

Maho Development Plan 2021-2030



Urban Development Authority
Ministry of Urban Development & Housing

Maho Development Plan 2021 - 2030



Ministry of Urban Development & Housing
Urban Development Authority



Maho Development Plan 2021 - 2030

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Maho Development Plan 2021 – 2030 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 2021 – 2030. The part III consist of the zoning boundaries with the coordinates and all the annexures.

Maho Development Plan 2021 – 2030 has been prepared by the North Western Provincial office.

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Supportive divisions of the UDA

Strategic Planning Division – UDA (Supervision, monitoring and gazetting)

Environment and Landscape Division – UDA (Preparation of the PORS, DRR, Conservation, Cultural & Heritage Plans)

GIS Division – UDA (Providing Arc GIS Spatial data layer & technical assistants)

Research and Development Division – UDA (Conduct awareness programs to introduce new techniques)



Acknowledgment

The North Western Provincial Office has taken the lead to provide the supervision for the preparation of the Maho Development Plan 2021 - 2030. The objective of this plan is to polish the existing agricultural development potentials of the area, to preserve the archaeological and cultural value and to present the necessary plans to popularize it among the people. The vision of the Maho Development Plan 2021 - 2030 is in line with the 'Vistas of Prosperity and splendour' the government policy direction of the His Excellency the President Gotabaya Rajapaksha.

It is our proud privilege to Honourable Mahinda Rajapaksa subject Minister of Urban Development & Housing for approving the Maho Development Plan 2021 - 2030 under the provision of Urban Development Authority Act No. 41 of 1978 as amended by the Act No. 04 of 1982. Further, it is our privilege to Dr. Nalaka Godahewa, State Minister of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness and Mr. Sirinimal Perera, Secretary to Ministry of Urban Development & Housing for their guidance and supports in this process.

Special gratitude offered on behalf of the planning team and the UDA to the H.Piyasena, Chairman of Maho Pradeshiya Sabha, the people's representatives and all the officials of the PS staff.

Appreciatively thankful to Chairman of UDA Archt. Harshan De Silva, Director General of UDA Plnr. N.P.K. Ranaweera, Additional Director General of UDA Plnr. H.A. Dayananda, Deputy Director General (Planning) of UDA Plnr. M.P.Ranatunga, Director (North Western Province) of UDA Plnr. E.M.S.B.Ekanayaka, Consultant (Legal) of UDA Attorney at Law C. Jayawardena, Director (Strategic Planning) of UDA Plnr. Priyani Nawarathne on behalf of the planning team for their incomparable courage, guidance and welcoming support.

In the end, the Director of the Environment and Landscape Division, Chartered Landscape Architect C.K.E. Mrs. Kalupahana and the staff of the division, Director of the Geographical Information System, Plnr. J.P.S. Somasekara and the staff of the division, the former Director of the North Western Province, N.A.S.N. Nissanka, former Deputy Director (Planning) of the North Western Province, K.M. Senarathna and staff members of all divisions are gratefully appreciated on behalf of the planning team for their support to the successful completion of this task.



Honorable Minister's Foreword



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 Maho Town provide services to a large population. Accordingly, Maho Planning Area has the potential to become a town that continues to provide agricultural 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 Maho 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 team 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, Maho Development plan would be successfully implemented.

Hon. Mahinda Rajapaksa (M. P)

Minister of Urban Development & Housing



Honorable State Minister's Foreword



As a pioneer in Sri Lanka in achieving modern sustainable development goals, the Urban Development Authority has a great responsibility. Accordingly, it is essential to prepare development plans for the Urban Development Areas declared by the Hon. Minister in charge of the subject in terms of the Urban Development Authority Amendment Act No. 04 of 1982 (Part II, Section 8A (1)).

The development plans thus formulated are primarily aimed at building a productive citizen, a happy family, a dignified society and a prosperous nation, which are the core aspirations of the vistas of prosperity. I also believe that these development plans will go a long way in achieving the objectives of urban development and regulation through a formal reurbanization plan that will bring economic stability to the urban population.

Therefore, I would like to express my heart felt gratitude to the planning team and to all those who have played a very responsible role in preparing this plan and I hope that you will all contribute to the expectations of the vision of prosperity.

Dr. Nalaka Godahewa (M.P)

State Minister of Urban Development, Coast Conservation,
Waste Disposal and Community Cleanliness



Honorable Chairman's Foreword Urban Development Authority



Throughout the last four decades, Urban Development Authority has been serving as the apex planning authority in Sri Lanka having the statutory powers to prepare and enforce urban development plans.

Urban Development Plans cover a number of fields including optimum, effective and efficient use of land and managing the quality of its environment. These development plans are prepared for the promotion and regulation of public well-being in

urban areas and the people.

According to the present government's manifesto, it is compulsory to prepare development plans for areas which have been declared as urban development areas by the subject minister as per section 8 A (1) under part II of Urban Development Authority Act No. 04 of 1982 (Amendment).

The Development Plan for Maho area has been prepared for the period 2021 - 2030 considering the physical, economic, social and environmental factors, while successfully overcoming the challenges in preparing the development plan through tools and methodologies with which the Urban Development Authority is equipped.

Therefore, I extend my heart felt gratitude to the planning team who dedicatedly worked for ensuring successful completion of this plan and to those who contributed in numerous ways. At the same time I also expect that all parties who contributed for the preparation of this plan will also effectively contribute in future as well for successful implementation of the plan.

Archt. Harshan De Silva

Chairman

Urban Development Authority



Honorable Pradeshiya Saba Chairman's Foreword



The urban development authority, which is in the forefront of the Urban Development activities the assistance and cooperation of the Divisional Administrative Authorities, utilizing the lands in proper order is committed to provide a healthy living environment. In 2008 Maho town and 24 Grama Niladari Divisions came under Urban Development Authority with the additional responsibilities. Maho Pradeshiya Saba commenced activities in wider manner to uplift the living stands of the citizens.

According to the Kurunegala Urban Development Authority has prepared the town development plan diverting the development to more progressive targets in 2019-2030. In accordance with the latest requirements it has become important for the Pradeshiya Saba to see to the upliftment of living conditions of the residents, and the welfare and other amenities of the transit masses.

Besides the responsibilities mentioned above the Pradeshiya Saba is committed to uplift the agricultural activities and tourist industry. I myself and the members of the Pradeshiya Saba are committed to see that we keep up to the responsibilities and commitments that are expected of us.

H. Piyasena,
Chairman,
Maho Pradeshiya Saba.



Preface

At present, there is a need for a formal development plan to address the challenges posed by development in Maho and its suburbs. Accordingly, this plan has been formulated in such a way as to achieve a formal development as an agricultural residential zone while preserving the existing blue and green environment taking into consideration the current economic, social and environmental conditions in the Maho town.

Maho Development Plan 2021-2030 consists of three sections as I, II and III and Part I consists of Chapters on Background Study, Preliminary Study, Need of the development plan, Planning framework, SWOT Analysis and the Plan. Part II of the development plan contains development zones and zoning guidelines for the time period of 2021-2030. Part III consists of the coordinates of zoning boundaries and all the annexures.

Part I - Chapter I of the Plan describes the meaning of the development plan, its legal context, the stockholders of the plan, the scope and the planning process. Chapters 2 and 3 describe the planning area, the history of the area, the deliration of the planning boundary, and the need of development the plan. Chapter 4 contains the vision, goals and strategic plans, and Chapter 5 contains a detailed description of the basic SWOT analysis for each objective. The chapter 6 of the plan, also outlines the concept plan and the proposed land use development plan. Under this, the main strategies of the Maho Development Plan are planned roads and transport development strategies, sustainable environmental development strategies, economic development strategies, infrastructure development strategies and implementation strategies.

Chapter 7 consist with the design and building requirements, and Chapter 8 describes with the identified zoning and zoning requirements. Chapter 9 includes the proposed road width, building boundaries and reserves.

Accordingly, the objective of this Authority and the Government of Sri Lanka is to implement the Maho Development Plan 2021-2030 in the near future.



Approval of the Development Plan for the Maho Planning Area

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF PART OF MAHO PRADESHIYA SABHA AREA

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Urban Development Area of Part of Maho Pradeshiya Sabha Area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 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 and Housing

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

Date: 15 ^{April} ~~March~~, 2021.



Gazette Notification



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PART I : SECTION (I) — GENERAL

Government Notifications

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF
PART OF MAHO PRADESHIYA SABHA AREA**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the Development plan for the Urban Development Area of part of Maho Pradeshiya Sabha Area, having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 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 and Housing.

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

Date: 15 April 2021.

07-574/1



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**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT
AREA OF A PART OF PRADESHIYA SABHA LIMIT OF MAHO**

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, have approved the Development Plan for the Urban Development Area for a part of Pradeshiya Sabha limit of Maho, prepared under Section 8(A) of the said Act, on the 15th day of April, 2021.

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

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

12th July, 2021.

07-574/2

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT
AREA OF A PART OF PRADESHIYA SABHA LIMIT OF MAHO**

PUBLIC are hereby informed that the Development Plan prepared for the Urban Development area for a Part of Pradeshiya Sabha limit of Maho 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 15th April 2021, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8(F) of the said Act.

Archt. HARSHAN DE SILVA,
Chairman,
Urban Development Authority.

12th July, 2021.

07-574/3

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PART I

Chapter

01

**Background of the
Development Plan**

Chapter 01

Background of the Development Plan

1.1. Introduction

Development plan is a legal document of monitoring and operating, physical, social, economic, and environmental activities in a particular area, according to a proper plan. It is a legal frame work. In accordance with the plan, development strategies in the area for managing the livelihood of the people in a sustainable manner. According to the above powers, priority was given to the physical development of the town, while preparing the development plan.

The Urban Development Authority is in charge of preparing physical development plans and implementation in the areas where had been declared under the provision 8(a) of section ii (a) of amended act no 4 of 1982 of no 41 of 1978 Urban Development Authority Act.

Under the gazette Notification No.166/19 of 13.11.1981, ten Grama Niladari Divisions in Maho area, had been declared as Urban Development Area under the Urban Development Authority. According to the gazette notification of No.1535/14 of 08.02.2008 the area was expanded up to 24 Grama Niladari divisions to the land extent of 7441 Ha. for the purpose of encouraging the development activities in Daladagama junction commercial development, to preserve the archeological sites including, Yapahuwa and other tourists' attractions sites.

Urban Development Authority had identified the necessity of preparing a Town Development plan for Maho area, since this area is a fertile agricultural area and to develop the agricultural economy, and also the archeological background of the area to develop as an attractive tourists Centre according to a systematic plan.

The Project report which was prepared for Maho town only up to 2017. There was no action has been taken to regulate the development activities in the area, according to the town Development Plan. Accordingly, in 2017 Urban Development Authority started preparing of a proper development plan for the urban area, To achieve the goal of physical, economic, environmental and social development in 2030, a strategic plan and the guide lines are included in this new development plan.



As one of the ten principles relevant to the “Vistas of Prosperity and Splendour” policy statement that directly contribute to urban planning area in Maho,

- Productive Citizenry and a vibrant Human resource
- People Centric Economic Development
- Technology Based Society
- Development of Physical Resources
- Sustainable Environmental Management

are very important

Development of outer Ring Road, expansion of local roads, development of special access road system to reach archaeological sites, construction of flyover and provision of parks developments towards an eco-friendly transport system and related policies can be achieved.

All reservoirs such as tanks, rivers, streams, canals etc. should be activated by the reserves declared by the relevant maintenance agencies and if not, steps have been taken to protect the water resources by enforcing the relevant building restrictions of the Urban Development Authority. This can be achieved by the Deduru Oya Drinking Water Supply Project which is currently being implemented for drinking water supply. The Wayamba Ela project of the Moragaha Kanda Reservoir Project is to supply water to agricultural lands in the Mahawa Zone. The project has also been adapted for the Mahawa city development plan. The plan proposes measures to uplift the economy of the people of the area.

Proposing an Industrial Development Zone is expected to increase the demand for the products of the region and increase industrial employment by making the agro products of the region the finished product. It contributes to the creation of a technology-based society, an international innovation hub as well as an IT entrepreneurial society.

The strategies and projects presented to achieve the vision of this development plan have formalized the building development, infrastructure development and physical resource development of the area.

This Environmental Plan was submitted for inclusion in the Development Plan prepared for the Maho Urban Area and consists of the following components.

- Wetland plan
- Landscape Management Plan

- Disaster mitigation plan
- Proposed public outdoor open space plan

In the above plans it is expected to conserve the existing paddy lands and forest plantations in the same manner. Through this development plan, it is proposed to create an area with a sustainable environmental policy.

Under the principle of a productive citizen and a happy family, a wise citizen, in a knowledge society, in the shadow of the teacher in the mother's lap, in the revival of school education, in universities and in higher education, in a curriculum.



1.2. Stakeholders of the plan

Main Stakeholders

Pradeshiya Sabha - Maho.

Advisory Bodies/ Resource Persons

Divisional Secretariat	- Maho.
Road Development Authority	- Maho.
Irrigation Department.	- Kurunegala.
Agrarian Services Department	- Kurunegala.
Water Supply Board	- Kurunegala.
Railway Department	- Anuradhapura.
Sri Lanka Transport Board	- Maho.
Road Passenger Transport Authority	- Maho.
Electricity Board	- Kurunegala.
Wildlife Department	- Kurunegala.
Central Environmental Authority	- Kurunegala.
Sri Lanka Telecom	- Kurunegala.
Sri Lanka Police	- Maho.
Education Department	- Maho.
Archeology Department	- Hettipola.
Forest Conservation Department	- Kurunegala.
Commercial Society	- Maho.

1.3 Scope of the Development Plan

Development plan is a legal document of monitoring and operating physical, social, economic and environmental factors of particular area, according to an appropriate plan. With the development potentials and strategies in the area for managing the livelihood of the people in a sustainable manner.

The Urban Development Authority is in charge of preparing physical development plans and implementation in the areas where had been declared under the provision 8(a) of section ii (a) of amended act no 4 of 1982 of no 41 of 1978 Urban Development Authority Act.

According to the above powers, priority was given to the physical development of the town, while preparing the development plan.

The objectives of this integrated development plan are to study the physical, social, economic and environmental aspects of the area, including 24 Grama Niladari divisions and Maho town which declared under the Urban Development Authority.

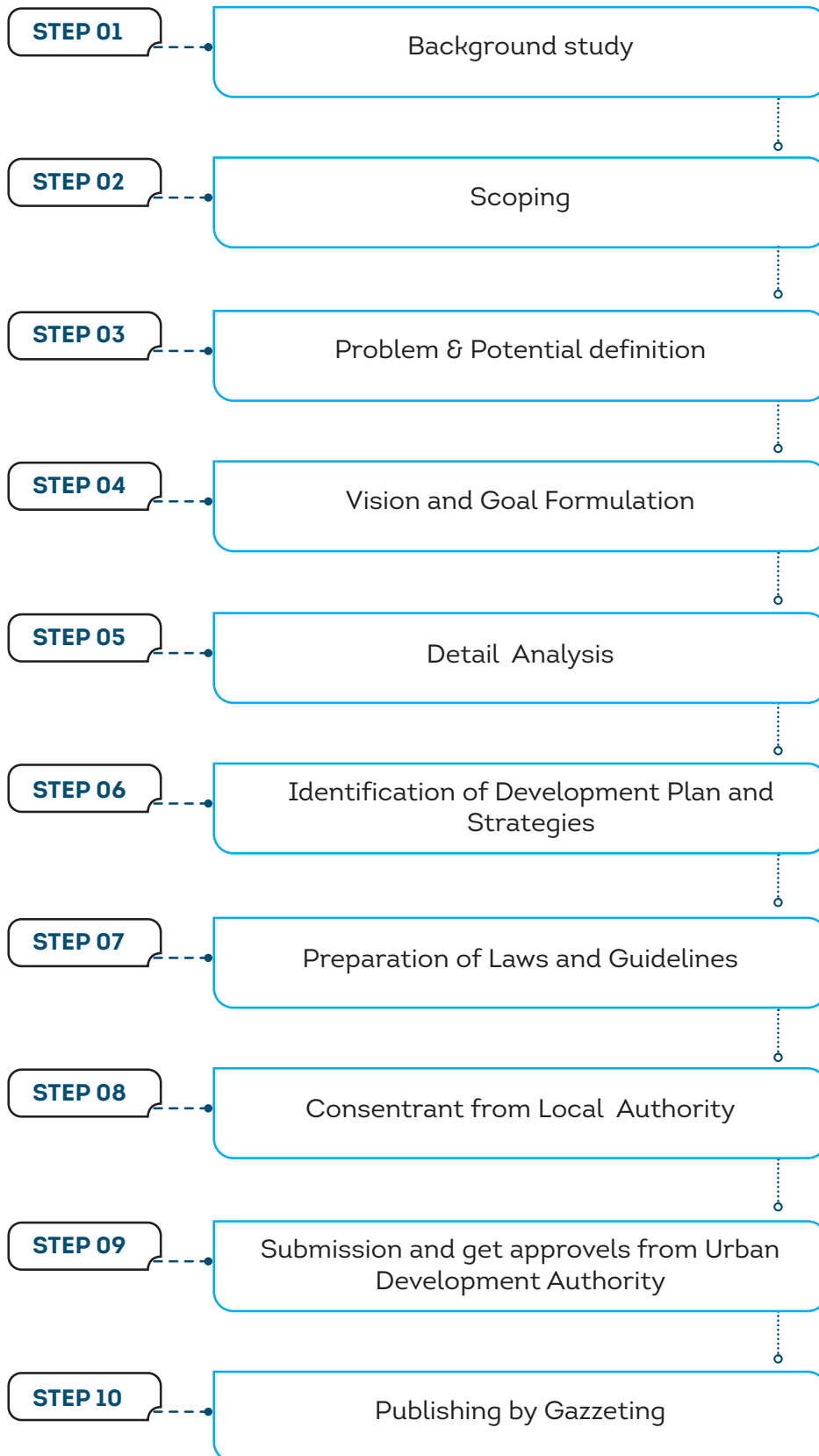
In accordance with the National Physical Planning Policy (2030) the place to be acquired by Maho was utilize for the implementation of both national and regional development and proposed development projects. For the purpose of this study where the Maho area would be in 2030, according to the National Physical Planning Policy, national and local relationship, implementing and proposed development projects in the area were targeted. Among the local development projects "Sathipola" project in Maho, bus stand development project, Wayamba Ela development project and Deduru Oya drinking water supply project are the major projects in this area.

Developing as an Agro - based town is a basic vision of the Maho Town Development plan. Through the implementation of above projects, in 2030 Maho town would be developed as an agricultural service town.

Accordingly, development of physical, economic, environmental and social factors supported the improvement of living standard of the people in Maho area. It is the main objective of this plan.



1.4 The Planning Process



Planning Process

Basic Study

When preparing Maho development plan, basically analyzed the data on primary, secondary on physical, social, economic and environmental sectors. Most of the data obtained from various institutions, such as National Physical Planning Department, Road development Authority, Central Environmental Authority, Provincial Road Development Authority, and Divisional secretariat, Health, Educational Offices, and Electricity Deputy General Manager's Office. Urban Land use, distribution of infrastructure facilities, housing facilities and population, location of archeological sites, environmental sensitive areas were analyzed by mapping.

Identification of the Scope.

According to the urban hierarchy of the town, the needs are identified, regarding the national level planning for Maho Urban area. Existing and proposed development projects were identified and studied. (The meeting was officially held at Maho Town Council Hall on 30.10.2017 to obtain ideas and opinion from resource persons, officers of the public and private sector, and the public.)

Identification of Problems and Development Potentials.

Resource persons, officers of the public and private sector organizations, societies and companies in this area presented their ideas, opinions, views and proposals, regarding development potentials, as how they will be improved, questionable situations, and how could they have avoided. Analyzing this situation in the area, it was easy to identify the existing development potentials and questionable situation.

Identification of Vision, Objectives and Goals.

While obtaining maximum use of this development potentials and avoiding the questionable situation in the area, it was prepared vision, objectives and goals, improving the balance development of the town through environmental, economic, social and physical aspects.



Detail Analysis

To achieve the planned vision for the area, objectives were prepared. Subsequently SWOT (strength, weakness, opportunities, threats) analysis, have done to achieve these objectives.

Preparation of the Development Plan and the Strategic Plan.

Proposed land use plan, proposed zoning plan, proposed road and transportation plan, Agri-economic development plan was prepared to achieve the objectives on physical, environmental, economic and social aspects.

Preparation of Rules and Guidelines.

A legal frame work was created to access the vision of the development plan. For the building construction activities and the land use activities to minimize the problems that have already been identified and issues that are expected to be revealed in the future.

Agreement of the Local Authority

After formulating the draft development plan, it was expected to get the ideas, proposals and agreement of Maho Pradeshiya Sabha. At the meeting held on 17.05.2018 with the resource persons, officers of the public and private sectors and members of public arrived at a settlement to the development plan.

Draft Development Plan presented to the Urban Development Authority Planning Committee and get the approval.

Draft development plan presented to the planning committee of the Urban Development Authority, to obtain further rectifications and approval. After getting the approval of the planning committee it was submitted to the Hon. Minister for his approval.

Published by Gazete.

Amended plan published as a legal plan.

Chapter

02

Preliminary Study

Chapter 02

Preliminary Study

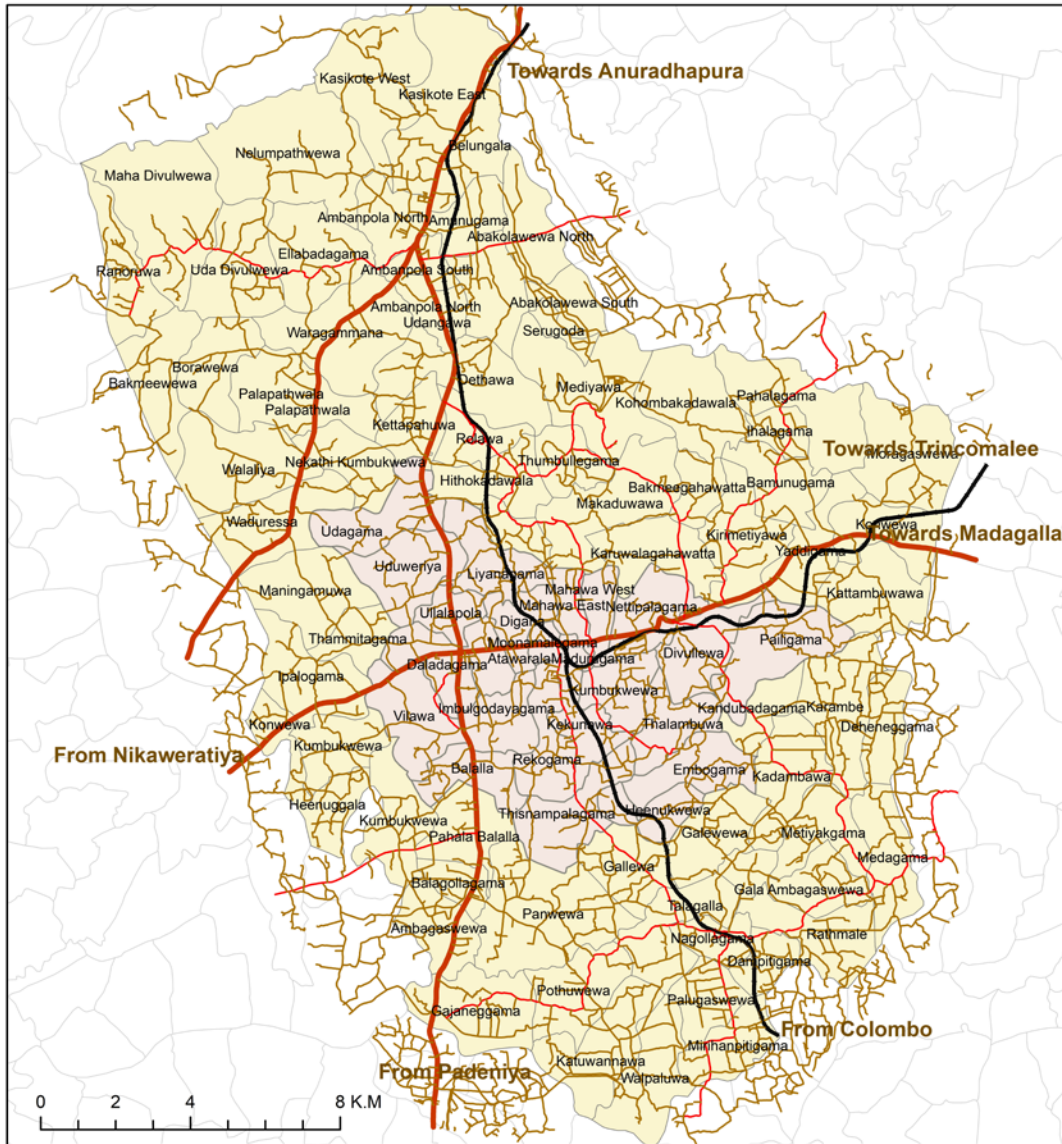
2.1 Study Area - Maho Pradeshiya Sabha Area



Maho is located within the Divisional Secretariat of Maho in Kurunegala District in North Western Province. It is 50 k.m. far away from Kurunegala and 55 k.m. from Anuradhapura.

Maho Pradeshiya Sabha area consists of two Divisional Secretariats, named Ambanpola and Maho. It is included 96 Grama Niladari Divisions and total extent of the land area is 410 sq.k.m. In this area Maho is the main town. Padeniya -Anuradhapura main road which runs from Kurunegala to Anuradhapura and Nikaweratiya to Madagalla road runs via Maho Pradeshiya Sabha area. From Colombo to Jaffna main railway line and the Eastern railway line, from Maho to Trincomalee and Batticaloa are also runs through Maho Town. Therefore, Maho town is identified as an exceptional rail way junction (Map No.2.1).



Map No 2.1. : Study Area – Maho Pradeshiya Sabha area



<p>Legend</p> <ul style="list-style-type: none"> — Main Road — Secondary Road — Minor Road Railway Maho UDA Area Pradeshiya Saba Area 	 <p>1:135,000</p>	
<p>Study Area – Maho Pradeshiya Sabha area Maho Development Plan 2021- 2030 Urban Development Authority</p>	<p>Prepared Date : 11th November 2020 Updated On : 27th November 2020 Source : North Western Provincial Office Prepared By : P.P.D Rajapaksha</p> <p style="text-align: right;">North Western Provincial Office</p>	

Source : North Western Provincial Office, Urban Development Authority, 2020

2.2. Planning and Situation Context

Yapahuwa Kingdom was situated on a rock of 400 feet height, and 300 meters above mean sea level. This is the main historical and archeological background in Maho. According to the archeological factors Yapahuwa Kingdom exposed, for the first time in the 13th century chronicles. Other than that, it was found the ruins of the cemetery complex which belongs to the pre - historic era, nearby Yapahuwa, named "pin wewa gal sohonkoth ." It proves Yapahuwa was a settlement in the pre - historic era. Using the large-scale stones to build the cemetery is a special character of the era. Before the Yapahuwa kingdom exist during the 13th century, there are evidence to a Buddhist monastery complex were in Anuradhapura. And also, it proves the finding of cave carvings cave letters Buddha statues, and guard stones belong to Anuradhapura Era. According to Mahawansa, history of Yapahuwa Kingdom was built in 1214. A.D. In this period Commander "Subha" has fought against invasion of "Kalinga Maga" by using Yapahuwa as a security place. There after king 4th Wijayabahu in 1270-1272 A.D. had defeated invader Chandrabahu and crowned his brother king Buwanekabahu in 1284 A.D. to develop Yapahuwa. This was the prosperous and golden era of Yapahuwa Kingdom. According to history the Kingdom expanded vastly and this was the safest place to the Tooth Relic of Buddha.

Tracing of "Chinese clay pots and coins by Archeological excavations it gives evidence of the connection of China with Yapahuwa Kingdom.

The ruins of the Museum located close by to Yapahuwa kingdom prove that Yapahuwa had become one of the most impotent fortresses. Apart from the historic settlement of Yapahuwa, development of Maho commenced with the starting of Maho Railway station in 01.11.1903. Commencement of Maho railway station and railway track running to Anuradhapura via Maho, were the very important incidents in period.

In 1920 Maho developed as a railway junction and extended the railway tract to Trincomalee. Then Maho developed as a town due to the railway was the main mode of transportation of this period.

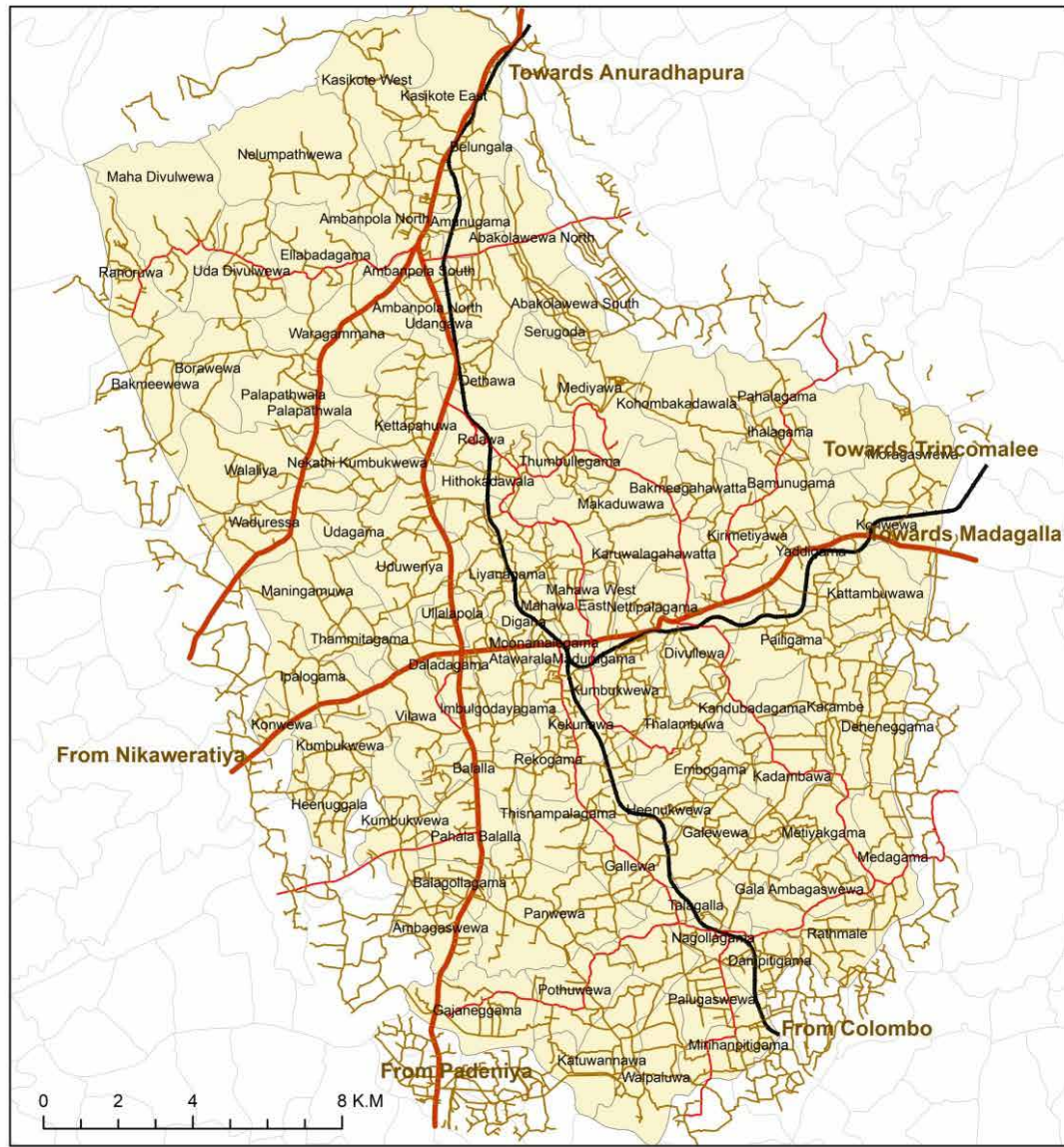
By the year 1955 Maho railway junction developed further as the railway track extended to Trincomalee again. Since Yapahuwa Kingdom was at Maho Urban area, the historical impotency of the town has been increased. It creates the local and foreign tourist attraction to this town.





According to the development plan prepared by the National Physical Planning Department by the year 2030, Maho has been identified as a rural settlement zone. Urban hierarchy of the Urban Development Authority, the town of Maho is a third order town similar to the towns like Wariyapola and Galgamuwa.

Bus stand project and the "sathipola" development project are locally important. At the moment these projects have been implemented under the supervision of Urban Development Authority. In addition to Wayamba Ela development project, Deduru Oya drinking water project are regionally important and being constructed at present. In addition to the development plan prepared by the National Physical Planning Department, there is a proposal to construct a new railway line from Maho to Puttlam. (Map No 2.2)

Map No.2.2 : Road Network in the Area



<p>Legend</p> <p>Main Road (Red line) Secondary Road (Orange line) Minor Road (Yellow line) Railway (Black line with cross-ticks) Pradeshiya Saba Area (Yellow shaded area)</p>	<p> 1:135,000</p>	<p></p>
<p align="center">Road Network in Pradeshiya Saba Area Maho Development Plan 2021 - 2030 Urban Development Authority</p>		<p>Prepared Date : 11th November 2020 Updated On : 27th November 2020 Source : North Western Provincial Office Prepared By : P.P.D Rajapaksha</p>

Source : North Western Provincial Office, Urban Development Authority, 2020



Maho urban area is located in the dry zone; annual rain fall is 700 mm. Generally, 1400 mm rain fall receive in October and November. Annual temperature is generally 28 c, but in August and September it increases up to 30c. The geographical back ground of the area is much closer to flat land and consists of “red yellow podzolic” soil. It is suitable for paddy cultivations as well as and agricultural cultivations including coconut, vegetables and fruits etc.

In 2016 the population in this area is 85,304. It is 4.9% of the total population in Kurunegala District, and the growth rate is 0.9. Daladagama junction and Ambanpola town, are the sub town to Maho which having the highest population density. The population density in Maho area is over 16 persons per Hectare. (Annex no.01) 51% (43,505) of the total population consists of female population and 49% (41,798) represent the male population. According to the age groups 10% consists of below 5 years and the school Going population is 20% of the total population. The age group 18 – 60 represents Labor force.

It is 58% of the Population. Over 60 years of population is 12%. Race of the population consists of 94% Sinhala, 5% Muslims and 1% Tamil (Annex no.01)

The total number of houses in Maho Pradeshiya Sabha area is 18,956 (2016). Housing density is one house per hectare. Housing density diffuses to the area's nearby town, and Ambanpola sub urban area. (Annex no 02)

Attention was focus on the agriculture sector in Maho Pradeshiya Sabha area, a special characteristic of the area is the small tanks and paddy fields. Farmers live around them. There are about 22 anicuts and out of 811 tanks 314 tanks are feed by rain water. By using this water, 7, 185 ha. of paddy lands are cultivated. Similarly, there are two large scale irrigation systems and cultivated paddy land is 2,076.97 ha. Total families of farmers are 2,283. The annual production of paddy in the Maho Pradeshiya Sabha area is estimated at 1, 375 tons.

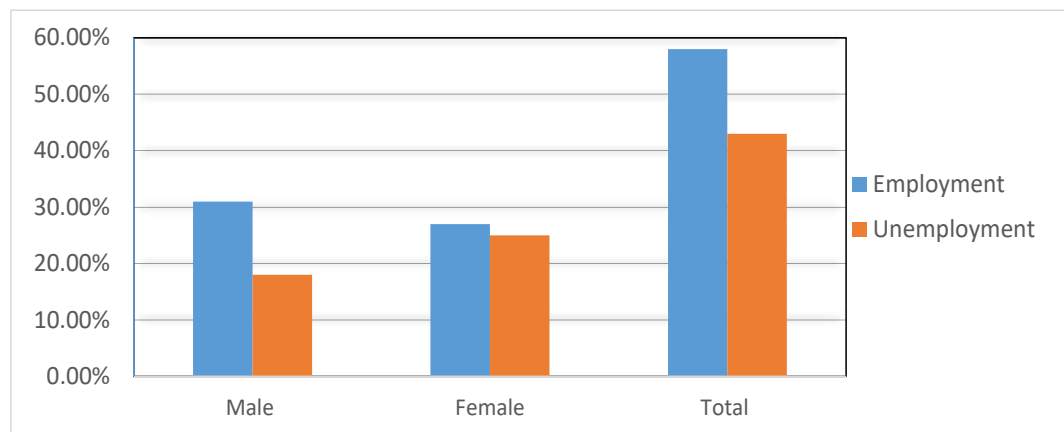
In addition to paddy cultivation coconut, vegetable, fruits and supplementary crops are in large scale. From the total land area 5% (1240 ha.) consists of coconut cultivation, 8% (332.66 ha.) vegetable cultivation, 4% (1608 ha.) supplementary crops, and 4% (2805 ha.) fruit cultivation.

Non availability of sufficient water for paddy cultivation, farmers have turned to cultivate supplementary crops. Coconut cultivation consists of 5% of the total land area. Fruits cultivated in 285 ha. In addition, supplementary crops successfully cultivated in this area.

However, there are major issues affecting the agricultural sector. Sparsity of proper market facilities for agriculture products, damages from wildlife (elephants), weather problems like droughts, water shortage for agriculture. Because of these problems there is a tendency towards animal husbandry. In addition to milk production meat, eggs, another animal production are the main activities. Among these animal husbandry cattle, cows and chicks are famous. There are 3547 animal husbandry farms are located around the area.

Basic problems in animal husbandry, can be identified destruction of grass cultivation during dry seasons, lack of breeding substance, lack of sufficient land for grass cultivation, lack of financial facilities. In terms of employment in the Maho Pradeshiya Sabha area, it is 59% (Graph No.2.1)

Graph No 2.1 : Employment Pattern in the Maho Pradeshiya Sabha area.



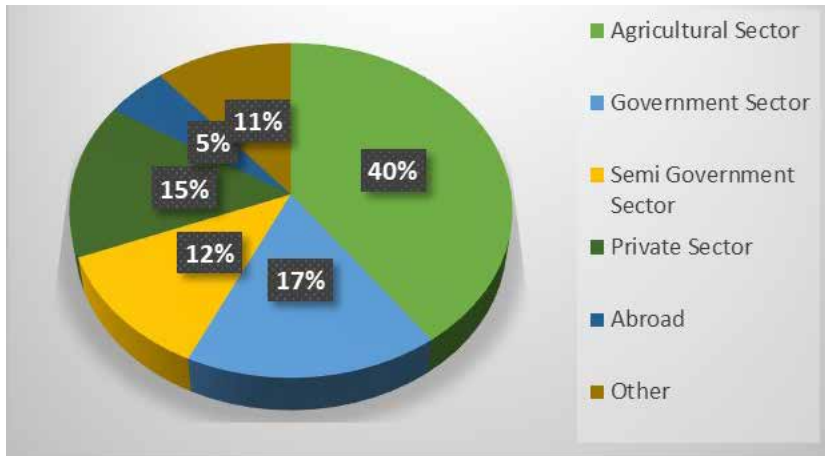
Source: Resource Profile,2017

In terms of the sectoral employment pattern, agricultural sector consists of 40%. Because the agricultural activities most commonly used in the area. Regarding other sections public sector 17%, private sector 15%, self-employment 12% and other minor jobs are contributed 11%. Contribution to foreign employment is 5% (Graph No.2.2)



Graph No 2.2 : Sectoral Employments in Maho Pradeshiya Sabha Area.

Employment Sector



Source: Resource Profile,2017

Considering the industries, including garment factories and 1160 small scale industries are operating in the area. About 40% of them are agriculture-based products. As a private sector organization, CIC factory is also located in the area. It provides agricultural services and raw materials. There is a potential to develop agriculture-based industries, because there is enough land to develop agriculture cultivation and also agriculture based many products are available in this area.

Considering road network in Maho Pradeshiya Sabha area, "A" grade roads which belongs to the Road Development Authority are connected with major cities such as Kurunegala - Anuradhapura - Nikawaratiya - Madagalla. The other roads improve the local and regional connection. Accordingly, Road Development Authority maintains 272 k.m of "A" grade roads. Provincial Road Development Authority maintains 223 k.m. of local roads. 978 k.m. of regional roads were maintained by the Pradeshiya Sabha, which spread all over the region. (Annex No 03)

Analysis of the road network in the study area reveals most of roads have integrated connection based on Daladagama Junction. Maho urban center and Ambanpola Junction are in the second place in road network connection.

National Water Supply and Drainage Board is responsible for 56% of drinking water requirement in Maho Urban Area. The remaining 44% is supplied with geological wells, tanks and canals. There is no main water source to supply water to the town. Therefore, Maho town get their

water supply from Magalla tank which is in Nikaweratiya (Annex No 04).

Maho town meet their drinking water requirement from Daduru Oya Reservoir. It is proposed to cover Maho Urban area including 24 Grama Niladari Divisions from above reservoir. The project is now in progress. It is decided to construct a thousand cubic meters of water storage tank to provide the sufficient water for the public in Maho. It is expected to complete the project in 2021. This project would meet the drinking water problem in the region.

Electricity is supplied by the Ceylon Electricity Board for Maho Pradeshiya Sabha Area. The Ceylon Electricity Board currently has sufficient facilities for the future electricity supply. New electricity connections will be provided within a week after requesting (Annex No 05)

Collection of garbage is limited to town center of Maho Pradeshiya Sabha area. The disposal and recycling of waste put up in a land area of 02 acres at Siyodagama. There are issues related to garbage disposal. No such facilities beyond the urban area. There are no sufficient laborers for the collection of garbage.

According to land use of town area, is about 6.8 Ha., allocated for sports and entertainment activities. It is about 0.1% of the total land area. Recommended standard for these recreational activities is 1 Ha. Per 1000 people. However, it is reported 6.8 Ha, remaining at the site. As per the recommended standard, there should be 23 Ha. Existing recreational facilities are not on the standard level, therefore is a needed for such activity.

The main health facility provider is the District Hospital of Maho. Ayurvedic medical center and the medical clinics which are conducted by the District Hospital- Maho are the other health providers are in the area.

There is only one District Hospital in Maho. It is hardly enough for the requirement of the people, live in Maho. Therefore, they have to get treatments from the Hospitals at Nikaweratiya, Galgamuwa and Kurunegala. Anyway, for the prevention of diseases in the area family health and health care programs are conducted by the Health Medical Office at Maho. Prevailing District Hospital is having with very low Medical facilities and there is a need of an Ayurvedic Hospital.

Considering the education facilities in Maho town, there are 9



government schools, 02 Monastery education centers, (pirivena), and 01 vocational training center. (Small scale) (Annex No 06)

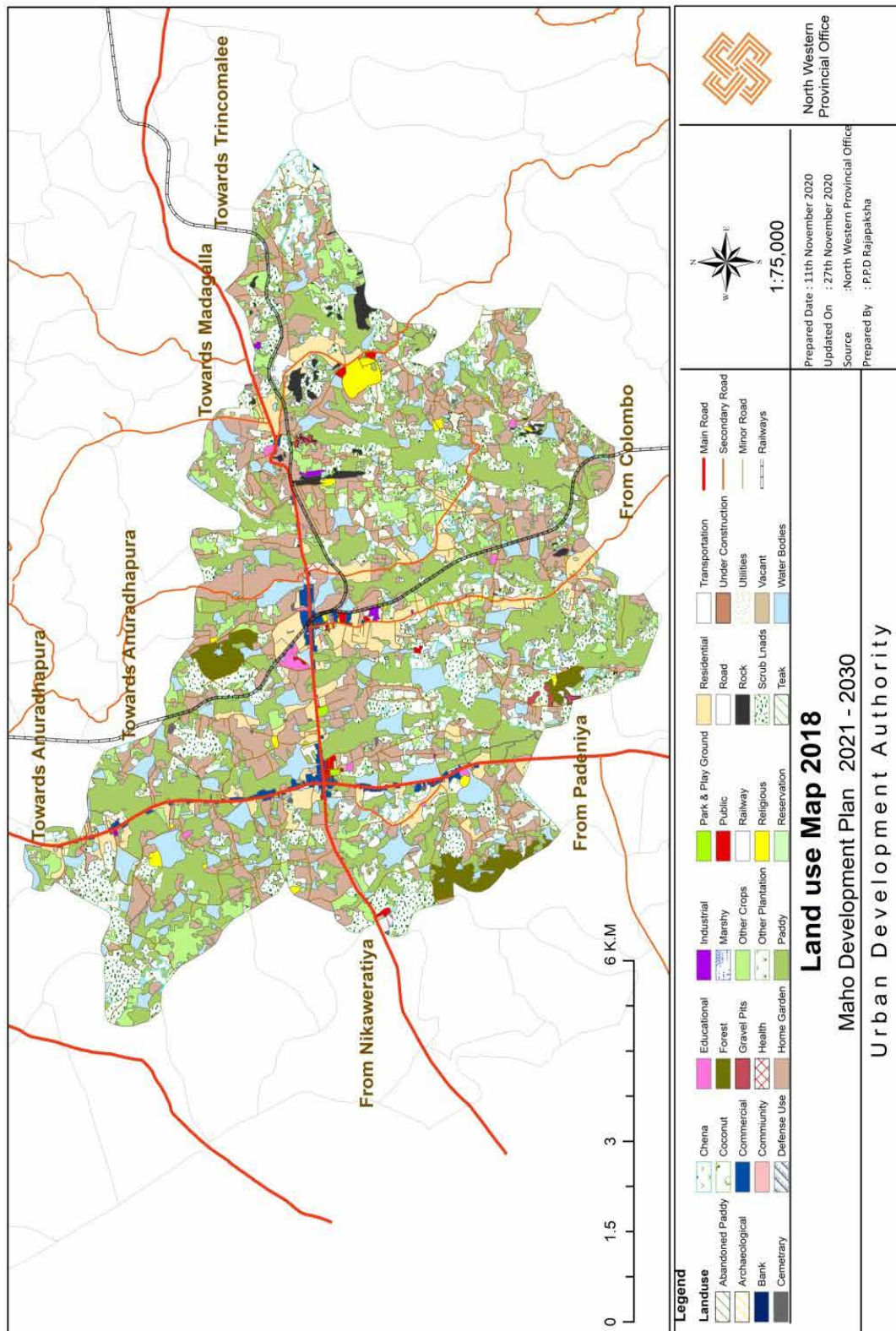
Teacher - student ratio is 1:20. Except Wijayaba National College and U.B Wanninayaka Central College, the other schools are having less facility. When looking at the land prices in Maho Pradeshiya Saba area.

Maho Town Center, Daladagama Junction and in the vicinity of the area around Ambanpola town is more than 10 lakh per perch. The area out of the town Center land price is Rs.50,000 per perch, because of the scarcity of infrastructure facilities (Annex No 07)

According to the land use of the Maho Town, special characteristics are there. Total land area is 7441.8 Ha. 42% is agriculture lands. 23% is home gardens. 9.5% is water retention areas. 8% is scrub lands. 6% is residential areas. Only 1.5% is for the commercial use. The highest land use in urban area is given for agricultural purposes. Tanks, paddy fields, wet lands are included the wet land zone in the area. Relatively other areas, it is very important component is a small and medium scale tanks are throughout the region. There are paddy fields feeding by these tanks which are spread over the region in the area of 701.262 Ha. This is 9.24% of the total land area. Since there is no proper irrigation system to most of the tanks, farmers have to cultivate their land by rain water. Due to this fact, most of the tanks are like open lands during the dry season (Map No. 2.3).

The land that is used for paddy fields are 2000.9 Ha. That is 26.40% of the total land area. During the dry season, throne bushes are growing on a timely basis in those paddy fields. Swamp land is about 0.40535 Ha. of the land area and it is 0.01%. 1.85 % of the total land area, (140.151 Ha.) are reserved for Wilava and Weliyaya conservation area, which belongs to forest conservation department. These areas are also included as urban development areas.

Map No 2.3 : Land Use Map



Source : North Western Provincial Office, Urban Development Authority, 2020



Maho is an environmentally sensitive area. Analysis of the land use pattern in Maho proves it. Most of lands are covered with, paddy fields, wet land and tanks. (Map No.2.4)

Environmentally sensitive areas are identified according to the sub categories of human environmental plan and the natural environmental system. (The area covered with dark green in map No. 2.4.) Cultivated reservation, wet lands and water source are falling in the above category. Low environmental sensitive zones are indicated in map No.2.4 yellow in color the built environmental planning zones are falling into the above. (Map No.2.5)

This analysis reveals, the expanding directions of the development of the city and the regions where the development compressor is very high. Maho town has high development compressor and relatively same as Daladagama junction and the nearby. This analysis also indicates linear development along the main roads of Padeniya - Anuradhapura, Nikaweratiya - Madagalla and from Daladagama junction to Yapahuwa.

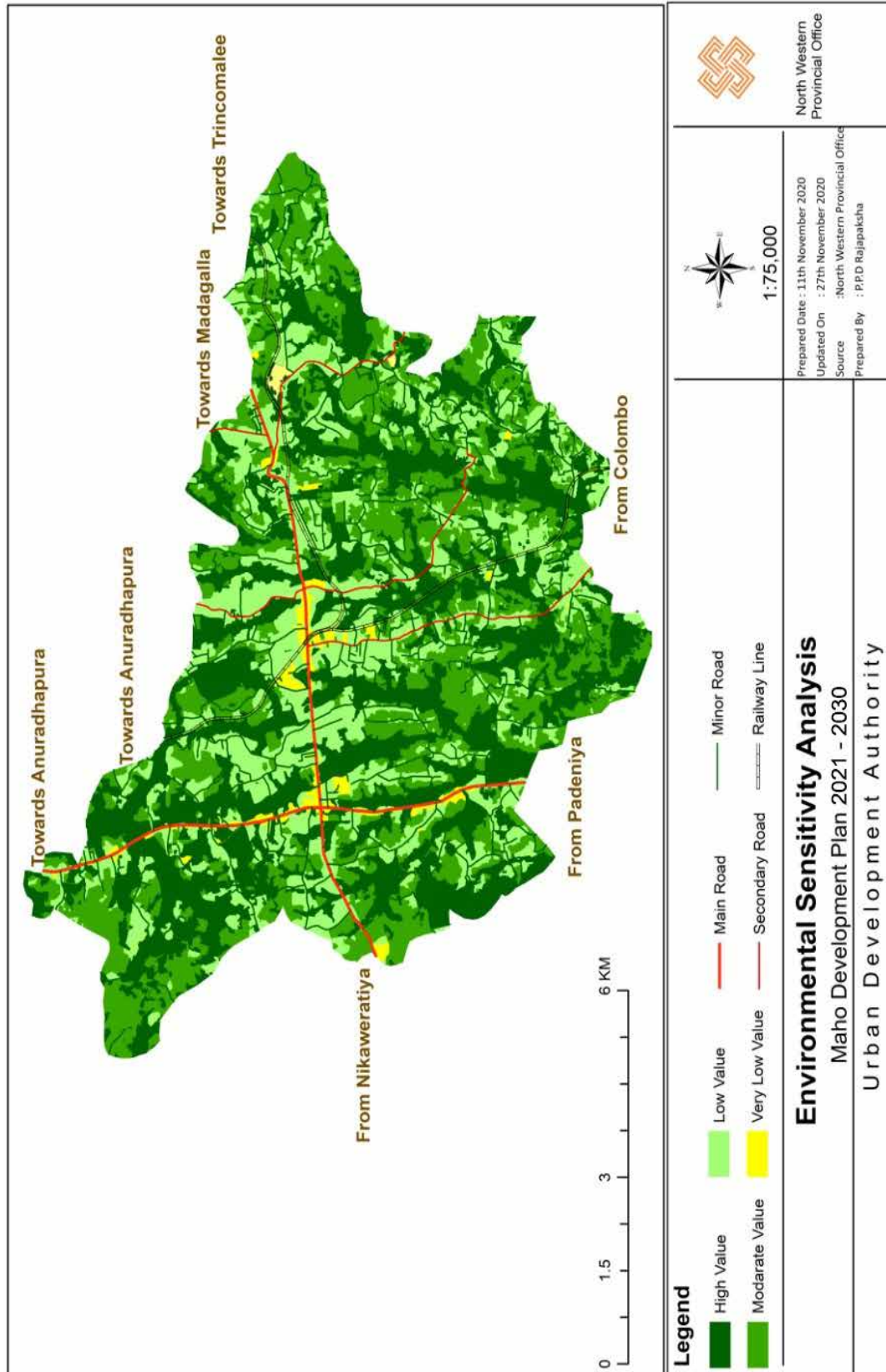
The indicators of development pressure analysis

- Road and railway network and road connectivity.
- Infrastructure facilities. (water and electricity supply.)
- Population density.
- Building density.
- Land use.

The area covered with dark red indicates high development pressure and the area covered with light green indicates low development pressure.

This index indicates the best location where the people have to settle. It shows in dark brown color in the map. This area can be identified as a suitable area for the people to live, as all facilities are in this area. (Map No.2.6)

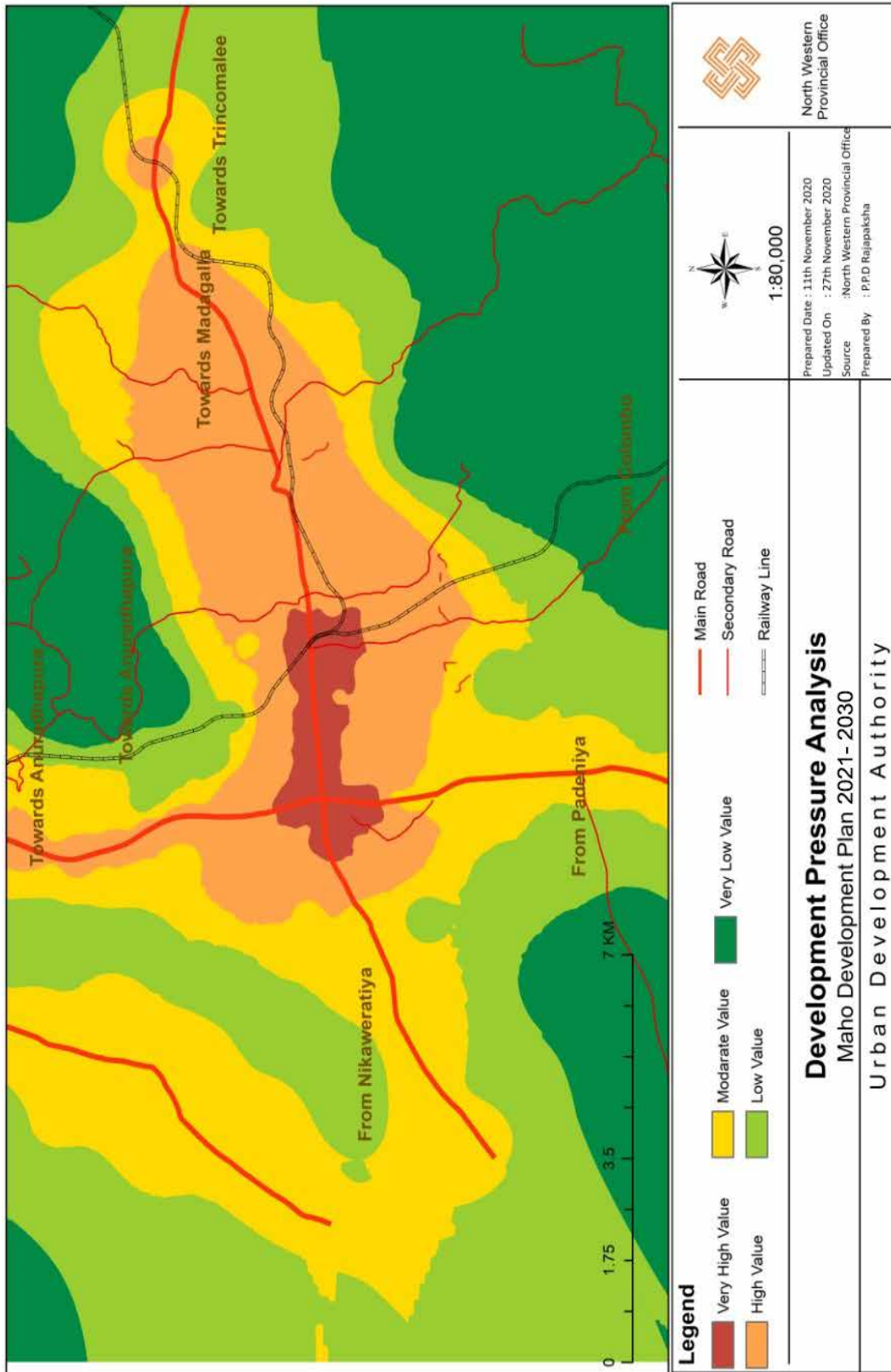
Map No 2.4 : Environmental Sensitivity Analysis.



Source : North Western Provincial Office, Urban Development Authority, 2020

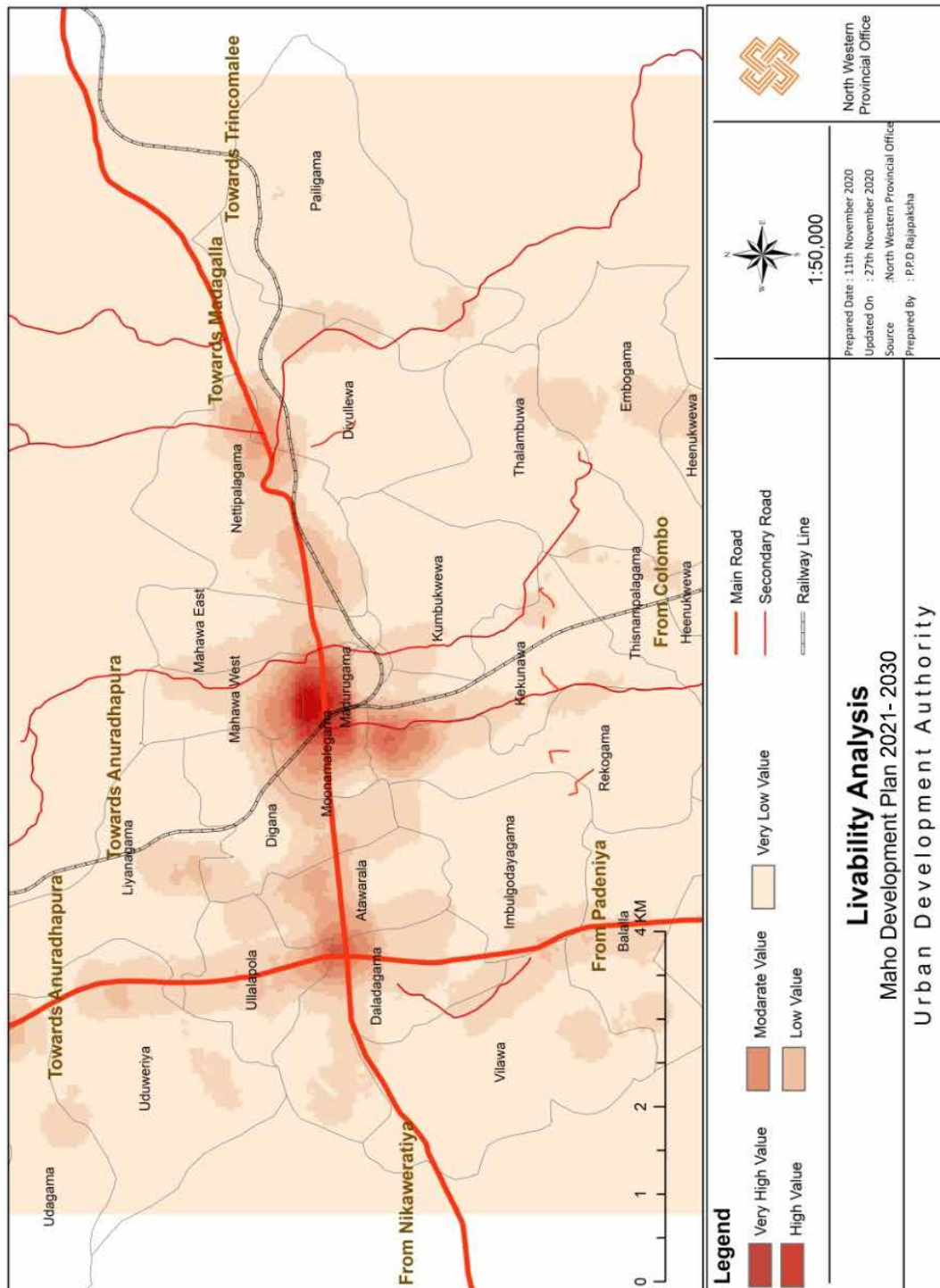


Map No 2.5 : Development Pressure Analysis



Source : North Western Provincial Office,Urban Development Authority,2020

Map No 2.6 : Index of Identity Suitable Zones for living



Source : North Western Provincial Office, Urban Development Authority, 2020

In this chapter physical, environmental, economic, and social background of the area were studied. According to the study it can be identified as a self-sufficient area based on agricultural industry and also there is a trend of developing tourism.



