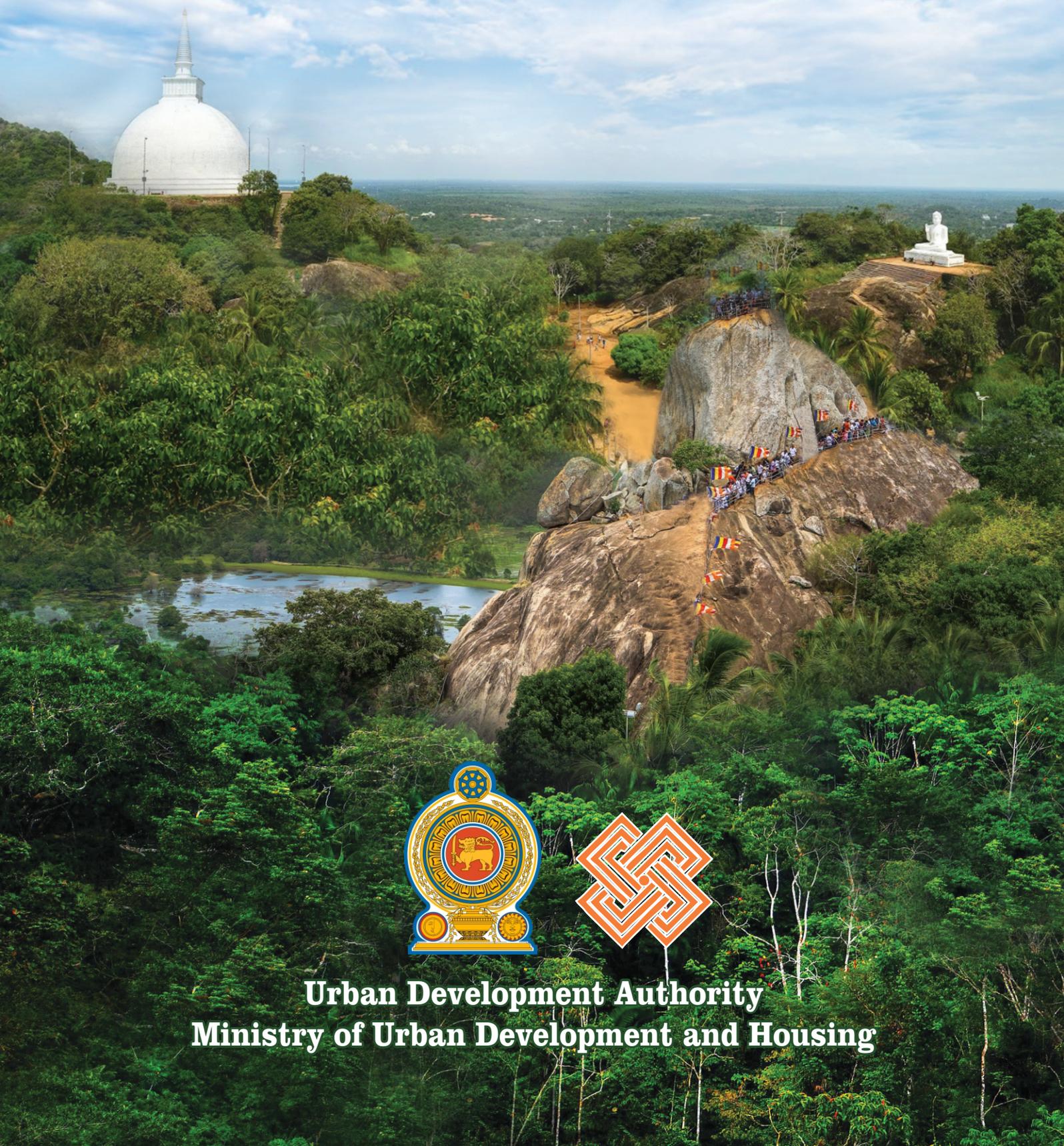


Mihinthalaya Urban Development Plan 2021 - 2030



**Urban Development Authority
Ministry of Urban Development and Housing**

Mihinthalaya Development Plan 2021 - 2030

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Mihinthalaya 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 development zones 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.

Mihinthalaya Development Plan 2021 - 2030 has been prepared by the North Central Provincial office Urban Development Authority. This has been done with the advice and guidance of various sections and resource persons of the UDA.

Planning Team

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Environment and Landscape Division

GIS Division

Strategic Planning Division

Research and Development Division

Acknowledgement

The development plan for the Mihinthalaya Urban area were prepared by the Planning Team of the North Central Provincial Office of the Urban Development Authority. The successful completion of this plan by a number of public and private sector organizations has been should be remembered and thanks to the assistance provided by organizations in the field of data and information. We warmly thank the resource persons who supported us directly and indirectly when preparing this development Plan.

Honorable Minister Mahinda Rajapaksa is felicitated on behalf of the planning team and the authority on his guidance and support given for the preparation of this development plan with the understanding of the necessity of formulating a proper development plan. In addition, the special appreciations to the staff of the Ministry of Urban Development and Housing, who contributed to the success of the plan, and gave their fullest support.

Special gratitude offered on behalf of the planning team and the UDA, to the Chairman, Mihinthalaya PS and the staff, Secretary, Mihinthalaya Divisional Secretariat and the staff for their generous support given for the successfully completion of this development plan.

Also, special appreciation on behalf of the UDA offered to Central Environment Authority, Road Development Authority, Ceylon Electricity Board, National Water Supply and Drainage Board, Irrigation Department, Department of Agrarian Development, Department of Census and Statistics, University of Moratuwa, University of Sri Jayewardenepura for giving data and directives required for the preparation of this plan.

Government and non-government organizations, Community based organizations, Grama Niladhari Officers, Residents in Mihinthalaya Urban area and all professionals who has given their fullest support on this task by providing necessary data and information, sharing their professional experiences & guidance, suggestions, granting permissions and active participation to the process of preparation of Mihinthalaya Development Plan shall respectfully appreciate on behalf of the authority.

Appreciatively thankful to Hon. Former Chairman of UDA, Dr. Jagath Munasinghe who has a new vision, especially with regard to the development plans drawn up by the UDA, through an innovative way and the result of deep technical and practical studies. At the same time, Eng. S. S. P. Rathnayake, Former Director General, UDA, Plnr. K. A. D. Chandrasada, Former Additional Director General, UDA, Plnr. D. M. B. Ranathunaga, Former Deputy Director General (Planning), UDA, also offered appreciation on behalf of the planning team for their incomparable courage, guidance and welcoming support.

In the end, Director, Environment and Landscape Division and staff, Director, GIS Division and staff, Director, Research & Development Unit of UDA, especially an all-other divisional heads and staff members of all divisions are gratefully appreciating 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 Mihinthalaya Town, provide services to Considerable population specially in the Poson Season. Accordingly, Mihinthalaya Planning Area has the potential to become a town that continues to provide Residential and Commercial services. This potential is further enhanced by the natural ecosystem of the surrounding area and the locations of Archeological sites of value. These development plans aim to develop the Mihinthalaya Urban Area by utilizing the potential of the area.

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

Accordingly, I commend the Chairman of the Urban Development Authority, the Director General, the planning teams and all the officers of the Urban Development Authority who assisted in making this work a success. Further, I also appreciate and believe through the support and contribution of the relevant Local Government Institutions, Public and Private Sector Institutions and the general public, Mihinthalaya 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 re urbanization plan that will bring economic stability to the urban population.

Therefore, I would like to express my heartfelt 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 – UDA



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 Mihinthalaya Urban 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 heartfelt gratitude to the planning teams 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 Chairman's Foreward - Mihinthalaya PS



I am pleased to provide a message for the development plan of the Mihinthalaya town as the Chairman of the Mihinthalaya Pradeshiya Sabha of the historic Mihinthalaya city which is glorifying the ancient king's era.

The Sri Lankan Architecture has great history which begins with the arrival of the 'Anubudhu Mihindu' Thero who brought Buddhism to Sri Lanka the in the days of King Dewanampiyathissa. The ancient sacred city of Anuradhapura is an ideal example of the City planning.

At the moment, I highly appreciate the efforts and the dedication of the staff including Director of the North central Province in Urban Development Authority in the creation of a planned city in the present.

I wish you the strength and courage to make my city beautiful, and make comfortable for eyes who see it.

D.R.L Senevirathne

Chairman

Mihinthalaya Pradeshiya Sabha

Preface

This plan indicates the physical, social, environmental and economic development of the Mihinthalaya Urban area for the next 09 years. The world's first sanctuary is located in Mihinthalaya, it also one of the important religious centers in Sri Lanka, Developed in an environmentally friendly manner. this development plan was prepared in order to preserve antiquity in the area and to develop the new development tendencies. Goal, Objectives and Strategic Projects, identified under this plan are in cooperated to the plan. This development plan is valid for the period from 2021 to 2030.

The basis for the preparation of development plan can be identified as the data collection in relation to the years 2012, 2015, 2016, 2017 & 2018 2012 – 2019 and the data collected from the field surveys carried out. And analysis of collected data by using the scientific methods of analyzing and coming to the conclusions upon them. Accordingly, the new development plan for Mihinthalaya PS area has been prepared for the 2021-2030 period, by utilizing the results and the decisions have been taken at various times in the development planning process and with the practical process and mixing of the same with the practical aspects of the Mihinthalaya PS area.

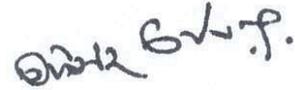
Mihinthalaya Development Plan 2021-2030 consists of three main parts such as part I, part II, and part III. The part I consists of the background study. preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. Part II consists of the development zones and zoning 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 Annexation.

Part One - Chapter 1 of the plan detailed out the meaning of the term development plan, its legal context, the stakeholders of the plan, its context and the planning process followed. and chapter 2 & Chapter 3 respectively include the planning area, history of the area, boundary delineation of the area and need of the plan in detail. Chapter 4 of the Part II consists of Vision, Goals and Objectives and Strategic Plans while Chapter 5 include the detailed description on the baseline SWOT analysis foe each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under main strategic plans of the Mihinthalaya Development Plan Sustainable Environment development strategy, Economic development strategy, physical and Social Infrastructure development strategy and implementation strategy has been detailed out. Similarly, Part Two - Chapter 7 has been dedicated to describe development zones and Common guidelines and in chapter 8 describe the Zoning guidelines and Chapter 9 included proposed road width, building lines.

Thus, the intention of this Authority and the Government of Sri Lanka is to implement the Mihinthalaya Development Plan 2021-2030 in near future.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA
OF PART OF THE MIHINTALE 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 the Mihintale 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: 27th April, 2021.

Gazette Notification



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

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

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

27th April, 2021.

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

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. 04 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 Mihintale, prepared under Section 8 (A) of the said Act, on the 27th 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.

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

PUBLIC are hereby informed that the Development Plan prepared for the Urban Development area for a part of Pradeshiya Sabha limit of Mihintale 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 27th 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.

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PART I

Chapter 01

Background of the Study

1.1 Introduction

In Sri Lanka, Urban Development Authority is a main Key Agency relating to maintain sustainable Development in the country. UDA legal powers comes under Urban development Authority act no 1978 of 41. According to 1982 act no 04 section 08(a) amendment, urban development Authority (UDA) has legal powers to declare areas as Urban development area, Prepare and enforced urban development plans. Based on those Powers UDA has declared Mihinthalaya PS as urban development area in 2001.04.10 Gazette no 1179/11. In that, UDA expects to develop Mihinthalaya PS area to achieve sustainable development focused on physical, economic, social and environment aspects.

In 2011 UDA had prepared draft development plan for Mihinthalaya PS area including 6 GN Divisions. But when time is passing development trends and other development scenarios also changing. Due to that reason UDA started a prepare new development plan for Mihinthalaya PS Area to improve Physical, social, economic and environmental matters in sustainable manner.

In Mihinthalaya PS area UDA has declared 25 GN Divisions and 23580 hectares as Urban development area. Out of them UDA prepared development plan for 15 GN Divisions and 8369 hectares including Zoning, planning and building guidelines.

1.2 Stakeholders of the Plan

When prepare development plan for Mihinthalaya PS area UDA received supports from these institutions and persons.

❖ Main Institutions

1. Mihinthalaya PS
2. Urban Development Authority

❖ Main Consultation institutions

1. Rajarata University of Srilanka
2. National Physical Planning Department
3. Mihinthalaya Divisional Secretariat Office
4. Archeological Department
5. Central Cultural Fund
6. Road Development Authority
7. Provisional Road Development Authority
8. Forest conservation Department
9. Wild life department
10. Department of Agrarian development
11. Ceylon electricity Board
12. Disaster Management Centre
13. Water supply and drainage Board
14. Srilanka transport Board
15. Education Department
16. Irrigation Department

❖ Other Stakeholders

1. Mihinthalaya Rajamaha Viharaya
2. Doramadalawa Rajamaha Viharaya
3. Trade Association – Mihinthalaya

1.3 Scope of the Development Plan

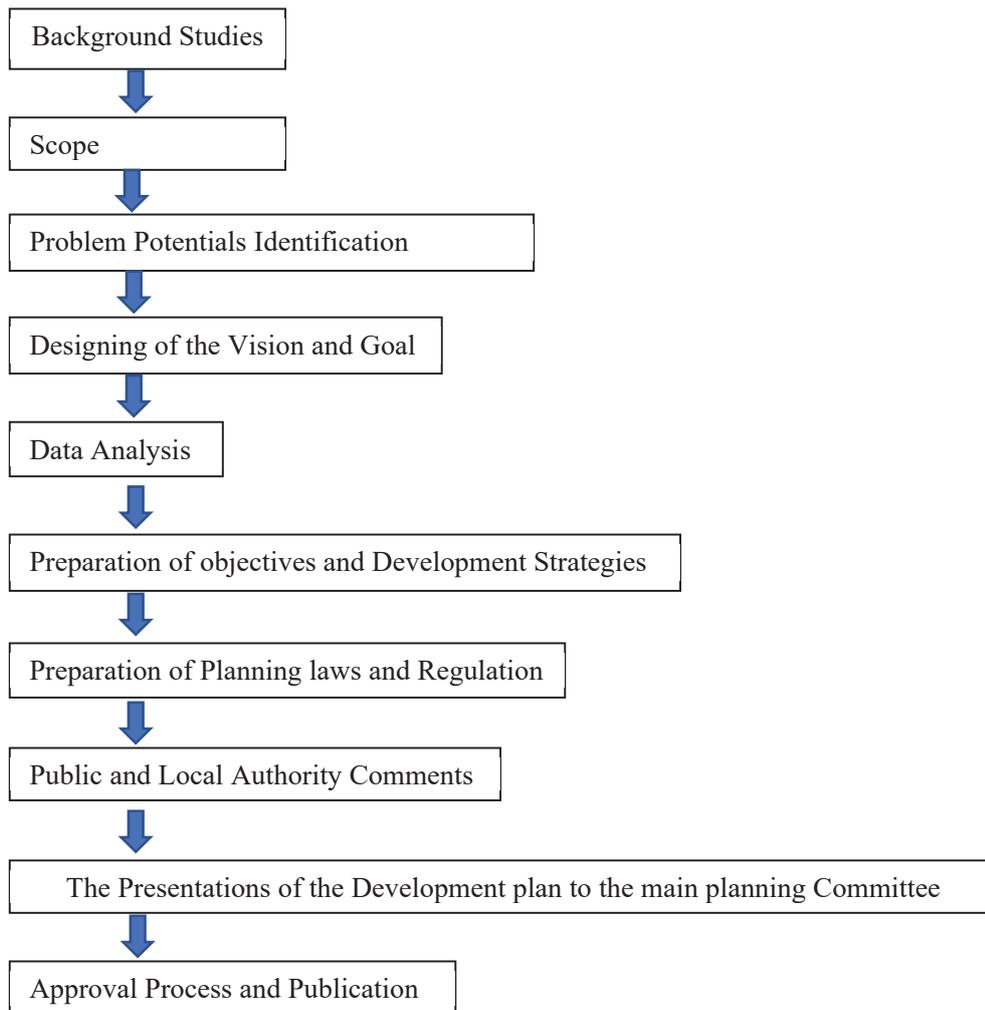
Mihinthhalaya is a one of the memorable locations for Buddhist and it's revealed that strong ancient civilization in Sri Lanka. Not only that, this area is consisting with marvelous landscaping and beautiful sceneries. When preparing this development plan UDA and other Institutions had been analyzed all these things and all of the national level, regional Level policies to improve Physical, Social, Economic and environmental conditions in this area in 2030.

in here, mainly focused on, activities that are generation within Poson festival and facilitate to those activities and improve physical, social, economic and environment condition within the Area. At the same time in this plan also focused on to improve living conditions and to manage other important festivals that are occurring in this area.

By analyzing Mihinthhalaya PS area and its surrounding area had been derived an Urban area within Mihinthhalaya PS Area, and in this plan is to be prepared planning, and building regulations for that urban Area.

1.4 The Planning Process

A special feature of this development plan is that the planning process was based on planning methods that were outside of traditional planning methodology. The plan has been developed in a way that the development goals can be achieved in an innovative and flexible easy manner.



Basically, planning team have been done all of the initial studies for Mihinthalaya PS Area. at the same time planning team collected all of the required data from relevant organizations, institute, and other relevant peoples. Based on these data and geological data the maps were prepared for Mihinthalaya PS Area. Population prediction, housing, land elevations, environment sensitive Areas, infrastructure facilities and other kind of social maps have been prepared for basic studies upgrading conditions of the relevant Areas. A study has been done on locating the town according

to the urban hierarchy, the considering needs in Mihinthalaya town according to the national level plans, development activities being implemented in the area, Vehicular movement, day to day life activities, pedestrian's movements and proposed development activities. planning team have been gained all of the necessary data from relevant institutions and organizations. As well as ideas gained from these people, how should plan prepared for Mihinthalaya PS Area for upgrade sustainable development as wish of people who are live in Mihinthalaya and people who area come to Mihinthalaya.

basic and advance analysis, vision was prepared for Mihinthalaya PS Area. The rough vision was, Mihinthalaya Town should be developed as a Residential City. Based on this vision all of the goals have been prepared for achieve Vision for the Mihinthalaya PS Area. The data analysis in done in order to formulate goals through which the vision of the development Plan can be achieved. The physical, social, economic and environmental aspects of the area are taken together and analyzed using the tools such as Geographical Information System (GIS). Additionally, identification of sensitive areas, development potential areas and development directions or trends were analyzed using the methods such as sensitivity analysis, development potential analysis, connectivity analysis, integration analysis, SWOT analysis, sDNA analysis, NVIVO analysis, Gephi analysis etc. in the next step basically identified what are the strategic projects should be implemented for achieve Vision for the Mihinthalaya PS Area, these strategic projects will supply heavy back up to Achieve Vision for the Mihinthalaya PS Area. At the same time for land use management strategies the new method has been introduced to achieve Vision and land management in the Area. Formulation of Planning and Building Regulations has been incorporated in the development plan is documented under this section. This section puts forward the preparation of the zoning regulations, planning and building regulations, and General and Special regulation.

obtain the approval of the general public and the local authority is next step of planning process. The draft development plan will be kept open for public review for a duration of 60 days at the local authority. In addition, to educate the public and other stakeholders and incorporate their views and comments further information sessions are to be organized appropriately. This will be expected to extend to obtain ideas and proposals of local authority well. The draft plan is to be presented to the planning officer at UDA head office where the comments of the UDA officials will be collected.

The next is stage the comments and suggestions of the local authority, as well as the comments of the other stakeholders in conjunction with the draft development plan is to be presented to the Main Planning Committee. Then a final draft of the development plan will be made based on the comments and suggestions of the Main Planning Committee. In the final phase development plan gazette by the Honorable Minister as legal document after completion of the necessary requirements

Chapter 02

Background Study

2.1 The Planning Area

When preparing Mihinthalaya development plan, planning team was mainly concerned on, physical, social, economic and environment factors within and surrounding Area. within that area there were large some of paddy lands, forest covers, chena cultivation areas. On the other hand, this area was covered cultivation promoted DSD like Galenbindunuwewa, Rembewa, Horowpothana (Map no 05, Map no 40). In west side to the Mihinthalaya, there was the Anuradhapura Sacred City and within Mihinthalaya town center there was an archeological Area, Mihinthalaya mountain, Rajarata University, government offices and commercial uses too.

Instead of that, other area was consisting with residential uses. When concern about settlement growing pattern, those are mainly growing along with road network and away from the road network there were less settlements in the area and some scrubs and other cultivation uses too. By connecting such kind of settlements GNDs were created. Due to that reason, there is essential requirement to develop these areas in appropriate manner and upgrade living conditions in the area. Within planning boundary, paddy lands were 1554 acres and residential uses were consisting with 3500 hectares. On the other hand, with in this area 12%,17% are heavy forest and scrubs too. (Map 25, Chart 01)

2.2 Planning and Situational context

National physical planning department has been identified Mihinthalaya as part of the Anuradhapura Metro City in 2050 according to national Physical plan. Not only that, according to Urban hierarchy in North central region Mihinthalaya positioned as 4th order town in the region. At the same time when considering about the local context, Mihinthalaya town situated A9 – (Kandy – Jaffna) and A12 (Anuradhapura - Trincomalee) roads crossing point. From that can get direct access to cities like, Vavuniya, Jaffna, Trincomalee, Anuradhapura, Dambulla, Kandy and local cities like, Galenbindunuwewa, Rembewa, Medawachchiya, Galkulama, Kahatagasdigiliya etc. According to road connectivity in the region Mihinthalaya positioned as main city and it has been proved by the Road Connectivity Analysis. (Map 40). Instead of that, Mihinthalaya playing roll as Argo city and immerging residential and tourism city. Due to such kind of development potentials and proposed mega development projects like northern expressway, planning team have been considered these potentials when preparing this development plan.

According to former president Mr. Ranasinghe Premadasa’s political vision and “Gam Udawa” concept, had been identified Mihinthalaya as developable town in 1982. Under that concept, he began to develop Mihinthalaya town as 2 parts. It is new town and archeological area. In that, he proposed an industrial area to new town expecting more job opportunities. But there was no proper analysis about this industrial Area. As a result of that currently it become as a delapidated area. On the other hand, with government changes development trends in Mihinthalaya area was changed. In 1993, government was change road network at Mihinthalaya junction and, in 1996 government was stablished Rajarata University instead of Industrial Area. With this development government was expected to move development trends and potentials to the inner area in Mihinthalaya local authority. Not only that, with Industrial development proposal government was developed a railway track expecting more successfulness of the project. But currently it also gets delapidated and, when Poson festival is commence this railway track get function. Due to such kind of poor planning interventions, Mihinthalaya local authority area covering with haphazard developments day by day. But in this development plan is expecting to regulate development trends and maximize development potentials in this area and as a result of that in 2030 the Mihinthalaya PS

area will get sustainable development to supporting those who are live in this area and people who are coming to the Mihinthalaya PS Area.

In 2015, 38000 population and 9700 housing units were there (Map 29, 30). And also, population growth rate is 1.1. within study area 98% were Sinhalese and 2nd place are getting moors and others are not much highlighting. According to religious categories, 97% were buddhist, 2nd and 3rd places are getting Islamic and catholic respectively. When consider about age categories 18-35 were 22.66%, 36-45 were 18.58% and 46-60 were 16.94 there. When analysis these facts and figures, can get clear an idea about the labor force in the area. Its good potential for the implement development projects and increases development status within the Area (Annexure 02, 03).

When consider about settlement pattern and density in the area it shows that, there are dominant settlements patches like Mathale Junction, Mihinthalaya Town center, Mahakanadarawa yaya 01, Mahakanadarawa yaya 02, Mahakanadarawa yaya 03. these areas also get high land value than other places in the Area (Map 48). The reason for less land value is, less settlement density and large sum of land extends and poor infrastructure facilities. The land value range within local authority area is 75000 Rs – 200000 Rs. Building density also 04 -05 per acre.

When consider about physical conditions in the Area, Mihinthalaya belongs to dry Zone. Although actual temperature is 29⁰C (Chart 06), feeling temperature is generally get 35⁰C. when North – East monsoon is commencing area can get rainfall intensity in-between 1000 – 1500ml per year. But when analyses rainfall data within previous time period, its shows that it is gradually decreasing and as a result of that it is directly affected for the economic and agriculture sector (chart 08). The existing road network in the area can be mentioned as bellow.

Table 1: Road Density in Mihinthalaya PS Area

Road density	Extent (Km)
Main Road (AB)	41.94
Grade (C) road	28.30
Local Authority Roads	19.55

Source: Urban development Authority

Although there was a railway track connecting Anuradhapura and Mihinthalaya containing 3 railway stations, (Ashokspura, Samagipura, Mihinthalaya) it is functioning only in Poson festival season.

When consider about existing physical infrastructure facilities in the area, it is very much important for the maximize development status in the area. According to health sector, Mihinthalaya hospital and Thammennawa hospital provide services for people who are live Mihinthalaya PS area. When consider about population in this area 60% are belongs to planning area in Local authority area. According to population forecasting, there will be 72000 people in Mihinthalaya PS area in 2030. Out of them 48000 people will be in Mihinthalaya Planning Area (Part of PS). When consider about population in 2001, it had marked as 26786 and population density is 114 per Sq. Km in this area. At the same time, in 2015-time period population density was 158 per Sq.km out of them there were more population density in some GN Divisions like, Henewaththa, Nuwarawewa (Map 26,27).

According to educational statistics 2017, Mihinthalaya PS area marked highest Advanced level result in Anuradhapura District. University and other educational infrastructure facilities in Anuradhapura City cause for such kind of results. Instead of that some educational infrastructure facilities agencies like, Vocational training center, Higher National Diploma institute, national youth service council also gave considerable occasions for school leavers who are live in this area. But this situation is some time affected for agriculture sector and its functionality. Because of, when more people move into educational sector it will be affected to agriculture sector labor force. Any way there were less educational infrastructure facilities in some area and it is directly affected on educational status of the area.

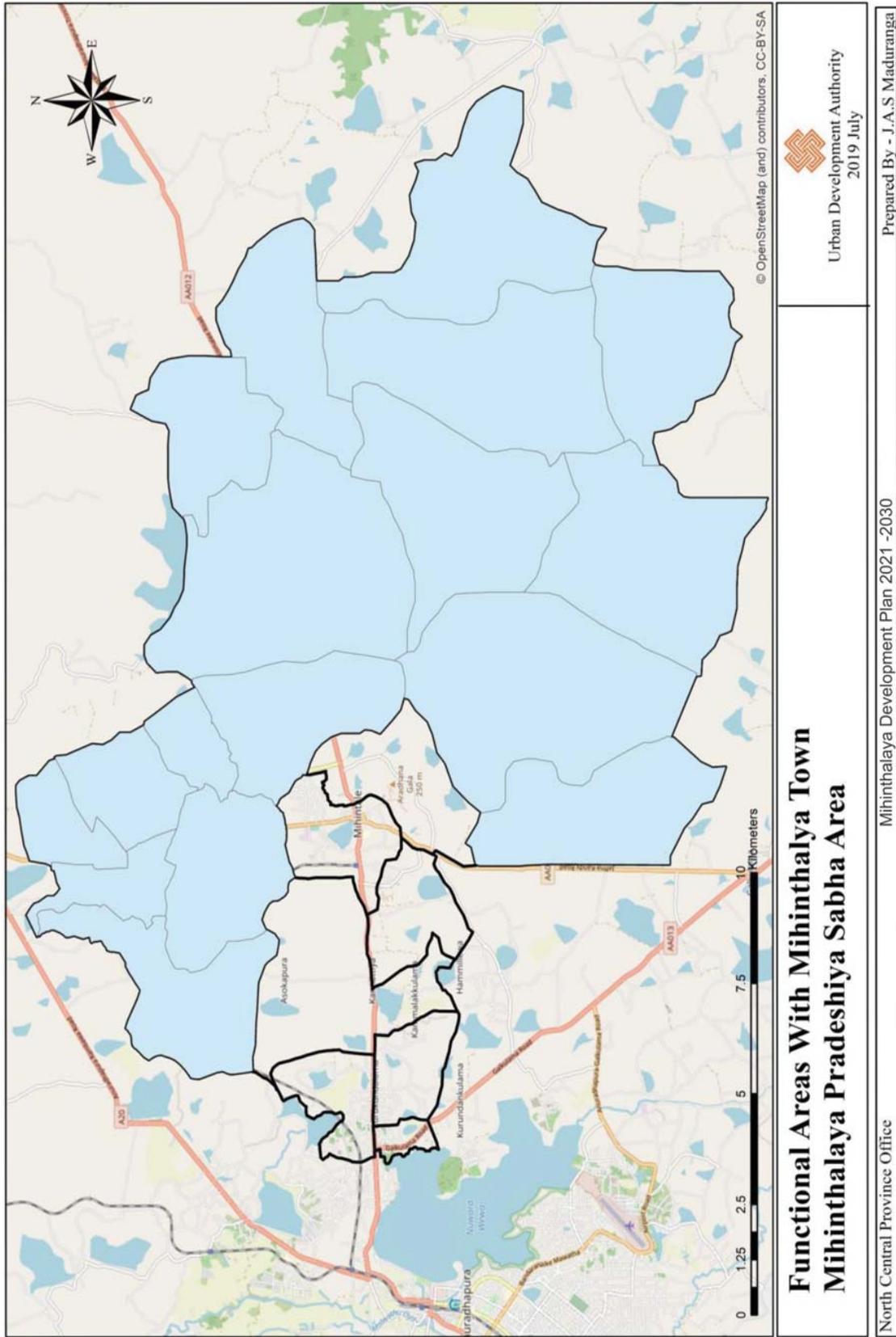
In economic aspect, majority are farmers. Most of them are doing cultivations by using irrigation system and some of them are doing Chena cultivation by using rain water. 46.7% people were farmers and 28% were doing private sector jobs and 25.3% people were doing government sector jobs. On the other hand, 22057 (61.19%) belongs to labor force and people who are dependents 38.81%. Other than that, there were some commercial and tourism supported activities like, Hotels, indigenous foods stalls were in Mihinthalaya town center. In this area, the main agriculture product is paddy and corn and other kind of indigenous grains were there. But when concern about 2010 - 2016-time period, Chena cultivation was reduced in 9% and there is an increasement for paddy

cultivation. When concern about income rate of people who are live in Mihinthalaya Ps Area, most of them are in Rs 12000 – Rs 16000 and some of them are earning more than 32000 LKR per month.

