81.03169	8.342983
185	81.03159	8.342864
186	81.03159	8.342779
187	81.03171	8.342625
188	81.03179	8.342412
189	81.0319	8.342225
190	81.03187	8.342063
191	81.03179	8.341918
192	81.03216	8.340878
193	81.03205	8.340746
194	81.03207	8.340609
195	81.03199	8.340562
196	81.03181	8.340541
197	81.03175	8.340473
198	81.03172	8.34026
199	81.03166	8.340209
200	81.03148	8.340146
201	81.03129	8.339928
202	81.03133	8.339779
203	81.03133	8.339647
204	81.03146	8.33952
205	81.03139	8.339281
206	81.03131	8.339222
207	81.03121	8.339209
208	81.03113	8.339158
209	81.03089	8.338898
210	81.03089	8.338787
211	81.03085	8.338736
212	81.03073	8.338719



213	81.03062	8.338626
214	81.0306	8.338485
215	81.03048	8.338302
216	81.03034	8.338268
217	81.03019	8.338158
218	81.03012	8.338132
219	81.03006	8.337966
220	81.03009	8.337898
221	81.03027	8.337681
222	81.03041	8.337425
223	81.03041	8.337327
224	81.0303	8.337041
225	81.03024	8.336994
226	81.02981	8.336956
227	81.02946	8.336743
228	81.02942	8.336635
229	81.02944	8.336567
230	81.02939	8.336442
231	81.02938	8.336334
232	81.0293	8.336238
233	81.02928	8.336084
234	81.02912	8.335914
235	81.02911	8.335784
236	81.02897	8.335733
237	81.02851	8.335682
238	81.02838	8.335619
239	81.02797	8.335608
240	81.0277	8.335671
241	81.02736	8.335643
242	81.02703	8.335569
243	81.02672	8.335621
244	81.02665	8.335586
245	81.02628	8.335536
246	81.02614	8.335479
247	81.02604	8.33536
248	81.02602	8.335252
249	81.02604	8.335042
250	81.02602	8.33477
251	81.02611	8.334512
252	81.0255	8.334317
253	81.02438	8.334169
254	81.02382	8.334308
255	81.02385	8.334132
256	81.02394	8.333939



257	81.02417	8.333638
258	81.02424	8.333469
259	81.02403	8.333361
260	81.02344	8.332735
261	81.02385	8.33265
262	81.02418	8.332674
263	81.02454	8.332565
264	81.02455	8.332517
265	81.02466	8.332481
266	81.02497	8.332035
267	81.02506	8.331939
268	81.02521	8.331903
269	81.02532	8.331914
270	81.02547	8.332011
271	81.02563	8.33224
272	81.02586	8.33236
273	81.02604	8.332215
274	81.02619	8.331974
275	81.02643	8.331733
276	81.02656	8.331528
277	81.02669	8.331408
278	81.02667	8.331299
279	81.02655	8.331131
280	81.02631	8.331071
281	81.02616	8.33083
282	81.02454	8.329807
283	81.02442	8.329662
284	81.02424	8.329675
285	81.02372	8.330181
286	81.02344	8.33035
287	81.02332	8.330374
288	81.02313	8.33035
289	81.02287	8.330205
290	81.02261	8.330242
291	81.0221	8.330218
292	81.02206	8.330278
293	81.0218	8.330507
294	81.02149	8.330218
295	81.0215	8.329989
296	81.02163	8.329881
297	81.02176	8.329845
298	81.02198	8.3297
299	81.0223	8.329579
300	81.02247	8.329338



301	81.02245	8.329206
302	81.02246	8.328977
303	81.02276	8.3287
304	81.02282	8.32835
305	81.02273	8.328254
306	81.02253	8.328206
307	81.02198	8.327845
308	81.02193	8.32811
309	81.02163	8.328941
310	81.01992	8.326328
311	81.01926	8.32569
312	81.01356	8.319763
313	81.01367	8.319655
314	81.01292	8.318857
315	81.01253	8.31878
316	81.01187	8.319193
317	81.0109	8.319888
318	81.01092	8.320196
319	81.01173	8.321195
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915	81.08442	8.385026
916	81.08084	8.384604



917	81.07985	8.384308
918	81.07862	8.384264
919	81.07748	8.384155
920	81.07671	8.383919
921	81.07638	8.383351
922	81.07599	8.382546
923	81.07582	8.381988
924	81.07585	8.381832
925	81.07489	8.378278
926	81.07167	8.373982
927	81.06986	8.371323
928	81.06432	8.37009
929	81.06104	8.358554
930	81.05932	8.352079
931	81.05806	8.346859
932	81.0037	8.35929
933	81.00481	8.357435
934	81.00477	8.355771
935	81.00454	8.354504
936	81.00452	8.354545
937	81.00075	8.35021
938	80.99962	8.350604
939	80.99912	8.350638
940	80.99882	8.350856
941	80.9979	8.35102
942	80.99737	8.351183
943	80.9964	8.351102
944	80.99581	8.35116
945	80.99504	8.352337
946	80.99445	8.352869
947	80.99407	8.353077
948	80.99395	8.353245
949	80.99378	8.353388
950	80.9935	8.353353
951	80.99299	8.35428
952	80.99281	8.354424
953	80.9929	8.354554
954	80.99373	8.355048
955	80.99375	8.35526
956	80.99368	8.355396
957	80.99379	8.355603
958	80.99382	8.355718
959	80.99383	8.355982
960	80.99379	8.356692

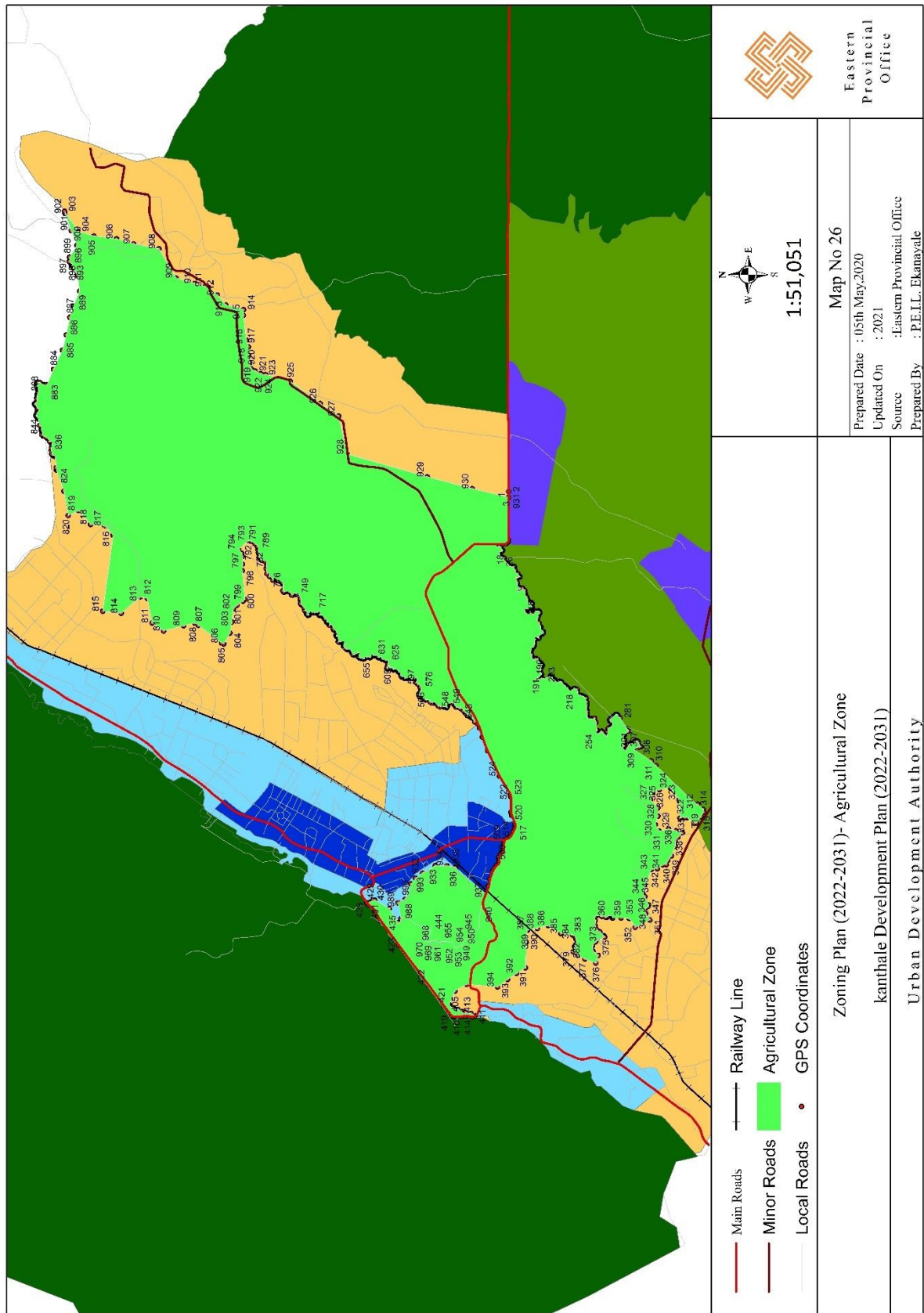


961	80.99369	8.356786
962	80.99368	8.356871
963	80.9937	8.356938
964	80.99392	8.357089
965	80.99399	8.357256
966	80.99392	8.357587
967	80.99392	8.357702
968	80.99397	8.357827
969	80.99382	8.358136
970	80.99377	8.358719
988	80.99712	8.362387
989	80.99941	8.362815
990	80.99994	8.361772
991	81.00214	8.360936
992	81.00298	8.360278
993	81.0037	8.35929