2.3 Delineation of the Planning Boundary.

To prepare the Urban Development plan, area demarcated according to the planning boundaries and the basic factors.

2.3.1. Functional boundary

Maho town defined as a service center for the agricultural reservation area. Urban uses mainly concentrated to Maho town center and Daladagama junction. Commercial activities, public and semipublic buildings, private sector financial institutions are also in this town center. (Map No.2.5) Development pressure analysis explains the direction and the high development pressure in the region. Therefore, Daladagama junction and the adjoining area has been included to Maho urban area. Development activities in this area can be strengthened by Maho Urban area. Hence preparing, Maho development plan considered altogether, as Maho Urban area.

2.3.2. Geographical boundary

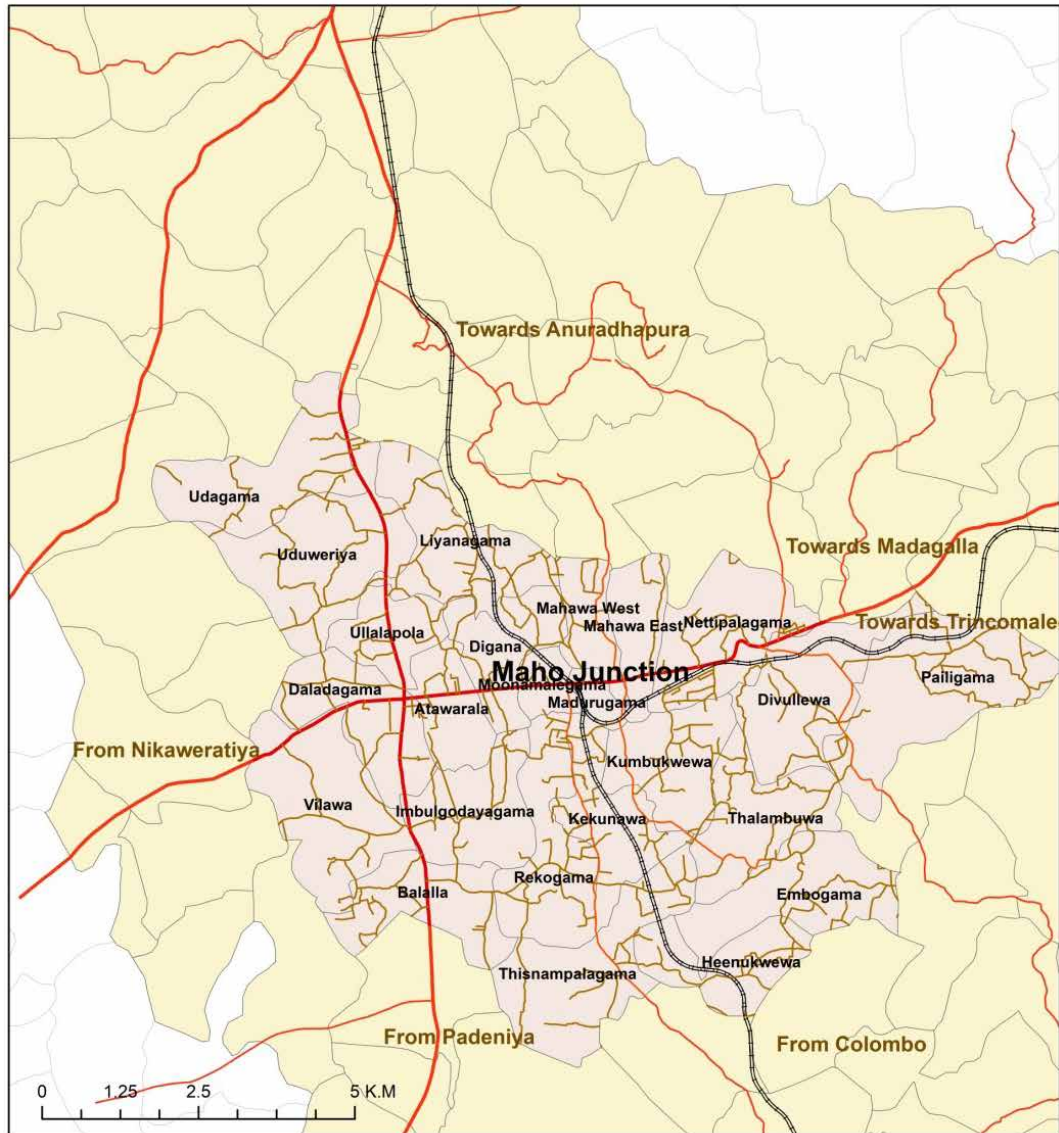
Identified developed area by the development pressure analysis, and the area where the development activities are expanding, highly environmentally sensitive areas such as paddy lands, wet lands, and areas around the tanks were selected as geographical boundaries when preparing Maho Urban Development Plan.

Preservation of the Yapahuwa Kingdom and archeologically valuable areas creates tourist's attraction. Hence in this area can be identified as proposed tourism development zone.

2.3.3. Administrative boundary

Under the gazette notification No.166/19 and dated 08.02.2008, the area declared by the Urban Development Authority. It consists of 7441.8 Ha. and 24 Grama Niladari Division (Map No:2.7)

Map No 2.7: Planning Area



<p>Legend</p> <ul style="list-style-type: none"> — Main Road — Secondary Road — Minor Road Railway Maho UDA Area Pradeshiya Saba Area 	 1:80,000	
<p>Planning Area Maho Development Plan 2021- 2030 Urban Development Authority</p>		
<p>Prepared Date : 11th November 2020 Updated On : 27th November 2020 Source : North Western Provincial Office Prepared By : P.P.D Rajapaksha</p>		

Source : North Western Provincial Office, Urban Development Authority, 2020

Chapter

03

The Need of The
Development Plan

Chapter 03

The Need of The Development Plan

Though the Urban Development Authority declared Maho as an Urban Development area, still there is no proper plan. Therefore, it is needed to prepare a plan to control the irregular developments and to tackle the new development trends.

Accordingly, the main objective of setting up Maho town development plan in 2030 is to identify the problems and the development potentials. Similarly, to minimize, the disadvantages of development and to solve the existing problems are the other objectives. In addition to that identify necessary projects for managing future growth, and to develop laws and guidelines that needed in the area.

Agriculture is the main economic component of the urban development area in Maho. (18% of the total work force is engaged in agriculture activities) 44% of the total land use is contributed for agriculture. Of these 26% is paddy lands. 17.47% of land area is used for the other agricultural activities (chena, coconut, vegetable, and fruits etc.). The fertile soil for agriculture and plenty of water retention areas available in this region. (10% of the total land) 314 tanks, 19 anicuts, 175 agriculture wells are located in the area. Therefore, it is a paradise for agriculture economy. During the Maha season in 2016, 38% of the total paddy lands were not cultivated. In Yala it increased up to 58%. Due to dry climatic condition and non-availability of well-planned irrigation system. By the year 2017 paddy cultivation is confined to only one season. This has been affected to decline the economy of the area.

Non availability of the proper marketing system for agriculture products and animal products is also a big issue in the area. The farmers have to transport their harvest to Kurunegala, Thambuttegama or to Dumbulla where the towns are far away about 20 km. from Maho.

For further development, better solution should be provided to the existing problems in agriculture sector. It could be developed through the implementation of suitable projects and preparing urban development plan.



Yapahuwa Kingdom and the archeological sites are attractive place for tourist industry. Tourists' arrivals exceeded 80,000 on Poya days, (source – Tourists Board -2016.) to this Kingdom. But there is no attraction to other archeological sites like Yapahuwa “Gal sohonkoth” (tourists arrivals has declined by less than 100 – source Tourists Board 2016) Tourists are unaware of the location of the place which are isolated and abandoned, no proper facilities, (roads, water supply, accommodation) are the main reasons to the decrease of tourists attractions.

Similarly, other tourists' development potentials are indigenous medicine system, regional fighting system like “Angampora”, related artistic community. These development potentials will help to promote the tourist's industry.

Hence, Maho area can be developed as a place where tourism attraction is high. Ancient Kingdom, archeological sites in the vicinity, indigenes medicine system, “angampora” fighting system, based on the area can be used to promote local and foreign tourism.

Since the interior of Maho urban area is underutilized, it is necessary to prepare a development plan on this. As per the existing land usage it reveals that more lands are developable, which coved with scrub about 12% of the total land of the area. Most of home gardens are abandoned and not cultivated.

The following facts have been identified for the miss use of the lands. The severe water scarcity in the area. The town is handicapped with proper interior road system, and they do not expand to the rural areas and existing roads are not properly connected and maintained.

Considering the physical infrastructure facilities in Maho town, there is no proper interior road network and no expansion. The roads in the area are in dilapidated condition. (Area and roads) About 80% of the existing roads are gravel roads. No proper expansion in interior road network and inadequacy of roads. Similarly, poor maintenance, no positive inter connection with each other roads in local level. By developing, connecting and maintaining of the interior roads system, the livelihood hood of the people could be uplifted. And also, the development could be expanded to inner area.

According to the data of the water supply Board, the supply is inadequate. In some areas water supply in not available. (National water supply board and community base projects) Water scarcity. Due to dry weather conditions in the area is a great problem. There is no main water source for Maho area. Conditions Prevailing dry weather and droughts in the area are the main reasons for the water problem. The National

Water supply board is able to meet the needs of about 56% of the total requirement. The necessity of an adequate water supply scheme to meet the water requirement of 44% is basically identified. (Map No : 3.1)

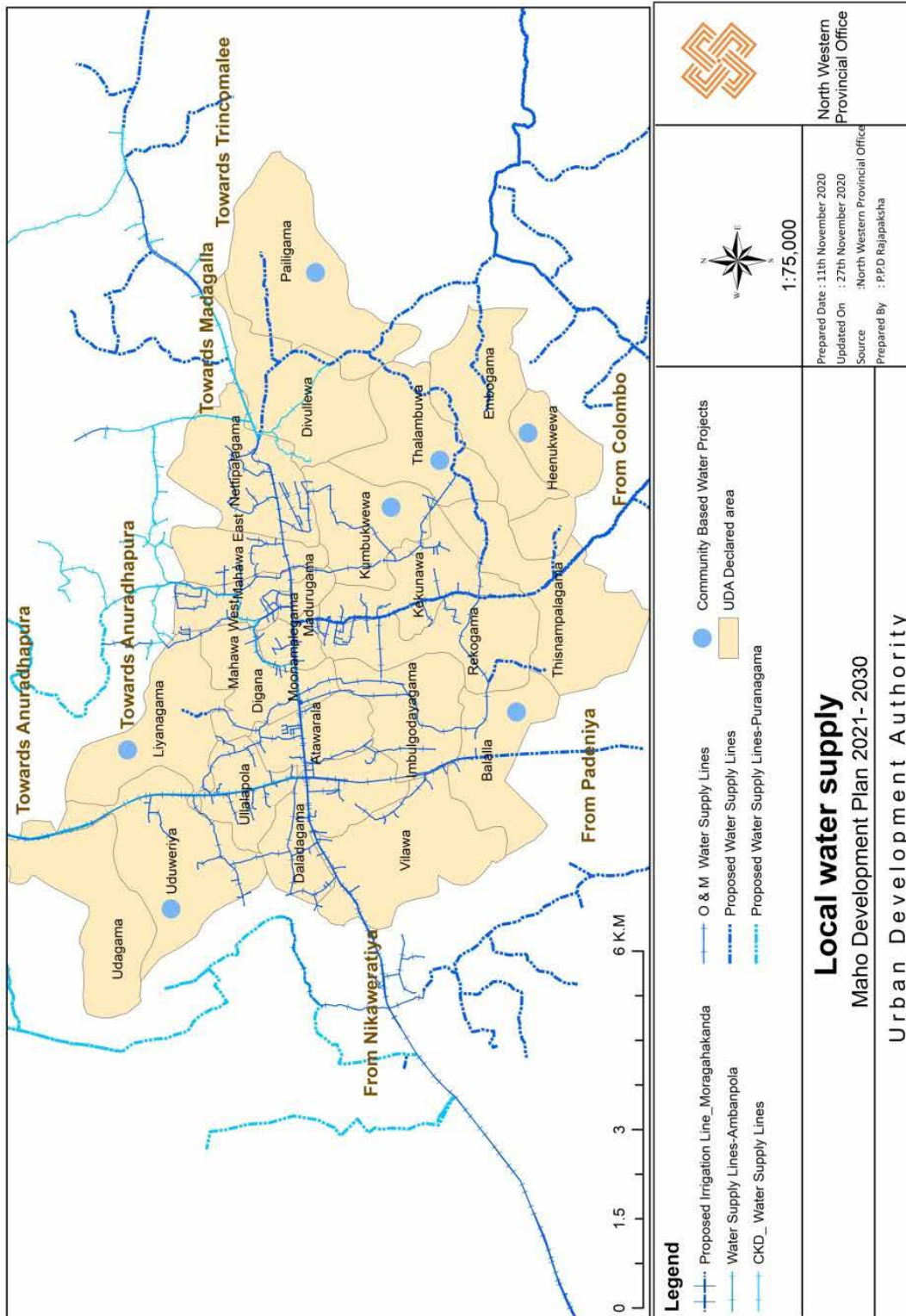
Water scarcity areas (Grama Niladari Divisions)

- Konwewa
- Liyanagama
- Thalambuwa
- Udagama
- Embogama
- Thisnampolagama
- Wilawa

Accordingly, there is a necessity of sustainable, well developable, proper plan providing solutions for affected issues and to fulfill with the development potentials of the town.



Map No 3.1 : Local Water Supply



Source : North Western Provincial Office,Urban Development Authority,2020

Chapter

04

The Planning Framework

Chapter 04

The Planning Framework

4.1 Vision

“The Agro Farmstead Kingdom”

4.2. Vision statement

The main economic aspect of the region is based on the agriculture production. It reveals, studying of data exploration and development potentials of the Maho town. Therefore, this development plan has been formulated, agriculture prioritized with the economic potentials.

“The Agro Farmstead Kingdom”

“The Agro Farmstead” means by agriculture based economic pattern. That is paddy cultivation, animal husbandry, chena cultivation, vegetable, fruits etc. Hence this agriculture contributes 5% to the national economy. There is a proposal to supply water for 300 tanks in Maho area through Wayamba Ela Project from Moragahakanda multipurpose irrigation project. Therefore, it is a solution to the water shortage and ability to use fertile agricultural land for farming.

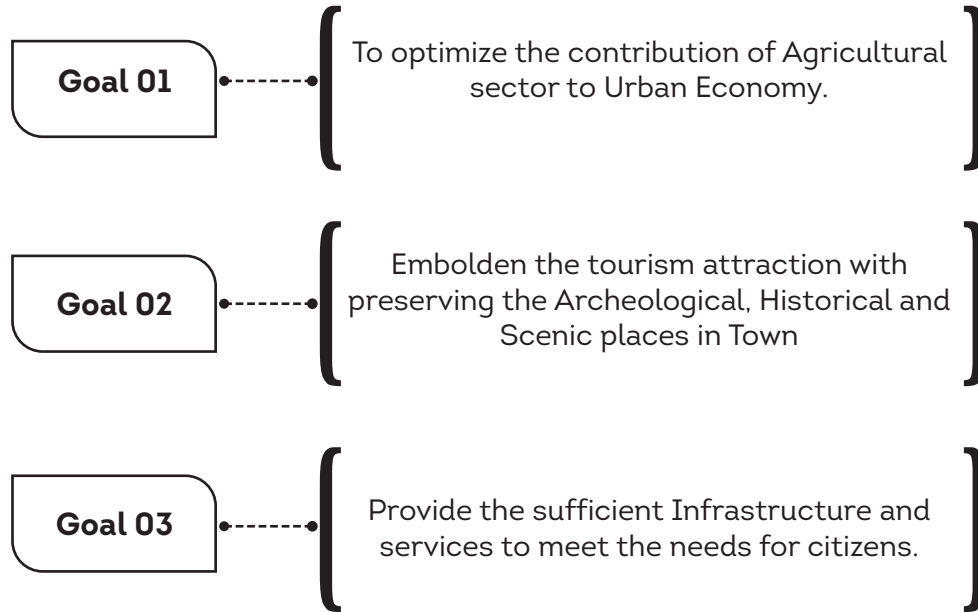
“Kingdom” is called as Sri Lanka’s 4th capital city. Historically the Royal family settled in this kingdom. Therefore, this area is historically and archeologically identical. Since the location of “gal schonkoth” in this area it may had been a human settlement from the pre historical era.

It is planned to develop Maho town by the year 2030, based on agriculture and tourism. It is the vision of the plan. According to Maho town development plan by 2030, the necessary plans are also made for the developed agricultural potentials of the area while protecting of archeological and cultural values and taking them to be popular among the people.

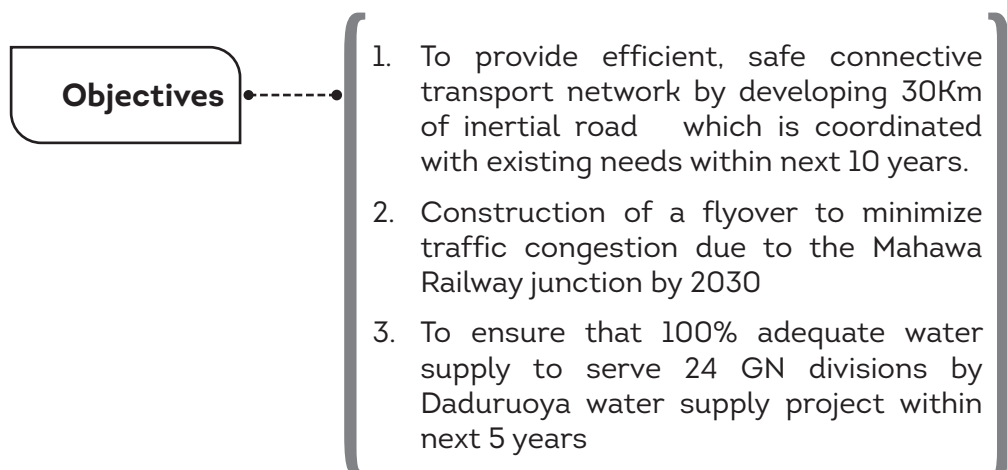
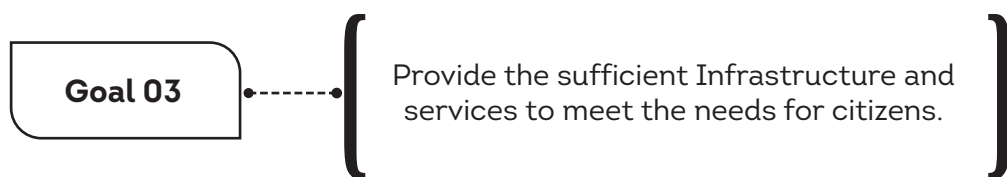
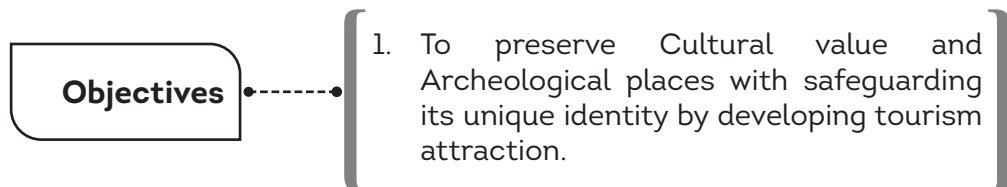
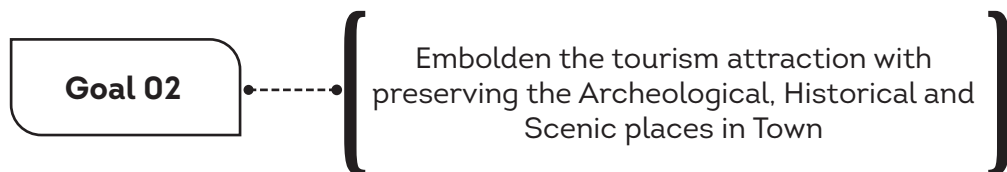
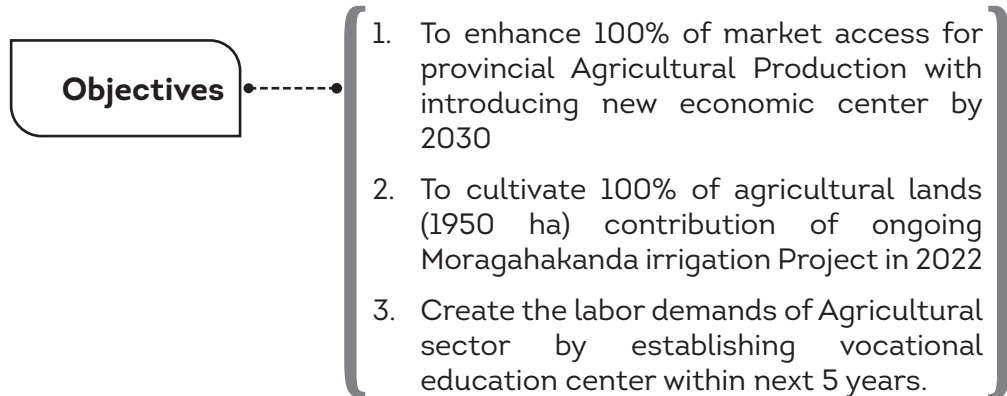
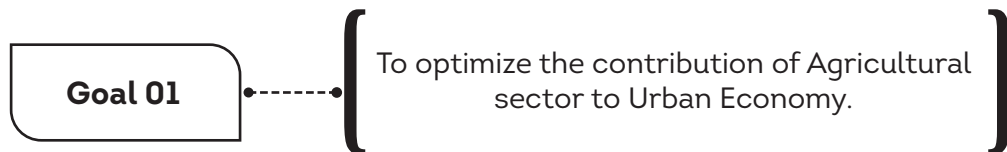


4.3 Goals

Following goals have been fulfilled to achieve the vision of the development plan of Maho.



4.4 Objectives



Chapter

05

SWOT Analysis

(Strengths, Weaknesses,
Opportunities and Threats)

Chapter 05

SWOT Analysis

5.1. Goal - 01

To optimize the contribution of Agricultural sector to Urban Economy



1. Large extent of land in agriculture sector. (44.4% of the total land area.)
2. Contributing to gross national products by agriculture products in the area.
3. Large scale water retention areas for the agriculture are available in the area.
4. Favorable soil for agriculture.
5. 40% of the labor forces engage in agriculture sector.
6. Probability of agricultural diversification.



1. No proper irrigation system.
2. Not effecting agricultural diversification, according to seasonal climatic changes.
3. Poor market facilities for agricultural products.
4. Damaging agricultural cultivation by wild animals. (elephants.)
5. No proper technical knowledge, skilled labor, inadequate of work force for agriculture.





1. Ongoing Moragahakanda Irrigation Project.
2. Organic fertile production and opportunity to use them in agriculture sector.



1. Dry weather.



5.1.1. Strengths

I. Availability of agricultural lands.

44.47% of the total land use of the area devoted for agriculture. Therefore, it can make a maximum contribution towards Maho economic development.(Map No 5.1)

Table No.5.1. Agricultural land use in Maho

Use	%	
Paddy	26.88%	
Other agricultural land		17.59
Chena	3.48%	
Coconut	5.31%	
Other	8.80%	
Total Land Extent	44.47%	

Source; Resource profile.2016

44.47% of the total land use devoted for the agricultural activities, out of 26% (2000Ha.) used for paddy cultivation. .(Map No 5.2)

Table No. 5.2. Extent of land for fruit cultivation.

Fruit cultivation	Land extent (Ha.)
Orange	13.4
Banana	149.6
Mango	35
Cashew	42
Papaw	39.4
Delum	4
Guava	6
Pineapple	2.4
Total	291.8

Source; Resource profile.2016



Table No. 5.3. : Other lands available for agriculture.

Use	%
Scrubs	12.12%
Home gardens	22.22%
Total	34.34%

Source; Resource profile.2016

34% of the total lands are (scrubs and home gardens) available for further agricultural activities. In addition to agriculture crops, animal husbandry is also carried out in this area. Following table revealed animal husbandry activities in Maho area and there is a high tendency for chickens and cattle farms.

Table No. 5.4.: Animal Husbandry.

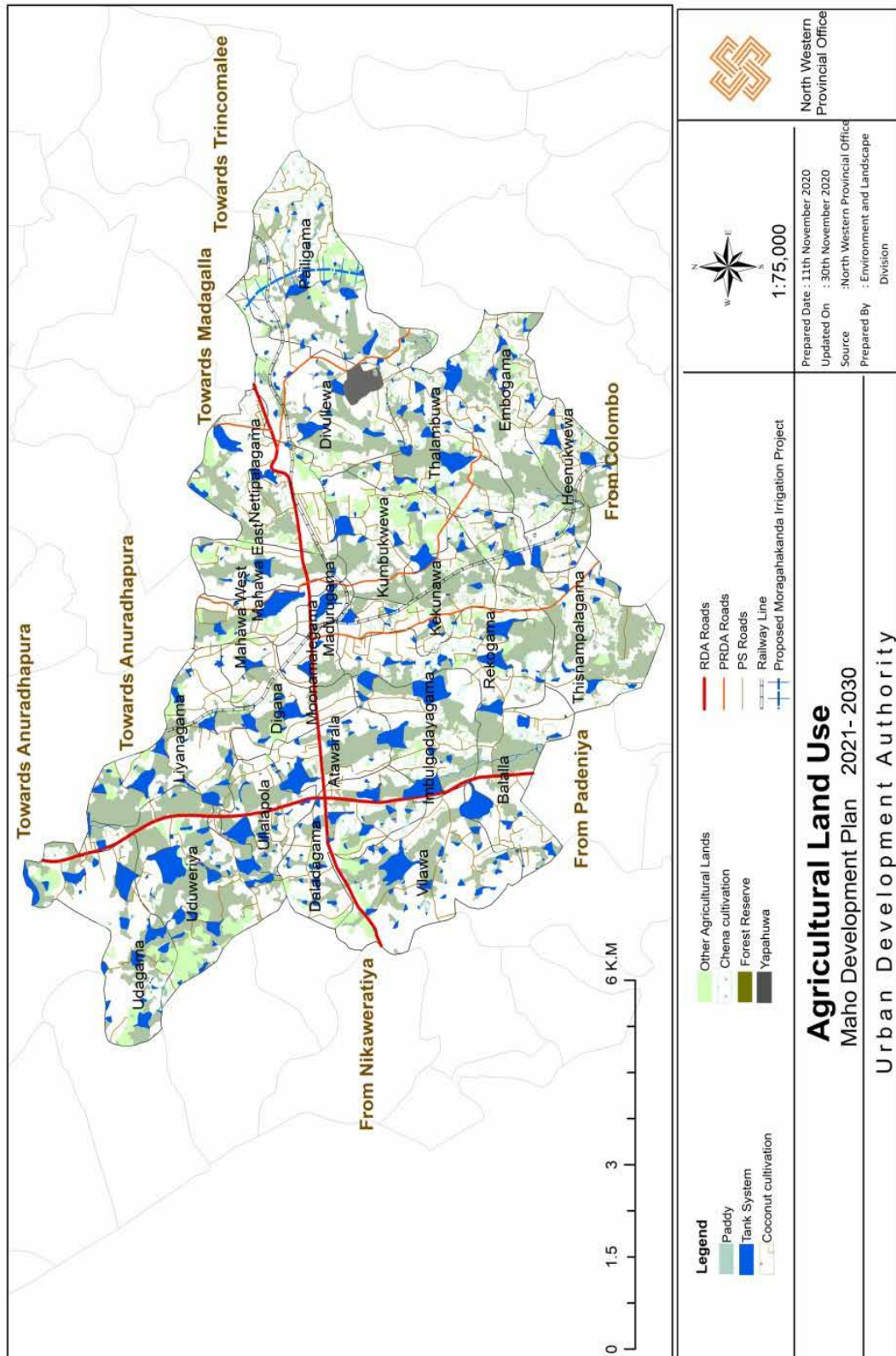
Type of Animals	No of farms
Chicken	578
Cattle	2755
Pigs	33
Goats	147
Total	3513

Source; Resource profile.2016

This area can be developed by agriculture and the agricultural based other activities, from this it is possible to make the maximum contribution to strengthen the urban economy



Map No 5.1 : Agricultural Land Use in Maho Area



Source : North Western Provincial Office, Urban Development Authority, 2020



II. The contribution of the agricultural products to the Gross

National Products.

The contribution to gross national products through agriculture is important to fulfill the objectives of maximum development in Maho.

According to the Central Bank Report in 2016, agricultural products in Maho town contributes to the gross national products is as follows. Paddy cultivation 2.31%, supplementary crops 3% (mung, kawpi, pea nuts, tampering and other cereals) Fruit production 3%. (Pine apple, Banana, mango, cashew,); animal husbandry products 1%. According to that it is clear, that the Agri - industry at Maho has strengthen the national level Agri - economy.

(Source; Central Bank Report 2016.)

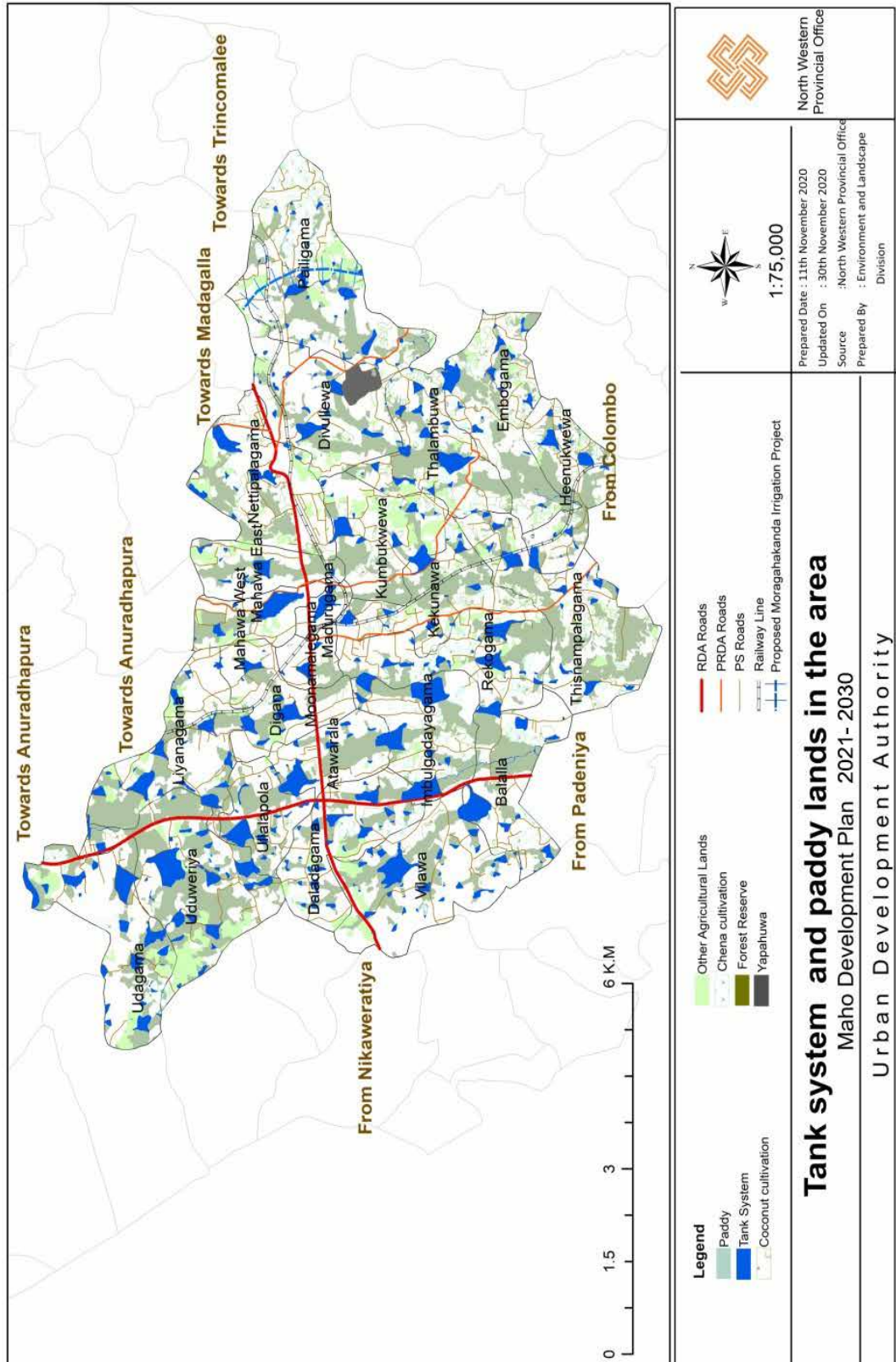
III. Large scale water retention areas available for agriculture sector.

9.46% of the total land area is rich as water retention areas. It is also a strength factor to develop Agri economy. 314 tanks, 19 anicuts, and 175 wells are also in this area, is a very important for the above factor. (Map No 5.2)

IV. Suitable soil for agricultural activities.

The Red and yellow podzol soil in this region. is most suitable for the agriculture. (Picture 5.1)

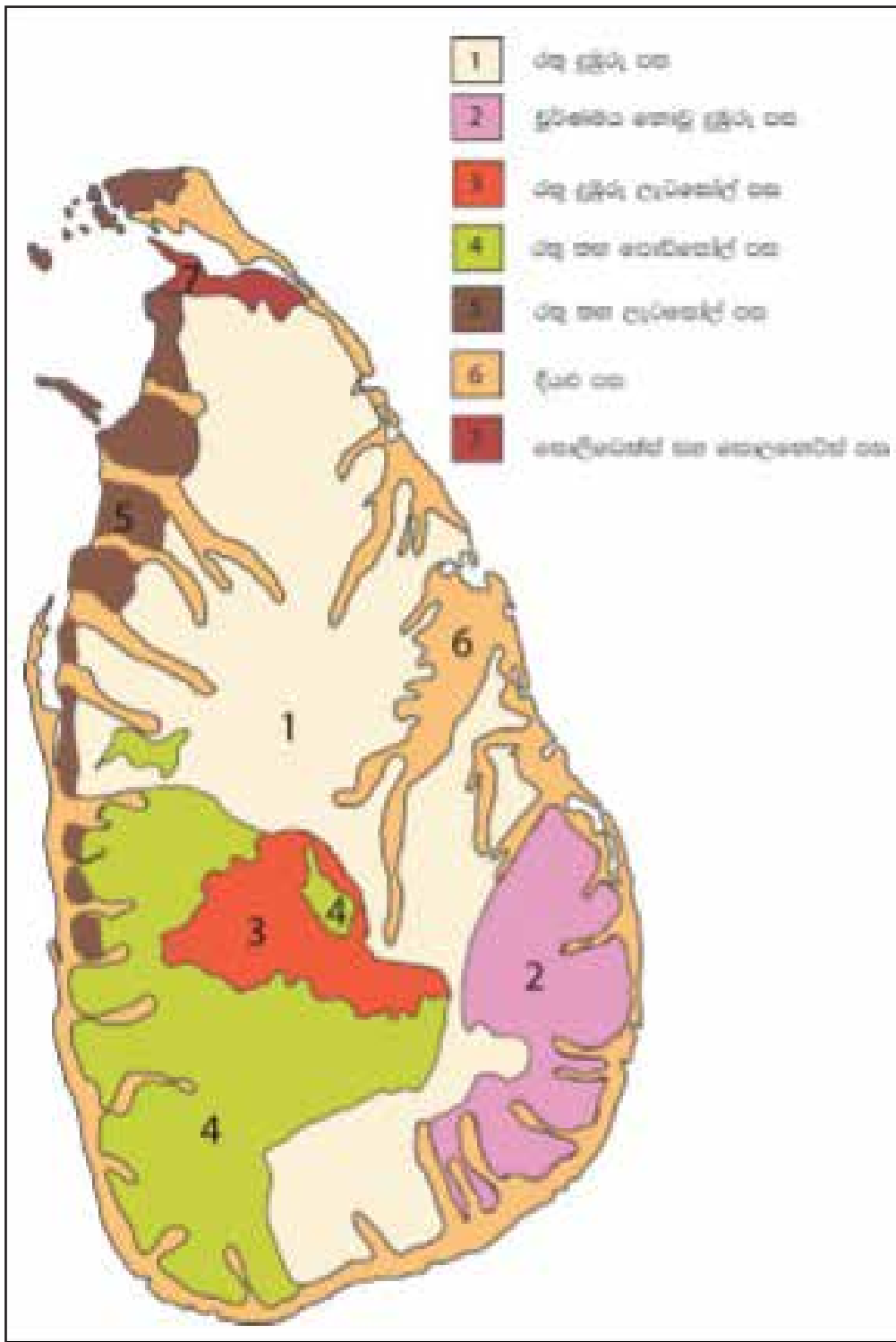
Map No 5.2 : Tank System and Paddy lands in the Area



Source : North Western Provincial Office, Urban Development Authority, 2020



Picture 5.1. : Soil map Sri Lanka.



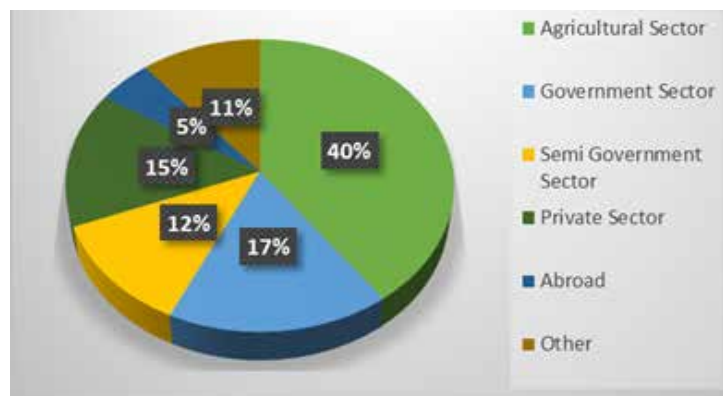
Source:- Atlas Map Book 2016

V. 40% of the total labor force is employed in agricultural – related activities.

40% of the total labor force in the Maho Urban Development area is employed in agriculture related activities.

Graph No 5.1. : Labor Force.

Employment Sector



Source: Resource profile -2016

Below table shows the families who mainly engaged in agriculture sector.

Table No.5.5. Number of families engage in agriculture sector – Pradeshiya Sabha area – Maho.

Agriculture activities	No of families
Fruit cultivation	430
Paddy cultivation	654
Vegetable cultivation	146
Animal husbandry	352
Total	1582

Source: Resource profile -2017

It is obvious that strong labor force is available in the area to strengthen the agriculture economy.



VI. The ability to diversify the agriculture sector.

According to the seasonal climatic conditions, there is an ability to divert the agricultural sector. It is also a factor to develop the town in agricultural aspects.

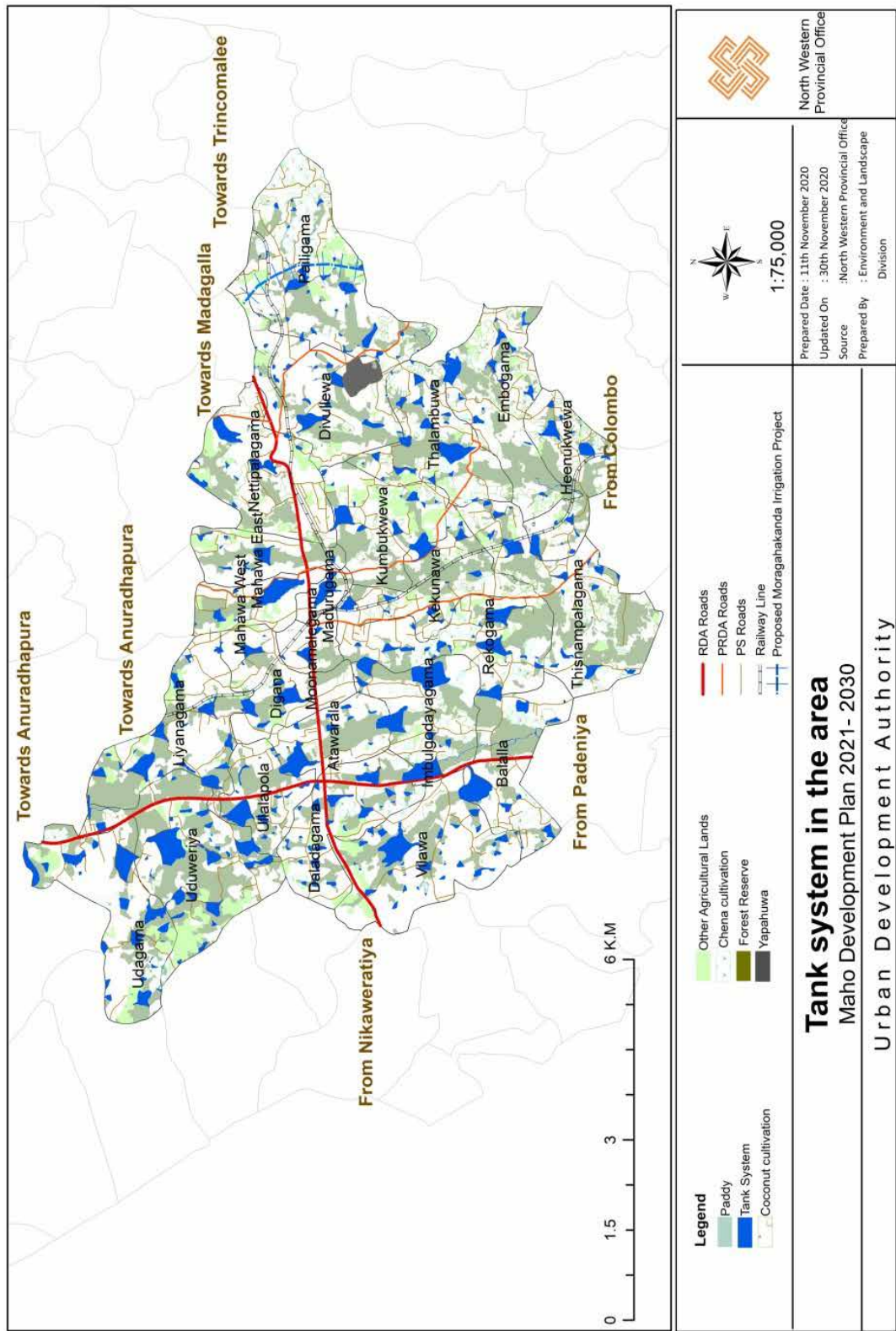
Currently, according to the climatic conditions, it is observed that the agricultural diversification is at small scale in this area. Ex - Flower cultivation, bee - culture, animal husbandry, home gardening. (Source; Agrarian services department. - Kurunegala -2017)

5.1.2 Weaknesses

I. No proper irrigation system.

Though there are 314 tanks available for agriculture purposes, no proper irrigation system is to obtain water from these tanks and there is no proper source to get the water for these tanks. Therefore, in dry season these tanks cannot be used. This has affected to the improvement of agriculture sector.(Map No 5.3)

Map No 5.3 : Tank System in the Area



Source : North Western Provincial Office, Urban Development Authority, 2020



II. Agricultural activities not diversifying according to seasonal climatic changes.

III. Poor market facilities for agricultural products.

There are no proper market facilities to sell their products in Maho. The farmers have to transport their products to Kurunegala, Thambuththegama, Colombo or Dambulla. Similarly, most of the crops are destructed while transporting. The farmers are reluctant do other jobs.

IV. Damaging agricultural cultivation by wild animals.

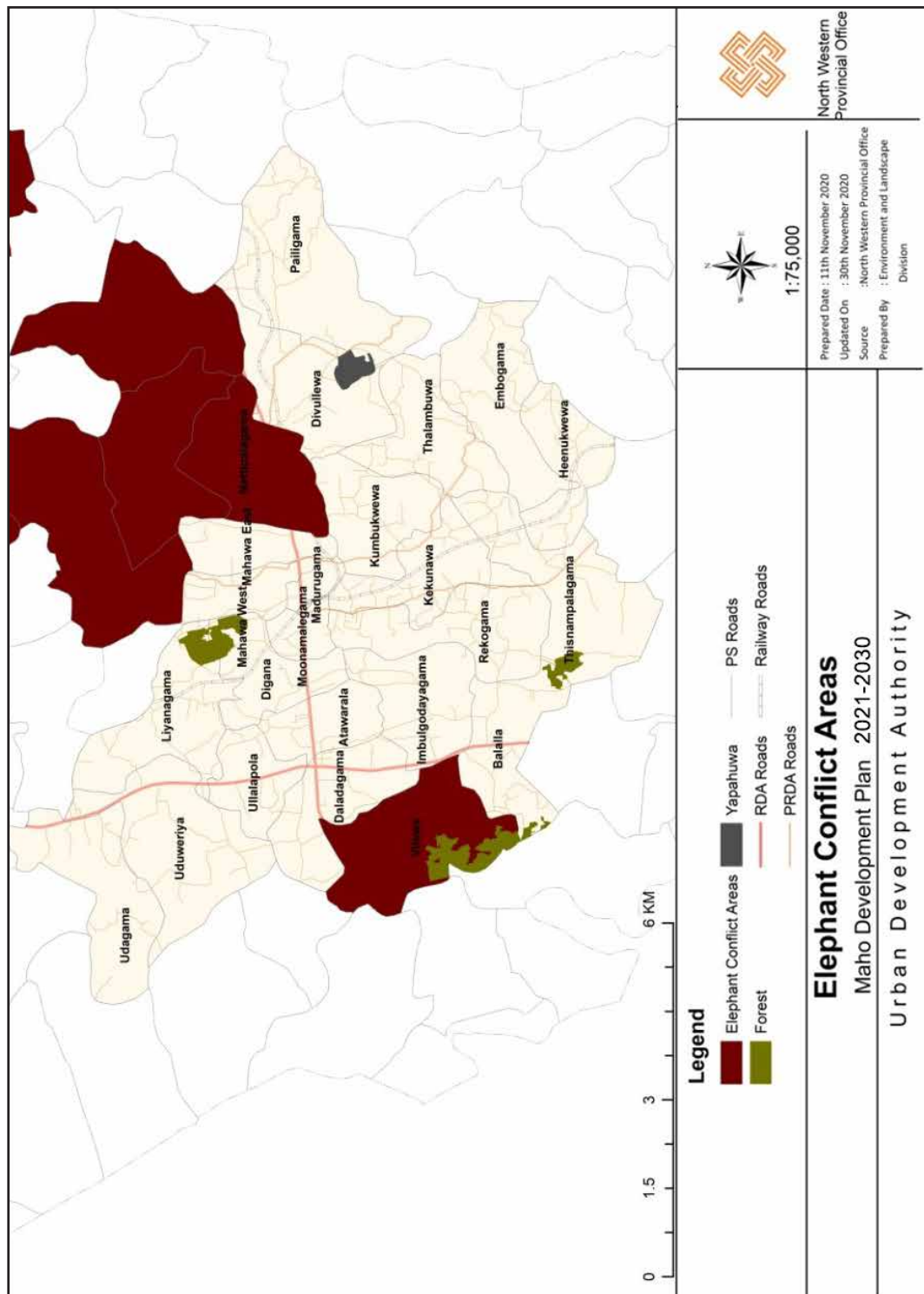
Map no.5.4. shows the human - elephant conflict areas. They damage the cultivation and same as human beings. In some areas this problem is heavily affecting, but in some areas is low. Heavily affected Grama Niladari Divisions are Madiyawa, Rolawa, Dathawa,wilawa, Neththipalagama .Agricultural lands in this area are abandoned because the wild animals are damaging the cultivation. The main problem affecting for developing of these agricultural lands is the human - elephant conflict. The following table shows the damage caused by the elephants from 2012 to 2017.(Table No5.6)

Table No.5.6 Threats from wild life to agriculture activities

Year	Damage to agriculture lands
2012	15
2013	10
2014	16
2015	25
2016	15
2017	21

Source; Wild life department- Kurunegala,2017

Map No 5.4 : Elephant Conflict Areas



Source : North Western Provincial Office, Urban Development Authority, 2020



V. Shortage of new technical knowledge and inadequacy of labor force.

Although the main economic activity in this area is agriculture, farmers have to cease their cultivation in dry climate. Maho Resource profile for the year 2016 reveals 1160 hectares of paddy lands were not cultivated in Yala. (Total paddy land is 2000 Ha.) These paddy lands are abandoned due the following reasons.

- No proper water management.
- Inadequacy of knowledge on diversification.
- Non availability of required quality seeds.
- Inadequacy of technical knowledge.

Similarly, there are some issues to improve animal husbandry in this area.

- The shortage of breeding substance.
- The shortage of cattle food.
- No skilled and knowledgeable persons in relation to animal husbandry.

(Source; Resource Profile.)

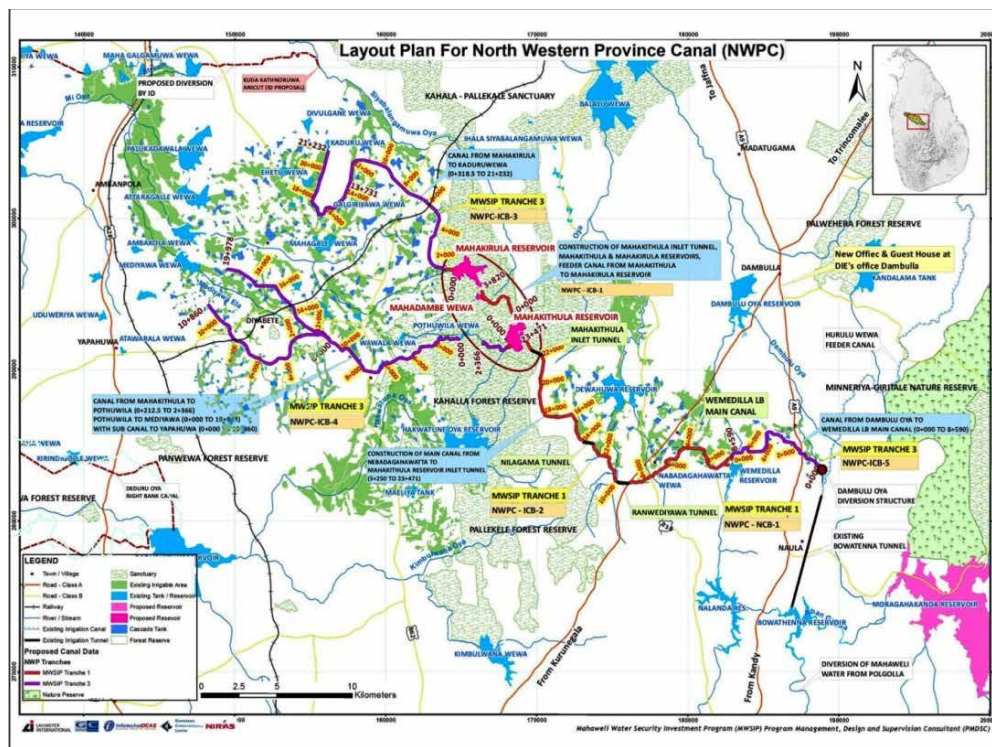
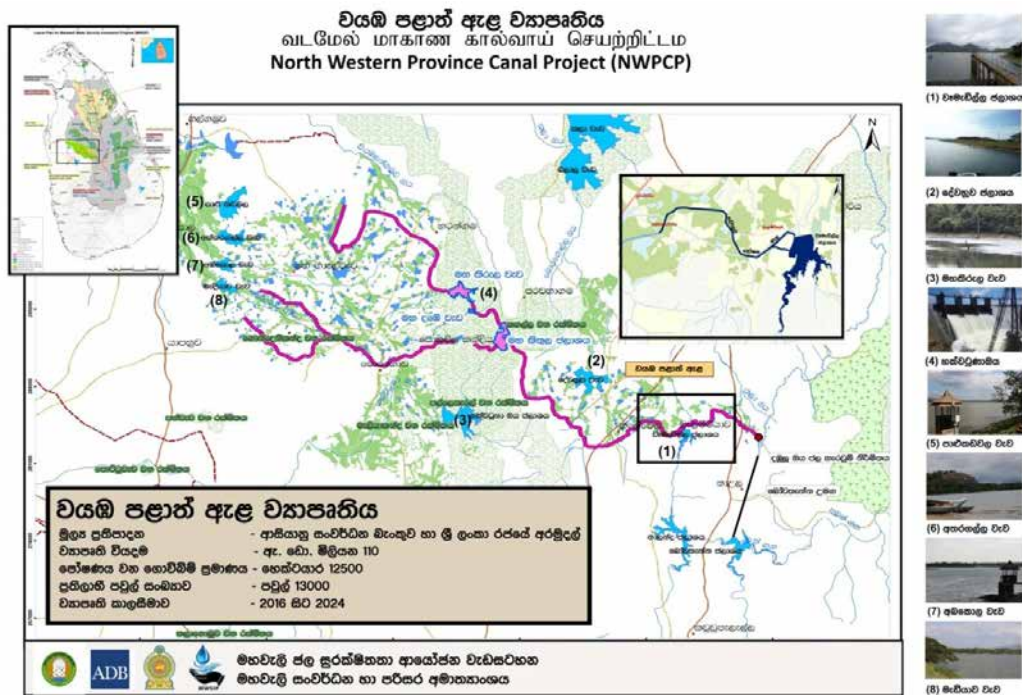
When the economy of the town, strengthening in agriculture the, above mentioned weakness and problems are arising.

5.1.3. Opportunities

1. Ongoing Moragahakanda Irrigation Project.

Wayamba Ela project is the main source of maximizing the growth of agriculture and economic development of the town(Annex No 08). This project carried out by the Mahaweli Development and Environmental Ministry. It is proposed to provide water for all the small tanks in Maho. (Picture No 5.2)

Picture No 5.2 : Moragahakanda Irrigation Project



Source ; Ministry of Environmental and Mahaweli Development - 2017



II. Opportunity to produce organic fertilizer and use them in agricultural activities.

Currently, the waste recycling project is at Siyodagama in Maho Pradeshiya Sabha area, producing and selling organic fertilizer. Hence, this can be used for organic agriculture.

Picture No 5.3. : Garbage Recycling Project



Source: Photography: - P. D. D. Rajapaksha, 2017 - December

5.1.4. Threats.

1. Dry weather

The dry climate in Maho area will affect the development of agriculture sector. It is a typical issue. Accordingly, the maximum annual temperature is 29 c and annual average rain fall is 700 mm. Because of this dry weather in 2016/2017 paddy cultivation in Maho has been done only in one season. They have collected a minimum harvest. Also, in the dry season, animal husbandry is difficult to manage because grass cultivation is destroyed. It creates food shortage for cattle.

5.2. Goal 02

Embolden the tourism attraction with preserving the Archeological, Historical and Scenic places in Town



1. Historical and archeological heritage.
2. Scenic places in the area.
3. Cultural value. (Indigenes medicine system confined to the area and Regional fighting system)
4. Better transportation network. (Maho railway junction and Anuradhapura - Kurunegala - Nikaweratiya - Madagalla road network.)



1. Shortage of facilities in tourism sector. Such as Physical, social, and infrastructure.
2. Not - identified archeological and historical places.
3. Tourist attraction places are not managed and maintain properly.



1. Foreign and private sector contribution to increase the attractiveness of the area.
2. Existence of a development project which is improving available cultural values of the area. (Ex - Traditional Angampora sports training center.)



1. Dry weather.





5.2.1. Strengths

I. Historical and Archeological Heritage

Picture 5.4. : Yapahuwa Kingdom.



Source : https://www.google.lk/search?q=yapahuwa+kingdom&rlz=1C1GCEA_enLK808LK808&source=%20lnms&tbm=isch&sa=X&vvd=0ahUKEwiUgovLyrLeAhUVS48KHeO8AmsQ_AUIDigB&biw=1360&bih=657,%20,2017

Yapahuwa Kingdom was the main factor that adds historical and architectural value to Maho area. It is located in 400 feet height and 300 feet above mean sea level. This place is currently become as an attractive place for local and foreign tourists. On special poya days, the total number of tourists are more than 100, 000. On the other poya days it is around 10,000. (Source; Tourists Board - 2017.)

II. Scenic places in the area.

Deduru Oya reservoir, Munamale tank, and Meda wewa are also located in this area. They are main factors to develop tourism industry.

Picture No 5.5 : Beautiful Sceneries in the Area



Meda Wawa



Munamale Wawa



Daduru oya Tank

Source; Photography: - P. D. D. Rajapaksha, 2017 - December



III. Cultural value

- Local Ayurvedic treatment system.

Picture No 5.6 : Local Ayurvedic Systems in the Area



Source -
https://www.google.lk/search?rlz=1C1GCEA_a0Aw&q=ayuruwedic+treatment+paradise+hotel&oq=ayuruwedic,2017

There are many well developed indigenous treatment centers in Maho area.

- Ayurvedic Medical Center 01
- The private ayurvedic medical centers 68

● Angampora Fighting Art

Picture No 5.7 : Angampora Fighting Art in the Area



Sourcess-https://www.google.lk/search?rlz=1C1GCEA_enLK808LK808&biw=1360&bih=657&tbm=isch&sa=1&ei=9KPaW6yfOMaDvOSN3YaoAw&q=ayuruwedic+treatment+paradise+hotel&oq=ayuruwed-ic,2017

The cultural value of the area is also increasing the tourists' attraction. Angampora fighting system and its related artistic community are also live in there. There by, this fighting system can be trained to local and foreign tourist. It will also help further development of tourist's attraction.

IV. Successful transport network. Maho Railway junction and Anuradhapura - Kurunegala - Nikaweratiya - Madagalla road network system.