2.3 Delineation of the Planning boundary

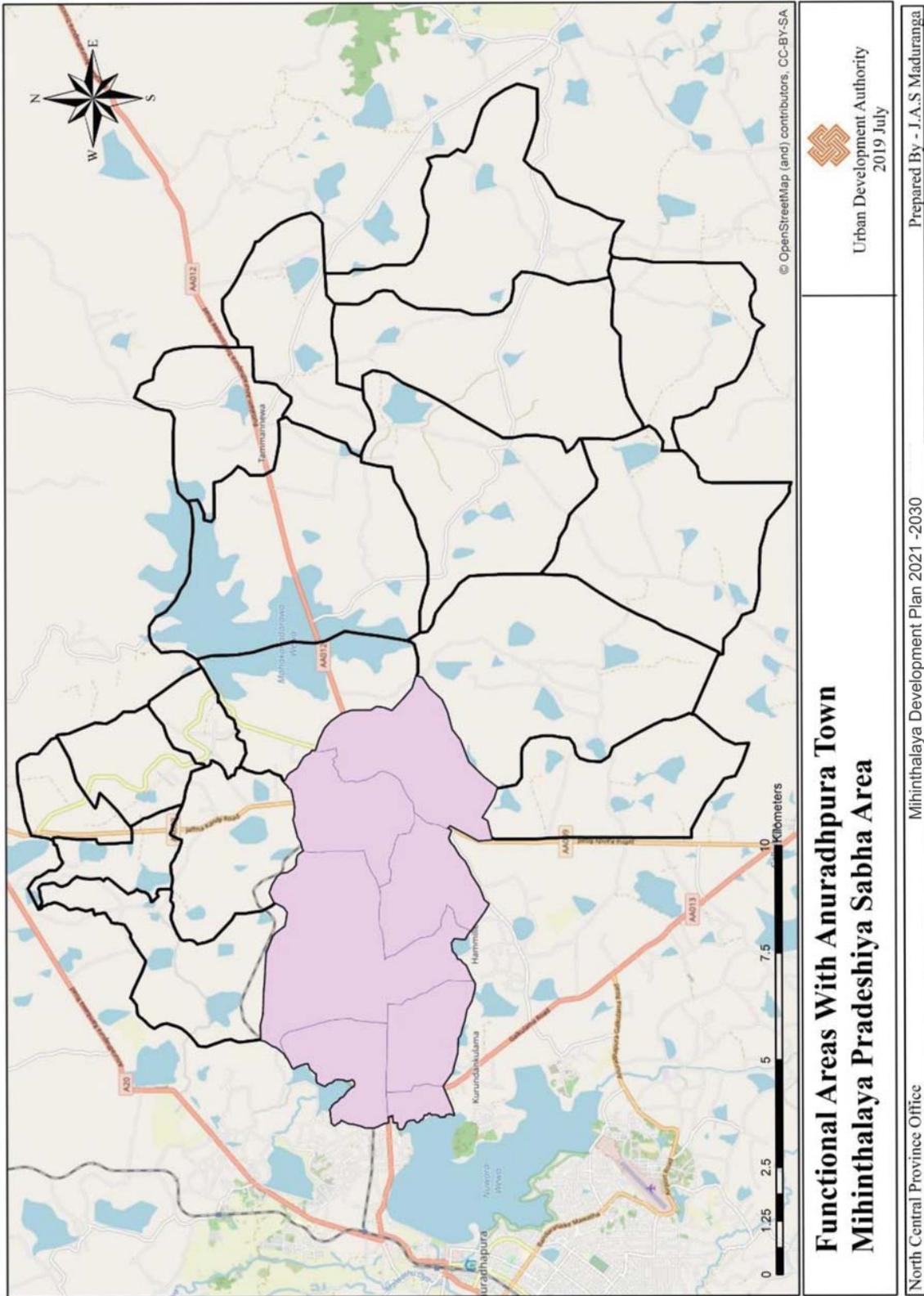
In Mihinthalaya PS area, there was functions related to Agriculture activities. Out of them, there were 2 functional area relating to economic sector. GN Divisions Like, Ukkulankulama, Doramadalawa, Bogahayaya, Wellaragama, Maradankalla, Kahapathwilagama, Kattambuwigama, Ihalagama, Pothana, Seppukulama, Thammennawa, Kasamaduwa, Katukeliyawa, Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Mahakanadarawa Yaya 03, assured by the analysis as more connective Area to the Mihinthalaya Town Center. Other GN Divisions (Nuwarawewa, Kurundankulama, Kunchikulama, Mihinthalaya, Ruwangama, Kannattiya, Namalwewa,) are consisting multi economic activities like, tourism related activities, Commercial Activities, services providing for administrative activities, and these GNDs are mostly connecting with Anuradhapura MC Area.

Map 2: Functional Areas with Mihinthalaya Town



Source – Geographical Information system

Map 3: Functional Areas Anuradhapura MC Area



Source – Geographical Information system

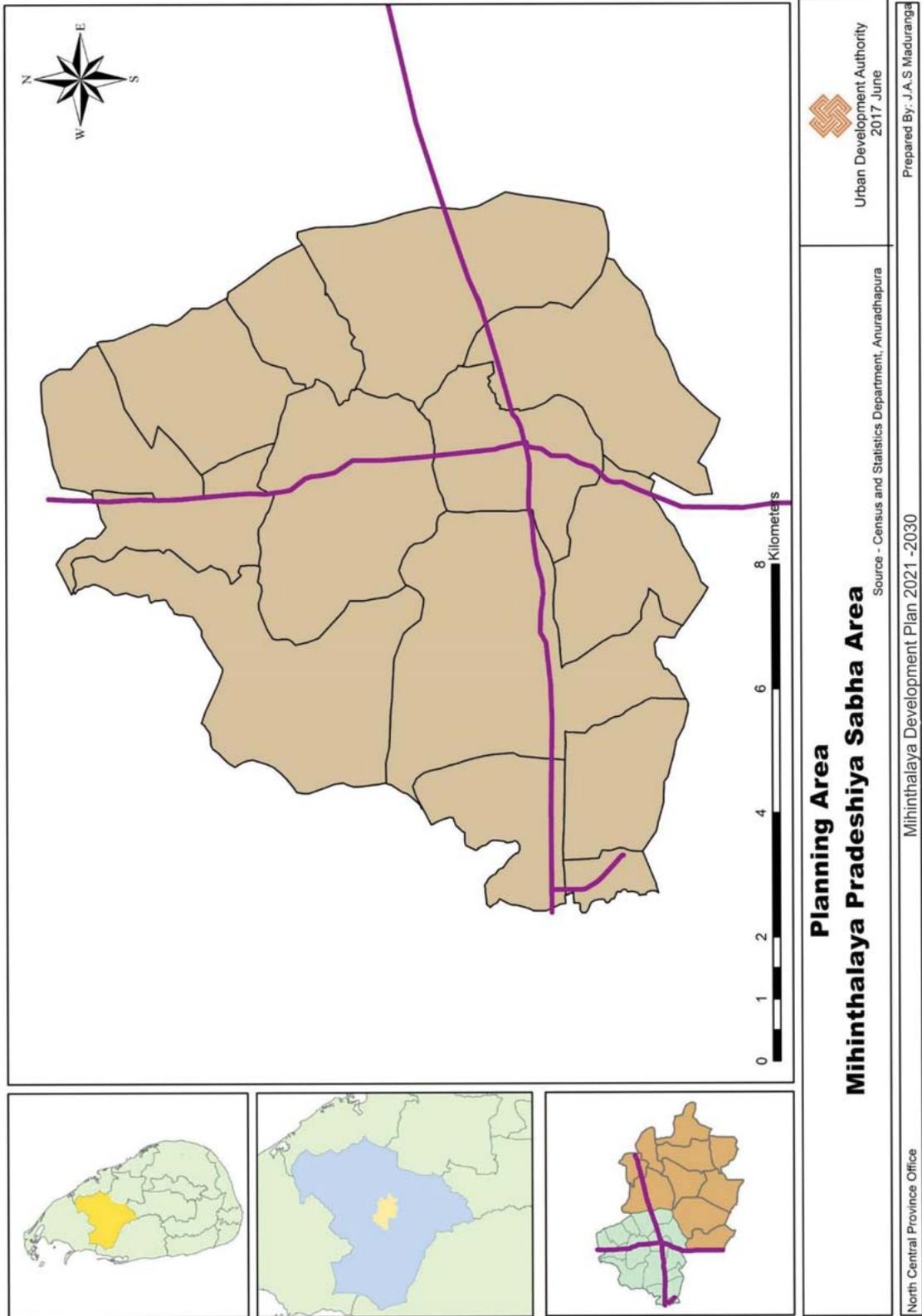
When consider about Geographical boundaries in this area, there are no clear boundary demarcations of Mihinthalaya area in relating to Geographical Boundaries. Generally, it's covered with Scrubs, Forests, reserved Forest and Mahakanadarawa Tank and other kind of general landscapes.

Mihinthalaya DS Area is consisting 25 GN Divisions. But in 2000, Anuradhapura MC area was spread to Mihinthalaya DS Area coverin g Henewaththa and Nuwarawewa GN Divisions. Due to that reason, there is a difference between Mihinthalaya PS area and Mihinthalaya DS Area. In North, Rembewa PS area, in South, Thirappane PS Area, in East, Horowpothana and Galenbindunuwewa PS Area, in West Anuradhapura MC Area covering Mihinthalaya PS Area and whole PS Area declared by UDA as Urban Development area. Based on that legal basement, basic analyzed cover whole PS area and derived an Urban Area out of the whole Area.

By using all kind of Social, Economic, Physical and environmental Aspects, has been derived 15 GN Divisions out of 25 GN Divisions which has highest Development pressure. Basically concerned, Population density, Population Growing Pattern, Connectivity, Road Integration, Land Values, Environment Sensitive Areas to derived these Development Pressure Area (Map no 22). According to Analysis,

Henewaththa (Belongs to Mihinthalaya), Nuwarawewa (Belongs to Mihinthalaya), Kunchikulama, Kurundankulama, kannattiya, Ruwangama, Mihinthalaya, Namalwewa, Bogahayaya, Maradankulama, Doramadawala, Mahakanaradawa Yaya 01, Mahakanaradawa Yaya 02, Mahakanaradawa Yaya 03 and Ukkulankulama have been derived as Planning Boundary Area.

Map 4: Development Planning Area



Chapter 03

The Need of the Plan

When preparing development plan for Mihinthalaya PS area, mostly concern on Significant, Context and Magnitude of problems and Potentials. On the other hand, Mihinthalaya marked as important national level city in Sri Lanka. Due to such kind of reasons Mihinthalaya need a sound development plan for achieve sustainable development. According to folktales, Mihinthalaya is the core place for Buddhism in Srilanka. It has been proved by stones, ancient refectories, ancient shrine rooms etc. not only that there were lot of archeological places closer to Mihinthalaya Ancient Temple and some archeological monuments in Doramadalawa, Mahakanadarawa area too. Other than that, there are reserved forest and other important landscape in PS area (map no 38). Mihinthalaya “Thapowanaya” is one of the important places in Mihinthalaya PS area. Not only that based on Mihinthalaya PS area there are dominant Buddhist festivals like, Vesak, Poson, Esala are occurring and to celebrate these festivals there are more pilgrims are coming. In this development plan focused on to provide good facilities and services those who are come to Mihinthalaya and using that potential try to increase development status in the Area. Instead of that, Mihinthalaya identified as an important ancient city and tourism promoted cities like, Trincomalee, Kalpitiya, Kandy is directly link with this Mihinthalaya PS Area.

On the other hand, in this development plan is concerning to preserve, protect archeological and environment sensitive area and improve importance of these places (Map no 25,38). At the same time there are important archeological places like, Wasammale art cages, Mihinthalaya Sacred forest, Doramadalawa Archeological place in Mihinthalaya town center. There is more development pressure on sensitive Archeological places in Mihinthalaya Area and it has been proved by the analysis (Map no 22). On the other hand, from 2014 up to date, the temperature level is increasing in 1⁰C than other area (Chart no 06). Due to such kind of environmental factors, this development plan is focused on to maintain environmental balance by using natural environmental features.

Basically, Mihinthalaya commercial area is located in, Puttalam – Trincomalee (A12) High way and Kandy – Jaffna (A9) High way crossing point. It is 0.127% out of the Total PS Area land Use. This is the place where Service generating for 36042 populations in 25 GNDs. But expected population in 2030 is closer to 48000 and this commercial area would not be enough for the expected population. Because of this commercial area is covered with Archeological Area.it is approximately 590 acres. on the other hand, Mihinthalaya Hospital Also situated in archeological area. Due to that kind of reasons, there is no good spaces to spread commercial and other kind of economic activities in Mihinthalaya town center and as a result of that, more people are moving to the Anuradhapura City area for their day-to-day activities. On the other hand, more than 70% of Rajarata university students also moving to the Anuradhapura MC Area for their day-to-day activities and expected development to Mihinthalaya PS area not meet due that reason.

Drought also one of the main issues in Mihinthalaya PS Area. When dry season is commencing water level of the water bodies getting decrease and it is directly affected for the cultivations in area. (Annexure 04). Due to rough climate in the area, farmers always trying to maintain well for the agriculture purposes and some time, poisons mixed with these well water. on the other hand, these farmers always using these wells for drinking water facilities and as a result of that most of the people are facing for kidney disease. These diseases are reporting in Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Mahakanadarawa Yaya 03, Ukkulankulama, Bogaha yaya, Namal wewa, Maradankulama GN Divisions.

Although water supple provided by water supply and Drainage board to Mihinthalaya Town center using Thuruwila and other water projects, there is a water demand for other area. People who are live in away from the town center, they fulfil their water requirement by using well. In planning boundary, water supply was available for 36% residences and other places didn't get enough water supply for their day-to-day activities. In this plan is supposed to arrange continuous water supply for identified areas.

According to National Physical Plan prepared by NPPD for 2050, Mihinthalaya town Area identified as a part of the Anuradhapura Metro City and there should be well connected road network covering whole area. But current road density is 1.59 per Km and total road length is 339Km. this situation is very much bad when compare with Anuradhapura Municipal Council Area. Anuradhapura MC area is consisting 42 Sq. Km and roads length is 714 Km. but in Mihinthalaya area consisting 339Km road network (Map no 32). But this road network also not much connected with residential area and Mihinthalaya Town Center (Map no 45). On the other hand, this road network was not in good standards. Most of them are get dilapidated. To achieve vision for the Mihinthalaya PS Area there should be good residential area covering good infrastructure facilities (Map no 39).

When consider about residential units in PS Area, in 2001 it was reported as 6541 and 2012 it was 9435. Mihinthalaya PS official sources have been revealed that, there is huge trend for residential developments in local authority area. These residential units are in Kurundankulama, Henewaththa, Nuwarawewa, Kunchikulama GN Divisions and some residential Patches can be identified in Mihinthalaya Town center too (Map no 29,30,33). Due to such kind of reasons these areas need to be covered with good infrastructure facilities.

Stakeholder's also have been identified there should be sound development plan for the Mihinthalaya PS area. Then, PS area can be developed in to one vision and can achieve sustainable development. And also, there are possibility to develop tourism industry related development than agriculture uses. Currently, most of the development activities are concentrated in to development nodes (Map no 24). This also one of the reasons for unauthorized constructions in nodes in Mihinthalaya PS Area.

On the other hand, there was development trend for residential uses in Mihinthalaya PS area and residential outflow of the Anuradhapura MC area is very Supportive for this demand. In 2001 population in Anuradhapura MC area was 56632 an in 2011 it was reported as 52007. Population growth rate was -0. 00848. The reason is when MC area getting urbanize, residential uses is

decreasing and residential uses moving to the adjacent areas. Mostly, these people moving to Wijaya Pura PS area and land value also increasing with these developments. It is clearly showing that in 2001 -2016 time period. In 2001 land value per perch is 29500 – 46500 lkr and in 2016 it was 181000 – 296000 lkr. But within Mihinthalaya PS area Maximum land value reported as 200000. By providing good infrastructure facilities for the Mihinthalaya PS area, can attractive these populations out flow from the MC Area and it also one of the reasons for the development plan preparation.

Chapter 04

The Planning Framework

4.1 Vision

“Residential Garden in Cultural spring”

4.2 Vision Statement

Vision of the Mihinthalaya development plan is “Residential Garden in Cultural Spring”. Meaning of the vision is regenerate ancient glorious of the Mihinthalaya PS area by achieving sustainable development in 2030. Meaning of the “Residential garden” is Mihinthalaya town will be developed as residential town in future.

to achieve that, there are development strategies to achieve that vision. By using particular strategies, Mihinthalaya town will be developed as residential town in 2030 containing sustainable development. The main strategies are used to be upgrade economic conditions, education facilities, improve tourism industry, developed creative open spaces, continuous water and electricity supplies, etc. apart from those, in this development plan is to trying to developed Mihinthalaya PS Area as heavy shady area protecting environmental sensitive area and important environmental features. And also, by improving environment features, supposed to decrease heat in the area.

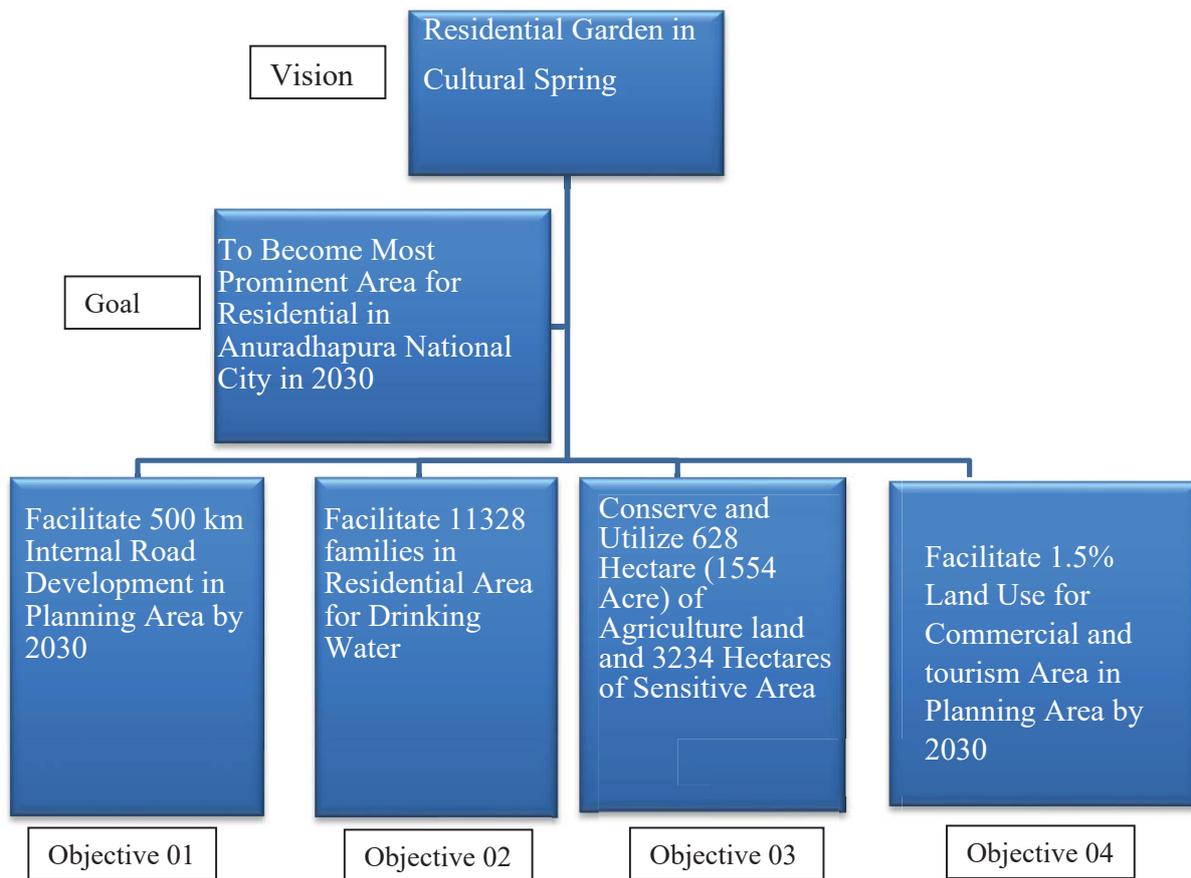
4.3 Goal

Goal - To Become Most Prominent Area for Residential in the Anuradhapura National City in 2030

Mihinthalaya PS Area will be developed as calm residential city with close proximity to Anuradhapura National City in 2030. At the same time this residential area will be spread out to Mihinthalaya Town Center, Mathalaya Junction and Mahakanadarawa Area.

4.4 Objectives

Figure 1: Vision, Goal and Objectives



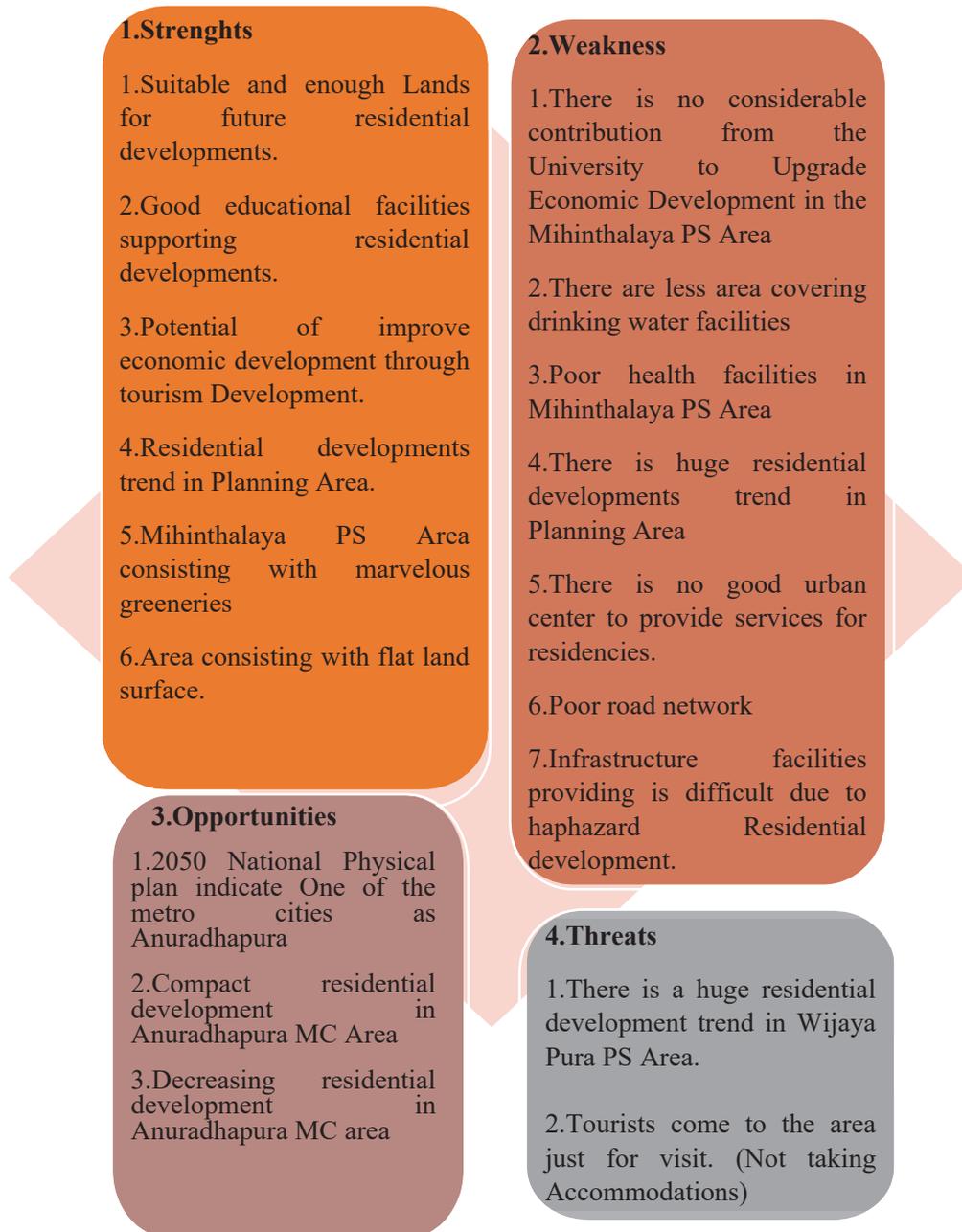
Source – Urban Development Authority

Chapter 05

SWOT Analysis

To Become Most Prominent Area for Residential in the Anuradhapura Metro City in 2030

Figure 2: SWOT Analysis



5.1 Strengths

5.1.1 Suitable and enough Lands for future residential developments.

Residential development is major land use in Mihinthalaya PS area. It is 8337.79 Hectares of the total PS area. Out of them 3111 hectares have been used by the people for their residential uses. Rest of are also very supportive for the residential development. Currently there are 24600 were there and expected population in 2030 is 48000. It means 8 persons per 01 Hectare and in 2030 there will be 11 persons will be in 01 hectares. According to that, there are 9785 square foot for one person.

5.1.2 Good educational facilities supporting residential developments.

According to statistics, Teachers student's ratio in Planning Boundary is 1: 13. In district level it is 1:16. This combination is very much supportive for expected population in 2030. Within that population 4800 students can be expect in 2030 (Map 41). National level schools and important schools like, Mihinthalaya Central collage, Pathiraja Tennakoon Primary school, Muslim Collage, Kurundankulama Vidyalaya, Kamalakkulama Vidyalaya were situated close to urban area is very much supportive for provide qualitative educational level.

Table 2: Schools in Mihinthalaya PS Area (Part)

Name of the School	Medium	No of Students	No of Teachers	Teachers' student's ratio
Kurundankulama Vidyalaya	Sinhala	147	22	1:7
Kammalakkulama Vidyalaya	Sinhala	178	16	1:11
Mihinthalaya central Collage	Sinhala	1200	65	1:19
Pathiraja Thennakoon Primary School	Sinhala	882	40	1:22

Mihinthalaya Muslim Collage	Tamil	49	09	1:5
Total		2456	152	1:16

Source – Divisional Secretariat office – Mihinthalaya – 2018

Instead of those schools, there are some preschools conducted by early childhood education development covering all GN Divisions in Mihinthalaya PS Area. Apart for that, there Are some schools like, Niwanthakachethiya College, Anuradhapura Central College, Zahira Collage, Swarnapali Girl’s college, D.S.Senanayake Primary School, St. Joseph’s college, also provide services those who area in Mihinthalaya PS area. This also one of the main reasons for upgrade educational level in the Mihinthalaya PS area.

5.1.3 Potential of improve economic development through Tourism Development.

Mihinthalaya town is located in cross point of A 12 and A 09 Roads. From this point easily can reach dominant tourism cities like, Jaffna, Mannar, Trincomalee, Puttalam, Kandy etc. on the other, Dambulla, Sigiriya, Habarana Tourism places has reached its maximum level and researches has been proved that. Based on these opportunities Mihinthalaya town can be developed as dominant tourism city in Srilanka.

Mihinthalaya Town dominant as main Place for “Poson” Festival. Within festival season there are 50 0000 people are coming and Mihinthalaya PS can earn considerable income by using this festival season. Specially, Mihinthalaya PS area consisting with good greenery. It is 42% of the total planning boundary and within this green coverage there are more fauna and Flore species. At the same time, world first sanctuary also in Mihinthalaya PS Area and using these potentials Mihinthalaya PS area can be developed as one of the dominant tourism town in Srilanka.