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (I) – Agricultural Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 17: Commercial Agricultural Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.0513	8.34839
2	81.0513	8.34732
3	81.0515	8.34708
4	81.0516	8.34693
5	81.0519	8.34687
6	81.0655	8.34685
7	81.0801	8.34695
8	81.0897	8.34696
9	81.096	8.347
10	81.1007	8.34682
11	81.1007	8.34648
12	81.1001	8.34554
13	81.0984	8.34357
14	81.0976	8.33883
15	81.0991	8.33818
16	81.1014	8.33824
17	81.102	8.33788
18	81.1014	8.33723
19	81.0992	8.33723
20	81.098	8.33753
21	81.0966	8.33717
22	81.0962	8.33651
23	81.0973	8.33678
24	81.0981	8.33669
25	81.0984	8.33597
26	81.0992	8.33579
27	81.0994	8.33524
28	81.098	8.33535
29	81.0967	8.33518
30	81.0969	8.33415
31	81.0974	8.33334
32	81.0961	8.33384
33	81.095	8.3332
34	81.0947	8.33247



35	81.0954	8.33189
36	81.0956	8.3313
37	81.0962	8.33054
38	81.0968	8.33069
39	81.0976	8.33019
40	81.0974	8.32967
41	81.0979	8.32895
42	81.0983	8.32743
43	81.0986	8.32639
44	81.0986	8.32353
45	81.0993	8.32301
46	81.0983	8.32241
47	81.0979	8.32148
48	81.0986	8.32106
49	81.1003	8.32029
50	81.1005	8.31987
51	81.1014	8.31937
52	81.1019	8.31883
53	81.1023	8.31865
54	81.1017	8.31843
55	81.1015	8.31771
56	81.1018	8.31689
57	81.1016	8.31653
58	81.1017	8.31609
59	81.1018	8.31511
60	81.102	8.31487
61	81.1024	8.31399
62	81.1029	8.31386
63	81.1028	8.31337
64	81.1034	8.31289
65	81.1035	8.3131
66	81.1036	8.31321
67	81.1038	8.31342
68	81.1039	8.31333
69	81.1039	8.31331
70	81.104	8.3134
71	81.104	8.31347
72	81.1038	8.31377
73	81.1039	8.31391
74	81.1042	8.31362
75	81.1044	8.31359
76	81.1045	8.31336



77	81.1046	8.3133
78	81.1051	8.31325
79	81.1052	8.31315
80	81.1053	8.3129
81	81.1054	8.31268
82	81.1057	8.31248
83	81.1061	8.31222
84	81.1062	8.31213
85	81.1063	8.31217
86	81.1066	8.31207
87	81.1071	8.31207
88	81.1073	8.31222
89	81.1075	8.31226
90	81.1078	8.31217
91	81.1082	8.31185
92	81.1089	8.31172
93	81.1094	8.31179
94	81.1096	8.3117
95	81.1097	8.31156
96	81.1099	8.31154
97	81.1101	8.31164
98	81.1102	8.31165
99	81.1105	8.31154
100	81.1106	8.31146
101	81.1108	8.31116
102	81.111	8.31109
103	81.1115	8.31116
104	81.1117	8.31113
105	81.1118	8.311
106	81.112	8.31096
107	81.112	8.31087
108	81.1119	8.31086
109	81.1117	8.3109
110	81.1118	8.3107
111	81.1121	8.31059
112	81.1122	8.31046
113	81.1122	8.31031
114	81.1123	8.31041
115	81.1122	8.31031
116	81.1121	8.3103
117	81.112	8.3102
118	81.1118	8.3102



119	81.1116	8.31027
120	81.1115	8.31029
121	81.1113	8.31049
122	81.1111	8.3105
123	81.111	8.31057
124	81.1109	8.31063
125	81.1108	8.3109
126	81.1106	8.31086
127	81.1106	8.31078
128	81.1107	8.31052
129	81.1109	8.31034
130	81.1109	8.31019
131	81.1113	8.31001
132	81.1116	8.30993
133	81.1117	8.30969
134	81.1116	8.30943
135	81.1115	8.30926
136	81.1116	8.30916
137	81.1116	8.30869
138	81.1114	8.30859
139	81.1116	8.30843
140	81.112	8.30836
141	81.1121	8.30836
142	81.1124	8.3083
143	81.1125	8.30841
144	81.1129	8.30874
145	81.113	8.30869
146	81.1129	8.30843
147	81.1129	8.30826
148	81.113	8.30818
149	81.1131	8.30806
150	81.1133	8.30791
151	81.1134	8.3079
152	81.1135	8.30784
153	81.1135	8.30778
154	81.1133	8.30776
155	81.1133	8.30765
156	81.1135	8.3076
157	81.1138	8.30762
158	81.1142	8.30775
159	81.1145	8.30798
160	81.1146	8.30792



161	81.1145	8.30777
162	81.1146	8.30765
163	81.1149	8.30741
164	81.1152	8.30734
165	81.1156	8.30742
166	81.1159	8.3074
167	81.1162	8.30747
168	81.1164	8.30745
169	81.1168	8.3076
170	81.117	8.30745
171	81.1174	8.30733
172	81.1177	8.30735
173	81.1179	8.30745
174	81.118	8.30745
175	81.1183	8.30752
176	81.1184	8.30746
177	81.1186	8.30752
178	81.1187	8.30747
179	81.119	8.30755
180	81.1192	8.30753
181	81.1194	8.30743
182	81.12	8.30762
183	81.1208	8.30792
184	81.1208	8.30812
185	81.121	8.30815
186	81.1212	8.30811
187	81.1213	8.30827
188	81.1212	8.30844
189	81.1211	8.30849
190	81.1211	8.30858
191	81.1214	8.30858
192	81.1217	8.30835
193	81.1218	8.30836
194	81.1218	8.30857
195	81.1217	8.3088
196	81.1217	8.30892
197	81.1219	8.30885
198	81.1222	8.30902
199	81.1223	8.30917
200	81.1221	8.30929
201	81.1221	8.30938
202	81.1225	8.30945



203	81.1226	8.30937
204	81.1228	8.30932
205	81.1229	8.30918
206	81.123	8.30915
207	81.1232	8.30925
208	81.1233	8.30917
209	81.123	8.3089
210	81.1234	8.30874
211	81.1239	8.30872
212	81.1241	8.30886
213	81.1245	8.30899
214	81.1247	8.30894
215	81.126	8.30889
216	81.1264	8.30923
217	81.1271	8.30912
218	81.1274	8.3088
219	81.1279	8.30875
220	81.1281	8.30884
221	81.1281	8.30869
222	81.1278	8.30822
223	81.1278	8.30808
224	81.1279	8.30777
225	81.1281	8.30774
226	81.1282	8.30786
227	81.1285	8.30784
228	81.1287	8.30766
229	81.1287	8.30746
230	81.1276	8.30738
231	81.1272	8.30742
232	81.1271	8.30722
233	81.1253	8.30711
234	81.125	8.30666
235	81.1265	8.30523
236	81.1263	8.30482
237	81.1245	8.3042
238	81.1233	8.30235
239	81.1207	8.29992
240	81.1193	8.29806
241	81.1191	8.29683
242	81.1169	8.29664
243	81.1161	8.29567
244	81.1159	8.29433



245	81.1159	8.29255
246	81.1151	8.29153
247	81.1153	8.29009
248	81.1154	8.29022
249	81.1153	8.29004
250	81.113	8.28337
251	81.1137	8.28245
252	81.1139	8.27968
253	81.1122	8.27744
254	81.1118	8.27666
255	81.1116	8.27668
256	81.1112	8.27685
257	81.1111	8.27688
258	81.111	8.27686
259	81.111	8.27677
260	81.111	8.27664
261	81.111	8.27644
262	81.1111	8.27628
263	81.1112	8.27619
264	81.1113	8.27592
265	81.1113	8.27586
266	81.1111	8.2759
267	81.1108	8.27588
268	81.1104	8.27575
269	81.1102	8.27569
270	81.1101	8.27563
271	81.1103	8.27548
272	81.1104	8.27539
273	81.1105	8.27524
274	81.1103	8.27515
275	81.1104	8.27498
276	81.1108	8.27475
277	81.1108	8.27464
278	81.1106	8.27446
279	81.1102	8.27449
280	81.1102	8.27442
281	81.1102	8.27426
282	81.1102	8.27414
283	81.1104	8.274
284	81.1109	8.27392
285	81.111	8.27381
286	81.111	8.27369



287	81.111	8.27352
288	81.1107	8.27337
289	81.1104	8.27332
290	81.1102	8.27337
291	81.11	8.27338
292	81.1098	8.27325
293	81.1097	8.27305
294	81.1094	8.27269
295	81.1092	8.27278
296	81.109	8.2727
297	81.1089	8.2723
298	81.1087	8.27213
299	81.1086	8.27195
300	81.1081	8.27163
301	81.108	8.27131
302	81.109	8.26962
303	81.1089	8.26806
304	81.1106	8.26706
305	81.1113	8.26631
306	81.1116	8.26593
307	81.1122	8.26525
308	81.1125	8.26398
309	81.112	8.26318
310	81.111	8.25954
311	81.1112	8.26011
312	81.111	8.25953
313	81.1111	8.25885
314	81.1089	8.2583
315	81.1079	8.25737
316	81.1056	8.2559
317	81.1022	8.25762
318	81.1008	8.25869
319	81.0988	8.26027
320	81.0972	8.26182
321	81.0929	8.26229
322	81.0901	8.26249
323	81.0873	8.26391
324	81.0839	8.26657
325	81.0809	8.26953
326	81.0762	8.27251
327	81.0713	8.27249
328	81.0637	8.27111