The direct route to main roads, is from Kurunegala to Anuradhapura. Railway track is to connect to Colombo - Jaffna and Trincomalee tracks. This will help to develop tourism activities (Map No 2.2)



5.2.2. Weaknesses

I. Lack of physical social and infrastructure facilities to develop tourism industry.

• Water Supply

Though there are many archeological and historical places in Thalambuwa and Embogama Grama Niladari divisions there is no sufficient water supply for tourist industry. This has affected to tourist industry very badly. (Map No 3.1).

• Transport facilities

Archeological site	Road	Width	Status
Archeological site where Galsohon koth located at Kondadeniya	Internal Road which connected to Kondadeniya temple road	15 feet	Gravel Road

• Hotels Restaurants and Accommodation Facilities

There is only one five-star Hotel. In addition to that the home tourism also in there. Banking Facilities, No information centers around Yahapawwa archeological site.

II. Hidden archeological and historical Places.

Picture 5.8. : Hidden Archeological Sites



Source Photography- Mrs. P.P.D.Rajapaksa- December -2017

III. The attractive tourists' places are not properly maintained and managed.

Ex - At least there is no sign board at Yapahuwa Gal Sohonkoth archeological site.

5.2.3. Opportunities

1. Foreign and private sector contribution to increase the attractiveness of the area.

Ex - Paradise Hotel.

Tourist attraction can be obtained by the existing traditional Ayurveda treatment center in the area. About 150 foreigners visit to this place to get the service on special days. Normal day average is around 75-100. Therefore, it is an attractive place for foreign visitors. This is a major improvement in tourism in the area.

Picture No 5.9 : Hotel "Paradise"



Source-https://www.google.lk/search?rlz=IC1GCEA_enLK808LK808&bih=1360&bih=657&tbm=isch&sa=1&ei=9KPaW6yfOMaDvQSN3YaoAw&q=ayuruwedic+paradise+hotel&ooq=ayuruwedic,2017

II. Development projects which are improving the available cultural values of the area.

Ex-Traditional Angampora sports training center in Maho urban area.



Picture No 5.10 : Angampora Sports Training Centre



Source-photography - Mrs. P.P.D. Rajapaksha - December 2017

5.2. Goal 03

Provide the sufficient Infrastructure and services to meet the needs for citizens



1. Main roads and railway network.
2. Community based water supply project.



1. Internal road network in poor condition
2. Traffic congestion due to location of railway line. It is crossing the main road.
3. Anuradhapura-Kurunegala main road, Daladagama Junction located outside Maho city. Therefore, development activities located outside the city.
4. Insufficient water supply facilities



1. Daduru Oya Water supply project.



1. Dry weather.

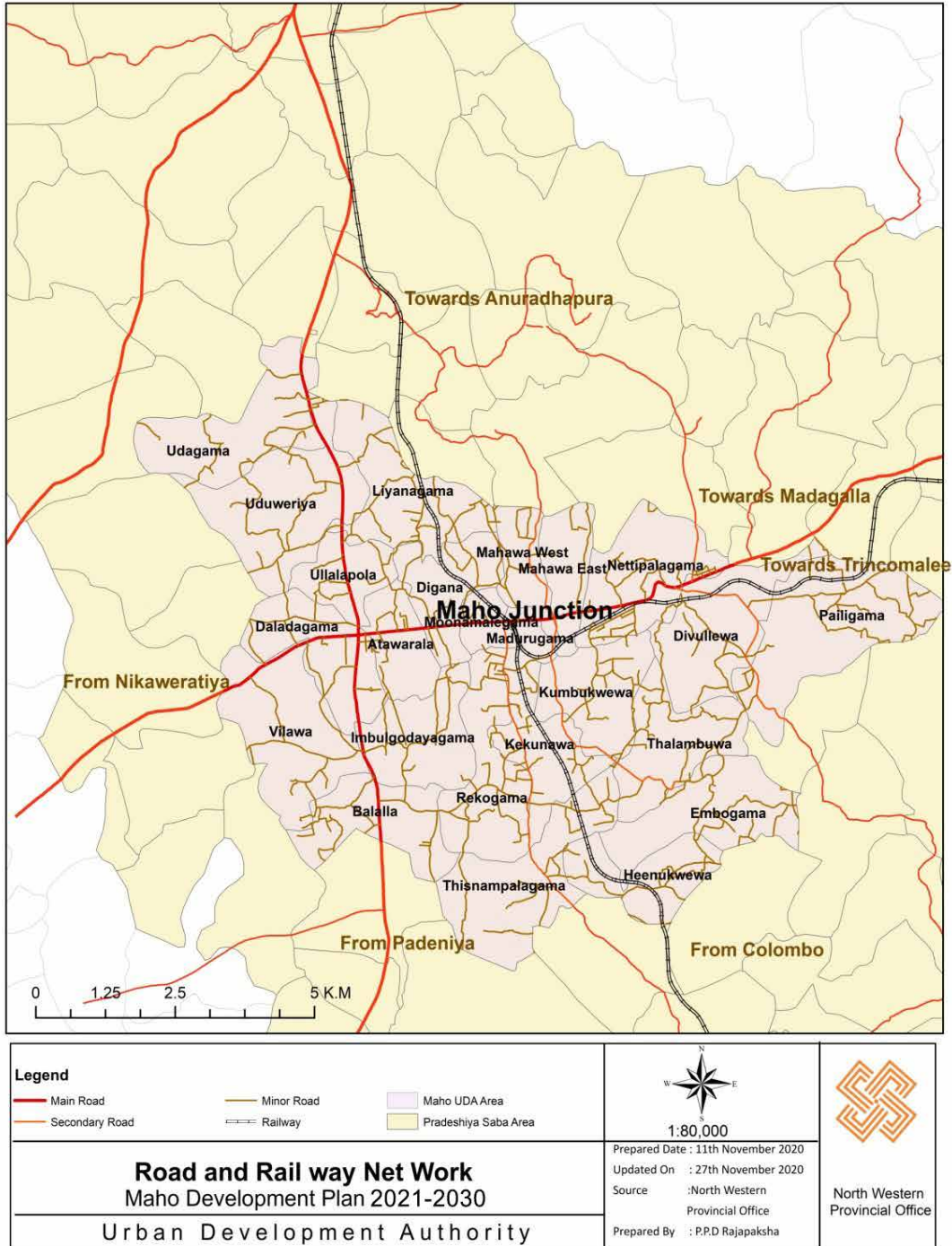




5.3.1. Strengths

1. Road and Railway Network.

Map No 5.5 : Road and Rail way Network



Source : North Western Provincial Office, Urban Development Authority, 2020

Picture No 5.11 : Main Roads and Railways



Source-photography - Mrs. P.P.D. Rajapaksha - December 2017

Strengthening the infrastructure facilities for the area is an objective. Under this objective the main strength is Kurunegala - Anuradhapura main road, leading to across Maho. Also, there is railway line which is available direct access to Trincomalee Jaffna and Anuradhapura.



II. Community based water projects

Table No 5.7 : Community based water project.

No	Grama Niladhari Division	Name of the community based organizations	No	Grama Niladhari Division
01	No 200 Pahala Ballalla	Diya Bindu	189	Drinking water standard is low. Water scarcity in dry season.
02	No 142 Kirimeti-yawa	Udaya	140	Scarcity of water Taps are close to the road. Fence is dilapidated (Near the well)
03	No 144 Piligama	Sisila	120	Scarcity of drinking water
04	No 174, Borawewa	Sisilasa	156	No sufficient water
05	No 155, Serugoda	Parkrama	209	The motor is inactive. Water storage tank is insufficient.
06	No 175, Bakmewawa	Navodya	110	No sufficient water in the well Not suitable for drinking.
07	No 133, Hithokadawewa	Mahinda Rajapaksha	181	No water supply for demand. It is difficult to pump water for 15 houses as they are at higher elevation.
08	No 213, Thalagalla	Ruwanthera	144	No enough water to the needs of the members
09	No 210, Thalambuwa	Ekamuthu	177	Water scarcity
No	Grama Niladhari Division	Name of the	No	Grama Niladhari Division
10	No 177, Mahadiwulwewa	Amadiya Dahara	170	Water not suitable for drinking No Water in Dry season.
11	No 153, Thubullegama	Thubullegama	55	Not completed
12	No 184, Balungala	Nil Diya Dahara	20	Not covered the well
13	No 164, Heenuggala	Sawbhagya	202	Not covered the well No safety around the water pumping station.

14	No 203, Kumbukwewa	Pini Bindu	146	Scarcity of water in Dry season
15	No 185 Amunugama	Ran Diya Dahara	84	To get electricity supply Water scarcity.
16	No 176, Ranorawa	Siya Shakthi	104	Not suitable for drinking
17	No 173, Palapathwala	Minimuthu	101	Nonsufficient water
18	No 218, Mirihanpiitgama	RanDiya wara	96	Required 2 Meters for Tank and Water pumping system.
19	No 160, Liyanaagama	Samuha Shakthi	164	No Water pipes.
20	No 134, Koon wewa	Diriya Danaw	226	
21	No 172	Hadun Giri Kumbuk Wawe	105	
22	No 187, Abankola Wewa South	Shakthi	32	
23	No 228, Dampitiya	Randiya Dahara	85	
24	No 182, Kasikote East	Didula	72	
25	No 183, Kasikote west	Dinuda	98	
26	No 163, Kaththa Pahuwa	Lihini	277	
27	No 186, Amba Kola Wewa	Randiya Dahara	85	
28	No 153, Thumbullegama	Thumbulle- gama Dahara		Required Water Tank Motor, Electricity and pipelines
No	Grama Niladhari Division	Name of the	No	Grama Niladhari Division
29	No 138, Ihalagama	Gami sisila Vila		To lay pipe lines & Obtain electricity supply.
30	No 212, Heenuk Wewa	Nildiyawara	72	Only Well is completed



31	No 161, Uduweriya	Mihiliya		
32	No 184 Balungala	Ghotabhaya Nil Diya Dahara	24	
33	No 192, Dathawa	Mahinda Rajapakse		
34	No 180, Waragammana	Waragammana Eksath	187	Limited Water in Dry Season
35	No 178, Uda Diwul Wewa	Nil Diya Dahara	195	Limited Water in Dry Season
36	No 179, Ella badaagama	Sauri	143	
37	No 199, Ballala	Gurugegama	110	Limited Water in Dry Season
38	No 225, Medagama	Parakarama	127	Limited Water in Dry season
39	No 168, Thammitagama	Sisilamba	127	Limited Water in Dry Season

Source - Water Board -2017

Although there are community-based Water Supply Projects spread throughout the area there is a seasonal water shortage.

5.3.2. Weakness

I. Interior road network is very poor

Interior road network is very poor most of the interior roads are not maintained properly. No side drains and they are not connected properly.

Table No 5.8. : Nature of the roads.

Level of priority	No. of Roads	Nature of Roads	No. of Roads
Highest priority	70 (20%)	Mud	135 (35%)
Middle priority	234 (60%)	Gravel	189 (50%)
Lower Priority	81 (20%)	Concrete	27 (7%)
		Tar	35 (8%)

Source : Pradeshiya Sabha Maho- Register of road network

According to this the number of roads to be developed the Pradeshiya Sabha area is 85%

II. Traffic congestion due to the location of Railway line

Maho Railway Junction located through Madagalla - Nikeweratiya main road. Hence this road has to close 5 hours (50 times) in a day, creating a heavy traffic jam.

Picture No 5.12 : Railways





Source: Google Earth-2019

III. Daladagama Junction is located off Maho town. Anuradhapura - Kurunegala main road lies through Daladagama Junction

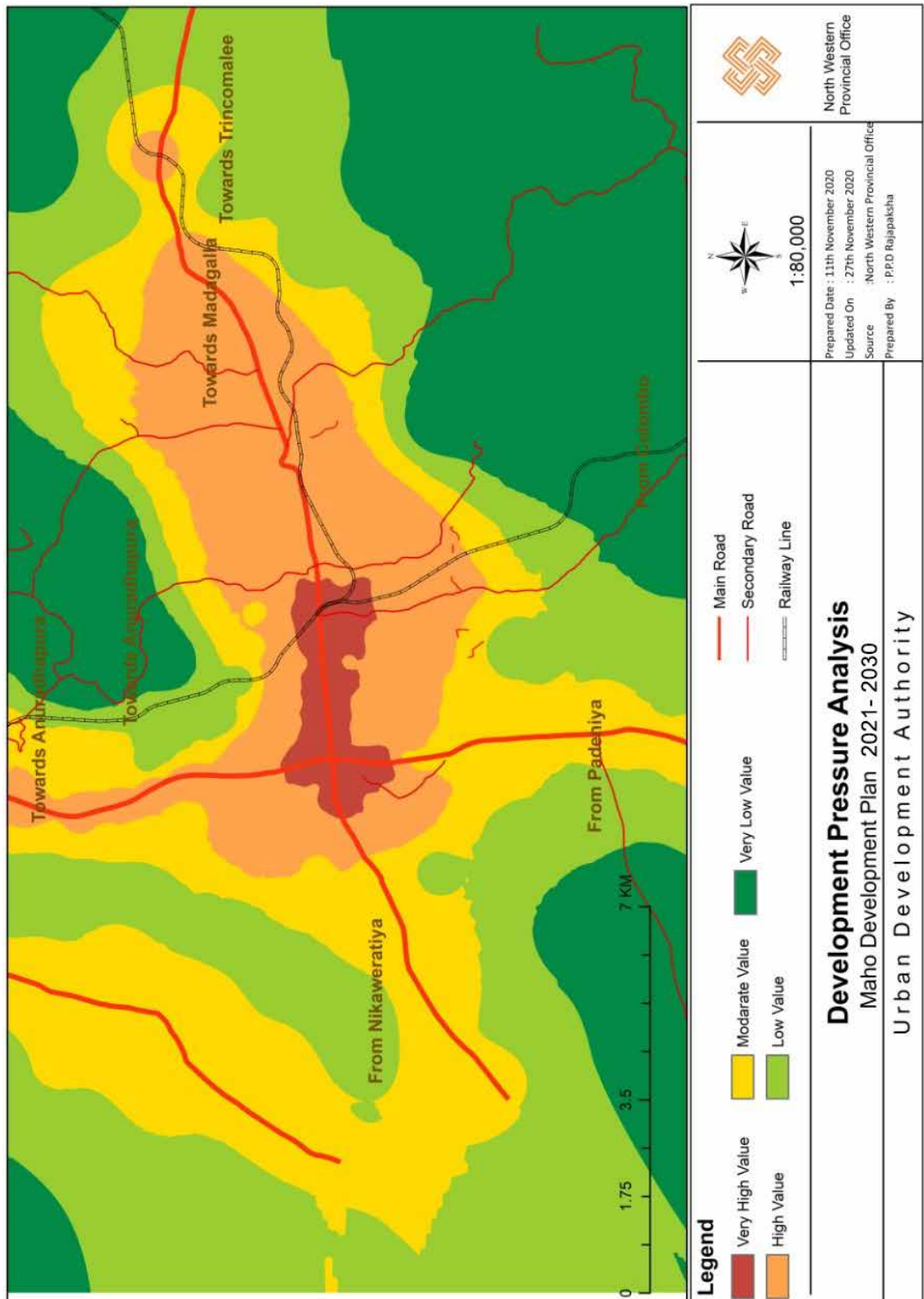
Picture No 5.13 : Main Road Located at Daladagama Junction outside at Maho



Source - Google Earth, 2019

Chapter 05
SWOT Analysis

Map No 5.6. : Development Pressure Analysis



Source : North Western Provincial Office,Urban Development Authority,2020



Development pressure in Maho town is composed high comprehensive strength. Relatively Daladagama junction and nearby area shows a development pressure.

IV. Insufficient Water Supply facilities

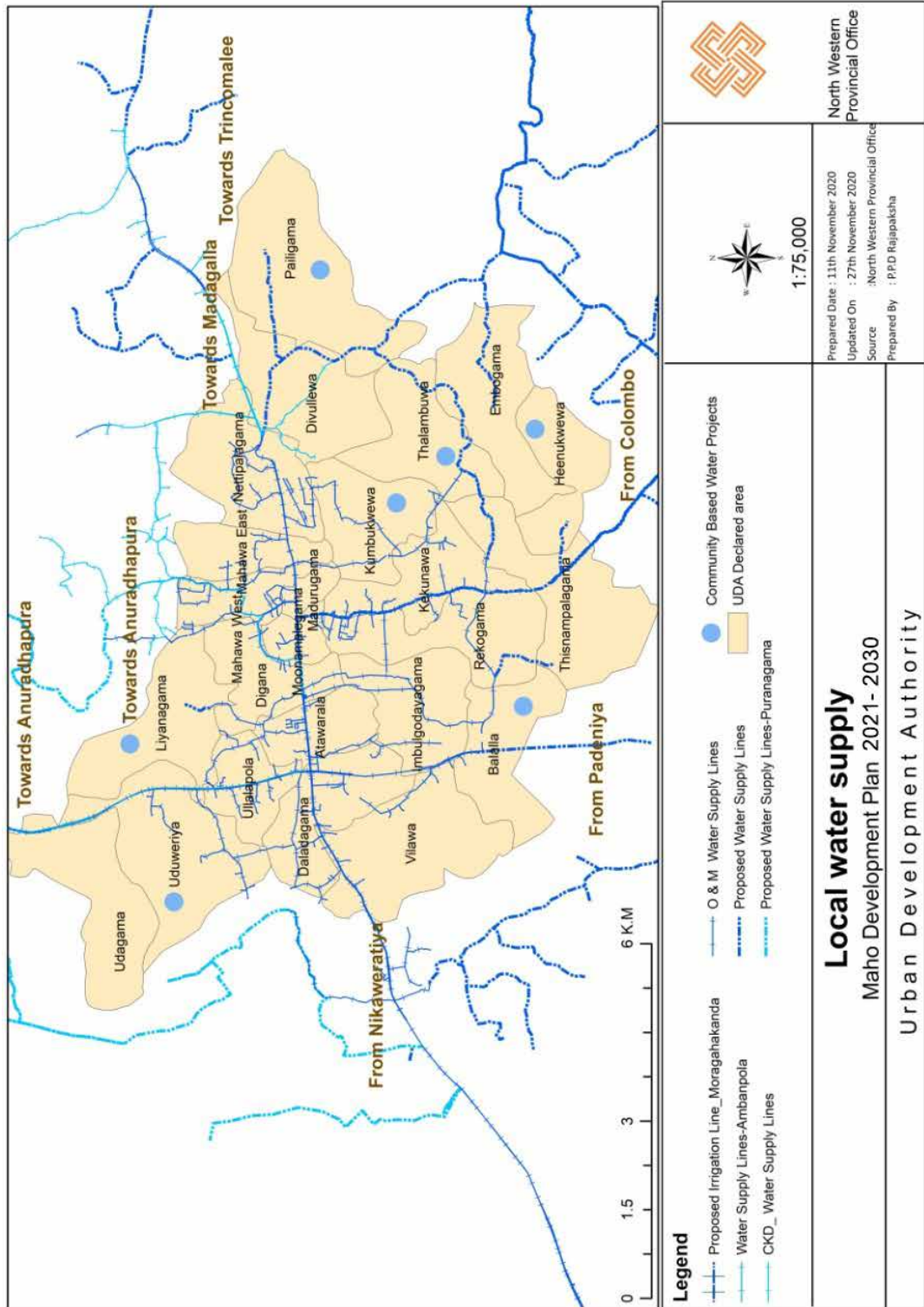
Water Supply Board Provides Water only to Maho town and the surrounding area. The need for drinking water of the Seasonal requirement has becomes an issue. Not available the main water source and same as the only weather condition prevailing in the area, make an acute water problem to Maho. The National Water Supply Board has been able to meet the needs of about 56% of the total requirement is basically identified.

Water scarcity Grama Niladari Divisions

- Koon Wewa
- Liyanagama
- Udagama
- Embogama
- Thisnampolagama
- Vilava
- Thalambuwa

The number of people affected by seasonal water scarcity is almost 95% of the total population

Map No 5.7 : Local Water Supply



Source - : Stakeholder meeting 2017



5.3.3. Opportunities

1. Daduru Oya Water Supply Project.

Objective

By providing drinking water for 90,800 people who are living in the Divisional Secretariat Divisions of Maho and Polpithigama and control the spread of Kidney disease in the area.

Project

Water Sources	-Distribution Channel(Katuwana) left bank of Daduru Oya Reservoir
Water Treatment Plant	-15,000 cubic meters of water per day (Pothu Wewa)
Water Tanks	-Mahawa (1000 cubic meters) Nagollagama, Kadamba, Weheragala Temple Land (750 cu.m. tank and pumping station) Polpithigama- land belongs to Purana Viharaya (1500 cu.m)

Pumping system	-	64 k.m
Distribution system	-	266 k.m.
Covering area	-	94 Grama Niladari Divisions
Amount Spent	-	Rs 9800 Million
Loan from Korea	-	58.15 US \$ million
Government of Sri Lanka	-	Rs 1326

It is proposed to supply drinking water to urban area in 2021 by Daduru Oya drinking Water supply project.

It reveals that the area can be developed in agriculture and tourism, in accordance with the aim of development plan by controlling the weakness and the threats which are identified by SOWT analyses

Chapter

06

The Plan

Chapter 06

The Plan

6.1. Concept Plan

This conceptual plan is prepared for carrying out the development of the area till 2030. Maho urban area can be developed under three main sectors. The development of agricultural activity for urban economic development, expansion of historical archeological and cultural values through tourism activities, and service activities, are the main goals.

The development of Daladagama as a sub urban center is in progress, as a result of the expansion of Anuradhapera - Padeniya road. The plan envisages a linear development along the main road. It is expected to develop these activities in planned and proper manner. The fertile zone of the city is an agricultural region. To strengthen the urban economy necessary proposals and plans are included in the development plan by promoting agricultural activities.

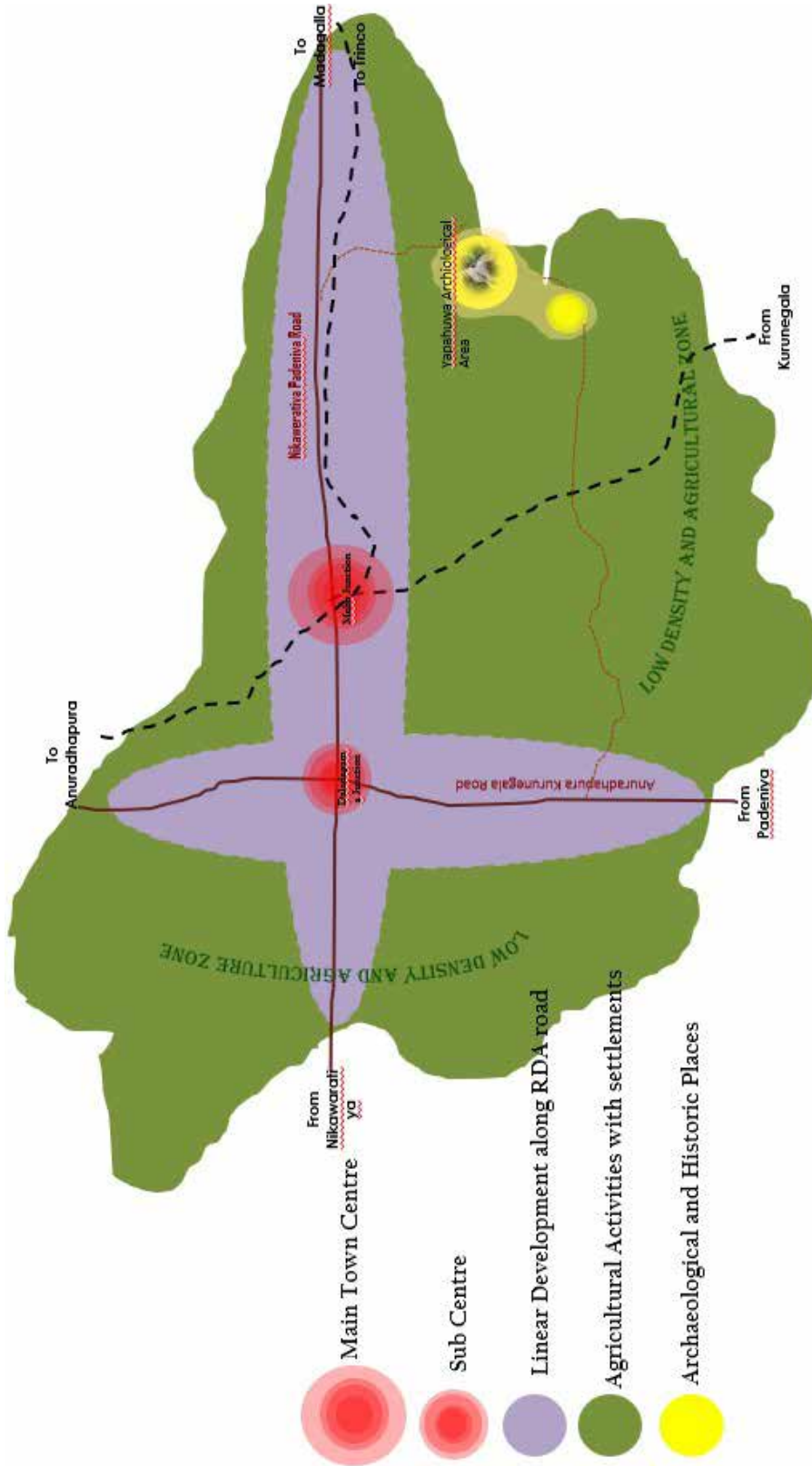
Nearby city limits and the areas close by to the main road are crowded with residential settlements. To develop this area as residential zone, infrastructure facilities that are needed to be developed. The area next to the residential zone has to develop as an agricultural zone and there by strengthening the urban economy, it is one of the objectives of this plan.

Prevention of historical and archeological sites including Yapahuwa, the 4th Kingdom of Sri Lanka and providing necessary infrastructure facilities to improve the attraction of the tourists is another objective of the plan.

Turning this area as a self-sufficient agricultural zone while promoting urban development by strengthening historical and archeological activities are mainly in this conceptual Plan.



Picture No 6.1. : Concept Plan



Source : North Western Provincial Office, Urban Development Authority, 2020

6.2 Proposed Land Use Plan

The agriculture sector is the main economic source and Maho area can be identified as an ecologically sensitive area. Also, this area has become a tourist city due to the Yapahuwa Kingdom. Accordingly, implementation of the proposed physical, economic, environmental, social and infrastructure development plans in the Maho Urban Planning Authority as a City of Agricultural Service and as a Tourist City in the future. This is a plan to reflect the urban model that emerges from the project the geotag plan is depicted.

Developing Maho urban area, in the future as an agricultural service town, the proposed economic, environmental, social and infrastructure facilities are to be provided. These strategies are been implemented through the proposed land use plan. Maho is identified as an environmentally sensitive area consist of agricultural lands and tanks. 44% of total land area has been identified as agricultural lands. The urban development plan is formulated to protect this land area and retention area (310 tanks). It is expected to strengthen the urban economy by improving whole agricultural lands through Wayamba Ela Water Supply Project.

In addition, the ongoing Moragahakanda, Wayamba Ela Development Project for strengthening agriculture in this area was identified as a development potential in the development of the Maho Development Plan. Thereby, this development plan has proposed to supply all agricultural lands in this area by 2022 due to the provision of water for all the areas in the Maho area. It is also proposed to set up centers to promote the use of organic fertilizer for cultivation and to encourage farmers to cultivate this.

With the development of agricultural sector in Maho town, which based on railway junction, is developing as high-density residential zone. This area is also facilitating the floating population of the town. Daladagama junction which is located 4 km away from Maho will be developing as middle density residential zone and as a sub urban center to Maho. It is also proposed to build a new economic center at Daladagama junction to uplift the agricultural economy.



Picture No 6.2 : Proposed Urban Model 1 - Cross Section - Maho - Madagalla Road



To provide the necessary facilities for the industrial Project in the mixed development zone, to develop the industries relating to agriculture also an objective of the proposed land use plan.

The other objective is to strengthen the agricultural economy in urban area by providing water from Wayamba Ela Water Project.

Picture No 6.3 : Proposed Urban Model 1 - Cross Section - Anuradhapura Road



Another objective of this plan is to develop both sides of Nikaweratiya - Madagalla Road and Anuradhapura - Kurunegala Road as mixed development zone. Other zones will be developed as residential zone associated with agriculture.

Picture No 6.4. : Proposed Urban Model - 3 - Cross Section - Residential Zone



As the internal road system in this area is not upgraded, the road network will be developed to access the archaeological site through the development of these roads. In addition, the objective of the development of the internal road network is to develop the road network in order to bring in the area's agricultural yield to the city and access to internal settlements.

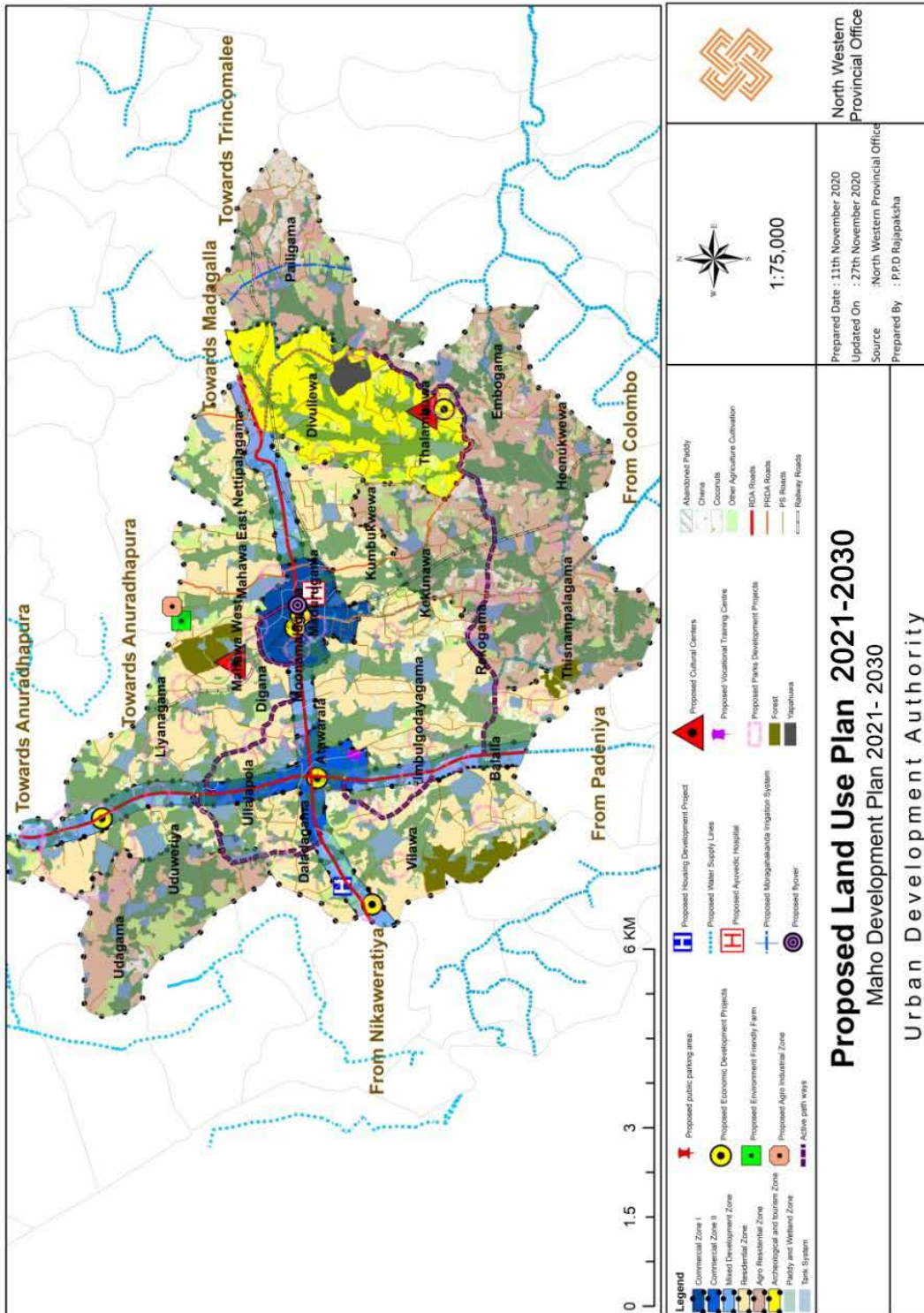
The plan is to set up an organic fertilizer center in your area in solid waste management in the area. It aims to encourage organic farming in the area for the use of organic fertilizers. It is also proposed to develop the cultural value of the area and to develop this area as a

tourist attraction on this area. It is also included in the land use plan. This development plan proposes the construction of all infrastructure required for cultural centers, rest rooms and tourists in the area of Yapahuwa.

Accordingly, the proposed land use plan has been introduced by introducing various projects in line with the provision of physical and social infrastructure facilities as well as providing facilities for economic development in the Maho area and providing a comfortable environment for the tourists.



Map No 6.1 : Proposed Land Use Plan



Source : North Western Provincial Office,Urban Development Authority,2020

6.3 Physical and Social Infrastructure Development Strategy

When preparing of the development strategies of physical and social infrastructure facilities in Maho, priority has been given to physical infrastructure facilities, rather than social infrastructure facilities like Housing Health and Education. While considering the contribution of Physical infrastructure such as power supply, drainage system, sewerage system and solid waste system, quantitatively and qualitatively satisfactory. At the same time there is water problem in the area. Water supply project is implemented based on Deduru Oya reservoir as a solution to the problematic regions by 2021. According to that the development strategies are been prepared to uplift the roads and transport facilities.

6.3.1 Service Plan

This plan was prepared to reach the related goals, objectives and meet the vision of developing Maho area as an agricultural town.

6.3.1.1. Hosing Plan

When developing Maho area as an agricultural town, it is expected to maintain the growth of the population at the same level. By the year 2021 number of houses would be 6843. There is a plan to provide these excess houses in low density and very low-density hinterland, by using the lands which are more than 40 perches in extent.

It is proposed to develop a 5-acre vacant crown land for the purpose of the housing project who wishes to settle in the urban area. The table below is expected housing density and expansion in 2030 as follows.

6.3.1.2. Health Facilities Plan

Government District hospital is the main health care center at the area. However, it has very low-level facilities. Accordingly, it has been identified to develop more than the prevailing level.



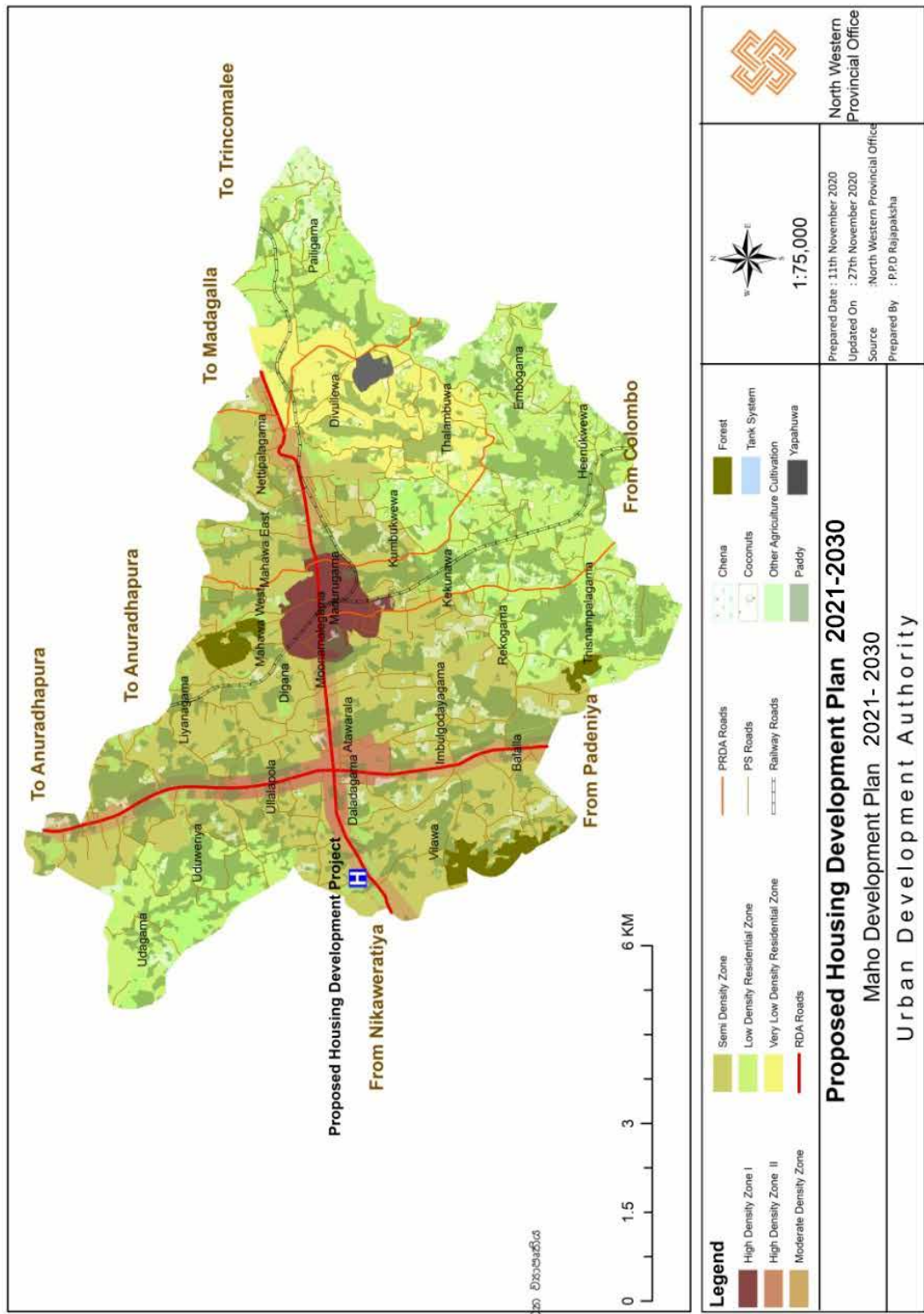
Table No 6.1 : Housing Plan

Zone	Population 2017	No of houses 2017	Expected population 2030	Expected Housing Units 2030	Residential Land area(Sqm)	Housing Density
Commercial Zone I	2828	725	3175	814	1058729.238	2
Commercial Zone II	1010	259	1134	291	337807.2019	3
Mixed Development Zone	3362	862	3775	968	1543878.477	2
Residential Zone	8962	2298	10065	2581	7140949.079	1
Agro Residential Zone	7605	1950	8540	2190	6796794.43	1
Archeological Tourism Zone	200	50	225	52	2080	1
Total	23767	6094	26690	6844	16878158sqm	

Source : North Western Provincial Office, Urban Development Authority, 2020



Map No 6.2. : Proposed Housing Development Plan



Source: North Western Provincial Office, Urban Development Authority, 2020



6.3.1.3. Education Facilities Plan

In the city center there is a popular National School which provides services at regional level. There is a low tendency to live in the interior areas of the town; because the schools in this area are having very poor facilities. There by it has been identified to develop these schools under the development strategy of education. Ten schools are located in Maho Urban development area. 7148 students are studying in these schools (As per department of Censuses and statistical - 2017) out of these 4533 students are living in Maho area. The number of teachers in these schools are 356. By the year 2030 the number of these students would be 8376, Therefore it is decided to provide needed facilities for primary and secondary education by this plan.

Table No 6. 2 - School Facilities

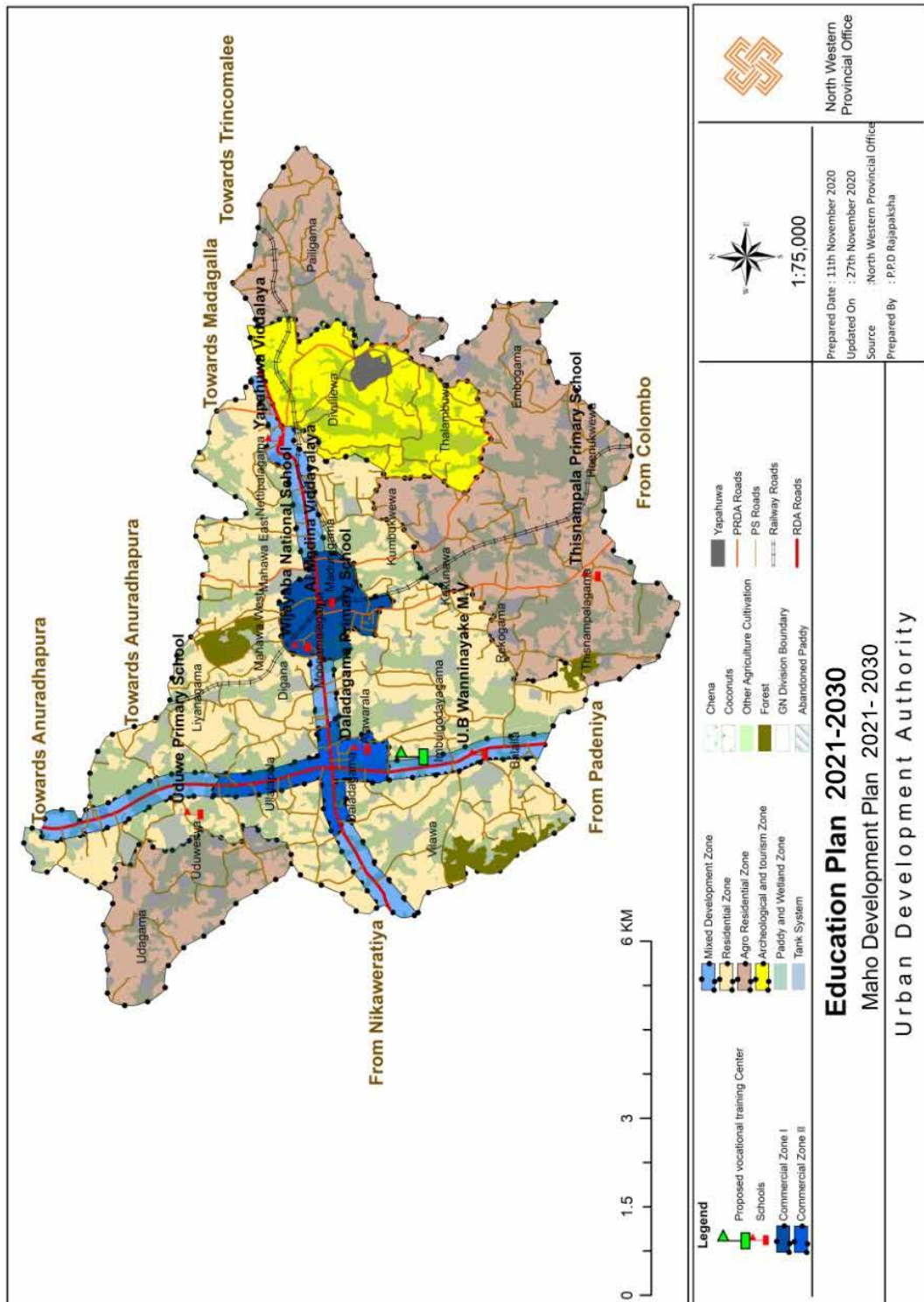
	Name of the School	Toilet facilities to be improved	Water supply to be improved	New buildings to be provided.
01	Wijayaba National School	✓		✓
02	U.B.Wnninayake M.V.		✓	✓
03	Yapahuwa M.V.	✓		✓
04	Daladagama Primary School	✓		✓
05	Gunapala Malalasekara Aadarsha M.V.	✓		✓
06	Udagama Primary School.	✓		✓
07	Uduwa Junior Vidyalaya	✓		✓
08	Yahapahuwa Royal College	✓		✓
09	Thisnampola Gama Primary School	✓		✓
10	Al Madeena Muslim Maha Vidyalaya	✓		✓

Source; Maho Pradeshiya Sabhawa-2017

It is expected to commence a vocational training center for tertiary education to school leavers of the area. The proposed vocational training would be specially based on agriculture sector. Since there is no vocational training center for school leavers it is expected to provide tertiary education from this institution.



Map No 6.3 : Education Plan



Source : North Western Provincial Office, Urban Development Authority, 2020



6.3.2 Road and Transport Development Plan

It is proposed an efficient, safe and well-planned road Network for Maho Urban area in 2030 development plan. The interior road network in Maho urban area is in very poor condition. To achieve the vision of the city developments following six roads are identified for immediate improvement. Distances of these roads are 30 k.m.

Strategy No. 01

1. To introduce integrated road development system of Rekogama and Kondadeniya roads. (Develop the road network system to enter the archeological sites.)

Ancient Yapahuwa Kingdom is the main element of the archeological, historical and tourists' attraction area of Maho. Also, Kondadeniya is the place where the historic "Sohon Koth" are located. Therefore, it is necessary to develop and improve these roads to get the attraction of tourist.

To provide the access to the proposed tourism improvement project is one of the objectives of this proposal. According to that about 9 K.m. road distance from Yapahuwa to Racogama junction has to be develop.

Strategy No. 02

According to the Maho Development plan 2030, 85% of the internal roads are decided to develop. They need to be developing immediately. In this process for further development of interior area, it is necessary to provide safe and smooth access which are identified as rapid development.

2. To widen Wilawa road up to Nikaweratiya road. (Develop interior areas and to provide better access to industrial zone.)
3. To widen Leela Mawatha up to Thammitagama junction where meets Nikaweratiya road. (To develop interior areas in the town.)
4. To widen Gammeda road and connect to Wilawa road.
5. To develop and widen the existing road by connecting to main road and new bus stand.

6. Expansion of Aluthherathgama road up to Liyanagama
By 2030, to develop urban activities and to provide access to proposed commercial area, it is planned to improve this road.

Strategy No. 03

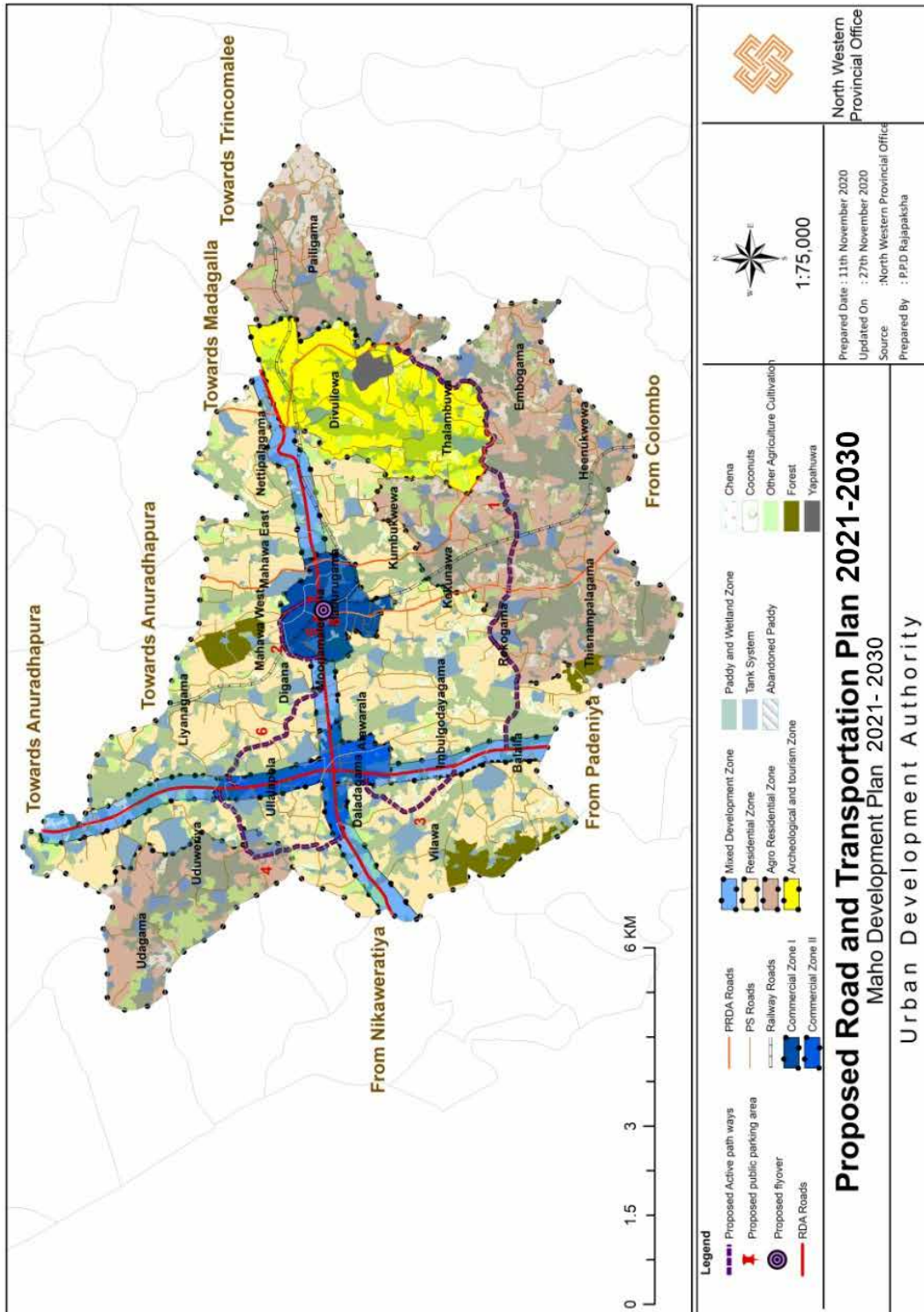
7. Construction of the Fly - over across the Railway line.
Maho - Moragollagama road closes 50 times per day. (5 hours) due to Maho railway junction crossing. Hence it creates heavy traffic congestion. This strategy is designed to minimize the traffic flows and creates an efficient transport system.

Strategy No. 04

8. Construction of Public Vehicle Park. (Land own by Rail way Department, near by the Railway station.)
At present there is enough space to park the vehicles in Maho city. Allocation of this land for 2030 requirement. In this preference is given to provide necessary facilities and space to private vehicles.



Map No 6.4 : Proposed Road and Transportation Plan



Source : North Western Provincial Office, Urban Development Authority, 2020

6.3.3 Water Supply Plan

Lack of drinking water in Maho Urban Development area is another acute problem. According to the Maho development plan it has taken necessary action to solve this problem by 2030 with the assistance of water supply board. Existing water supply is as follows.

Table No 6.3 : Water Supply – 2017

Water Supply Board	3000 cu.m (3, 000, 000 l)
Community Based Projects	315,000L
Personal wells, tube wells	100,000L
Total water supply (at present)	3,415,000L

Source: Pradeshiya Sabha - Maho - 2017

Table No 6.4 : Water Consumption Requirement Plan

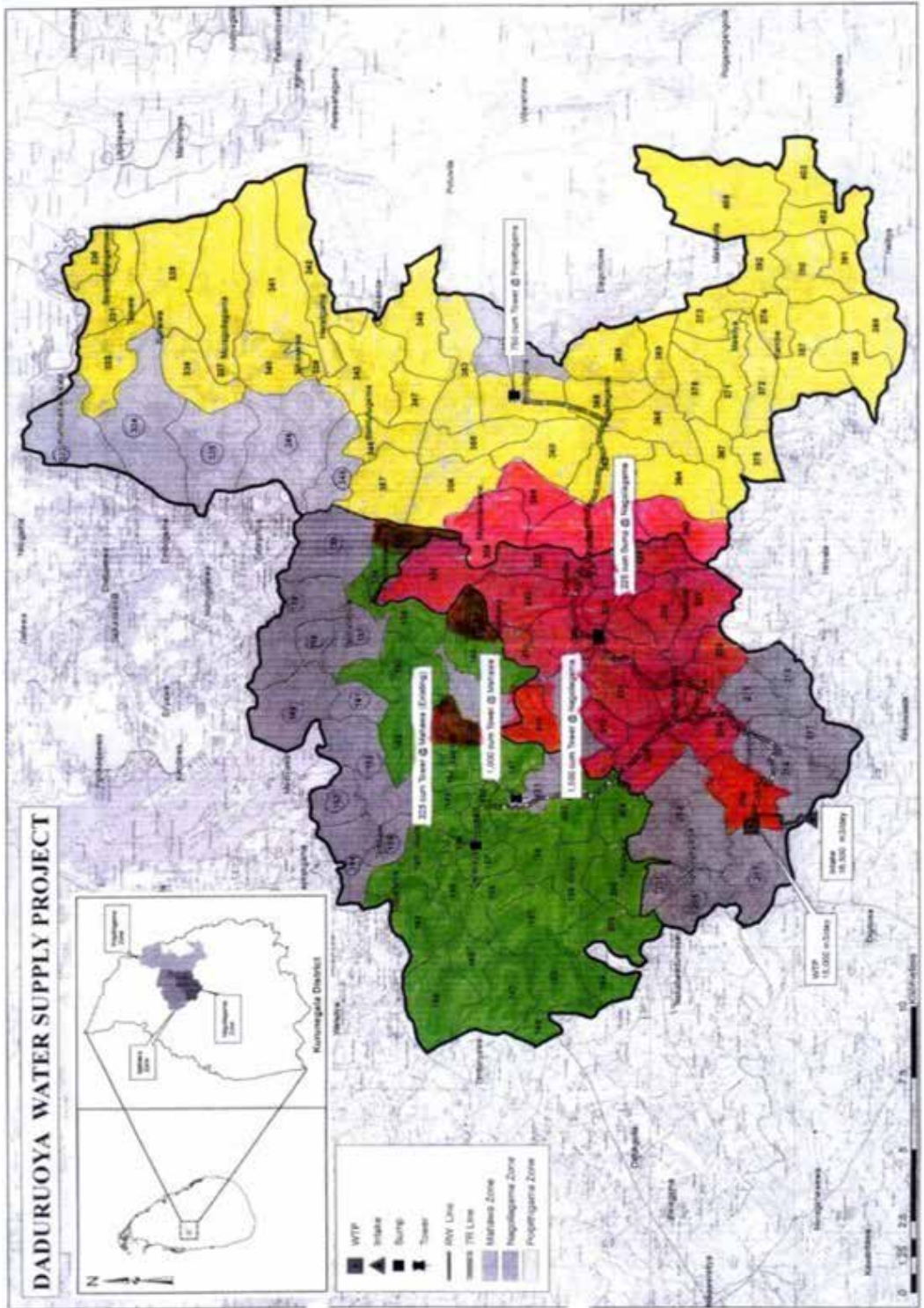
Year	2017	2030
Population	23767	26690
Water consumption (150 L per person)	3,565,050L	4,003,500L
Water consumption for commercial unit (500 L commercial unit) (1000 L restaurants)	271,400L	407, 100 L (assuming water consumption increase for commercial unit by 50%)
Water consumption for public institute (for a student – 45 L) (for a public institute – 45, 000)	270,000L	297, 000 L (assuming water consumption for public institute is 10%)
Total Water Consumption of the area	4,106,450L	4,707,600L

Source : North Western Provincial Office, Urban Development Authority, 2020



Deduru Oya water supply project is now in progress to solve the acute drinking water problem in Maho pradeshiya saba area. The distance of water supply area is 260 k.m. and distribution of water per day is 15, 0003 (15, 000, 000 L)

Picture No 6.5. : Proposed Water Supply Map



Source: Pradeshiya Sabha - Maho - 2017

6.3.4 Electricity Supply

At present there is an adequate electricity supply in Maho area. To meet the future demand, it is planned to generate electricity from the proposed solar power (33kv) project and currently functioning sub grid at Nikewaratiya road.

6.3.5 Solid Waste Management

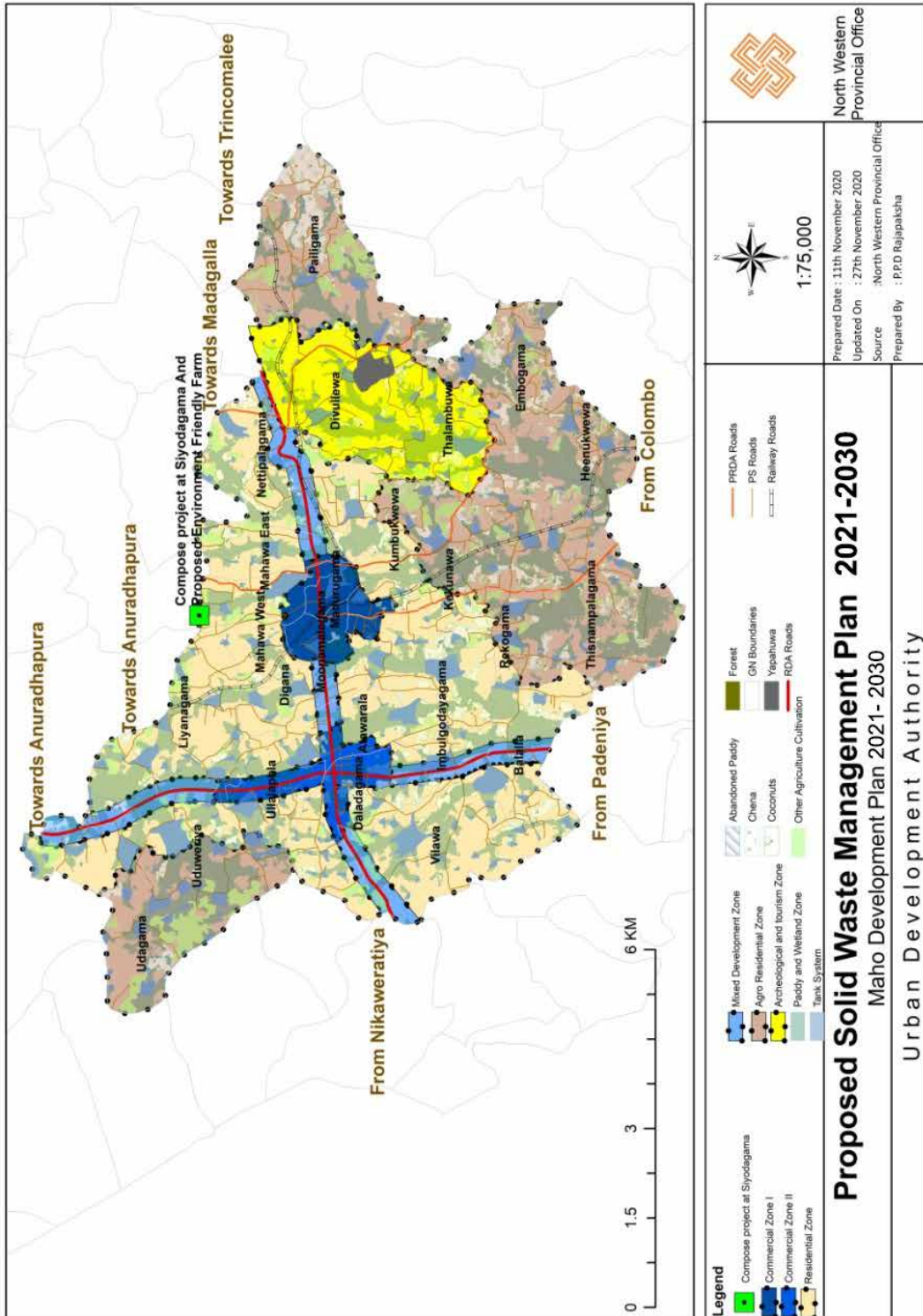
In consideration of solid waste management system, it is understood that the surrounding area of Maho town and Daladagama sub urban solid waste system is been managed by the Pradeshiya Sabha. Solid waste management of the other areas done by individually.

At present the quantity of solid waste is 2000 K.G. by the year 2030 it is expected an increase by 20%.

At the present there is a compose project at Siyodagama in a land of 2 acres for the waste of Maho area. It is proposed to utilize these fertilizers for the agricultural sector in this area.