Table 3: Potentials for Mihinthalaya Tourism Activities

Category	Measurements
Natural landscapes	Weather Conditions
	Flora and Fauna
	Attractive Places (Aradhana Gala, Mahakanadarawa Tank)
	Caves
	Forest Area
Man-Made Attractive places	Ancient Temples and Pagodas
	Ancient Hospital with Stone Arts
	Ancient Refectory with Caves
	Ancient Dinning Places
	Tanks and Ponds
Cultural Attractive Places	Indigenous Foods and beverages
	Rituals and traditions
	Indigenous language
	Different types of festivals (Wesak, Poson, Dewala Festivals)
	Ancient industries (Chena, fish catching techniques, ancient agriculture techniques)
	Ancient Medicines
	Bali, Thovil
Activities	Watching Birds, Riding bicycles
	To know about, how prepare ancient foods
	Engaging with traditional agriculture activities.
Capabilities	Most of the People well knowing about ancient Flora and Fauna,
	Well experienced Guides
	People who are in area can manage English literacy
	Hospitality of People

Source: Rajarata University of Srilanka (Research)

Not only that, there are more tanks to improve attractiveness of the Mihinthalaya PS area. Within the area, more than 35 tanks are there. Still farmers have used these tanks for their agriculture purposes and one of the tanks are get dilapidated. Mihinthalaya Tank and Maradankulama tanks

are one of the abandoned tanks in the area and by improving quality of the tanks can attract more tourist for the PS Area (Map no 31).

Picture 1: Mihinthalaya Chaitya Scenery with Mahakanadarawa wewa



Source – Pinterest.com - 2018

Within those places, there are more scrubs and Chena cultivation area in the area and from these places can see nice vistas of the Mihinthalaya Chaitya and other kind of attractive places. Specially there is a possibility to provide accommodation facilities for those who are come these places to this area. On the other hand, there is possibility to provide facilities for improve environment tourism industry. “Doramadalawa” is one of the famous places for this type of activities. Unfortunately, currently these places are getting dilapidated.

Picture 2: Tourist Hut in the Doramadalawa Jungle area



Source – Google Maps 2018

Picture 3: Jungle Scenery in Doramadalawa Area



Source – Google Maps 2018

Picture 4: Tourist Hut in the Doramadalawa Area

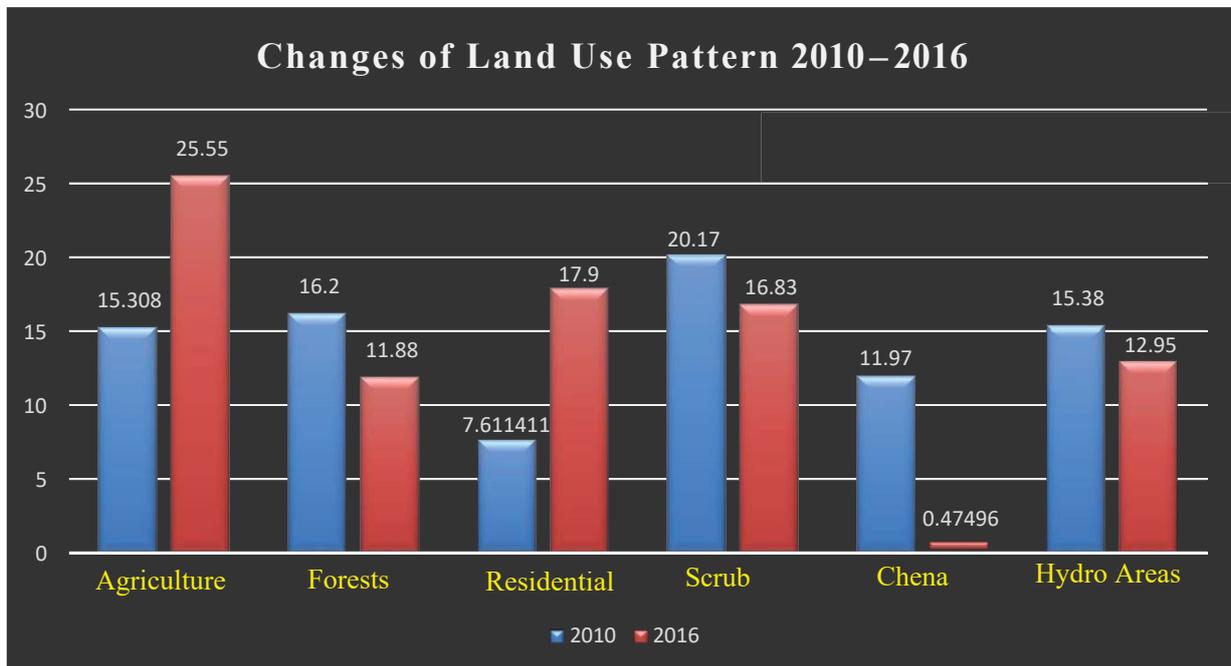


Source – Google Maps 2018

5.1.4 High Intensity Residential Developments Trend in Planning Area

When consider about land use conversion of Mihinthalaya PS area in 2010 – 2015-time period, residential development is the main development activity out of the other development activities in the area. parallel to that development, agriculture land uses also increasing with residential Developments. Government policies would be reason for this increment.

Charts 1:Changes of Land use 2010- 2016



Source – Urban Development Authority 2018

Specially it is clearly showing closer to A-12 road and A 09 road. NDVI Analysis clearly prove that, these developments happening in previous years. With these developments, land value also increasing with that

Figure 3: Green Coverage Changes 2008 – 2017



Source – Landsat 8 Images 2008 - 2017

Table 4: Land Values of the area

Area	Land Value (LKR - Per Perch)
Town centre and surrounding Area	150 000 – 200 000
From town centre to Anuradhapura (Mathale Junction and Kandy Road)	75000 – 100 000
From town centre to Rembewa (01 Km beside from main road)	25 000 – 50 000
From town centre to Trincomalee side (01 Km beside from main road)	20 000 – 50 000
Other areas	5000 upwards

Source: Urban Development Authority 2016

5.1.5 Area consisting with marvelous greeneries

In Mihinthalaya PS Area, 31.5% of the total land area consisting with marvelous greeneries. This green coverage also very much supportive for the reduce heat condition, noise pollution, air pollution, within the PS Area. This is one of the good potentials in the area to develop residential developments (Map No 38).

Land use in Planning Boundary

Planning Boundary	=	8280.27 (Hec.)
Scrubs & Barren Lands	=	31.23 (Hec.)
Not declared	=	692.09 (Hec.)
Water Bodies	=	1058.62 (Hec.)
Residential Area	=	1873.08 (Hec.)
Forest Coverage	=	2610.53 (Hec.)

5.1.6 Area consisting with flat land surface.

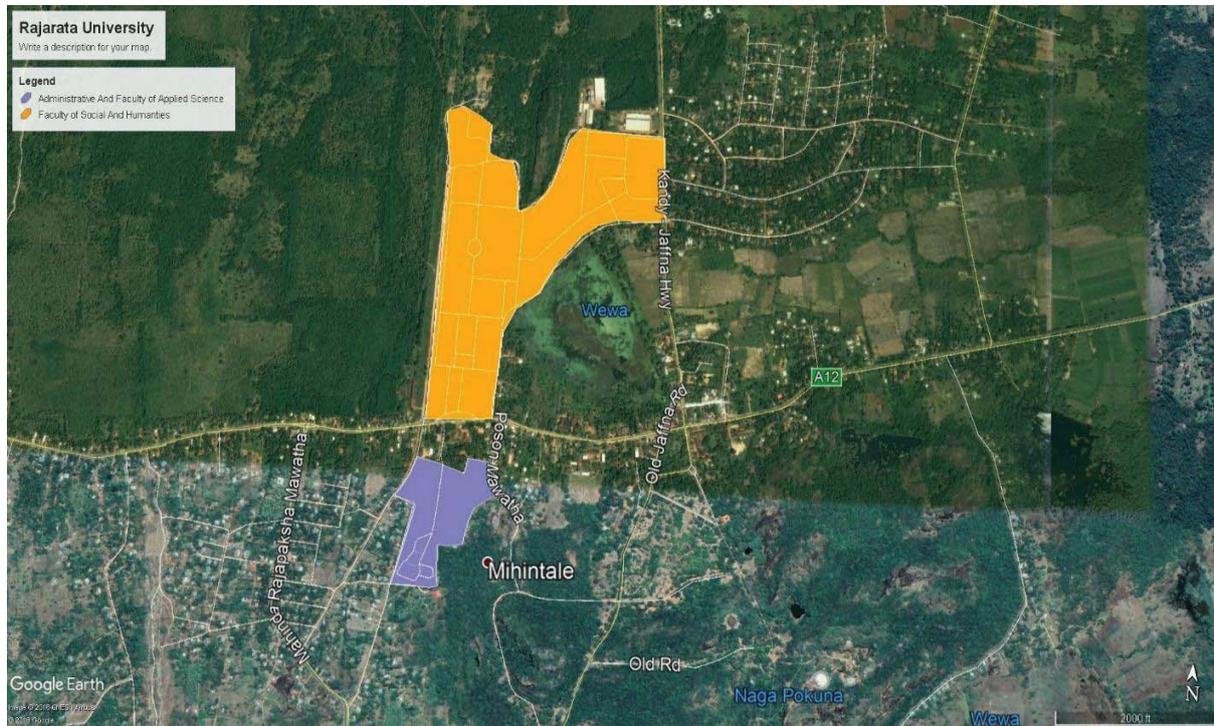
Mihinthalaya PS area having flat land surface. It is located 120- 125m from Mean sea level. The heights place is “Katupotha” mountain. These situations are very much supportive for promote residential developments within the Mihinthalaya PS Area. On the other hand, there is no any disasters recorded except Drought. These conditions very much supportive for upgrade residential developments in the Area (Map No 42).

5.2 Weakness

5.2.1 There is no considerable contribution from the University to Upgrade Economic Development in the Area

Basically, from university development government has expected huge developments contribution for the area. But this expectation is not much tally with current situation of the Mihinthalaya PS Area. Development contribution from the university for the area is low. 70% of the university students move to Anuradhapura Town for their day-to-day Activities. On the other hand, university provide good accommodation facilities for university Students. Due to these reasons, it is negatively affected for the people’s economic level.

Figure 4: Rajarata University Area



Source – Urban Development Authority, Google Maps 2018

5.2.2 There are less area covering drinking water facilities

in Mihinthalaya PS area, there are some area don't have drinking water facilities provided by water supply and Drainage Board. At the same time there is a difference between livability areas and already water supply having areas. Although, in planning boundary 36% covered with drinking water facilities provided by water supply and drainage board and there are some missing areas like, Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Mahakanadarawa Yaya 03. Although, Mihinthalaya town center full covered with drinking water facilities and there is some area in Mathale Junction don't has drinking water facilities provided by water supply and drainage board and these areas need to be supply drinking water facilities to achieve vision for the PS Area.

Instead of these areas, there is no enough drinking water facilities for 1327 hectores, and these areas very much supportive for the residential developments (GNDs like, Maradankulama, Ukkulankulama, Kannattiya,etc). in 2030, expected population is 48000 in PS area and available water supply facilities are not for these expected population (Map no 43).

5.2.3 Poor health facilities in Area

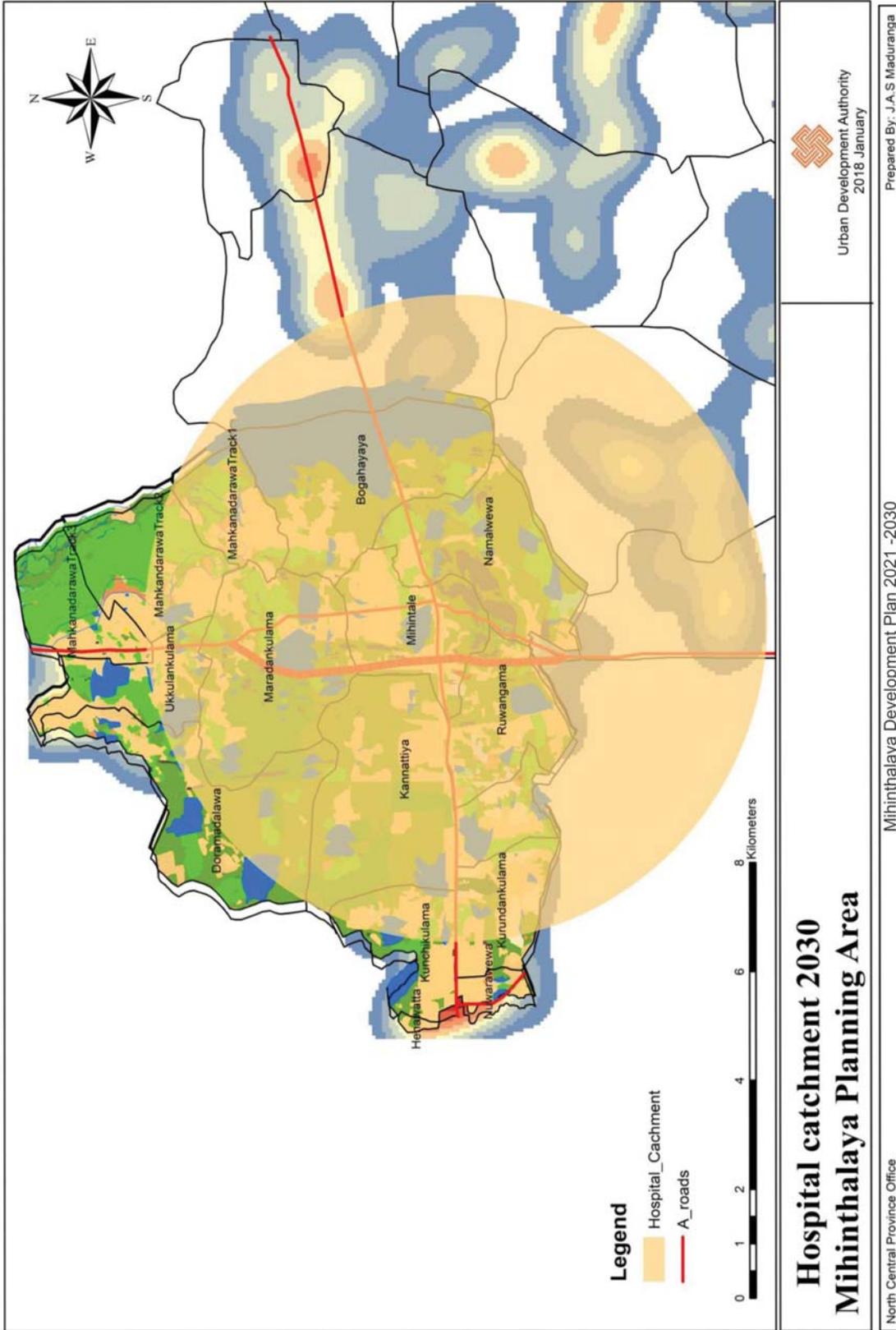
Table 5: Health Infrastructure facilities

Hospital	No of Wards	No of Beds	No of Outdoor Patients	No of Resident Patients
Mihinthalaya	06	80	64327	4191
Thammennawa	03	20	38728	2797

Source: Resource Profile - Mihinthalaya Divisional Secretariat Office – 2016.

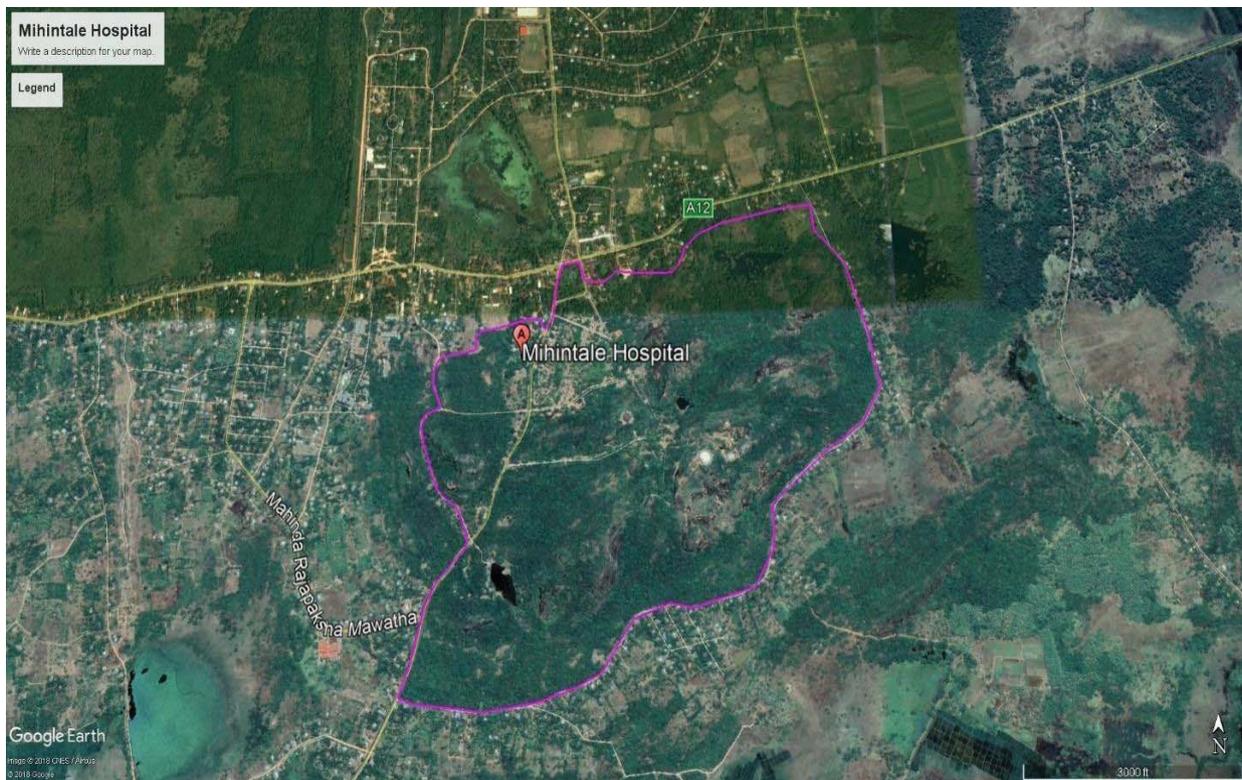
Poor health facilities within Mihinthalaya PS area one of the main issues for achieve vision for Mihinthalaya PS Area. Although there are 2 hospitals were in area, these hospitals consisting lack of infrastructure facilities relevant to Health aspects. On the other hand, expected population in 2030 is 48000 and with existing health facilities there will be issues, when providing health facilities those who area living in Mihinthalaya PS area in 2030. At the same time, hospital premises also not enough for expansions and this premise is an archeological land. Due to these reasons, there is a need to relocate hospital for another good place.

Map 5: Hospital Catchment



Source -Urban Development Authority

Figure 5: Mihinthalaya Hospital with Archeology area



Source - Urban Development Authority, Google maps

5.2.4 Increasing temperature level in the Area

Although, Mihinthalaya PS area consisting with good greenery areas, temperature level also increasing in previous years. It is 1.5 °C increasement. Specially this increasement is highlighted after 2014. From March to October this is increasing up to 2⁰C. on the other hand, when compare with this condition with Thalawa area, it is 1⁰C increasement (Chat no 06,07). Within previous years' rainfall intensity was considerably decreasing and this climate condition also one of the Reason for this situation. From 2011 up to now rainfall intensity was decreasing in-between 150 – 200mm.

5.2.5 There is no good Urban center to provide services for residencies

This is one of the main issues for achieve vision for the Mihinthalaya PS area. Specially within Mihinthalaya town center there are 0.127 hectors to provide services for people. The reason is, Archeological department has been gazette 590 acres as archeological area and these lands can't use for any kind of Development Activities. This kind of limited land area has becoming an issue to provide good services for people. Most of the time university students moving to Anuradhapura town for their day-to-day activities. The reason is there no-good commercial and other kind of land uses to provide good services for them. At the same time, there are 2000 – 2500 people were come to Mihinthalaya Urban Area for fulfil their needs and wants. Rajarata University, Divisional Secretaries office, Post office, electricity board were there to provide services for people who are coming to the Mihinthalaya Town Area.

Figure 6: Mihinthalaya Archeology Area

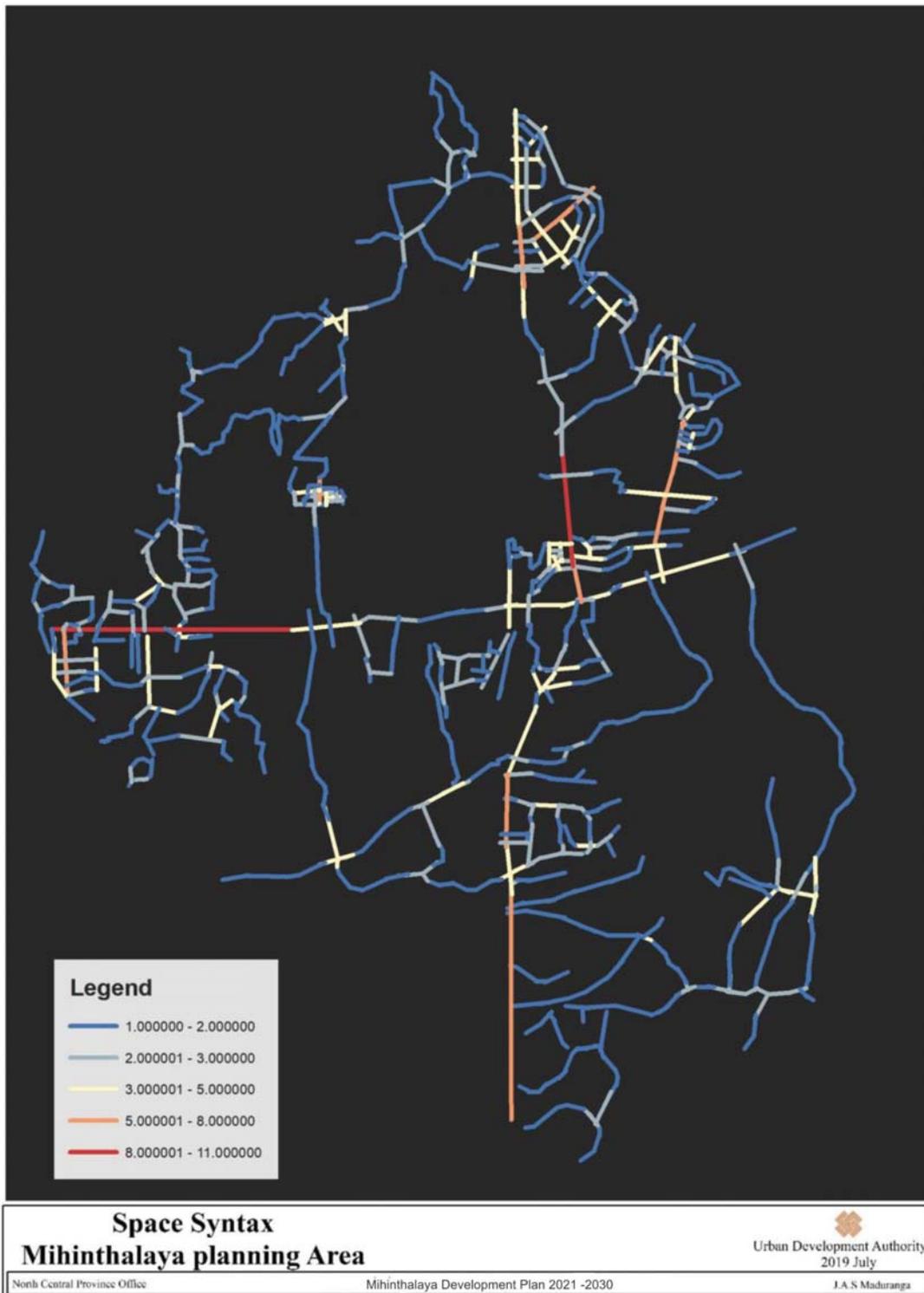


Source – Urban Development Authority

5.2.6 Poor road network

In currently, residential area is 3111 hectares and this area covered with 339km road network. As closer town of the Anuradhapura MC area, Thambuththegama area covered with 610 Km road network. Due to such kind of poor infrastructure facilities, it is negatively affected for achieve vision for the Mihinthalaya PS Area. On the other hand, existing road network in Mihinthalaya PS Area also not in good condition. Most of the roads are not much connected each other and some of them are dead ends. it has been proved by the integration analysis. Even some roads are not supportive for walking. (GN Divisions like, Kannattiya, Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Ruwangama, Kurundankulama, having such kind of Poor road network and it is negatively affected to spread residential development throughout the Area, Map no 46).

Map 6: Spatial Integration of Roads, Mihinthalaya



Source – Urban Development Authority 2019

5.2.7 Infrastructure facilities providing is difficult due to haphazard Residential development.

Within Mihinthalaya PS area Kurundankulama, Kunchikulama, Henewaththa, Nuwarawewa are dominant GN division for residential uses. But some GN Divisions like Ukkulankulama, Maradankulama, don't have well connected road network covering whole area. As well as infrastructure providing like, Water supply, Electricity also becoming as issue for this area and some infrastructure facilities (Ashokapura Railway Station) need be well functioning for achieve vision in 2030. At the same time public transportation also need to be strengthen as much as possible (Map no 32).

5.3 Opportunities

5.3.1 Government Policy on Develop Anuradhapura As National City

According to the policy and manifesto publish by current government as a mandate for presidential election in 2019 Anuradhapura identify as a national city, Mihinthalaya area is located very close to Anuradhapura national city compare to the other towns in Anuradhapura district. From Anuradhapura to Mihinthalaya 14km spatial distance identified. according to the “vistas of prosperity” government policy document there is option develop Mihinthalaya as sub town of Anuradhapura national city

5.3.2 Compact residential development in Anuradhapura MC Area

Anuradhapura MC area becoming as densified residential place and it is always spreading with time period. This development trend also becoming an issue for municipal council Area. It is 25 people per hectares. But in Mihinthalaya PS Area 3 people per 03 hectares. It means, Mihinthalaya PS area can be developed as best residential city in urban centers.

5.3.3 Decreasing residential development in Anuradhapura MC Area

Specially, in Anuradhapura MC area there is trend for residential outflows. This also one of the best opportunities for area to developed Mihinthalaya Area as a residential City. Anuradhapura MC Population in 2001 was 56632 and, in 2011 it was reported as 52007. With effects of urbanization, this residential development has decreasing with particular time period and population growth rate in MC Area was -0.00848. by using this opportunity, Mihinthalaya PS Area can be developed as good residential city in region.

5.4 Threats

5.4.1 High residential development trend in Wijayapura PS Area.

Wijayapura PS Area is one of the key local authority for attract more residential development from the Anuradhapura MC Area. This situation is positively affected for Wijayapura PS Area and land values also increasing with these residential development trends.in 2001 land value per perch was 29500 – 46 500 and, in 2016 it was marked as 181000 – 296000. But currently, in Mihinthalaya PS area maximum land value 200000. This condition was negatively affected for the achieve vision for the Mihinthalaya PS Area (Map no 36,37)

5.4.2 Tourists come to the area just for visit

Anuradhapura is the main tourism destination in the region. As well as there is more tourist come to this place for their purposes. On the other hand, tourist who are come to Anuradhapura always, they arrange their accommodation facilities in Anuradhapura MC Area. There for there is a less opportunity to Mihinthalaya PS area to earn more money from the tourism industry. Reason is, most of the time tourist come to Mihinthalaya PS Area just for visit.

Chapter 06

The Plan

6.1 Introduction

According to the Urban Development plan for development of Mihinthalaya PS area, the main objective is to facilitate residential development and tourism activities. Accordingly, the vision of the development plan is, Residential Garden in Cultural Spring, is outlined in the Development plan. Initially, it identified roads, water, electricity and other infrastructure facilities and comfortable urban services such as urban landscaping.

6.2 Strategic plans

According to the Mihinthalaya PS Area development Plan, the Total area will be developed through below Identified Strategies.