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330	81.0544	8.27327
331	81.052	8.27387
332	81.0476	8.27447
333	81.0444	8.27717
334	81.0408	8.27724
335	81.0377	8.27831
336	81.036	8.27807
337	81.0338	8.2777
338	81.0308	8.27671
339	81.0274	8.27652
340	81.0262	8.27885
341	81.0259	8.27987
342	81.0188	8.28889
343	81.0188	8.28959
344	81.0187	8.29064
345	81.0179	8.29162
346	81.0114	8.30734
347	81.0115	8.30909
348	81.0115	8.31099
349	81.0115	8.31206
350	81.0113	8.31269
351	81.0104	8.31442
352	81.0078	8.3173
353	81.0072	8.31773
354	81.0069	8.31779
355	81.0068	8.31791
356	81.0069	8.31804
357	81.0073	8.31829
358	81.0108	8.31986
359	81.0125	8.31878
360	81.0129	8.31886
361	81.0137	8.31965
362	81.0136	8.31976
363	81.0193	8.32569
364	81.0199	8.32633
365	81.0216	8.32894
366	81.0219	8.32811
367	81.022	8.32784
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369	81.0227	8.32825
370	81.0228	8.32835



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373	81.0224	8.32921
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379	81.0215	8.32999
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381	81.0218	8.33051
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383	81.0221	8.33022
384	81.0226	8.33024
385	81.0229	8.33021
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387	81.0233	8.33037
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391	81.0244	8.32966
392	81.0245	8.32981
393	81.0262	8.33083
394	81.0263	8.33107
395	81.0265	8.33113
396	81.0267	8.3313
397	81.0267	8.33141
398	81.0266	8.33153
399	81.0264	8.33173
400	81.0262	8.33197
401	81.026	8.33222
402	81.0259	8.33236
403	81.0256	8.33224
404	81.0255	8.33201
405	81.0253	8.33191
406	81.0252	8.3319
407	81.0251	8.33194
408	81.025	8.33204
409	81.0247	8.33248
410	81.0246	8.33252
411	81.0245	8.33257
412	81.0242	8.33267



413	81.0239	8.33265
414	81.0234	8.33273
415	81.024	8.33336
416	81.0242	8.33347
417	81.0242	8.33364
418	81.0239	8.33394
419	81.0239	8.33413
420	81.0238	8.33431
421	81.0244	8.33417
422	81.0255	8.33432
423	81.0261	8.33451
424	81.026	8.33477
425	81.026	8.33504
426	81.026	8.33525
427	81.026	8.33536
428	81.0261	8.33548
429	81.0263	8.33554
430	81.0267	8.33559
431	81.0267	8.33562
432	81.027	8.33557
433	81.0274	8.33564
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436	81.0284	8.33562
437	81.0285	8.33568
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450	81.0303	8.33704
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456	81.0301	8.33813
457	81.0302	8.33816
458	81.0303	8.33827
459	81.0305	8.3383
460	81.0306	8.33849
461	81.0306	8.33863
462	81.0307	8.33872
463	81.0309	8.33874
464	81.0309	8.33879
465	81.0309	8.3389
466	81.0311	8.33916
467	81.0312	8.33921
468	81.0313	8.33922
469	81.0314	8.33928
470	81.0315	8.33952
471	81.0313	8.33965
472	81.0313	8.33978
473	81.0313	8.33993
474	81.0315	8.34015
475	81.0317	8.34021
476	81.0317	8.34026
477	81.0317	8.34047
478	81.0318	8.34054
479	81.032	8.34056
480	81.0321	8.34061
481	81.032	8.34075
482	81.0322	8.34088
483	81.0318	8.34192
484	81.0319	8.34206
485	81.0319	8.34222
486	81.0318	8.34241
487	81.0317	8.34263
488	81.0316	8.34278
489	81.0316	8.34286
490	81.0317	8.34298
491	81.0318	8.34296
492	81.0319	8.34291
493	81.0319	8.34271
494	81.032	8.34251
495	81.0322	8.34237
496	81.0323	8.34227



497	81.0325	8.34214
498	81.0325	8.34214
499	81.0327	8.34227
500	81.0331	8.34227
501	81.0333	8.34223
502	81.0335	8.34219
503	81.0336	8.34208
504	81.0337	8.34202
505	81.0338	8.34202
506	81.034	8.34214
507	81.034	8.3423
508	81.0341	8.34238
509	81.0343	8.3425
510	81.0346	8.34266
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512	81.0347	8.34305
513	81.0346	8.34307
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515	81.0347	8.34339
516	81.0348	8.34354
517	81.0349	8.34357
518	81.0353	8.34356
519	81.0355	8.34368
520	81.0358	8.34378
521	81.0359	8.34373
522	81.0359	8.34363
523	81.036	8.34357
524	81.0362	8.34358
525	81.0363	8.34351
526	81.0364	8.34335
527	81.0365	8.34325
528	81.0366	8.3432
529	81.0368	8.34316
530	81.0371	8.34317
531	81.0374	8.34307
532	81.0378	8.34308
533	81.0379	8.34301
534	81.0379	8.34295
535	81.0378	8.34281
536	81.0378	8.34272
537	81.0377	8.3425
538	81.0377	8.34254



539	81.0378	8.34256
540	81.038	8.34249
541	81.0381	8.3424
542	81.0383	8.34218
543	81.0383	8.34197
544	81.0385	8.34186
545	81.0387	8.3419
546	81.0389	8.34226
547	81.039	8.34229
548	81.0391	8.34228
549	81.0392	8.34223
550	81.0394	8.34224
551	81.0399	8.34251
552	81.0402	8.34274
553	81.0404	8.34275
554	81.0407	8.34263
555	81.041	8.34259
556	81.0411	8.34256
557	81.0413	8.34239
558	81.0414	8.34237
559	81.0416	8.34244
560	81.0417	8.34255
561	81.0416	8.34285
562	81.0416	8.34296
563	81.0412	8.34326
564	81.0411	8.34345
565	81.0413	8.34363
566	81.0415	8.34365
567	81.0415	8.34371
568	81.0416	8.34378
569	81.0415	8.34388
570	81.0412	8.34397
571	81.0411	8.34407
572	81.0412	8.34416
573	81.0413	8.34427
574	81.0415	8.34448
575	81.0418	8.34462
576	81.0419	8.34464
577	81.042	8.34459
578	81.0419	8.34445
579	81.0419	8.34441
580	81.0419	8.34412



581	81.0419	8.34395
582	81.042	8.34376
583	81.0421	8.34367
584	81.0421	8.34348
585	81.0423	8.34356
586	81.0424	8.34361
587	81.0425	8.34364
588	81.0425	8.34364
589	81.0426	8.34349
590	81.0427	8.34345
591	81.0429	8.3436
592	81.0429	8.34367
593	81.0429	8.34378
594	81.0427	8.34394
595	81.0428	8.34409
596	81.043	8.34414
597	81.0431	8.34408
598	81.0432	8.34406
599	81.0433	8.34409
600	81.0436	8.3442
601	81.0438	8.34441
602	81.0439	8.34445
603	81.0441	8.34445
604	81.0446	8.34456
605	81.0449	8.34484
606	81.0449	8.34489
607	81.0449	8.34492
608	81.0447	8.34501
609	81.0445	8.34542
610	81.0443	8.3455
611	81.0445	8.3455
612	81.0446	8.34556
613	81.0447	8.34557
614	81.0448	8.3455
615	81.0447	8.34542
616	81.0447	8.34534
617	81.0447	8.34527
618	81.0448	8.3452
619	81.0449	8.34519
620	81.045	8.34522
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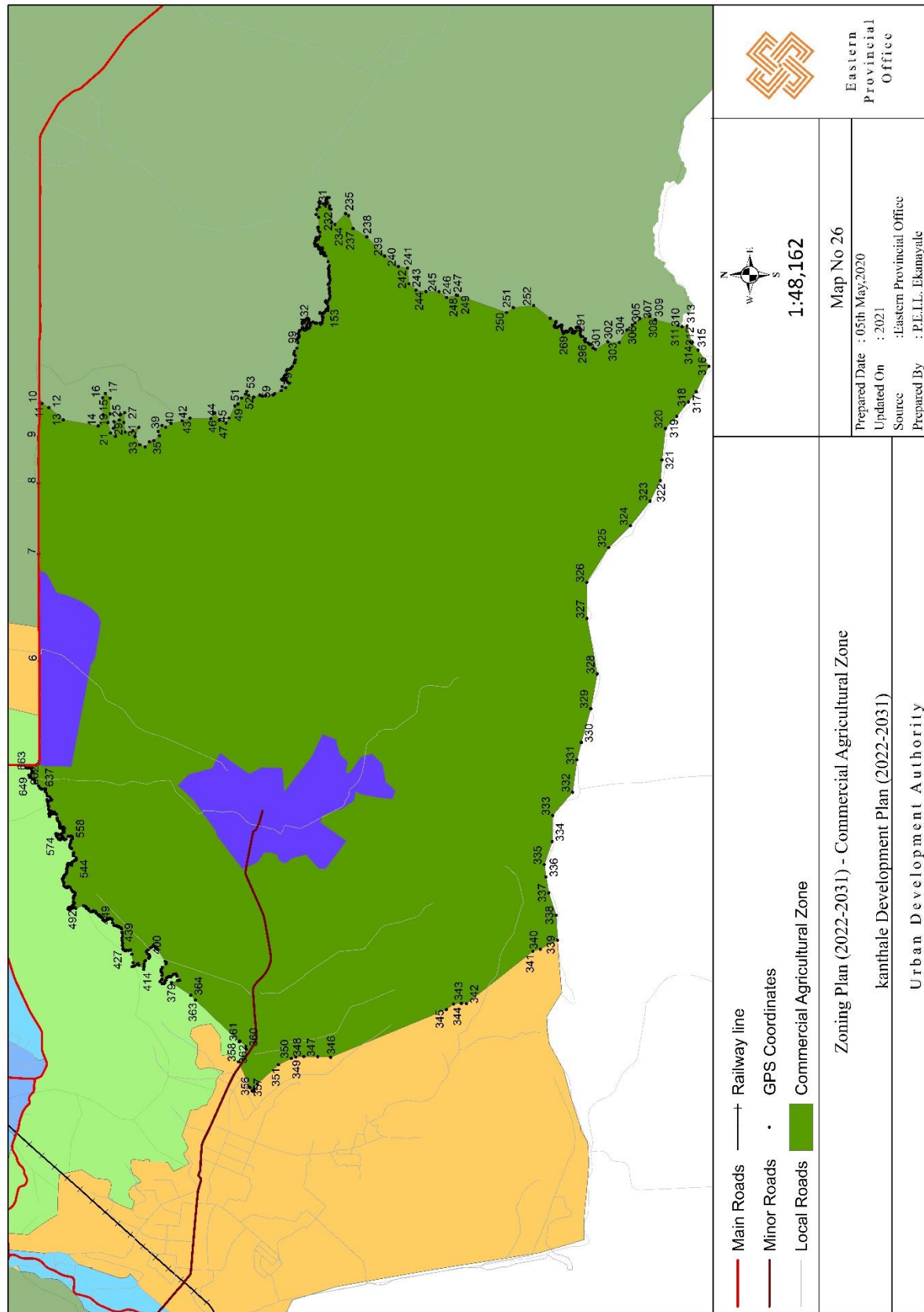