Map No 6.5 : Proposed Solid Waste Management Plan



6.4 Economic Development Strategy

6.4.1 Agriculture and Economic Development Strategy

Agriculture is the main economic source in Maho. 44.4% of the land allocated for agriculture. The main objective of Maho town Development plan is to develop all the agricultural lands and there by strengthen the urban economy. The vision of Maho development plan is “The Agro Farmstead Kingdom”. It means to give the first priority to develop agriculture in the area.

Since there is no proper systematic irrigation system, the lack of water is the main problem for strengthening agriculture sector. Mainly paddy cultivation. . Recently started Moragaha Kanda “Water for North west “project will help to overcome this hard problem.

Although there are 4942.12 acres of paddy lands in Maho Urban area, only 2866.43 of paddy lands are cultivated in Yala Season, in Maha season it is only 1581.48 areas. Annual yield is 355,832.8 Bushels (10,674.984 Tons)

By the year 2022, Wayamba Ela Water supply project expected to provide sufficient water all water retention areas to cultivate both Yala and Maha season and expected to increase the production to 790,739.2 Bushels. (23,422.18 Tons)

Besides paddy cultivation, in this area Fruits, vegetables and supplementary crops are also cultivated. By providing necessary facilities, modern technical knowledge and accessories for these farmers, expected to uplift their livelihood and the urban economy by 2030.

There is garbage recycling project at Siyodagama. Adjoined to this there is a 2-acre land which is proposed to cultivate by using organic fertilizer. This will provide sound knowledge and understanding on agricultural technology.

To minimize the unemployment problem in the area it is proposed to start a Tertiary education and vocational training center to train required skill labor with modern techniques for agriculture.

Since there is no proper marketing system to sell the agricultural products of these farmers it is proposed to construct an Agricultural economic center. So, the farmers in Dambulla, Nikeweratiya and Kurunegala will benefit from this.



At present only 0.7% of the total land area is allocated for Commercial zone. It is decided to promote the commercial activities and increase up to 1.5% for this purpose.

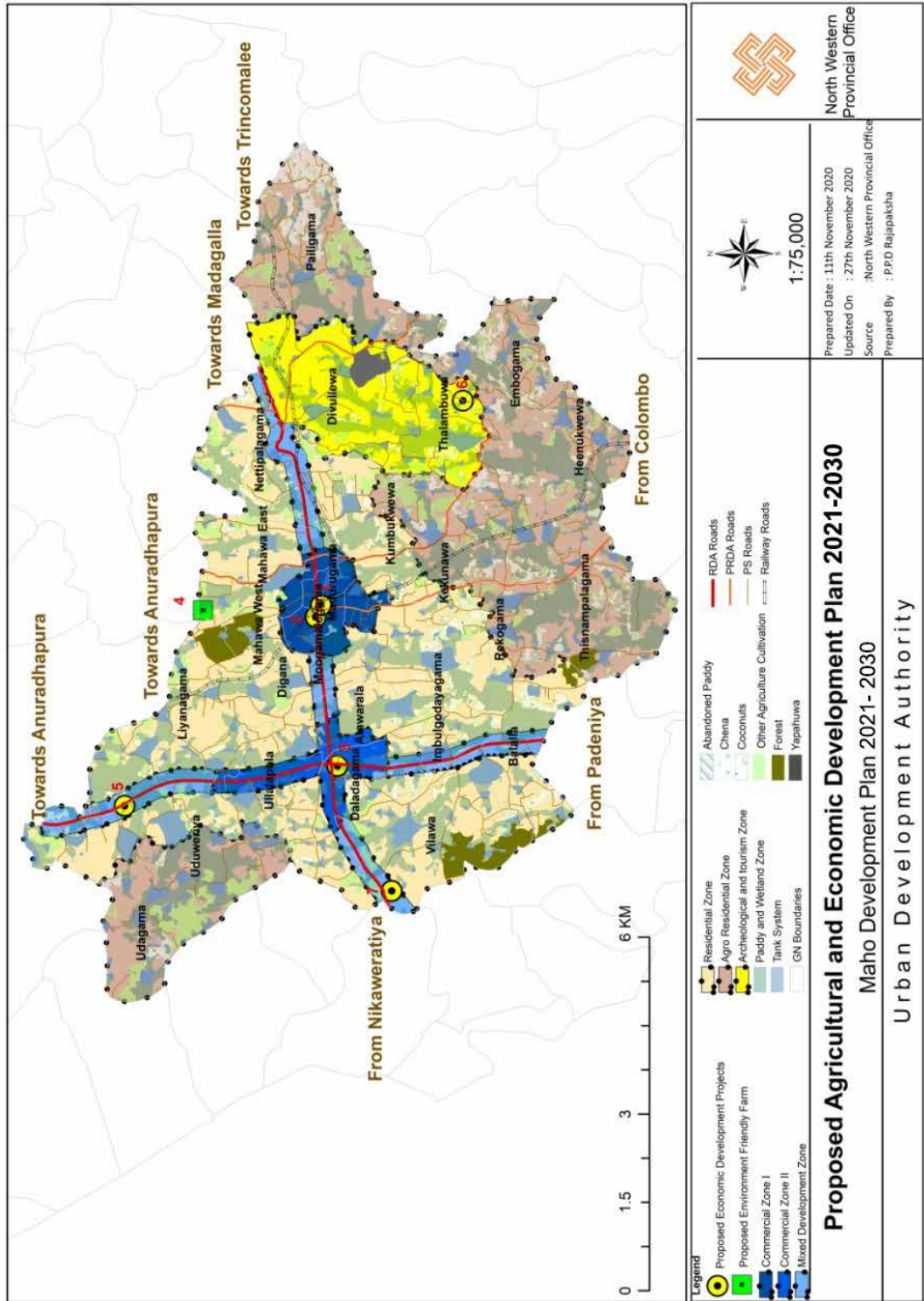
At the same time, it is proposed to develop Daladagama Junction as sub urban center of Maho Town and also to restrict the unauthorized constructions in uncultivated lands.

1. Proposed economic center for the agricultural products
2. Proposed Commercial and Financial Complex.
3. Proposed Commercial and Financial Complex (Daladagama Junction.)
4. Eco- friendly integrated Farming center.
5. Resting Centre for transit mass like "Hela Bojun Hala", project location Anuradhapura _ Padeniya Road.
6. Proposed cultural center around resting place.
7. Proposed industrial development project currently an industrial zone, Nikaweratiya - Madagalla road around the area, electricity sub - station is, the proposed projects in urban town planning projects.

The proposed Vocational Training Centre is also under the economic development strategy. In order to create a suitable skilled labor force in the area, the workers livelihoods are empowered.



Map No 6.6 : Proposed Agricultural and Economic Development Plan



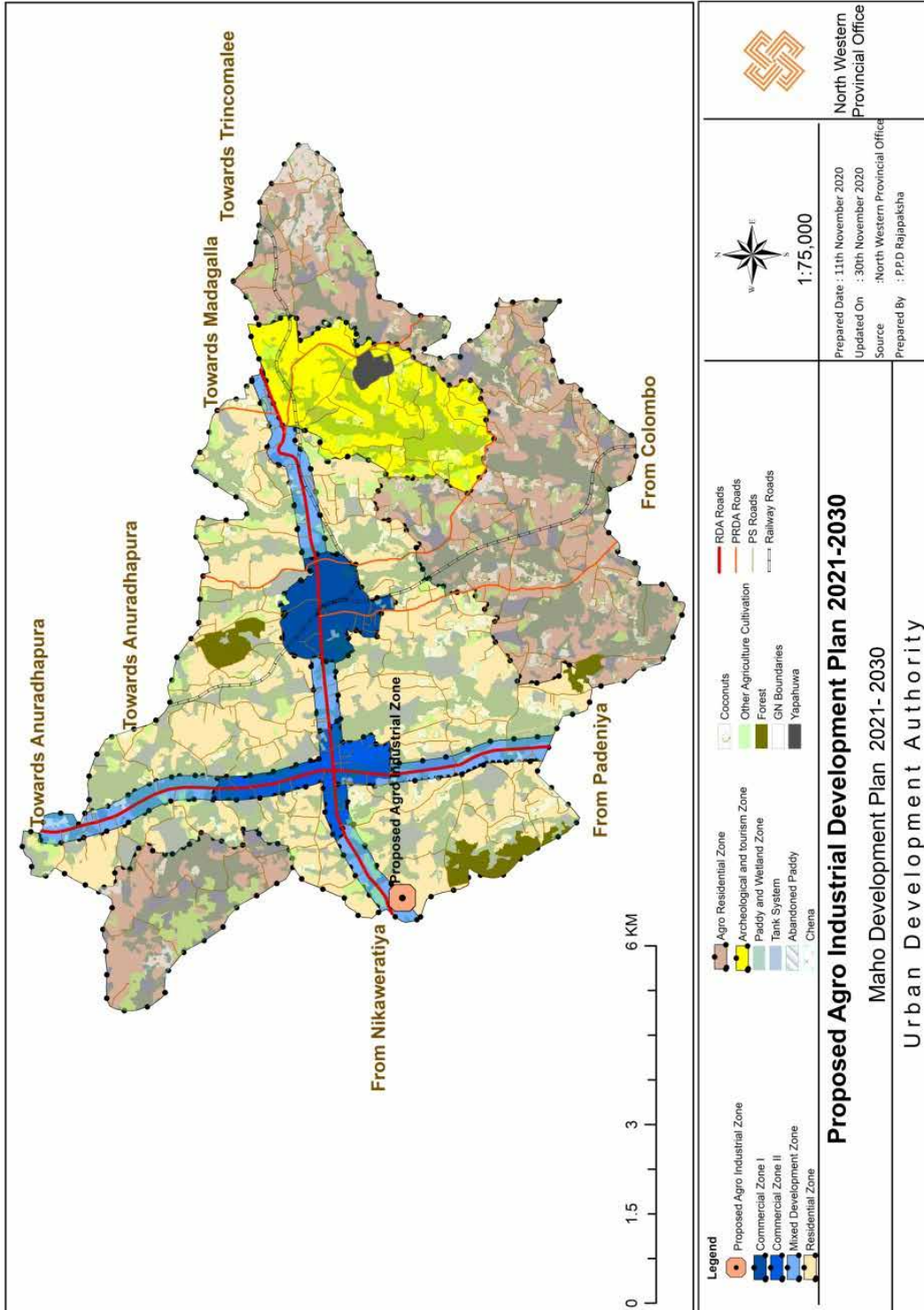
Source : North Western Provincial Office, Urban Development Authority, 2020



6.4.2. Industrial Development Plan

Developing the Maho town based on agricultural economy, it is expected to introduce a special industrial zone based on agricultural products

Map No 6.7 : Proposed Agro Industrial Development Plan



Source : North Western Provincial Office, Urban Development Authority, 2020

6.5. Sustainable Environmental Strategy

The environmental plan is presented with the following elements.

6.5.1 Conservation Area Plan

6.5.1.1. Identifiable Wetlands in Maho urban area.

Maho Urban area is rich in Ecologically Sensitive areas such as paddy fields, tanks and canals. (Map no. 6.8)

- The paddy fields have been designated as “Paddy Cultivation and Wetland Agricultural Zone” considering the need for water retention in the areas to be maintained. The Recommended uses are as follows.
 - Paddy Cultivation
 - Other Uses Approved by the Agrarian Services Department.
- Maintaining the buffer zone to be maintained according to the width of the tank can help to prevent irregular constructions and unauthorized constructions around the tank.
- The canals supplying water to the tanks should be properly maintained.
- Properly maintaining the existing tank systems under the cascade system as it will help to Increase the agricultural economy and minimize the damage caused by droughts. (Map no. 6.8)

6.5.1.2. Aim of the Wetland Zoning

Use of wetlands for sustainable, social, economic and environmental use, taking into account their potential for water retention and other environmental benefits for preventing unauthorized acquisition and misuse is the main aim of preparing this wetland zoning for Maho Urban Area.



6.5.1.3. Wetland Zoning Objectives

- I. Establishment of Environment friendly cities while protecting other ecosystems including paddy fields which function as water retention areas in the Maho Urban Area.
- II. Use of existing wetlands for scientific, research and educational awareness.
- III. Utilization of wetlands to enhance ecological, tourism and recreational opportunities by enhancing their biodiversity.

6.5.1.4. Wetland Zoning in Maho Urban Area

Wetlands belonging to Maho Urban area are classified into two wetland zones according to the Western Province Wetland Zoning.

I. Paddy Cultivation and Wetland Agricultural Zone

This zone consists with existing paddy cultivation lands, abandoned paddy fields and connected areas such as Deniya, Owita and the areas where wetland agriculture is practiced in the Western Province.

Paddy Cultivation and Wetland Agricultural Zone - Approved Uses

- Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.
- Wetland related agriculture
- Arboriculture
- Mining Subject to irregular site rehabilitation (Clay Pits and Soil mining) in accordance with (GS & MB) and CEA guidelines, conditions and guidelines,
- Environment friendly aquaculture ponds

All other activities & any other construction are prohibited

Conditions subject to the implementation of approved uses in the above zones

- (a.) In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed. (Maximum Permitted Infrastructure Projects - Electricity, Water Supply, Telephone, Highways, and Railways etc.)
- (b.) Approval for the proposed development work subject to the recommendations of the organization mentioned in the schedule, before obtaining clear certificates for other development activities. The pattern of land use in the wetlands may change according to the new program of re-cultivation of abandoned paddy lands under the new program of creating a people centered economy in the “Vision of Prosperity” policy statement for the year 2019.
- (c.) Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of a wetland or in the presence of highland areas in a wetland.
- (d.) According to wetland zoning, a distance of about 20m from the identified boundary of a wetland zone belongs to the adjacent wetland zone, and the relevant laws, guidelines and approved practices in that zone must be implemented (to avoid existing erroneous conditions in determining location according to the geographical location system).

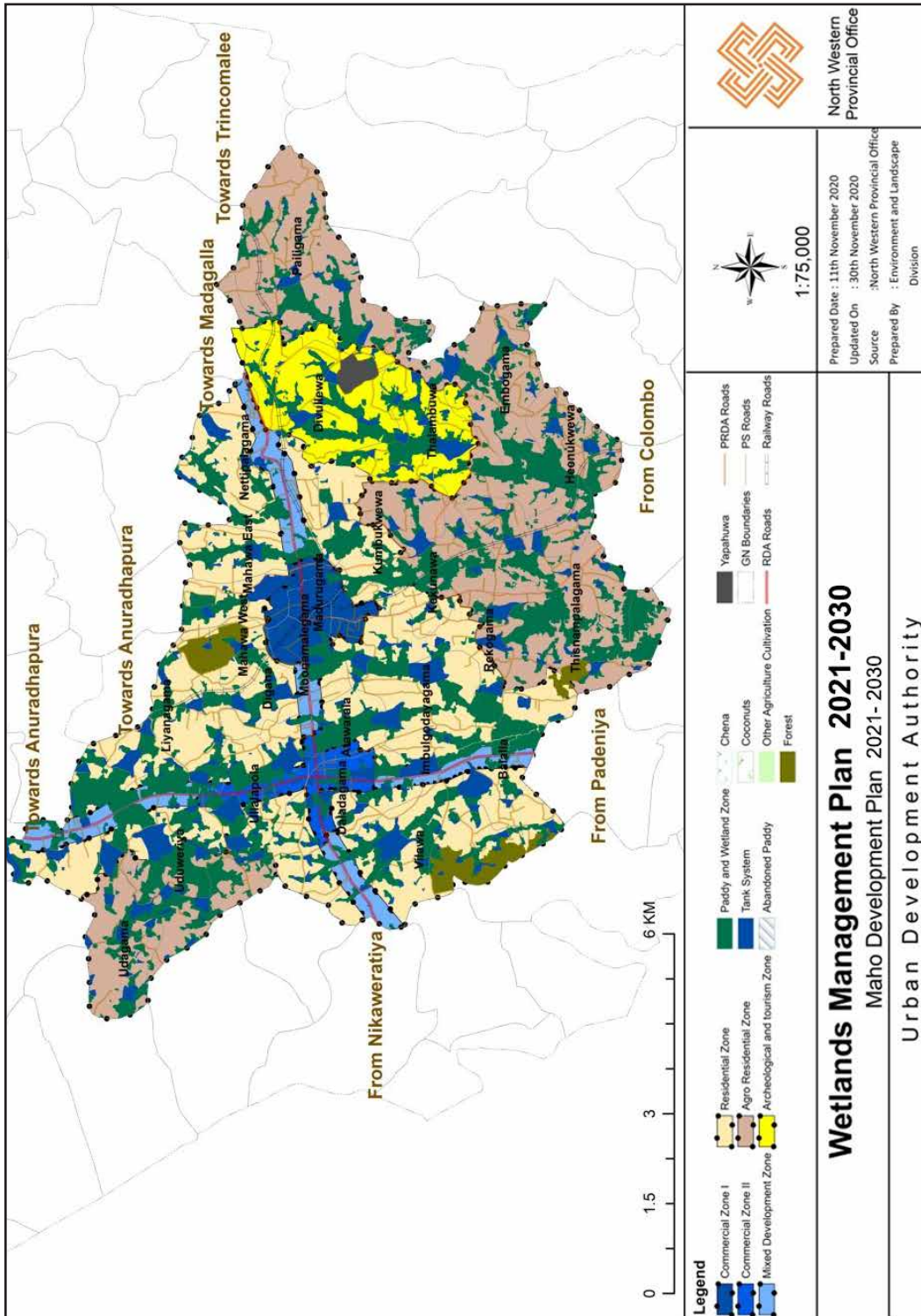
N.B.

In the case of “prescribed” projects under the Environment Act, additional site - specific conditions shall be imposed by the Central Environmental Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agrarian Services Department, Department of Coast Conservation and Coastal Resource Management and Department of Irrigation.

In case of any violation of the above conditions during the development of any wetland, legal action will be taken under the powers of the Central Environmental Authority, Agrarian Services Department, Sri Lanka Land Development Corporation, Department of Coast Conservation and Coastal Resource Management and Urban Development Authority.



Map No 6.8 : Proposed Wetlands Management Plan



Source : North Western Provincial Office, Urban Development Authority, 2020

6.5.2 Environmental and Landscape Management Plan

The main objective of this plan is to conserve and intensify the existing natural landscape features of the area and this will protect the identity of the city.

In addition, the plan envisages the sustainable landscape development of various ecosystems, trails, etc. through systematic planning with an environmental focus.

The landscape plan of the Maho Urban area will be prepared for the following objectives to face the future of global climate change.

- I. Increasing urban forest cover to mitigate disasters such as rising urban temperatures, increased carbon footprint, increased air pollution, and increased flooding.
- II. Adding ecologically endemic native plant diversity for increase urban biodiversity
- III. To provide further encouragement to walkers and to provide separate sidewalk lanes with Shade and seating for pedestrian safety.
- IV. Protection of sensitive ecosystems and its sustainable use for eco-friendly recreation through the introduction of Wise use.
- V. Well-designed open spaces with infrastructural facilities such as urban squares and public parks designed for the public.
- VI. Giving beauty, identity and economic development to the city by adding various parks, lanes, suitable billboards and electric lighting.

Below are the details of suitable places for landscaping in Maho Urban Area.

Table No 6.5. : Existing areas for environment and landscape management plan

	Category	Name of the Proposed Landscape Area	Extend Ha.
1	EMP 06	Children's Park Closed by New Market	0.34
2	ELP 01	Digana Stadium	2.83
3	ELP 02	Daladagama Stadium	1.70
4	EMP 02	Walaswewa Stadium	0.40
5	PMP 31	Open Area - Munamalegama	0.33
6	PMP 03	Open Area - Imbulbodayagama	0.27



Strategy

- Existing parks in the area should be maintained in the same manner and redevelopment should be done with a proper landscaping plan when required.
- Construction of parks / playgrounds presented in the proposed public outdoor open space plan should be done with a proper landscaping plan.

6.5.3. Disaster Risk Reduction Plan

Followings are the major natural and other disasters affecting the Maho Planning area.

- I. Droughts
- II. Human – Elephant conflict

Grama Niladhari Divisions where human – elephant conflict exist are shown in Map No. 6.9. and drought is available for all Grama Niladhari Divisions in the planning area.

i. Droughts

Drought in 2017 severely affected the Mahawa area and drinking water was distributed to about 8500 members belonging to 3800 families.

Proposals

Accelerating of ongoing “Water for Wayamba” Daduru Oya Project with the assistance of Water Supply and Drainage Board. It will be a long-time lasting solution than the distributing water from bourses, during the drought.

ii. Human – Elephant Conflict

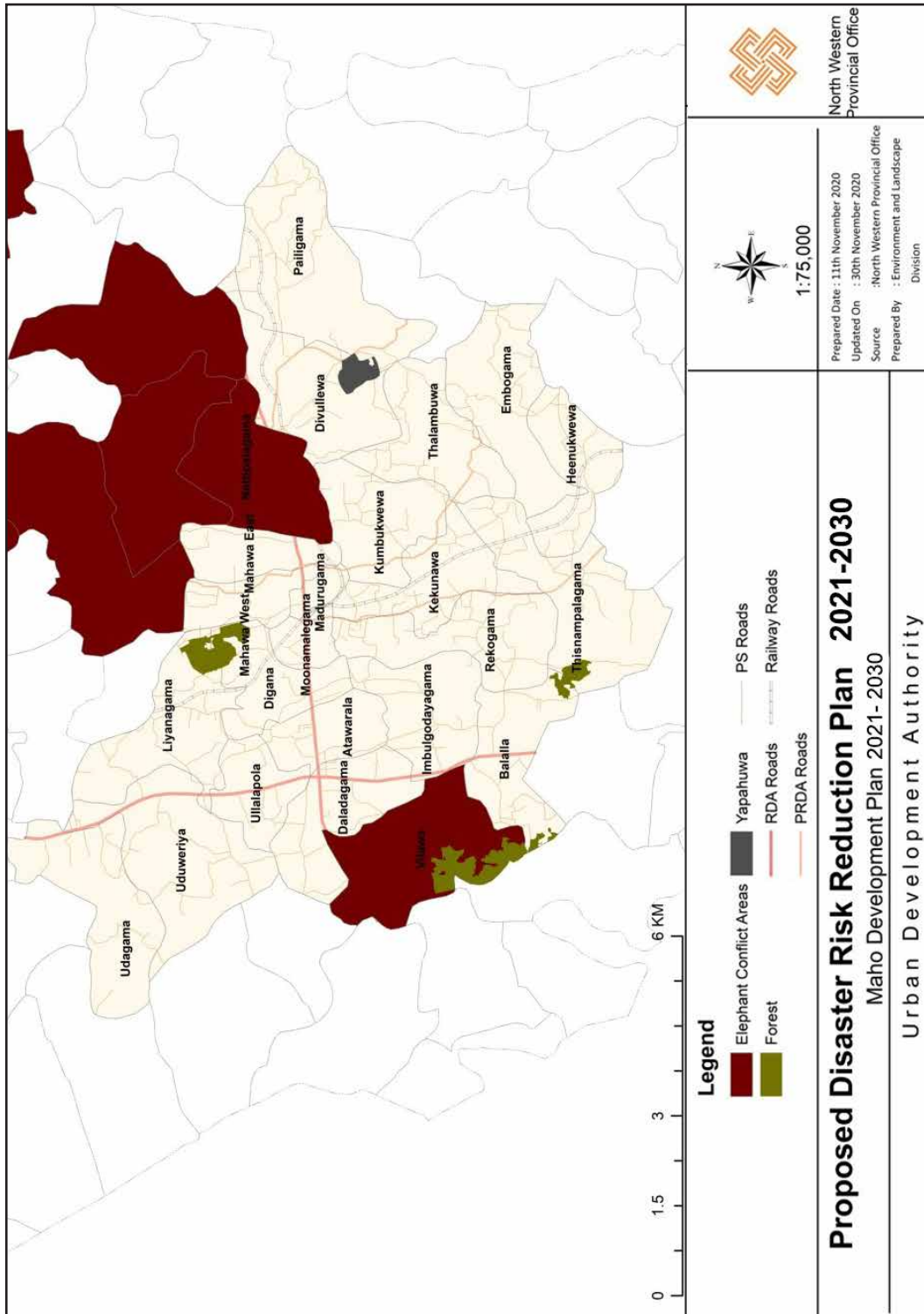
It is reported that during the period of 2012 – 2017, six human lives were lost and 10 - 15 houses were damaged per year, due to the Human – Elephant conflict. 27 Grama Niladhari Divisions of the area had been affected by this Human – Elephant conflict. Wilava and Neththipalagama Grama Niladhari Divisions of Maho urban area also include to this.

Strategies:

- To launch the proposed North Western Elephant-Human Conflict Prevention Program properly to safe guard the Human - Elephant Conflict. In order to minimize the above conflict, is better work with the Department of Wild Life Conservation and Disaster Management Centre.
- Planting” palm” trees instead of electric fence, cultivating commercial crops which are not attracting elephants in nearby villages, Implementing natural methods of community base Bee culture etc. will help to minimize this Elephant - Human conflict.



Map No 6.9. : Proposed Disaster Risk Reduction Plan



Source : North Western Provincial Office,Urban Development Authority,2020

6.5.4. Proposed Public Outdoor recreational space plan for Maho urban area

Public outdoor recreation is very important to improve the quality of physical and mental development of every person. Therefore, public outdoor recreation space plan is integrated into all development plans preparing by Urban Development Authority.

The entertainment facilities are describing under two main categories. They are Active and passive. The activities which are participated actively called as Active recreation facilities. They are as follows.

- Playing
- Swimming
- Running
- Walking
- Boating
- Traditional Fishing

There are several places in Maho area to fulfill these activities. They are mentioned in below. Table no 6.6

Table No 6.6 : Places Where Active Recreational Facilities in Maho Urban Area

There are few places where Passive recreational facilities are available.

No	Category	Name of the Open Area	Extend Ha.
01.		Public Pay Ground	
	ELP 01	Digana Stadium	2.83
	ELP 02	Daladagama Stadium	1.70
	EMP 01	Athwella Play Ground	0.42
	EMP 02	Walaswewa Stadium	0.40
	EMP 03	Liyanagama Play Ground	0.42
	EMP 04	Ullalapola Play Ground	0.31
	EPP 01	Thalambuwa Play Ground	0.20
	EPP 02	Thisgampolagama Play Ground	0.15
02.		Children's Park	
	EMP 05	Nearby New Market	0.34
		Total	6.77 Ha.

Source : North Western Provincial Office, Urban Development Authority, 2020



1. Libraries – 2
2. Assembly Hall – 1 (seats 400)

6.5.4.1 Proposed Public Outdoor recreational space plan for Maho urban area -2030

According to the plans of the Urban Development Authority, a minimum of 1.4 hectares per 1000 population should be allocated as public outdoor open space in the development plan. The Maho urban area has a population of 23,357 as of 2017 and the area currently has 7.91 hectares of public outdoor open space.

According to the data analysis of the development plan, the population is projected to be 30,000 by 2030. Accordingly, by 2030, at least 42 hectares of land should be allocated for Active recreation.

6.5.4.2 Objective

Provide Adequate facilities for Active and passive recreational activities and maintaining them in a systematic manner to ensure a good mental and physical health of the people of the area and the people coming to the city.

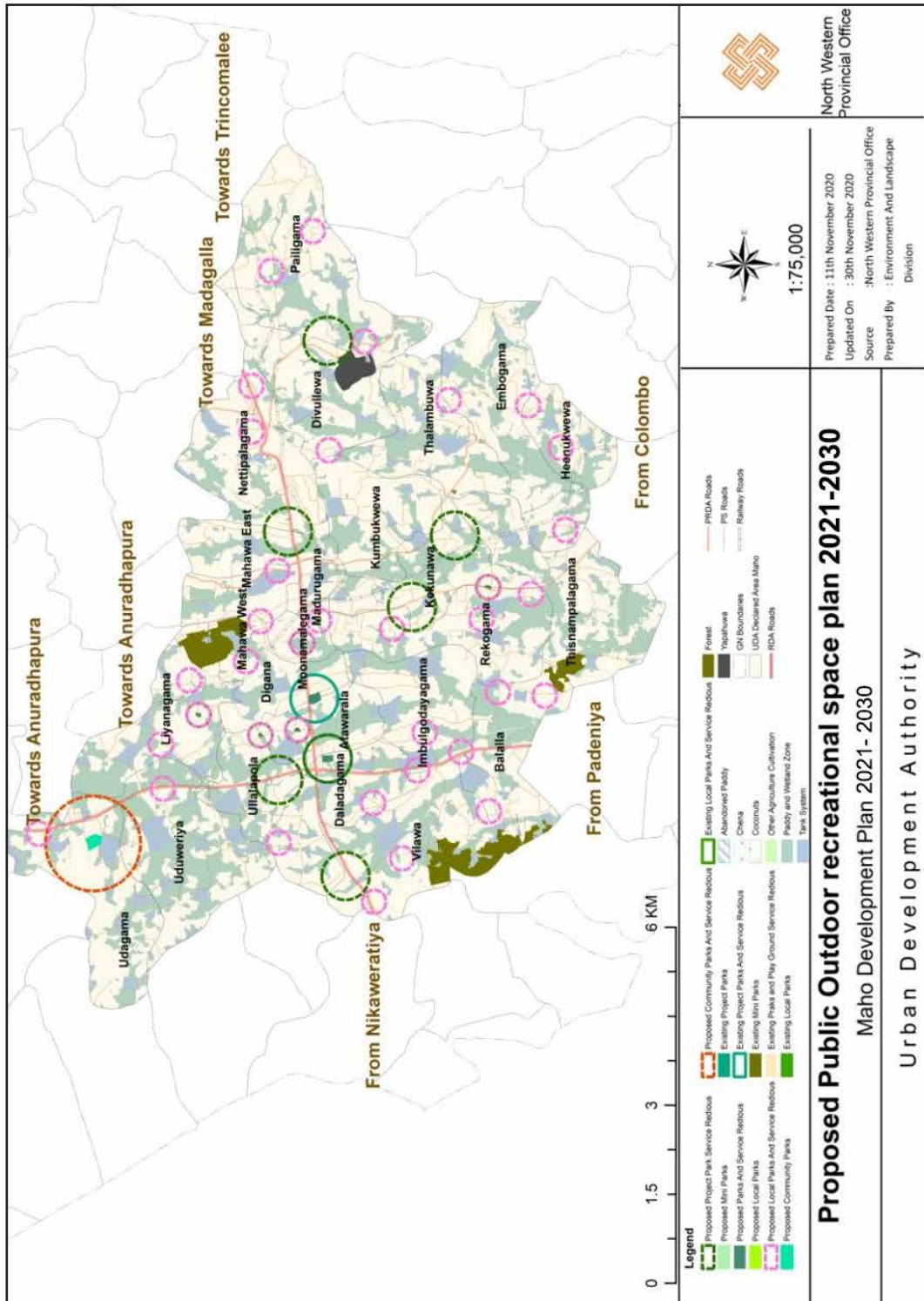
Proposed Active recreational plan for Maho urban area for the period of 2017-2030 is shown in map is in No 6.10 and (Annex No 09).

Strategies

- The land area of private houses in this area is very large and should be used for open spaces as mentioned in the above plan only if there is a need.
- All the available common open space is to be used, classified and redevelop.
- Existing open space, bare lands to be developed as eco- friendly parks.
- Existing play grounds and stadiums to be restructured with all facilities
- Management and maintenance activities to be done at proper level.
- Reservation areas of main tanks in the urban area to be improved as linear parks.



Map No 6.10 : Proposed Public Outdoor recreational space plan



Proposed Public Outdoor recreational space plan 2021-2030

Maho Development Plan 2021- 2030

Urban Development Authority

Prepared Date : 11th November 2020
 Updated On : 30th November 2020
 Source : North Western Provincial Office
 Prepared By : Environment And Landscape Division



North Western
Provincial Office

Source : North Western Provincial Office, Urban Development Authority, 2020



6.6 Historical, Archeological and Cultural Development Plan

Preservation of archeologically valuable places in the area, promoting cultural activities and publishing them among the public and get the attraction of tourists is the main objective of these development strategies. The main aspect of this is prevention of archeological, historical and scenic places and to improve the attraction of the tourists on this. According to the vision and objectives of Maho development plan it is expected to develop ancient Yaphauwa Kingdom and other heritage sites preserving their identity and to improve the attraction of tourists by 2030.

The land of 81 acres in extent including 25 acres which is allocated to Yapahuwa Kingdom, the main historical heritage of Maho, has been declared in the regional plan. Another 6-acre land at Kondadeniya where the Gal Sohonkoth are situated has been declared as a conservation area.

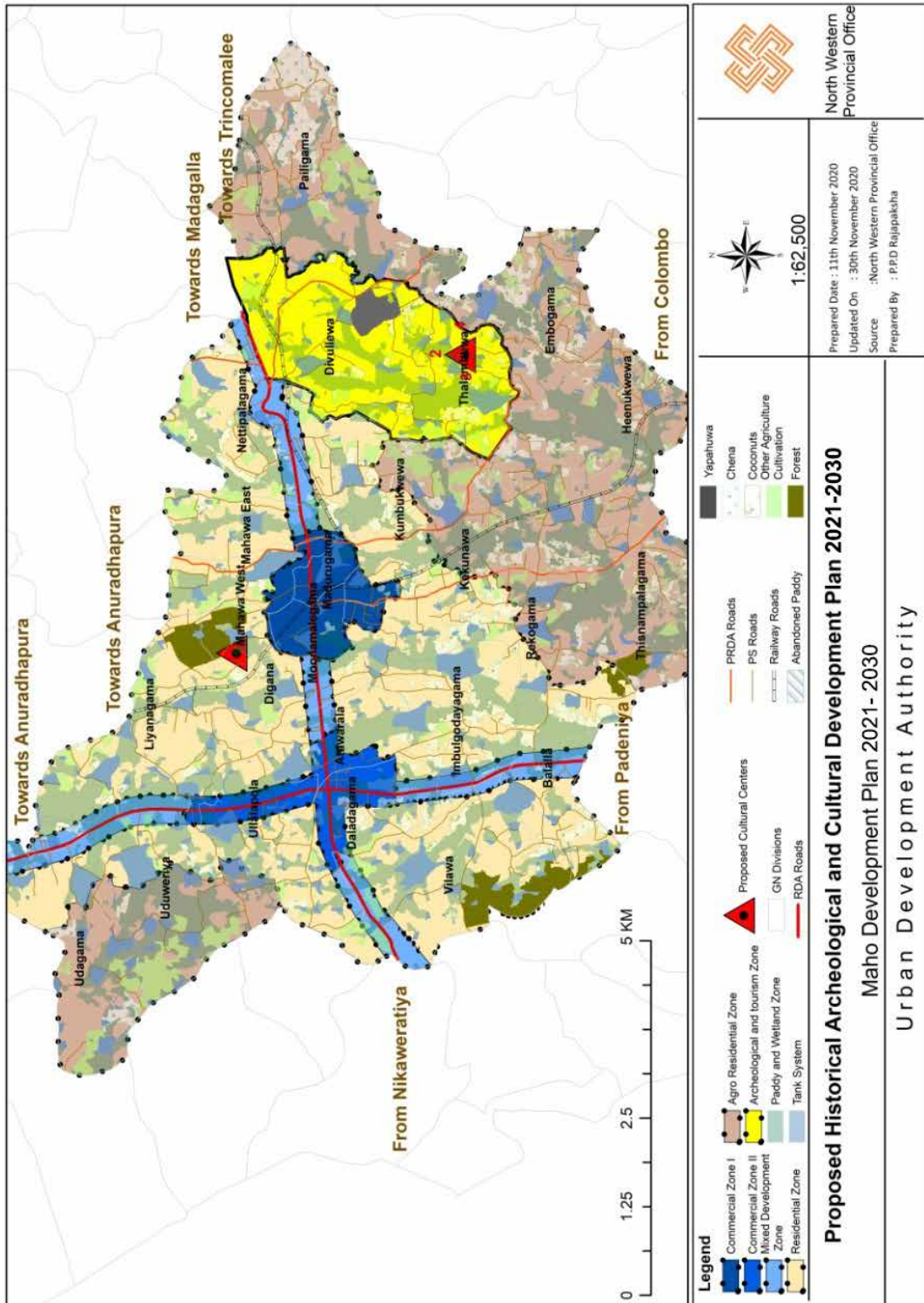
Similarly, another 10-acre land has been reserved for traditional indigenous training center.

And also, another 15-acre land has been reserved for Angampora training center as this is a famous fighting art in this area.

To achieve the above targets the following development projects has been identified.

1. Proposed cultural sports training center.
2. Proposed cultural village.
3. Proposed indigenous Ayurvedic treatment center
4. Proposed rest house for foreign and local tourists.

Map No 6.11. : Proposed Historical, Archaeological and Cultural Development Plan



Source : North Western Provincial Office, Urban Development Authority, 2020



6.7 Implementation Strategy

6.7.1 Strategic Action Project

Priority Project


1. Proposed Economic Centre
2. Proposed Commercial and Financial Complex
3. Maho Railway junction development plan
 - 3.1. Proposed fly-over
 - 3.2. Proposed Public Parking area
 - 3.3. Re Develop the Bypass road Connecting with Railway Station and Bus Terminal
 - 3.4. Proposed Children Park
 - 3.5. Proposed Passenger Fly over Bridge
4. Proposed resting center for “transit mass”
5. Development and protection of cultural and regional heritage.
6. Inter - connect development of Rakogama and Kondadeniya Road
7. Eco - friendly integrated farm center.
8. Proposed vocational training center
9. Development of interior roads.
 - i. Widen of Wilawa Road up to Nikeweratiya Road
 - ii. Widen Leela Mawatha up to Thammitagama junction where meets Nikaweratiya road.
 - iii. Widen Gammeda road and connect to Wilawa road
 - iv. Waliyaya Road
 - v. Randenigamma Road
 - vi. Galayaya Road
10. Proposed Lawyers Complex
11. Proposed Housing Project.
12. Industrial Development Project.
13. Proposed Ayurvedic Treatments Center
14. Proposed recreation and resting center (nearby Imbulgodayagama wewa.)

Economic Development Projects

1. Economic Center

Project Title	Proposed Economic Center
Project	Development of whole sale Centre for the agricultural products in the region
Project Proposal	Development of whole sale market for agricultural products in the region. Creating a better market and thereby to develop producers' economic level

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Private Land	Maho Nagollagama Road	Bank of Ceylon	wewa
Access	Maho - Nagollagama Road			
Location Map				
Adjacent Land Uses (explain with map)	<p>The reasons for the location suitability for an economic center Proposed land is located 60meters away at Nagollagama road, which starts at Maho town center. Since this land is located around from Maho railway station and 15meters close by to Maho bus stand. Therefore, it is suitable for an Economic Centre. At present there is a Public Market in very small scale at an old building.</p>			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation		Commercial	Landscape	Heritage	Housing	Relocation	Other
			✓					
Project Aspect	Economic				✓	Social		
Project Objective	<ol style="list-style-type: none"> 1. Creating of a nationally expanded market for agricultural products. 2. To increase the economic level of agricultural producers 3. To encourage the young generation for agricultural industry. 							
Rational of project	At present the producers has got to Dambulla, Thambuththegama or Kurunegala to market their products. This will be minimized by the above proposal.							

Property Description

Present Land Ownership	UDA		Private		State		Pradeshiya Sabha Maho	✓
Details of the Ownership								
Survey Plan	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
	Detail Not yet appointed					01A	1R	OP

Project Description

Project Period	Short term 1 > year		Mid Term 1-3 year		Longterm 3 < year	✓	Total Estimated Cost (Rs. Mn)	200 Million
Financing Method	Provincial Council - North Western							
Description of the Project (with map)	It is proposed to develop the present market land as an economic center							

Infrastructure Availability	Water		Sufficient for the project
	Electricity		

	Solid waste management	This is done by the Pradeshiya Sabha	✓
Zone	Commercial Zone 1	Zoning compatibility	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
History (if it relevant) -Urban Development Authority had identified this project before 20years.			

Present Status (Explain details with measurements)				
Existing Situation				
Description	Present use	No.of units	length	width
Old building - 01	Public market	01	50 Feet	30 Feet

Project Budget		
Activity	Cost (Rs. Mn)	
Implementation of Project	300	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Implementation of Project	Pradeshiya Sabha	Chairman - Pradeshiya Sabha




2. Proposed Commercial and Financial Complex

Identification of the project

Project Title	Proposed Commercial and Financial Complex
Project	The underutilized old bus stands which is at Maho town center to be developed for commercial activity.
Project Proposal	The land in the old bus stand in Maho Town is not use for any purpose at present. It is proposed to develop this land as a commercial complex with modern facilities.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Divisional Secretariat Division-Maho	Local Authority	Maho
Boundary	North	East	South	West
	Private Land	Private Land	Nikaweratiya - Madagalla Road	Private Land
Access	Padeniya - Anuradhapura Road			
Location Map				
Adjacent Land Uses (explain with map)	This land is in extent of about 80purchases at the town center. After present bus stand is shifted, this land will be a vacant land with old bus stand. Both sides of main road are used for commercial purpose.			

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
		✓						
Project Aspect	Economic			✓	Social			
Project Objective	UDA taking over the land and implementing it as a project of the authority.							
Rational of project	The land belongs to Sri Lanka Transport Board which is at the town center of Maho is not utilizing at present as the bus stand has shifted to another place. This is suitable land for commercial and financial complex at the town center. At present there is no public vehicle park with modern facilities in the town.							

Project Details

Present Land Ownership	Urban Development Authority		Private		State	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not yet prepared				----- A	3 R

**Property Description**

Project Period	Short term 1 > year		Mid Term 1-3 year	✓	Longterm 3 < year		Total Estimated Cost (Rs. Mn)	
Financing Method	UDAFunding							
Description of the Project (with map)	<ol style="list-style-type: none"> 1. Implementation of the project in the proposed land and to come to an agreement with the Sri Lanka Transport Board. 2. The implementation of the project is done by the Urban Development Authority. 							

Infrastructure Availability	Water	Sufficient for the project					
	Electricity						
	Solid Waste Management	Maho Pradeshiya Sabha					
Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No		

Present Status (Explain details with measurements)

Existing Situation - Existing Situation - Old Bus Stand Site

Description	No.of units	length	Width
Old Bus Stand Building	01		

Project Budget

Activity	Cost (Rs. Mn)
Project Implementation Construction Work	300

Approval Agencies		
Activity	Relevant Authority	Authorized person
To Arrive at Agreement	Sri Lanka Transport Board	Chairman - Sri Lanka Transport Board
Acquisition of lands	Urban Development Authority	Chairman - Urban Development Authority
Construction Work	Urban Development Authority	Chairman - Urban Development Authority



3. Maho Railway Junction Development Plan

3.1. Proposed Fly - Over Nikawaratiya - Madagalla Road

Identification of the project

Project Title	Proposed Fly - Over
Project	To minimize the traffic congestion because of this railway crossing. The main road has to close five hours (50times) per day.
Project Proposal	To minimize the traffic congestion which is occurring due to railway junction and the main road and the railway track lies across the main road.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Access	Nikaweratiya - Madagalla Road			
Location Map				
Adjacent Land Uses explain with map	There are private owned commercial activities close by to proposed project.			

Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure Facilities	Housing	Relocation	Other	
				✓				
Project Aspect	Economic				Social			✓
Project Objective	<ol style="list-style-type: none"> To minimize the traffic congestion due to railway crossing. To minimize the traffic congestion due to closing of main road 50 times in a day. 							
Rational of project	The project objective is to minimize the traffic congestion.							

Present Status (Explain details with measurements)

It is blocking the main road five hours (50times) per day. Therefore, the main road gets congested

Property Description

Present Land Ownership	UDA		Private	✓	State		✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
	Not Yet Prepared			ARP

Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No	
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Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost (Rs. Mn)	1000/-
Financing Method	Road Development Authority							
Description of the Project (with map)	1. Land acquisition for the fly over, the project is plan to be implemented.							

Project Budget

Activity	Cost (Rs. Mn)
1. Land Acquisition	1000 Mn
2. Implementation of the Project	

Approval Agencies


Activity	Relevant Authority	Authorized person
1. Land Acquisition	Road Development Authority	Chairman - Road Development Authority
2. Project Implementation Development	Road Development Authority	Chairman - Road Development Authority

3.2 Proposed Public Parking Area

Project Identification

Project Title	Proposed Public parking area
Project	The vacant land in front of the present railway station is expected to be developed as a car park in the city center.
Project Proposal	Solve the problem of lack of parking spaces in the city.

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Divisional Sectorterial office - Maho	Local Authority	Maho
Boundary	North	East	South	West
	Pradeshiya Sabha Road	Railway	Land owned by Railway Department	Private Land
Access	Pradeshiya Sabha Road			
Location Map				
Adjacent Land Uses (explain with map)	There are official residences owned by the Railway Station and Railway Department and private residential use.			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conser vation	Commer cial	Landscape	Common Infrastruc ture	Housing	Relocation	Other	
				✓				
Project Aspect	Econo mic			Social				✓
Project Objective	<ol style="list-style-type: none"> 1. Fulfill the need for a parking space in the city center 2. Fulfillment of vehicle parking requirements at railway stations 3. Obtaining maximum productivity from underutilized land 							
Rational of project	Fulfilling the existing parking requirements of the Mahawa town and especially the railway stations.							

Property Details

Present Land Ownership	UDA		Private		State		Railway Department	✓
Survey Plan Detail	Survey Plan No.	Name of the urveyor	Date	Land Extent				
	Not yet Developed				..... A	01 R	..... P	

Property Description

Project Period	Short term (1> year)		Mid Term (1-3 year)	✓	Long term (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Pradeshiya Shaba - Maho							
Description of the Project (with map)	<ol style="list-style-type: none"> 1. Implementation of the project by taking over the proposed land or by entering into an agreement with the Department of Railways. 							

Infrastructure Availability	Water	The water supply is available.				
	Electricity	The water supply is available.				
	Management of Solid Waste	Maho Pradeshiya saba				
Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)
Empty Land

Project Cost		
Activity	Cost (Rs. Mn)	
01. Develop the Land as a Public parking area	30	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Development of land	Railway Department / Pradeshiya Saba	Chairmen - Pradeshiya Saba - Maho General Supervisor - Railway Department



3.3 Re Develop the Bypass road Connecting with Railway Station and Bus Terminal

Project Identification

Project Title	Re develop the bypass road connecting railway station and Bus terminal
Project Proposal	The road is expected to be developed with easy access from the bus stand to the railway. Combined use of the proposed flyover and parking area is expected.

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Divisional Sectorterial office - Maho	Local Authority	Maho
Access	Maho- Madagalla Road			
Location Map				
Adjacent Land Uses (explain with map)	There are commercial uses and mixed residential uses near the station and bus terminal.			

Project Justification

Project Type	New		Improvement	✓	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape		Common Infrastructure	Housing	Relocation	Other
					✓			
Project Aspect	Economic					Social		✓
Project Objective	1. Providing easy access to bus station near the railway station. 2. Providing a combined service to the proposed parking lot and the passenger bridge.							
Rational of project	Although the current bus station and railway station are very close, people do not use the existing road due to lack of integrated service. It is expected to improve the existing road and provide easy accessibility.							

Property Details

Present Land Ownership	UDA		Private		State		Pradeshya Saba	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date		Land Extent		
	Not yet developed					0 A	01 R	0 P

Project Description

Project Period	Short term (1 > year)	✓	Mid Term (1-3 year)		Long term (3 < year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Pradeshya saba - Maho							
Description of the Project (with map)	Development of Pradeshya Sabha road from Mahawa - Nagollagama road to main road parallel to the railway station.							

Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No	
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Present Status (Explain details with measurements)

Existing Situation

The existing road is in a dilapidated condition.

Project budget

Activity	Cost (Rs. Mn)
1. For Road Development	20. Mn

Approval Agencies


Activity	Relevant Authority	Authorized person
1. For Road Development	Pradeshiya Saba - Maho	Chairmen - Pradeshiya Saba Maho

3.4. Proposed Children Park

Project Identification

Project Title	Develop the Children park
Project Proposal	Developing a place for people to come to the station to relax

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Divisional Sectorterial office - Maho	Local Authority	Maho
Access	Nikaweratiya - Madagalla Road			
Location Map				
Adjacent Land Uses (explain with map)	Commercial land use			

Project Justification

Project Type	New	<input checked="" type="checkbox"/>	Improvement		Extension		Land Development only	
Project Category	Conservation		Commercial	Landscape	Common infrastructure	Housing	Relocation	Other
				<input checked="" type="checkbox"/>				
Project Aspect	Economic				Social			<input checked="" type="checkbox"/>
Project Objective	Development of a relaxing park for the people who arrive at the railway station City beautification							
Rational of project	The people who come to get the service at the station have to stay there. But they have no place to rest.							



Property Details

Present Land Ownership	UDA		Private		State		Railway Department	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not yet Developed				..... A	..... R	.....P	

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost (Rs. Mn)	
Financing Method	Pradeshiya Saba Maho							
Description of the Project (with map)	Develop the Children park							

Present Status (Explain details with measurements)

Existing Situation

Empty Land

Project Budget

Activity	Cost (Rs. Mn)
Develop the Children park	20 Mn

Approval Agencies

Activity	Relevant Authority	Authorized person
Develop the Children park	Railway Department and Pradeshiya Saba - Maho	General Manager - Railway Department Chairmen – Pradeshiya Saba -Maho


Infrastructure Availability	Water	The water supply is available.				
	Electricity	The water supply is available.				
	Solid Waste Disposal	Maho Pradeshiya Sabha				
Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No	

3.5 Proposed Passenger Bridge over Railway Line

Project Identification

Project Title	Construction of Passenger Bridge over Railway Line
Project	Providing easy access to passengers who arrive at the railway station

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Divisional Sectorterial office - Maho	Local Authority	Maho
Access	Nikaweratya - Madagalla Road			
Location Map				
Adjacent Land Uses (explain with map)	Commercial use			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
				✓				
Project Aspect	Economic				Social			✓
Project Objective	Providing easy access for passengers who arrive at the railway station							
Rational of project	The main road is currently closed for about five hours a day and about 50times a day. Accordingly, there will be traffic congestion in the city center. The project aims to reduce the inconvenience faced by the people due to traffic congestion.							

Property Description

Present Land Ownership	UDA		Private		State	✓	Railway Department	
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	The survey plan has not been prepared				..... A	..... R	..... P	

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3<year)	✓	Total Estimated Cost (Rs. Mn)	
Financing Method	Government							

Zone	Commercial Zone 1	Zoning compatibility	Yes	✓	No	
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Existing Situation

The main road is currently closed about 50hours a day, around 5hours, thus blocking the main road. Similarly, commuters are inconvenienced due to the above situation.

Project Budget	
Activity	Cost (Rs. Mn)
Construction of Passenger Bridge	30 Mn

Approval Agencies		
Activity	Relevant Authority	Authorized person
Construction of Passenger Bridge	Railway Department	General Supervisor

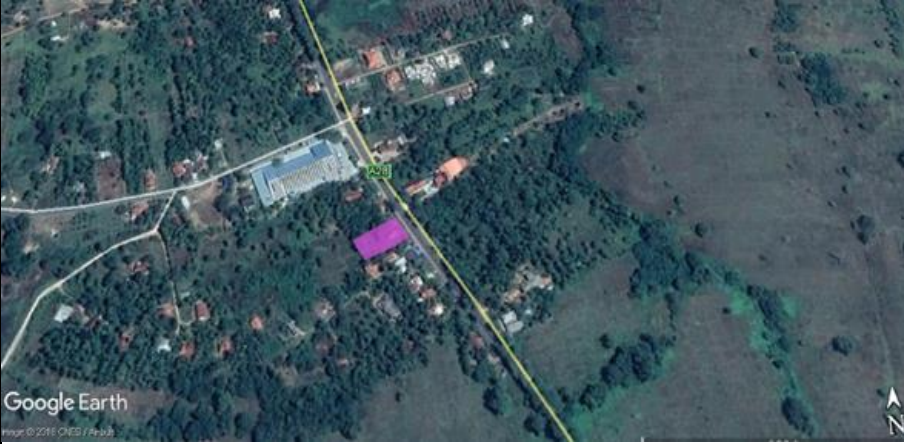


4. Proposed Relaxing Center

Project Identification

Project Title	Proposed Relaxing Center
Project	Establishment of a relaxing center to the transit mass of Anuradhapura Padeniya road.
Project Proposal	To provide relaxing facilities to transit mass of Anuradhapura Jaffna road and get the tourists' attraction by this project.

Project Location

Location	Province	North Weste	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Private Land	Anuradhapura - Padeniya Road	Private Land	Paddy
Access	Anuradhapura - Padeniya Road			
Location Map				
Adjacent Land Uses (explain with map)	There is Mixed development by the sides of Anuradhapura - Padeniya Road and also there is a high crowd travelling from Colombo to Jaffna through Maho. This project is proposed to provide relaxing facilities to this transit mass.			

Project Justification

Project Type	New Project	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
		✓						
Project Aspect	Economic			✓	Social			✓
Project Objective	<ol style="list-style-type: none"> 1. A relaxing center for transit mass. 2. Providing facilities such as toilets, restaurants, local product stalls etc. 3. Providing a shopping complex aimed at local and foreign tourists for agricultural products in the region. 4. Obtaining local and foreign tourists on Maho area. 							
Rational of project	Even though there is a large crowd travelling at the Anuradhapura - Padeniya Road. At present there is no such place to fulfill the basic needs of the people. Those requirements can be fulfilled by developing such facilities.							

Property Description

Present Land Ownership	(UDA)		Private		State	✓	Pradeshiya Saba - Maho	
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not currently prepared.				0 A	01 R	0 P	

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost (Rs. Mn)	
Financing Method	<ol style="list-style-type: none"> 1. Pradeshiya Saba - Maho 2. Consultancy - Urban Development Authority 							
Description of the Project (with map)	<p>The proposed project has following elements.</p> <ol style="list-style-type: none"> 1. Temporary Restaurants. 2. Commercial units for local products. 3. Toilet complex 							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Mixed Development Zone	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)

The land which is located old village council building and close proximity to the main road.

Existing Situation

Description	No. of units	length	width
There is an old building which owned by Pradeshiya Sabha	01		

Layout map**Project Budget**

Activity	Cost (Rs. Mn)
Development of the Proposed location	20 Mn

Approval Agencies


Activity	Relevant Authority	Authorized person
1. Project Implementation	Pradeshiya Sabha - Maho	Chairman - Pradeshiya Sabha - Maho
2 Project Advisory	Urban Development authority	Director - (North Western) Urban Development authority

5. Cultural and Heritage Development Projects

Project Identification

Project Title	Proposed Cultural Centre
Project	Establishing a cultural exhibition Centre by collecting the historical, archeological, cultural heritage in the region while developing the identity of Yapahuwa and Maho.
Project Proposal	To improve the local and foreign tourists' attraction on Yapahuwa and around archeological area.

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Private Land	Private Land	Private Land	Pradeshiya Sabha Road
Access	Road to "Gal Sohon Koth" at Kondadeniya Temple			
Location Map				
Adjacent Land Uses (explain with map)	There are residential uses with home gardens. Yapahuwa archeological site is located one kilometer away from the proposed site and two hundred meters away from "Gal Sohon Koth" site.			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
	✓							
Project Aspect	Economic				✓	Social		✓
Project Objective	<ol style="list-style-type: none"> 1. Protect cultural identity of the zone. 2. Improve the attractiveness of local and foreign tourists. 3. Increase the economic condition of the people in the region. 							
Rational of project	There are traditional ayurvedic treatments, local foods, folk sports and special antiques items which are confined to the area. But these items are not famous among the people. There is no proper accommodation for local and foreign tourists. As a solution for the above it is expected to develop the attraction of tourists by exhibiting the identity of the area.							

Property Description

Present Land Ownership	UDA		Private		State	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not currently prepared				3 A	0 R	0 P

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)	✓	Longterm (3< year)		Total Estimated Cost) (Rs. Mn)	
Financing Method	Private Sector Cultural Department							
Description of the Project (with map)	Proposed project is consisting of 3 elements. <ol style="list-style-type: none"> 1. Cultural Centre. 2. Hotel Complex. 3. Circuit Bungalows. 							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste	Maho Pradeshiya Sabha				
Zone	Archeological and Tourism Zone	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)
Empty Land

Project Budget		
Activity	Cost (Rs. Mn)	
1. Land Acquisition	}	200 Mn
2. Preparation of the Survey Plan		
3. Proposed Construction		
	Total	200.00
Approval Agencies		
Activity	Relevant Authority	Authorized person
1. Land Acquisition	Divisional Secretariat	Divisional Secretary
2. Construction	Pradeshiya Sabha, Archeological Department	Chairman - Pradeshiya Sabha Director General - Archeological Department
3. Consultation	Urban Development Authority	Chairman - Urban Development Authority



6. Expanding and Develop Rakogama, Kondadeniya Roads with Landscaping

Project Identification

Project Title	Expanding and develop Rakogama , Kondadeniya Roads with landscaping
Project	In addition to main road, provide nicely landscape special access to the archeological sites including Yapahuwa.
Project Proposal	Providing special access to, around the area of Yapahuwa and Kondadeniya, thereby increase tourist attraction for Yapahuwa kingdom

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Access	Anuradhapura Padeniya			
Location Map				
Adjacent Land Uses (explain with map)	The road is located within the residential and home garden area.			

Project Justification

Project Type	New project		Improvement	✓	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape		Common Infrastructure	Housing	Relocation	Other
			✓		✓			
Project Aspect	Economic					Social		✓
Project Objective	Develop the special access to archeological sites including Yapahuwa							
Rational of project	A large no of tourists visits Anurdhapura from Anuradhapura - Padeniya road. But there are few visitors to Yapahuwa archeological region. It is expected to minimize this situation.							

Property Description

Present Land Ownership	UDA		Private		State		Pradeshiya Saba - Maho	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not Yet Prepared					..... A	..... R	..... P

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)	✓	Longterm (3< year)		Total Estimated Cost) (Rs. Mn)	
Financing Method	Pradeshiya Sabha - Maho Constancy _ Urban Development Authority							
Description of the Project (with map)	<ol style="list-style-type: none"> 1. Widened and develop the Recogama road. 2. Landscape development to be done with plants confined to the area. 							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Residential Zone	Zoning compatibility	yes	✓	No	

Present Status (Explain details with measurements)

Existing Situation

The road which lies towards Maho from Daladagama junction is use to reach the Yapahuwa kingdom. At present, at least there is no special sign board to show the directions to Yapahuwa Kingdom.

Layout map

Project Budget

Activity	Cost (Rs. Mn)
1. Road widening	50 Mn
2. Develop it protecting identity	30 Mn
	80 Mn

Approval Agencies

Activity	Relevant Authority	Authorized person
1. Road widening	Pradeshiya Sabha	Chairman - Pradeshiya Sabha Director General
2. Develop it protecting identity	Pradeshiya Sabha, archeological Department (consultancy Service)	Chairman - Pradeshiya Sabha

7. Proposed Eco - Friendly Farm (Organic Farm)

Project Identification

Project Title	Eco - Friendly Farm
Project	To develop the adjoining land as an organic farm where the compost fertilizer center is functioning at present by Pradeshiya Sabha.
Project Proposal	To direct the unemployed population to agriculture sector, to get the maximum productivity from carbonic fertilizer center and from the vacant lands.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Private Land	Pradeshiya Sabha Road	Private Land	Private Land
Access	The road from Maho town to Siyodagama			
Location Map				
Adjacent Land Uses (explain with map)	Residential zone with home gardens.			