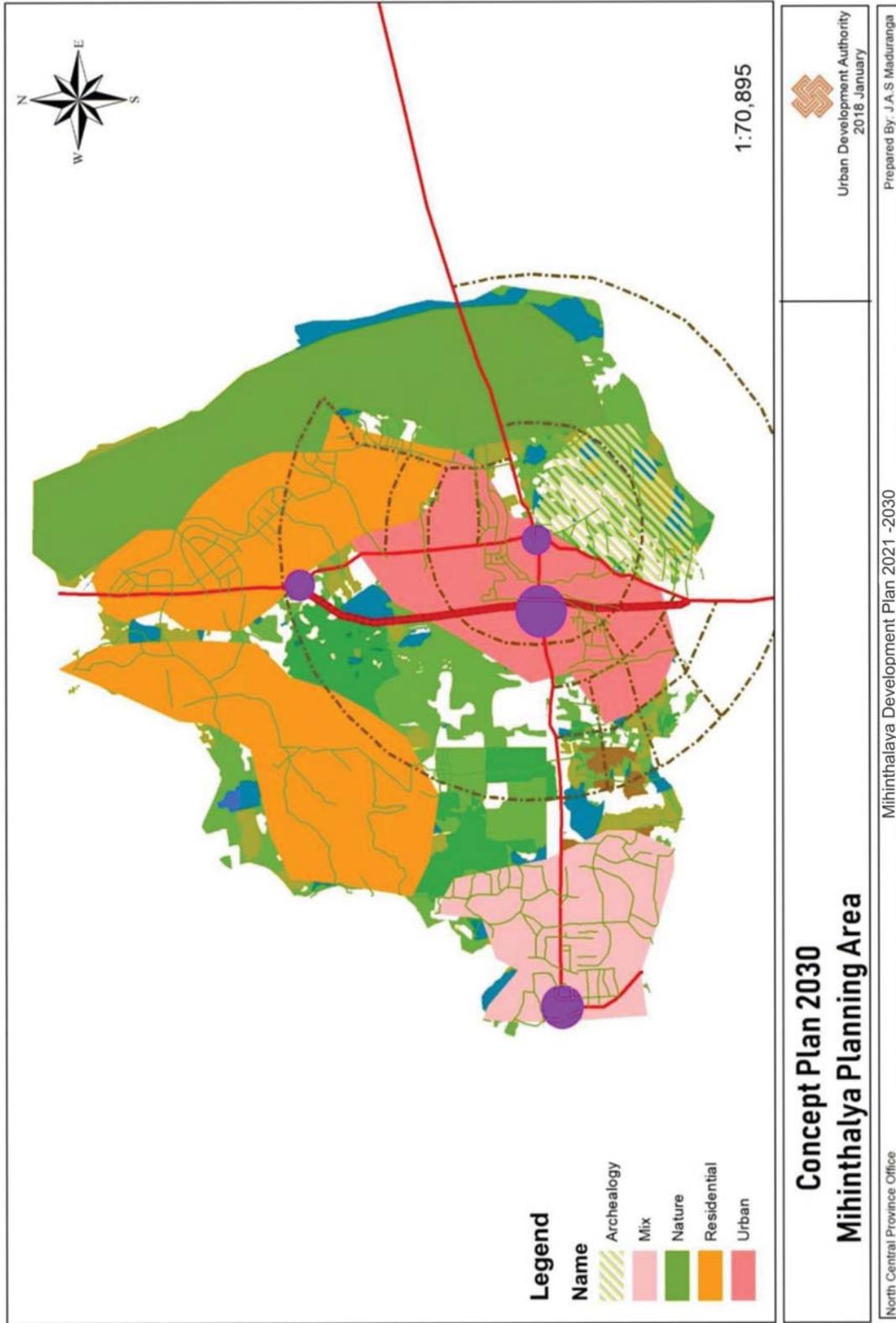
1. Proposed Land use Strategy
2. Physical and Social Infrastructure Development Strategy
3. Economic development strategy
4. Sustainable environmental development strategy
5. Cultural and heritage management Strategy

6.3 The Concept Plan

6.3.1 Introduction

There is a mixed development area identified at the location of Mihinthalaya PS area called in Matala junction where Puttalam - Trincomalee road and Galkulama – Anuradhapura road intersected. This is the closest area to the authority of the Anuradhapura MC area, which aims to achieve equal development in the immediate vicinity of the development of the area. This has been identified as an area with a high development pressure, since it is necessary to develop as a mixed development area.

Map 7: Concept Plan

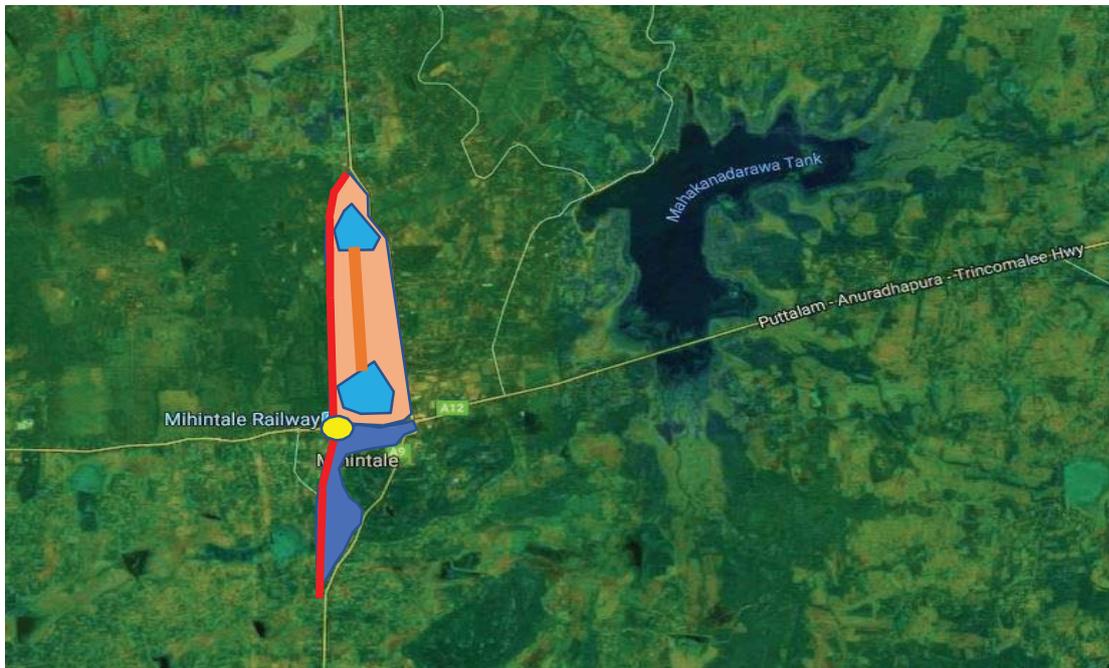


Source – Urban Development Authority 2018

This conceptual plan has been identified to develop the city center of Mihinthalaya with the protection of the natural environment with urban features. The development of an alternate road parallel to the Kandy-Jaffna road and the Puttalam-Trincomalee road in front of Mihinthalaya railway station has been identified, Due to the potential of the road traffic along the Kandy - Jaffna road can be developed in the future, as the Kandy - Jaffna highway which crosses archeological area cannot be expanded further. In addition, the urban area will be expanded to the Ambathalagama area along Puttalam-Trincomalee road with the health, administrative services. Furthermore, provision of tourism services and provision of higher education facilities are provided in the area. This urban area provides the opportunity to establish a commercial environment, education and other facilities that will preserve the natural environment.

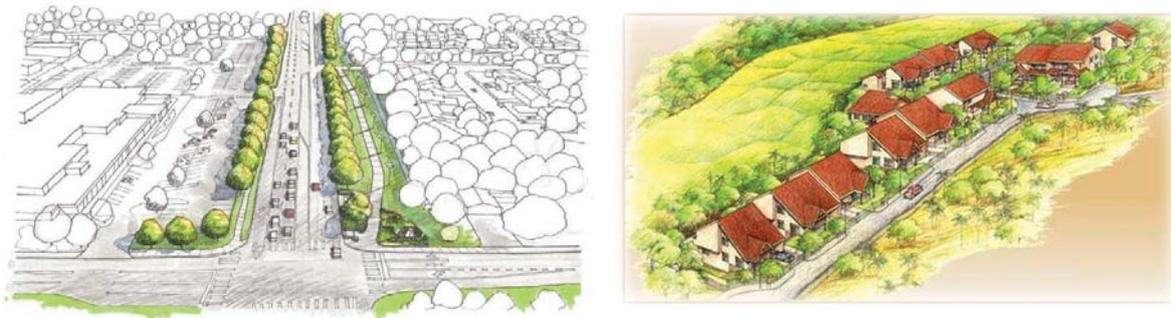
Accordingly, the conceptual plan within 15 GN Divisions is being spread out in the planning area. It is expected to move mainly in the Matale junction, Mihinthalaya town and Mahakanadarawa areas to the higher residential development. Consisting with Paddy fields, natural forests, tanks and canal systems. The conceptual plan refers to the integration of residential areas between these systems through a well-connected local road network. This plan identifies a new town center built around the railway station area. According to the analysis, it is hard to find commercial land for expand of Mihinthalaya town due to archeological sensitive of the area. as solution for that new center was identified. The new city center is expected to be developed area between the proposed new alternative road and linking the current main road. Lands in the current town center are being used for development existing conditions and the proposed area is expected to be used for future development activities. It is expected to develop the city center to include higher education, tourism, religious activities and administrative sectors. Two new development areas will be connected by the proposed alternative route and the two development areas will be developed as upper side of the Puttalam -Trincomalee road and south side of the Puttalam -Trincomalee road. It is expected to allow the development of upper area for commercial, higher education and recreational activities. Further, it is planned to develop government institutions to the south area from the railway junction and the facilities for pilgrims as an accessible area for archaeological purposes.

Figure 7: Town Center Concept



Source – Urban Development Authority, Google Maps - 2018

Figure 8: Expected Scenery in Mihinthalaya in 2030



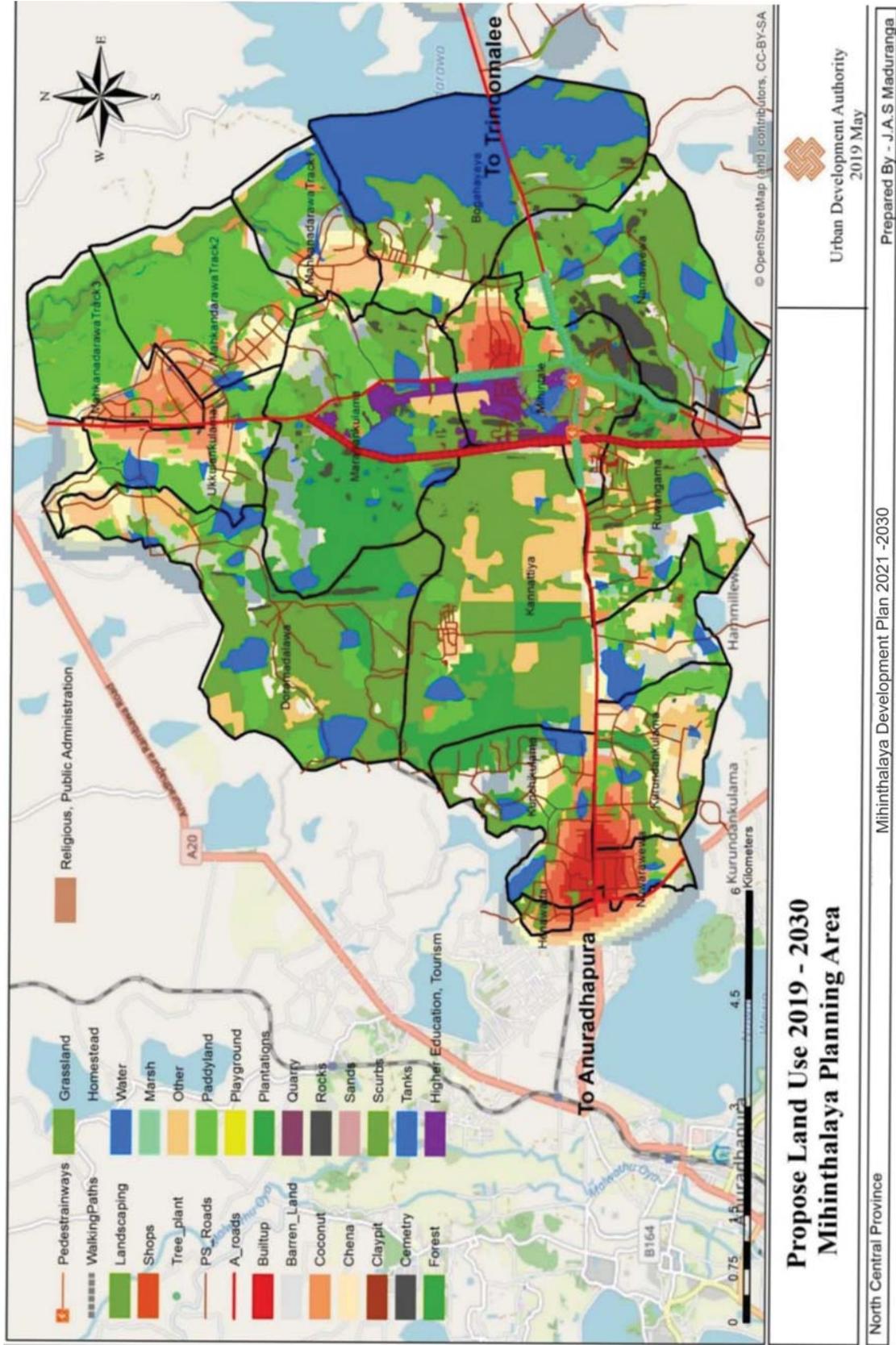
Source – Urban Development Authority 2019

6.4 The Proposed Land Use Strategy

6.4.1 Introduction

The main objective of this plan is to manage the proposed lands for the proposed activities, so that the expected development activities of the proposed city structure plan can be implemented. Weaknesses that exist in the existing land use practice, i.e., inconsistent practices, improper use of land for the purpose of land allocation will be controlled. It is expected to achieve development goals through the allocation of land to the proposed requirements.

Map 8: Propose land Use 2030



The land allocation identified by the Mihinthalaya development plan has been allocated for the uses of the development plan. For the convenience of description, 03 sections of the zone have been identified as below.

1. Matale junction Development area
2. Mihinthale Town area
3. Mahakanadarawa Development area

It is expected to expand the residential development activities through infrastructure development in the above areas. The land development plan has also identified the areas where natural ecosystems exist outside these areas. Areas of paddy lands and archaeological sites, especially paddy and tanks, are identified as components of the proposed land use plan.

6.4.2 Future Urban Form

1. Matale junction Development area

Matale junction Development area located near the Anuradhapura MC area, impact of development activities in the area is highly influenced by MC area land use. Therefore, the mixed development in this area will be the goal of the future. In this area it is expected to develop residential habitats with Preservation of the natural lakes system in the area. Especially since these areas are situated in a place which is accessible to the World Heritage City of Sri Lanka, it has been identified that a planned land use system.

Picture 5: Matale Junction Development Area



Source – Urban development Authority

2. Mihinthale Town area

The city center of Mihinthalaya is mainly the administrative center and the commercial center of the planning area. The future feature of the land use identification was the large archaeological site in the center of the city. This archeological reserve is a necessity for the city and uniqueness of the Town, and it was clear that it needs to conservation for future land use. Accordingly, Mihinthalaya railway station area and the Ambathalagama junction area, will be developed as commercial and service facilities providing area. The area will be built in close proximity to the Rajarata University, the Mihinthalaya Archaeological Reserve and the expansion of tourist attractions. it is expected to develop land with lesser spread of built environment in the Mihinthalaya Junction, that aims to develop the lands in order to protect natural ecosystems around the Mihinthalaya wewa and Archaeological Reserve

Picture 6: Mihinthalaya Town Development Area



Source – Urban development Authority

3. Mahakanadarawa Development Area

Development of the land in this area, located outside the Town limits, is expected to be mainly developed for residential purposes. Under this strategy, the development of the existing infrastructure has identified the main residential areas, being with preservation of natural Tanks and paddy land systems.

Picture 7: Mahakanadarawa Development Area



Source – Urban development Authority

6.5 Physical and Social Infrastructure Development Strategies

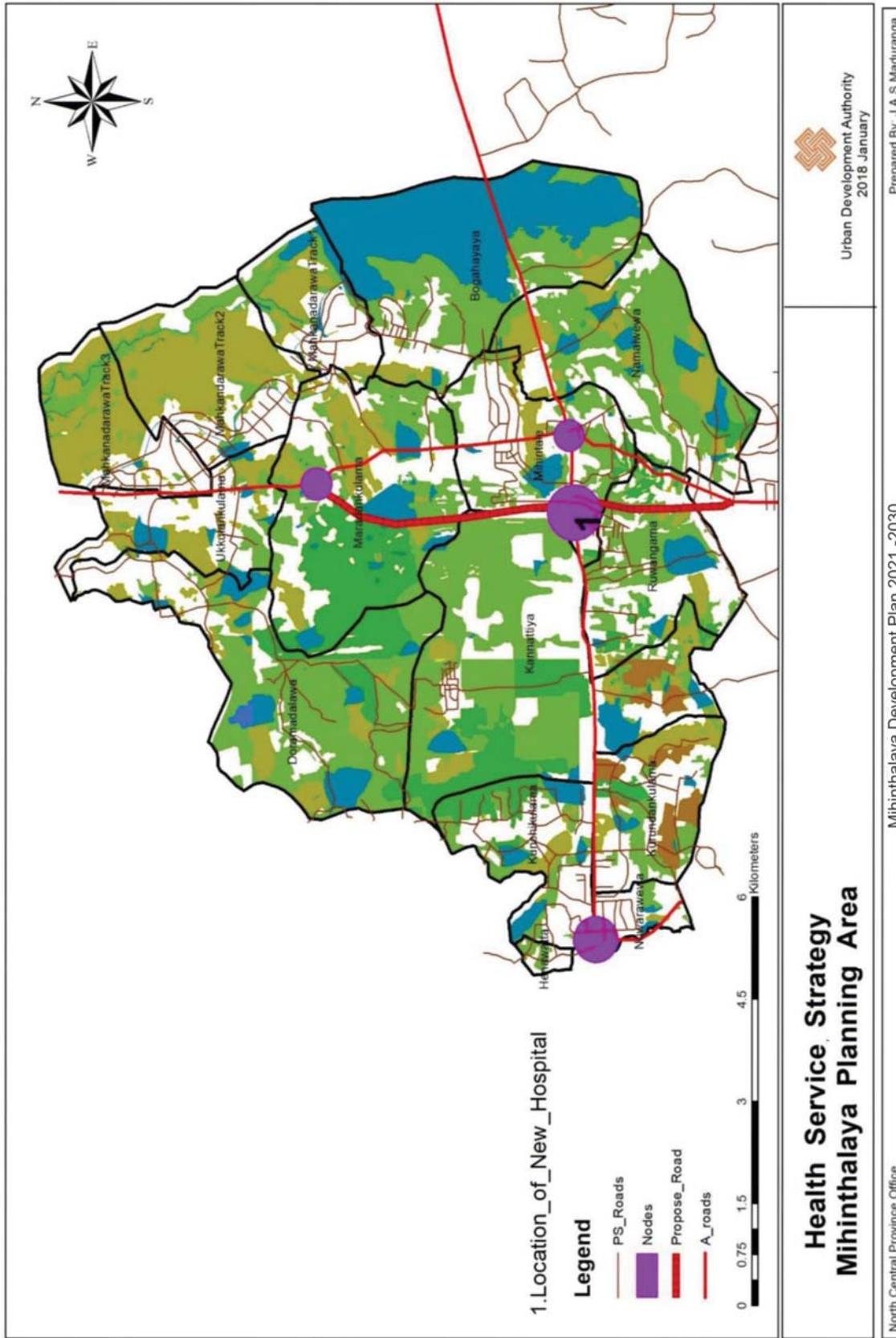
6.5.1 Proposed Service Plan

These service delivery strategies have been developed to help achieve the conceptual design of the "Residential Garden in Cultural Spring" in the identified vision of the development plan for the Mihinthalaya planning Area. This service plan indicating how education and health services, as well as commercial and administrative services, are organizing for the next 10 years. At the present time, there is no problem in these services in the planning area, but analysis can reveal that by 2030 the problem of supplying health and commerce services will arise.

6.5.1.1 Health sector

Currently, there are two hospitals in the Mihinthalaya PS Area, that are Mihinthalaya and Thammennawa hospitals. These hospitals provide facilities to more than 24,600 population in the planning area. According to predictions, the number of populations is increasing to 48,000, due to that, development of the Mihinthalaya hospital is a vital feature. Since the Mihinthalaya Hospital is located within the archaeology Sensitive Zone, no further development cannot be allowed, for further developments of Mihinthalaya hospital a suitable area will be identified near the Ambathalagama Junction. The area will be developed along the Trincomalee road and the direct impact of the developing commercial area near to the Rajarata University, and the government's administrative area will be developed in the Ambathalagama and Railway junction area will be greatly contributed to the economic development of the area. The main identified project is the taking of the Mihinthalaya Hospital to the Ambathalagama Junction, and the implementation of this plan should be carried out with the Ministry of Health and other related institutions (Use the institutional Plan).

Map 9: Health Service Strategy

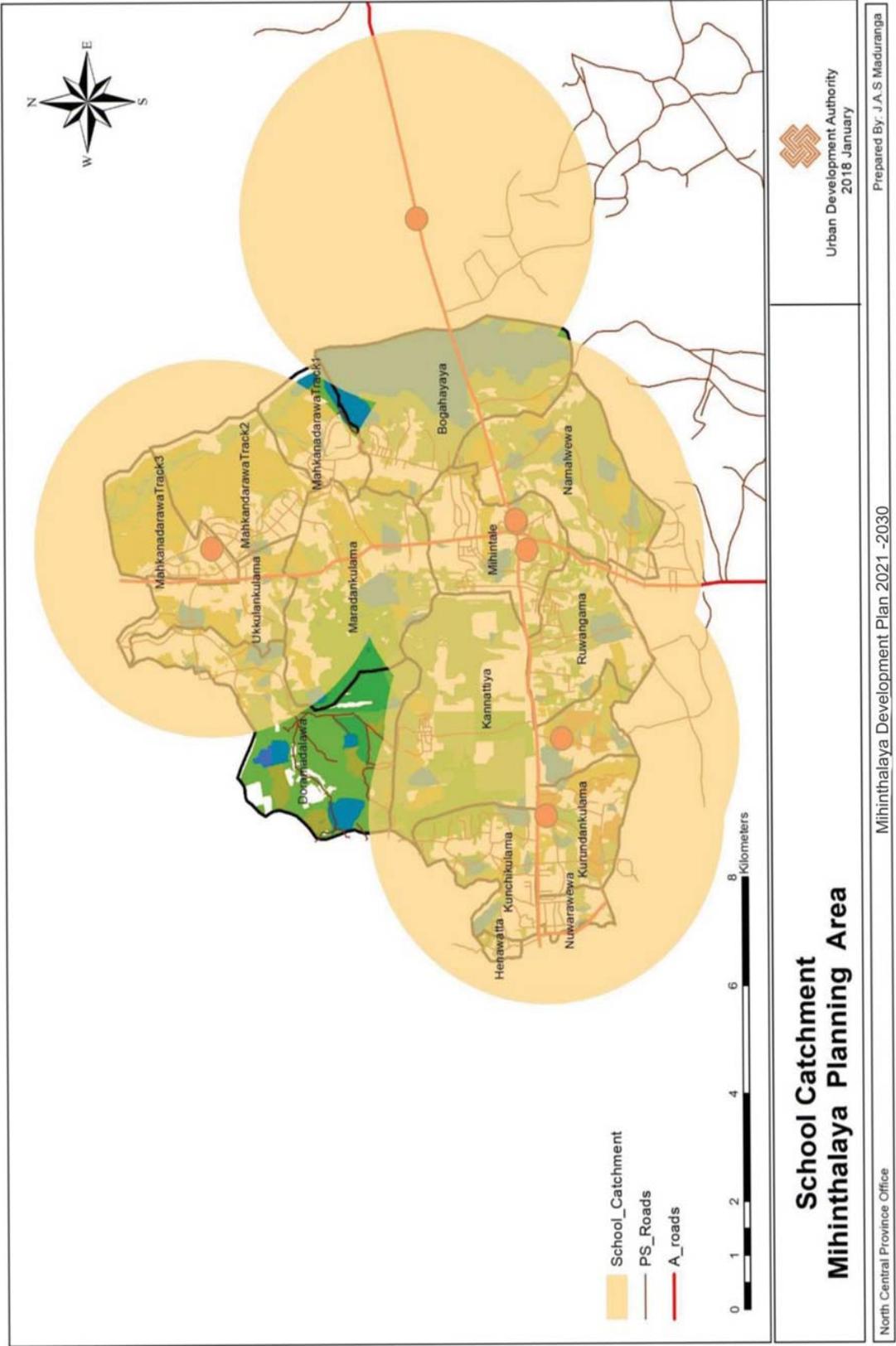


6.5.1.2 Education and Higher Education field

1. Proposals for the school education

The Plan identifies the physical resources required for the student population predicted for the provision of educational services by the year 2030 in the Mihinthale PS Area. The plan identified the Common issues related to the Building facilities, play Ground Improvements in the Mihinthalaya Maha Vidyalaya, Pathiraja Tennakone Primary School, Muslim School, Kammalakkulama Vidyalaya, Kurundankulama Vidyalaya. Necessary action needs to take by relevant institution for the development of these School in PS area (Refer Institutional Plan)

Map 10: School Catchment Area



2. Proposals for Higher Education

The Mihinthalaya Urban Development Plan is expected to create an educational space with the University of Rajarata, and other education such as Vocational training center around it will create a space for higher education institutions and research work. Mihinthalaya Development plan identified need for the following development projects to be carried out at the Rajarata University for the promotion of higher education.

1 Developments of Residential facilities for university students

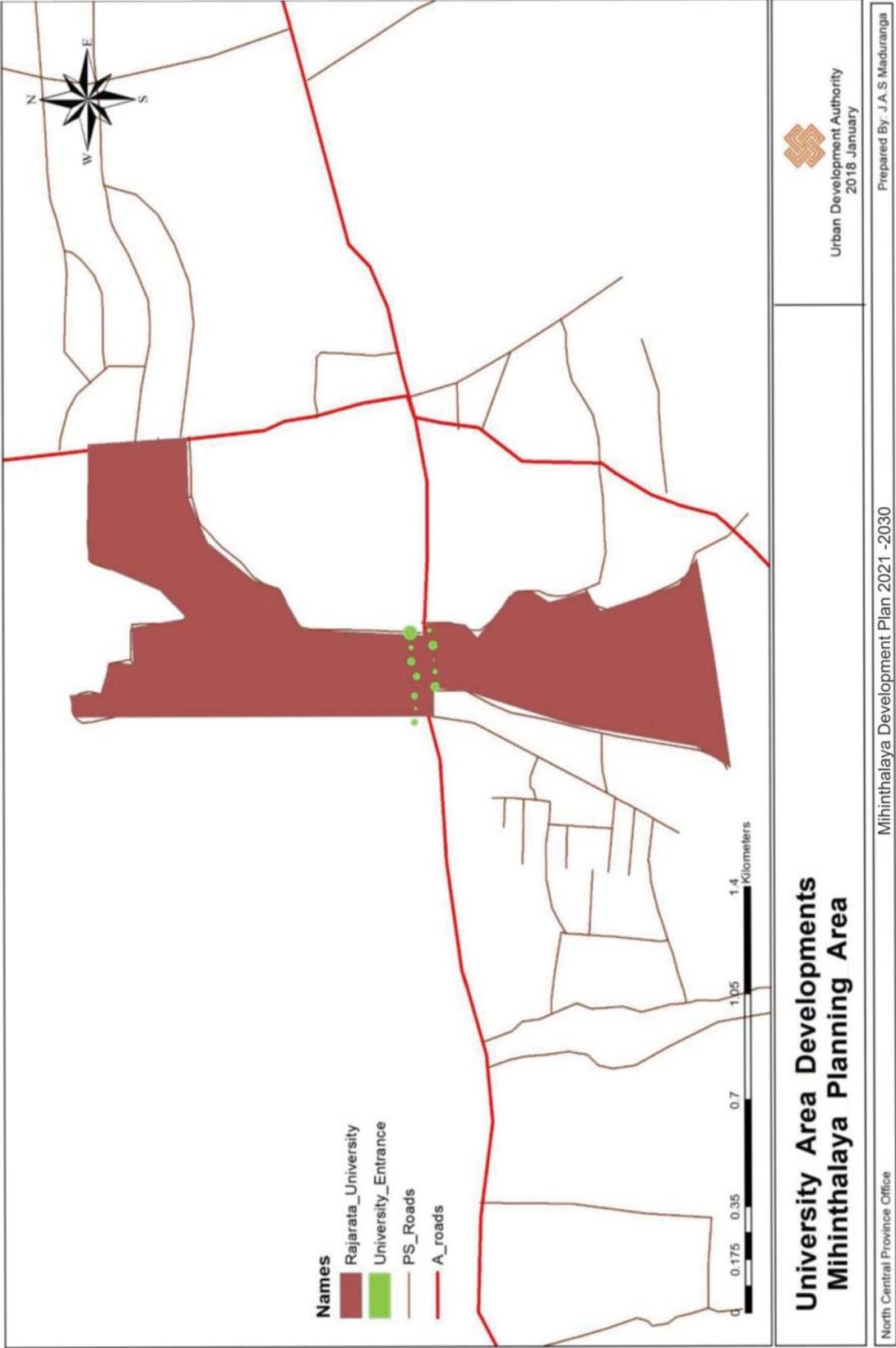
2 Constructing lecture halls to accommodate the student requirements of the university

3 Development of Main gates and roads according to a master plan of University

4 Construction of indoor sports complexes

5 Providing building required for the faculties

Map 11: University Development Area



Source – Urban Development Authority

6.5.2 Proposed Transport plan

An efficient, planned road system is an essential infrastructure to moving a town towards the physical development. Therefore, the main aim of this plan is to spread the linear development trend that is limited for Kandy-Jaffna main road and the Puttalam-Trincomalee road to other internal areas of planning area as well. According to a defined vision and zoning plan, the Mihinthalaya PS area is being developed in areas identified as Matale Junction, Mihinthalaya Town and Mahakanadarawa area. At present, interconnections of existing roads have been identified need to be upgrade. By 2030, the resident population is projected to increase to 48,000, and the commuting population to town predicted as around 4,500. Accordingly, the upgrade the road connectivity within the urban area as well as in residential areas was identified as a necessary factor. Especially the road network of which is to the south GN divisions of Puttalam-Trincomalee road, is need to be develop as it facing the Mihinthalaya town.