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625	81.0459	8.34569
626	81.0463	8.34574
627	81.0464	8.34581
628	81.0466	8.34583
629	81.0464	8.3456
630	81.0465	8.34544
631	81.0466	8.3452
632	81.0467	8.34532
633	81.047	8.34548
634	81.0471	8.34578
635	81.0475	8.34592
636	81.0477	8.34608
637	81.048	8.34603
638	81.0481	8.34605
639	81.0481	8.3461
640	81.048	8.34648
641	81.0481	8.34667
642	81.0482	8.34679
643	81.0485	8.34697
644	81.0489	8.3475
645	81.0492	8.34751
646	81.0493	8.34756
647	81.0495	8.34788
648	81.0496	8.3481
649	81.0497	8.34819
650	81.0498	8.34812
651	81.0499	8.34811
652	81.0499	8.34815
653	81.0499	8.34834
654	81.0503	8.34791
655	81.0503	8.34773
656	81.0504	8.34773
657	81.0508	8.34794
658	81.051	8.34815
659	81.051	8.34821
660	81.0509	8.34837
661	81.0509	8.34859
662	81.0512	8.34857

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (J) – Commercial Agricultural Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 18: Environment sensitive Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.03635	8.426544
2	81.03622	8.426317
3	81.03591	8.426332
4	81.03587	8.426374
5	81.03587	8.42601
6	81.03598	8.425824
7	81.03599	8.42575
8	81.03588	8.425725
9	81.03583	8.425651
10	81.03584	8.425514
11	81.03593	8.425403
12	81.03592	8.425205
13	81.03583	8.425106
14	81.03569	8.425031
15	81.03554	8.425056
16	81.03577	8.424534
17	81.03594	8.424337
18	81.03571	8.423793
19	81.03545	8.423657
20	81.0353	8.423385
21	81.03536	8.423174
22	81.03529	8.423007
23	81.03527	8.422856
24	81.03597	8.422311
25	81.03551	8.421753
26	81.03532	8.421858
27	81.03517	8.421859
28	81.03503	8.421798
29	81.03488	8.421798
30	81.03477	8.42195
31	81.03468	8.421934
32	81.03453	8.421678
33	81.03451	8.421481
34	81.03428	8.421375
35	81.03432	8.421238
36	81.03434	8.420846



37	81.03424	8.420605
38	81.03375	8.420091
39	81.03343	8.420046
40	81.03299	8.419759
41	81.03287	8.419578
42	81.0329	8.419442
43	81.03304	8.419321
44	81.03306	8.419125
45	81.03284	8.419005
46	81.03268	8.418663
47	81.03266	8.418461
48	81.03282	8.41832
49	81.03214	8.417757
50	81.03117	8.41707
51	81.02946	8.415924
52	81.02932	8.415864
53	81.02928	8.415743
54	81.02962	8.415339
55	81.02962	8.415219
56	81.0295	8.415037
57	81.02932	8.414937
58	81.0291	8.414977
59	81.02798	8.415542
60	81.02746	8.414958
61	81.02758	8.414838
62	81.02804	8.414655
63	81.02821	8.414756
64	81.02847	8.414715
65	81.02839	8.414353
66	81.02844	8.41391
67	81.02798	8.413083
68	81.02745	8.41307
69	81.02697	8.413165
70	81.02673	8.41254
71	81.02679	8.412137
72	81.02674	8.411629
73	81.02658	8.411331
74	81.02598	8.411775
75	81.02535	8.411594
76	81.02531	8.411291
77	81.0261	8.410827
78	81.02622	8.410484
79	81.02644	8.410363
80	81.02644	8.410101



81	81.02606	8.410081
82	81.02608	8.409598
83	81.02559	8.409356
84	81.02545	8.409094
85	81.02519	8.408913
86	81.02498	8.408591
87	81.02531	8.408228
88	81.02527	8.407946
89	81.02502	8.407845
90	81.02488	8.407704
91	81.02488	8.407482
92	81.0246	8.407503
93	81.02415	8.407886
94	81.02375	8.407745
95	81.02367	8.407544
96	81.02369	8.407322
97	81.02352	8.406999
98	81.02336	8.406879
99	81.02308	8.406778
100	81.02213	8.406779
101	81.02199	8.406597
102	81.02197	8.405759
103	81.02207	8.404481
104	81.02229	8.404098
105	81.02223	8.404038
106	81.022	8.403937
107	81.02194	8.403252
108	81.02182	8.40301
109	81.02176	8.402204
110	81.02164	8.401962
111	81.02131	8.40168
112	81.02117	8.40168
113	81.02105	8.401579
114	81.02113	8.401338
115	81.02113	8.401176
116	81.02105	8.400955
117	81.02107	8.400672
118	81.02089	8.400431
119	81.02097	8.400068
120	81.0204	8.399242
121	81.01998	8.39894
122	81.01937	8.397892
123	81.0187	8.397143
124	81.01755	8.39612



125	81.01706	8.395072
126	81.01696	8.395676
127	81.01326	8.390668
128	81.0128	8.391273
129	81.01205	8.391201
130	81.01188	8.391056
131	81.01176	8.390233
132	81.01095	8.389846
133	81.01129	8.389289
134	81.00944	8.38641
135	81.00923	8.386531
136	81.00884	8.386072
137	81.00893	8.385951
138	81.00825	8.385491
139	81.00791	8.384305
140	81.00718	8.383483
141	81.00713	8.382442
142	81.00677	8.381595
143	81.00684	8.381339
144	81.00694	8.380772
145	81.00672	8.380215
146	81.00655	8.379925
147	81.0065	8.379465
148	81.00674	8.37915
149	81.0064	8.378691
150	81.00594	8.378885
151	81.00584	8.37932
152	81.00567	8.379732
153	81.00521	8.380026
154	81.0049	8.379531
155	81.00513	8.379372
156	81.00537	8.378999
157	81.00547	8.378624
158	81.00505	8.378528
159	81.00518	8.377937
160	81.00562	8.378046
161	81.006	8.377719
162	81.00593	8.37721
163	81.00538	8.376357
164	81.00483	8.375868
165	81.0039	8.375814
166	81.00343	8.376286
167	81.00261	8.376468
168	81.00174	8.374829



169	81.0012	8.372852
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171	81.00087	8.371528
172	81.00049	8.370931
173	81.00104	8.369702
174	81.00035	8.367983
175	80.99913	8.367054
176	80.99829	8.36613
177	80.99694	8.365385
178	80.99302	8.362526
179	80.98355	8.355501
180	80.98312	8.355119
181	80.98294	8.354866
182	80.98297	8.353589
183	80.98306	8.353189
184	80.98304	8.352905
185	80.98292	8.352187
186	80.98295	8.351882
187	80.98306	8.351663
188	80.98288	8.351334
189	80.98281	8.350509
190	80.98223	8.349576
191	80.98223	8.348822
192	80.98197	8.347566
193	80.98133	8.346777
194	80.98129	8.345521
195	80.98114	8.344373
196	80.98046	8.343404
197	80.97912	8.342077
198	80.97808	8.34118
199	80.97716	8.340869
200	80.97587	8.338604
201	80.97478	8.336546
202	80.97513	8.335203
203	80.97446	8.334946
204	80.97412	8.335018
205	80.97318	8.334451
206	80.97283	8.334188
207	80.9729	8.333684
208	80.97	8.330454
209	80.9694	8.328931
210	80.96854	8.324906
211	80.96807	8.324381
212	80.96269	8.319694