Project Justification

Project Type	New Project	✓	Improve ment		Extension		Development only	
Project Category	Conser vation	Commer cial	Lands cape	Heritage	Housing	Relocation	Other	
							Agricul ture	
Project Aspect	Economic			✓	Social			
Project Objective	<p>01. Promoting organic fertilizer productions and developing eco - friendly farms, thereby creating a well-organized market for the organic production.</p> <p>02. Direct the young generation for the agriculture sector.</p> <p>03. To obtain the maximum productivity from the lands in the region.</p>							
Rational of roject	<ul style="list-style-type: none"> The resources currently available for the agricultural sector are not used in maximum level it is expected to utilize these resources by this project 							

Property Description

Present Land Ownership	UDA		Private		State	✓
Survey Plan Detail)	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not Yet Prepared			5 A	..... R	..... P

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Longterm (3< year)	✓	Total Estimated Cost (Rs. Mn)	
Financing Method	Pradeshya Sabha - Maho							
Description of the Project (with map)	<p>Around the fertilizer production.</p> <ol style="list-style-type: none"> Acquire the land to the Pradeshya Sabha own by the state. Preparation of proposed land. Implement the project. 							

Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Agro Residential Zone	Zoning compatibility	Yes	✓	No	
History (if it relevant)						

Present Status (Explain details with measurements)
Bare land

Project Budget		
Activity	Cost (Rs. Mn)	
1. Acquire the land for the project.	3 Mn	
2. Project Implementation	10 Mn	
	13 Mn	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Acquire the land for the project.	1. Divisional Secretariat	Divisional Secretary - Maho
Project Implementation	2. Pradeshiya Sabha	Chairman -Pradeshiya Sabha



8. Proposed Vocational and Training Center

Project Identification

Project Title	Proposed Vocational Training Centre
Project	To meet the vocational training requirement in the region, training center is plan to establish in the land own by Sri Lanka Transport Board.
Project Proposal	To provide vocational training for the young generation in the region, to improve the employment facilities and to remain the people in the city of Maho, who move to the other cities to obtain vocational training.

Project Location

Location	Province	North western province	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Sri Lanka Transport Board - Depot	Pradeshiya Sabha Road	Pradeshiya Sabha Road	Sri Lanka Transport Board - Depot
Access	Depot Road			
Location Map				
Adjacent Land Uses (explain with map)	Provincial Education Office. Government and semi - government uses Electricity Board Agrarian Services Department.			



Project Justification

Project Type	New Project	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
				Education Service				
Project Aspect	Economic				Social			✓
Project Objective	<ol style="list-style-type: none"> To fulfill the vocational training requirements of the people in the region. Minimize the unemployment. 							
Rational of project	<p>At present there is no vocational training center at Maho region. Therefore, the young generation have to move Kurunagala or Wariyapola cities for this. This project is identified as a solution to this problem.</p>							

Property Description

Present Land Ownership	UDA		Private		State		Sri Lanka Transport Board	
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not yet Prepared				3 A	0 R	0 P	

Project Details

Project period	Short term (1> year)		Mid Term (1-3 year)	✓	Long term (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Vocational Training Centre Ministry of Higher Education							
Description of the Project (with map)	<ol style="list-style-type: none"> Acquire the land Obtaining funds Plan preparation Project implementation 							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Commrcial Zone II	Zoning compa tibility)	Yes	✓	No	

Present Status (Explain details with measurements)

Bare land own by Sri Lanka Transport Board

Project Budget

Activity	Cost (Rs. Mn)
Project Implementation	200 Mn

Approval Agencies

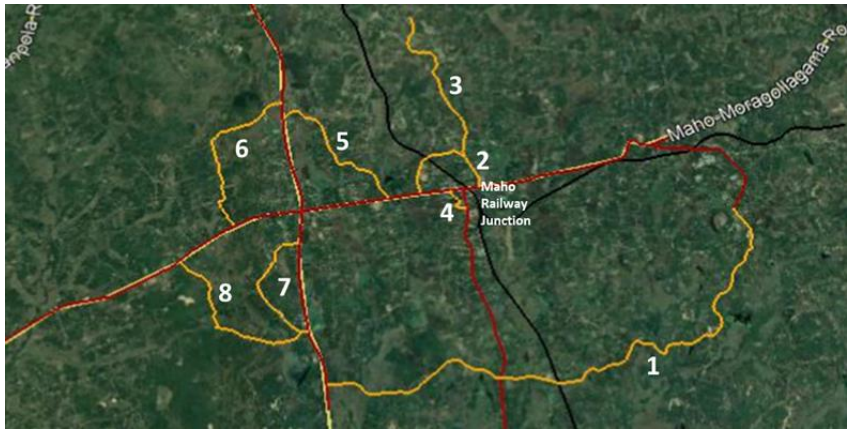
Activity	Relevant Authority	Authorized person
1. Acquisition of land	Urban Development Authority	Chairman - Urban Development Authority
2. Project Implementation	Ministry of Vocational Training	Secretary - Ministry of Vocational Training

09. Development of the Proposed Internal Road Network

Project Identification

Project Title	Development of the Proposed Internal Road Network
Project	To widen and develop the existing access roads to internal area.
Project Proposal	Planned to expand the development into interior area by developing selected roads.

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Location Map				
Adjacent Land Uses (explain with map)	Mix development for internal roads. Most of residential uses.			

Project Justification

Project Type	New	Improvement	✓	Extension	Land Development only		
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other
				✓			
Project Aspect	Economic			Social		✓	



Project Objective	<ol style="list-style-type: none"> 1. Development of internal area of the town 2. To expand the development which existing by the side of roads into internal areas.
Rational of project	The development of internal area is in minimum level, due to narrow and physically not connected roads. It is expected to develop these areas rapidly by developing the above roads.

Property Description

Present Land Ownership	UDA		Private		State		Pradeshia Saba -Maho	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not Yet Prepared				..... A	..... R	..... P	

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)	✓	Longterm) (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Pradeshia Saba -Maho							
Description of the Project (with map)	<ol style="list-style-type: none"> 2. Waliyaya Road 3. Randenigamma Road 5. Galayaya Road 6. Widening Leela Mawatha up to the Thammitagama Junction 7. Widening Gammeda road and connect to Wilawa road 8. Widening of Wilawa Road up to Nikeweratiya Road. 							

Infrastructure Availability	Water	Sufficient for the project					
	Electricity	Sufficient for the project					
	Solid Waste Management	Maho Pradeshia Sabha					
Zone	Commercial Zone I Commercial Zone II Mixed development Zone Residential Zone	Zoning compatibility	Yes	✓	No		

Present Status (Explain details with measurements)		
<ol style="list-style-type: none"> 1. Physically weak roads 2. Narrow roads 3. Not connected with nearest roads 		
Approval Agencies		
Activity	Relevant Authority	Authorized person
Road Widening	Pradeshiya Sabha - Maho	Chairman - Pradeshiya Sabha - Maho



10. Lawyers Complex

Project Identification

Project Title	Lawyers Complex
Project	Provide adequate space for the lawyers for their private practice
Project Proposal	At present lawyers do not have enough office facilities. Hence their clients face with lot of difficulties to get their service. To minimize this problem, it is plan to construct a building complex for lawyers.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	local Authority	Maho
Boundary	North	East	South	West
	Sathipola	Sathipola	Pradeshiya Sabha Road	Mahawa - Nagollagama Road
Access	Maho - Nagollagama Road			
Location Map				
Adjacent Land Uses (explain with map)	Mixed land use court complex, offices and commercial uses.			



Project Justification

Project Type	New	✓	Improvement		Extensi on		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
								✓
Project Aspect	Economic			✓	Social			
Project Objective	01. To provide adequate office facilities to lawyers. 02. To create a planned urban environment.							
Rational of project	At present the Lawyers are functioning their offices in various private places. Therefore, the clients have to face lot of difficulties to get the service of the Lawyers. This project is identified to minimize this problem.							

Property Description

Present Land Ownership	UDA		Private		State		Pradeshya Saba - Maho	
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent			
	Not Yet Prepared				0 A	01 R	0 P	

Project Details

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost (Rs. Mn)	75
Financing Method	Pradeshya Saba - Maho							
Description of the Project (with map)	It is planned to construct a new complex in twenty perches land, which is a part of Sathipola owned by Pradeshya Sabha.							



Infrastructure Availability	Water	Sufficient for the project.			
	Electricity	Sufficient for the project			
	Solid Waste Management	Maho Pradeshiya Sabha			
Zone	Commercial Zone I	Zoning compatibility	Yes	✓	No

Present Status (Explain details with measurements)

Breland close to the main road. It is not use for Sathipola

Project Budget

Activity	Cost (Rs. Mn)
1. Construct Proposed Building	75
Total	75

Approval Agencies

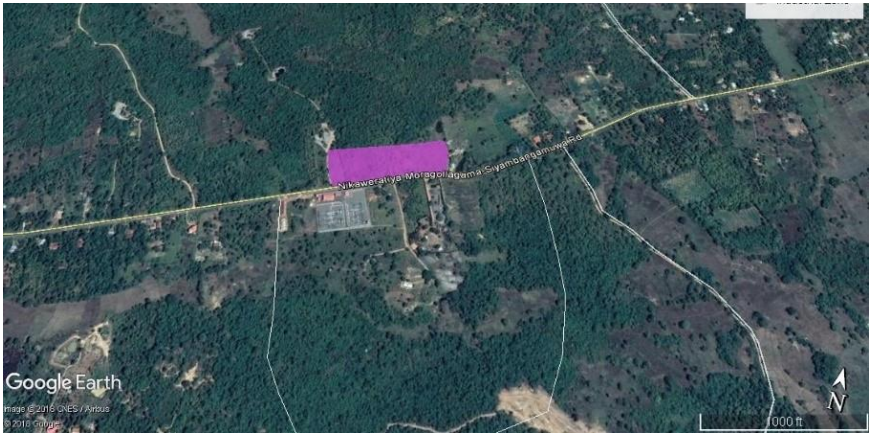
Activity	Relevant Authority	Authorized person
Project Implementation	Pradeshiya Sabha - Maho	Chairman - Pradeshiya Sabha - Maho

11. Housing Development Project

Project Identification

Project Title	Housing Development Project
Project	Fulfill the housing requirements in Maho urban area
Project Proposal	The crown land which is located in front of electricity sub grid at Nikaweratiya - Madagalla road is expected to allocated the public who require residential land

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	State land	Private land	Nikaweratiya - Madagalla Road	Private land
Access	Nikaweratiya - Madagalla Road			
Location Map				
Adjacent Land Uses (explain with map)	Home gardens			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
					✓			
Project Aspect	Economic			✓	Social			✓
Project Objective	<ol style="list-style-type: none"> To supply housing facilities for demand Get optimum use of unutilized land in the area To create a well-planned urban environment. 							
Rational of project	It is expected to develop, underutilized lands in the Maho urban area, thereby increase the economic development in the area.							

Property Description

Present Land Ownership	UDA		Private		State	
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not Yet Prepared				5 A	0 R	0 P

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Long term (3< year)	✓	Total Estimated Cost) (Rs. Mn)	100
Financing Method	National Housing Development Authority							
Description of the Project (with map)	Acquire the land and develop. Thereafter to transfer the land to the public who need the land to pay the value in installment basis.							

Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha.				
Zone	Mixed Development Zone	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)
 Breland adjacent to Nikaweratiya - Madagalla Road.

Project Budget		
Activity	Cost (Rs. Mn)	
1. Acquisition of proposed land and develop it	100 Mn	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Project Implementation	Pradeshiya Sabha - Maho	Chairman - Pradeshiya Sabha - Maho




12. Proposed Industrial Development Project

Project Identification

Project Title	Proposed Industrial Development Project
Project	Industrial development on the basis of agricultural products in Maho region.
Project Proposal	The crown land which is located in front of electricity sub grid at Nikaweratiya - Madagalla road is expected to promote the agricultural products in the region by this project.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Nikaweratiya - Madagalla Road	Private land	State land	Road Development Authority land
Access	Nikaweratiya - Madagalla Road			
Location Map				
Adjacent Land Uses (explain with map)	At present this site is used for the sub grid of Ceylon Electricity Board, Road Development Authority and for the explosive depot of the Civil Security Department.			



Project Justification

Project Type	New Project	✓	Improvement		Extension		Land Development only	
Project Category	Conservation		Commercial	Landscape	Heritage	Housing	Relocation	Other
			✓					
Project Aspect	Economic			✓	Social			
Project Objective	<ol style="list-style-type: none"> 1. Development of industries based on agricultural products in the region. 2. Provide employment for the labor force in the region. 3. Create a better market for the agricultural products. 4. To get maximum productivity from the underutilized government land. 5. To create a well-planned urban environment. 							
Rational of project	It is expected to develop, underutilized lands in the Maho urban area, thereby increase the economic development in the area.							

Property Description

Present Land Ownership	UDA		Private		State	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not Yet Prepared				5 A	0 R	0 P

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)		Longterm (3< year)	✓	Total Estimated Cost (Rs. Mn)	100
Financing Method	Ministry of Industrial Development							
Description of the Project (with map)	To hand over the land to private sector to develop industries after vesting the land by Urban Development Authority							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Mixed Development Zone	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)
Breland nearby Nikaweratiya - Madagalla Road.

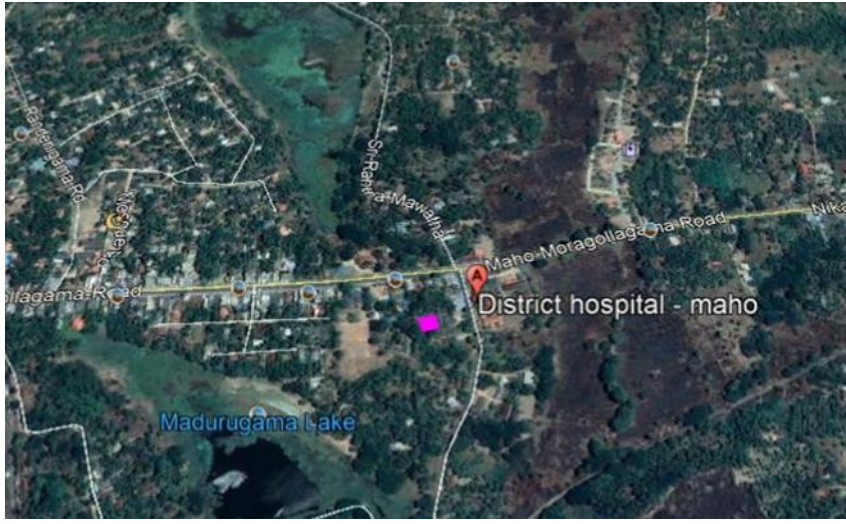
Project Budget		
Activity	Cost Rs. Mn	
1. Land acquisition	10 Mn	
2. Land development	30 Mn	
Total	40 Mn	
Approval Agencies		
Activity	Relevant Authority	Authorized person
Land acquisition	Urban Development Authority	Chairman - Urban Development Authority
Land development	Urban Development Authority	Chairman - Urban Development Authority

13. Proposed Ayuruwedic Medical Center

Project Identification

Project Title	Proposed Ayuruwedic Medical Center
Project	Provision of Ayurvedic treatment to the people of Maho region
Project Proposal	The project is designed to address the situation of the people of Maho and surrounding areas who are seeking Ayurvedic treatment in other cities.

Project Location

Location	Province	North Western	District	Kurunegala
	DS Division	Maho Divisional Secretariat Division	Local Authority	Maho
Boundary	North	East	South	West
	Private land	Pradeshiya Saba Road	Private land	Private land
Access	Hospital Road			
Location Map				
Adjacent Land Uses (explain with map)	Health care related activities have expanded in this region. (Hospital Medical Officer's Office)			



Project Justification

Project Type	New	✓	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Common Infrastructure	Housing	Relocation	Other	
				✓				
Project Aspect	Economic				Social			✓
Project Objective	i. To provide Ayurvedic medical services to the people of the province ii. Obtain maximum productivity from empty lands in the city							
Rational of project	State land in the city is not being productively utilized for providing essential services to the city.							

Property Description

Present Land Ownership	UDA		Private		State		✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent		
	survey plans are currently being prepared				2 A	0 R	0 P

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)	✓	Longterm (3< year)		Total Estimated Cost (Rs. Mn)	100
Financing Method	Ministry of Health							
Description of the Project (with map)	<ul style="list-style-type: none"> Obtaining funds for the project , Implementation of the project 							
Infrastructure Availability	Water		Sufficient for the project					
	Electricity		Sufficient for the project					
	Solid Waste Management		Maho Pradeshiya Sabha					
Zone	Commercial Zone I			Yes	✓	No		
Present Status (Explain details with measurements)								
Bare land								



Project Budget	
Activity	Cost (Rs. Mn)
i. Implementation of the project	200

Approval Agencies		
Activity	Relevant Authority	Authorized person
Obtaining provisions	Ministry of Health	Secretary - Ministry of Health




14. Proposed Relaxing Park (Near to the Ibbulgodayagama Tank)

Project Identification

Project Title	Proposed Recreation and Relaxing Centre
Project	Establish a relaxing center for the people travelling by the Anuradhapura - Padeniya road.
Project Proposal	To provide relaxing facilities to transit mass of Anuradhapura Jaffna road and get the tourists' attraction by this project.

Project Location

Location	Province	North Western Province	District	Kurunegala
	DS Division	Maho	Local Authority	Maho
Boundary	North	East	South	West
	Low lands	Anuradhapura - Padeniya roa	Vijaya Furniture Shop	Land reserved for the cemetery
Access	Anuradhapura - Padeniya road			
Location Map				
Adjacent Land Uses (explain with map)	Imbulbodayagama tank located in the vicinity of the proposed land. It is a best place to spend the leisure time.			



Project Justification

Project Type	New		Improvement	✓	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Other	
			✓					
Project Aspect	Economic				Social			✓
Project Objective	<ol style="list-style-type: none"> 1. A relaxing center for transit mass. 2. Providing facilities such as toilets, restaurants, local product stalls etc. 3. Providing a shopping complex aimed at local and foreign tourists for agricultural products in the region. 							
Rational of project	Even though there is a large crowd travelling at the Anuradhapura - Padeniya Road. At present there is no such place to fulfill the basic needs of the people. Those requirements can be fulfilled by developing such facilities.							

Property Description

Present Land Ownership	UDA		Private		State	✓
Survey Plan Detail	Survey Plan No.	Name of the Surveyor		Date	Land Extent	
	Not Yet Prepared				0 A	01 R 40 P

Project Details

Project Period	Short term (1> year)	✓	Mid Term (1-3 year)		Longterm (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	<ol style="list-style-type: none"> 1. Pradeshiya Sabha - Mahawa 2. Consultancy - Urban Development Authority 							
Description of the Project (with map)	Proposed project consists of following elements <ol style="list-style-type: none"> 1. Children's' park 2. Temporary restaurants 3. Local products sales center 4. Toilet complex 							



Infrastructure Availability	Water	Sufficient for the project				
	Electricity	Sufficient for the project				
	Solid Waste Management	Maho Pradeshiya Sabha				
Zone	Mixed Development Zone	Zoning compatibility	Yes	✓	No	

Present Status (Explain details with measurements)

Breland close to main road

Project Cost

Activity	Cost (Rs. Mn)
1. Proposed development	30 Mn
	30 Mn

Approval Agencies

Activity	Relevant Authority	Authorized person
1. Acquisition of land	Divisional Secretariat	Divisional Secretary
2. Implementation of the project	Pradeshiya Sabha - Maho	Chairman - Pradeshiya Sabha
3. Project Consultancy	Urban Development Authority	Chairman - Urban Development Authority

6.7.2 Institutional Structure

	Plan	Sub plan & Implementation project	Relevant Institute	Responsibilities of the Institute
1	Housing development plan	1. Housing development project	1. Housing Development Authority	1. Obtain Funds 2. Project Implementation
2	Transport Plan	1. Railway Station Development Project 1. Proposed Fly over 2. Public vehicle Park 3. Proposed Passenger over head bridge 4. Proposed Relaxing Park 5. Proposed by pass road	1. Road Development Authority. 2. Railway Department Pradeshiya Sabhawa - Maho	1. Obtain Funds 2. Project Implementation
		2. Proposed special access to archeological site.	1. Pradeshiya Sabahwa - Maho	1. Project Implementation. 2. Provision of consultancy services Provide the land.
		3. Widen of Pradeshiya sabha Road 1. Wilawa road Up to Nikaweratiy 2. Leela Mawatha up to Nikaweratiya road. 3. Gama meda road up to wilawa road. 4. Connecting & Developing, new bus stand & Main road. 5. Connecting & Developing, Aluth Heratgama & Liyanagama road	1. Pradeshiya Sabahwa - Maho	1. Project Implementation.
3	Education Plan	1. Vocational Training Center.	1. Ministry of Higher Education 2. Sri Lanka Transport Board	1. Fund allocation 2. Provide the relevant land
4	Economic Development Plan	1. Economic Center	1. Ministry of Economic Development.	1. Funds allocation. 2. Project Implementations.



		2. Commercial & Financial Complex (Old Bus Stand site)	2. Sri Lanka Transport Board 3. Pradeshiya Sabahawa Mahawa.	3. Provide the Land. 4. Implementation of the project.
		1. Hela Bojun Hala" & Agricultural Sales Center.	1. Pradeshiya Sabawa-Maho	1. Implementation of the project.
5	Industrial Development Plan.	1. Industrial Development Project.	1. Urban Development Authority. 2. Industrial Development Ministry.	1. Land acquisition. 2. Implementation of the project.
6	Landscape Plan	1. Landscaping the road, Daladagama Junction to Yapahuwa. 2. Relaxing & Recreational Center, in front of Imbulbodyagama wewa.	1. Road Development Authority. 2. Pradeshiya Sabhawa – Maho 3. Urban Development Authority	1. Obtaining proposed Land. 2. Implementation of the project. 3. Preparation of Landscape Plan.
		4. Leisure and leisure center opposite Imbulbodyagama tank	1. Pradeshiya Sabhawa – Maho 2. Divisional Secretariat office	1. Obtaining proposed Land. 2. Implementation of the project. 3. Preparation of Landscape Plan.
7	Agriculture development plan	1. Agriculture farm with Organic fertilizer.	1. Pradeshiya Sabhawa – Maho 2. Divisional Secretariat _ Maho	1. Implementation of the project. 2. Provision of the land for the project.
8	Archeological & Cultural Development Plan	1. Cultural Center.	1. Archeologica l Department. 2. Maho Pradeshiya Sabhawa 3. Divisional Secretariat Maho	1. Consultancy for the project 2. Implementation of the project. 3. Provision of the land.

PART II

Land and Building
Strategic
Development Plan

Chapter

07

**Development Zones and
Zoning Guidelines**

Chapter 07

Development Zones and Zoning Guidelines

7.1. Introduction

According to the Maho Development Plan 2021-2030, the existing lands and buildings in the area should be developed in the coming years.

This plan will be made to polish the existing agricultural development potential of the area, protect the archeological and cultural value and to popularize it among the people.

The Maho Urban Area can be developed in three main areas, the main objectives of which are urban development, promotion of the agricultural economy, promotion of services and tourism through the promotion of historical, archeological and cultural values.

The development of Daladagama as a sub urban center is in progress, as a result of the expansion of Anuradhapera – Padeniya road. The plan envisages a linear development along the main road. It is expected to develop these activities in planned and proper manner. The fertile zone of the city is an agricultural region. To strengthen the urban economy necessary proposals and plans are included in the development plan by promoting agricultural activities.

Prevention of historical and archeological sites including Yapahuwa, the 4th Kingdom of Sri Lanka and providing necessary infrastructure facilities to improve the attraction of the tourists is another objective of the plan.

The Zoning plan is a fundamental part of the development plan and it is a fundamental basis for the future land use patterns in the systematic manner. The land use intensity of this zone is high due to the expectation of a high-density Mixed Development Character. Some Uses of this Zone are restricted and Agriculture development is promoted to achieve anticipated character of the particular zone.

One of the main initiatives of Spatial Development Strategy of Maho Development Plan is the adoption of densification based zoning instead of conventional land use zoning. Hence, instead of regulating the uses, the plan will regulate the densification of identified zones based on Sensitivity analysis, Potential analysis and Livability analysis. It was decided whether the density of regions should be determined according



to the results obtained from each other. Accordingly, the zoning plan was revised in accordance with the vision and conceptual design of Maho urban area in 2030.

The development of agricultural activity for urban economic development, expansion of historical archeological and cultural values through tourism activities, and service activities, are the main goals.

The development of Daladagama as a sub urban center is in progress, as a result of the expansion of Anuradhapera - Padeniya road. The plan envisages a linear development along the main road. It is expected to develop these activities in planned and proper manner. The fertile zone of the city is an agricultural region. To strengthen the urban economy necessary proposals and plans are included in the development plan by promoting agricultural activities.

Accordingly, the zoning plan was revised in line with the vision and conceptual plan of the Maho Urban Development Plan for the year 2030. It is proposed to develop Maho city by 2030 under 07 main zones. (Map No:7.1.)

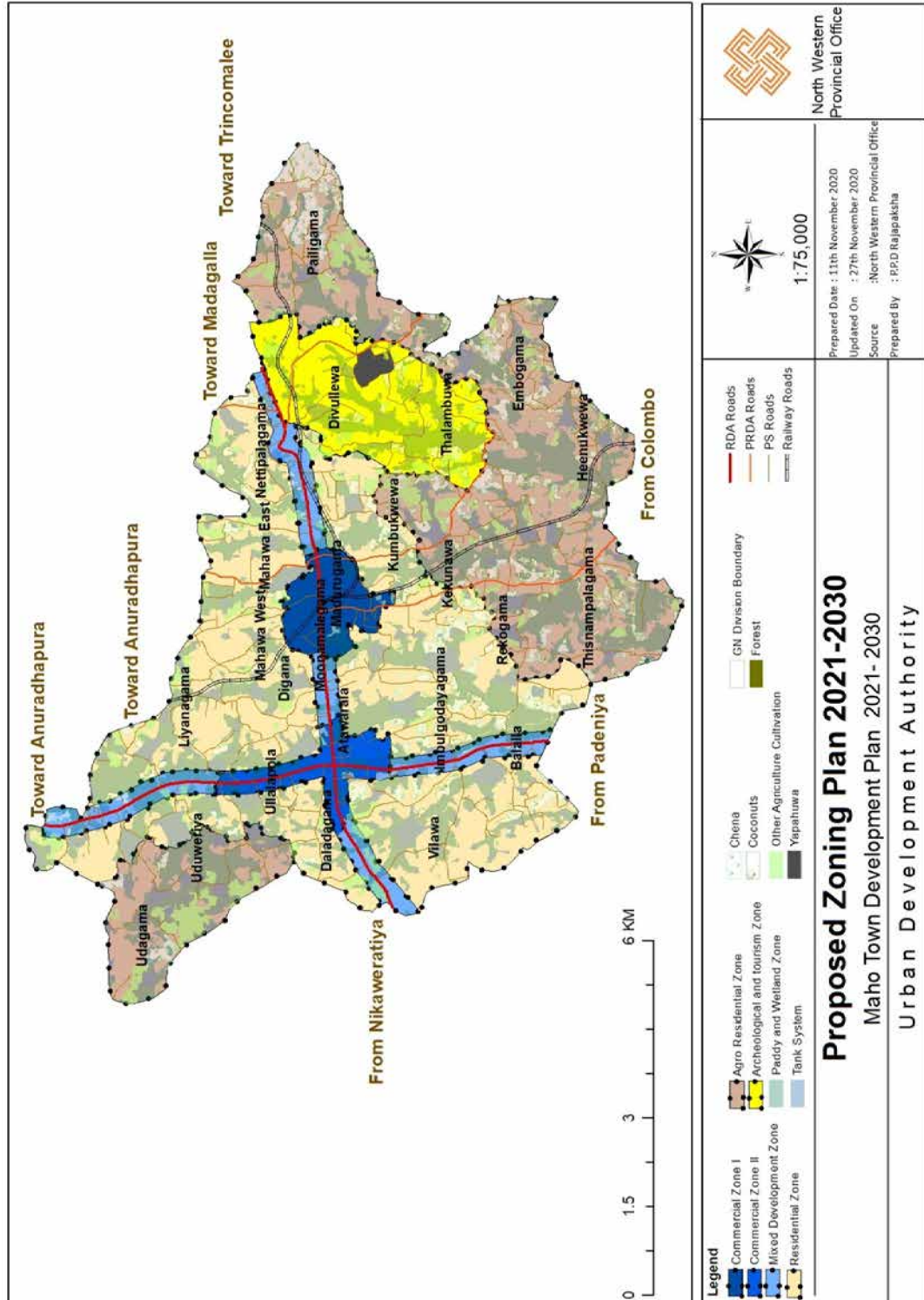
7.2 Development Zones

- A. Commercial Zone I
- B. Commercial Zone II
- C. Mix development Zone
- D. Residential Zone
- E. Agro Residential Zone
- F. Archaeological and Tourism Zone
- G. Paddy and Wetland Zone



7.2.1 Proposed Zoning Plan - 2021-2030

Map No. 7.1 : Proposed Zoning Plan 2021-2030



Source: North Western Provincial office, Urban Development Authority, 2020



7.3. The Zoning Factor

Zone factor is “a new concept applies in new development plans within the planning process to regularize development.” This will decide land extent can be developing in each cluster on basis of Existing land use, existing infrastructure facilities and future development projects and development potential.

7.3.1. Zoning Factor Calculation

By this factor extent of expected future development will be calculate as per existing infrastructure facilities and resources. According to this concept future urban form to be visible as per objectives and expectation of the development plan and factors of limit of development those of environmental sensitivity, development potentials, development trends, livability of the area etc to be considered in these calculations.

Accordingly, zone factor will be calculated by character of each development zones and its future density based on the future development.

The process of calculation of zone factor in each cluster as follows.

$$\text{Zone Factor} = \frac{\text{Future required Space for Development}}{\text{Extent of Developable Lands}}$$

Determination of Permissible Floor area for developments According to the Form 'A' 'B' in Schedule 6 to Part IV of the Extraordinary Gazette Notification No. 2235/54 dated Thursday 08th July 2021, the coefficients applicable to the Maho Development Plan indicated by table 7.2, 7.3 .

In determining the open space of the building pertaining to the said permissible floor area, the form 'E' of the above Gazette is indicated and it is specified in the Maho Development Plan table 7.4 .

7.3.2 Zoning Factor for Each Zone

As mentioned in above criteria calculated zone factors (Annexure 12) represent in chart no 7.1.

Table No 7.1. : Zone Factor for each zones

Zone	Zone Factor
Commercial Zone I	1.8
Commercial Zone II	1.6
Mixed Development Zone	0.8
Residential Zone	0.2
Agro Residential Zone	0.2
Archeological and Tourism Zone	0.6
Paddy and Wetland Zone	0

Source: North Western Provincial office, Urban Development Authority, 2020



Schedule 1

Table No 7.2. : Form A - Permissible Floor Area Ratio

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			Zone factor = 1.75- 1.99			Zone factor = 2.00- 2.24							
	Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width			Minimum Road Width							
	6m	9m	12m	6m	9m	12m	6m	9m	12m	6m	9m	12m	6m	9m	12m	6m	9m	12m	6m	9m	12m					
150 less than 250	0.8	0.9	0.9	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	2.6	2.7	2.8	3.0	3.2	3.3	3.0	3.4	3.6	3.8
250 less than 375	0.9	1.0	1.2	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	3.2	3.6	4.0	3.0	3.4	4.3	3.2	3.6	4.5	4.5
375 less than 500	0.9	1.0	1.2	1.3	1.6	1.9	2.1	2.1	1.9	2.2	2.5	2.8	2.3	2.8	3.2	3.4	3.3	3.8	4.2	3.2	3.5	4.5	3.4	3.7	4.8	5.2
500 less than 750	1.0	1.1	1.3	1.4	1.7	2.0	2.2	2.2	2.0	2.3	2.7	3.0	2.4	3.0	3.4	3.5	3.4	4.0	4.5	3.4	3.6	4.7	3.5	4.0	5.0	6.0
750 less than 1000	1.0	1.2	1.4	1.5	1.8	2.2	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	3.5	3.8	5.1	3.6	4.5	5.7	6.5
1000 less than 1500	1.1	1.3	1.5	1.6	1.9	2.3	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	3.6	4.0	5.4	3.7	5.0	6.1	8.0
1500 less than 2000	1.1	1.4	1.7	1.7	2.1	2.5	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	3.7	4.2	5.8	3.8	5.1	6.7	9.0
2000 less than 2500	1.2	1.5	1.8	1.8	2.3	2.7	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	3.8	4.4	6.2	3.9	5.2	7.1	*10
2500 less than 3000	1.2	1.6	2.0	1.9	2.4	3.0	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	3.9	4.6	6.5	4.0	5.3	7.4	*10.5
3000 less than 3500	1.3	1.7	2.1	2.0	2.5	3.1	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	4.0	4.8	6.9	4.0	5.4	7.6	*11
3500 less than 4000	1.4	1.8	2.2	2.2	2.6	3.3	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	4.0	5.0	7.3	4.0	5.5	7.8	*11.5
More than 4000	1.5	1.9	2.3	2.5	2.8	3.5	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	4.0	5.2	7.5	4.0	5.6	8.0	*12

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

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

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

* FAR more than or equal to 10.0 shall be permitted only for the roads having minimum of 12m (from road center) Building Line, if not maximum FAR shall be limited to 9.0

Source: North Western Provincial office, Urban Development Authority, 2020

Table No 7.3. : Form B - Number of Floors for 3m & 4.5m wide Roads

Form B - Number of Floors for 3m & 4.5m wide Roads						
Minimum Road Width	Minimum Site Frontage	* Plot Coverage	Maximum Number of Floors			
			Zone Factor 0.5 - 0.74	Zone Factor 0.75 - 1.24	Zone Factor 1.25 - 3.49	Zone Factor 3.50 - 4.00
3.0m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	3 (G+2)
4.5m	6m	65%	1 (G)	2 (G+1)	3 (G+2)	4 (G+3)
Number of floors are indicated including parking areas Number of units allowed for each road shall not be changed * Where no plot coverage specified under the zoning regulations						

Source: North Western Provincial office, Urban Development Authority, 2020

Table No 7.4. : Form E - Setbacks

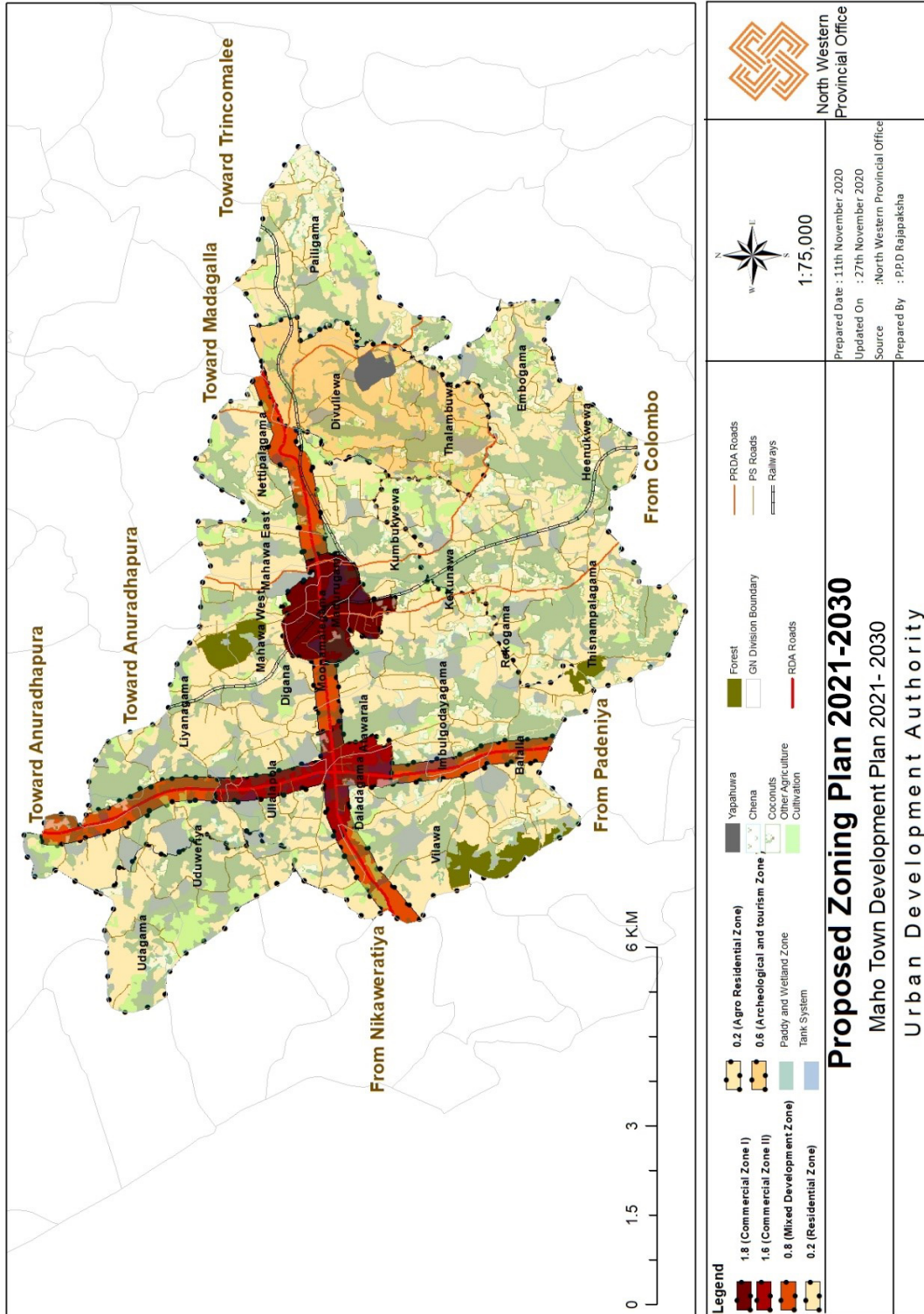
Form E - Setbacks & Open Spaces										
Building Category	Building Height (m)	Minimum Site Frontage (m)	Plot Coverage *		Rear Space (m)		Side Space (m)		Light Well for NLV	
			Non Residential	Residential	When no NLV is taking this end	When NLV is taking this end	When no NLV is taking this end	When NLV is taking this end	Minimum width	Minimum Area
Low Rise	less than 7	6	80%**	65%	2.3m	2.3m	-	2.3m	2.3m	5 Sq.m
	7 less than 15	6	65%	65%	3.0m	3.0m	-	3.0m	3.0m	9 Sq.m
Inter Mediate Rise	15 less than 30	12	65%	65%	4.0m	4.0m	1.0m and 3.0m	4.0m	4.0m	16 Sq.m
Middle Rise	30 less than 50	20	65%	65%	4.0m	5.0m	3.0m both side	5.0m	5.0m	25 Sq.m
High Rise	50 less than 75	30	50%***	50%***	5.0m	6.0m	4.0m both side	6.0m	6.0m	36 Sq.m
	75 and above	Above 40m	50%***	50%***	5.0m	6.0m	5.0m both side	6.0m	6.0m	****
NLV - Natural Light & Ventilation										
Building Height - Height between access road level to roof top or roof level (Including parking floors)										
* Where no Plot Coverage specified under the zoning regulations										
** The entire development is for non-residential activities										
*** 65% plot coverage can be allowed only for the podium level not exceeding 20% of the tower height or 12 floors which ever is less										
**** Minimum area shall be increased by 1 Sq.m for every additional 3m height										

Source: North Western Provincial office, Urban Development Authority, 2020



7.3.2. Zone Factor of each Zone 2021 – 2030

Map 7.1 : Zoning factor plan 2021-2030



Source: North Western Provincial office, Urban Development Authority, 2020

7.4 Common Guidelines for Planning Area

The following guidelines are effective as a general Guidelines of this plan.

- 7.4.1. These guidelines apply to the entire area within the administrative limits of the Maho Planning Area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 166/19 and 13.11.1981 and No. 1535/14 and 08.02.2008 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 applicable to any development work is regulated by the Gazette Notification No 2235/54 dated 08 of July 2021. The said legalized Planning and Development Regulations also apply to the Maho planning area.
- 7.4.3. A barrier zone should be maintained in the wetlands and water bodies (tanks) 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 tanks.
 - 7.4.3.2. All tanks should maintain a barrier zone of 30 meters from the tank bund.
- 7.4.4. Unless otherwise directed by the Authority, all development work shall be carried out within a building approved for the purpose.
- 7.4.5. Construction of several separate buildings or separate development activities within the same plot of land will not be permitted unless the Authority otherwise delegates.
- 7.4.6. In addition to the approved residential use in a residential building, other compliant uses may be allowed. Even so, owning one is still beyond the reach of the average person. 25 and should have independent facilities such as sanitary facilities.
- 7.4.7. Provisions imposed by other institutions shall apply explicitly to the guidelines of this Plan for all development activities.



- 7.4.8. Construction and development of playgrounds and parks shall comply with the specifications of the plan for recreational development provided by this plan.
- 7.4.9. The implementation of the guidelines of this plan is subject to orders issued from time to time by the Department of National Physical Planning and the Department of Archeology.
- 7.4.10. The Department of Archeology shall make any changes or repairs in the areas registered as protected monuments, conservation sites, excavated sites and proposed sites for conservation in the Maho Urban Declared Area within 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 restrictions should be placed on canals owned by the Local Government Institution, canals owned by the Irrigation Department and canals owned by the Agrarian Services Department on the recommendations of the relevant institutions.
- 7.4.13. If ladders, barbed wire or boundary walls are to be constructed on the land boundary connecting the waterways to the waterways, windows are permitted to be constructed so that the water can drain away.
- 7.4.14. Recommendations of other relevant institutions should be obtained in giving approval for factories. (E.g. Environmental Authority)

Chapter

08

Zoning Guidelines

Chapter 08

Zoning Guidelines

The zoning plan of the Maho Development Plan has identified 07 development zones and the development guidelines applicable to each zone in as follows.

8.1 Zoning guidelines and Permissible Uses - Commercial Zone I

This area is specially designed for commercial development and is located around the Maho city center.

Table No 8.1.1 : Commercial Zone I - Zoning guidelines

Zone Number	(A)
Zone	Commercial Zone I
Zoning Definition	The main objective of establishing the zone is to have the main zone with all infrastructure facilities for the people who come to obtain services.
Zoning Boundary	Annexure 13
Zone factor	1.8
Permissible Height	Permissible Height is determined based on the Zoning Factor, Land Extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80% Residential 65%
Minimum Plot Size	150Sqm

Source: North Western Provincial office, Urban Development Authority, 2020



Table No : 8.1.2 : Commercial Zone I- Permissible uses

Permissible uses	Minimum land area allowed (Square meters)	Achievable maximum floor area
Commercial Uses		
Retail Shops/ Consumer good selling centers	150	According to the schedule I
Supermarkets	500	
Shopping malls	500	
Agricultural Product Stores	150	
Local Product Stores	150	
Agricultural Seed Store	150	
Fertilizer and pesticide outlets	250	
Livestock Product Stores	250	
Agricultural Equipment Shops	150	
Agricultural Product Collection Centers	250	
Restaurants	250	
Gem and Jewelry Centers	150	
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries / Printers)	150	
Bakery	250	
Meat and fish shops	150	
Processed meat and fish outlets	150	
Gas & Electricity (Vehicle Filling Stations)	250	
Gas stations	1000	
Multi-storey car park	500	
Open car park	500	
Vehicle Showrooms	1000	
Vehicle spare parts outlets (Body Parts)	500	
Other spare parts	150	
Funeral falour	500	
Furniture outlets	500	
Building Material Stores	500	
Grinding mills	150	
Laundry / Clothing Cleaning Centers	150	
Communication towers	250	
Electronic Repair Centers	250	
Health Uses		
Hospital	1000	
Medical treatment centers	250	
Primary Medical Treatment Units	250	

Private hospitals	1000	According to the schedule I
Medical Counseling Service Centers	1000	
Laboratory services	150	
Pediatric and Maternity Clinics	250	
Ayurvedic Medical Centers	300	
Veterinary Clinics and Treatment Centers	300	
Pharmacy	150	
Ayurvedic Pancha Karma Centers	300	
Institutional Uses		
Offices	500	
Office Complex	1000	
Professional Offices	150	
Banks, Financial Institutions	250	
Automated Money Transfer Centers	150	
Educational Uses		
International Schools	500	
Technical schools / vocational training institutes	1000	
Early Childhood Development Centers	500	
Primary Education Centers	500	
Secondary Education Centers	500	
Tertiary Education Centers	500	
Research and Development Centers	500	
Private tutoring classes	500	
Other Institutions (Art Institutions/Thertres)	500	
Tourism Uses		According to the schedule I
Lodges	500	
Festival halls	1000	
City hotels	150	
Guest houses	250	
Tourist hotels	1000	
Tourist Information Centers	150	
Taxi Service Centers	150	
Leisure and Recreational Uses		-
Children's parks	150	
Parks	150	
Open areas	250	
Landscape areas	150	
Cinemas	1000	
Clubs	500	



Industrial Uses		According to the shedule 1
Domestic industries	250	
Residential Uses		
Single house units	250	
Apartments	1000	
Apartment complexes	1000	
Hostels	500	
Labours Quarters / Office quarters	500	
Adult / Disabled Homes	1000	
Children's Homes	1000	
Day Care Centers	750	

Source: North Western Provincial office, Urban Development Authority, 2020

8.2 Zoning guidelines and Permissible uses - Commercial Zone II

Table No 8.2.1 : Commercial Zone II - Zoning guidelines

Zone Number	(B)
Zone	Commercial Zone II
Zoning Definition	The objective of establishing this zone is to develop this region as a suburban of Maho town which is the main town of Maho Pradeshiya Sabha. It also aims to curtail unauthorized constructions in the region.
Zoning Boundary	Annexure 14
Zone factor	1.5
Permissible Hight	Permissible Hight is determined based on the Zoning Factor, Land Extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80%, Residential 65%
Minimum Plot Size	150Sqm

Source: North Western Provincial office, Urban Development Authority, 2020



Table No: 8.2.2 Commercial Zone II- Permissible uses

Permissible uses	Minimum land area allowed (Square meters)	Achievable maximum floor area
Commercial Uses		
Retail Shops/ Consumer good selling centers	150	According to the schedule I
Supermarkets	500	
Shopping malls	500	
Agricultural Product Stores	150	
Local Product Stores	150	
Agricultural Seed Stores	150	
Fertilizer and Pesticide outlets	250	
Livestock Product Stores	250	
Agricultural Equipment Shops	150	
Agricultural Product Collection Centers	250	
Restaurants	250	
Gem and Jewelry Centers	150	
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries / Printers)	150	
Bakery	250	
Meat and fish shops	150	
Processed meat and fish outlets	150	
Gas & Electricity (Vehicle Filling Stations)	250	
Gas stations	1000	
Multi-storey car park	500	
Open car park	500	
Traffic showrooms	1000	
Vehicle spare Parts Outlets (Body Parts)	500	
Other spare parts	150	
Funeral falour	500	
Building Material Stores	500	
Grinding mills	150	
Laundry / Laundry Centers	150	
Communication towers	250	
Electronic Repair Centers	250	
Health Uses		
Hospital	1000	
Medical treatment centers	250	
Primary Medical Treatment Units	250	

Private hospitals	1000	According to the schedule I
Medical Counseling Service Centers	1000	
Laboratory services	150	
Pediatric and Maternity Clinics	250	
Ayurvedic Medical Centers	300	
Veterinary Clinics and Treatment Centers	300	
Pharmacy	150	
SPA centers	300	
Ayurvedic Pancha Karma Centers	300	
Institutional Uses		
Offices	500	
Office Complex	1000	
Professional Offices	150	
Banks, Financial Institutions	250	
Automated Money Transfer Centers	150	
Educational Uses		
International Schools	500	
Technical schools / vocational training institutes	1000	
Early Childhood Development Centers	500	
Primary Education Centers	500	
Secondary Education Centers	500	
Tertiary Education Centers	1000	
Research and Development Centers	500	
Private tutoring classes	500	
Other Institutions (Art Institutions / Thertres)	500	
Tourism Uses		
Lodges	500	
Festival halls	1000	
Urban hotels	150	
Guest houses	250	
Tourist hotels	1000	
Tourist Information Centers	150	
Taxi Service Centers	150	
Leisure and Recreational Uses		
Children's parks	150	-
Parks	150	
Open areas	250	
Landscape areas	150	
Cinemas	1000	



Clubs	500	According to the schedule I
Industrial Uses		
Domestic industries	250	
Residential Uses		
Single house units	250	
Apartments	1000	
ApartmentsComplex	1000	
Hostels	500	
Labours Quarters / Office quarters	500	
Adult / Disabled Homes	1000	
Children's Homes	1000	
Day Care Centers	750	

Source: North Western Provincial office, Urban Development Authority, 2020

8.3 Zoning Guidelines and Permissible uses - Mix development Zone

Table No 8.3.1 : Mix development Zone - Zoning guidelines

Zone Number	(C)
Zone	Mix development Zone
Zoning Definition	The purpose of establishing this zone is to develop mixed development activities in line with the existing physical infrastructure. And its aims to expand and encourage residential practices in the hinterland outside the main road
Zoning Boundary	Annexure 15
Zone factor	0.6
Permissible Hight	Permissible Hight is determined based on the Zoning Factor, Land Extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80%, Residential 65%
Minimum Plot Size	150Sqm

Source: North Western Provincial office, Urban Development Authority, 2020



Table No 8.3.2 : Mix development Zone - Permissible uses

Permissible uses	Minimum land area allowed	Achievable maximum floor area (Square meters)
Commercial Uses		According to the schedule I
Retail Shops/ Consumer selling centers	150	
Supermarkets	500	
Shopping malls	500	
Whole sale centers	500	
Agricultural Product Stores	150	
Local Product Stores	150	
Agricultural Seed Stores	150	
Fertilizer and pesticide outlets	250	
Livestock Product Stores	250	
Agricultural Equipment Shops	150	
Agricultural Product Collection Centers	250	
Restaurants	250	
Gem and Jewelry Centers	150	
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries / Printers)	150	
Bakery	250	
Meat and fish shops	150	
Processed meat and fish outlets	150	
Gas & Electricity (Vehicle filling stations)	250	
Gas stations	1000	
Multi-storey car park	500	
Open car park	500	
Vehicle showrooms	1000	
Vehicle Parts selling Outlets (Body Parts)	500	
Other spare parts	150	
Funeral falour	500	
Furniture outlets	500	
Building Material Stores	500	
Grinding mills	150	
Laundry / Clothing Cleaning Centers	150	
Communication towers	250	
Electronic Repair Centers	250	
Pet Marketing Centers	500	

Vehicle Repair Centers (Heavy vehicles, Light vehicles)	750	According to the schedule I
Three Wheeler Motorcycle Repair Centers	750	
Warehouses	1000	
Health Uses		
Hospital	1000	
Medical treatment centers	250	
Primary Medical Treatment Units	250	
Private hospitals	1000	
Medical Counseling Service Centers	1000	
Laboratory services	150	
Pediatric and Maternity Clinics	250	
Ayurvedic Medical Centers	300	
Veterinary Clinics and Treatment Centers	300	
Pharmacy	150	
SPA centers	300	
Ayurvedic Pancha Karma Centers	300	
Institutional Uses		
Offices	500	
Office complex	1000	
Professional Offices	150	
Banks, Financial Institutions	250	
Automated Money Transfer Centers	150	
Educational Uses		
International Schools	500	
Technical schools / vocational training institutes	1000	
Early Childhood Development Centers	500	
Primary Education Centers	500	
Secondary Education Centers	500	
Tertiary Education Centers	1000	
Research and Development Centers	500	
Private tutoring classes	500	
Other Institutions (Art Institutions / Thertres)	500	
Tourism Uses		
Lodges	500	
Festival halls	1000	
City hotels	150	
Guest houses	250	
Tourist hotels	1000	



Tourist Information Centers	150	
Taxi Service Centers	150	
Leisure and Recreational Uses		-
Children's parks	150	
Parks	150	
Open areas	250	
Landscape areas	150	
Cinemas	1000	
Clubs	500	
Indoor sports centers	500	
Industrial Uses			According to the schedule I
Domestic industries	250	
Agricultural Production Related Industries	750	
Agricultural Equipment Manufacturing Related Industries	1000	
Cement Concrete Ceramic Related Products	1000	
Clay Products Industry	1000	
Natural fiber related products	1000	
Textiles, apparel and leather products	1000	
Timber / timber and furniture manufacturing industries	1000	
Food and non-alcoholic beverage industry	1000	
Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry	1000	
Recycling activities related industries	4000	
Industrial Infrastructure Centers	1000	
Handicrafts / Home Industries	1000	
Metal Products and Casting Extraction Industries	4000	
Social Services Uses		
Community Development Centers	250	
Social and Cultural Centers	250	
Sports Center Indoor	500	
Community Halls / Cultural Centers	250	
Libraries	500	
Auditoriums and conference halls	750	
Rehabilitation Centers	750	
Religious centers	250	
Cemeteries	500	
Crematoriums	500	

Residential Uses		According to the schedule I
Single house units	250	
Apartments	1000	
Apartments Complex	1000	
Hostels	500	
Official quarters / staff quarters	500	
Adult / Disabled Homes	1000	
Children's Homes	1000	
Day Care Centers	750	

Source: North Western Provincial office, Urban Development Authority, 2020



8.4. Zoning guidelines and Permissible uses - Residential Zone

Table No 8.4.1 : Residential Zone - Zoning guidelines

Zone Number	(D)
Zone	Residential Zone
Zoning Definition	The land use intensity of this zone is high due to the expectation of a residential developments for this region. By further developing land plots, land is available for future residential purposes in the area.
Zoning Boundary	Annexure 16
Zone factor	0.2
Permissible Hight	Permissible Hight is determined based on the Zoning Factor, Land Extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80%, Residential 65%
Minimum Plot Size	250Sqm

Source: North Western Provincial office, Urban Development Authority, 2020

Table No: 8.4.2 : Residential Zone - Permissible uses

Permissible uses	Minimum land area allowed (Square meters)	Achievable maximum floor area
Residential Uses		According to the schedule I
Single house units	250	
Apartments	1000	
Apartments Complex	1000	
Hostels	500	
Labours Quarters / Office quarters	500	
Adult / Disabled Homes	1000	
Children's Homes	1000	
Day Care Centers	750	
Health Uses		
Medical treatment centers	250	
Primary Medical Treatment Units	250	
Pediatric and Maternity Clinics	250	
Laboratory services	150	
Pharmacy	150	
Ayurvedic Medical Centers	300	
Veterinary Clinics and Treatment Centers	300	
Educational Uses		
Early Childhood Development Centers	500	
Primary Education Centers	500	
Secondary Education Centers	500	
Private tutoring classes	500	
Other Institutions (Art Institutions /Thertres)	500	
Institutional Uses		
Professional Offices	150	
Banks, Financial Institutions	250	
Social Services Uses		
Community Development Centers	250	
Social and Cultural Centers	250	
Sports Center Indoor	500	
Community Halls / Cultural Centers	250	
Libraries	500	
Rehabilitation Centers	750	
Religious centers	250	
Cemeteries	500	



Crematoriums	500	According to the schedule I	
Commercial Uses			
Agricultural Seed Stores	150		
Agricultural Product Stores	150		
Local Product Stores	150		
Fertilizer and pesticide outlets	250		
Livestock Product Stores	250		
Agricultural Equipment Shops	150		
Agricultural Product Collection Centers	250		
Retail Shops/ Consumer good selling centers	150		
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries)	150		
Bakery	150		
Building Material Stores	500		
Furniture outlets	500		
Grinding mills	150		
Three Wheeler Motorcycle Repair Centers	750		
Electronic Repair Centers	150		
Industrial Uses			
Domestic industries	250		
Agricultural Production Related Industries	750		
Agricultural Equipment Manufacturing Related Industries	1000		
Apparel industries	1000		
Cement, concrete and ceramic based products	1000		
Clay related manufacturing industries	1000		
Natural fiber related products	1000		
Timber and furniture manufacturing industries	1000		
Food and non-alcoholic beverage industry	1000		
Indigenous pharmaceutical spirits and extracts related manufacturing industries	1000		
Recycling activities related industries	4000		
Building Material production centers(bricks making)	1000		
Industrial Infrastructure Centers	1000		
Extraction industry associated with black stone and gravel	4000		
Leisure and Recreational Uses			-
Children's parks	150		
Parks	150		
Open areas	250		
Landscape areas	150		

Agriculture Uses		-
Animal / Cultivation Farms		

Source: North Western Provincial office, Urban Development Authority, 2021

8.5 Zoning guidelines and Permissible uses Agro Residential Zone

Table No: 8.5.1 : Agro Residential Zone - Zoning guidelines

Zone Number	(E)
Zone	Agro Residential Zone
Zoning Definition	This aims at strengthening the agriculture which is the main economy in Maho area. The main purpose of this region is agriculture and the establishment of a very low-maintenance residential zone.
Zoning Boundary	Annexure 17
Zone factor	0.2
Permissible Hight	Permissible Hight is determined based on the Zoning Factor, Land Extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80%, Residential 65%
Minimum Plot Size	750Sqm

Source: North Western Provincial office, Urban Development Authority, 2020



Table No: 8.5.2 : Agro Residential Zone - Permissible uses

Permissible uses	Minimum land area allowed (Square meters)	Achievable maximum floor area
Residential Uses		According to the schedule I
Single house units	250	
Apartments	1000	
Day Care Centers	750	
Health Uses		
Medical treatment centers	250	
Primary Medical Treatment Units	250	
Pediatric and Maternity Clinics	250	
Ayurvedic Medical Centers	300	
Veterinary Clinics and Treatment Centers	300	
Educational Uses		
Early Childhood Development Centers	500	
Primary Education Centers	500	
Secondary Education Centers	500	
Private tutoring classes	500	
Other Institutions (Art Institutions / Thertres)	500	
Institutional Uses		
Professional Offices	150	
Banks, Financial Institutions	250	
Social Services Uses		
Community Development Centers	250	
Social and Cultural Centers	250	
Community Halls / Cultural Centers	250	
Libraries	500	
Religious centers	250	
Cemeteries	500	
Commercial Uses		
Agricultural Seed Stores	150	
Agricultural Product Stores	150	
Local Product Stores	150	
Fertilizer and pesticide outlets	250	
Livestock Product Stores	250	
Agricultural Equipment Shops	150	

Agricultural Product Collection Centers	250	According to the schedule I
Grocery Stores	150	
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries)	150	
Communication towers	1000	
Furniture outlets	500	
Industrial Uses		
Domestic industries	250	
Agricultural Production Related Industries	750	
Agricultural Equipment Manufacturing Related Industries	1000	
Cement Concrete Ceramic Related Products	1000	
Apparel industries	1000	
Clay related manufacturing industries	1000	
Natural fiber related products	1000	
Timber and furniture manufacturing industries	1000	
Food and non-alcoholic beverage industry	1000	
Indigenous pharmaceutical spirits and extracts related manufacturing industries	1000	
Recycling activities related industries	4000	
Industrial Infrastructure Centers	1000	
Building Material Finishing Companies (Brick Finishing)	1000	
Metal Products and Casting Extraction Industries	4000	
Leisure and Recreational Uses		-
Children's parks	150	
Parks	150	
Open areas	250	
Landscape areas	150	
Agricultural Uses		
Animal / Cultivation Farms		