Currently, around 5500 vehicles are traveling daily from the Mihinthalaya-Anuradhapura road section on the Puttalam-Trincomalee road. It is projected that by the year 2030, it will increase from 11 000 to 12 000. The plan identifies road need to be upgrade it capacity. It also identifies the landscaping, lighting and street lamps, along the road.

To Minimize traffic in Mihinthalaya during the Poson Poya season as well as a means of conserving archeological site located in the town center, alternative road proposing for the Kandy-Jaffna road. This alternative route will be proceeding at the railway station, also intersection of Puttalam-Trincomalee road and the alternative road will be developed as a new commercial area near to the Rajarata University.

One of the strategies of Road Development Plan is to develop an interconnection between residential areas. Especially the development of roads in remote residential areas, from the main roads, providing solar light to internal roads, construction of bus stops is identified by the plan

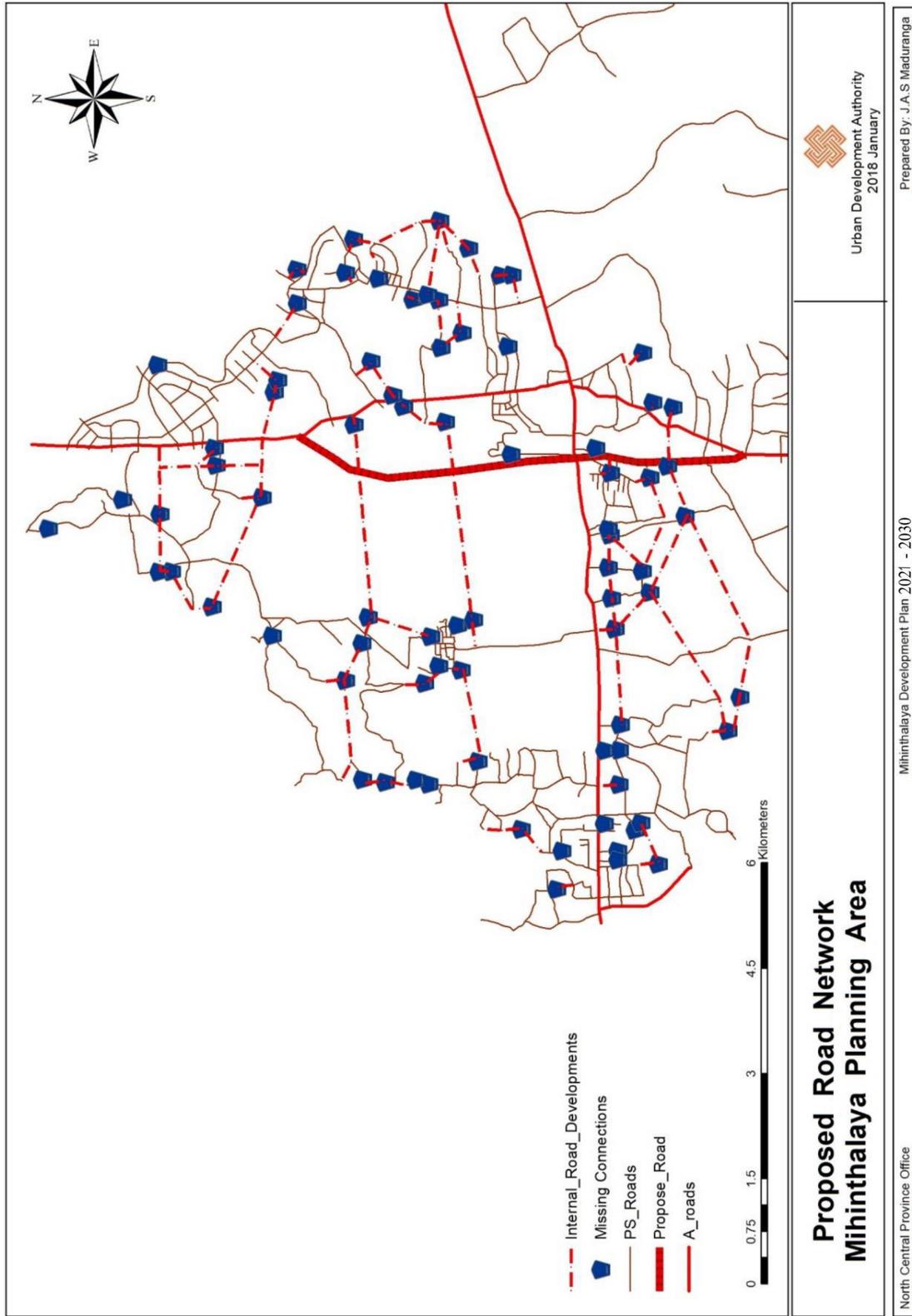
It is also identified to develop the road network connecting residential areas parallel to Puttalam - Trincomalee road. between residential areas It has been identified Around 61 road network dead ends in the local roads. This plan is identified to develop these roads to connect with the expansion of public transport in to the remote residential areas.

1 Enhance smooth interconnection between the residential areas.

2 Development of an alternative road section for the Kandy-Jaffna main road.

Since the present Kandy - Jaffna route runs through the archeological area, archaeological monuments such as Katuseya are in jeopardy. Similarly, by the year 2030, due to the development taking place in the northern and southern provinces of Sri Lanka, it will be possible to predict the increase in vehicle traffic, and the Kandy - Jaffna Road cannot be expanded to further. It is necessary to avoid an archeological site and to go for an alternative route.

Map 12: Propose Road Network



Source – Urban Development Authority

6.5.3 Proposed water supply Plan

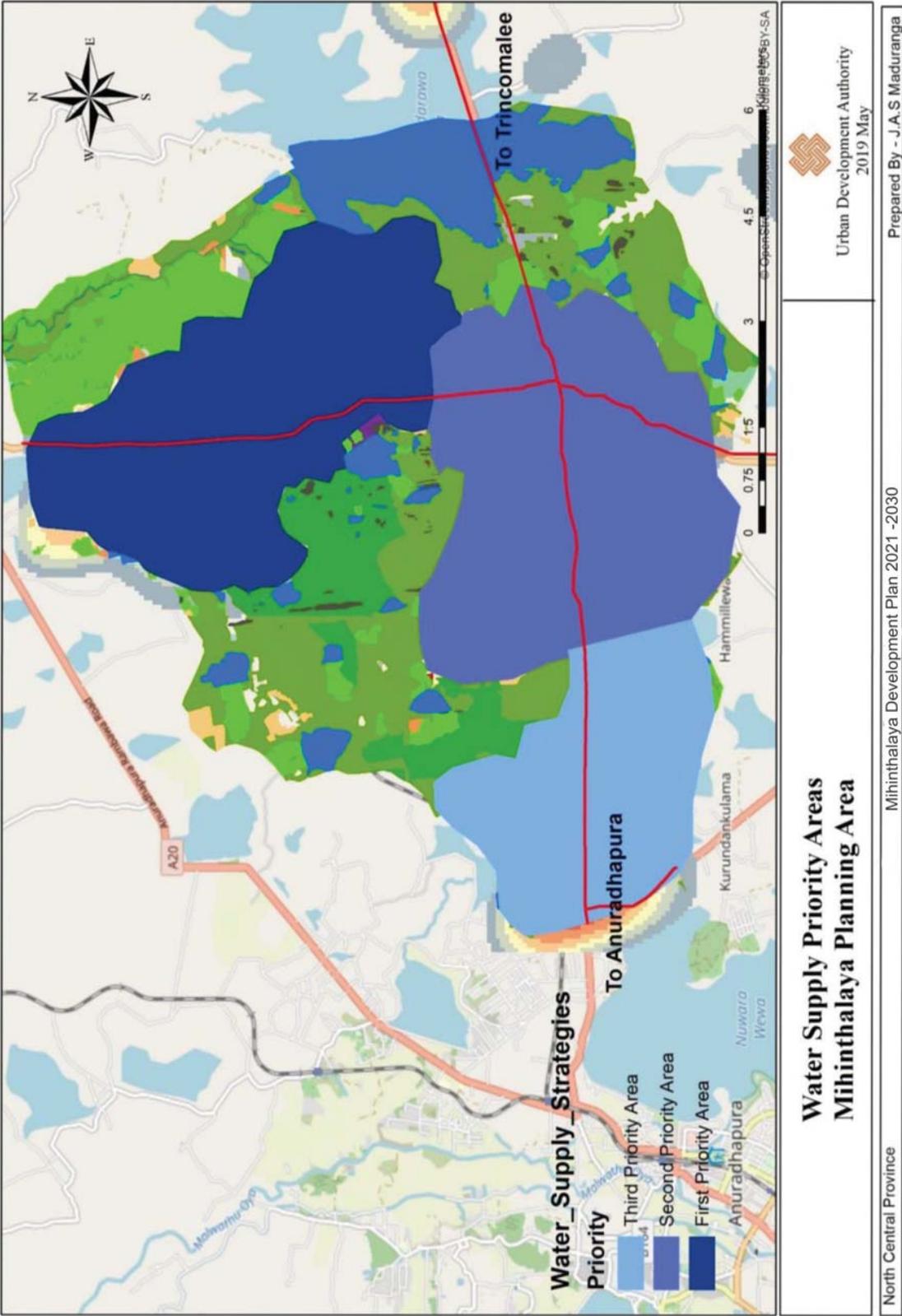
The Mihinthalaya PS area is endowed with frequent drought, and the main source of water is Mahakanadarawa. There are about 35 small tanks in the area. These tanks distribute water for agricultural purposes. Thuruwila reservoir and various community-based water projects fulfill the water requirement in the PS area, but it was observed that the kidney disease spread throughout the area. Therefore, it is clear that planning for supply of water through a major water source is essential for the entire planning area.

By the year 2030, the estimated population is around 48,000, and it is estimated that the minimum daily water requirement for the planning area, including the commuting population and the streets, and the requirements of the sacred area will be 6,700 cubic meters. It is predicted that the National Water Supply and Drainage Board can provide the necessary water supply to the Mihinthale PS Area. Proposals by the National Water Supply and Drainage Board as The Nachchaduwa lake use to be the source of water for planning area and the Moragahakanda water project will be provided to the water for Mahakanadara reservoir by the North central canal, and it will be possible to meet the agricultural and drinking water requirements in the PS area.

Mahakanadarawa Yaya 1, Mahakanadarawa Yaya 2, Mahakanadarawa Yaya 3 areas and Bogahayaya, Maradankulama and Doramadalawa should be prioritized in implementing the proposed water supply plan.

when its implement Mihinthale Water Supply Scheme, A special water supply project to provide continuous water supply throughout the year to the Rajarata University and surrounding hostels should be carried out by the service Providers.

Map 13: Water Supply Strategies



Source – Urban Development Authority

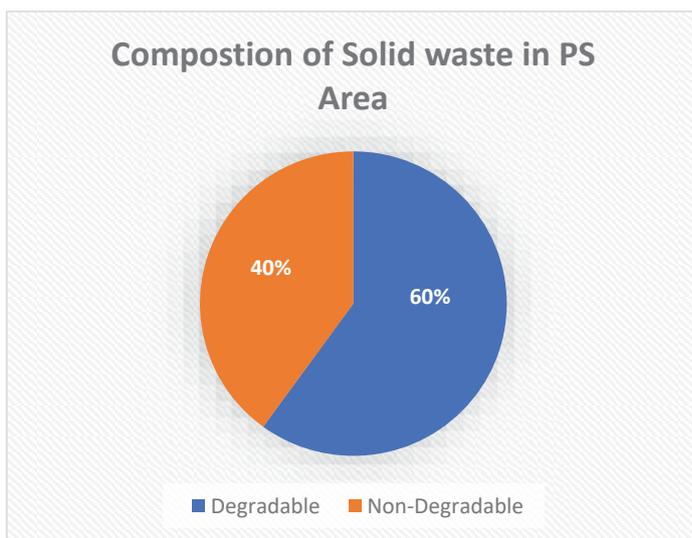
6.5.4 Proposed Solid waste management plan.

The materials, other than the liquid that generate by domestic, commercial, agricultural, industrial and other common activities is considered as the solid wastes. Solid wastes combine with various type of waste such as food waste, paper wastes that removed from packaging, Metals, Plastic, Glass, discarded clothes, waste in the gardens, waste that remove from factories, waste that generates due to the constructions. Solid waste management includes with waste generation, storage, collection, transportation, and final exclusion after converting it to environmentally friendly disposal methods.

Present position

According to the 2012 census statistics, the population of the total Mihinthalaya PS is 45,626. The area's daily solid waste is approximately 2.5 tons. Accordingly, per person generate solid waste is about 55 grams daily. The population of the total Mihinthalaya PS area in the 2030s is 72,148, with the predicted daily volume of total solid waste forecasted for that year being 3.5 tones. The solid waste generated in the urban area is as follows:

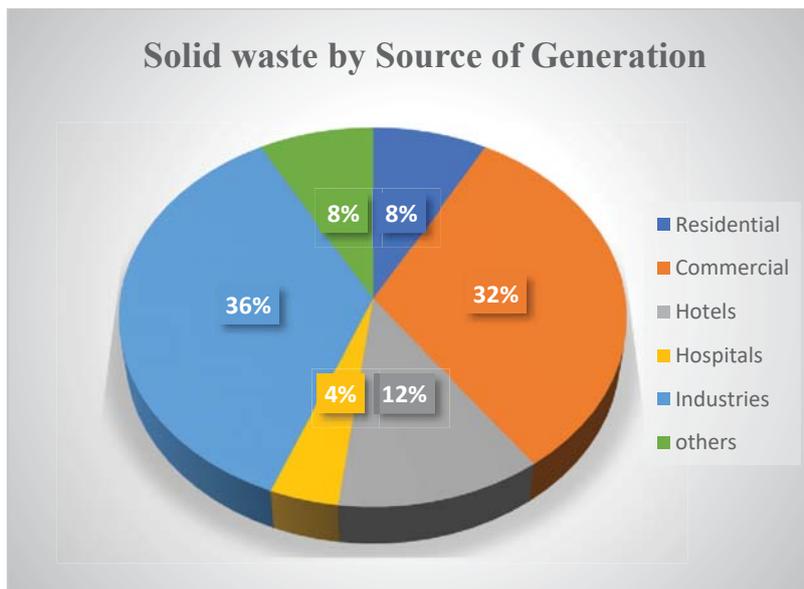
Charts 2: Composition of Solid waste



Source – Mihinthalaya Pradeshiya Sabha

The management of waste Mihinthale Urban area is carried out by the Pradeshiya Sabha. They daily collecting waste on the both sides of the main roads and in public places and the side of the by-lane is collecting solid waste once a week. Untreated mixed waste is collected in all type and disposed in the Pothana GN Division, without any treatment. there is a 2.5-acre land belonging to the Department of Forest Conservation

Charts 3: Solid waste by Source of Generation



Source – Mihinthalaya Pradeshiya Sabha

Proposed plan

A project plan has been prepared for a land area of 01 hectare owned by the forest conservation department in the Nochchikulama, Mihintale Pradeshiya Sabha area to establish a solid waste management project for the future garbage management.

Solid Waste Management Strategies

The current solid waste management strategy in the Mihinthalaya Pradeshiya Sabha was not taken steps to reduce the generation of solid waste or to discard the environmentally friendly solid waste. Sole Responsibility of waste management is Pradeshiya Sabha, with that responsibility Pradeshiya

Sabha can manage the waste, make it as way of income for Pradeshiya Sabha with the collaboration of public people in the area. Strategies for waste management can describe as below

Strategy 01 - Minimization of Solid Waste generation

Introducing methods to discourage the waste generation at domestic. trade, industrial fields.

I Organize awareness and education programs in public places and schools and introduce 10 R concept and minimize the generation of solid waste.

Strategy 02 - Separation at the waste generating on site.

Classify the waste as domestic waste, institutions' waste, wastes from trades and industrial wastes and also according to the nature of the waste and placing the bins that can be identified separately.

- (A) Organic - Green Colour
- (B) Paper - Blue Colour
- (C) Plastic - Orange Colour
- (D) Metal - Brown Colour
- (E) Glass - Red Colour

Implementation of programs on waste management to households and shops by Local Authorities.

- Not mixing bio degradable solid waste with the recyclable waste.
- Organize education and awareness programs regularly and educate the general public about the methodology of no separation - no collection.

Strategy 03: Promoting the transformation of all short-term bio-degradable solid waste into organic fertilizer (compost), directing people towards it and introducing the cheap market for organic fertilizer.

1. Transforming all bio-degradable solid wastes that are generated in the houses and the institutions into organic fertilizer at the same place where it was generated.

Examples: Introduce the methods such as compost bins, pit system, Jiwa Kotu

2. The places that generate bio-degradable solid waste in larger amounts

For example: producing compost using simple techniques at a place controlled by local authorities for the places such as houses, hospitals and hotels that composting is not done.

3. To encourage the use of a compost bins at every household or production of organic fertilizer by using the simple technique and thereby increasing the domestic organic vegetables, fruit cultivation and encouraging the organic vegetable market.

Strategy 04 - Establishment of bio gas production in hospitals and government agencies.

1. Bio-degradable food waste and agricultural waste can be used for the production of biogas, and encouraging the use of manufactured biogas for cooking, lighting and other day-to-day operations.

Strategy 05 - Preparation of a program to release Bio-degradable food to animal farms.

Strategy 6 - Use of suitable techniques for the disposal of non-degradable solid waste (recyclable).

1. Organizing attitudinal change workshops at school and institutional levels to promote the concept of “re-use of goods' at every level of the society.
2. Establishment of places where recyclable solid waste (glass, paper, metal) can be purchased and increase the market and entrepreneurs for promoting this methodology.
3. Registering the buyers of solid wastes which can be recycled by the local authorities and maintaining the continuous coordination with them and providing information to the public.
4. Implementation of garbage fair system for coconut shells, iron, plastics and electrical equipment among the collected garbage.

Strategy 07 - Establishing an institutional structure to prevent the mixing of clinical and solid waste which is released from hospital with the municipal solid waste.

1. Making compulsory the separation of clinical and solid waste
2. It is compulsory to transform wastes to the non-infective matter before disposing the clinical and solid waste.
3. Establishing a healthy system within the hospitals to ensure proper disposal of clinical and solid wastes.

Strategy 08 - Introducing efficient method for waste collection and transportation.

1. Implementing door to door collection method
2. Distribute the time table including the waste collecting dates and type of the solid waste (ex: plastic, coconut shells, glasses) collecting on each day among the houses through the local authorities
3. Ring the siren when waste collecting vehicle coming

4. Provide the necessary equipment and services for the local authorities to construct and maintain compost yards.
5. Partition the vehicle that is used for collecting the waste
6. Collection of solid waste by using hand carts at the places where heavy vehicles cannot be reach.

Strategy 09 – establishment of Sanitary Land Filling sites

1. The non-degradable waste which cannot be used in the biological and recycling process are suitable for land filling. Since there can be financial problems, it is suggested to establish the sanitary land filling site by integrating with few local authorities together.

Strategy 10 - Establishment of a Management Centre for Electric Waste (E-waste)

1. The equipment such as discarded computer key boards, televisions and mobile phones should not be disposed of with municipal solid waste, and these wastes should be collected and provided to the registered buyers at Central Environmental Authority.

Strategy 11 - Establishment of a follow-up committee

1. Establishing follow-up mechanism consisting of officials of relevant institutions.

Project that can Be implement through Strategy

1. Yard for Production of Organic fertilizers
2. Collection centre for solid waste collection
3. Establish a plastic recycling centre

6.6 Economic development Strategy

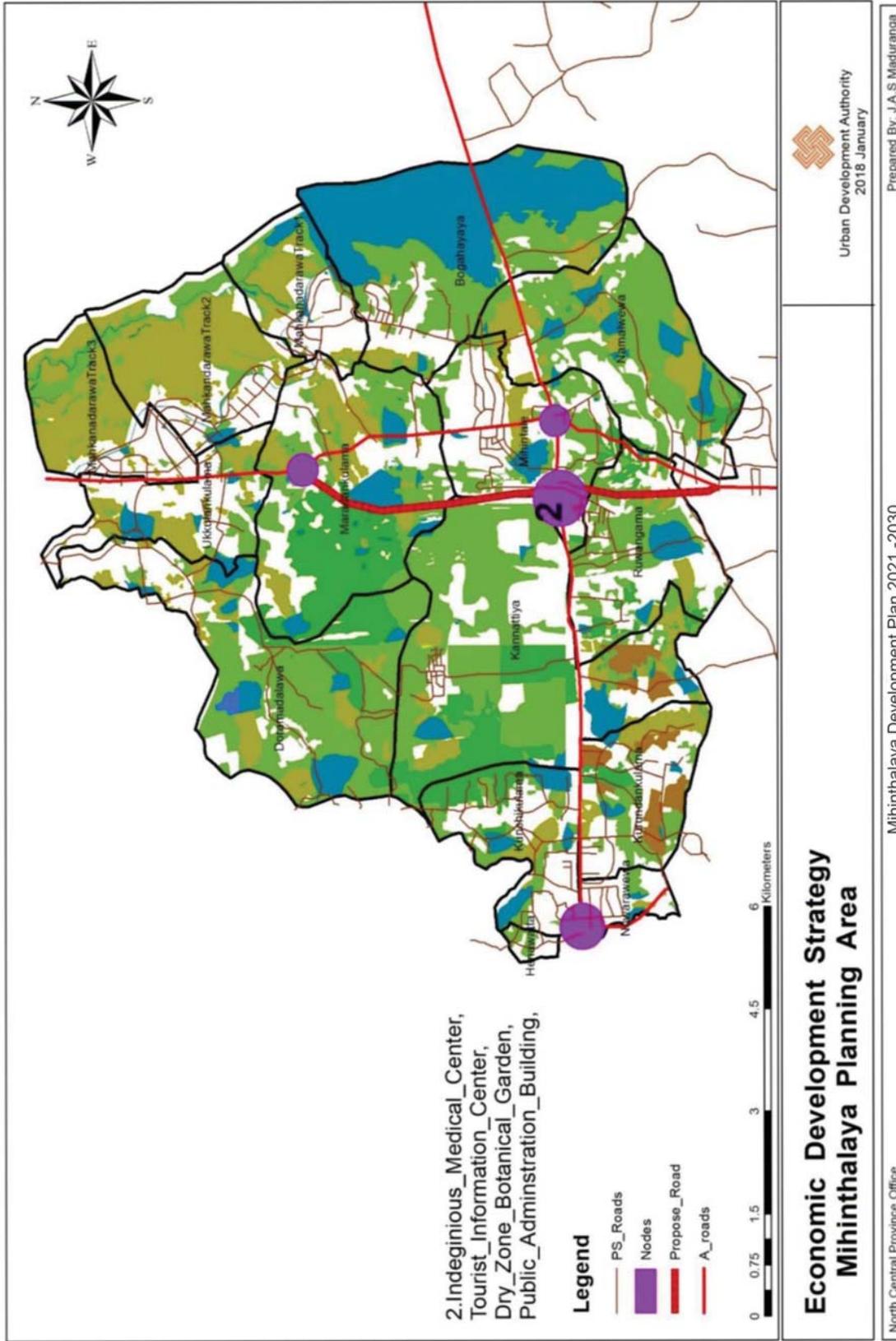
6.6.1 Introduction

In proposing economic development strategies in the planning area, agriculture economic pattern and tourism economic activities that are prime importance. Water supply has been identified as a major problem with regard to the agricultural economy by now. A water shortage in the tanks in the area was identified and the as solution for that Moragahakanda water project will be supply water to the Mahakanadarawa tank for to upgrade the agricultural economy. (Annex 09). It has been identified to develop the agricultural related cultivation by the relevant institutions. These strategies have also been developed in line with the intended objectives of the plan. Accordingly,

6.4.1 Commercial development targeting the Rajarata University

During the Poson festivities alone, the present retail market, in the Mihinthale Urban area is functioning properly. In other time periods of the year, it is possible to contribute to the economy by providing required commercial services to the university students to minimize the ineffective quality of the economy in the city. It is expected to develop a commercial area with bookstores, school equipment, stationary outlets, food items near the Ambathalagama junction. This includes the provision of state and other public services, as well as textiles, building materials and other daily necessities. its proposing, an area of a building with commercial structures from the Town development plan.

Map 14: Economic Development Strategy



Source - Urban development Authority

6.4.2 Improving Tourist facilities.

It is expected to develop facilities in the area preserved and proposed tourist places and according to the Sri Lanka Tourism development authority report, as there is a tourist route with the Puttalam – Trincomalee road, it is intended to improve tourist attractions on the route.

To develop tourist attraction through the construction of bicycle lanes Under the first stage, its identified from the railway junction to Mihinthalaya junction of Puttalam - Trincomalee Road a bicycle lane, also its expected develop near to the bicycle lanes local food outlets and develops local Ayurveda pharmaceutical outlets. This will aim to develop the economy of the people in the area and preserve local cultural features.

to Provide guidance facilities for tourists, provide infrastructure facilities for those studying historical facts plan identifies the establish an information hub Here, library facilities and internet facilities are identified as required sections. It is expected to take appropriate action to place rest areas, shops and other facilities. The following projects have been identified.

1. Establishment of a multipurpose building - (bookstores, School equipment, food outlets, indigenous pharmaceuticals centers, building materials outlets, tourist information center, public service stations).
2. Creating of a bicycle Lane

Map 15: Propose Bicycle Lane



Source – Urban Development Authority

6.7 Sustainable environmental development strategies.

6.7.1 Proposed Environmental Conservation Plan.

The archaeological value of the Mihinthalaya area and the creation of compatible environmental conditions for the future population the environmental conservation plan for Mihinthalaya town has been prepared, a land area of 4328 hectares has been identified as forest conservation areas. Since the natural environment of the resident area is necessary to conserve and these natural protected areas are preserved in order to control the identified temperature problem.

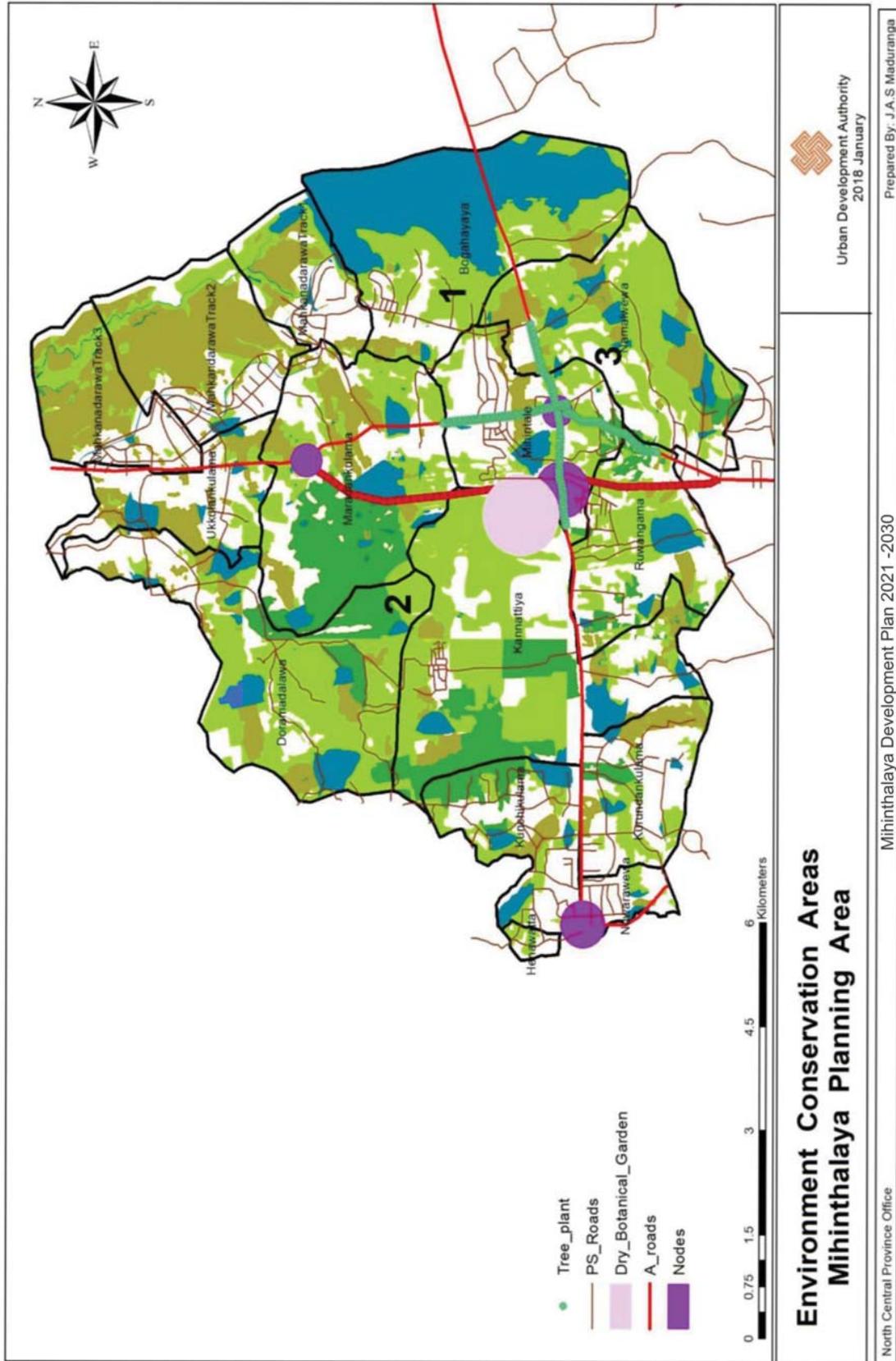
6.5.1.1. Nature Reserves

The protected areas in the Mihinthalaya Development Plan are identified under three main categories:

- 1 Archaeological site
- 2 conservation areas
- 3 catchment areas

The gazette has identified as an archeology sites in 594-acre area in the heart of the city center in Mihinthalaya and Doramadalawa, In the planning area archeology site and historical places are also spreading in the areas of Wasammale and Mahakanadarawa area.