213	80.96195	8.322831
214	80.95795	8.32435
215	80.95747	8.324588
216	80.95398	8.325165
217	80.95243	8.322727
218	80.94952	8.322293
219	80.94243	8.335598
220	80.93861	8.34374
221	80.93599	8.347304
222	80.93071	8.350102
223	80.92805	8.351091
224	80.92779	8.355809
225	80.92659	8.358526
226	80.9259	8.361216
227	80.92537	8.363823
228	80.92493	8.366257
229	80.92615	8.369985
230	80.92755	8.372889
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233	80.92979	8.382136
234	80.92801	8.385589
235	80.92677	8.389919
236	80.92876	8.393021
237	80.93138	8.396892
238	80.93302	8.399235
239	80.93512	8.403518
240	80.93757	8.407446
241	80.94159	8.409635
242	80.94623	8.421511
243	80.94936	8.429808
244	80.95189	8.435272
245	80.9534	8.438211
246	80.95497	8.441112
247	80.95881	8.446795
248	80.96127	8.448707
249	80.97219	8.446924
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251	80.98442	8.444271
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253	80.99181	8.44283
254	80.9945	8.442531
255	80.99951	8.441381
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259	81.02338	8.436251
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268	81.03635	8.426544
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274	81.03582	8.428248
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286	81.00942	8.386157
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418	81.03284	8.419005
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422	81.03287	8.419578
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456	81.03599	8.42575
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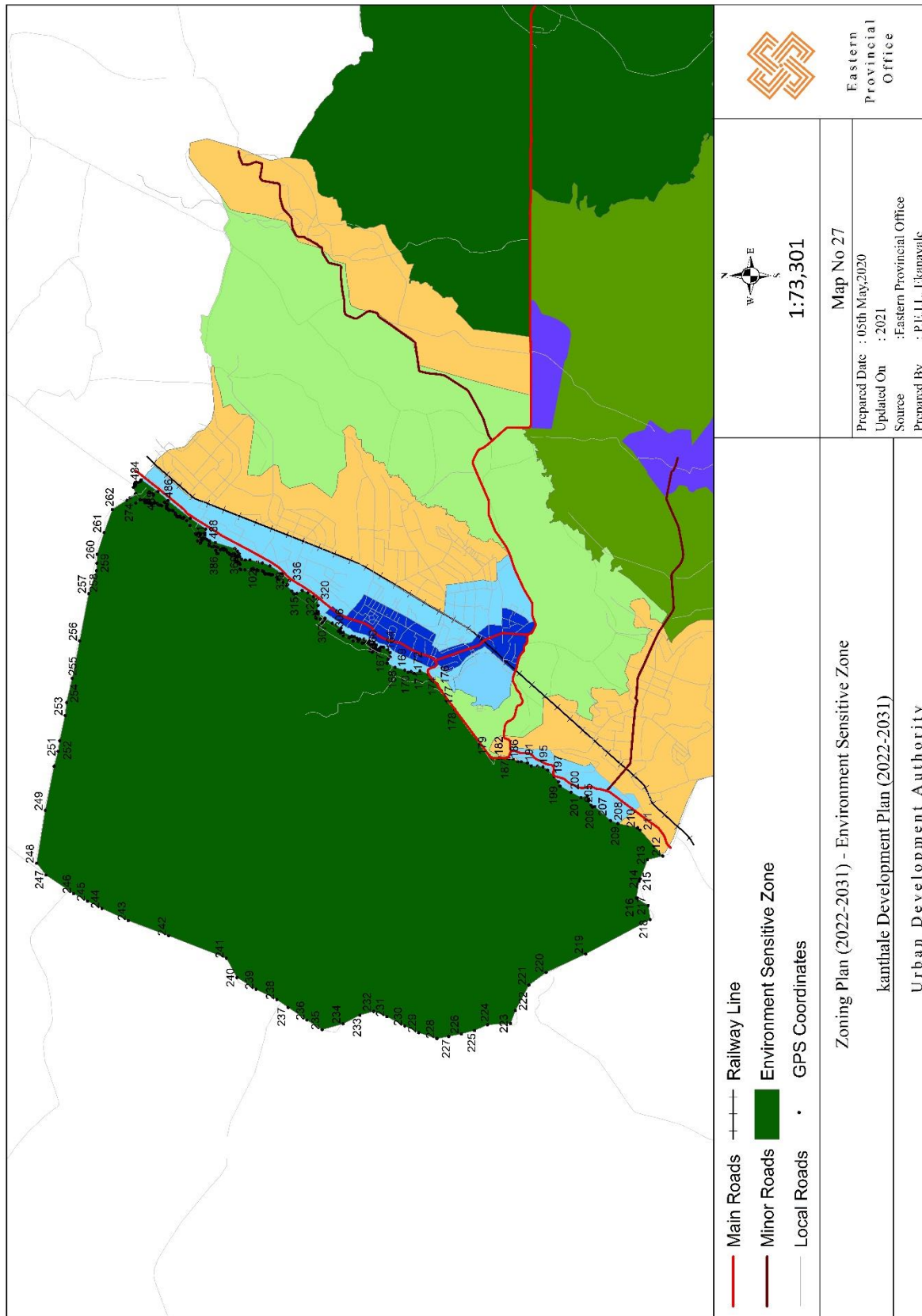


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478	81.04008	8.428321
479	81.04015	8.428152
480	81.04007	8.427758
481	81.04016	8.427416
482	81.04029	8.427253
483	81.04047	8.427196
484	81.0406	8.427071
485	81.03816	8.423704
486	81.03628	8.421623
487	81.03263	8.417032
488	81.03039	8.413827
489	81.02962	8.414019
490	81.02914	8.413995
491	81.02825	8.413564

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (K) – Environment Sensitive Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 17: Commercial Agricultural Zone- Zoning Boundaries and coordinates

This Zoning boundaries were marked on Google Earth-2021 satellite imagery and coordinates (WGS 1984 projection) were generated via ARC GIS software and those coordinates were not done using Global Positioning System (GPS).

No.	X Coordinates	Y Coordinates
1	81.03635	8.426544
2	81.03622	8.426317
3	81.03591	8.426332
4	81.03587	8.426374
5	81.03587	8.42601
6	81.03598	8.425824
7	81.03599	8.42575
8	81.03588	8.425725
9	81.03583	8.425651
10	81.03584	8.425514
11	81.03593	8.425403
12	81.03592	8.425205
13	81.03583	8.425106
14	81.03569	8.425031
15	81.03554	8.425056
16	81.03577	8.424534
17	81.03594	8.424337
18	81.03571	8.423793
19	81.03545	8.423657
20	81.0353	8.423385
21	81.03536	8.423174
22	81.03529	8.423007
23	81.03527	8.422856
24	81.03597	8.422311
25	81.03551	8.421753
26	81.03532	8.421858
27	81.03517	8.421859
28	81.03503	8.421798
29	81.03488	8.421798
30	81.03477	8.42195
31	81.03468	8.421934
32	81.03453	8.421678
33	81.03451	8.421481
34	81.03428	8.421375
35	81.03432	8.421238



36	81.03434	8.420846
37	81.03424	8.420605
38	81.03375	8.420091
39	81.03343	8.420046
40	81.03299	8.419759
41	81.03287	8.419578
42	81.0329	8.419442
43	81.03304	8.419321
44	81.03306	8.419125
45	81.03284	8.419005
46	81.03268	8.418663
47	81.03266	8.418461
48	81.03282	8.41832
49	81.03214	8.417757
50	81.03117	8.41707
51	81.02946	8.415924
52	81.02932	8.415864
53	81.02928	8.415743
54	81.02962	8.415339
55	81.02962	8.415219
56	81.0295	8.415037
57	81.02932	8.414937
58	81.0291	8.414977
59	81.02798	8.415542
60	81.02746	8.414958
61	81.02758	8.414838
62	81.02804	8.414655
63	81.02821	8.414756
64	81.02847	8.414715
65	81.02839	8.414353
66	81.02844	8.41391
67	81.02798	8.413083
68	81.02745	8.41307
69	81.02697	8.413165
70	81.02673	8.41254
71	81.02679	8.412137
72	81.02674	8.411629
73	81.02658	8.411331
74	81.02598	8.411775
75	81.02535	8.411594
76	81.02531	8.411291
77	81.0261	8.410827
78	81.02622	8.410484
79	81.02644	8.410363



80	81.02644	8.410101
81	81.02606	8.410081
82	81.02608	8.409598
83	81.02559	8.409356
84	81.02545	8.409094
85	81.02519	8.408913
86	81.02498	8.408591
87	81.02531	8.408228
88	81.02527	8.407946
89	81.02502	8.407845
90	81.02488	8.407704
91	81.02488	8.407482
92	81.0246	8.407503
93	81.02415	8.407886
94	81.02375	8.407745
95	81.02367	8.407544
96	81.02369	8.407322
97	81.02352	8.406999
98	81.02336	8.406879
99	81.02308	8.406778
100	81.02213	8.406779
101	81.02199	8.406597
102	81.02197	8.405759
103	81.02207	8.404481
104	81.02229	8.404098
105	81.02223	8.404038
106	81.022	8.403937
107	81.02194	8.403252
108	81.02182	8.40301
109	81.02176	8.402204
110	81.02164	8.401962
111	81.02131	8.40168
112	81.02117	8.40168
113	81.02105	8.401579
114	81.02113	8.401338
115	81.02113	8.401176
116	81.02105	8.400955
117	81.02107	8.400672
118	81.02089	8.400431
119	81.02097	8.400068
120	81.0204	8.399242
121	81.01998	8.39894
122	81.01937	8.397892
123	81.0187	8.397143