Source: North Western Provincial office, Urban Development Authority, 2020



8.6 Zoning guidelines and Permissible uses Archaeological and Tourism Zone

Table No - 8.6.1 : Archaeological and Tourism Zone - Zoning guidelines

Zone Number	(F)
Zone	Archaeological and Tourism Zone
Zoning Definition	Preservation of the historical and archaeological heritage of the area is the main objective of establishing this zone. Another objective of this is to preserve the historic value of the Yapahuwa Kingdom as an historical heritage and thereby promote the tourism industry.
Zoning Boundary	Annexure 18
Zone factor	0.6
Permissible Hight	Permissible height is determined based on the zoning factor, land extent and other define guidelines in the Plan.
Permissible Plot Coverage	Non-Residential 80%, Residential 65%
Minimum Plot Size	750Sqm

Source: North Western Provincial office, Urban Development Authority, 2020

Table No: 8.6.2 : Archaeological and Tourism Zone - Permissible uses

Permissible uses	Minimum land area allowed(Square meters)	Achievable maximum floor area
Tourism Activities		According to the schedule I
Lodges	500	
Festival halls	1000	
Guest houses	250	
Tourist hotels	1000	
Tourist Information Centers	150	
Taxi Service Centers	150	
Holiday Resorts	500	
Cabana Hotel	1000	
Ayurvedic Panchakarma Centers	500	
Residential Uses		
Single house units	250	
Apartments	1000	
Health Uses		
Primary Medical Treatment Units	250	
Medical Treatment Centers	250	
Ayurvedic Medical Centers	300	
SPA centers	300	
Pediatric and Maternity Clinics	250	
Institutional Uses		
Professional Offices	150	
Banks, Financial Institutions	250	
Automated Money Transfer Centers	150	
Social Uervices		
Social and Cultural Centers	250	
Community Halls	250	
Libraries	500	
Religious centers	250	
Commercial Uses		
Retail Shops/ Consumer good selling centers	150	
Supermarkets	500	
Shopping malls	500	
Agricultural Product Stores	150	



Local Product Stores	150	According to the schedule I
Customer Service Centers (Haircuts / Beauty Salons / Photo Galleries)	150	
Open parking centers	500	
Leisure and Recreational Uses		
Children's parks	150	
Parks	150	
Open areas	250	
Landscape areas	150	
Art galleries / museums	250	
Open air Theater	500	
Viewing Centers	150	
Educational Uses			According to the schedule I
Other Institutions (Art Institutions / Thertres)	500	
Agricultural Uses		-
Animal / Cultivation Farms		

Source: North Western Provincial office, Urban Development Authority, 2020

8.7 Zoning guidelines and Permissible uses Paddy cultivation and Wetlands Zone

Table No: 8.7.1 : Paddy cultivation and Wetlands Zone - Zoning guidelines

Zone Number	Paddy cultivation and Wetlands Zone
Zone	This zoning is valid only for all wetlands in the Maho planning Area.
Zoning Definition	Annexure 19
Zoning Factor	0
Commen Guidelines	<p>a) In the rare case where it is necessary to implement an important common infrastructure project, the above conditions can be relaxed. (Maximum Permitted Infrastructure Projects - Electricity, Water Supply, Telephone, Highways, and Railways etc.)</p> <p>b) Approval for the proposed development work subject to the recommendations of the organization mentioned in the schedule, before obtaining clear certificates for other development activities. The pattern of land use in the wetlands may change according to the new program of re-cultivation of abandoned paddy lands under the new program of creating a people centered economy in the "Vision of Prosperity" policy statement for the year 2019.</p> <p>c) Survey Plan should be considered to determine the boundaries before approving the proposed development activities in the vicinity of a wetland or in the presence of highland areas in a wetland.</p> <p>d) According to wetland zoning, a distance of about 20m from the identified boundary of a wetland zone belongs to the adjacent wetland zone, and the relevant laws, guidelines and approved practices in that zone must be implemented (to avoid existing erroneous conditions in determining location according to the geographical location system).</p> <p>N.B.</p> <p>In the case of "prescribed" projects under the Environment Act, additional site - specific conditions shall be imposed by the Central Environmental Authority, Sri Lanka Land Development Corporation, Urban Development Authority, Agrarian Services Department, Department of Coast Conservation and Coastal Resource Management and Department of Irrigation.</p>

Source: Environmental and Landscape Division-Urban Development Authority - 2020



Table No: 8.7.2 : Paddy cultivation and Wetlands Zone - Permissible uses

Permissible uses
Only approved uses in accordance with the Agrarian Development Act can be made in existing cultivated paddy fields, abandoned paddy fields and the adjoining areas such as Deniyaya and Ovita.
Wetland related agriculture
Arboriculture
Environment friendly aquaculture ponds,

Source: Environmental and Landscape Division-Urban Development Authority - 2020

Chapter

09

Proposed Road Width
and Building Line

Chapter 09

Proposed Road width and Building Line

9.1. Proposed road width and building line

Table No: 9.1. : Proposed building line RDA Roads

Name of the Road	Proposed Building line
Padeniya- Anuradhapura road	15
Nikawaratiya-Madagalla road	15

Source: North Western Provincial office, Urban Development Authority, 2020

Table No: 9.2. : Proposed building line Provincial Roads

Name of the Road	Proposed Building line
Maho - Nagollagama Road	15
Rakogama Road	10
Rahula Lane (Madiyawa Lane)	10
Yapahuwa Gal tanki Lake Road	12

Source: North Western Provincial office, Urban Development Authority, 2020



9.2. Proposed building line Pradeshiya saba Road

Table No: 9.3. : Proposed building line Pradeshiya saba Road

No	Name of the road	Existing Width - Meter	Proposed building line - Meter
01	Lalith Kumara ranwiru Mawatha	7.5	7.5
02	Kaththapahuwa Wijitha himi Lane	10	7.5
03	Kubuk Wawa road	10	9.0
04	Udagama gammana road	7.5	7.5
05	Siyodaga gammana road	9	7.5
06	Udagama Hithokadawala road	6	9.0
07	Udagama Road near to the Rajapaksha stores	7.5	7.5
08	Kothalakemiyawa Ambawaththa road	9	9.0
09	Udaweriya watta road II	7	7.5
10	Udaweriya watta road	6	7.5
11	Lane near to the Latha traders	6	7.5
12	Randenigama Railway station road	9	7.5
13	Uduweriya Bodirukkarama road	10	9.0
14	Podirathna angamale road	6	7.5
15	Liyanagama Temple road	4.5	7.5
16	Samuha Shakthi water project road	6	7.5
18	Madapokuna lane	9	9.0
19	Hitinawaththa lane	4.5	7.5
20	Ullalapola tank road	6	7.5
21	Ullalapola community hall road	6	7.5
22	Ullalapola sub road	9	7.5
23	5th lane	6	7.5
24	Wathupolagama road	9	9.0
25	Sub road near to the Daladagama PS	9	7.5
26	Road Infront of Divisional sectorial office	6	7.5
27	Anukkane Tank road	6	7.5
28	Lane Infront of Anukkane lake	6	7.5



29	Wathupolagama 10th postal road	6	7.5
30	Thammitagama road	12	9.0
31	Lane near to the PS roada development authority	9	9.0
32	Depot road	12	9.0
33	Lane near to M.J.J. FARM SHOP	6	7.5
34	Daladagama Mosque road	6	7.5
35	Daladagama lake road	6	7.5
36	Atawarala Randenigama road	9	9.0
37	Nikagolla lake road	6	7.5
38	Atawarala village road	9	7.5
39	Atawarala village road II	9	7.5
40	Atawarala village road III	6	7.5
41	Atawarala Diwulgane road	9	7.5
42	Digana village road	9	9.0
43	Lane Infront of the Aluth herathgama road	6	9.0
44	Aluth Herathgama road	9	9.0
45	Lane Infront of the Wijayaba road	6	7.5
46	Lane near to Town hall	9	9.0
47	Lane Infront to Town hall	6	7.5
48	Mihindu mawatha	9	9.0
49	Prabudda lane	6	9.0
50	Lane Infront of the shopping complex	6	7.5
51	Road near to the Railway	6	7.5
52	Road to the Railway	6	7.5
53	Almadina sub road I	12	7.5
54	Sub lane II	6	7.5
55	Rajarathnam Lane	6	7.5
56	Sub lane III	6	7.5
57	Sub lane IV	6	7.5
58	Sub lane V	6	7.5
59	Sub lane VI	6	7.5
60	Rahula Lane	9	9.0
61	Hospital road	9	9.0
62	Sipura project road	6	7.5



63	Road in front of Sipura road	6	7.5
64	Arachchigama road	9	9.0
65	Kubuk wawa road	9	9.0
66	Neththipolagama road	-	9.0
67	Kaikawala temple road	9	7.5
68	Lane in front of the wood mill	6	7.5
69	Yapahuwa school road	9	7.5
70	Yapahuwa galtanki lake	6	7.5
71	Lane in front of Telecommunication Tower	6	7.5
72	Rathgallegama temple road	10	9.0
73	Rajathapura Lane	9	7.5
74	Road near to the Carpentry School	7.5	7.5
75	Wilawa road	7.5	9.0
76	Thisgamapala road	7.5	7.5
77	Thimbiriyawa road	7.5	7.5
78	Thalagalla kanda uda road	7.5	7.5
79	Temple road	7.5	7.5
80	Thalangedara handiya galwala lane	7.5	7.5
81	Sri Rahula lane	7.5	9.0
82	Digana - randenigama road	7.5	9.0
83	Randenigama mosque road	7.5	7.5
84	Rahula Road (Wawa wata lane)	7.5	7.5
85	Common ground road	7.5	7.5
86	Fair lane	7.5	7.5
87	Pailiyagama village road	7.5	7.5
88	Neththipola gama village road	7.5	7.5
89	Nagoda temple road	7.5	7.5
90	Moragolla housing complex road	7.5	7.5
91	Munamalegama wawa road	7.5	7.5
92	Mahingamuwa- Kothalakemiyawa road	7.5	9.0
93	Mihindu lane	7.5	7.5
94	Kohombakadawala road	7.5	9.0
95	Kakiribodayagama Wilawa road	7.5	7.5
96	Kaikawala Kondadeniya road	7.5	7.5



97	Jana Jayapura road	7.5	7.5
98	Ibulbodayagama road	7.5	7.5
99	Hinukwawa road	7.5	7.5
100	Hangilipola road	7.5	9.0
101	Habaraththawa balalla road	7.5	9.0
102	Digana - Galwala road	7.5	7.5
103	Galaya road	7.5	7.5
104	Ambogama road	7.5	9.0
105	Diya bate road	7.5	7.5
106	Digana - Galwala road	7.5	7.5
107	Digana village road	7.5	7.5
108	Daladagama Pahala Wakanda road	7.5	7.5
109	Daladagama galayaya road	6	7.5
110	Balalla fair road	9	9.0
111	Ambagahawaththa road	6	7.5
112	Wakanda road	6	7.5
113	Tower road	6	7.5
114	Ibulgodayagama road	9	9.0
115	Daladagama mosque road	7.5	7.5
116	Rajarathnam I sub lane	6	7.5
117	Hangilipola road	9	9.0
118	Digana gam sima road	6	7.5
119	Galwala road	6	7.5
120	Pailiyagama Ambagas wawa road	6	7.5
121	Yapahuwa galwatta round road	6	7.5
122	Kadubodagama gam mada road	7.5	9.0
123	Randenigama mada mosque road	7.5	7.5
124	Daladagama 1st lane	7.5	7.5
125	Miraniya school road	-	7.5
126	Rakogama road	9	9
127	Walaswawa road	9	9
128	Kondadeniya temple road	-	9
129	Leela mawatha	7.5	9
130	Thammitagama Wadurassa road	7.5	9



131	Road from Nikaweratiya - Madagalla road to New Pradeshiya Sabha adjacent to the new bus stand	-	7.5
132	Wilawa road	-	9
133	Kakiribodayagama road	7.5	9
134	Vilawa gam mada road	6	7.5

N.B. All other public roads have a 7 meter building limit.

Source: North Western Provincial office, Urban Development Authority, 2020

PART II

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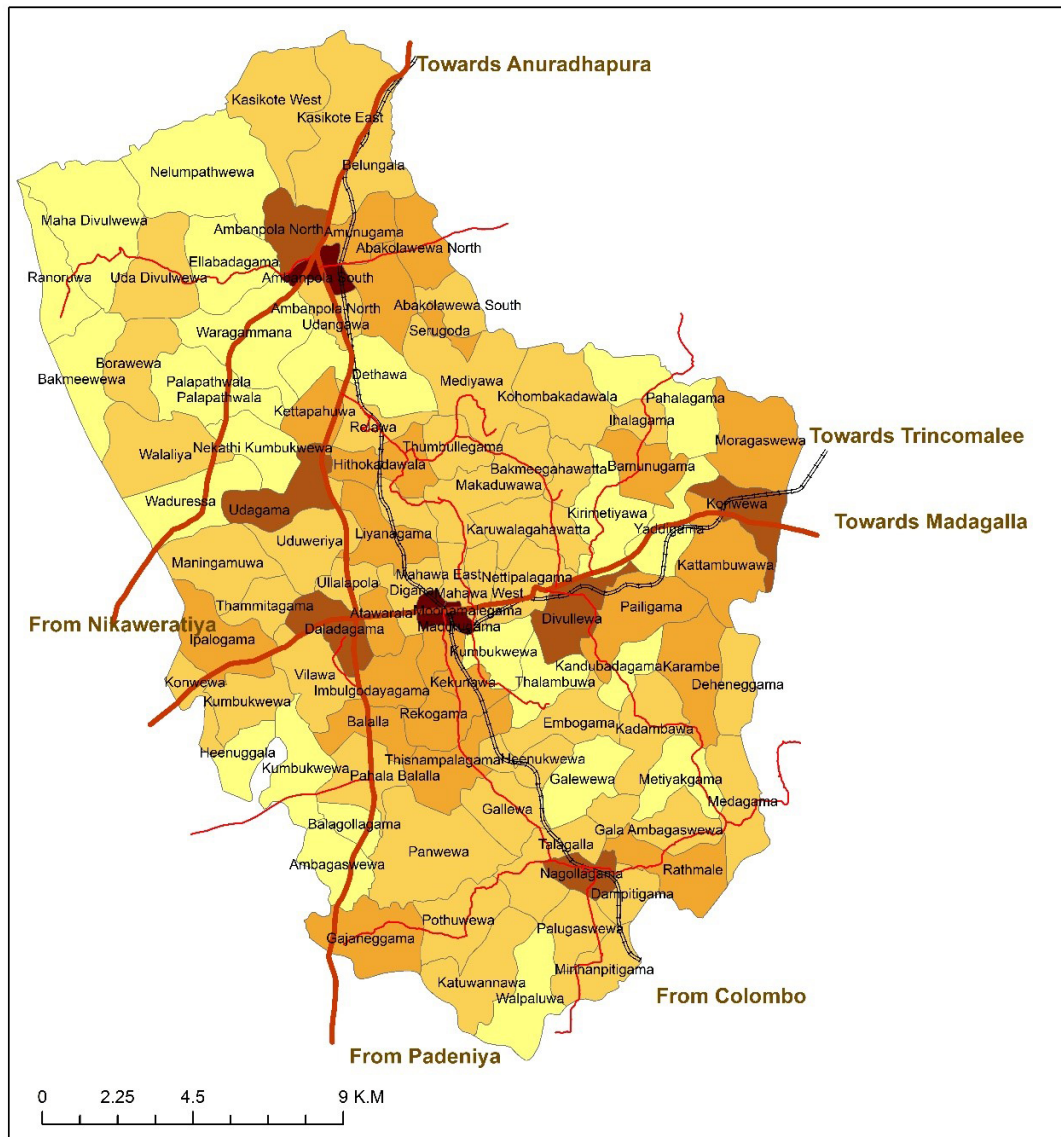
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



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Annexure No 01 : Population Distribution



Legend  RDA Roads  Railway Line	Population Density 2012 (Person per ha)		 4 - 7  8 - 12  13 - 23	 1:150,000	 North Western Provincial Office
	 0 - 1  2 - 3	Prepared Date : 11th November 2020 Updated On : 27th November 2020 Source : North Western Provincial Office Prepared By : P.P.D Rajapaksha			
Population Density Maho Development Plan 2021- 2030 Urban Development Authority					

Source: North Western Provincial office, Urban Development Authority, 2020



Serial no		Grama Niladari Division	Total Population	Male	Female	Land extent (Hac.)	Population density
01.	144	Pyligama	985	511	474	522.07	1.89
02.	145	Diwulwawe	1152	606	546	478.7	2.41
03.	146	Neththipola	1037	533	504	273.4	3.79
04.	147	kumbukwawe	715	355	360	753	2.11
05.	148	Mahawa-east	723	377	346	311.9	2.32
06.	149	Mahawa-west	1009	316	493	254.1	3.97
07.	150	Madurugama	1044	547	497	133	7.8
08.	151	Kekunawa	1132	513	619	254.1	4.45
09.	156	Munamale	930	472	458	234.2	4.44
10.	157	Atawarala	1102	526	526	188.4	5.85
11.	158	Digana	815	421	394	207.6	3.93
12.	159	Ullapola	961	474	477	196.4	4.98
13.	160	Liyanagama	1081	539	542	366.4	2.95
14.	161	Uduweriya	664	320	344	446.6	1.49
15.	162	Udagama	978	503	475	293.89	3.3
16.	196	Daladagama	1218	645	573	323.13	3.77
17.	197	Wilawa	902	481	413	549	1.51
18.	198	Imbulgodayagama	757	394	363	396.9	1.91
19.	199	Balalla	881	444	437	347.1	2.54
20.	207	Rekogama	1062	587	475	241.6	6.1
21.	208	tisnamwalagama	967	523	444	433.8	2.81
22.	210	Thalambuwa	679	373	306	326.34	2.08
23.	211	embogama	720	378	342	347.1	2.07
24.	212	Heenukwawe	816	429	387	265.9	3.07
Total		22330	11267	10795	8144.63	-	

Source; Department of Census and statistic -2012

Population Density in Urban Area.

Area	Population Density Persons per s.q.m 1981	2001	2012
Maho Pradeshiya Sabha Area	160	179	206
Maho Urban Area	160	179	22475
Kurunegala District	252	316	317

Source; Census and Statistics Department 2012



Population by Age Groups

	2001			2012		
	Total population	Less than 18	More than 18	Total Population	Less than 18	More than 18
Maho Pradeshiya Sabha	70190	24035	46155	80363	27268	53101
		34%	66%		34%	66%
Maho Urban Area	19841	6744	13097	22818	67911	16027
		34	66		30%	70%

Source; census & Statistics Department 2012

Population by Age Groups

Serial No.	No	Grama Niladari Division	Below 5 years	6 - 8 years	19 - 59 years	Over 60 years	Total
01.	144	Pyligama	60	194	725	108	1087
02.	145	Diwulwawe	96	187	692	85	1060
03.	146	Nththipola	83	302	649	101	1135
04.	147	Kumbukwawe	77	136	508	89	810
05.	148	Mahawa-east	98	70	510	82	760
06.	149	Mahawa -west	53	242	617	84	996
07.	150	Madurugama	90	137	693	110	1030
08.	151	Kakunawa	98	181	615	108	1002
09.	156	Munamale	160	197	705	75	1075
10.	157	Atawarala	105	224	695	134	1158
11.	158	Digana	110	325	313	82	830
12.	159	Ullapola	180	257	406	117	960
13.	160	Liyanagama	68	262	541	195	1066
14.	161	Uduweriya	63	119	438	76	696
15.	162.	Udagama	45	170	550	6	771
16.	196	Daladagama	90	305	713	82	1196
17.	197	Wilawa	144	216	403	156	946
18.	198	Imbulgodayagama	21	154	534	103	812
19.	199	Balalla	95	114	534	103	812
20.	207	Rekogama	95	221	662	111	1089
21.	208	Thisnamwalagama	124	206	655	123	1108
22.	210	Thalambuwa	26	77	351	286	740
23.	211	Embogama	65	151	403	121	740
24.	212	Henukwawe	212	86	454	109	861
		Total	2258	4533	13302	2654	22818
		Percentage	10%	20%	58%	12%	100%

Source: Department of Census and Statistics - 2012



GND_N	Area_Hec	TotPop_2001	Pop_Density_2001	Total_pop2011	Pop_growth_Rate	Pop_Density_2011	TotPop_2017	Pop_Density_2017	TotPop_2020	TotPop_2020-2025_High(1.2)	TotPop_2020-2025_Mediam(1)	TotPop_2025-2030_High(1.2)	TotPop_2025-2030_Mediam(1)	TotPop_2030-2030_High(1.2)			
															(0.7)	(0.7)	(0.7)
Atawarala	189.5	947	5	1098	1.35%	6	1180	6	1192	1222	1287	1264	1388	1431	1340	1386	1516
Bailala	309.5	742	2	877	1.53%	3	943	3	952	976	1028	1009	1045	1143	1070	1107	1211
Daladagama	327.1	1075	3	753	-3.18%	2	889	2	818	838	882	867	897	981	919	951	1040
Divullawa	403.2	845	2	1144	2.79%	3	1230	3	1242	1273	1340	1317	1363	1491	1396	1444	1580
Enboggama	382.5	608	2	718	1.52%	2	772	2	780	799	841	826	855	935	876	907	992
Irrabulgodayagama	312.8	795	3	747	-0.56%	2	883	3	811	831	875	860	890	973	911	943	1032
Kekunawa	286.6	946	3	1038	0.85%	4	1116	4	1127	1155	1216	1195	1236	1352	1266	1311	1434
Kumbukwewa	346.6	604	2	666	0.89%	2	716	2	723	741	780	766	793	868	812	841	920
Liyanagama	392.5	1000	3	1079	0.69%	3	1160	3	1172	1201	1264	1242	1285	1406	1316	1362	1490
Machurugama	53.02	1278	23	1044	-1.46%	20	1122	21	1134	1162	1223	1202	1244	1360	1274	1318	1442
Mahawa East	180.2	822	5	723	-1.16%	4	777	4	785	804	847	832	861	942	882	913	999
Mahawa West	154.2	817	5	1002	1.87%	6	1077	7	1088	1115	1174	1153	1194	1306	1222	1265	1384
Nettipalagama	387.6	913	2	1036	1.16%	3	1114	3	1125	1153	1214	1192	1234	1350	1264	1308	1431
Pailigama	591.4	881	1	982	0.99%	2	1056	2	1066	1093	1151	1130	1170	1279	1198	1240	1356
Rakogama	362.6	838	2	1155	2.96%	3	1242	3	1254	1285	1353	1329	1376	1505	1409	1458	1595
Thalambuwa	336.5	563	2	675	1.66%	2	726	2	733	751	791	777	804	879	823	852	932
Thisnampalagama	473.5	814	2	962	1.53%	2	1034	2	1044	1070	1127	1107	1146	1253	1174	1215	1329
Udagama	418.6	771	2	961	2.02%	2	1033	2	1043	1069	1126	1106	1145	1252	1172	1213	1327
Uduweniya	515	564	1	660	1.44%	1	710	1	717	734	773	760	786	860	805	833	912
Ullalapola	186.4	806	4	961	1.61%	5	1033	6	1043	1069	1126	1106	1145	1252	1172	1213	1327
Vilawa	484.6	797	2	897	1.08%	2	964	2	974	998	1051	1032	1068	1169	1094	1133	1239
Heenukwewa	257.2	721	3	805	1.01%	3	865	3	874	896	943	926	959	1049	982	1016	1112
Digana	249.8	702	3	814	1.35%	3	875	4	884	906	954	937	970	1061	993	1028	1124
Moornamallegama	86.82	1043	12	930	-1.04%	11	1000	12	1010	1035	1090	1070	1108	1212	1135	1174	1284
		19842		21727			23357		23590	24174	25459	25005	25881	28308	26506	27434	30007

Source: North Western Provincial office, Urban Development Authority, 2020

Population Forecasting – Maho Pradeshiya Saba

	2001	2011	2017	Growth rate	2021	2025	2030
Existing population	70190	79352	85304	0.9	85,158	88,290	92,982
Middle level population growth rate				1.2	92,982	94,523	103,389
High rate growth				1.45	96,807	100,195	136,990

Source: North Western Provincial office, Urban Development Authority, 2020

Population Forecasting – Maho Pradeshiya Saba

	2001	2011	2017	Growth rate	2021	2025	2030
Existing population	19,842	21,727	23,673	0.9	24,174	24,590	26,690
Middle level population growth rate				1.2	25,005	25,881	28,388
High rate growth				1.45	26,506	27,434	30,007

Source: North Western Provincial office, Urban Development Authority, 2020

Population by Race – Maho Pradeshiya Sabha & Maho Urban Area.

	Sinhalese	Tamil	Moor	Other	
Maho Pradeshiya Sabha					
Maho Urban area	20581	279	2051	68	22970
	89.5%	1.2%	9%		

Source: Census & Statistics 2012.

According to the table Population of the Maho Urban area is - Sinhalese 89.5%, Tamil 1.2% , Moors 9% and Others 0.01%.



Population by Religion – Maho Urban Area – 2012

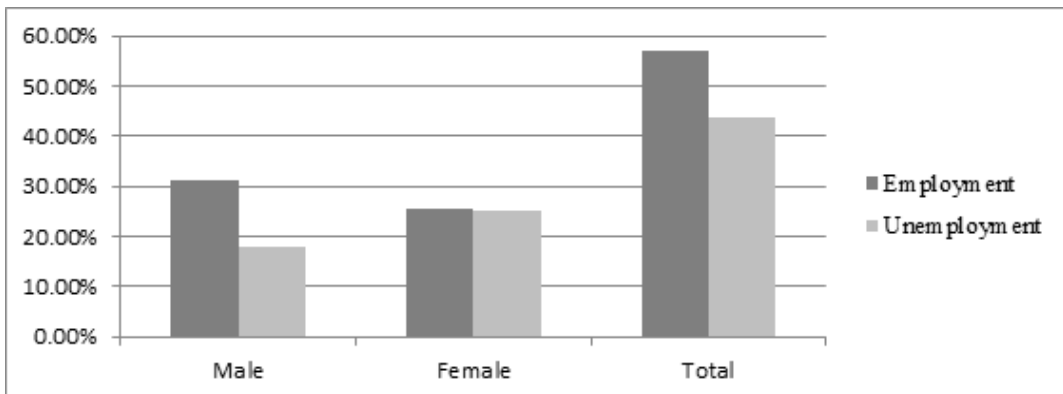
Area	Bud-dhist	Hindu	Islam	Catholic	Other
Maho Urban Area	88.7	1.5	9.3	1.0	

Source; Census & Statistic Department. -2012

Labor Force Employment

	Employ	Not Em-ploy	Total Popula-tion	Not engage in economy activity
Maho Pradeshiya Sabha	28488	1704	59488	29089
	47.8%	2.8%		48.4
Maho Urban area	7397	536	16359	8420
	45.2	3.2		51.4

Source; Census & Statistics Department – 2012



Population Sector Distribution – Maho Urban area.

Serial no	No	Grama Niladhari Division	State	Private	Agricultural	Self-Employment	Foreign Employment	Labor	Total
1	144	Payligama	108	80	480	4	18	35	725
2	145	Diwulwewa	104	75	58	14	14	17	282
3	146	Neththipola	110	39	505	50	18	20	742
4	147	Kumbukwewa	61	105	192	20	41	35	454
5	148	Mahawa East	86	38	163	8	32	34	361
6	149	Mahawa West	59	35	33	5	17	48	197
7	150	Madurugama	50	75	5	6	70	50	256
8	151	Kekunawa	112	69	34	39	35	22	311
9	156	Moonamalegama	88	40	60	60	54	30	332
10	157	Atawarala	69	24	300	7	12	62	474
11	158	Digana	107	45	114	18	9	15	308
12	159	Ullapola	37	48	760	89	6	220	1160
13	160	Liyanagama	33	55	180	160	51	73	552
14	161	Uduweriya	66	110	150	32	12	55	425
15	162	Udagama	-	-	-	-	-	-	0
16	196	Daladagama	159	180	340	20	15	210	924
17	197	Wilawa	54	80	140	20	5	140	439
18	198	Imbubodayagama	45	21	240	18	11	42	377
19	199	Balalla	67	135	370	20	11	30	633
20	207	Recogama	176	201	180	5	15	25	602
21	208	Thisnamwalagama	177	150	180	122	14	105	748
22	210	Thalambuwa	50	24	165	19	31	24	313
23	211	Ambogama	65	54	240	26	8	28	421
24	212	Heenukwewa	37	37	175	17	8	48	322
		Total	1920	1720	5064	779	507	1368	11358
			16.90	15.14	44.59	6.86	4.46	12.04	

Source; Census & Statistics Department-2012



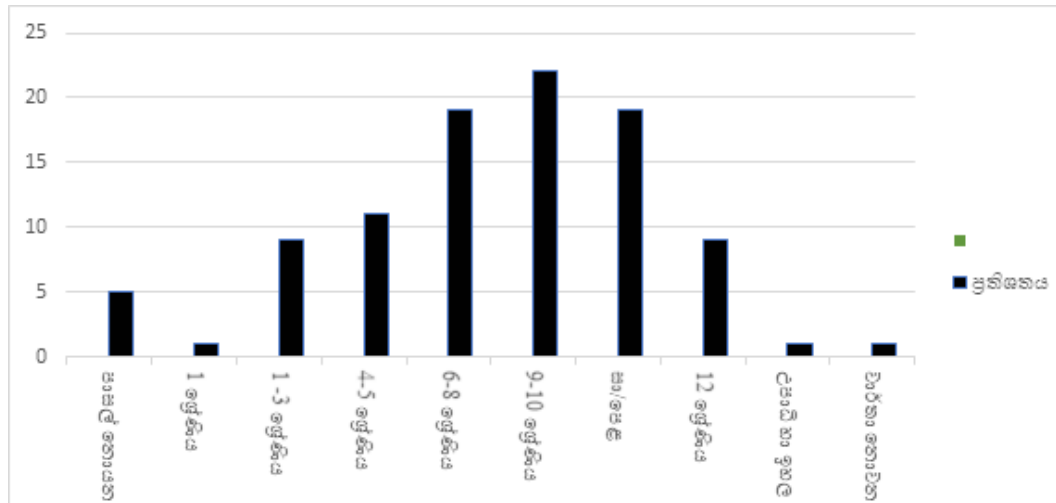
Employment Sectoral Distribution - Maho Urban Area.

Sector	Employ Popu-lation	Total	Female	Male
State Department	101795	100	34.9	65.1
Semi - Government	13594	100	38.1	61.9
Private Sector	197085	100	30.4	69.6
Employee	13483	100	12.8	87.2
Self-Employment	232267	100	18.9	81.1
Home Industry	36931	100	64.8	35.2

Source: Census & Statistics Department- 2012

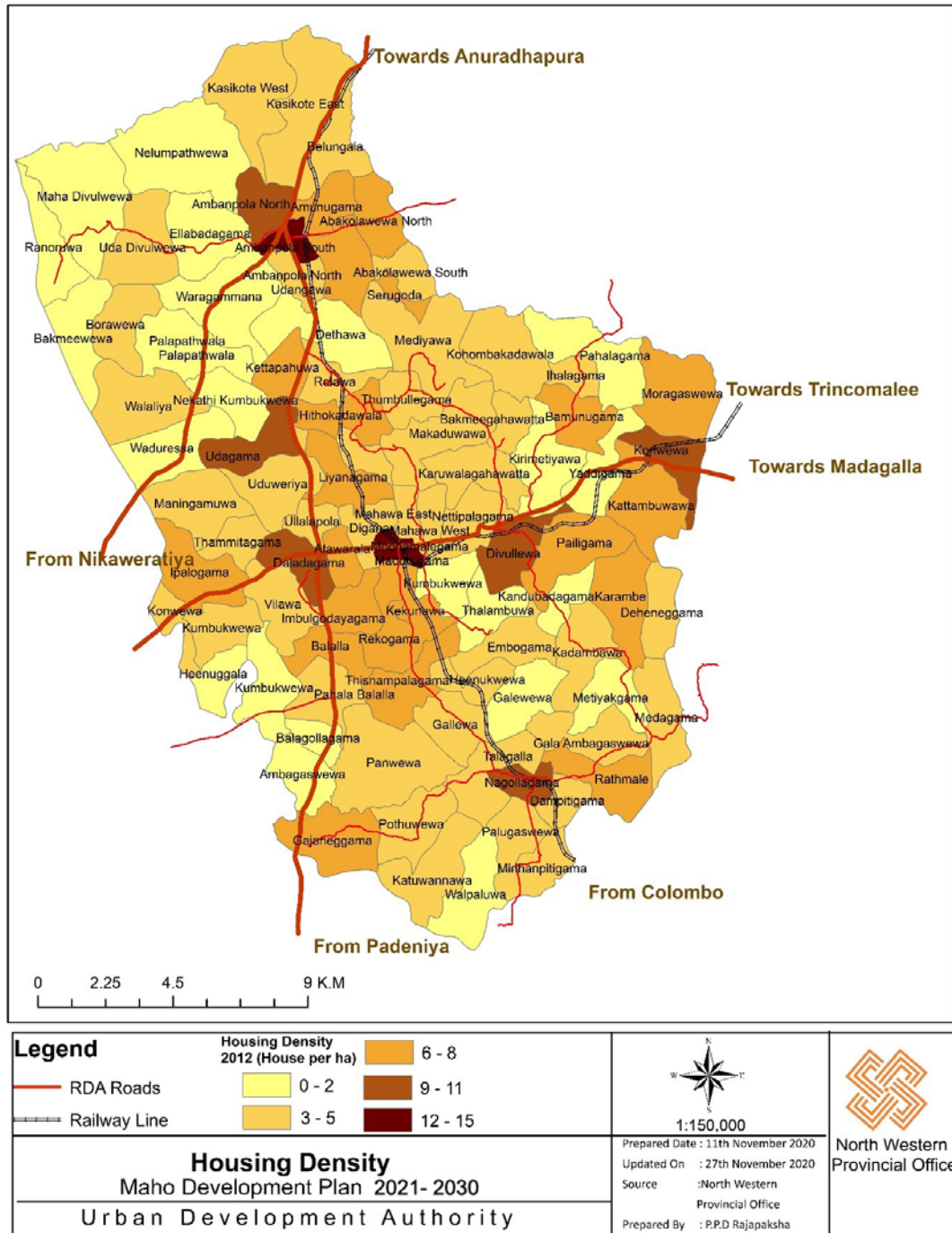
Population by Education Level

Education level of the population over the age of 05 years



Education level	2001			
	Number	Percentage	Number	Percentage
Not attending school	408217	33.2		5.3
1 -10 Grades	665905	54.1		64.3
O/ level	124218	10.1		18.3
A/ Level	22035	1.8		9.0
Under Graduate	4959	0.8		1.0
Graduates	4226			
Not reported				1.8

Annexure No. 02 : Housing Distribution



Source: North Western Provincial office, Urban Development Authority, 2020

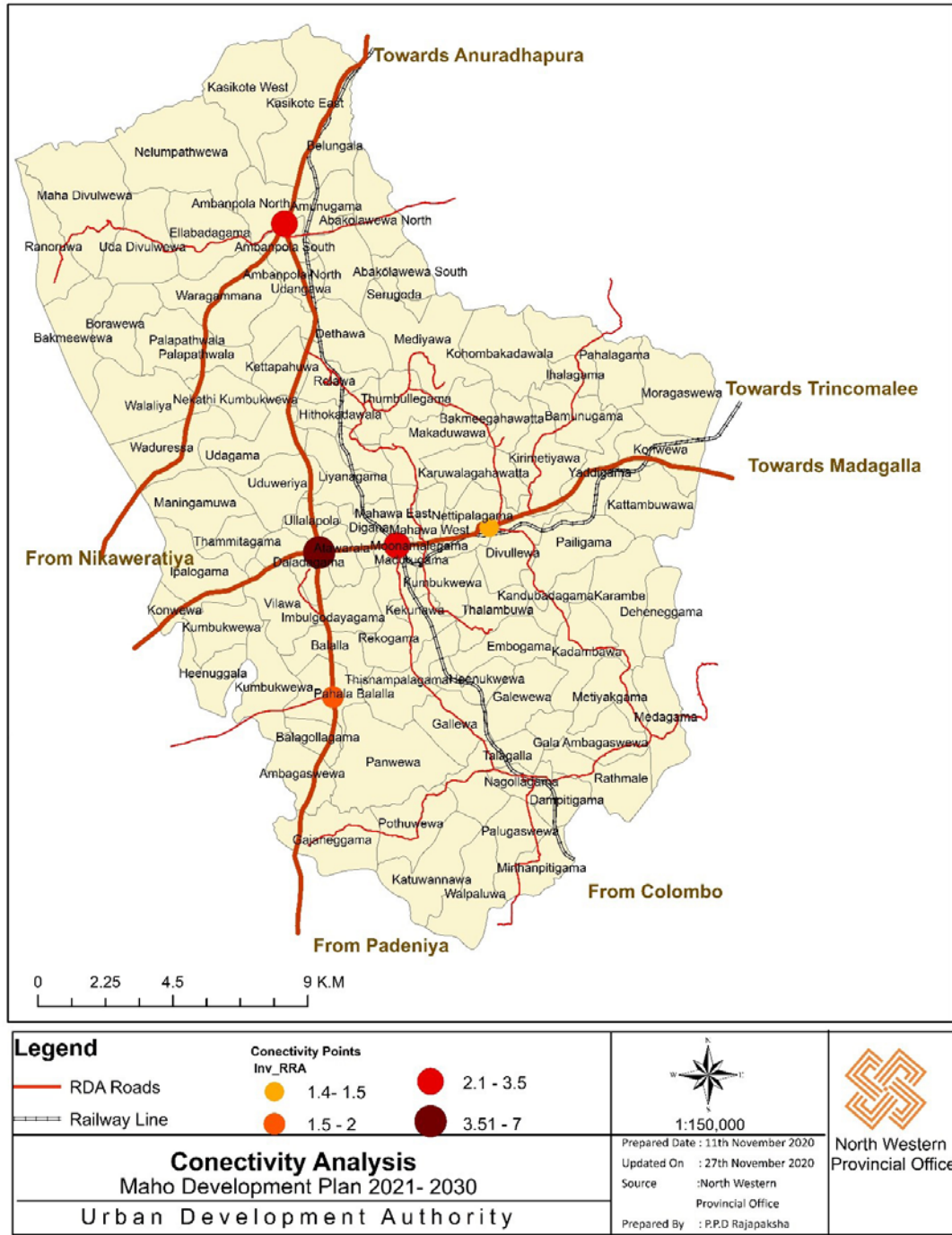


Annexure No 03- Road Network in Maho Pradeshiya Sabha area.

Grade of the Road	Length (K.M)	
A and B Grade Roads Owned by Road Development Authority	82	8%
C Grade Roads Owned by Provincial Road Development Authority.	135	13%
D and E Grade Roads Owned by Pradeshiya Sabha	782	78%

Source; Resource Profile - 2011

Annexure No 03 : Road Connectivity Analysis



Source: North Western Provincial office, Urban Development Authority, 2020

Source: North Western Provincial office, Urban Development Authority, 2020

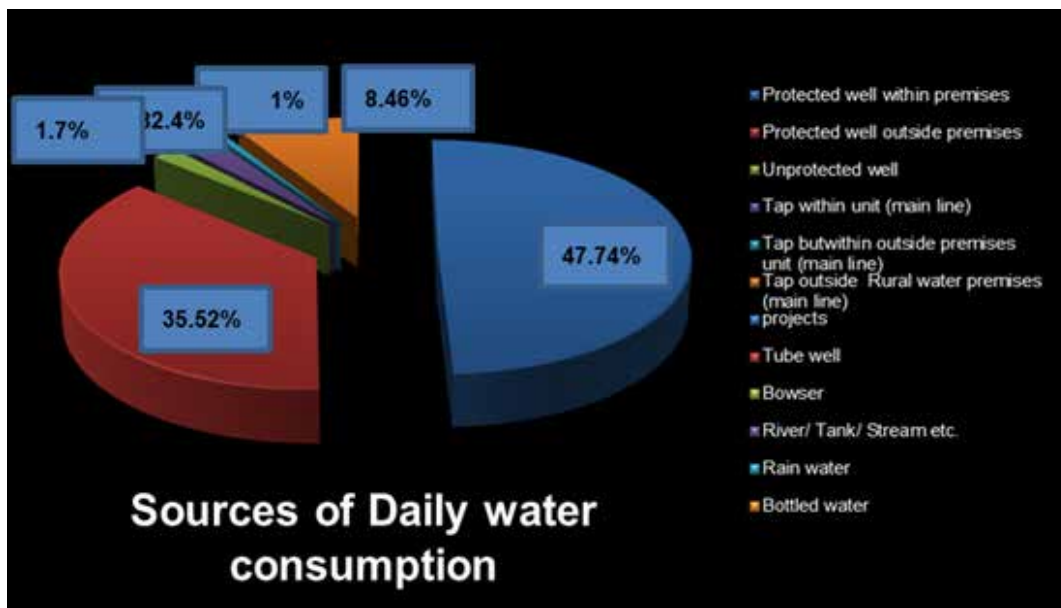


Annexure No 04- Water Demand in the Maho Town

Year	2012	2013	2014	2015	2016	2017
Demand for the water connection	1861	1021	608	1285	1470	1177
Connected supply	303	975	283	770	954	786
Not possible to make a connection	1558	46	325	515	516	391

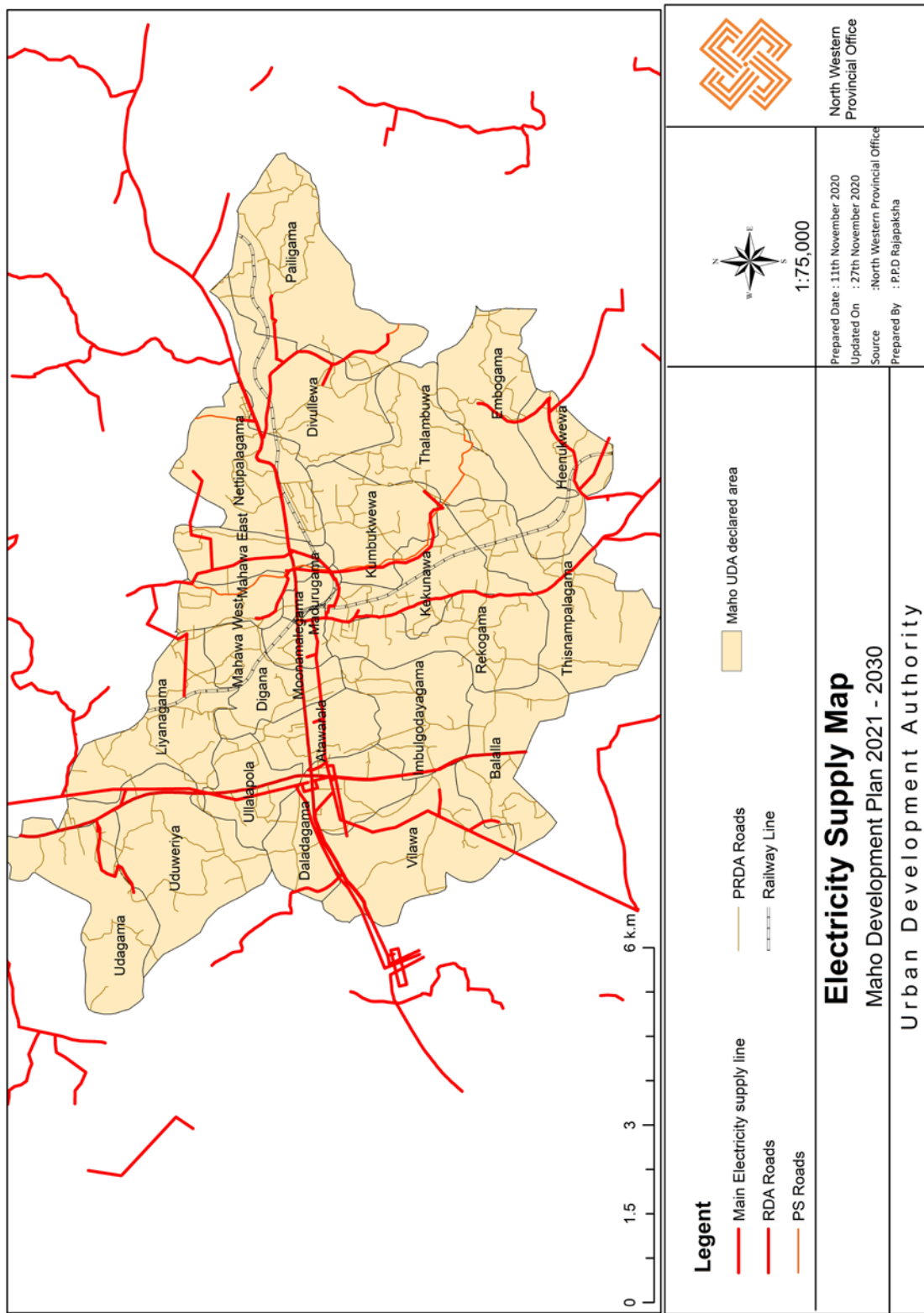
Source; National Water Supply Board –Mahawa –2018.

Sources of daily water consumption.



Source; National Water Supply Board –Mahawa –2018.

Annexure No 05 : Electricity Supply



Source: North Western Provincial office, Urban Development Authority, 2020



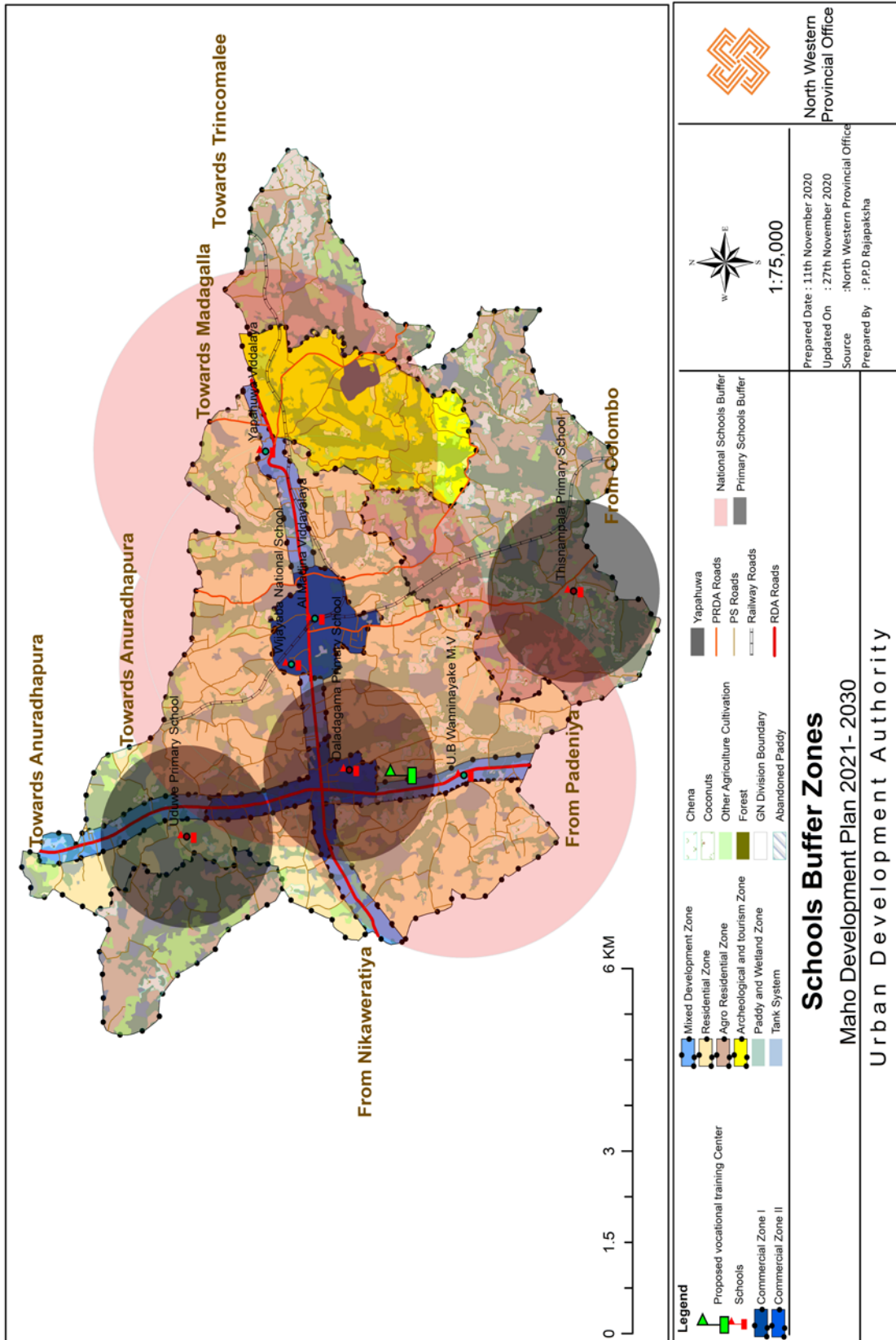
Annexure No 06 : Education Facilities in Maho Town

Government Schools

		Students			Teachers		
		Total	female	male	fe- male	male	Total
01	Wijayaba NationalSchool	2734	346	388	98	37	135
02	U.B.Wnninayaka M.V	1173	570	603	40	27	87
03	Yapahuwa Maha Vidyalaya	1064	302	562	36	13	49
04	Daladagama Primary	619	304	315	18	2	20
05	Gunapala Malalasekara	239	126	113	7	2	9
06	Adarsha M.V	17	9	11	5	0	5
07	Udagama Primary	148	57	91	14	4	18
08	Uduwe Jounior school	355	179	176	11	9	17
09	Yapahuwa Royal College	37	167	174	13	3	16
10	Thisnampalagama Primary	458	245	213	14	6	20
		7148	3505	3646	256	103	356

Source: North Western Provincial office, Urban Development Authority, 2020

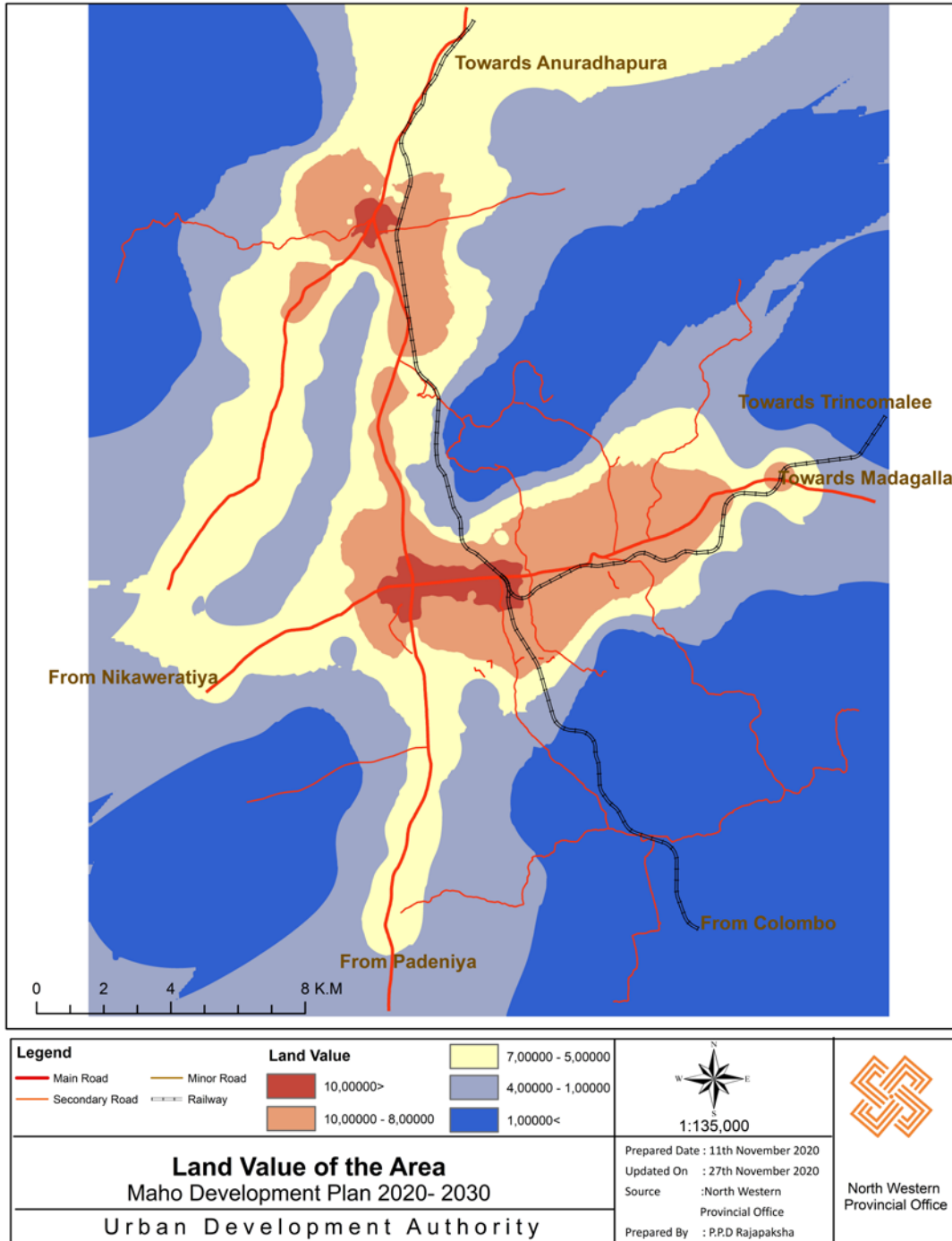
Schools Buffer Zones



Source: North Western Provincial office, Urban Development Authority, 2020

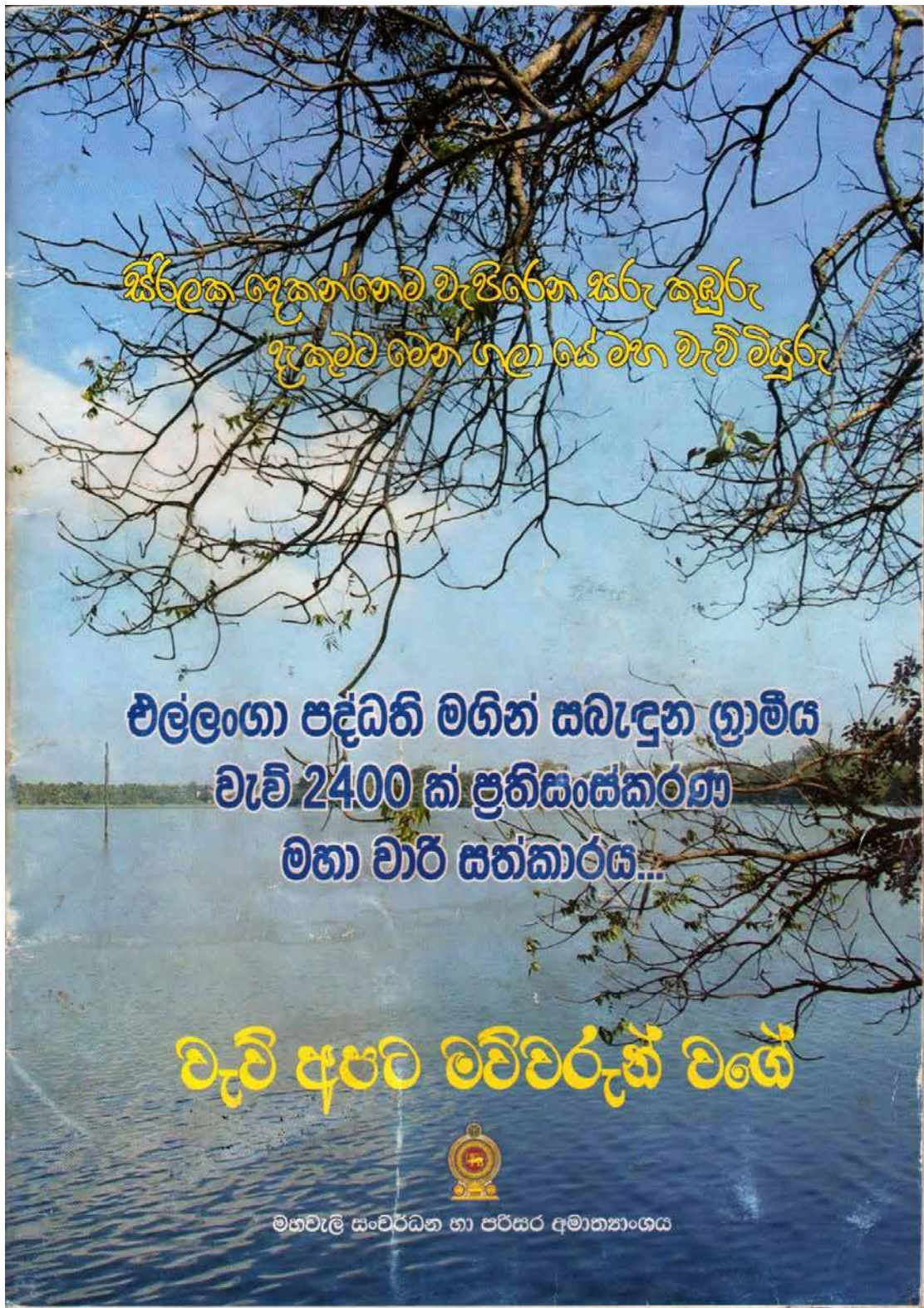


Annexure No. 07 : Land Value Map



Source: North Western Provincial office, Urban Development Authority, 2020

Annexure No 08 : Tank systems operating under the North Western Provincial Canal Project



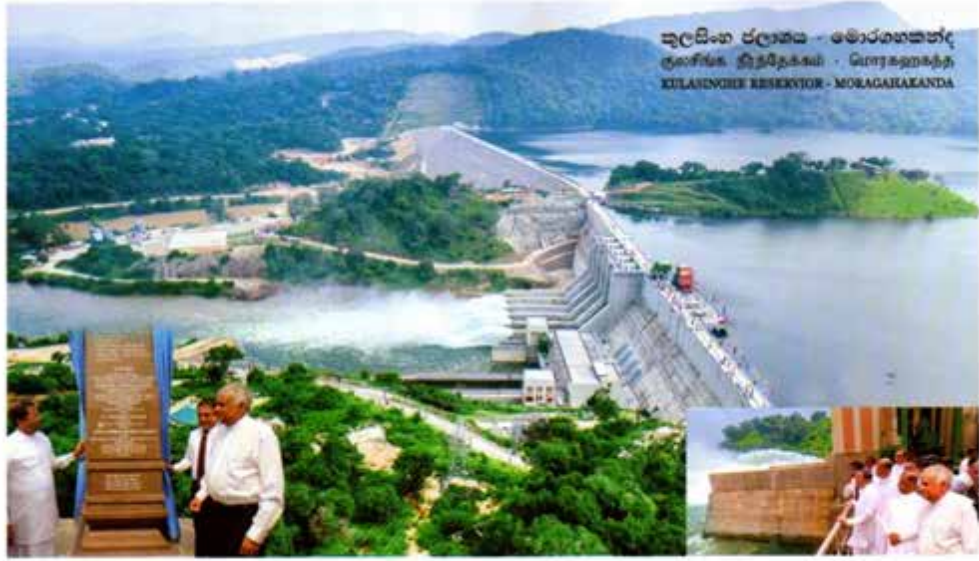


මහවැව් 2400 කට දියවර සපයන වයඹ මහ ඇළ සහ උතුරු මැද පළාත් මහ ඇළ ව්‍යාපෘතියේ ඉදිකිරීම් කටයුතු