Map 16: Environment Conservation Areas



Source – Urban Development Authority

above mentioned major sensitive ecosystems will be developed without densities. Therefore, they have been identified as less dense areas in the region. In addition to this, the zoning has also been used to conserve thick forest and paddy fields between residential areas. As a project to conserve fauna and flora in the natural environment, the need for a dry zone green park has been identified as a project. Also, to reduce the high temperature in the urban environment, plan identifies a tree Planting project From Ambathalagama to Mahakanadarawa tank on Puttalam - Trincomalee road and Jaffna - Kandy road, by 300 meters from the city Center each direction.

6.5.1.2. Paddy fields / wetlands

Wetlands in Mihinhale urban area classified as below.

- I. Fresh water reservoirs and waterways, marshes and leaf land
- II. Abandoned paddy fields (fallow paddy fields)
- III. Field landing / Deniya / Ovita / Madiththa / Asliyadda
- IV. Non-paddy wetland agricultural areas
- V. Reservoirs and Waterways

Wetland classification of the land area of the city of Mihinthalaya is as follows. Existence.

The need to retain flood water.

Usability for economic needs (for paddy, fisheries and other crops)

The positive (positive) willing of residents in Mihinthalaya PS area.

Ecological value of wetlands.

Strategy to minimize problems.

As mentioned above, the Mihinthalaya Urban area can be divided into two wetlands in the following manner.

1. Wetland Natural Reserve

2. Special Paddy field area

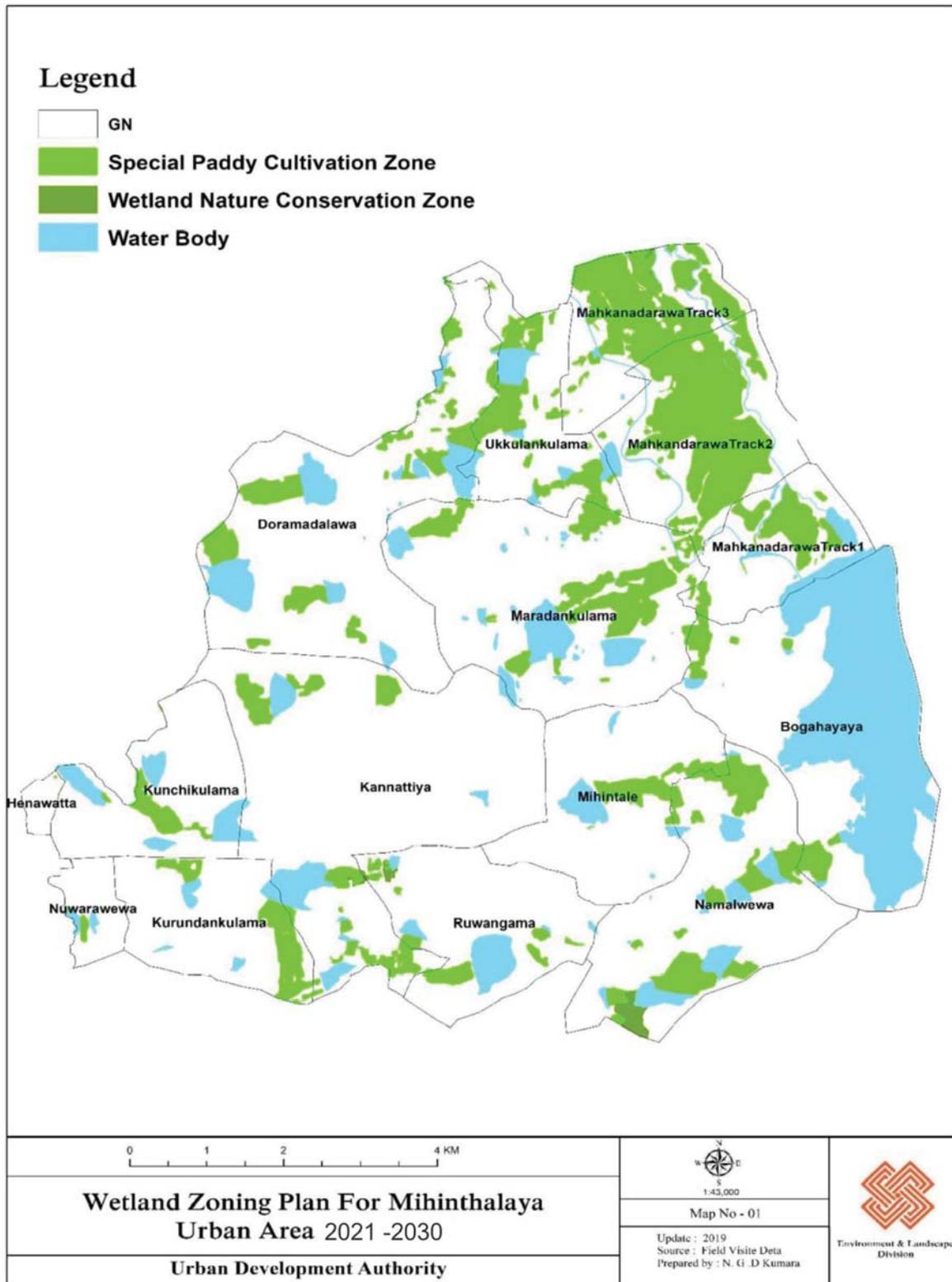
1. Wetland Natural Reserve

Wetlands have significant biodiversity values.

2. Special paddy field area

Paddy fields and fallow paddy lands belong to this zone.

Map 17: Propose Wetland Plan



Source – Urban development Authority

6.5.1.2.1. Paddy / Wetlands Conservation Guidelines

1. A clearly identifiable landscape / culture / archaeological / biological diversity is high Areas Must be conserved.
2. To ensure the proper functioning of wetlands, legalized public paths, common bath places, or other endowments should be established in a close vicinity.
3. The developers / investors should obtain the services of professionally qualified professional in all relevant fields relevant to design, planning and supervision.
4. All areas where fish and other aquatic animals are breeding should be specially protected.
5. Wetland areas should not be allowed to dispose of garbage. (Household, Corporate, Industrial, Trade, Electronics, and Clinical Waste)
6. In cases where waste water is disposed of, only the treated waters should be released subject to the approval of the Central Environmental Authority.
7. Fishery in wet areas should be done only by human powered row or boat.

6.7.2 Landscape Management Plan

1. Landscaping

In the Mihinthalaya Planning Area, high percentage of land uses are forests, Scrub and residential uses. Accordingly, a landscape plan based on the University of Rajarata, archeology and Mahakanadarawa tank will be developed.

1. Development of the road connecting Rajarata University and Mihinthalaya Lake.
2. Management of landscapes in the archeology area of Mihinthalaya.
3. Development of a place to see scenic view of Mihinthalaya Chaitya based on the Mahakanadarawa wewa in Puttalam-Trincomalee road.
4. Landscaping and decorating of the Deer park in Town Center

Map 18: Landscaping Areas



2. Road Decorations in the city center

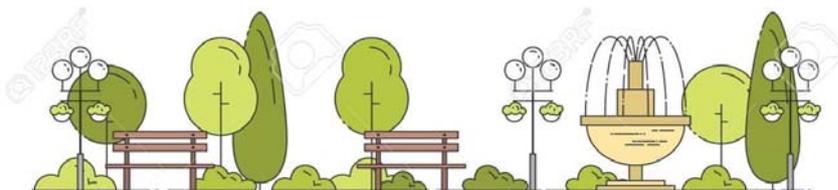
Urban designs guidance has been included in the plan for, leaving the urban environment unheard of and unclean and unhealthy, including urban design and urban planning, providing city-friendly services to the people who arrive in the city and the city's residents.

- i. Upgrade Pedestrian line and Roundabout
- ii. Road side landscaping
- iii. Street Lighting
- iv. Construction of boundary fences
- v. guidance for Advertisements and banners display
- vi. Construction of street chairs

Roundabout and sidewalks should be built as to protect the identity of the city. This is proposed to replace the concrete with granite, as much as possible using granite. It is planned to plant this tree line along the main roads from the center of the town, planting it as a tree branch along with the climatic features of the area and the identity of the area.

The roads will be used for the convenience of users, on both sides of the road, this plan identifies the places to locate road side benches and lamps which will help to protect city identity. As a result of the high visiting population during the Poson season, it is also another objective of the plan to protect archaeological value in sustain way and develop utility facilities for visiting population in the town center such as pipe borne water, electricity and modern communication facilities to suit future needs.

Figure 9: Road Landscape Cross Section in Town Center



Source -Urban Development Authority 2018

Map 19: Town Center Beautification strategies



Source - Urban development Authority

6.7.3 Proposed public outdoor Recreational space plan

According to the plans of the Urban Development Authority, open space requirement of 1000 population is 1.4 hectares at least. The population in the Mihinthalaya planning area in the year 2018 is 24600. According to the analysis of the development plan, it is predicted to be 48,000 by 2030. Accordingly, by the year 2030, open public open land should be allocated at least 54.8 hectares of land

6.5.3.1 public open space in the Present day in Mihinthalaya PS

Entertainment is considered under two main components as direct and indirect entertainment. Direct entertainment facilities require a lot of space for people to actively participate, i.e., playing, swimming, running, walking. There are several places in the Mihinthalaya town where the above requirements can be fulfilled and details of these locations are given in tables 06 and 08.

Table 6: Extent of Public open Space

Serial Number	Category	Extent (Hectares)
01	Mini Park	4.9
02	Local Park	4.2
	Total	9.1

Source – Urban Development Authority

According to Table 06 and Table 08, in the Mihinthalaya PS, 9.1 hectares are now open land. Population predictions shows that in year 2030 required public outdoor open space is 54.8 hectares. According to the Table number 06, currently available open space meets existing requirement.

The proposed public outdoor recreational plan based on the developed and developing spaces also Tank Reserves are taken, plan as given in Table 07, Table 09 Table 10 in below.

Table 7: Proposed land Extent for Public open Spaces

Serial Number	Category	Extent (Hectare)
01	Proposed Mini Park	1.0
02	Proposed Local Park	1.1
03	Proposed Linear Park	245.0
	Total	247.1

Source – Urban Development Authority

6.5.3.2 Strategies

6.5.3.2.1. landscaping and Rehabilitation of tanks in the Mihinthalaya PS

This is to protect the Tank Reserve, increase the green cover, to use as public space for recreational activities. It is advisable to perform mainly for indirect activities. This will better as indirect recreational space development.

Development activities that are not harm to Tank environment can be approved such as, recreational facilities and camping facilities, jogging tracks etc. Furthermore, it is proposed to develop the rest of the proposed parks in the town with the possibility of providing rest facilities for the general public in accordance with landscape concepts. These concepts such as scenic view places, Pavements, places for road side benches, conservation spaces are included.

6.5.3.2.2 Rehabilitations of playgrounds in the Mihinthalaya PS area

Objectives of this, integrate direct fun activities as well as indirect entertainment with the existing sports facilities. Upgrade the facilities of the stadium and preparing procedures for maintenance. Stadiums with correctly direct, indoor courts and infrastructure facilities are proposed in the plan.

6.5.3.2.3 Improvement of social entertainment facilities

This plan proposes the installation of quality sports clubs, tourist hotels, holiday resorts and travel bungalows that meet the needs of both local and foreign travelers.

6.5.3.2.4 Improving Tourism and Pilates facilities

Mihinthalaya archeological areas should be develop as commonly available for the public parking, planned development such as provision of accommodation, places for keep food and equipment.

It is proposed to set up and develop high quality health centers, Ayurveda centers and holiday bungalows Creating places for local pilgrims providing lodging for free or for convenience at religious places, Developing the necessary and useful array of locations to carry out Environmental studies for local and foreign tourists, archeology explorer's Due to their long-term effects, it is proposed to identify and develop other direct and indirect facilities, especially tourist bungalow hotels, and especially with the necessary facilities in the main tanks in Mihinthalaya.

Tree Lines

Tree species suitable for plant on both sides of the main roads can be identified. Also, the town can be divided into zones, and unique trees for each zone can be plant, it will increase the town beautifications. categories are identified in each region. The types of plants suitable for the plant are as follows. The road names that can be plant trees are as follows.

In road development, formal landscaping plans should be selected according to the town concept plan and development projects should be implemented.

Road that can be Plants the Trees

01. Kandy – Jaffna Highway
02. Puttalam – Anuradhapura – Trincomalee Highway

Refer Annexure for Suitable Trees that Can plant in road.

6.5.3.3 Objectives

Green covering and open spaces provide a greenhouse effect in the urban environment.

- I. Green Building certificate by Green Building Concept of Government and semi-State buildings for environmentally friendly construction.

- II. Increasing the green cover of the city and surrounding areas by planting trees
- III. The introduction of the green roof
- IV. Implementation of water diversion in green crevices.
- V. Introduced with dyed color for buildings.
- VI. Introduction of green stops for parking spaces (With tree coverings)
- VII. It is necessary to minimize the use of floor paving and only Use light colors when it needed.
- VIII. Use of paving's that water can absorb to the ground
- IX. identified more space for open areas, more space for the park.
- X. Sustainable development of environmentally sensitive areas or use appropriate uses for sensitive areas

Strategies

- 1) Implement all government, Semi - Government structures according to Blue green concept in Srilanka
- 2) Use of water sprinklers in Roof top and green roof tops in residential and office uses
- 3) Use light Colours for buildings
- 4) Develop propose and existing Vehicle Parking areas with the Green cover and green pavement
- 5) Land Pavement and interlocking need to design as water flow into the ground
- 6) Develop existing grounds and Proposed parks, open spaces according to green concepts
- 7) Encourage “vertical gardens” landscaping
- 8) Introduce sustainable urban drainage system beside main roads and vehicle parking areas

6.5.3.5 Existing areas for public opens spaces in Mihinthalaya PS area

Table 8: Existing Public space with GN Divisions

Serial No	Category	Extent (Hectares)	Present Use	GN Division
	Mini Park			
01	EPP ₁	0.5	Mini Park	Mahakadarawa Yaya 03
02	EPP ₂	0.6	Mini Park	Mahakadarawa Yaya 02
03	EPP ₃	0.2	Mini Park	Mihinthalaya
04	EMP ₁	0.9	Mini Park	Mihinthalaya
05	EMP ₂	0.7	Mini Park	Kurundankulama
06	EMP ₃	0.3	Mini Park	Nuwarawewa
07	EMP ₄	0.8	Mini Park	Henewatta
08	EMP ₅	0.9	Mini Park	Kannattiya
	Total	4.9		
	Local Park			
09	EMP ₁	1.1	Sport Ground	Bogahayaya
10	EMP ₂	1.8	Sport Ground	Mihinthalaya
11	EMP ₃	1.3	Sport Ground	Ruwangama
	Total	4.2		
	All Total	9.1		

Source - Urban Development Authority 2019

6.5.3.6 Proposed areas for public opens spaces in Mihinthalaya PS area

Table 9: Proposed Public Space with GN Divisions

Serial No	Category	Extent (Hectares)	Present Use	GN Division
	Proposed Pocket Park			
01	PMP ₁	0.1	Mini Park	Maradankulama
02	PMP ₂	0.2	Mini Park	Ruwangama
	Total			
	Proposed Local Park			
03	PLP ₁	0.1	Local Park	Mahakanadarawa yaya 03
	Total			
	Proposed Linear Parks (PLiP)			
04	PLiP ₁	0.6	Linear Park	Mihinthalaya wewa
05	PLiP ₂	0.2	Linear Park	Namal wewa
06	PLiP ₃	0.2	Linear Park	Ihalamaduwa wewa
07	PLiP ₄ Small tanks Reservation 20m	31.0	Linear Park	Parks
08	PLiP ₄ Medium Scale Tanks 20m	70.0	Linear Park	

12	PLiP 4 (Large Reservoir reservations 100m – (Mahakanadarawa wewa)	143.0	Linear Park	
	Total	245.0		
	All Total	247.1		

Source – Urban Development Authority 2019

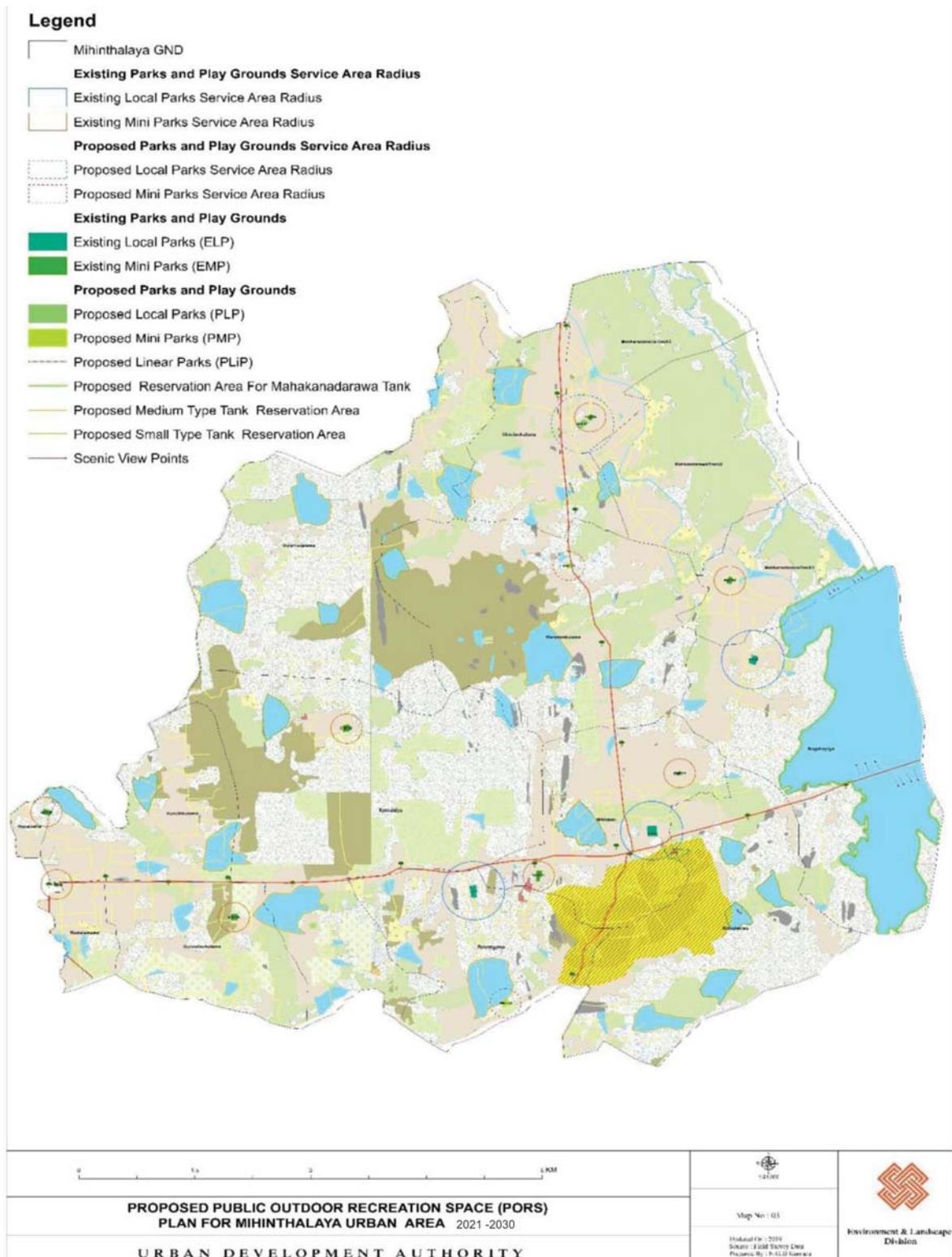
6.5.3.7 Permissible uses for public open spaces plan

Table 10: Uses for Public open Spaces

Serial No	Type of Park	Extent	Permissible Uses
01	Mini Park	(0.2-1.0 Hectares) (0'5-25 Acre)	<ul style="list-style-type: none"> • Ground for the children • Small grounds • Linear forest park • Resting park
02	Local Parks	10-30 Less than Hectares (2'5-7'5 Acre)	<ul style="list-style-type: none"> • Children Playground with Football court • Informal area with for resting • Small forest parks • Training tracks
03	Linear park	Existing water /Cannel / Wawa leaner Park will be according to the Reservation	<ul style="list-style-type: none"> • walking • to exercise and cyclin • Natural tracks

Source - Urban Development Authority

Map 20: PORS Plan



Source – Urban Development Authority 2019

6.8 Cultural and Heritage Management Strategy

Mihinthhalaya is considered as the first sacred city in the promotion of the Theravada Buddhism in the Sri Lankan. It is also the historical place where Sri Lankan Buddhist civilization is originated. Specialty of the archeology area is Stylish Temple complex, meditation cottages, shrine temples, stone water pools and indigenous medicine houses can find. More than 1000 years, first capital of Srilanka Anuradhapura located within just distance of 13.0 km from the town, also contributes to the upgrade archeological value of Mihinthhalaya. In the Mihinthhalaya PS Area, as a strategy for managing cultural and heritage resources, can be utilized for development, incorporating the following as into the development plan.

- 1 Connect indirectly to economic development.
2. Conservation of archaeological features.
3. Landscaping.
4. Facilitate the devotees

heritages and cultural strategies have been identified based on the vision of the plan “Residential Garden in cultural Spring” It is also necessary to establish a program to promote the archeological value of Mihinthhalaya by 2030 based on the objective of increasing the commercial and tourist land use to 1.5.% in the planning area of PS area. It is also important to identify development project that will upgrade the uniqueness in Mihinthhalaya and to provide the necessary information and research facilities to local, foreign pilgrims and tourists visiting the Mihinthhalaya. Under this, following projects have been identified.

1. Establishment of Guide Boards

The standard nameplate designs and designs are located on the Kandy-Jaffna Road and the Puttalam-Trincomalee Road Junction, where the starting point of the Piyagetapela is the Kandapamula area and the Kandy-Jaffna Road to the Middle Court. Also, there is a need for a souvenir of information on the road distribution section which is accessible to the sacred area from Puttalam - Trincomalee.

01. Construction of a gateway to the entrance to the sacred area.

02. Construction of lightening lamps and decorating the roads.

2. Development of infrastructure facilities in archeology

If Mihinthalaya promoted as a touring place, the infrastructure required by the tourists should also be provided. Especially for pilgrims, it is expected to provide rest places and other essential needs. Accordingly, the following facilities should be provided.

01 Rest Places for Pilgrims

02 Vehicle parking places

3. Establishment of a Buddhist center to study Buddhism.

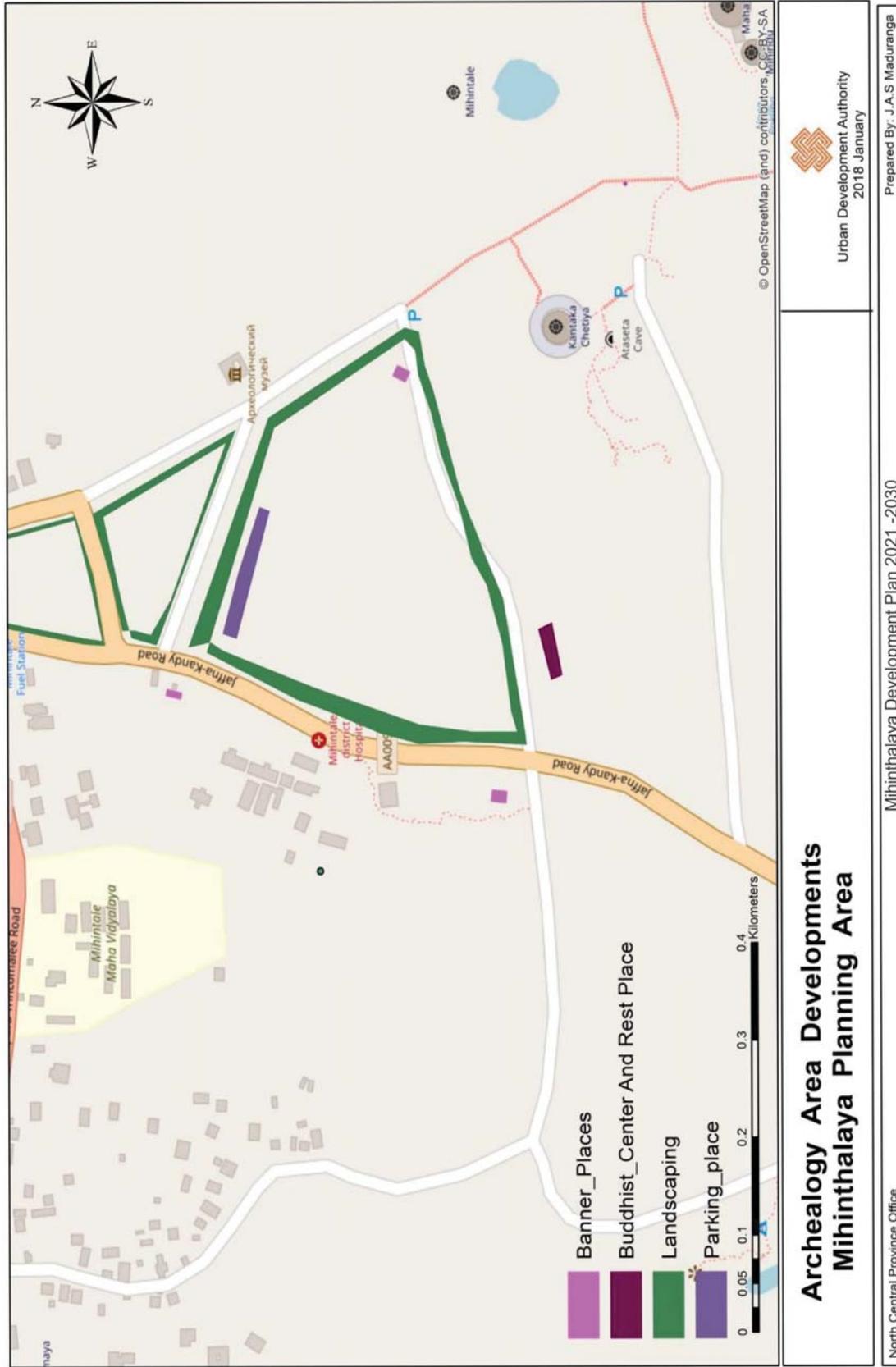
Although Mihinthalaya is historically important, it has not yet established a research center suitable for it. Establishing such a research center will be advantage to the, researchers in the Theravada Buddhism, meditation practical researchers, and it is a valuable resource to illustrate the historical value of Mihinthalaya

The Natural Forest Area has been identified in the Kaludiya Pokuna area to establish this Buddhist Center; it also provides facilities for the resource persons. The Ministry of Buddha Sasana and the Rajarata University need to jointly implement the plans incorporating with Mihinthalaya Urban development Plan. The project needs to include the following sections.

01- Archaeological Research Areas, Online Publications and Library Activities

02- Meditation (Environmental Protection Appointed Obtained Fulfilled Area)

Map 21: Sacred Area Development



6.9 Implementation strategies

6.9.1 Project Priority

The Mihinthalaya town development plan for implementation up to 2030 will be as follows.