124	81.01755	8.39612
125	81.01706	8.395072
126	81.01696	8.395676
127	81.01326	8.390668
128	81.0128	8.391273
129	81.01205	8.391201
130	81.01188	8.391056
131	81.01176	8.390233
132	81.01095	8.389846
133	81.01129	8.389289
134	81.00944	8.38641
135	81.00923	8.386531
136	81.00884	8.386072
137	81.00893	8.385951
138	81.00825	8.385491
139	81.00791	8.384305
140	81.00718	8.383483
141	81.00713	8.382442
142	81.00677	8.381595
143	81.00684	8.381339
144	81.00694	8.380772
145	81.00672	8.380215
146	81.00655	8.379925
147	81.0065	8.379465
148	81.00674	8.37915
149	81.0064	8.378691
150	81.00594	8.378885
151	81.00584	8.37932
152	81.00567	8.379732
153	81.00521	8.380026
154	81.0049	8.379531
155	81.00513	8.379372
156	81.00537	8.378999
157	81.00547	8.378624
158	81.00505	8.378528
159	81.00518	8.377937
160	81.00562	8.378046
161	81.006	8.377719
162	81.00593	8.37721
163	81.00538	8.376357
164	81.00483	8.375868
165	81.0039	8.375814
166	81.00343	8.376286
167	81.00261	8.376468



168	81.00174	8.374829
169	81.0012	8.372852
170	81.00072	8.372142
171	81.00087	8.371528
172	81.00049	8.370931
173	81.00104	8.369702
174	81.00035	8.367983
175	80.99913	8.367054
176	80.99829	8.36613
177	80.99694	8.365385
178	80.99302	8.362526
179	80.98355	8.355501
180	80.98312	8.355119
181	80.98294	8.354866
182	80.98297	8.353589
183	80.98306	8.353189
184	80.98304	8.352905
185	80.98292	8.352187
186	80.98295	8.351882
187	80.98306	8.351663
188	80.98288	8.351334
189	80.98281	8.350509
190	80.98223	8.349576
191	80.98223	8.348822
192	80.98197	8.347566
193	80.98133	8.346777
194	80.98129	8.345521
195	80.98114	8.344373
196	80.98046	8.343404
197	80.97912	8.342077
198	80.97808	8.34118
199	80.97716	8.340869
200	80.97587	8.338604
201	80.97478	8.336546
202	80.97513	8.335203
203	80.97446	8.334946
204	80.97412	8.335018
205	80.97318	8.334451
206	80.97283	8.334188
207	80.9729	8.333684
208	80.97	8.330454
209	80.9694	8.328931
210	80.96854	8.324906
211	80.96807	8.324381



212	80.96269	8.319694
213	80.96195	8.322831
214	80.95795	8.32435
215	80.95747	8.324588
216	80.95398	8.325165
217	80.95243	8.322727
218	80.94952	8.322293
219	80.94243	8.335598
220	80.93861	8.34374
221	80.93599	8.347304
222	80.93071	8.350102
223	80.92805	8.351091
224	80.92779	8.355809
225	80.92659	8.358526
226	80.9259	8.361216
227	80.92537	8.363823
228	80.92493	8.366257
229	80.92615	8.369985
230	80.92755	8.372889
231	80.92947	8.376559
232	80.93058	8.379275
233	80.92979	8.382136
234	80.92801	8.385589
235	80.92677	8.389919
236	80.92876	8.393021
237	80.93138	8.396892
238	80.93302	8.399235
239	80.93512	8.403518
240	80.93757	8.407446
241	80.94159	8.409635
242	80.94623	8.421511
243	80.94936	8.429808
244	80.95189	8.435272
245	80.9534	8.438211
246	80.95497	8.441112
247	80.95881	8.446795
248	80.96127	8.448707
249	80.97219	8.446924
250	80.98133	8.4451
251	80.98442	8.444271
252	80.98661	8.443967
253	80.99181	8.44283
254	80.9945	8.442531
255	80.99951	8.441381



256	81.00726	8.439827
257	81.01706	8.437947
258	81.02181	8.43638
259	81.02338	8.436251
260	81.0252	8.436215
261	81.02967	8.434795
262	81.03448	8.433056
263	81.03639	8.430065
264	81.03686	8.429424
265	81.03777	8.428274
266	81.03646	8.42728
267	81.03644	8.426559
268	81.03635	8.426544
269	81.03817	8.425448
270	81.03757	8.424682
271	81.03648	8.425608
272	81.03644	8.426271
273	81.03644	8.427373
274	81.03582	8.428248
275	81.03799	8.425505
276	81.03817	8.425448
277	81.01318	8.390773
278	81.01344	8.390903
279	81.01326	8.390668
280	81.01318	8.390773
281	81.01318	8.390773
282	81.01286	8.390606
283	81.01192	8.389242
284	81.01093	8.38776
285	81.0099	8.38599
286	81.00942	8.386157
287	81.00901	8.385488
288	81.00819	8.383766
289	81.0081	8.383239
290	81.00778	8.382689
291	81.00762	8.382139
292	81.00759	8.381233
293	81.00718	8.380129
294	81.00655	8.379925
295	81.00672	8.380215
296	81.00694	8.380772
297	81.00684	8.381339
298	81.00677	8.381595
299	81.00713	8.382442



300	81.00718	8.383483
301	81.00791	8.384305
302	81.00825	8.385491
303	81.00893	8.385951
304	81.00884	8.386072
305	81.00923	8.386531
306	81.00944	8.38641
307	81.01129	8.389289
308	81.01095	8.389846
309	81.01176	8.390233
310	81.01188	8.391056
311	81.01205	8.391201
312	81.0128	8.391273
313	81.01318	8.390773
314	81.01344	8.390903
315	81.01696	8.395676
316	81.01706	8.395072
317	81.01767	8.393952
318	81.01719	8.39278
319	81.01642	8.391608
320	81.01584	8.390869
321	81.01459	8.3907
322	81.01344	8.390903
323	81.02825	8.413564
324	81.02758	8.411843
325	81.02635	8.407821
326	81.0258	8.40725
327	81.02532	8.40694
328	81.02472	8.406844
329	81.02419	8.406438
330	81.02399	8.405696
331	81.02399	8.404715
332	81.02359	8.403175
333	81.02339	8.402156
334	81.02276	8.400601
335	81.02118	8.398137
336	81.01972	8.396614
337	81.01893	8.396973
338	81.0187	8.397143
339	81.01937	8.397892
340	81.01998	8.39894
341	81.0204	8.399242
342	81.02097	8.400068
343	81.02089	8.400431



344	81.02107	8.400672
345	81.02105	8.400955
346	81.02113	8.401176
347	81.02113	8.401338
348	81.02105	8.401579
349	81.02117	8.40168
350	81.02131	8.40168
351	81.02164	8.401962
352	81.02176	8.402204
353	81.02182	8.40301
354	81.02194	8.403252
355	81.022	8.403937
356	81.02223	8.404038
357	81.02229	8.404098
358	81.02207	8.404481
359	81.02197	8.405759
360	81.02199	8.406597
361	81.02213	8.406779
362	81.02308	8.406778
363	81.02336	8.406879
364	81.02352	8.406999
365	81.02369	8.407322
366	81.02367	8.407544
367	81.02375	8.407745
368	81.02415	8.407886
369	81.0246	8.407503
370	81.02488	8.407482
371	81.02488	8.407704
372	81.02502	8.407845
373	81.02527	8.407946
374	81.02531	8.408228
375	81.02498	8.408591
376	81.02519	8.408913
377	81.02545	8.409094
378	81.02559	8.409356
379	81.02608	8.409598
380	81.02606	8.410081
381	81.02644	8.410101
382	81.02644	8.410363
383	81.02622	8.410484
384	81.0261	8.410827
385	81.02531	8.411291
386	81.02535	8.411594
387	81.02598	8.411775



388	81.02658	8.411331
389	81.02674	8.411629
390	81.02679	8.412137
391	81.02673	8.41254
392	81.02697	8.413165
393	81.02745	8.41307
394	81.02798	8.413083
395	81.02825	8.413564
396	81.02825	8.413564
397	81.02844	8.41391
398	81.02839	8.414353
399	81.02847	8.414715
400	81.02821	8.414756
401	81.02804	8.414655
402	81.02758	8.414838
403	81.02746	8.414958
404	81.02798	8.415542
405	81.0291	8.414977
406	81.02932	8.414937
407	81.0295	8.415037
408	81.02962	8.415219
409	81.02962	8.415339
410	81.02928	8.415743
411	81.02932	8.415864
412	81.02946	8.415924
413	81.03117	8.41707
414	81.03214	8.417757
415	81.03282	8.41832
416	81.03266	8.418461
417	81.03268	8.418663
418	81.03284	8.419005
419	81.03306	8.419125
420	81.03304	8.419321
421	81.0329	8.419442
422	81.03287	8.419578
423	81.03299	8.419759
424	81.03343	8.420046
425	81.03375	8.420091
426	81.03424	8.420605
427	81.03434	8.420846
428	81.03432	8.421238
429	81.03428	8.421375
430	81.03451	8.421481
431	81.03453	8.421678



432	81.03468	8.421934
433	81.03477	8.42195
434	81.03488	8.421798
435	81.03503	8.421798
436	81.03517	8.421859
437	81.03532	8.421858
438	81.03551	8.421753
439	81.03597	8.422311
440	81.03527	8.422856
441	81.03529	8.423007
442	81.03536	8.423174
443	81.0353	8.423385
444	81.03545	8.423657
445	81.03571	8.423793
446	81.03594	8.424337
447	81.03577	8.424534
448	81.03554	8.425056
449	81.03569	8.425031
450	81.03583	8.425106
451	81.03592	8.425205
452	81.03593	8.425403
453	81.03584	8.425514
454	81.03583	8.425651
455	81.03588	8.425725
456	81.03599	8.42575
457	81.03598	8.425824
458	81.03587	8.42601
459	81.03587	8.426374
460	81.03591	8.426332
461	81.03622	8.426317
462	81.03635	8.426544
463	81.03644	8.426558
464	81.03648	8.425608
465	81.03757	8.424682
466	81.03817	8.425448
467	81.03799	8.425505
468	81.03653	8.427337
469	81.03777	8.428274
470	81.03906	8.428702
471	81.03929	8.428501
472	81.03936	8.42835
473	81.03951	8.428271
474	81.03955	8.428271
475	81.03962	8.428443