අප අපේ යුතුකම් ඉටු කරමින් සිටින්නෙමු

ඔබට සහ ඔබගේ අනාගත දුදරුවන්ගේ ප්‍රයෝජන සඳහා
භූමිය එල්ලාගො වැව් පද්ධති රැකගැනීම සහ මැනවින් නඩත්තු
කිරීම ඔබගේ පරම යුතුකමයි



කුලඬුංචි ප්ලාන්ය - මොරගහකන්ද
 ඊලාංගිංහ. ඊලාංගිංහ. ඊලාංගිංහ
 KULALINGHE RESERVOIR - MORAGAHAKANDA

මහවැලි 2400 කට දියවර සපයන වයඹ මහ ඇළ සහ උතුරුමැද පළාත් මහ ඇළ ව්‍යාපෘතියේ ඉදිකිරීම් කටයුතු





අංකය	වැවේ නම	ත්‍රාම නිලධාරී වසම
247	උඩගෙදර මහ වැව	කුඹුක් වැව
248	කොහොඹකඩවල ඉහල වව	කොහොඹකඩවල
249	සෙල්ලපෙරුමිම	කොහොඹකඩවල
250	ඉහල හෙට්ටිපොලාම වැව	කෝන්වැව
251	කෝන්වැව	කෝන්වැව
252	සියම්ලාවැව	කෝන්වැව
253	තිබ්බිගස්කොටුව වැව	ගලේවැව
254	දළපොතේ වැව	ගලේවැව
255	හිලෝගම මහ වැව	ගලේවැව
256	කැප්පෙට් වැව	ගලේවැව
257	කහටහනපිටිය වැව	ගලේවැව
258	කව්ලාපිටිය වැව	ගලේවැව
259	කරුවලගස්වැව මහ වැව	තලමිඳුව
260	කුඩා කරුවලගස් වැව	තලමිඳුව
261	අලුත් වැව	තලමිඳුව
262	තොරවැව	තලමිඳුව
263	ඉහල වැව	තලමිඳුව
264	කුඩා වැව	තලමිඳුව
265	උඩි තඩමිඳුව මහ වැව	තලමිඳුව
266	මඩාටුව වැව	තලමිඳුව
267	කොන්ඩ්දෙණිය පිං වැව	තලමිඳුව
268	තලමිඳුව වැව	තලමිඳුව
269	දැහැනැක්ගම වැව	දැහැනැක්ගම
270	දැහැනැක්ගම පහල වැව	දැහැනැක්ගම
271	උම්මුර වැව	දැහැනැක්ගම
272	කිරිවැල්ගොඩ අමුණ	දැහැනැක්ගම
273	කුලසැන්දුව වැව	දැහැනැක්ගම
274	තිබ්බිගහමුල වැව	දැහැනැක්ගම
275	කුටිකොටුව (කැන්දගහමුල) වැව	දැහැනැක්ගම
276	කුඩා වැව	දිවුල්වැව
277	දිවුල්වැව වැව	දිවුල්වැව
278	කුන්තිට් වැව	දිවුල්වැව
279	දුනුපොකුණම වැව	දිවුල්වැව
280	පහලගම වැව	දිවුල්වැව
281	කිරිඅත්තා වැව	තෙත්තිපලගම
282	පාලුගම වැව	පයිලිගම
283	ගල වැව	පයිලිගම

284	අඹගහ වැව	පසලගම
285	යාපහුව වැව	පයිලිගම
286	දඹුවව වැව	පයිලිගම
287	කිරිබණ්ඩාගේ ඉඩම අසල වැව	පහලගම
288	පිටි වැව	පහලගම
289	කුඩා වැව	පහලගම
290	කුරිකොටුව වැව	පහලගම
291	කොක්අමුණ	පහලගම
292	නමක් නැත	පහලගම
293	ගල්ලුව වැව	පහලගම
294	සියඹලාව වැව	පහලගම
295	පහල එරිබිස්සුව වැව	පහලගම
296	ඉහල එරිබිස්සුව වැව	පහලගම
297	ගල්කන්දේ වැව	පහලගම
298	පිටවැව	පහලගම
299	අලුත් වැව	බමුණුගම
300	පල්බැදියාව වැව	බමුණුගම
301	දෙමටගාල්ල වැව	බමුණුගම
302	අක්කරේ වැව	බමුණුගම
303	වැටිය වැව	බමුණුගම
304	මුදියන්සෙගම වැව	බමුණුගම
305	රොලාගේ වැව	බමුණුගම
306	පිදිවිල්ල අලුත් වැව	මැදගම
307	පිදිවිල්ල කුඩා වැව	මැදගම
308	පහල අලව්වගම වැව	මොරගස්වැව
309	මැදගොඩයාගම වැව	මොරගස්වැව
310	ඉහල අලව්වගම වැව	මොරගස්වැව
311	ගණන්කැවේ වැව	මොරගස්වැව
312	මොරගස්වැව	මොරගස්වැව
313	අඹගස්වැව පහලවැව	මොරගස්වැව
314	අඹගස්වැව ඉහල වැව	මොරගස්වැව
315	ලෝකුරුගම	මොරගස්වැව
316	පලුගම වැව	යද්දිගම
317	පහල නෙට්ටිපොලගම වැව	යද්දිගම
ගල්වෙල ප්‍රා.ලේ. කො.		
318	ගෝනාකොටුව වැව	අලුත්වැව
319	ග්‍රමදාන වව	අලුත්වැව



අංකය	වැවේ නම	ශ්‍රාම කිලෝමීටර් වසම
මහව ප්‍රාදේශය		
211	මහවැව	ඇඟහිතම
212	වදුරැස්සේ වැව	ඇඟහිතම
213	ඉකිට්ලම වැව	ඇඟහිතම
214	කෝන්වැගම ගමේ වැව	ඇඟහිතම
215	පොල්කටු වැව	ඇඟහිතම
216	පලුගහපිටිය වැව	ඇඟහිතම
217	යටකලාපෝගම වැව	ඇඟහිතම
218	අලුකබැඳි වැව	ඉහලගම
219	ඉහලගම වැව	ඉහලගම
220	වත්තේවැව	ඉහලගම
221	කිට්ඨකපෝ වැව	ඉහලගම
222	කලාපෝවා වැව	කට්ටම්බුවාව
223	මහවැව	කට්ටම්බුවාව
224	දියබොට් වැව	කට්ටම්බුවාව
225	අමුණ	කට්ටම්බාව
226	මීගොල්ල ඉහළ වැව	කට්ටම්බාව
227	මෝරගොල්ල වැව	කට්ටම්බාව
228	මහ ගම්මැද්ද වැව	කට්ටම්බාව
229	කට්ටම්බාව වැව	කට්ටම්බාව
230	අලුත්තේ වැව	කට්ටම්බාව
231	දුබුලු වැව	කට්ටම්බාව
232	වීරගොල්ල වැව	කට්ටම්බාව
233	පලුගස්කොටුව වැව	කට්ටම්බාව
234	කුඩා වැව	කට්ටම්බාව
235	මහවැව	කට්ටම්බාව
236	පහල මීල්ලගොල්ල වැව	කට්ටම්බාව
237	කඳුබොඩගම කුඩා වැව	කඳුබොඩගම
238	මහ වැව	කඳුබොඩගම
239	ගල වැව	කඳුබොඩගම
240	ඉහල වැව	කඳුබොඩගම
241	පහල වැව	කඳුබොඩගම
242	කලාපොළ වැව	කඳුබොඩගම
243	මීගස්වැව	කරවෙහි
244	යාය වැව	කරවෙහි
245	මහ වැව	කරවෙහි
246	හෙරුගාඩ වැව	කරවෙහි

Annexure 09 : Proposed Public Outdoor recreational space areas for Maho Urban Area

No	Category	Existing Use	Extent (hec.)	Propose Use	Ex- tent (hec.)	GN
01.	Community Parks					
	PCP 01	Scrub Lands	49.44	Com- munity Parks	3.98	Udagama
02.	Local Park					
	PLP 01	Bear Land	1.25	Local Park	1.25	Ullalapola
	PLP 02	Scrub Lands	2.76	Local Park	2.76	Wilawa,Daladag- ama
	PLP 03	Scrub Lands	1.11	Local Park	1.11	Kekunawa
	PLP 04	Scrub Lands	5.79	Local Park	2.25	Rekogama ,Kekunawa
	PLP 05	Scrub Lands	1.11	Local Park	1.11	Neththipalagama
	PLP 06	Scrub Lands	2.21	Local Park	2.21	Diulewa,Pail- igama
03.	Mini Park					
	PMP 01	Bear Land	0.60	Mini Park	0.60	Udagama
	PMP 02	Bear Land	0.53	Mini Park	0.43	Uduweriya
	PMP 03	Bear Land	0.27	Mini Park	0.27	Imbulbodayag- ama
	PMP 04	Bear Land	0.73	Mini Park	0.73	Imbulbodayag- ama
	PMP 05	Bear Land	0.81	Mini Park	0.81	Wilawa
	PMP 06	Scrub Lands	6.19	Mini Park	0.93	Nettipalagama
	PMP 07	Scrub Lands	0.99	Mini Park	0.79	Rekogama
	PMP 08	Scrub Lands	1.58	Mini Park	0.95	Rekogama
	PMP 09	Bear Land	0.47	Mini Park	0.47	Maho West
	PMP 10	Scrub Lands	5.42	Mini Park	0.85	Diulewa
	PMP 11	Scrub Lands	3.03	Mini Park	0.72	Pailigama
	PMP 12	Scrub Lands	1.10	Mini Park	0.66	Hinuk wewa
	PMP 13	Scrub Lands	4.78	Mini Park	0.98	Diulewa



	PMP 14	Scrub Lands	8.56	Mini Park	0.90	Pailigama
	PMP 15	Scrub Lands	0.92	Mini Park	0.92	Balalla
	PMP 16	Scrub Lands	0.73	Mini Park	0.73	Balalla
	PMP 17	Scrub Lands	16.23	Mini Park	0.44	Liyanagama
	PMP 18	Scrub Lands And other cultivations	0.73	Mini Park	0.73	Ebogama
	PMP 19	Scrub Lands	1.10	Mini Park	0.94	Pailigama
	PMP 20	Scrub Lands	3.33	Mini Park	0.54	Digana
	PMP 21	Scrub Lands	4.06	Mini Park	0.93	Imbulgoda
	PMP 22	Scrub Lands	7.79	Mini Park	0.49	Daladagama
	PMP 23	Scrub Lands	8.57	Mini Park	0.67	Daladagama
	PMP 24	Scrub Lands	12.85	Mini Park	0.90	Balalla
	PMP 25	Scrub Lands	57.20	Mini Park	0.54	Wilawa
	PMP 26	Scrub Lands	1.10	Mini Park	0.90	Rekogama
	PMP 27	Scrub Lands	0.64	Mini Park	0.64	Hinukwewa
	PMP 28	Scrub Lands	2.15	Mini Park	0.50	Hinukwewa
	PMP 29	Scrub Lands	6.31	Mini Park	0.53	Liyanagama
	PMP 30	Scrub Lands	19.62	Mini Park	0.68	Digana
	PMP 31		0.33	Mini Park	0.33	Munamalegama
04.	Pocket Park					
	PPP 01	Bear Land	0.09	Pocket Park	0.09	Liyanagama
	PPP 02	Bear Land	0.12	Pocket Park	0.12	Daladagama
Total : 36.38 ha.						

Source: Environment and Landscape Division, Urban Development Authority, 2020

Annexure No 10 : 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. Department of Coast Conservation and Coastal Resource Management
6. Maho Urban Council
7. Department of Forest Conservation
8. Department of Wildlife Conservation
9. National Building Research Organization
10. Department of Agrarian Development
11. Department of Archaeology
12. Marine Environment Protection Authority
13. National Aquatic Resources Research and Development Agency
14. Geological Survey and Mines Bureau
15. Western Provincial Council
16. National Water Supply & Drainage Board
17. National Aquaculture Development Authority
18. Ceylon Electricity Board of Sri Lanka
19. Building Department of Sri Lanka
20. Road Development Authority
21. Department of Fisheries and Aquatic Resources
22. Sri Lanka Navy
23. District Secretary/Divisional Secretary



Annexure No 11 : Checklist of permissible uses

Uses		Commercial Zone I	Commercial Zone II	Mix development Zone	Residential Zone	Agro Residential Zone	Archeological Tourism Zone
Residential uses	Single house units	√	√	√	√	√	√
	Apartments	√	√	√	√	√	√
	Apartment complexes	√	√	√	√		
	Hostels	√	√	√	√		
	Labours 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	√	√	√			
	Processed meat and fish outlets	√	√	√			
	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 parlour	√	√	√			
	Funeral halls with reception halls			√			
	Furniture outlets	√	√	√	√	√	
	Building Material Stores	√	√	√	√		
	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	√	√	√	√	√	√
	Medical treatment centers	√	√	√	√	√	√
	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 / Thertres)	√	√	√	√	√	
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			√			
Industrial uses	Domestic industries	√	√	√	√	√	√
	Agricultural Production Related Industries			√	√	√	
	Agricultural Equipment Manufacturing Related Industries			√	√	√	
	Cement, concrete and ceramic based products			√	√	√	
	Clay Products Industry			√	√	√	√
	Natural fiber related products			√	√	√	
	Textiles, apparel and leather products			√	√	√	
	Timber / timber and furniture manufacturing industries			√	√	√	
	Food and non-alcoholic beverage industry			√	√	√	
	Alcohol / Indigenous Pharmaceutical Spirits and Extracts Manufacturing Industry			√	√	√	
	Recycling activities related industries			√	√	√	
	Industrial Infrastructure Centers			√	√	√	
	Building Material Finishing Companies			√	√	√	

	Metal Products and Casting Extraction Industries				√	√	
Social services	Community Development Centers			√	√	√	
	Social and Cultural Centers			√	√	√	√
	Sports Center Indoor			√	√		
	Community Halls / Cultural Centers			√	√	√	√
	Libraries			√	√	√	√
	Auditoriums and conference halls			√			
	Rehabilitation Centers			√			
	Religious centers			√	√	√	√
	Cemeteries			√	√	√	
	Crematoriums			√	√		
Agriculture Activities	Animal Frames and Cultivation Frames				√	√	√

Source: North Western Provincial office, Urban Development Authority, 2020

The Maho area was identified under 07 zones,

Zone	Development Analysis	Sensitivity Analysis	Livability Analysis	Connectivity Analysis	Serviceable	Priority use
A	High Density	Low Density	High Density	High Density	High Density	Commercial
B	High Density	Low Density	High Density	High Density	High Density	Commercial
C	Moderate Density	Low Density	High Density	Moderate Density	Moderate Density	Mix
D	Low Density	Moderate Density	Moderate Density	Low Density	Moderate Density	Residential + Agriculture
E	Low Density	High Density	Moderate Density	Low Density	Low Density	Residential + Agriculture
F	Low Density	High Density	Low Density	Low Density	Low Density	Archeological and Cultural
G	Low Density	High Density	Low Density	Low Density	Low Density	Paddy and wetland zone

Source: North Western Provincial office, Urban Development Authority, 2020

Density and priority use of each circuit in the zones were identified as follows. It calculated the current practices in each of these zones and how the demand for those practices would be in the future.

The assumptions and rationality used to calculate future land allocation.

According to the Maho Urban Development Plan, the main proposed use within the High-Density Urban Zone (Maho town) is commercial. Accordingly, it was approved as to whether the use of commercial, residential, institutional, tourism and religious land in the region should be undertaken by 2030. It was 258603.20 (sqm) in 2017 and its average growth rate was calculated. Given that growth rate, it is speculated how much land should be allocated for commercial purposes in 2030. And According to the 2030 Maho Urban Development Plan and the proposed new economic development proposals, the extent to which the commercial land should be allocated in the metropolitan area by 2030 is predicted.

The amount of land required for future development in other zones was calculated considering the existing and expected population by the year 2030 and the predicted circular population.



	Commercial use of Land (Sqm) 2017	Commercial use of Land (Sqm) % 2017	Commercial use of Land (Sqm) 2030-%	Commercial use of Land (Sqm) 2030
Commercial Zone I	1888538.94	14	26	491020.1237
Commercial Zone II	830597.36	26	46	382074.787
Mixed Development Zone	2608417.74	7	14	365178.483
Residential Zone	13265831.91	0		
Agro Residential Zone	13512493.18	1	2	270249.8636
Archeological and tourism Zone	3499.49		50	4199.8
Paddy and wet-land zone	0	0	0	0

Source: North Western Provincial office, Urban Development Authority, 2020

In deciding how the residential use of zones should occur in 2030, the required land was allocated, with population growth expected to be at an average population growth rate.

The extent of land required for residential development in the Density Zones was determined as follows.

Zone	No of Houses (2017)	Family Size	Population (2017)	Population growth rate	Population (2030)	Family size	No of House (2030)	Residential Space 2030
1	725	3.9	2828	0.9	3175	3.9	814	411972.55
2	259	3.9	1010	0.9	1134	3.9	291	147173.642
3	862	3.9	3362	0.9	3775	3.9	968	489821.156
4	2298	3.9	8962	0.9	10065	3.9	2581	1305810.924
5	1950	3.9	7605	0.9	8540	3.9	2190	1108064.1
6	50	3.9	200	0.9	225	3.9	52	2080
7	0	0	0	0	0	0	0	0
Total	6094		23767		26690	3.9	6844	3462842.372

Source: North Western Provincial office, Urban Development Authority, 2020

- I. It was assumed that the amount of land required for commercial purposes would be 20 Sqm for one person and 10 Sqm for those seeking services.
- II. The amount of land to be allocated to other service providers was assumed to be 30 Sqm.
- III. 40 Sqm was calculated as the amount of land that should be allocated to one of the tourists and their services.
- IV. It was also assumed that 60 sqm would be the area of each teacher and student who would be provided with education and services.
- V. The area required for each person employed in the industry and to come to the service was assumed to be 60 Sqm.

	Space for People (Sqm)
Commercial Zone I	903262.5
Commercial Zone II	83281.25
Mixed Development Zone	102375
Residential Zone	
Agro Residential Zone	
Archeological and Tourism Zone	72000
Paddy and wetland zone	0

Source: North Western Provincial office, Urban Development Authority, 2020

$$\text{Zone Factor} = \frac{\text{Future required Space for Development}}{\text{Developable Space}}$$



Zone	Commer- cial	Residential	Home Gar- den	Institu- tional	Religious	Tourism	Industrial	Vacant Land	Scrub Lands	Total	Plot cover- age	Developable Space
Commercial Zone I	258603.20	649724.40	429483.20	214092.60	21361.63		34512.18	13130.58	9162.92	1630070.71	0.80	1304056.56
Commercial Zone II	285370.30	255511.50	160520.40	76406.09	3372.79		8416.28	75671.12	80118.00	945386.48	0.80	756309.19
Mix develop- ment Zone	174667.00	828507.00	1098202.00	96173.07	8667.00		18701.00	47045.34	326005.20	2597967.61	0.80	2078374.09
Residential Zone		1123367.16	7802819.18	24509.58	109117.17	119527.36	45046.34	46511.42	4033116.42	13265831.91	0.65	8622790.74
Agro Resi- dential Zone	2411.87	1510742.33	6985250.71	93378.01	102700.47	23041.14	2506.50		4792462.14	13512493.18	0.65	8783120.57
Archeological an Tourism Zone	3499.49	17293.71	67880.55		89030.80		455.96	582.8	37188.82			

Source: North Western Provincial office, Urban Development Authority, 2020

Zone	Developable Space	Commercial Space 2030	Residential Space 2030	Space for circulation pop	Institutional	Religious	Tourism	Industrial	Total Expected floor Area	Zone Factor
Commercial Zone I	1304056.56	491020.1	411972.55	1184564	228528.24	21361.63		34512.176	2371958.719	1.8
Commercial Zone II	664477.89	428055.5	147173.642	416000	84046.78	3372.786		9257.9	1087906.6	1.6
Mix development Zone	2078374.00	365178.5	489821.156	562925	96173.07	6306.179	8093.71	80408.707	1608906.3	0.8
Residential Zone	8622790.74		1305810.924		24509.58	109117.2		45046.339	1484484.014	0.2
Agro Residential Zone	8783120.57	270249.9	1108064.1		93378.01	102700.5	60702.8	2506.5046	1637601.8	0.2
Archeological and tourism Zone	190551.86	4199.8	37500				72000	455.96	114155.76	0.6

Source: North Western Provincial office, Urban Development Authority, 2020



Annexure No 13 : Commercial Zone I -Zoning 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 coordinate were not done using Global Positioning System (GPS).

Ref No	X Coordinates	Y Coordinates
0	80.2754	7.82997
1	80.2755	7.82969
2	80.275	7.82933
3	80.2753	7.82853
4	80.2757	7.82865
5	80.2759	7.82894
6	80.2762	7.82915
7	80.2766	7.82927
8	80.2769	7.82941
9	80.2772	7.82926
10	80.2774	7.82875
11	80.2776	7.82875
12	80.2779	7.82839
13	80.2783	7.82783
14	80.2785	7.82768
15	80.2788	7.82733
16	80.279	7.82703
17	80.279	7.82692
18	80.2788	7.82685
19	80.2788	7.82682
20	80.2788	7.82672
21	80.2789	7.82648
22	80.279	7.82625
23	80.2791	7.82619
24	80.2791	7.82617
25	80.2792	7.82615
26	80.2792	7.82612
27	80.2792	7.82606
28	80.2793	7.82596
29	80.2793	7.82593
30	80.2794	7.82595
31	80.2795	7.82595
32	80.2794	7.82604
33	80.2795	7.82576
34	80.2795	7.82565
35	80.2795	7.82547
36	80.2795	7.82535

37	80.2796	7.82514
38	80.2797	7.82509
39	80.2798	7.82503
40	80.2799	7.825
41	80.28	7.82496
42	80.2802	7.82497
43	80.2803	7.82502
44	80.2803	7.82523
45	80.2803	7.82534
46	80.2802	7.82555
47	80.2803	7.82568
48	80.2803	7.82573
49	80.2803	7.82579
50	80.2803	7.82588
51	80.2803	7.82592
52	80.2804	7.82598
53	80.2804	7.82604
54	80.2804	7.82616
55	80.2804	7.82622
56	80.2821	7.82644
57	80.2822	7.82621
58	80.2822	7.82606
59	80.2822	7.82592
60	80.2822	7.82587
61	80.2824	7.82538
62	80.2825	7.82484
63	80.2826	7.82477
64	80.2828	7.82469
65	80.2828	7.82467
66	80.283	7.82405
67	80.2831	7.82327
68	80.2832	7.82323
69	80.2833	7.82304
70	80.2833	7.82301
71	80.2831	7.82211
72	80.2829	7.82155
73	80.2829	7.82111
74	80.2829	7.82085
75	80.2826	7.82055
76	80.2825	7.82039
77	80.2826	7.82032
78	80.2826	7.82027
79	80.282	7.81972
80	80.2815	7.81911



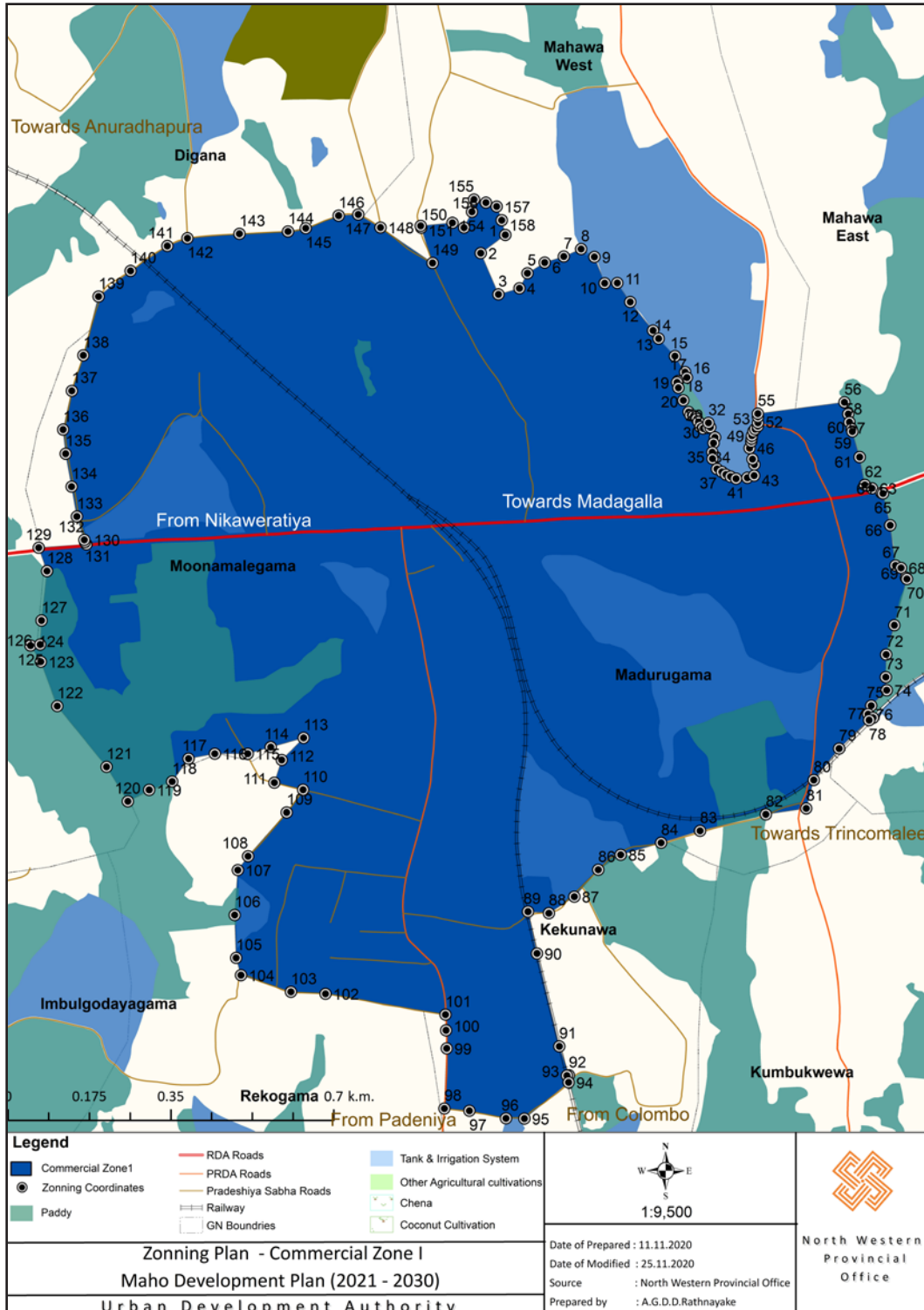
81	80.2813	7.81855
82	80.2805	7.81844
83	80.2793	7.81812
84	80.2785	7.81788
85	80.2777	7.81765
86	80.2773	7.81736
87	80.2768	7.81683
88	80.2763	7.81651
89	80.2759	7.81654
90	80.2761	7.81573
91	80.2765	7.81393
92	80.2767	7.81337
93	80.2767	7.81336
94	80.2767	7.81323
95	80.2759	7.81252
96	80.2755	7.81253
97	80.2748	7.81267
98	80.2743	7.81272
99	80.2743	7.81388
100	80.2743	7.81424
101	80.2743	7.81454
102	80.272	7.81494
103	80.2713	7.81498
104	80.2703	7.8153
105	80.2702	7.81564
106	80.2702	7.81647
107	80.2703	7.81734
108	80.2705	7.81761
109	80.2712	7.81846
110	80.2715	7.8189
111	80.271	7.81904
112	80.2711	7.81948
113	80.2715	7.81991
114	80.2709	7.81973
115	80.2705	7.8196
116	80.2698	7.8196
117	80.2693	7.81951
118	80.269	7.81906
119	80.2685	7.8189
120	80.2681	7.81868
121	80.2677	7.81935
122	80.2667	7.82053
123	80.2664	7.82139
124	80.2662	7.8217

125	80.2662	7.8217
126	80.2664	7.82172
127	80.2664	7.82219
128	80.2665	7.82315
129	80.2664	7.8236
130	80.2673	7.82367
131	80.2673	7.82371
132	80.2673	7.82375
133	80.2671	7.82421
134	80.267	7.82479
135	80.2669	7.82542
136	80.2669	7.82589
137	80.267	7.82665
138	80.2672	7.82734
139	80.2675	7.82848
140	80.2682	7.82898
141	80.2689	7.82946
142	80.2693	7.82961
143	80.2703	7.8297
144	80.2712	7.82975
145	80.2716	7.82981
146	80.2722	7.83005
147	80.2726	7.83008
148	80.273	7.82983
149	80.274	7.82914
150	80.2738	7.82982
151	80.2738	7.82986
152	80.2744	7.82992
153	80.2747	7.82983
154	80.2748	7.83013
155	80.2749	7.83037
156	80.2751	7.83031
157	80.2753	7.83024
158	80.2754	7.82997

Source: North Western Provincial office, Urban Development Authority, 2020



Map (A) Commercial Zone I



Source: North Western Provincial office, Urban Development Authority, 2020

Annexure No 14 : Commercial Zone II -Zoning Coordinates

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

Ref No	X Coordinates	Y Coordinates
0	80.2466	7.84036
1	80.248	7.83921
2	80.2489	7.83957
3	80.249	7.83967
4	80.249	7.83948
5	80.249	7.83812
6	80.249	7.83661
7	80.2491	7.83556
8	80.2492	7.83458
9	80.2493	7.8337
10	80.2494	7.83324
11	80.2495	7.83269
12	80.2495	7.83219
13	80.2496	7.83171
14	80.2498	7.83107
15	80.2499	7.83037
16	80.2504	7.82903
17	80.2506	7.82812
18	80.2508	7.82759
19	80.2509	7.82704
20	80.2512	7.82599
21	80.2514	7.82527
22	80.2516	7.82478
23	80.2517	7.82428
24	80.2517	7.82388
25	80.2529	7.82397
26	80.2535	7.82404
27	80.2548	7.82419
28	80.2558	7.82427
29	80.2559	7.82399
30	80.2561	7.82362
31	80.2561	7.82356
32	80.2562	7.82322
33	80.2562	7.82292
34	80.2562	7.82273
35	80.2562	7.82272



36	80.2562	7.82251
37	80.2569	7.82256
38	80.257	7.82187
39	80.257	7.82182
40	80.2572	7.82176
41	80.2573	7.82166
42	80.2574	7.82144
43	80.2575	7.82115
44	80.2575	7.82097
45	80.2576	7.82081
46	80.2564	7.82072
47	80.2541	7.82052
48	80.2543	7.82017
49	80.2545	7.81988
50	80.2546	7.81963
51	80.2545	7.81947
52	80.2545	7.81931
53	80.2545	7.81919
54	80.2545	7.81908
55	80.2545	7.81884
56	80.2544	7.81867
57	80.2544	7.81857
58	80.2545	7.81847
59	80.2545	7.81832
60	80.2546	7.8182
61	80.2546	7.81801
62	80.2547	7.81785
63	80.2547	7.81779
64	80.2547	7.81778
65	80.2547	7.81776
66	80.2547	7.81775
67	80.2548	7.8177
68	80.255	7.81739
69	80.2551	7.81701
70	80.2556	7.8164
71	80.2557	7.81611
72	80.2554	7.8158
73	80.2552	7.81555
74	80.255	7.81571
75	80.2547	7.81553
76	80.2544	7.8156
77	80.254	7.81546
78	80.254	7.81544

79	80.254	7.81533
80	80.254	7.81524
81	80.254	7.8151
82	80.254	7.81497
83	80.254	7.81485
84	80.254	7.8147
85	80.2539	7.81453
86	80.2539	7.81448
87	80.2539	7.81441
88	80.254	7.81434
89	80.2541	7.81423
90	80.2542	7.81405
91	80.2543	7.81383
92	80.2544	7.81361
93	80.2545	7.81347
94	80.2544	7.81344
95	80.2543	7.8134
96	80.2542	7.81335
97	80.254	7.81329
98	80.2538	7.81326
99	80.2538	7.81324
100	80.2535	7.8132
101	80.2533	7.81318
102	80.253	7.81316
103	80.2527	7.81315
104	80.2525	7.8131
105	80.2523	7.81308
106	80.2521	7.81305
107	80.2521	7.813
108	80.252	7.81299
109	80.2519	7.81301
110	80.2518	7.81315
111	80.2517	7.8132
112	80.2511	7.81321
113	80.2511	7.81319
114	80.2509	7.8132
115	80.2508	7.81323
116	80.2506	7.81321
117	80.2505	7.81328
118	80.2503	7.81328
119	80.2502	7.81328
120	80.2502	7.81328
121	80.2499	7.8133
122	80.2497	7.81334



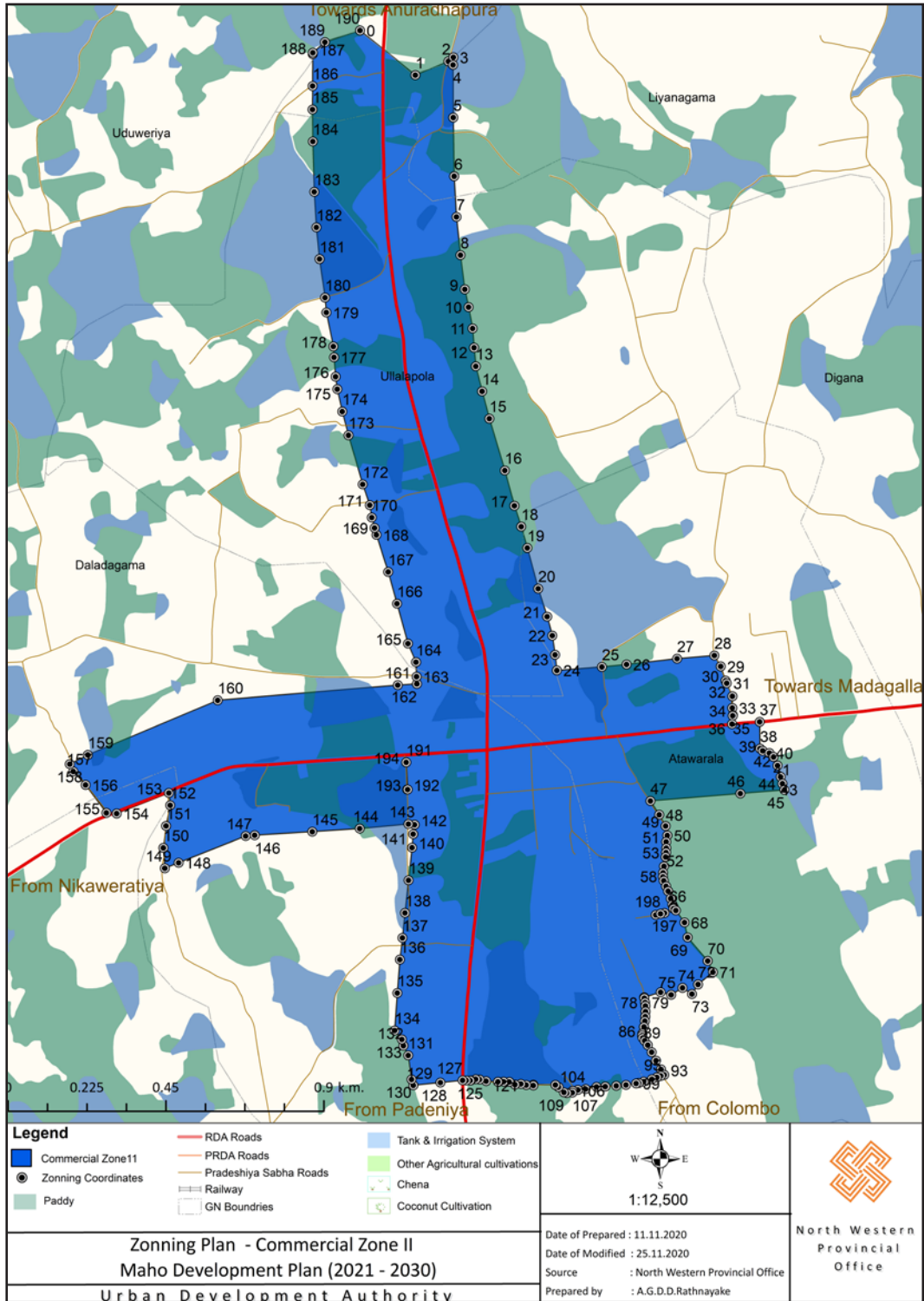
123	80.2496	7.81335
124	80.2495	7.81332
125	80.2495	7.81331
126	80.2494	7.81332
127	80.2493	7.81332
128	80.2487	7.81326
129	80.248	7.81319
130	80.248	7.81334
131	80.2479	7.81396
132	80.2477	7.81421
133	80.2477	7.81437
134	80.2475	7.8146
135	80.2476	7.81557
136	80.2477	7.81643
137	80.2477	7.81699
138	80.2478	7.81763
139	80.2479	7.81847
140	80.248	7.81931
141	80.248	7.81966
142	80.248	7.8199
143	80.2479	7.81992
144	80.2466	7.8198
145	80.2454	7.81972
146	80.2439	7.81963
147	80.2437	7.81961
148	80.2419	7.81891
149	80.2416	7.81877
150	80.2415	7.8193
151	80.2416	7.81986
152	80.2417	7.82039
153	80.2417	7.82071
154	80.2403	7.82018
155	80.2401	7.8202
156	80.2395	7.82092
157	80.2392	7.82126
158	80.2391	7.82145
159	80.2396	7.82169
160	80.2429	7.8231
161	80.2476	7.8235
162	80.2481	7.82353
163	80.2481	7.82372
164	80.2481	7.82409
165	80.2479	7.82457

166	80.2476	7.8256
167	80.2473	7.82642
168	80.247	7.82737
169	80.247	7.82755
170	80.2469	7.82782
171	80.2469	7.82814
172	80.2467	7.82867
173	80.2463	7.82993
174	80.2462	7.83055
175	80.246	7.83112
176	80.246	7.83144
177	80.2459	7.83194
178	80.2459	7.83222
179	80.2457	7.8331
180	80.2457	7.83348
181	80.2456	7.83447
182	80.2455	7.83529
183	80.2454	7.8362
184	80.2454	7.8375
185	80.2454	7.83833
186	80.2454	7.83893
187	80.2454	7.83975
188	80.2454	7.83979
189	80.2457	7.84006
190	80.2466	7.84036
191	80.2478	7.82151
192	80.2478	7.82081
193	80.2478	7.82081
194	80.2478	7.82151
195	80.2544	7.81762
196	80.2543	7.81759
197	80.2545	7.81764
198	80.2544	7.81762

Source: North Western Provincial office, Urban Development Authority, 2020



Map (B) Commercial Zone II



Source: North Western Provincial office, Urban Development Authority, 2020

Annexure No 15 : Mixed Development Zone -Zoning Coordinates

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

Ref No	X Coordinates	Y Coordinates
0	80.2497	7.81334
1	80.2499	7.8133
2	80.2502	7.81328
3	80.2503	7.81328
4	80.2505	7.81328
5	80.2506	7.81321
6	80.2508	7.81323
7	80.2509	7.8132
8	80.2509	7.81267
9	80.2512	7.81041
10	80.2513	7.80963
11	80.2515	7.80791
12	80.2519	7.80559
13	80.2523	7.80352
14	80.253	7.80164
15	80.2534	7.80077
16	80.2541	7.79917
17	80.2545	7.79785
18	80.2547	7.79523
19	80.2549	7.79255
20	80.2554	7.78849
21	80.2536	7.7892
22	80.2514	7.79015
23	80.2511	7.7985
24	80.2494	7.80206
25	80.249	7.804
26	80.248	7.81319
27	80.2487	7.81326
28	80.2493	7.81332
29	80.2493	7.81332
30	80.2494	7.81332
31	80.2495	7.81332
32	80.2496	7.81335
33	80.2497	7.81334
34	80.2416	7.81877
35	80.2405	7.81835



36	80.2385	7.81709
37	80.2372	7.81622
38	80.2357	7.81552
39	80.2347	7.81501
40	80.2342	7.81443
41	80.2333	7.81358
42	80.2274	7.80869
43	80.227	7.80984
44	80.2268	7.81096
45	80.2271	7.81167
46	80.2276	7.81242
47	80.2281	7.81291
48	80.2288	7.8138
49	80.2285	7.81458
50	80.2285	7.81458
51	80.2336	7.81834
52	80.2351	7.81921
53	80.2376	7.82068
54	80.2391	7.82145
55	80.2392	7.82126
56	80.2395	7.82092
57	80.2401	7.8202
58	80.2403	7.82018
59	80.2417	7.82071
60	80.2417	7.82039
61	80.2416	7.81986
62	80.2415	7.8193
63	80.2416	7.81877
64	80.2665	7.82315
65	80.2664	7.82219
66	80.2664	7.82172
67	80.2664	7.82172
68	80.2662	7.8217
69	80.2588	7.82093
70	80.2584	7.82089
71	80.2581	7.82087
72	80.2576	7.82081
73	80.2574	7.82144
74	80.2573	7.82166
75	80.2572	7.82176
76	80.257	7.82182
77	80.257	7.82187
78	80.2569	7.82256

79	80.2562	7.82251
80	80.2562	7.82268
81	80.2562	7.82272
82	80.2562	7.82292
83	80.2562	7.82322
84	80.2561	7.82356
85	80.2561	7.82362
86	80.2559	7.82399
87	80.2558	7.82427
88	80.2558	7.82428
89	80.2669	7.82542
90	80.267	7.82479
91	80.2671	7.82421
92	80.2673	7.82378
93	80.2673	7.82375
94	80.2673	7.82367
95	80.2673	7.82367
96	80.2664	7.8236
97	80.2665	7.82315
98	80.3093	7.8344
99	80.3093	7.83435
100	80.31	7.83436
101	80.31	7.83425
102	80.3102	7.83324
103	80.3109	7.83304
104	80.311	7.83258
105	80.3106	7.83238
106	80.3088	7.83216
107	80.3062	7.83125
108	80.3025	7.82973
109	80.3022	7.82776
110	80.3017	7.82763
111	80.3015	7.82761
112	80.3001	7.82778
113	80.2996	7.82789
114	80.2994	7.82751
115	80.2992	7.82705
116	80.299	7.82708
117	80.2986	7.82639
118	80.2976	7.82574
119	80.2972	7.8257
120	80.293	7.82475
121	80.2913	7.82443



122	80.2892	7.82409
123	80.2877	7.82373
124	80.2862	7.82335
125	80.2833	7.82301
126	80.2832	7.82323
127	80.2831	7.82327
128	80.283	7.82405
129	80.2828	7.82467
130	80.2828	7.82469
131	80.2826	7.82477
132	80.2825	7.82484
133	80.2824	7.82538
134	80.2822	7.82587
135	80.2822	7.82592
136	80.2822	7.82606
137	80.2822	7.82621
138	80.2821	7.82644
139	80.2844	7.82712
140	80.286	7.82735
141	80.2873	7.8275
142	80.2912	7.82807
143	80.2939	7.82868
144	80.2962	7.82915
145	80.2964	7.83031
146	80.2968	7.83104
147	80.2971	7.83137
148	80.2978	7.83186
149	80.2983	7.83205
150	80.299	7.83209
151	80.2995	7.832
152	80.3	7.8318
153	80.3002	7.83168
154	80.3006	7.83142
155	80.3012	7.83124
156	80.3073	7.83359
157	80.3093	7.8344
158	80.3093	7.8344
159	80.2433	7.8597
160	80.2435	7.85933
161	80.2439	7.85785
162	80.2444	7.85626
163	80.2447	7.85558
164	80.2451	7.85487

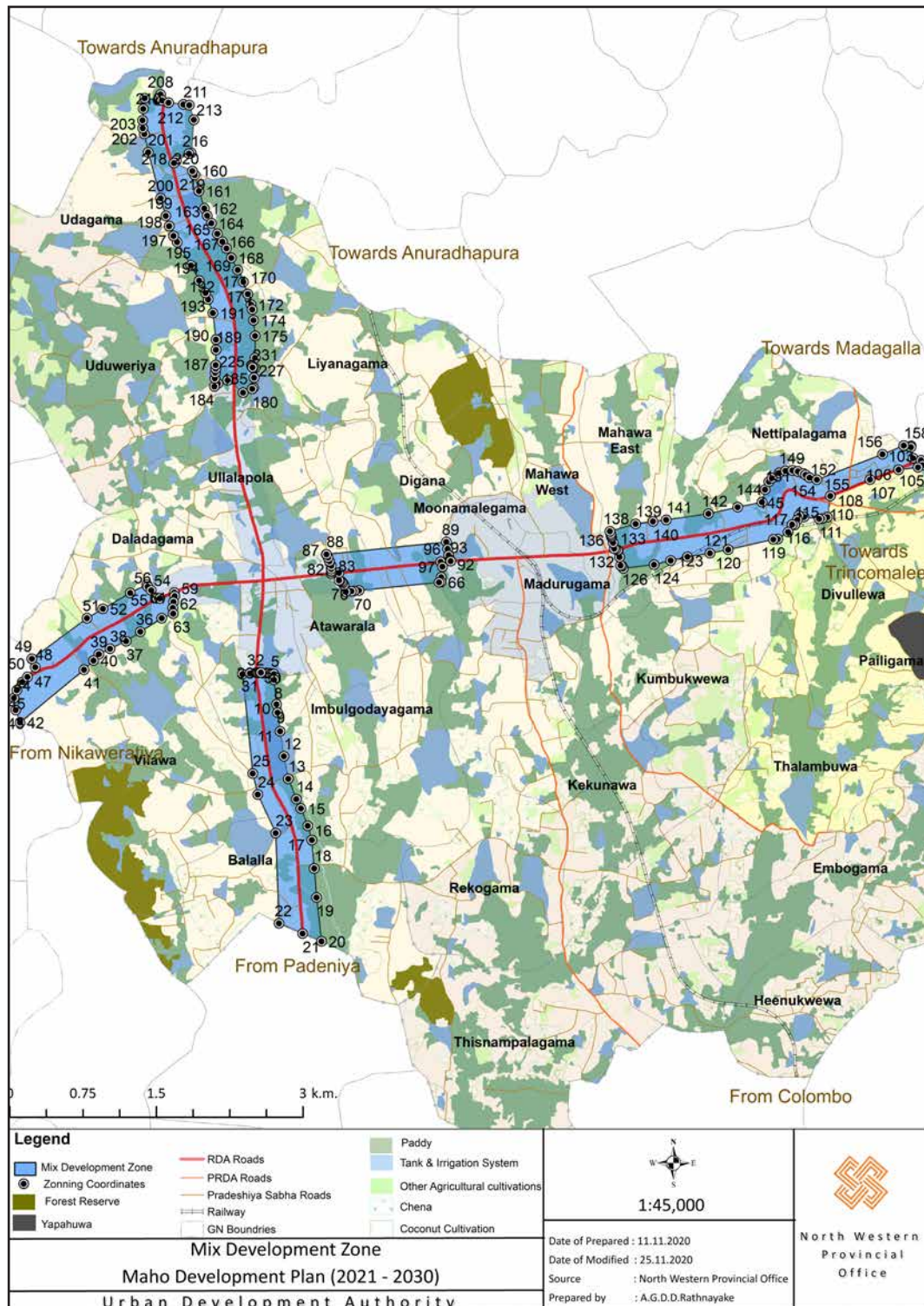
165	80.2456	7.85391
166	80.2461	7.85317
167	80.2465	7.85255
168	80.2469	7.85168
169	80.2475	7.85056
170	80.2481	7.84946
171	80.2485	7.84833
172	80.2488	7.84735
173	80.2489	7.84691
174	80.249	7.8459
175	80.2491	7.84446
176	80.2491	7.84243
177	80.2491	7.8415
178	80.2491	7.84061
179	80.249	7.83967
180	80.2489	7.83957
181	80.248	7.83921
182	80.2466	7.84036
183	80.2457	7.84006
184	80.2454	7.83979
185	80.2454	7.84054
186	80.2454	7.84105
187	80.2455	7.84143
188	80.2455	7.84176
189	80.2455	7.84317
190	80.2455	7.84413
191	80.2452	7.84658
192	80.2448	7.84784
193	80.2445	7.84843
194	80.2439	7.84958
195	80.2432	7.85098
196	80.2419	7.85313
197	80.2416	7.85371
198	80.2412	7.8546
199	80.2409	7.85555
200	80.2404	7.85718
201	80.2392	7.86143
202	80.2388	7.86312
203	80.2387	7.86366
204	80.2387	7.86438
205	80.2387	7.86545
206	80.2389	7.86643
207	80.2401	7.86625



208	80.2403	7.86678
209	80.2405	7.86623
210	80.2411	7.86602
211	80.2425	7.86586
212	80.2425	7.86586
213	80.243	7.8658
214	80.2434	7.86444
215	80.2432	7.86138
216	80.243	7.86131
217	80.2418	7.86066
218	80.2416	7.86045
219	80.2433	7.8597
220	80.2433	7.8597
221	80.2488	7.84169
222	80.2488	7.84162
223	80.2489	7.84161
224	80.2488	7.84169
225	80.2488	7.84171
226	80.2488	7.84174
227	80.2488	7.84169
228	80.2489	7.84155
229	80.249	7.84151
230	80.2489	7.84156
231	80.2489	7.84155

Source: North Western Provincial office, Urban Development Authority, 2020

Map (C) Mixed Development Zone



Source: North Western Provincial office, Urban Development Authority, 2020



Annexure No 16 : Residential Zone - Zoning Coordinates

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

Ref No	X Coordinates	Y Coordinates
0	80.3001	7.82778
1	80.3015	7.82761
2	80.3017	7.82763
3	80.3022	7.82776
4	80.3022	7.82775
5	80.3022	7.82775
6	80.3021	7.82771
7	80.3017	7.82639
8	80.3017	7.82621
9	80.301	7.82455
10	80.3005	7.82373
11	80.3004	7.82373
12	80.3001	7.82395
13	80.2989	7.82414
14	80.2984	7.82433
15	80.2983	7.82424
16	80.2983	7.82425
17	80.2977	7.82349
18	80.2977	7.82344
19	80.2969	7.8228
20	80.2969	7.82271
21	80.2969	7.82271
22	80.2969	7.82267
23	80.2974	7.82233
24	80.2974	7.82217
25	80.2975	7.8216
26	80.2973	7.82099
27	80.2973	7.82099
28	80.2973	7.82092
29	80.2976	7.82037
30	80.2978	7.81966
31	80.2979	7.81891
32	80.2982	7.81851
33	80.2977	7.81766
34	80.2968	7.81586
35	80.2958	7.81413
36	80.2951	7.81401

37	80.2947	7.81402
38	80.2946	7.81405
39	80.2946	7.81423
40	80.2945	7.81437
41	80.2945	7.81444
42	80.2945	7.81462
43	80.2945	7.81478
44	80.2945	7.81495
45	80.2945	7.81506
46	80.2944	7.8151
47	80.2944	7.81513
48	80.2943	7.81515
49	80.2942	7.81514
50	80.294	7.8151
51	80.294	7.81509
52	80.2938	7.81503
53	80.2936	7.81498
54	80.2934	7.8149
55	80.2933	7.81485
56	80.2932	7.81484
57	80.2931	7.81488
58	80.293	7.81493
59	80.2925	7.81516
60	80.2924	7.81527
61	80.2923	7.81535
62	80.2919	7.81561
63	80.2918	7.81568
64	80.2916	7.81578
65	80.2916	7.81581
66	80.2915	7.81587
67	80.2915	7.81589
68	80.2914	7.81592
69	80.2914	7.81598
70	80.2914	7.81605
71	80.2914	7.81613
72	80.2914	7.81619
73	80.2914	7.81624
74	80.2913	7.8163
75	80.2913	7.81634
76	80.2913	7.81631
77	80.2912	7.81626
78	80.2912	7.8162
79	80.2908	7.81591
80	80.2906	7.8158



81	80.2904	7.81567
82	80.29	7.81546
83	80.2899	7.81543
84	80.2897	7.81541
85	80.2895	7.8154
86	80.289	7.81546
87	80.2887	7.81552
88	80.2885	7.81562
89	80.2883	7.81526
90	80.2882	7.81513
91	80.2881	7.8149
92	80.288	7.81479
93	80.288	7.81466
94	80.2879	7.81436
95	80.2879	7.81419
96	80.2879	7.81394
97	80.2881	7.81355
98	80.2881	7.81335
99	80.2882	7.81301
100	80.2883	7.8127
101	80.2883	7.81232
102	80.2882	7.81217
103	80.2881	7.81189
104	80.288	7.81186
105	80.2877	7.81157
106	80.2874	7.81139
107	80.287	7.81115
108	80.2865	7.81089
109	80.2862	7.81069
110	80.2858	7.81038
111	80.2854	7.81001
112	80.2852	7.80983
113	80.2851	7.80971
114	80.285	7.80959
115	80.2849	7.80944
116	80.2847	7.80926
117	80.2845	7.8091
118	80.2843	7.80889
119	80.2838	7.80942
120	80.2831	7.80942
121	80.2818	7.80927
122	80.2801	7.80802
123	80.2792	7.80816
124	80.2789	7.80859

125	80.2787	7.80842
126	80.2789	7.8081
127	80.279	7.808
128	80.2789	7.80793
129	80.2789	7.80788
130	80.2789	7.80785
131	80.2788	7.80781
132	80.2788	7.80776
133	80.2788	7.80769
134	80.2788	7.80766
135	80.2789	7.80761
136	80.279	7.80755
137	80.2791	7.80747
138	80.2792	7.80743
139	80.2792	7.8074
140	80.2792	7.80732
141	80.2792	7.80722
142	80.2792	7.80715
143	80.2792	7.80708
144	80.2791	7.80701
145	80.2791	7.80714
146	80.279	7.80718
147	80.279	7.80723
148	80.2789	7.80724
149	80.2789	7.80726
150	80.2788	7.80726
151	80.2788	7.80727
152	80.2788	7.80725
153	80.2787	7.8072
154	80.2787	7.80716
155	80.2786	7.80712
156	80.2785	7.80705
157	80.2785	7.80703
158	80.2784	7.80702
159	80.2784	7.807
160	80.2784	7.80697
161	80.2783	7.80694
162	80.2783	7.80677
163	80.2783	7.80664
164	80.2783	7.80662
165	80.2782	7.80657
166	80.2781	7.80652
167	80.2781	7.8065
168	80.2781	7.8064



169	80.2781	7.8063
170	80.2781	7.80628
171	80.2781	7.80625
172	80.278	7.80623
173	80.2779	7.80621
174	80.2779	7.80618
175	80.2779	7.80615
176	80.2779	7.80609
177	80.2779	7.80604
178	80.2779	7.80599
179	80.278	7.80593
180	80.278	7.80587
181	80.278	7.80575
182	80.278	7.80559
183	80.278	7.8053
184	80.278	7.80509
185	80.2773	7.80508
186	80.277	7.80507
187	80.277	7.80498
188	80.2766	7.80497
189	80.2765	7.80495
190	80.2766	7.80475
191	80.2767	7.80446
192	80.2768	7.80411
193	80.2769	7.80401
194	80.2769	7.80391
195	80.2769	7.80375
196	80.277	7.80363
197	80.277	7.80343
198	80.2771	7.80328
199	80.2771	7.80323
200	80.2771	7.80317
201	80.2771	7.80312
202	80.2771	7.80301
203	80.2771	7.80283
204	80.2771	7.80261
205	80.277	7.80237
206	80.2771	7.80225
207	80.2771	7.80217
208	80.2771	7.80205
209	80.2772	7.80182
210	80.2773	7.80157
211	80.2773	7.80152
212	80.2773	7.8014

213	80.2774	7.80123
214	80.2774	7.80094
215	80.2775	7.80064
216	80.2775	7.80061
217	80.2775	7.8006
218	80.2774	7.80058
219	80.2774	7.80057
220	80.2773	7.80054
221	80.2772	7.80052
222	80.2771	7.80047
223	80.2767	7.8004
224	80.2766	7.80039
225	80.2763	7.80037
226	80.2759	7.80035
227	80.2758	7.80034
228	80.2758	7.80031
229	80.2757	7.80029
230	80.2757	7.80028
231	80.2757	7.80026
232	80.2757	7.80026
233	80.2757	7.80021
234	80.2757	7.80014
235	80.2757	7.79992
236	80.2756	7.7995
237	80.2756	7.79913
238	80.2756	7.79901
239	80.2756	7.79881
240	80.2756	7.79868
241	80.2755	7.79865
242	80.2754	7.79865
243	80.2753	7.79867
244	80.2752	7.79872
245	80.275	7.7988
246	80.2749	7.79886
247	80.2747	7.79891
248	80.2747	7.79891
249	80.2746	7.79894
250	80.2744	7.79898
251	80.2741	7.79903
252	80.2739	7.79905
253	80.2738	7.79904
254	80.2738	7.79894
255	80.2738	7.79887
256	80.2737	7.79872



257	80.2737	7.79861
258	80.2737	7.79851
259	80.2736	7.79841
260	80.2736	7.79824
261	80.2735	7.79798
262	80.2735	7.79787
263	80.2734	7.79763
264	80.2734	7.79744
265	80.2733	7.79727
266	80.2733	7.79714
267	80.2732	7.797
268	80.2731	7.79705
269	80.2729	7.79714
270	80.2728	7.79724
271	80.2726	7.79752
272	80.2725	7.79758
273	80.2724	7.79771
274	80.2723	7.79782
275	80.2721	7.79791
276	80.2718	7.79799
277	80.2715	7.79805
278	80.2713	7.79806
279	80.2709	7.79806
280	80.2709	7.79806
281	80.2706	7.79803
282	80.2704	7.79798
283	80.2702	7.79791
284	80.27	7.79779
285	80.2698	7.79755
286	80.2694	7.79725
287	80.2693	7.79715
288	80.2689	7.79684
289	80.2684	7.79643
290	80.2679	7.79605
291	80.2675	7.79571
292	80.2673	7.79555
293	80.2669	7.79526
294	80.2666	7.79505
295	80.2663	7.7947
296	80.2659	7.7944
297	80.2657	7.79424
298	80.2652	7.79398
299	80.2646	7.79376
300	80.2644	7.79373

301	80.2643	7.79373
302	80.2642	7.79375
303	80.264	7.79383
304	80.2638	7.79392
305	80.2636	7.79397
306	80.2634	7.794
307	80.2633	7.794
308	80.2632	7.79398
309	80.263	7.79394
310	80.2632	7.79258
311	80.2632	7.7922
312	80.2633	7.79156
313	80.2633	7.79041
314	80.2638	7.78835
315	80.2644	7.78763
316	80.2651	7.78732
317	80.2665	7.78732
318	80.2663	7.78691
319	80.2657	7.78536
320	80.2648	7.78422
321	80.2625	7.78261
322	80.2611	7.78287
323	80.2592	7.78338
324	80.2587	7.78462
325	80.2583	7.7871
326	80.2554	7.78849
327	80.2549	7.79255
328	80.2547	7.79523
329	80.2545	7.79785
330	80.2541	7.79917
331	80.2534	7.80077
332	80.253	7.80164
333	80.2523	7.80352
334	80.2519	7.80559
335	80.2515	7.80791
336	80.2513	7.80963
337	80.2512	7.81041
338	80.2509	7.81267
339	80.2509	7.8132
340	80.2511	7.81319
341	80.2511	7.81321
342	80.2517	7.8132
343	80.2518	7.81315
344	80.2519	7.81301