1. Implementation of the proposed water supply plan (use Institutional plan)
- 2 Road Development (use Institutional Plan)
 - I. Rehabilitation of resident routes related to the main road.
 - II. Development of an alternate road for the Kandy-Jaffna main road
3. Relocate Mihinthalaya Hospital to Ambathalagama Junction (use the Corporate Plan)
- 4 Implementation of development projects at the Rajarata University (use of the Corporate Plan)
5. Construction of Ambathalagama Multitask Building
6. Construction of Vehicle Parking places
7. Designing of bicycle tracks
8. Tree planting project
9. Dry Zone Botanical Garden
10. Museum of Evolution of Sri Lankan Medical Systems
11. Development of the road links to Rajarata University and Mihinthalaya Lake
12. Landscaping of Mihinthalaya Archeology Area
- 13 Development of a Place for watch scenic view of Mihinthalaya Chaitya near to the Mahakanadarawa Wawa
- 14 Landscaping of Deer Park
- 15 Road Landscaping
 - I. Upgrade Pavements and Roundabouts
 - II. Landscaping of Besides of Main roads
 - III. Street Lightning
 - IV. Establish Street Fences

V. Establish Notice boards and Guide Boards

VI. Street Benches

16 Common issues related to the Schools in the area (Refer the Institutional plan)

17 Establishment of Buddhist Research Center (Refer the Institutional plan)

6.9.2 Projects for Implement the Strategies

1 Creating A Bicycle Track

Project Title	Creating a bicycle track
Project Proposal	Promotion of Tourism facilities

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	A12	A9	Residential	Residential

Access	
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Location Map	
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Adjacent Land Uses (explain with map)	Government Institution, Residential uses, Private lands
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Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
			√				√	

Project Aspect	Environment	√	Economic	√	Social	
Project Objective	Upgrade tourist attraction Creating options for Economic development					
Rational of project	Currently, tourists arriving in Mihinthalaya to after they visit Anuradhapura. The objective of this project is to give visitors the opportunity to travel with an experience with recreational options					

Property Description

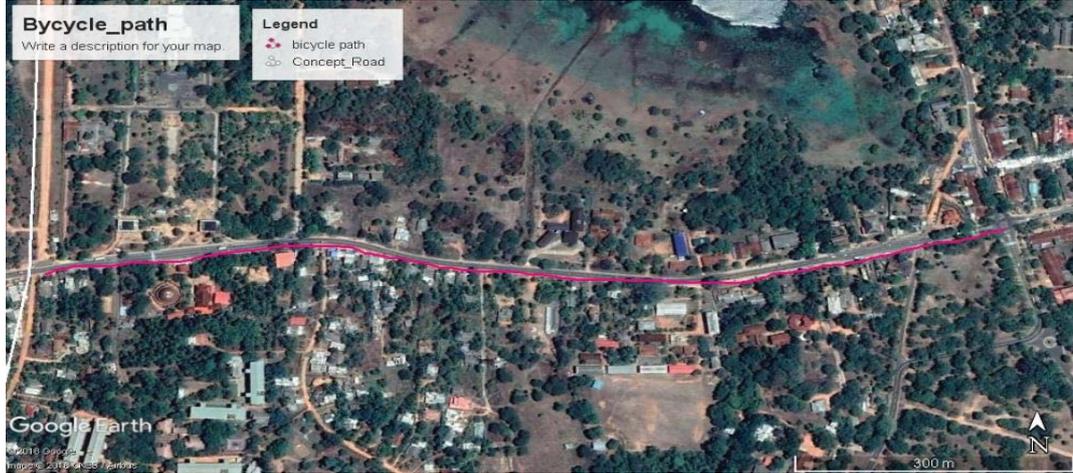
Present Land Ownership	Private		√	State	√	Other		
Free Encumbrances	Yes	√	No	If No give details		This area lands owned by government and privates		
Details of the Ownership	It's proposed as develop in common space							
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent		
					A	...RP

Project Description

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

Description of the Project (with map)

from railway junction to archelogy site, it will be developed as parallel to the Puttalam -Trincomalee road



Exiting Conditions

Residential, Government offices, Small scale commercial uses near to



- 1 Proposed Projects
 - i. Bicycle Track

2 Establish a Multitask Building in Amabathalagama

Project Title	Establish a Multitask Building in Ambathalagama
Project Proposal	Development of Commercial Areas

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Scrubs	Scrubs	A12	scrubs

Access

Location Map

Adjacent Land Uses (explain) **Government lands, Residential uses, Scrubs**

with map)	
-----------	--

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	√
Project Aspect	Environment		Economic	√	Social			
Project Objective	Development of lands in the urban area in Mihinthalaya, integrate government institutions and the university area to commercial development							
Rational of project	The Mihinthalaya town is economically viable for a period of time in the year, avoiding this situation, construct a new commercial centre targeting university students and people who come for government services							

Property Description

Present Land Ownership	Private				State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates		
Details of the Ownership	Lands Belongs to the Divisional Secretary also Railway station is in adjacent area							

Project Description

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

<p>Description of the Project</p>	<p>It is expected to integrate Ambathalagama area with new commercial development of Rajarata University and other town facilities</p>  
--	---

Exiting Conditions



Proposed Projects

- 2 Information Centre
- 3 Food Center (Indigenous)
- 4 Books, Stationary, education equipment
- 5 Garment shops
- 6 Electronic equipment shops

3 Landscaping of Rajarata University, Mihinthalaya lake, archaeology area

Project Title	Landscaping of Rajarata University, Mihinthalaya lake, archaeology area
Project Proposal	Providing service through city beautification

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Rajarata University	A9 road	A12 Road / commercial	Rajarata University
Access	Jaffna – Kandy Road and Puttalam Trincomalee Road			
Location Map				
Adjacent Land Uses	Surround area of Mihinthale Wawa lands is owned by Rajarata University, also in southern area commercial lands are located.			

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
			√				√	

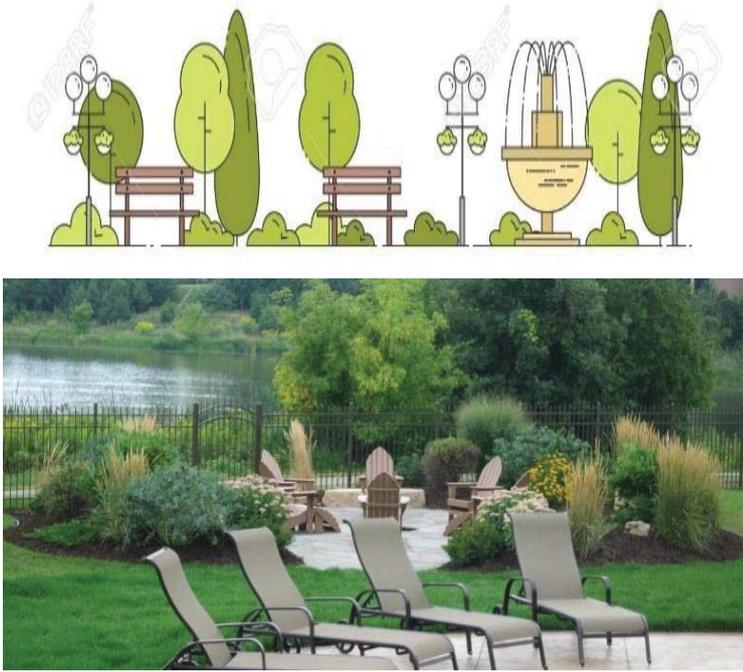
Project Aspect	Environment	√	Economic	√	Social	
Project Objective	The Mihinthalaya Wawa and the University of Rajarata, as well as the archeology area, are located close to each other. These plans include the landscaping and foot paths and the development of pedestrian movement and the development of a suitable urban area for walking.					
Rational of project	Especially manage the pedestrian flowing in the Poson Season and contribute to the town economy by Rajarata University, this landscaping and public facility development project will be developed.					

Property Description

Present Land Ownership	Private				State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates		
Details of the Ownership	This land is owned by government, it's supposed to develop as public facilities.							

Project Description

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

<p>Description of the Project</p>						
	<p>Zone</p>	<p>Commercial Zone</p>	<p>Accordance with Zoning Guidelines</p>	<p>Yes</p>	<p>√</p>	<p>No</p>

History

The Mihinthale Wawa and Archaeological Areas show uniqueness of the town. The project was identified with the objective of conserving and developing these sites. This area which has been Gazette by the Department of Archeology, in the ancient era developed with a wide variety of aesthetic Complexes in the days of the Arahath Mihindu Maha Sangha

Existing Conditions

At present, the link between the Mihinthale Lake and the Rajarata University is in a poor state. Also, the visibility communications between the Mihinthale Lake and Rajarata University has broken down. Except well-known places in Mihinthale mountain, other places in the archeology area lie in the wilderness.



Proposed Projects

1. Landscaping Archaeology Area
2. Establish walking ways link with Rajarata University and Mihinthale lake

4 Tree Planting, Creating roundabout, Street Benches

Project Title	Tree Planting, Creating roundabout, Street Benches
Project Proposal	Providing service through city beautification

Project Location

Location	Province	North Central	District	
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	from Mihinthale junction 300m beside of Jaffna – Kandy road and Puttalam and Trincomalee Road			
Access	Jaffna – Kandy road and Puttalam and Trincomalee Road			
Location Map				
Adjacent Land Uses	Commercial Uses, Residential uses, government lands			

Project Justification

Project Type	New	√	Improvement	√	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
			√				√	
Project Aspect	Environment	√	Economic		Social			√
Project Objective	To maintain the urban area without irregularities and to build comfortable surroundings for the People who come to the City							
Rational of project	In mean time, the city has irregular design of roundabout necessary improve and development of resting places for visiting people identified by project							

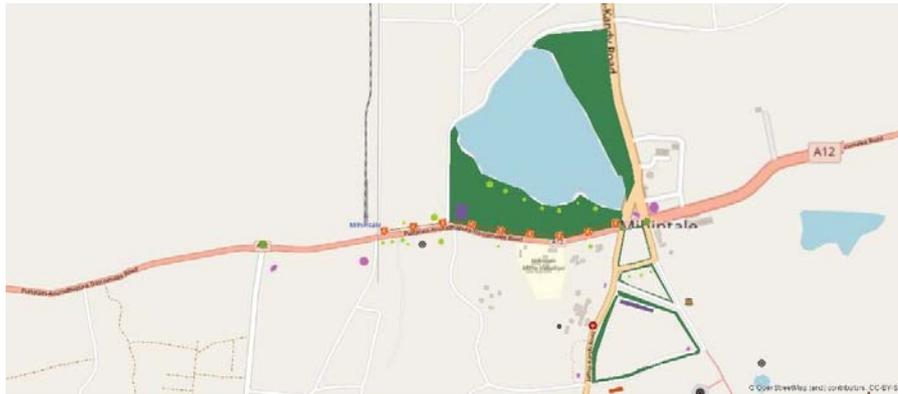
Property Description

Present Land Ownership	Private		√	State	√	Other	
Free Encumbrances	Yes	√	No	If No give details		This area lands owned by government and privates	
Details of the Ownership	Its proposed as develop in common space						
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent	
					A	...R

Project Description

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

Description of the Project



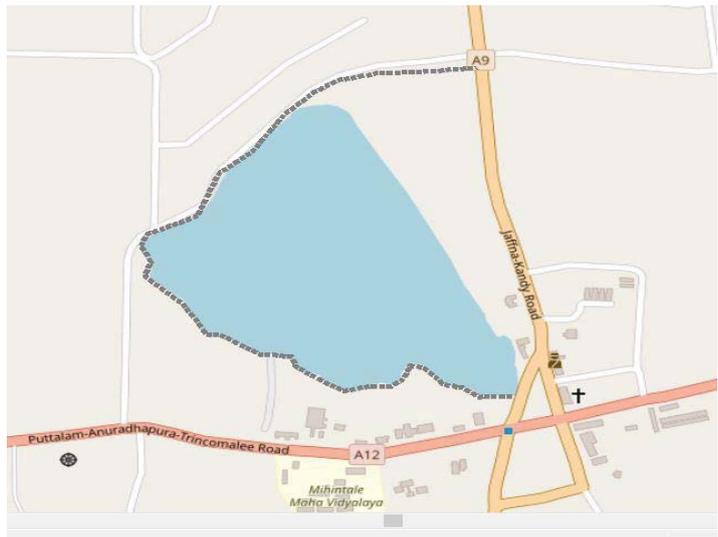
Exiting Conditions



7 Proposed Projects

1. Design of Roundabouts
2. Notice Board Places and Guide Board Places
3. Tree Planting Along the road

5 Design A walking Track along the Mihinthalaya Wawa

Project Title	Design a Walking Track			
Project Proposal	Promotion of Tourism facilities also health facilities in 2019 - 2030			
Project Location				
Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Residential	Rajarata University	A12 Main Road and Commercial uses	A9 Main Road
Access	From A12 Main			
Location Map				
Adjacent Land Uses (explain with map)	Government Institution, Residential uses, Scrubs			

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
		√	√					
Project Aspect	Environment	√	Economic	√	Social			√
Project Objective	Until now, there are no new tourist sites in the Mihinthalaya area other than the archaeological site. Therefore, this project is being implemented with the objective of developing facilities for the people of the area also visiting people							
Rational of project	It is expecting this development project will indirectly contribute towards achieving objectives of the development plan are to improve tourism services and increase commercial use.							

Property Description

Present Land Ownership	Private			State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates	
Details of the Ownership	It's proposed as develop in common space						

Project Description

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

<p>Description of the Project (with map)</p>						
<p>Zone</p>	<p>Commercial Zone</p>	<p>Accordance with Zoning Guidelines</p>	<p>Yes</p>	<p>√</p>	<p>No</p>	

6. Creating a Place for view scenic scene of Mihinthalaya Chaitya on Mahakanadarawa wewa area from A12 road

Project Title	Creating a Place for view scenic scene of Mihinthalaya Chaitya on Mahakanadarawa wewa area from A12 road
Project Proposal	Promotion of Tourism facilities in Mihinthalaya area

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Mahakanadarawa wewa	Mahakanadarawa wewa	Pothana road	Pothana Road
Access	Pothana – Ihalagama Road			
Location Map				
Adjacent Land Uses (explain with map)	Forest area, Scrubs and wewa Reservations			

Project Justification

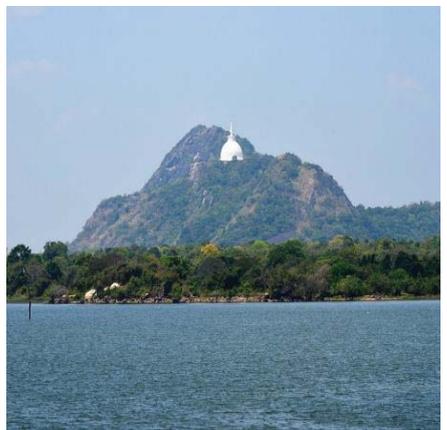
Project Type	New	√	Improvement	√	Extension		Land Development only	
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Project Category	Conservation √	Commercial √	Landscape √	Heritage √	Housing √	Relocation √	Infrastructure √
Project Aspect	Environment	√	Economic	√	Social		
Project Objective	Make options for Tourist who come for the Mihinthalaya town go remote areas of planning area						
Rational of project	Tourist who come for the Mihinthalaya area exit from they just watch Mihinthalaya mountain Peak, this project will add economic development also to the rural areas with their development possibilities						

Property Description

Present Land Ownership	Private	√	State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates
Details of the Ownership	Lands are belonging to irrigation department, its proposed to develop the project without any permeant structures					

Project Description

Project Period	Short term (1 > year)	√	Mid Term (1-3 year)		Long term (3 < year)		Total Estimated Cost (Rs. Mn)
Financing Method	Treasury funded						
Project Description (with maps)	 						

Zone	Residential Zone	Accordance with Zoning Guidelines	Yes		No	
<p>History</p> <p>Mahakanadarawa Reservoir is a main irrigation scheme in Anuradhapura district, also it has vast scenic view from A12 road and some hidden archaeological places around the reservoir</p>						

7. Relocate Mihinthalaya Hospital in Ambathalagama Junction

Project Title	Relocate Mihinthalaya Hospital in Ambathalagama Junction
Project Proposal	Upgrade Health Facilities and Promotion Service facilities in Ambathalagama

Project Location

Exiting Conditions



Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	A12 Road	Residential	Scrub	Scrub
Access	A12 Puttalam – Trincomalee Road			

Location Map	
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Adjacent Land Uses (explain with map)	Government and Residential lands

Project Justification

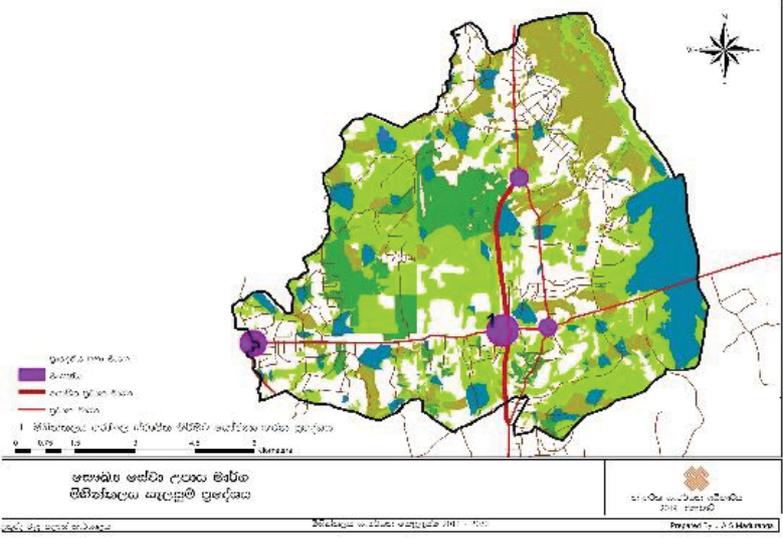
Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
			√				√	
Project Aspect	Environment	√	Economic	√	Social			√
Project Objective	Currently Mihinthalaya Hospital Locate with in Archeological area, in 2030 health facilities need to improve with increasing population, to do that hospital need to relocate.							

Property Description

Present Land Ownership	Private			√	State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates		
Details of the Ownership	Lands are owned by Divisional secretary, to developments works relevant institutions need to acquire the lands.							

Project Description

Project Period	Short term (1> year)		Mid Term (1-3 year)	√	Long term (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Ministry of Health / Treasury funded							

<p>Description of the Project (with map)</p>						
<p>Zone</p>	<p>Active Zone</p>	<p>Accordance with Zoning Guidelines</p>	<p>Yes</p>	<p>✓</p>	<p>No</p>	
<p>Exiting Conditions</p> <p>Currently, the Mihinthalaya Hospital is operated as a terminal hospital and operates with outpatient care unit and 05 treatment ward hospitals. The hospital needs to be modernized to minimize the congestion caused to the Anuradhapura Hospital.</p>						

8 Establish a Buddhist Center

Project Title	Establish a Buddhist center
Project Proposal	Since Mihinthalaya is historically important, it should be developed as a place for studying Theravada Buddhism

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Archaeology reservations	Archaeology Reservations	Archaeology Reservations	Archaeology reservations
Access	From Jaffna – Kandy Road (A9)			

Location Map

Adjacent Land Uses (explain with map)	Proposed lands locate near to the Kaludiya Pokuna (In Archaeology area)
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Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
				√			√	

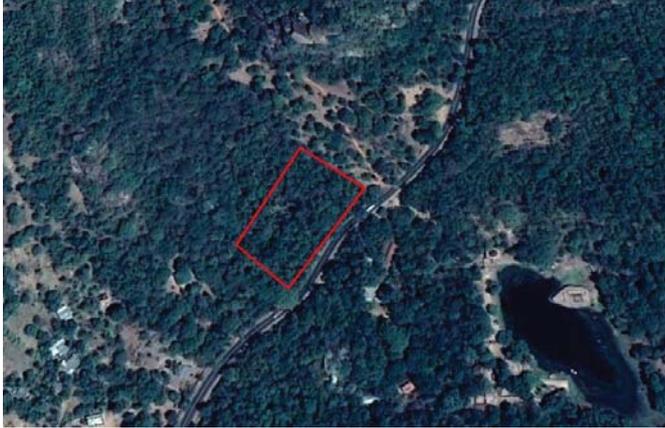
Project Aspect	Environment	√	Economic	√	Social	√
Project Objective	To help the local and foreign tourists who come to Mihinthalaya to receive spiritual healing. Preserving Buddhist heritage and values.					
Rational of project	Increase the knowledge and mental wellbeing of devotees and tourists arriving at Mihinthalaya, as the first city established Theravada Buddhism in Sri Lanka.					

Property Description

Present Land Ownership	Private		√	State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates	
Details of the Ownership	lands owned by Archaeology Department, to development purposes need to get clearance from the department						

Project Description

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

Description of the Project	In order to provide a good support for Visitors who come to Mihinthalaya obtaining a spiritual healing as well as Preservation of meditation chambers and creating meditation paths in the natural ecosystem and mountainous climates surrounded by the kaludiya Pokuna area				
					
Zone	Archeology Zone	Accordance with Zoning Guidelines	Yes	√	No

9 Establish Waste and Dumping Management center

Project Title	Establish Waste and Dumping Management center
Project Proposal	Introduce a proper waste management system to dump and collect domestic, commercial, Urban waste

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Government Lands	Scrubs	Scrubs	Scrubs
Access	Nochchikulama Road			

<p>Location Map</p>	
<p>Adjacent Land Uses</p>	<p>Government Lands, Scrubs, Agriculture lands</p>

Project Justification

Project Type	New	√	Improvement	√	Extension	Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure
Project Aspect	Environment	√	Economic	√	Social	√	
Project Objective	<p>Creation of a suitable environment for residents and visitors in Mihinthalaya</p> <p>Increasing the income of the Pradeshiya Sabha with value given to waste.</p> <p>Minimize environmental issues</p>						
Rational of project	<p>Its demanding project for estimated population by 2030 and the visiting population during the Poson festivities to dump the waste</p>						

Property Description

Present Land Ownership	Private				State	√	Other	
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates		
Details of the Ownership	This land is owned by Divisional Secretary							

Project Description

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long term (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Treasury funded							
Description of the Project	<p>This project is expected to form a building with solid waste collection, urban waste collection, sewage disposal, degrading of waste, recycling of compost and recycling of non-decayed waste.</p> 							

Exiting Conditions

Currently there is open dumping methods practicing by Pradeshiya Sabha



10 Internal Road Development project

Project Title	Internal Road Development Project
Project Proposal	Development of road that identified by need to improve with drainage lines

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Location Map				

Project Justification

Project Type	New	√	Improvement	√	Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	√
Project Aspect	Environment	√	Economic	√	Social			
Project Objective	<p>Most of the byroads in area not met the proper development, objective of this project is developing road with side drains and culverts.</p> <p>Development of new roads identified by the proposed transport plan.</p>							

Rational of project	<p>1. To make Mihinthalaya best residential areas in the proposed metro city by NPPD plan, the city's main urban internal road network needs to increase to 500 km in present-day areas. Developing local area that connect with other towns also important</p> <p>2. Improving the quality of access roads and develop new road linkage from residential areas such as Kannattiya, Kurundankulama, kunchikulama, Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Ruwangama are considered to the project.</p>
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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)
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Financing Method	Treasury funded
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Project Map	
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<p>Implementation institutions</p> <p>Mihinthalaya Pradeshiya Sabha Road Development Authority Provincial Road development Authority</p>

10.1. Proposals for develop alternative main road

Table 11: Prposal For Develop an Alternative Main Road

<p>Alterative section for Kandy- Jaffna Main Road</p>	<p>From railway junction close to railway line and parallel to its, also parallel to the Kandy – Jaffna road, west side from Maradankulama wewa, Junction that connect to Jaffna – Kandy road to go Doramadala Raja Maha Viharaya will connect to the alternative road</p> <p>Road that starting from railway junction towards south from A12 road goes in front of the Mihin hotel and Mahasen boys’ hostel will connect directly, that road will be go in front of applied science faculty and connect to the Mahinda rajapaksha road coordinate point of 80.501564, from that point towards south it will be connected to the directly to the A9 road by coordinate point of 8.335707 and 80.501255</p>	<p>6.5 K.M</p>	<p>i. Mihinthalaya Pradeshiya Sabha Road Development Authority Provincial Road Development Authority</p> <p>ii.</p> <p>iii.</p>
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10.2. Identified road for the development

Table 12: Internal Road Developments

Serial no	Road Name	Length (K.M)	Proposed Width	Side Drain Length	Responsible Authority
01	Ambathalagama byroads	3.5	7	7	Mihinthalaya Pradeshiya Sabha
02	Kammalakkulama Road	3.3	10	6.6	Mihinthalaya Pradeshiya Sabha
03	Illuppukkanniya Road	2.2	10	4.4	Mihinthalaya Pradeshiya Sabha
04	Maradankalla Road	5.5	107	11	Mihinthalaya Pradeshiya Sabha
05	Bodhiraja road	2	7	4	Mihinthalaya Pradeshiya Sabha
06	Bodhirajapura 7 th Lane	1	7	2	Mihinthalaya Pradeshiya Sabha
07	Kanadarawa byroads	14	10	28	Mihinthalaya Pradeshiya Sabha
08	Surrounding Roads of Matale Junction (2 nd lane, 1 st lane, Gurugedara Mawatha)	21.5	7	43	Mihinthalaya Pradeshiya Sabha
09	Kurundankualam byroads Ranaviru lakshitha Anuradha Mawatha, Methsiri lane, Maura Lane , W. A Gunasekara Mawatha"	9	7	18	Mihinthalaya Pradeshiya Sabha
10	Missaka Mawatha Byroads	12	7	24	Mihinthalaya Pradeshiya Sabha
11	Mahakanadarwa Main road	10	15	20	Provincial Road development authority

12	Kalaththawa - Mihinthalaya road	15	15	30	Provincial Road development authority	
13	Ashokapura – Maradankulama road (Via Doramalawa)	4	10	8	Mihinthalaya Pradeshiya Sabha	
14	Ashokapura - Kurundankulama road	-	-	-	Mihinthalaya Pradeshiya Sabha	
15	Kannttiya - Ambathalagama-katupotha road	7	10	14	Mihinthalaya Pradeshiya Sabha	
16	Upgrade kammalakkulama road	Extension of Kammalakkulama road to Ruwangama and connect to the A9 road as width of 40 feet road			9.0	Mihinthalaya Pradeshiya Sabha
17	Extension of bodhirajapura 4 th lane	Extension of fourth lane to Kunchikulama wewa			1.0	Mihinthalaya Pradeshiya Sabha
18	Kanadarawa yaya 1 road	Connect kanadarawa yaya 1 road to a9 road with asphalt			2.0	Mihinthalaya Pradeshiya Sabha
19	Illuppukanniya 2 nd lane	Development of Illuppukanniya 2 nd lane to A9 road with asphalt			4.0	Mihinthalaya Pradeshiya Sabha

11 Memorial Dry Zone Botanical Garden

Project Title	Memorial Dry zone Botanical Garden			
Project Proposal	Increase the Tourism Attraction in Mihinthalaya			
Project Location				
Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Railway reservations	A12 road	Residential Uses	Teak Plantations
Access	A12 road			
Location Map				
Adjacent Land Uses	Adjacent land owned by forest department, there was a matured teak plantation, and now its implement “khaya” plantations program			

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
Project Aspect	Environment	√	Economic	√	Social			√

Project Objective	<p>Visitors to Mihinthalaya will have the opportunity to experience new experiences on Dry Zone Botanic.</p> <p>Increase to willingness of visit the Mihinthalaya.</p> <p>Raising natural beauty in Mihinthalaya.</p> <p>Providing hired and indirect employment opportunities.</p> <p>Upgrade the economy of Mihinthalaya.</p>
Rational of project	<p>Due to the low diversity of experience that taken from Mihinthalaya planning area tourist who came for the town is spending very bit of time. Similarly, good relations with environment Mihinthalaya in ancient times have been gradually decreasing. It is hoped that this new venture will be held in Mihinthalaya residential garden in Cultural Spring which will be celebrated in the form of value added to the environment, from the birth of people to the death a human. In addition, local and foreign tourists participated in the event by creating an unforgettable relationship between them and the Mihinthalaya Environmental System and returning them to Mihinthalaya again.</p>

Property Description

Present Land Ownership	Private				State	√	Other	
Free Encumbrances	Yes	√	No		If No give details			
Details of the Ownership	Currently there is teak plantation in the land, also forest department expect to plant Kaya Plant							

Project Description

Project Period	Short term (1> year)	Mid Term (1-3 year)	√ Long term (3< year)	
Financing Method	Initial financing will be by Mihinthalaya PS after that self-generated funds will be use to the project			

Description of the Project	This Project will have Different stages <ul style="list-style-type: none"> In the first stage site preparation, road designing will be done in five-acre lands and 5000of tree will be plants by selected occasions of their life in public people Second stage there will be a recreational space development inside the park with accommodations 						
	Waste Management System	yes	✓	No		If not, how dispose done	
Zone	Enviornment Zone		Accordance with Zoning Guidelines	Yes	✓	No	

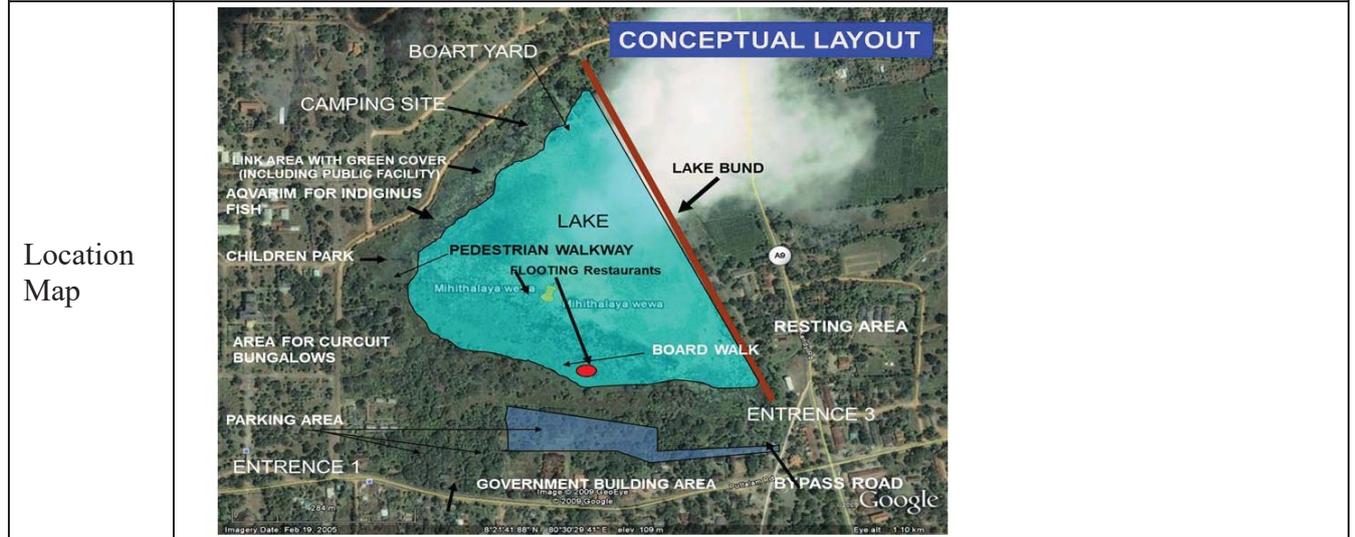
12 Environment and Landscape Project near to the Mihinthalaya Wewa

Project Title	Environment and Landscape Project near to the Mihinthalaya Wewa
Project Proposal	The objective of this project is to provide an area for the local and foreign tourists who are interested in visiting the Mihinthalaya Wewa and the surrounding area for the entertainment and recreational activities.