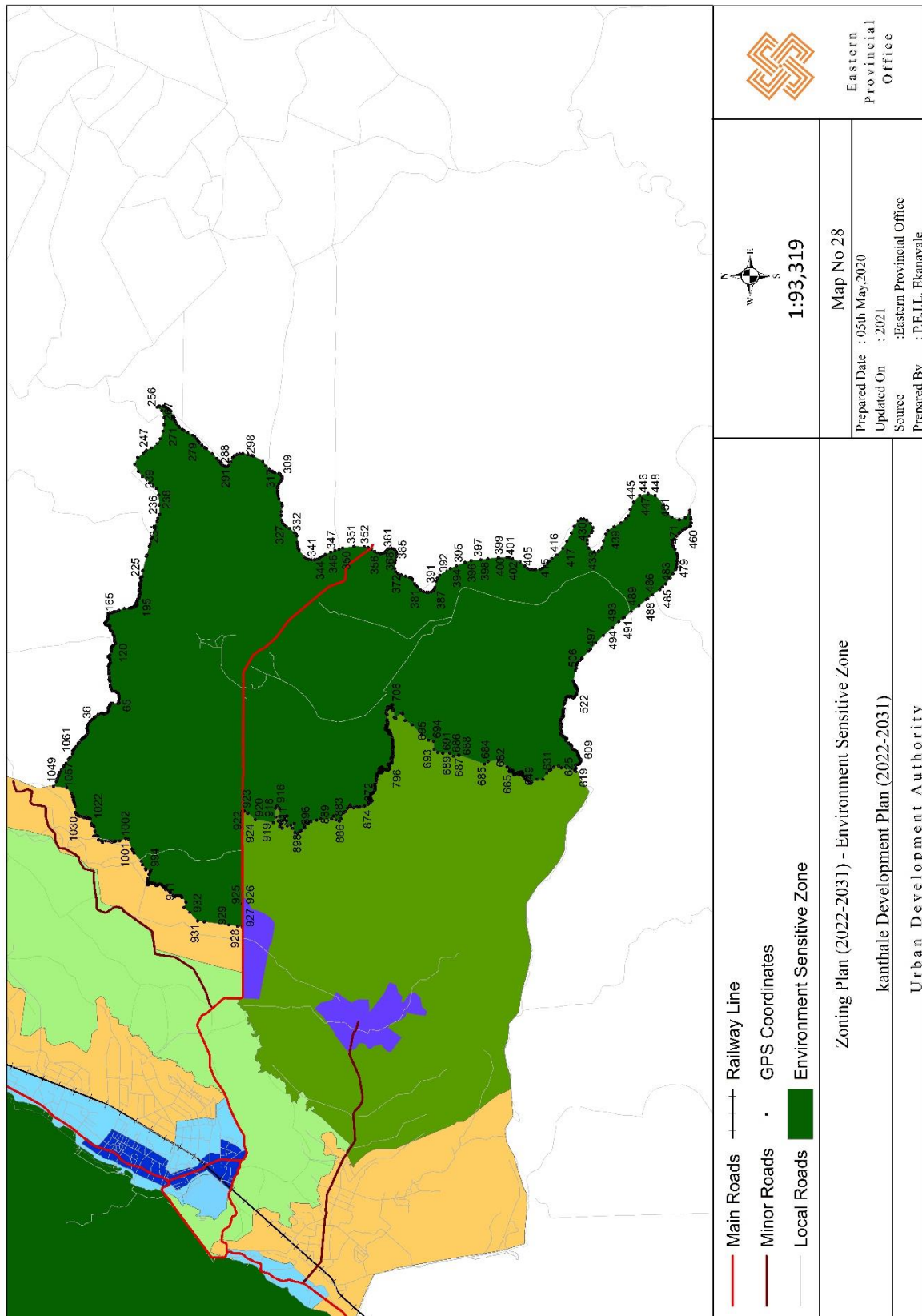


476	81.03982	8.428465
477	81.03991	8.42844
478	81.04008	8.428321
479	81.04015	8.428152
480	81.04007	8.427758
481	81.04016	8.427416
482	81.04029	8.427253
483	81.04047	8.427196
484	81.0406	8.427071
485	81.03816	8.423704
486	81.03628	8.421623
487	81.03263	8.417032
488	81.03039	8.413827
489	81.02962	8.414019
490	81.02914	8.413995
491	81.02825	8.413564

Source : Eastern Provincial Office, Urban Development Authority, 2022



Map (L) – Environment Sensitive Zone



Source : Eastern Provincial Office, Urban Development Authority, 2022



Annexure No 19: Guidelines for Wetland Areas

- i. This zoning is valid for all the wetlands in kanthale Urban Area.
 - ii. Flood storage capacity shall be maintained as specified by the Sri Lanka Land Development Corporation (SLLDC) in co-ordination with the other relevant agencies. Increased storm water run-off owing to increase in built-up areas and expected extreme climatic events as a result of global warming and climate change shall be taken into account.
 - iii. Clearance prior to development of low-lying lands/ abandoned paddy lands and active paddy lands as indicated in Circular No. 13 (12.7 and 12.8) dated 29th September 1990, issued by the Director General of UDA shall be obtained from the agencies of No. 01, 03, 04, 06 and 09 mentioned in below. Where necessary clearance or approval of the other relevant agencies mentioned in below mentioned institutions shall also be obtained when the ownership of wetland is delegated to them by an act.
 - iv. For any development which effects wetland environment the environmental clearance or Environmental Protection License (EPL) shall be obtained from no.03, 05 agencies of the below mentioned institutions.
- 10.This shall be renewed annually.
- v. Recommendations, approvals (Final Clearance Certificate) give for a land development work belonging to the Sri Lanka Land Development Corporation mention in the list should be renewed annually as per the decision of the planning committee.
 - vi. Canal reservation of no.1662/17 published by the gazette notification dated 14.07.2010 of the agency No.01 and reservation of reservoirs of agency No.02 at the below mentioned institutions list shall be maintained
 - vii. In general, there shall not be any construction within water bodies and waterways which will disturb the water retention and water flow. But exceptions may be made for focal features/ buildings on stilts, piers, picnic shelters, cabanas on stilts, fishing decks, boardwalks, etc. in keeping with a project master plan or design guide plan approved by the UDA, they not compromise with drainage or flood detention capacity. Recommendation and Approval shall be obtained from relevant agencies of No. 01 -19 of the below mentioned institutions.
 - viii. Areas of special ecological interest shall be preserved and in such areas no vegetation or animals except invasive species of plants and animals shall be removed. When required all permitted constructions in wetlands shall be designed according to the Green Building Concept.
 - x. Alternative water retention areas shall be established if the approved development would decrease the flood storage capacity and make other impacts for environmental services when practicing Permitted uses in wetland where flood storage capacity is important. Approval shall be obtained from the relevant agencies of the below mentioned institutions.
 - xi. In any wetland area owned by the No. 01 agency mentioned in below mentioned institutions are recommended for filling, sustainable storm water drainage systems should be used. Approval shall be obtained from the CEA for materials to be used for filling the wetland.



- xii. Areas of outstanding landscape/cultural/historical and biodiversity value shall be conserved.
- xiii. The services of relevant qualified professionals shall be obtained by developers for planning, design and supervision, as necessary (for prescribed projects listed under National Environment Act)
- xiv. Waste dumping (Residential, Institutional, Commercial, Industrial, E-waste and Clinical waste) shall not be permitted in to wetlands.
- xv. Release of waste water to wetlands is not allowed. Treated water shall only be permitted to release to the wetland areas with the approval of CEA.



Institutions to be guided in carrying out development activities in the wetland zone

1. Sri Lanka Land Development Cooperation
2. Department of Irrigation
3. Central Environmental Authority
4. Urban Development Authority
5. Kanthale Pradeshiya Sabha
6. Department of Forest Conservation
7. Department of Wildlife Conservation
8. Department of Agrarian Development
9. Department of Archaeology
10. National Aquatic Resources Research and Development Agency
11. Geological Survey and Mines Bureau
12. National Water Supply & Drainage Board
13. National Aquaculture Development Authority
14. Ceylon Electricity Board of Sri Lanka
15. Building Department of Sri Lanka
16. Road Development Authority
17. Department of Fisheries and Aquatic Resources
18. District Secretary in Trincomalee
19. Divisional Secretary, Kanthale

**Annexure No 20: Definitions**

Uses	Uses	Definition
Residential Uses	Single house units	Sleeping, Cooking and Sanitary Complete Unit for Independent Residence, A building or part of a building that contains a room
	Apartments	Sleeping, Cooking and Sanitary Complete Unit for Independent Residence, A building or part of a building that contains a room or room cluster
	Apartment complexes	Buildings with a horizontal or vertical extension of a unit or unit of residence in a permanently occupied area
	Hostels	Vertical or horizontal extension buildings that provide residential facilities for a limited time
	Labors Quarters / Office quarters	Vertical or horizontal extension buildings that provide residential accommodation to a particular workplace
	Adult / Disabled Homes	Horizontal or vertical extension buildings with basic residential facilities for the care of the aged and disabled.
	Children's Homes	Buildings with horizontal or vertical extension with basic residential facilities for children under 18 years
	Day Care Centers	Buildings with temporary residential care for children (less than 24 hours)



Commercial Uses	Retail Shops/ Consumer good selling centers	Places where retail or wholesale goods are sold
	Wholesale stores	Places where merchandise or business is in bulk storage
	Supermarkets	A self-contained large-scale building with one roof for selling consumer goods
	Shopping malls	Large Sales Centers with a wide variety of goods and services
	Agricultural Product Stores	This refers to agricultural finished goods marketing centers.
	Local Product Stores	This refers to the local industrial outlets that are unique to the area.
	Agricultural Seed Stores	This refers to the seed marketing centers required for cultivation.
	Fertilizer and pesticide outlets	This refers to the centers for selling fertilizers and pesticides required for cultivation
	Livestock Product Stores	This refers to the animal sales outlets associated with animal husbandry in the area.
	Agricultural Equipment Shops	This refers to centers that sell equipment for agriculture.
	Agricultural Product Collection Centers	Livestock Production and Crop Harvesting Centers
	Restaurants	Places to buy and consume food with minimal facilities
	Gem and Jewelry Centers	-
	Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries / Printers)	Centers for systematic acquisition of customer service needs by competent persons
	Bakery	-
	Meat and fish shops	-
	Processed meat and fish outlets	Selling and Show rooms stalls of packing meat and fish items.