345	80.252	7.81299
346	80.2521	7.813
347	80.2521	7.81305
348	80.2523	7.81308
349	80.2525	7.8131
350	80.2527	7.81315
351	80.253	7.81316
352	80.2533	7.81318
353	80.2535	7.8132
354	80.2538	7.81324
355	80.2538	7.81326
356	80.254	7.81329
357	80.2542	7.81335
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359	80.2544	7.81344
360	80.2545	7.81347
361	80.2543	7.81383
362	80.2542	7.81405
363	80.2541	7.81414
364	80.2541	7.81423
365	80.254	7.81434
366	80.2539	7.81441
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369	80.254	7.8147
370	80.254	7.81485
371	80.254	7.81497
372	80.254	7.8151
373	80.254	7.81524
374	80.254	7.81533
375	80.254	7.81544
376	80.254	7.81546
377	80.254	7.81546
378	80.2544	7.8156
379	80.2547	7.81553
380	80.255	7.81571
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383	80.2557	7.81611
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386	80.255	7.81739
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388	80.2547	7.81775

389	80.2547	7.81776
390	80.2547	7.81778
391	80.2547	7.81779
392	80.2547	7.81785
393	80.2546	7.81801
394	80.2546	7.8182
395	80.2545	7.81832
396	80.2545	7.81847
397	80.2544	7.81857
398	80.2544	7.81867
399	80.2545	7.81884
400	80.2545	7.81908
401	80.2545	7.81919
402	80.2545	7.81931
403	80.2545	7.81947
404	80.2546	7.81963
405	80.2545	7.81988
406	80.2543	7.82017
407	80.2541	7.82052
408	80.2564	7.82072
409	80.2576	7.82081
410	80.2584	7.82089
411	80.2662	7.8217
412	80.2662	7.8217
413	80.2664	7.82139
414	80.2667	7.82053
415	80.2677	7.81935
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417	80.2685	7.8189
418	80.269	7.81906
419	80.2693	7.81951
420	80.2698	7.8196
421	80.2705	7.8196
422	80.2709	7.81973
423	80.2715	7.81991
424	80.2711	7.81948
425	80.271	7.81904
426	80.2715	7.8189
427	80.2712	7.81846
428	80.2705	7.81761
429	80.2703	7.81734
430	80.2702	7.81647
431	80.2702	7.81564
432	80.2703	7.8153



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434	80.272	7.81494
435	80.2743	7.81454
436	80.2743	7.81424
437	80.2743	7.81388
438	80.2743	7.81272
439	80.2748	7.81267
440	80.2755	7.81253
441	80.2759	7.81252
442	80.2767	7.81323
443	80.2767	7.81336
444	80.2767	7.81337
445	80.2765	7.81393
446	80.2761	7.81573
447	80.2759	7.81654
448	80.2763	7.81651
449	80.2768	7.81683
450	80.2773	7.81736
451	80.2777	7.81765
452	80.2785	7.81788
453	80.2793	7.81812
454	80.2805	7.81844
455	80.2813	7.81855
456	80.2815	7.81911
457	80.282	7.81972
458	80.2826	7.82027
459	80.2826	7.82032
460	80.2825	7.82039
461	80.2826	7.82055
462	80.2829	7.82085
463	80.2829	7.82111
464	80.2829	7.82155
465	80.2831	7.82211
466	80.2833	7.82301
467	80.2862	7.82335
468	80.2877	7.82373
469	80.2892	7.82409
470	80.2913	7.82443
471	80.293	7.82475
472	80.2972	7.8257
473	80.2976	7.82574
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475	80.299	7.82708
476	80.2992	7.82705

477	80.2994	7.82751
478	80.2996	7.82789
479	80.2996	7.82789
480	80.3001	7.82778
481	80.2401	7.86625
482	80.2389	7.86643
483	80.2387	7.86545
484	80.2387	7.86438
485	80.2387	7.86366
486	80.2388	7.86312
487	80.2392	7.86143
488	80.2404	7.85718
489	80.2409	7.85555
490	80.2412	7.8546
491	80.2416	7.85371
492	80.2419	7.85313
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495	80.2445	7.84843
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497	80.2452	7.84658
498	80.2455	7.84413
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500	80.2455	7.84176
501	80.2455	7.84143
502	80.2454	7.84105
503	80.2454	7.84054
504	80.2454	7.83979
505	80.2454	7.83975
506	80.2454	7.83893
507	80.2454	7.83833
508	80.2454	7.8375
509	80.2454	7.8362
510	80.2455	7.83529
511	80.2456	7.83447
512	80.2457	7.83348
513	80.2457	7.8331
514	80.2459	7.83222
515	80.2459	7.83194
516	80.246	7.83144
517	80.246	7.83112
518	80.2462	7.83055
519	80.2463	7.82993
520	80.2467	7.82867



521	80.2469	7.82814
522	80.2469	7.82782
523	80.247	7.82755
524	80.247	7.82737
525	80.2473	7.82642
526	80.2476	7.8256
527	80.2479	7.82457
528	80.2481	7.82409
529	80.2481	7.82372
530	80.2481	7.82353
531	80.2476	7.8235
532	80.2429	7.8231
533	80.2396	7.82169
534	80.2391	7.82145
535	80.2376	7.82068
536	80.2351	7.81921
537	80.2336	7.81834
538	80.2285	7.81458
539	80.2283	7.81515
540	80.2274	7.81607
541	80.2275	7.81631
542	80.2275	7.81714
543	80.2278	7.81806
544	80.2285	7.81855
545	80.229	7.81949
546	80.2295	7.81999
547	80.2306	7.82021
548	80.2309	7.82122
549	80.2322	7.82427
550	80.2331	7.82642
551	80.234	7.82719
552	80.2352	7.82798
553	80.2353	7.82797
554	80.2357	7.82794
555	80.2357	7.82795
556	80.2358	7.82794
557	80.2384	7.82875
558	80.2385	7.8296
559	80.2389	7.8307
560	80.239	7.83079
561	80.2389	7.83109
562	80.2389	7.83151
563	80.239	7.83235
564	80.239	7.83237

565	80.2396	7.83281
566	80.2405	7.83329
567	80.2412	7.83329
568	80.2412	7.83333
569	80.2411	7.83335
570	80.2411	7.83336
571	80.241	7.83338
572	80.241	7.83342
573	80.241	7.83352
574	80.2409	7.83359
575	80.2409	7.83367
576	80.2409	7.83377
577	80.2409	7.83395
578	80.2409	7.83413
579	80.2408	7.83423
580	80.2408	7.8344
581	80.2407	7.83461
582	80.2407	7.8347
583	80.2407	7.83485
584	80.2407	7.83506
585	80.2407	7.83511
586	80.2407	7.83517
587	80.2408	7.83527
588	80.2408	7.83532
589	80.2409	7.83542
590	80.241	7.83552
591	80.241	7.83561
592	80.2411	7.83574
593	80.2412	7.83582
594	80.2412	7.8359
595	80.2411	7.8359
596	80.241	7.83585
597	80.2409	7.83584
598	80.2406	7.83581
599	80.2405	7.83579
600	80.2402	7.83569
601	80.2399	7.8356
602	80.2394	7.83547
603	80.2393	7.83543
604	80.2391	7.83537
605	80.2389	7.8353
606	80.2387	7.83521
607	80.2386	7.83519
608	80.2386	7.83551



609	80.2385	7.83589
610	80.2385	7.83595
611	80.2384	7.83614
612	80.2384	7.83628
613	80.2383	7.83652
614	80.2383	7.83681
615	80.2383	7.8372
616	80.2382	7.83752
617	80.2383	7.83778
618	80.2383	7.83789
619	80.2383	7.83794
620	80.2385	7.83804
621	80.2387	7.83819
622	80.2388	7.83822
623	80.2389	7.8384
624	80.2392	7.83885
625	80.2393	7.83908
626	80.2393	7.83928
627	80.2393	7.83942
628	80.2393	7.83961
629	80.2393	7.83968
630	80.2394	7.83974
631	80.2394	7.83986
632	80.2395	7.83996
633	80.2396	7.84005
634	80.2396	7.84019
635	80.2397	7.84039
636	80.2398	7.84052
637	80.2399	7.8406
638	80.24	7.8407
639	80.2402	7.84081
640	80.2403	7.84096
641	80.2404	7.8411
642	80.2404	7.84118
643	80.2404	7.84129
644	80.2403	7.8414
645	80.2403	7.84158
646	80.2404	7.84174
647	80.2405	7.84184
648	80.2405	7.84189
649	80.2404	7.84194
650	80.2404	7.84213
651	80.2404	7.84215
652	80.2404	7.84217

653	80.2404	7.84212
654	80.2403	7.84218
655	80.2402	7.84224
656	80.24	7.84237
657	80.2399	7.84242
658	80.2398	7.84244
659	80.2398	7.84246
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661	80.2394	7.8425
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665	80.2393	7.84279
666	80.2393	7.84295
667	80.2394	7.8431
668	80.2395	7.84326
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670	80.2395	7.84346
671	80.2395	7.84353
672	80.2394	7.84369
673	80.2394	7.84365
674	80.2393	7.84362
675	80.2392	7.8436
676	80.239	7.84362
677	80.2386	7.84372
678	80.2385	7.84376
679	80.2384	7.84385
680	80.2383	7.84392
681	80.2383	7.84399
682	80.2383	7.84408
683	80.2383	7.84423
684	80.2384	7.84432
685	80.2384	7.8444
686	80.2381	7.84447
687	80.2382	7.84472
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689	80.2381	7.84512
690	80.2375	7.84557
691	80.2374	7.84573
692	80.2373	7.84576
693	80.2373	7.84578
694	80.2372	7.84584
695	80.2371	7.84591
696	80.2371	7.8461



697	80.2372	7.8463
698	80.2372	7.84646
699	80.2372	7.84659
700	80.2373	7.84681
701	80.2373	7.84693
702	80.2374	7.84711
703	80.2374	7.84723
704	80.2374	7.84731
705	80.2373	7.84733
706	80.2372	7.84738
707	80.2371	7.8475
708	80.2373	7.84755
709	80.2374	7.84762
710	80.2374	7.84837
711	80.2374	7.84888
712	80.2375	7.84924
713	80.2377	7.84935
714	80.2381	7.84943
715	80.2384	7.84941
716	80.2386	7.84946
717	80.2387	7.84952
718	80.2388	7.84958
719	80.2388	7.8497
720	80.2389	7.85001
721	80.239	7.85045
722	80.2387	7.85057
723	80.2383	7.85067
724	80.2384	7.85087
725	80.2383	7.85107
726	80.2381	7.8514
727	80.2379	7.85173
728	80.2375	7.85197
729	80.2371	7.85217
730	80.2369	7.85228
731	80.2364	7.85247
732	80.2358	7.85265
733	80.2354	7.85277
734	80.2346	7.8528
735	80.2346	7.85293
736	80.2347	7.85317
737	80.2349	7.85336
738	80.2351	7.8536
739	80.2352	7.85376
740	80.2354	7.85394

741	80.2353	7.85405
742	80.2353	7.85448
743	80.2353	7.85484
744	80.2352	7.85488
745	80.2351	7.85499
746	80.235	7.8551
747	80.2345	7.8551
748	80.2342	7.85503
749	80.2339	7.85501
750	80.2336	7.85495
751	80.2333	7.85494
752	80.2331	7.8552
753	80.2323	7.85521
754	80.2323	7.8554
755	80.2322	7.85576
756	80.2322	7.85607
757	80.2322	7.85626
758	80.2322	7.85639
759	80.2321	7.85658
760	80.2322	7.85682
761	80.2321	7.85718
762	80.232	7.85732
763	80.2319	7.85743
764	80.2317	7.85749
765	80.2314	7.85753
766	80.2333	7.86136
767	80.235	7.86394
768	80.235	7.86429
769	80.234	7.86501
770	80.2337	7.86579
771	80.2337	7.86665
772	80.234	7.86786
773	80.2358	7.86758
774	80.2364	7.86787
775	80.237	7.86865
776	80.2377	7.86894
777	80.2386	7.86922
778	80.2407	7.86894
779	80.2403	7.8668
780	80.2401	7.86625
781	80.248	7.81319
782	80.249	7.804
783	80.2494	7.80206
784	80.2511	7.7985



785	80.2514	7.79015
786	80.2495	7.79112
787	80.246	7.7875
788	80.244	7.78543
789	80.2428	7.78449
790	80.242	7.78502
791	80.2405	7.78646
792	80.24	7.78749
793	80.2391	7.78904
794	80.2381	7.79098
795	80.2379	7.791
796	80.2373	7.79183
797	80.237	7.79245
798	80.2373	7.79307
799	80.2367	7.79338
800	80.2352	7.79462
801	80.2342	7.79575
802	80.2337	7.79689
803	80.2336	7.79771
804	80.2338	7.79906
805	80.2346	7.80061
806	80.2351	7.80133
807	80.2346	7.80143
808	80.233	7.80133
809	80.2329	7.80126
810	80.2324	7.80148
811	80.2319	7.8026
812	80.2314	7.80519
813	80.231	7.80665
814	80.2304	7.80768
815	80.2296	7.80803
816	80.2277	7.80863
817	80.2274	7.80869
818	80.2333	7.81358
819	80.2342	7.81443
820	80.2347	7.81501
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822	80.2372	7.81622
823	80.2385	7.81709
824	80.2405	7.81835
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826	80.2419	7.81891
827	80.2437	7.81961
828	80.2439	7.81963

829	80.2454	7.81972
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831	80.2479	7.81992
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833	80.248	7.81966
834	80.248	7.81931
835	80.2479	7.81847
836	80.2478	7.81763
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840	80.2475	7.8146
841	80.2477	7.81437
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843	80.2479	7.81396
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845	80.248	7.81319
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847	80.3073	7.83359
848	80.3012	7.83124
849	80.3006	7.83142
850	80.3002	7.83168
851	80.3	7.8318
852	80.2995	7.832
853	80.299	7.83209
854	80.2983	7.83205
855	80.2978	7.83186
856	80.2971	7.83137
857	80.2968	7.83104
858	80.2964	7.83031
859	80.2962	7.82915
860	80.2939	7.82868
861	80.2912	7.82807
862	80.2873	7.8275
863	80.286	7.82735
864	80.2844	7.82712
865	80.2821	7.82644
866	80.2804	7.82622
867	80.2804	7.82616
868	80.2804	7.82604
869	80.2804	7.82598
870	80.2803	7.82592
871	80.2803	7.82588
872	80.2803	7.82579



873	80.2803	7.82573
874	80.2803	7.82568
875	80.2802	7.82555
876	80.2803	7.82534
877	80.2803	7.82523
878	80.2803	7.82502
879	80.2802	7.82497
880	80.28	7.82496
881	80.2799	7.825
882	80.2798	7.82503
883	80.2797	7.82509
884	80.2796	7.82514
885	80.2795	7.82535
886	80.2795	7.82547
887	80.2795	7.82565
888	80.2795	7.82576
889	80.2794	7.82604
890	80.2795	7.82595
891	80.2794	7.82595
892	80.2793	7.82593
893	80.2793	7.82596
894	80.2792	7.82606
895	80.2792	7.82612
896	80.2792	7.82615
897	80.2791	7.82617
898	80.2791	7.82619
899	80.279	7.82625
900	80.2789	7.82648
901	80.2788	7.82672
902	80.2788	7.82682
903	80.2788	7.82685
904	80.279	7.82692
905	80.279	7.82703
906	80.2788	7.82733
907	80.2785	7.82768
908	80.2783	7.82783
909	80.2779	7.82839
910	80.2776	7.82875
911	80.2774	7.82875
912	80.2772	7.82926
913	80.2769	7.82941
914	80.2766	7.82927
915	80.2762	7.82915
916	80.2759	7.82894

917	80.2757	7.82865
918	80.2753	7.82853
919	80.275	7.82933
920	80.2755	7.82969
921	80.2754	7.82997
922	80.2753	7.83024
923	80.2751	7.83031
924	80.2749	7.83037
925	80.2748	7.83013
926	80.2747	7.82983
927	80.2744	7.82992
928	80.2738	7.82986
929	80.2738	7.82982
930	80.274	7.82914
931	80.273	7.82983
932	80.2726	7.83008
933	80.2722	7.83005
934	80.2716	7.82981
935	80.2712	7.82975
936	80.2703	7.8297
937	80.2693	7.82961
938	80.2689	7.82946
939	80.2682	7.82898
940	80.2675	7.82848
941	80.2672	7.82734
942	80.267	7.82665
943	80.2669	7.82589
944	80.2669	7.82542
945	80.2558	7.82428
946	80.2558	7.82427
947	80.2548	7.82419
948	80.2535	7.82404
949	80.2529	7.82397
950	80.2517	7.82388
951	80.2517	7.82428
952	80.2516	7.82478
953	80.2514	7.82527
954	80.2512	7.82599
955	80.2509	7.82704
956	80.2508	7.82759
957	80.2506	7.82812
958	80.2504	7.82903
959	80.2499	7.83037
960	80.2498	7.83107



961	80.2496	7.83171
962	80.2495	7.83219
963	80.2495	7.83269
964	80.2494	7.83324
965	80.2493	7.8337
966	80.2492	7.83458
967	80.2491	7.83556
968	80.249	7.83661
969	80.249	7.83812
970	80.249	7.83948
971	80.249	7.83967
972	80.2491	7.84061
973	80.2491	7.8415
974	80.2491	7.84243
975	80.2491	7.84446
976	80.249	7.8459
977	80.2489	7.84691
978	80.2488	7.84735
979	80.2485	7.84833
980	80.2481	7.84946
981	80.2475	7.85056
982	80.2469	7.85168
983	80.2465	7.85255
984	80.2461	7.85317
985	80.2456	7.85391
986	80.2451	7.85487
987	80.2447	7.85558
988	80.2444	7.85626
989	80.2439	7.85785
990	80.2435	7.85933
991	80.2433	7.8597
992	80.245	7.85898
993	80.2451	7.85893
994	80.2478	7.85924
995	80.2498	7.85884
996	80.2518	7.85813
997	80.2546	7.85652
998	80.2553	7.8548
999	80.2562	7.85207
1000	80.2569	7.84975
1001	80.2576	7.84874
1002	80.2587	7.84763
1003	80.2598	7.84689
1004	80.2599	7.84682

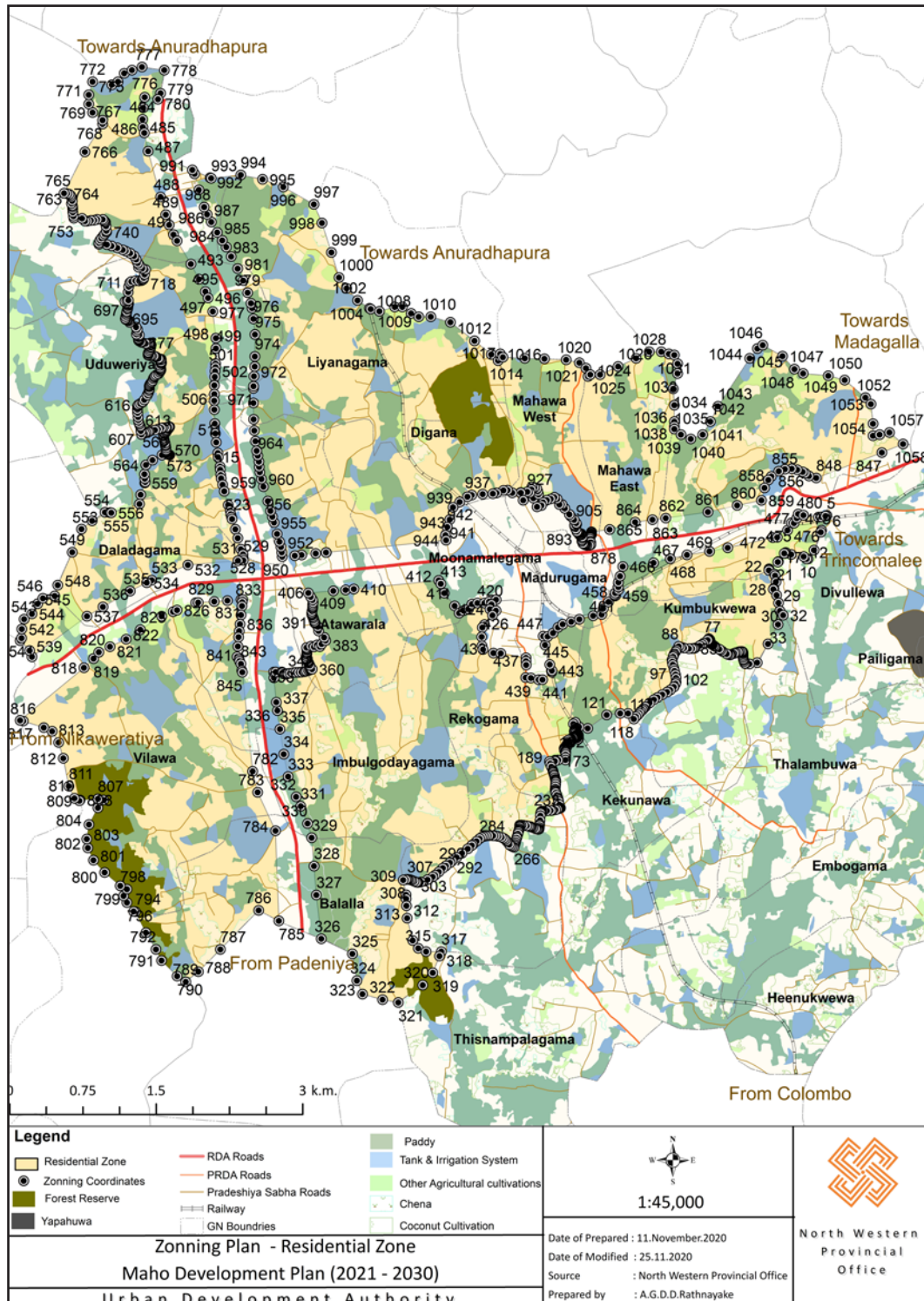
1005	80.2607	7.84662
1006	80.2621	7.84703
1007	80.2628	7.84703
1008	80.2636	7.84642
1009	80.2643	7.84612
1010	80.2655	7.84612
1011	80.2673	7.84562
1012	80.2695	7.8439
1013	80.2711	7.84265
1014	80.2717	7.84207
1015	80.2719	7.84239
1016	80.2719	7.84269
1017	80.2721	7.84239
1018	80.2742	7.84229
1019	80.276	7.84224
1020	80.278	7.84215
1021	80.2792	7.84189
1022	80.2799	7.84139
1023	80.2801	7.84062
1024	80.2803	7.84078
1025	80.2812	7.84078
1026	80.2828	7.84154
1027	80.2845	7.8423
1028	80.2857	7.84291
1029	80.2868	7.84291
1030	80.2876	7.84271
1031	80.2881	7.84261
1032	80.2884	7.8418
1033	80.2884	7.84089
1034	80.288	7.83948
1035	80.2881	7.83796
1036	80.2881	7.83645
1037	80.2881	7.836
1038	80.2881	7.83575
1039	80.2887	7.83523
1040	80.2896	7.83483
1041	80.2907	7.83524
1042	80.2914	7.83645
1043	80.2921	7.83787
1044	80.2951	7.84232
1045	80.2958	7.84323
1046	80.2963	7.84353
1047	80.2981	7.84252
1048	80.2992	7.84131



1049	80.3	7.84091
1050	80.3024	7.84071
1051	80.3039	7.8403
1052	80.3058	7.83869
1053	80.3063	7.83808
1054	80.3065	7.83627
1055	80.3065	7.83515
1056	80.3071	7.83526
1057	80.308	7.83546
1058	80.3093	7.8344

Source: North Western Provincial office, Urban Development Authority, 2020

Map (D) Residential Zone



Source: North Western Provincial office, Urban Development Authority, 2020



Annexure No 17 : Agro Residential Zone - Zoning Coordinates

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

Ref No	X Coordinates	Y Coordinates
0	80.3329	7.83328
1	80.3341	7.83306
2	80.3364	7.83316
3	80.3364	7.83332
4	80.337	7.83307
5	80.3381	7.83246
6	80.3393	7.83141
7	80.3402	7.83054
8	80.3424	7.82933
9	80.3451	7.82731
10	80.3453	7.82651
11	80.3454	7.82596
12	80.3445	7.82549
13	80.3434	7.82366
14	80.3422	7.82215
15	80.3411	7.82195
16	80.3404	7.82134
17	80.3387	7.82087
18	80.3363	7.82076
19	80.3343	7.82063
20	80.3334	7.82022
21	80.3325	7.81955
22	80.3321	7.81921
23	80.3313	7.81845
24	80.3303	7.8176
25	80.3294	7.81699
26	80.3288	7.81658
27	80.3283	7.81597
28	80.3267	7.81567
29	80.3254	7.81537
30	80.3238	7.81557
31	80.3221	7.81516
32	80.3215	7.81435
33	80.3213	7.81294
34	80.3206	7.81162
35	80.3194	7.81021
36	80.3192	7.80909

37	80.3191	7.80606
38	80.3187	7.80485
39	80.3181	7.80414
40	80.3172	7.80434
41	80.3159	7.80525
42	80.3142	7.80808
43	80.3134	7.80848
44	80.3131	7.80676
45	80.3128	7.80605
46	80.3125	7.80558
47	80.3125	7.80513
48	80.313	7.80468
49	80.3132	7.80423
50	80.3133	7.80389
51	80.3134	7.80328
52	80.3132	7.80289
53	80.3128	7.80266
54	80.3136	7.80279
55	80.3142	7.80279
56	80.3147	7.8025
57	80.3152	7.80162
58	80.3155	7.80089
59	80.3161	7.79979
60	80.3172	7.79878
61	80.3187	7.79786
62	80.3196	7.79738
63	80.322	7.79683
64	80.3213	7.7963
65	80.3212	7.79578
66	80.3212	7.79487
67	80.3215	7.79282
68	80.3215	7.78764
69	80.3199	7.7886
70	80.3186	7.78993
71	80.3177	7.79014
72	80.3174	7.78999
73	80.3163	7.78993
74	80.3155	7.79045
75	80.3145	7.78914
76	80.3118	7.78851
77	80.3094	7.78777
78	80.3088	7.78653
79	80.3088	7.78602
80	80.309	7.7853



81	80.3086	7.78479
82	80.3077	7.78427
83	80.3068	7.78417
84	80.3064	7.78386
85	80.3064	7.78335
86	80.3043	7.78119
87	80.3031	7.7799
88	80.3011	7.77687
89	80.3007	7.776
90	80.297	7.77599
91	80.2952	7.7765
92	80.2941	7.77723
93	80.2934	7.77836
94	80.2929	7.77991
95	80.2926	7.78033
96	80.2911	7.78015
97	80.2886	7.78022
98	80.2871	7.78088
99	80.2859	7.77985
100	80.2846	7.77856
101	80.2839	7.77845
102	80.2832	7.77887
103	80.2826	7.77876
104	80.2823	7.77763
105	80.2817	7.77629
106	80.281	7.77535
107	80.2794	7.77577
108	80.2784	7.77556
109	80.2783	7.7739
110	80.2783	7.77215
111	80.2786	7.77148
112	80.2767	7.77028
113	80.2758	7.76987
114	80.2756	7.76873
115	80.2753	7.76853
116	80.2747	7.76863
117	80.2734	7.76918
118	80.2683	7.7712
119	80.2663	7.77223
120	80.2652	7.77575
121	80.2638	7.77719
122	80.2628	7.78143
123	80.2625	7.78261
124	80.2648	7.78422

125	80.2657	7.78536
126	80.2663	7.78691
127	80.2665	7.78732
128	80.2651	7.78732
129	80.2644	7.78763
130	80.2638	7.78835
131	80.2633	7.79041
132	80.2633	7.79156
133	80.2632	7.7922
134	80.2632	7.79258
135	80.263	7.79394
136	80.2632	7.79398
137	80.2633	7.794
138	80.2634	7.794
139	80.2636	7.79397
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141	80.264	7.79383
142	80.2642	7.79375
143	80.2643	7.79373
144	80.2644	7.79373
145	80.2646	7.79375
146	80.2646	7.79376
147	80.2652	7.79398
148	80.2657	7.79424
149	80.2659	7.7944
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151	80.2666	7.79505
152	80.2669	7.79526
153	80.2673	7.79555
154	80.2679	7.79605
155	80.2684	7.79643
156	80.2689	7.79684
157	80.2693	7.79715
158	80.2698	7.79755
159	80.27	7.79779
160	80.2702	7.79791
161	80.2704	7.79798
162	80.2706	7.79803
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165	80.2713	7.79806
166	80.2715	7.79805
167	80.2718	7.79799
168	80.2721	7.79791



169	80.2723	7.79782
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171	80.2725	7.79758
172	80.2726	7.79752
173	80.2728	7.79724
174	80.2729	7.79714
175	80.2731	7.79705
176	80.2732	7.797
177	80.2733	7.79714
178	80.2734	7.79744
179	80.2734	7.79763
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181	80.2735	7.79798
182	80.2736	7.79824
183	80.2736	7.79841
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185	80.2737	7.79861
186	80.2737	7.79872
187	80.2738	7.79887
188	80.2738	7.79894
189	80.2738	7.79904
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191	80.2741	7.79903
192	80.2744	7.79898
193	80.2746	7.79894
194	80.2747	7.79891
195	80.2747	7.79891
196	80.2749	7.79886
197	80.275	7.7988
198	80.2752	7.79872
199	80.2753	7.79867
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202	80.2756	7.79868
203	80.2756	7.79881
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211	80.2757	7.80028
212	80.2758	7.80031

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214	80.2759	7.80035
215	80.2763	7.80037
216	80.2766	7.80039
217	80.2767	7.8004
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221	80.2772	7.80052
222	80.2774	7.80058
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224	80.2775	7.8006
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226	80.2774	7.80094
227	80.2774	7.80123
228	80.2773	7.80152
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233	80.2771	7.80225
234	80.277	7.80237
235	80.2771	7.80283
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239	80.2771	7.80323
240	80.2771	7.80328
241	80.277	7.80343
242	80.277	7.80363
243	80.2769	7.80375
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245	80.2769	7.80401
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247	80.2766	7.80475
248	80.2765	7.80495
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252	80.2773	7.80508
253	80.278	7.80509
254	80.278	7.8053
255	80.278	7.80559
256	80.278	7.80575



257	80.278	7.80587
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259	80.2779	7.80599
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262	80.2779	7.80615
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265	80.278	7.80623
266	80.278	7.80624
267	80.2781	7.80625
268	80.2781	7.80628
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274	80.2781	7.80652
275	80.2782	7.80657
276	80.2782	7.8066
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281	80.2784	7.80697
282	80.2784	7.807
283	80.2784	7.80702
284	80.2785	7.80703
285	80.2785	7.80705
286	80.2786	7.80708
287	80.2786	7.80712
288	80.2787	7.80716
289	80.2787	7.8072
290	80.2788	7.80725
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293	80.2789	7.80726
294	80.2789	7.80724
295	80.279	7.80723
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299	80.2791	7.80701
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304	80.2792	7.80732
305	80.2792	7.8074
306	80.2792	7.80743
307	80.2791	7.80747
308	80.279	7.80752
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311	80.2788	7.80766
312	80.2788	7.80769
313	80.2788	7.80776
314	80.2788	7.80781
315	80.2789	7.80785
316	80.2789	7.80788
317	80.2789	7.80793
318	80.279	7.808
319	80.2789	7.8081
320	80.2787	7.80842
321	80.2787	7.80845
322	80.2789	7.80859
323	80.2792	7.80816
324	80.2801	7.80802
325	80.2818	7.80927
326	80.2831	7.80942
327	80.2838	7.80942
328	80.2843	7.80889
329	80.2845	7.8091
330	80.2847	7.80926
331	80.2849	7.80944
332	80.285	7.80959
333	80.2851	7.80971
334	80.2852	7.80983
335	80.2854	7.81001
336	80.2858	7.81038
337	80.2862	7.81069
338	80.2865	7.81087
339	80.2865	7.81089
340	80.2868	7.81103
341	80.287	7.81115
342	80.2874	7.81139
343	80.2877	7.81157
344	80.288	7.81186



345	80.2881	7.81189
346	80.2882	7.81217
347	80.2883	7.81232
348	80.2883	7.8127
349	80.2882	7.81301
350	80.2881	7.81335
351	80.2879	7.81394
352	80.2879	7.81419
353	80.2879	7.81436
354	80.288	7.81466
355	80.288	7.81479
356	80.2881	7.8149
357	80.2882	7.81513
358	80.2883	7.81526
359	80.2885	7.81562
360	80.2887	7.81552
361	80.289	7.81546
362	80.2895	7.8154
363	80.2897	7.81541
364	80.2899	7.81543
365	80.29	7.81546
366	80.2904	7.81567
367	80.2906	7.8158
368	80.2908	7.81591
369	80.291	7.81609
370	80.2912	7.8162
371	80.2912	7.81626
372	80.2913	7.81631
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374	80.2913	7.8163
375	80.2914	7.81624
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383	80.2916	7.81581
384	80.2916	7.81578
385	80.2918	7.81568
386	80.2923	7.81535
387	80.2924	7.81527
388	80.2925	7.81516

389	80.2928	7.81503
390	80.293	7.81493
391	80.2931	7.81488
392	80.2932	7.81484
393	80.2933	7.81485
394	80.2934	7.8149
395	80.2936	7.81498
396	80.2938	7.81503
397	80.294	7.81509
398	80.294	7.8151
399	80.2942	7.81514
400	80.2943	7.81515
401	80.2944	7.81513
402	80.2944	7.8151
403	80.2945	7.81506
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406	80.2945	7.81462
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411	80.2947	7.81402
412	80.2951	7.81401
413	80.2947	7.81394
414	80.2946	7.81298
415	80.2947	7.81189
416	80.2945	7.81101
417	80.2944	7.81057
418	80.2944	7.81044
419	80.2945	7.81031
420	80.2945	7.81
421	80.295	7.8098
422	80.2945	7.80928
423	80.2946	7.8081
424	80.2947	7.80751
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427	80.2938	7.80459
428	80.2934	7.80408
429	80.2931	7.80368
430	80.293	7.80343
431	80.2921	7.80149
432	80.2961	7.79869



433	80.2967	7.79908
434	80.2972	7.79938
435	80.2977	7.79896
436	80.2979	7.79894
437	80.2984	7.79889
438	80.299	7.79883
439	80.2994	7.79878
440	80.3	7.79786
441	80.3003	7.79771
442	80.3007	7.79747
443	80.3009	7.79754
444	80.3012	7.79826
445	80.3015	7.79837
446	80.3017	7.79862
447	80.3024	7.79873
448	80.3034	7.7988
449	80.3043	7.79848
450	80.305	7.79859
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453	80.3074	7.79969
454	80.3078	7.79964
455	80.3092	7.80079
456	80.3094	7.80153
457	80.3092	7.80246
458	80.3085	7.80306
459	80.3083	7.8038
460	80.309	7.8051
461	80.3095	7.80551
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467	80.3122	7.809
468	80.3124	7.8095
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471	80.314	7.81161
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480	80.3157	7.81672
481	80.3153	7.81684
482	80.3151	7.81712
483	80.3148	7.81734
484	80.3147	7.81757
485	80.3147	7.81805
486	80.3146	7.81827
487	80.3146	7.81854
488	80.3146	7.81876
489	80.3147	7.81894
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506	80.3168	7.81884
507	80.3173	7.81877
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512	80.3179	7.81958
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523	80.3184	7.82309
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525	80.3181	7.82353
526	80.3174	7.82308
527	80.3173	7.82335
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529	80.3173	7.8242
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573	80.2162	7.84746
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576	80.214	7.84963
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578	80.2134	7.85156
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586	80.2178	7.85629
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633	80.2358	7.85265
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636	80.2371	7.85217
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638	80.2379	7.85173
639	80.2381	7.8514
640	80.2383	7.85107
641	80.2384	7.85087
642	80.2383	7.85067
643	80.2387	7.85057
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648	80.2387	7.84952
649	80.2386	7.84946
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653	80.2375	7.84924
654	80.2374	7.84888
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659	80.2372	7.84738
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661	80.2374	7.84731
662	80.2374	7.84723
663	80.2374	7.84711
664	80.2373	7.84693
665	80.2373	7.84681
666	80.2372	7.84659
667	80.2372	7.84646
668	80.2372	7.8463
669	80.2371	7.8461
670	80.2371	7.84591
671	80.2372	7.84584
672	80.2373	7.84578
673	80.2373	7.84576
674	80.2374	7.84573
675	80.2375	7.84557
676	80.2381	7.84512
677	80.2382	7.84491
678	80.2382	7.84472
679	80.2381	7.84447
680	80.2384	7.8444
681	80.2384	7.84432
682	80.2383	7.84423
683	80.2383	7.84408
684	80.2383	7.84399
685	80.2383	7.84392
686	80.2384	7.84385
687	80.2385	7.84376
688	80.2386	7.84372
689	80.239	7.84362
690	80.2392	7.8436
691	80.2393	7.84362
692	80.2394	7.84365
693	80.2394	7.84369
694	80.2395	7.84353
695	80.2395	7.84346
696	80.2395	7.84332



697	80.2395	7.84326
698	80.2394	7.8431
699	80.2393	7.84295
700	80.2393	7.84279
701	80.2392	7.8427
702	80.2392	7.84257
703	80.2392	7.84253
704	80.2394	7.8425
705	80.2395	7.84247
706	80.2398	7.84246
707	80.2398	7.84244
708	80.2399	7.84242
709	80.24	7.84237
710	80.2402	7.84224
711	80.2403	7.84218
712	80.2404	7.84212
713	80.2404	7.84217
714	80.2404	7.84215
715	80.2404	7.84213
716	80.2404	7.84194
717	80.2405	7.84189
718	80.2405	7.84184
719	80.2404	7.84174
720	80.2403	7.84158
721	80.2403	7.8414
722	80.2404	7.84129
723	80.2404	7.84118
724	80.2404	7.8411
725	80.2403	7.84096
726	80.2402	7.84081
727	80.24	7.8407
728	80.2399	7.8406
729	80.2398	7.84052
730	80.2397	7.84039
731	80.2396	7.84019
732	80.2396	7.84005
733	80.2395	7.83996
734	80.2394	7.83986
735	80.2394	7.83974
736	80.2393	7.83968
737	80.2393	7.83961
738	80.2393	7.83942
739	80.2393	7.83928
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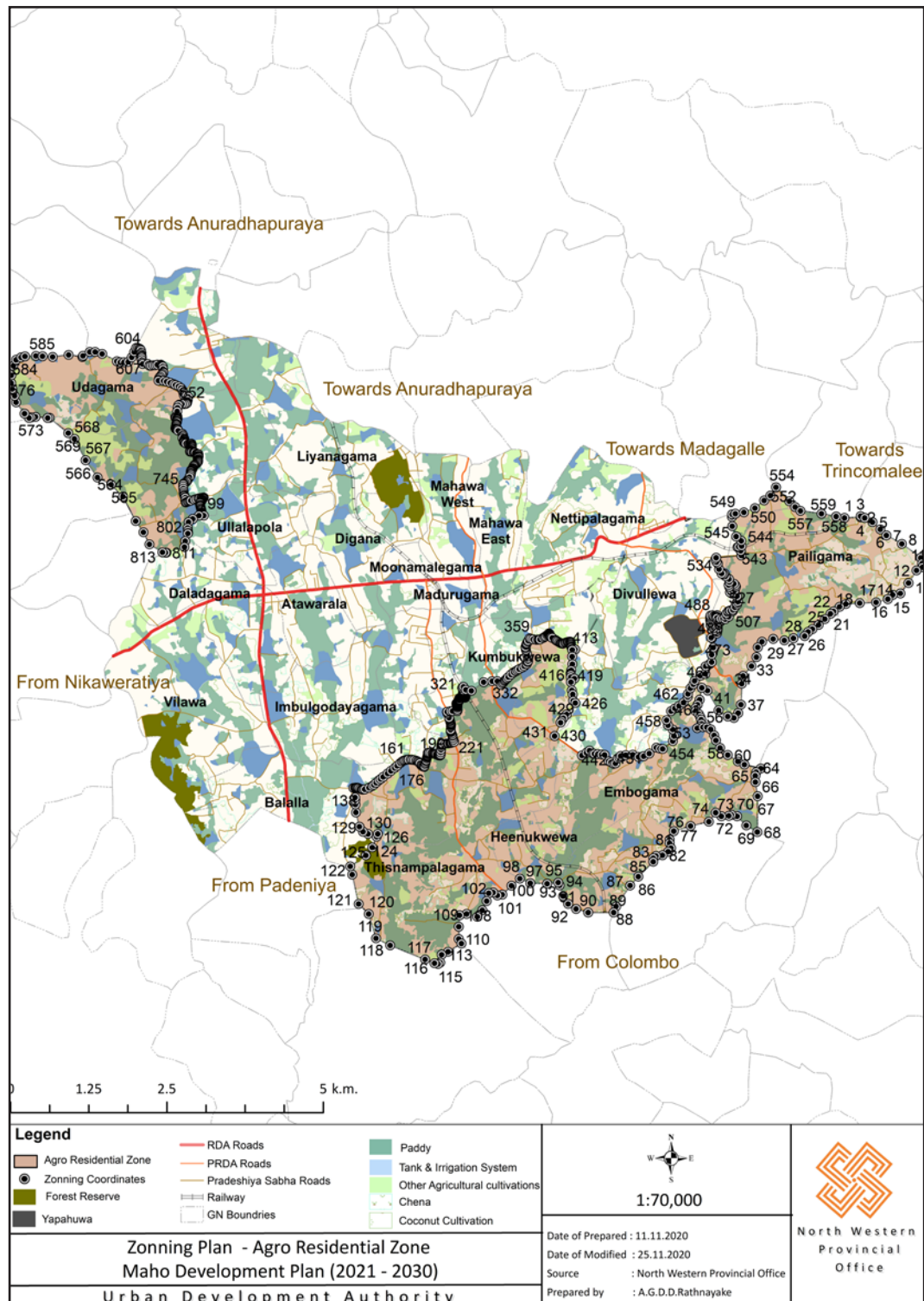
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742	80.2389	7.8384
743	80.2388	7.83822
744	80.2387	7.83819
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746	80.2383	7.83794
747	80.2383	7.83789
748	80.2383	7.83778
749	80.2382	7.83752
750	80.2383	7.8372
751	80.2383	7.83681
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755	80.2385	7.83595
756	80.2385	7.83589
757	80.2386	7.83551
758	80.2386	7.83519
759	80.2387	7.83521
760	80.2389	7.8353
761	80.2391	7.83537
762	80.2393	7.83543
763	80.2394	7.83547
764	80.2399	7.8356
765	80.2402	7.83569
766	80.2405	7.83579
767	80.2406	7.83581
768	80.2409	7.83584
769	80.241	7.83585
770	80.2411	7.8359
771	80.2412	7.8359
772	80.2412	7.83582
773	80.2411	7.83574
774	80.241	7.83561
775	80.241	7.83552
776	80.2409	7.83542
777	80.2408	7.83532
778	80.2408	7.83527
779	80.2407	7.83517
780	80.2407	7.83511
781	80.2407	7.83506
782	80.2407	7.83485
783	80.2407	7.8347
784	80.2407	7.83461



785	80.2408	7.8344
786	80.2408	7.83423
787	80.2409	7.83413
788	80.2409	7.83395
789	80.2409	7.83377
790	80.2409	7.83367
791	80.2409	7.83359
792	80.241	7.83352
793	80.241	7.83342
794	80.241	7.83338
795	80.2411	7.83336
796	80.2411	7.83335
797	80.2412	7.83333
798	80.2412	7.83329
799	80.2405	7.83329
800	80.2396	7.83281
801	80.239	7.83237
802	80.239	7.83235
803	80.2389	7.83151
804	80.2389	7.83109
805	80.239	7.83079
806	80.2389	7.8307
807	80.2385	7.8296
808	80.2384	7.82875
809	80.2358	7.82794
810	80.2357	7.82795
811	80.2357	7.82794
812	80.2353	7.82797
813	80.2352	7.82798

Source: North Western Provincial office, Urban Development Authority, 2020

Map (E) Agro Residential Zone



Source: North Western Provincial office, Urban Development Authority, 2020



Annexure No 18 : Archeological and Tourism Zone Zoning Coordinates

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

Ref No	X Coordinates	Y Coordinates
0	80.2921	7.80149
1	80.293	7.80343
2	80.2931	7.80368
3	80.2934	7.80408
4	80.2938	7.80459
5	80.2951	7.80627
6	80.2948	7.80659
7	80.2947	7.80751
8	80.2946	7.8081
9	80.2945	7.80928
10	80.295	7.8098
11	80.2945	7.81
12	80.2945	7.81031
13	80.2944	7.81044
14	80.2944	7.81057
15	80.2945	7.81101
16	80.2947	7.81189
17	80.2946	7.81298
18	80.2947	7.81394
19	80.2958	7.81413
20	80.2983	7.81842
21	80.2979	7.81891
22	80.2978	7.81966
23	80.2976	7.82037
24	80.2973	7.82092
25	80.2977	7.82169
26	80.2974	7.82233
27	80.2969	7.82267
28	80.2977	7.82349
29	80.2983	7.82425
30	80.3001	7.82395
31	80.3004	7.82365
32	80.301	7.82455
33	80.3022	7.8276
34	80.3025	7.82973

35	80.3062	7.83125
36	80.3088	7.83216
37	80.3106	7.83238
38	80.3142	7.83404
39	80.3178	7.83497
40	80.3178	7.83319
41	80.3178	7.83185
42	80.3184	7.83037
43	80.3191	7.82974
44	80.3192	7.82899
45	80.3188	7.82888
46	80.3186	7.82882
47	80.319	7.82829
48	80.3191	7.82761
49	80.3155	7.82728
50	80.3154	7.82707
51	80.3155	7.82666
52	80.3157	7.82646
53	80.3159	7.82563
54	80.3163	7.82501
55	80.3165	7.82491
56	80.3167	7.82501
57	80.3168	7.82462
58	80.3173	7.8242
59	80.3174	7.82379
60	80.3173	7.82335
61	80.3174	7.82308
62	80.3181	7.82353
63	80.3183	7.82331
64	80.3184	7.82309
65	80.3182	7.82263
66	80.3176	7.82266
67	80.3175	7.8223
68	80.3178	7.82212
69	80.3185	7.82174
70	80.3186	7.82095
71	80.3185	7.82078
72	80.3185	7.82053
73	80.3182	7.82014
74	80.3179	7.81975
75	80.3179	7.81958
76	80.3175	7.81963
77	80.3175	7.81964
78	80.3172	7.81954



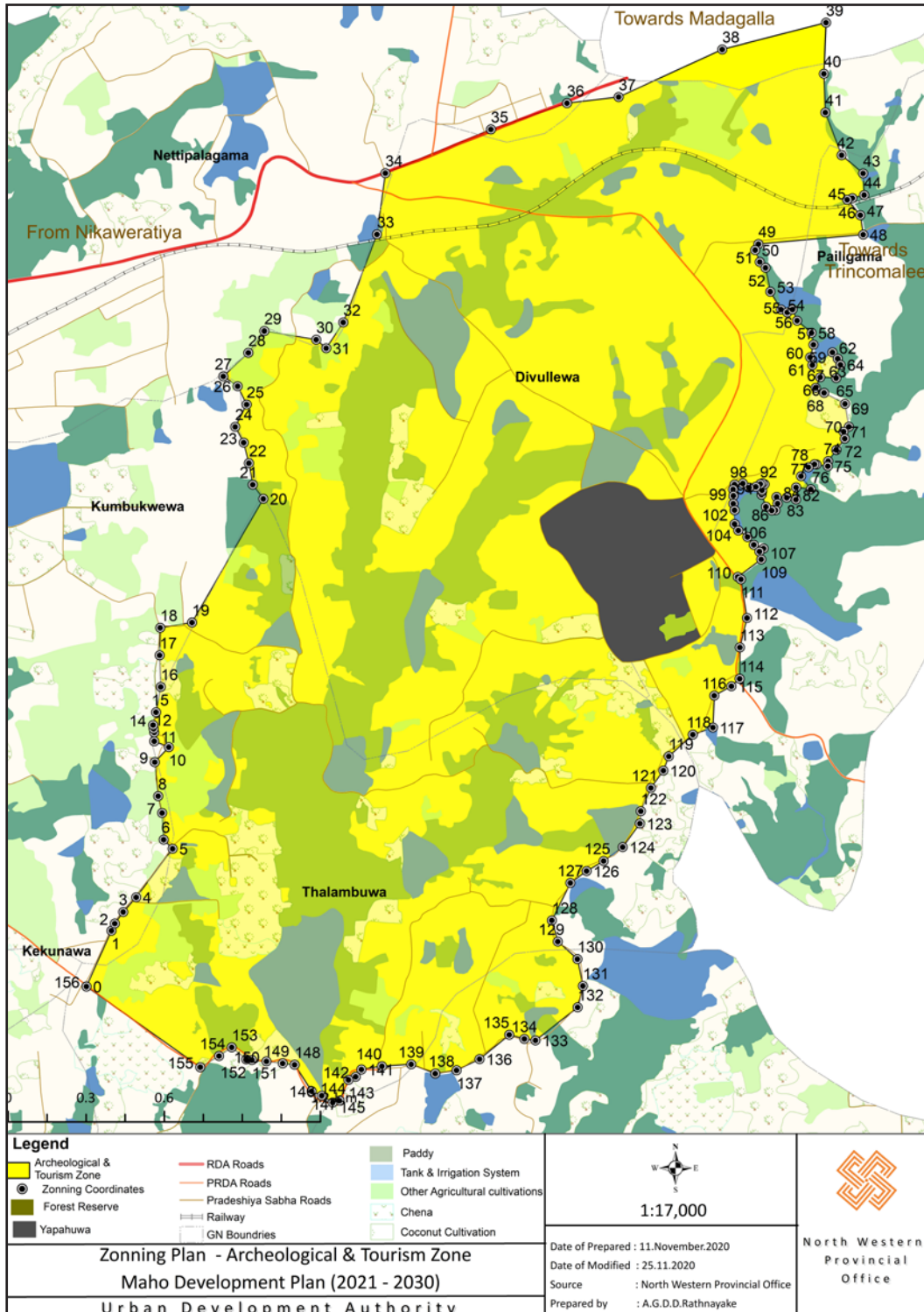
79	80.317	7.81923
80	80.3173	7.81877
81	80.3168	7.81884
82	80.3168	7.81842
83	80.3165	7.81848
84	80.3161	7.8185
85	80.3162	7.81828
86	80.3161	7.81804
87	80.316	7.81804
88	80.3158	7.81816
89	80.3156	7.81858
90	80.3156	7.8187
91	80.3156	7.81874
92	80.3157	7.81894
93	80.3156	7.81898
94	80.3156	7.81895
95	80.3154	7.81885
96	80.3152	7.81883
97	80.315	7.81897
98	80.3147	7.81894
99	80.3146	7.81876
100	80.3146	7.81854
101	80.3146	7.81827
102	80.3147	7.81805
103	80.3147	7.81757
104	80.3148	7.81734
105	80.3151	7.81712
106	80.3153	7.81684
107	80.3157	7.81672
108	80.3155	7.81661
109	80.3156	7.81634
110	80.3148	7.81573
111	80.3149	7.81565
112	80.3151	7.8143
113	80.3149	7.81328
114	80.3148	7.8122
115	80.3146	7.81193
116	80.314	7.81161
117	80.3139	7.8105
118	80.3132	7.81025
119	80.3124	7.8095
120	80.3122	7.809
121	80.3118	7.8084
122	80.3114	7.8076

123	80.3114	7.80716
124	80.3108	7.80635
125	80.3101	7.80586
126	80.3095	7.80551
127	80.309	7.8051
128	80.3083	7.8038
129	80.3085	7.80306
130	80.3092	7.80246
131	80.3094	7.80153
132	80.3092	7.80079
133	80.3078	7.79964
134	80.3074	7.79969
135	80.3068	7.79983
136	80.3058	7.79898
137	80.305	7.79859
138	80.3043	7.79848
139	80.3034	7.7988
140	80.3024	7.79873
141	80.3017	7.79862
142	80.3015	7.79837
143	80.3012	7.79826
144	80.3009	7.79754
145	80.3007	7.79747
146	80.3003	7.79771
147	80.3	7.79786
148	80.2994	7.79878
149	80.299	7.79883
150	80.2984	7.79889
151	80.2979	7.79894
152	80.2977	7.79896
153	80.2972	7.79938
154	80.2967	7.79908
155	80.2961	7.79869
156	80.2921	7.80149

Source: North Western Provincial office, Urban Development Authority, 2020

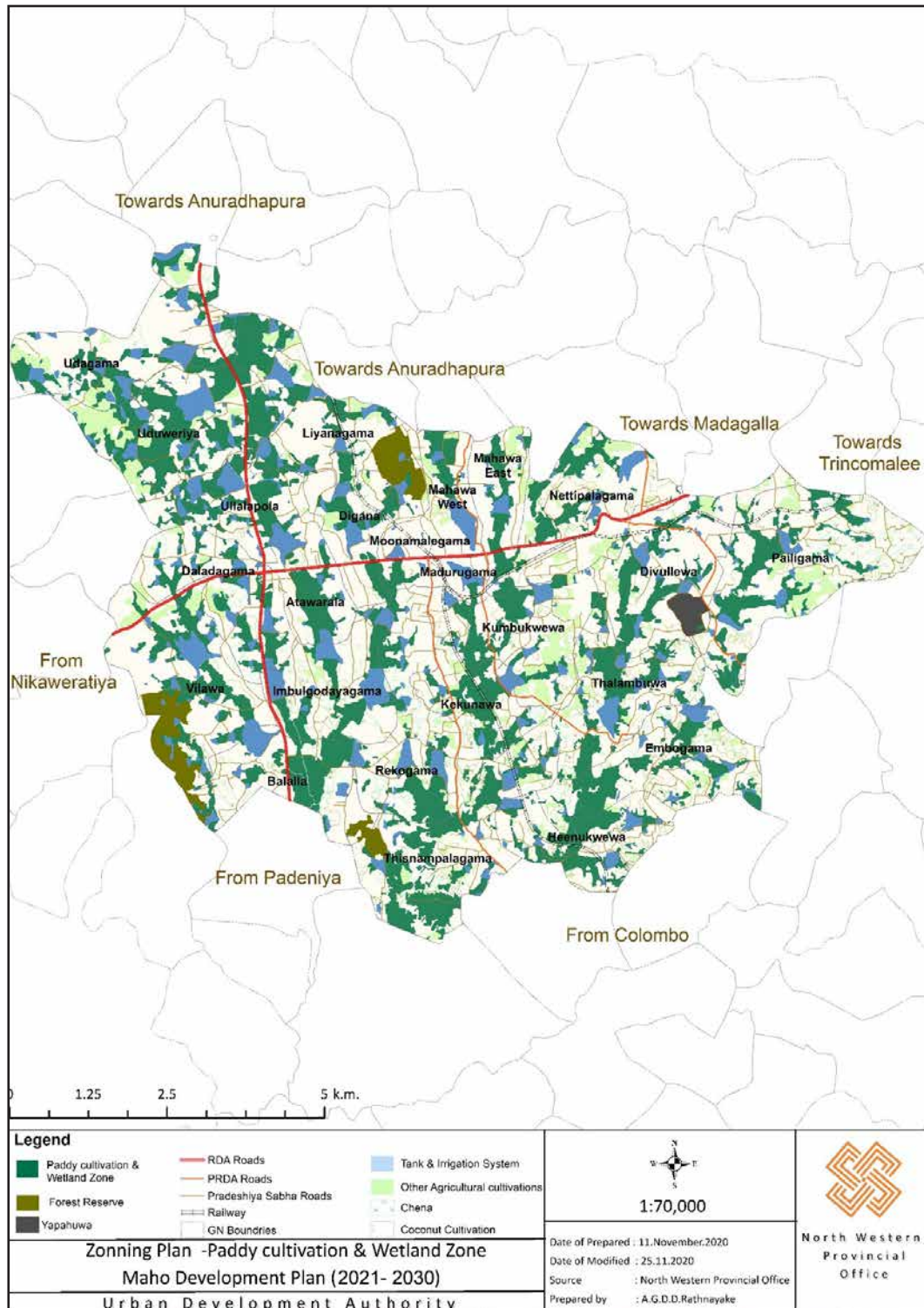


Map (F) Archeological and Tourism Zone



Source: North Western Provincial office, Urban Development Authority, 2020

Annexure No 19 : Map (F) Paddy Cultivation and wetlands zone



Source: North Western Provincial office, Urban Development Authority, 2020



Annexure No 20 : Guidelines for wetland zones

- i. This zoning is valid for all the wetlands in Maho 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 mentioned in appendix 10. 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 10 mentioned in appendix 10. Where necessary clearance or approval of the other relevant agencies mentioned in appendix 01 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 appendix 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 appendix 10 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 & 02-22 of the appendix 10.
- 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.



- ix. 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 appendix 10.
- xi. In any wetland area owned by the No. 01 agency mentioned in appendix 10 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.

When carrying out development activities in the wetland areas these guidelines should be included as conditions in the licensing of the institutions mentioned in the schedule and the violation of those conditions will lead to the revocation or imposition of penalties.



Annexure No 21 : Definitions

Uses	Uses	
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
	Labours 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 an open area
Vehicle Showrooms	Buildings for sale in vehicles
Vehicle Parts Outlets (Body Parts)	
Other spare parts	
Funeral falour	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 build 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 out patient 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 administrative services
	Office complex	two buildings with utility and administrative service 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 grade one
	Primary Education Centers	School buildings with facilities to provide a formal education from grade one to grade five
	Secondary Education Centers	School buildings with facilities to provide formal education from grade one to grade thirteenth 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 Development Centers	Centers to conduct research and development work in various fields using modern techniques
	Private tutoring classes	Buildings with teaching facilities for individual or group of children by one teacher or group of teachers
	Other Institutions (Art Institutions /Thertres)	Buildings for study purposes with a view to providing aesthetics



Tourism Activities	Lodges	Rent amenities
	Festival halls	Ceremonial buildings
	City hotels	Locations used for business services that facilitate 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 spacially 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
	Cement, concrete and ceramic based products	Cement industries (cleanser grinding or manufacturing or re-packing), cement block making industries, concrete pre-mixing plants, glass or glass based manufacturing industries, limestone, ceramic manufacturing industries, non-metallic minerals (limestone, Dolomite, apatite, rockphosphate, sandstone, peldspar, quartz, ilmenite, U ayil, zircon, mica, graphite talatu, ceramics, etc.), grinding or processing industries, concrete tire industry, plaster of Paris production industry, ceramic building facilities for the production of industrial goods
	Clay Products Industry	Buildings for tile, clay brick and clay related industries
	Natural fiber related products	Fiber based industries using natural materials
	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 conference halls	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: North Western Provincial office, Urban Development Authority, 2020

No 1533/16 - 2008.01.25 - Procedures required to obtain a license, 1980 No 47 National Environmental Act

Urban PORS Hierarchy - UDA

Department of Census & Statistics - Sri Lanka