	Gas stations and electric charging stations	Gas stations for vehicles and electricity charging station
	Filling stations	Buildings with facilities for sale in Petrol, Fuel, Lubricant and Liquid Petroleum Gas Retail
	Multi-story car park	Two floors or buildings to accommodate more parking
	Open car park	A place where parking vehicles in an open area
	Vehicle Showrooms	Buildings for sale in vehicles
	Vehicle Parts Outlets (Body Parts)	-
	Other spare parts	-
	Funeral parlour	Centers for funeral arrangements
	Funeral halls with reception halls	-
	Furniture outlets	-
	Building Material Stores	-
	Grinding mills	-
	Laundry / Clothing Cleaning Centers	Locations for machine washing, drying and processing
Communication towers		communication tower builds Under the approval of the Telecommunications Regulatory Commission
	Electronic Repair Centers	-
	Pet Marketing Centers	-
	Vehicle Repair Centers	Places of service provided for vehicle maintenance
	Three-Wheeler Motorcycle Repair Centers	-
	Warehouses	It is a building or part of a building that is mainly used for storing raw materials, commodities or merchandise for sale locally or overseas using containers.



Health Uses	Hospitals	Laboratories, pharmacies, nursing care, rehabilitation, surgical services, outpatient and internal patient care, training centers, administrative and staffing facilities, with all or several buildings providing treatment for outpatient and inpatient
	Primary Medical Treatment Units	A treatment center with a doctor from the Central Government and the Provincial Council
	Medical treatment centers	A treatment center with a doctor
	Private hospitals	Hospitals which are not owned by the Central Government and the Provincial Council and are run with residential facilities for patients
	Medical Counseling Service Centers	Centers that provide basic health care and counseling services for children and pregnant mothers
	Laboratory services	Centers that run chemical service facilities affiliated to a hospital
	Pediatric and Maternity Clinics	Veterinary Service Centers that conduct outpatient and inpatient treatment / clinics
	Ayurvedic Medical Centers	Centers for the treatment of traditional Indigenous medicine by a doctor or several doctors registered with the Government Ayurvedic Medical Council
	Veterinary Clinics and Treatment Centers	Centers served by a registered doctor or a few doctors in the Government Ayurvedic Medical Council who treat traditional indigenous medicine.
	Pharmacies	Pharmacies registered under State Pharmaceutical Corporation
	SPA centers	



Institutional Uses	Offices	Centers with utilities and administrativeservices
	Office complex	two buildings with utility and administrativeservice facilities Or Buildings with allied facilities for more
	Professional Offices	Career Based Service Centers
	Banks, Financial Institutions	Insurance and Financial Institutions
	Automated Money Transfer Centers	Centers for machine trading without a person
Educational Uses	International Schools	-
	Technical schools / vocational training institutes	Centers to provide vocational / technical training based on employment
	Early Childhood Development Centers	Buildings to provide a formal education including early childhood development activities before admitting children to gradeone
	Primary Education Centers	School buildings with facilities to provide a formal education from grade one to grade five
	Secondary EducationCenters	School buildings with facilities to provide formal education from grade one to gradethirteenth and sixth to thirteenth
	Tertiary Education Centers	Higher Education Facilities, Any Universities,Open Universities and Higher Education Centers recognized by Government, Semi-Governmental, Private or International
	Research and DevelopmentCenters	Centers to conduct research and development work in various fields usingmodern techniques
	Private tutoring classes	Buildings with teaching facilities for individualor group of children by one teacher or groupof teachers
	Other Institutions (Art Institutions /Theaters)	Buildings for study purposes with a view toproviding aesthetics
	Lodges	Rent amenities
Tourism Activities	Festival halls	Ceremonial buildings
	City hotels	Locations used for business services thatfacilitate short stay in urban areas



	Guest houses	A building or part of it that accommodates guests is covered under this.
	Tourist hotels	All-inclusive accommodation for travelers
	Tourist Information Centers	Information centers for the convenience of tourists
	Taxi Service Centers	-
	Holiday Resorts	Locations, restaurants, sports and recreational activities for tourists to relax or enjoy as a vacation destination.
	Cabana Hotel	For tourism and leisure activities for tourists temporarily or Small-sized unit with lodging room and sanitary ware using permanent materials
	Ayurvedic Panchakarma Centers	Ayurvedic Councils Registered Local Ayurvedic Medical Centers
Leisure and recreation	Children's parks	It covers a small sports area, a rest area and a garden areas that built specially for Children
	Parks	This includes large areas of grass and trees surrounded by fences or walls, specially designed to allow the community to walk or play with children for recreation, which can be reached by public and private vehicles
	Open areas	-
	Landscape areas	means any combination of trees, shrubs, flowers, grass or the horticultural elements, decorative stonework, pavers, screening or other landscape architectural elements, all of which are designed to enhance the visual amenity of a property or to provide an amenity for common use by the occupants of a building.
	Cinemas	Buildings with auditorium facilities for watching movies for entertainment



	Clubs	Other social amenities with local and foreign liquor outlets for entertainment
	Art galleries / museums	A building where a large number of interesting and valuable objects, such as works of art or artefacts, are kept, studied and displayed to the public.
	Open air Theater	facilities for watching movies for entertainment
	Indoor sports centers	Playing areas within a building with facilities for play
Industrial Uses	Domestic industries	Handicrafts and non-traditional industries
	Agricultural Production Related Industries	Industries leading from agricultural harvest to finished goods
	Agricultural Equipment Manufacturing Related Industries	Equipment manufacturing related industries required for agriculture
	Clay Products Industry	Buildings for tile, clay brick and clay related industries
	Textiles, apparel and leather products	Apparel industries, textile processing (including bleaching, coloring, printing) or garment washing or sand-based textile processing, handloom textile or weaving or embroidery industries, high power toiletries and call-in processes, Leather Finishing Industries, Leather Industries, Flax Fabrics Building facilities for the industry
	Timber and furniture manufacturing industries	Materials other than wood mills, boron treatment, chemical treatment and protection industries, multifamily carpentry industries
	Food and non-alcoholic beverage industry	Buildings for Facilities of Food manufacturing, processing and packaging industries, instant tea or coffee processing industries, including bakery and confectionery industries, non- alcoholic beverages, sugar cane industries, ice factories, tea factories, desiccated coconut processing industries or coconut processing industries.



	Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry	Engaged in the manufacture or extraction or amalgamation of alcoholic fermentation industries (breweries, breweries) or bottling industries with alcoholic beverage bottling and bottling operations, tobacco smoking, sugar production and sugar refining industries, ayurvedic, local pharmaceuticals Industry, coconut oil extraction or cinnamon oil extraction industry Cinnamon smoke (sulfur emission) legit industry, plants and animal oil / fats building facilities for the extraction industries
	Recycling activities related industries	Solid waste recycling / recycling / recycling industries, toxic and hazardous / hazardous / Hazardous waste recycling / recycling / recycling industries, municipal and other solid waste manufacturing centers
	Industrial Infrastructure Centers	Electricity generating units, high-capacity water treatment plants, high-input-capacity burners, buildings with facilities for high-efficiency (industrial or dead) refineries, except those used only in hydro or solar or wind power plants and in general power outages. And construction
	Building Material Finishing Companies	-
	Metal Products and Casting Extraction Industries	Buildings that support mining and mining- related industries, primarily for activated carbon powder or carbon powder / coal / block stone or fabrication industries (flooring, blasting, fragmentation, polishing) / stone grinding or processing industries
Social services	Community Development Centers	Centers to facilitate community gatherings, community and development activities in general



	Social and Cultural Centers	Centers for public and cultural activities
	Sports Center Indoor	-
	Community Halls / Cultural Centers	Centers for public and cultural activities
	Libraries	Buildings used for reading and related studies
	Auditoriums and conferencehalls	Buildings used for events, seminars or meetings
	Rehabilitation Centers	Centers for reintegration of persons engaged in anti-social activities
	Religious centers	Places used for religious purposes
	Cemeteries	Buildings in a cemetery with a gas or electric fountain to burn dead bodies run by a local authority
	Crematoriums	Places used for burial and cremation
Agriculture Activities	Animal Frames and Cultivation Frames	Places used for cultivating crops or raising animals for human consumption within or outside buildings erected on a particular site

Source : Eastern Provincial Office, Urban Development Authority, 2022