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Railway reservations	Kandy – Jaffna Road	Puttalam – Trincomalee road	Local Roads

Access	Puttalam – Trincomalee road
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Adjacent Land Uses	Institutions, Commercial and residential uses
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Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
	√		√					

Project Aspect	Environment	√	Economic	√	Social	√
Rational of project	In order to provide adequate relief of leisure and recreation facilities to the residents of Mihinthalaya and visitors, public amenities, construction of a lane around the lake and educational and recreational facilities, and uncover the wewa to the city, it is expected to introduce the projects fulfilling the requirements of the work.					

Property Description

Present Land Ownership	Private			State	√	Other
Free Encumbrances	Yes	No	√	If No give details	Due to Unauthorizes Activities wewa reservation was violated	
Details of the Ownership	Agrarian Service department Mihinthalaya Divisional Secretariat					

Project Description

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

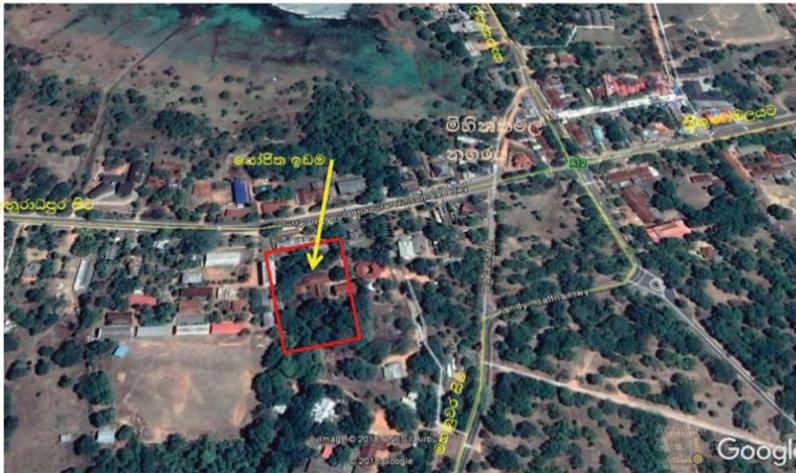
Description of the Project	<p>According to the landscape plan of this project its identified four phases to implement the sub projects</p> <p>01. Tank related projects</p> <ol style="list-style-type: none"> I. Increase the water capacity of the tank ii. Sludge removal iii. Remove unwanted plants and create a separate zone for it. iv. Crete place for bath <p>02. Recreation Facilities</p> <ol style="list-style-type: none"> i. Creating camp sites for guest ii. Construction of wooden bridges in the tank. iii create resting places iv. Children's Park <p>03. Educational projects</p> <ol style="list-style-type: none"> i. Building an aquarium ii. Creation of an indoor water tree park. iii. Construction of an information center. iv. Conservation of key features that should be included in a tank <p>04. Common Facility Projects</p> <ol style="list-style-type: none"> i Development of 3 entrances points to the lake. ii Car Parking Facilities iii Creating latrines, rest homes and Restaurants for tourists
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Zone	Commercial Zone	Accordance with Guidelines	yes	✓	no	
Existing conditions and details of the project	This wewa already get abandoned and it located in the city center					
Intuitions need to get Approval	<ol style="list-style-type: none"> i. Agrarian service department ii. Central Environment authority iii. Mihinthalaya Pradeshiya Sabha iv. Mihinthalaya divisional secretariat 					

13 Museum in Evolution of Sri Lankan Medical Systems

Project Title	Museum of Evolution of Sri Lankan Medical Systems
Project Proposal	Construct a museum in order to make local and foreign tourists aware of Ayurveda medicine and systematic evolution of western medicine in Srilanka.

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthalaya DS	LA	Mihinthalaya PS
Boundary	North	East	South	West
	Medical health officer office	bypass	Mihinthalaya Hospital	Mihinthalaya School
Access	A12 road			
Location Map				
Adjacent Land Uses (explain with map)	Adjacent land utilized for institutions and Mihinthalaya hospital Ayurvedic and medical officer office also located			

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure	
	√			√				

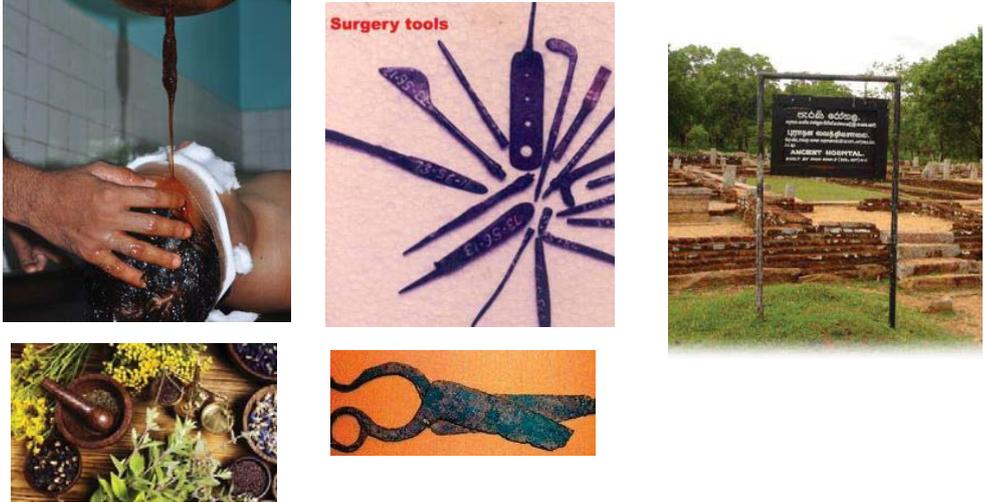
Project Aspect	Environment	√	Economic	√	Social	√
Project Objective	<ul style="list-style-type: none"> ■ Awareness of the general Public about the ancient pharmacy of Mihinthalaya which belongs to the age of king Pandukabhaya. ■ In the past, demonstration of equipment used in ancestry medicine and western medicine ■ Increase tourist attraction in Mihinthalaya. ■ Creating direct and indirect employment opportunities. ■ Raising the economy of Mihinthalaya. 					
Rational of project	<p>In the Mihinthalaya archeology area there is first hospital located in Srilanka history, meanwhile there is no any place for showing evidence of how indigenous and western medical system evaluated through time. This reason will be affected to the young generation willingness about those medical systems. Mihinthalaya ayurvedic research center, Mihinthalaya hospital, Mihinthalaya Ayurveda hospital and some of indigenous ayurvedic doctors are also found in the area. Those indigenous doctors' specialists in snake poisoning, eye specialists etc. this reason is indicating Mihinthalaya is best suitable place for museum that shows the evolution of local medical process, in the British and old colonial era there is different type of equipment and process to use for medical clinical and operations. This museum will make a place for showing that items make a unique opportunity for increasing and attract the more tourist for area.</p>					

Property Description

Present Land Ownership	Private			State	√	Other	
Free Encumbrances	Yes	√	No	If No give details			
Details of the Ownership	Land owned by provincial health department, meanwhile its before use for Mihinthalaya nursing quarters and now abandoned.						

Project Description

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long term (3< year)		
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Financing Method	Provisional funding					
Description of the Project (with map)						
	Waste Management System	yes	✓	No		If not, how dispose done
Zone	Environment Zone		Accordance with Zoning Guidelines		Yes	No
	Activity		Responsible institution		Responsible officers	
	Project Planning		Urban Development Authority Provincial Health Department		Provincial Directors	

6.9.3 Developments Proposals Identified by Mihinthalaya Pradeshiya Sabha

1. Construction of a Circuit Bungalow in the land of the Pradeshiya Sabha adjoining the land belonging to the Mihinthale Pradeshiya Sabha (577 Mihinthalaya)
2. Construction of a tourist rest park on the right side near Mahakanadarawa reservoir on Pothana Ihalagama road (4 km away from Mihintale and 1 km away from Pothana junction on Trincomalee road) (564 Pothana)
3. Construction of a Public Library at Mihinthale Pradeshiya Sabha (577 Mihinthalaya)
4. Improvement of Mihinthalaya house 20 Road (Carpeting 577 Mihinthalaya)
5. Construction of a security fence around Mihinthalaya Town Park (577 Mihinthalaya)
6. Construction of Road from Gonewa via Duramadalawa Temple from A09 (587 Doramadalawa)
7. Construction of Road from Isuru Uyana Industrial Area to Doramadalawa Rajamaha Viharaya through Dooramadalawa Stage 2 (577 Mihinthalaya, 586 Maradankulam, 587 Dooramadala)
8. Construction of Town Hall at Mahidodaramaya (577 Mihinthalaya)
9. Holiday Bungalow and Multipurpose Building for Local and Foreign Travelers on Government Land in front of Doramadalawa Raja Maha Viharaya
10. Construction of a Circuit Bungalow in the Land opposite Gemunu Vidyalaya, Mahakanadarawa Yaya 02 (584 Mahakanadarawa Yaya 02)
11. Construction of Maradankulama Public Ground (586 Maradankulam)
12. Construction of a Housing Scheme near Iluppukanniya North Police Village (578 Ruwangama)
13. Construction of a Playground Day and Night Volleyball Playground near Iluppukanniya South Road, close to lake Tawalla (578 Ruwanagama)
14. Incorporation of the Pothana GN division to town plan from Mihintale to Galkulama on the A9 main road (580 Wellaragama)
15. Construction of a Multipurpose Building near Upper Mudawa Junction on Road 12 (579 Namalwewa)

16. Construction of Multipurpose Building at Katukeliya Junction (579 Namalwewa)
17. New Trade Complex fostered by the World Bank in Mihinthalaya (Opposite the church)
18. Implementation of tourist boat service in Mihinthalaya tank.
19. Developing a tourist zone connecting the historic Dooramadawala Rajamaha Viharaya (No. 587) and the Mihinthalaya sacred area.
 - (i) Develop the Ukkulankulama Doramadawala road and develop the Ukkulankulama tank, Baduwewa and attract tourists in agriculture.
 - (ii) Develop the Pudukulama tank and conserve the ancient Ashoka Mala mountain from the A9 road to Doramadawala road to Gonawa and bring in foreign tourists.
 - (iii) Improve the tourism zone in the jungle by rehabilitation of Doramadawala Stage II to Ashokapura Forest Conservation period (Nelumkulama Tank - Attikulama Tank, Kudamarandankulama Tank).
 - (iv) Establishment of a local and foreign training center and an archaeological museum in the vicinity of the Duramadawala temple.
 - (v) Inviting tourists in Doramadawala village to develop local cuisine, ancient Hela medicine and ancient plant system.
 - (vi) Developing the Ashoka Pura Railway as a tourist holiday center and developing the forest conservation area by removing the teak trees and making arrangements for fatigue by traveling by cart or Eco bike in the forest.

6.9.4 Institutional Setting

The implementation of identified strategic projects under the Mihinthalaya Development Plan is expected to be supported by state, semi government and private institutions, civil society organizations and active persons in the area. The implementation of development projects, which are relevant to the various themes identified under the development plan, should be guided by this development plan.

Table 13: Relevant Institution for Project Implementations

	Project	Sub Project	Relevant Institution	Action Needed
01	Road Development	Development of an alternate road for the Kandy-Jaffna Main road Construction of new byroads and reconstruction of access roads.	Road Development authority Provincial Road Development authority	Grant Fund Implement the Project Grant Fund Implement the Project
02	Water Supply projects		National water supply and drainage board	Preparation of feasibility reports Implementation of the project
03	Relocate Mihinthalaya Hospital in Ambathalagama area		Provincial health department and Ministry of Health	Identified lands Implement projects
04	Establish Multitask Building		Mihinthalaya Pradeshiya Sabha Urban Development Authority	Preparation of feasibility reports Grant Fund Implement the Project
05	Common Problems Related to the Schools and Play grounds		Provincial Education Department	Identified lands Grant Fund Implement the Project
06	Development Projects in Rajarata University		Higher Education Ministry and University grant Commission	Coordinate institutions Supporting of civil society and persons Grant the fund Implement the project

07	Dry Zone Botanical Garden		Mihinthalaya Pradeshiya Sabha, Urban development authority, National Botanical Garden Department, Forest conservation Department	Preparation of Identified sub-Projects Grant Funds Implement the Project
08	Solid waste management Project		Mihinthalaya Pradeshiya Sabha, Forest Conservation department	Obtaining Environmental Assessment Reports Identifying correct places Obtaining Funds Implementation of the project
09	Connecting Mihinthale wewa, Rajarata University by walking ways		Urban Development authority, Archeology Department	Identification of archaeological sites Obtaining Funds Implementation of the project
10	Projects related to the Mihinthalaya Wawa		Urban Development authority	Set up landscape plan Obtaining Funds Implementation of the project
11	Creating bicycle tracks		Urban Development authority	Preparation of feasibility reports Identification of suitable lands Obtaining Funds Implementation of the project
12	Tree plantations projects		Mihinthalaya Pradeshiya Sabha	Obtaining Funds Implementation of the project Maintenance procedures
13	Landscaping Mihinthalaya archeology area and management		Archeology Department	Obtaining Funds Implementation of the project Maintenance procedures

14	Create a place for watch scenic view of Mihinthale chaitya in Mahakanadarwa wewa		Mihinthalaya Pradeshiya Sabha, Urban development authority	Preparation of feasibility reports Obtaining Funds Implementation of the project
16	Landscaping of deer park		Archeology Department	Obtaining Funds Implementation of the project Maintenance procedures
17	Road landscaping	Pedestrian and roundabout development road side landscaping Street lightning Establish street fence creating Notice board and banner board places Creating street fences	Mihinthalaya Pradeshiya Sabha Road development authority Provincial road development Authority	Obtaining Funds Implementation of the project Maintenance procedures
19	Establish a Buddhist center		Archeology Department	Preparation of feasibility reports Obtaining Funds Implementation of the project
20	Creating vehicle Parking		Urban Development authority	Preparation of feasibility reports Obtaining Funds Implementation of the project

PART II

Chapter 07

Development Zones and Common Guidelines

7.1 Introduction

According to the development trends in the Mihinthalaya PS area, a dense area can be identified along the Jaffna-Kandy (A9) road and the Puttalam-Trincomalee road (A12). The determination of these densities was mainly concerned with the nature of the existing infrastructure in the area, such as the availability of existing water and future water supplies, the availability of electricity, the distribution and quality of roads, the ecological and archaeological properties.

The zoning process was also implemented to obtain zonalization of the future development structure of the Mihinthalaya planning area. Accordingly, the development structure should be determined according to the existing infrastructure and the vision of the plan. In addition, the Environmental Protection Areas and Archaeological Area have been identified as conservation measures by identifying areas as that have no zone factor values.

7.2 Development Zones

1. Commercial Zone

2. Mix Zone

3. Residential Zone

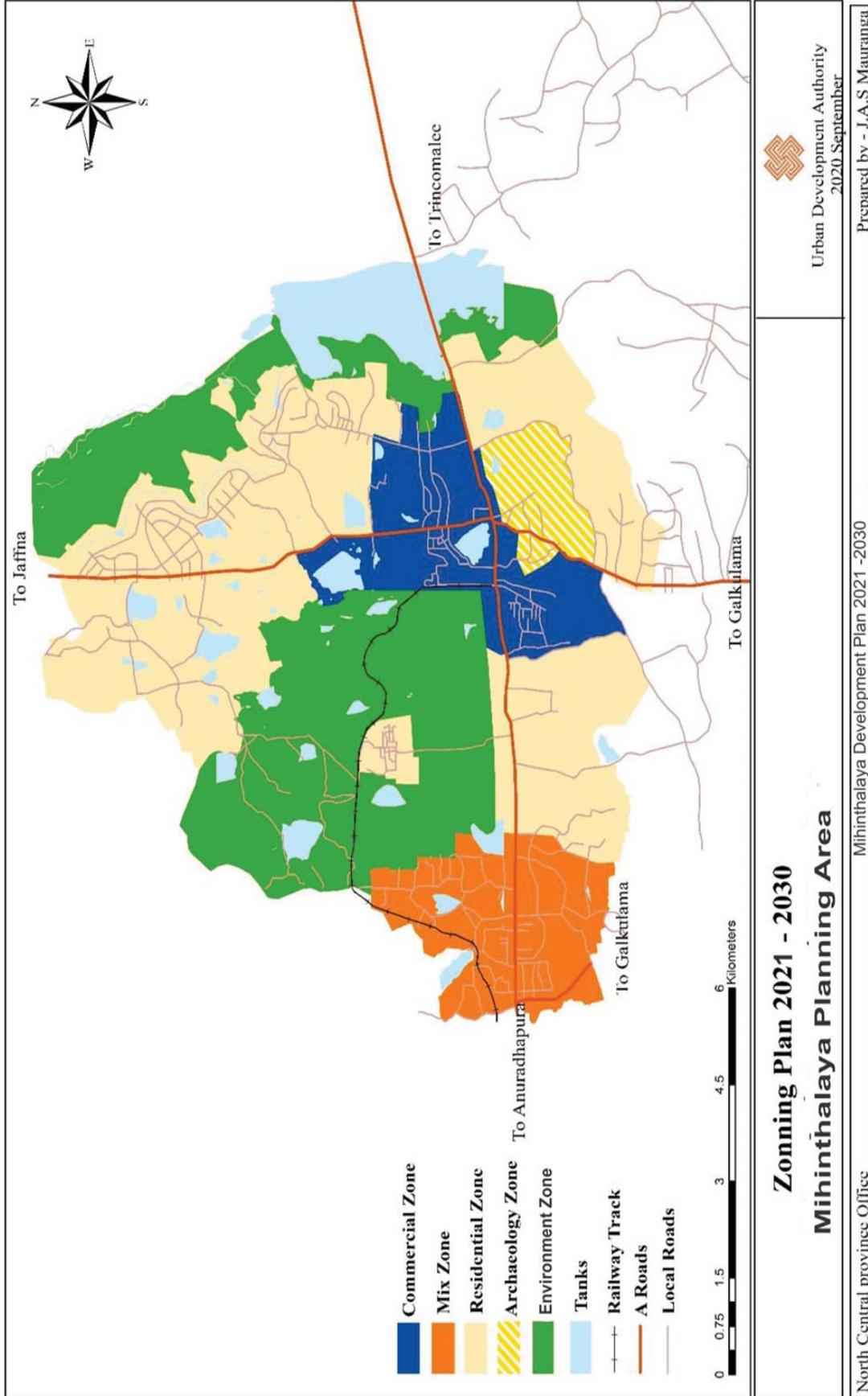
4. Sacred Area Zone

5. Environment Zone

The Zone Identification criteria were mainly considered as the Development Pressure Index, the analysis of the area's most suitable for living, and the criticality of the current infrastructure. The zonal analysis also focused on the conservation of paddy lands which need to be identified and conserved in the area. These zoning and zoning regulations are based on above factors and the manner in which the development of the area should be carried out in future.

The results of the scientific analysis used to compile the zoning map of the development plan can be analyzed by maps Nos. 01, 02 and 03, the Development Pressure Index, the Sensitivity Area Map, and the Suitability for Living Area Index

7.2.1 Proposed Zoning Map
Map 22: Zoning Map



7.3 Zone Factor and Zone Factor Determination

The zone factor is a new concept introduced in place of a practically implemented Floor Area Ratio, which was previously made in the planning and building regulations. This determines the size of the maximum development allowed in a given area. In particular, the property owner is given a reasonable opportunity to carry out his development. Mihinthalaya Development Plan (2020-2030) has been expected to be a density-based development for the area by the year 2030. It is hoped to establish the proposed urban form by 2030 accordingly. The nature of development taking place in the lands at Mihinthalaya is directly affected. Thus, it is necessary to practice creating the desired urban form on the basis of the maximum development that will be determined under the zone factor.

Prior to determining the extent of the maximum development in a given area, identification of suitable areas for the development should be carried out first. Determination of High-Density, moderate density, and low-density development zones will be determined through the observations of analysis done and determining the city activity patterns. The conclusions drawn by a detailed analysis of the findings must be accompanied by the practical implementation of the area. Because these developments should be balanced over the profile of the physical, social, environmental and economic aspects.

Accordingly, the zones have determined the territories based on the environmental sensitivity, the intensity of development and its direction, the distribution of the infrastructure facilities, the development in commercial activities, the geographical conditions and the density of the population. That is, if the region's zone factor is higher than the other regions, it is a strong gateway infrastructure for, a high commercial development, and a high population attraction within the region. The zone factor is low if the area has an environmentally sensitive area or it is due to lose of land for development or there is a shortage of infrastructure facilities, and lower level of downfall in the desired urban form.

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 Mihinthalaya Development Plan indicated by Table No 14, 15.

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 Mihinthalaya Development Plan Table No 16

7.4 Form A – Permissible Floor Area Ratio for Zones

Table 14: 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	**6m	9m	**6m	9m	**6m	9m	**6m	9m	**6m	9m	**6m	9m											
150 less than 250	0.8	0.9	0.9	1.3	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	2.2	2.4	2.7	2.2	2.7	3.0	3.3	3.3	3.2	3.6	4.0	3.0	3.4	4.3	4.7	3.2	3.6	4.5	4.5
375 less than 500	0.9	1.0	1.2	1.4	1.3	1.6	1.9	2.1	2.5	2.8	2.3	2.8	3.2	3.4	2.7	3.3	3.8	4.2	3.2	3.5	4.5	5.0	3.4	3.7	4.8
500 less than 750	1.0	1.1	1.3	1.5	1.4	1.7	2.0	2.2	2.0	2.3	2.7	3.0	3.4	3.5	2.8	3.4	4.0	4.5	3.4	3.6	4.7	5.5	3.5	4.0	5.0
750 less than 1000	1.0	1.2	1.4	1.7	1.5	1.8	2.2	2.5	2.1	2.4	2.9	3.3	3.6	4.0	3.1	3.6	4.3	5.0	3.5	3.8	5.1	6.0	3.6	4.5	5.7
1000 less than 1500	1.1	1.3	1.5	1.8	1.6	1.9	2.3	2.7	2.2	2.5	3.0	3.6	4.0	4.5	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1
1500 less than 2000	1.1	1.4	1.7	2.0	1.7	2.1	2.5	3.0	2.3	2.7	3.4	4.0	4.2	5.0	3.4	4.0	5.0	6.0	3.7	4.2	5.8	7.0	3.8	5.1	6.7
2000 less than 2500	1.2	1.5	1.8	2.1	1.8	2.3	2.7	3.1	2.4	2.8	3.5	4.2	4.4	5.4	3.5	4.2	5.2	6.5	3.8	4.4	6.2	7.5	3.9	5.2	7.1
2500 less than 3000	1.2	1.6	2.0	2.4	1.9	2.4	3.0	3.6	2.5	3.2	4.0	4.7	5.8	4.7	3.1	3.8	4.7	5.8	3.9	4.6	6.5	8.0	4.0	5.3	7.4
3000 less than 3500	1.3	1.7	2.1	2.5	2.0	2.5	3.1	3.7	2.6	3.4	4.2	5.0	6.2	4.0	5.0	6.2	7.4	8.0	4.0	4.8	6.9	8.5	4.0	5.4	7.6
3500 less than 4000	1.4	1.8	2.2	2.6	2.2	2.6	3.3	3.9	2.8	3.6	4.3	5.3	6.6	4.3	5.5	6.6	8.0	8.0	4.0	5.0	7.3	9.0	4.0	5.5	7.8
More than 4000	1.5	1.9	2.3	2.8	2.5	2.8	3.5	4.0	3.0	3.8	4.5	5.5	6.0	7.0	4.0	5.0	6.5	8.0	4.0	5.2	7.5	9.5	4.0	5.6	8.0

Land extent (Sq.M)	Zone factor = 2.25-2.49		Zone factor = 2.50-2.74		Zone factor = 2.75-2.99		Zone factor = 3.00-3.24		Zone factor = 3.25-3.49		Zone factor = 3.50-3.74		Zone factor = 3.75-4.00											
	Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width											
	**6m	9m	**6m	9m	**6m	9m	**6m	9m	**6m	9m	**6m	9m	**6m	9m										
150 less than 250	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0	3.0	3.4	3.6	4.0
250 less than 375	3.5	3.8	4.5	5.0	3.5	4.0	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.8	5.0	5.5	3.5	4.8	5.0	5.5	3.5	5.0	5.0	5.5
375 less than 500	3.6	4.5	4.7	5.5	3.6	4.6	5.2	6.0	3.6	4.8	5.2	6.0	3.6	5.0	5.2	6.0	3.6	5.0	5.2	6.0	3.6	5.4	5.2	6.0
500 less than 750	3.7	5.0	5.0	6.0	3.7	5.1	5.5	6.5	3.7	5.3	5.5	6.5	3.7	5.3	5.5	6.5	3.8	5.4	5.5	6.5	3.8	5.5	5.5	6.5
750 less than 1000	3.8	5.1	6.0	6.5	3.8	5.2	6.5	7.0	3.8	5.4	7.0	7.5	3.8	5.4	7.0	7.5	4.0	5.5	7.5	8.0	4.0	5.6	7.5	8.0
1000 less than 1500	3.9	5.3	6.5	8.5	3.9	5.4	7.0	9.0	3.9	5.5	7.5	9.0	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0	4.0	5.8	8.0	9.0
1500 less than 2000	4.0	5.4	7.0	10.0	4.0	5.5	7.5	10.5	4.0	5.6	7.5	10.5	4.0	5.7	8.0	10.5	4.0	5.8	8.0	11.0	4.0	6.0	8.0	11.0
2000 less than 2500	4.0	5.5	7.5	10.5	4.0	5.6	7.5	11.0	4.0	5.7	8.0	11.0	4.0	5.8	8.0	11.0	4.0	5.8	8.0	11.5	4.0	6.2	8.0	11.5
2500 less than 3000	4.0	5.6	7.5	11.0	4.0	5.7	8.0	11.5	4.0	5.8	8.0	11.5	4.0	5.9	8.0	11.5	4.0	6.0	8.0	12.0	4.0	6.4	8.0	12.0
3000 less than 3500	4.0	5.7	8.0	11.5	4.0	5.8	8.0	12.0	4.0	5.9	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.5	8.0	12.0
3500 less than 4000	4.0	5.8	8.0	12.0	4.0	5.8	8.0	12.0	4.0	5.9	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.5	8.0	12.0
More than 4000	4.0	5.9	8.0	12.0	4.0	5.9	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.0	6.5	8.0	12.0

UL - Unlimited

Floor area allocated for parking facilities are not calculated for FAR

Above Floor Area Ratio shall not be applicable for the zones where number of floors or FAR indicated under the zoning regulations

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

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

7.5 Form B – Number of Floors for 03m & 4.5 Wide Road

Table 15: Number of Floors for 03m & 4.5m Wide Roads

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

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

7.6 Form E – Setbacks and Open Spaces

Table 16: Setbacks and Open Spaces

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

7.7 Common Guidelines for Planning Area

1. These Guidelines apply to the area within the administrative limits of the Mihinthalaya Pradeshiya Sabha (Part) Area which has been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 1179/11 and 2001.04.10 under Section 3 of the Urban Development Authority Act No. 41 of 1978.
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 8th July 2021. The said legalized Planning and Development Regulations also apply to the Mihinthalaya Urban area.
3. This plan is subject to the pilot instructions of the Regional Development Plan, which will be implemented in due course for the planning area By the National Physical Planning Department
4. Where a place or property is designated for a particular purpose by the zoning plan, the place or property shall be used for that designated purpose only.
5. The Urban Development Authority (UDA) has the authority to make a decision on any development activity not covered by the guidelines of the Development Plan.
6. Notwithstanding any of these guidelines, the Authority may use a plot of land, any development activity, prohibit or limit, or ease the guidelines or introduce new guidelines, in order to fulfill the purpose of the Development Plan.
7. If a plot of land falls between two local government areas, the access road to that block is considered to belong to the local government area. Similarly, if a plot of land is accessed by roads belonging to two local government areas, the land belongs to the main road jurisdiction and if both roads are of the same width, it should be considered that most of the land belongs to the local authority.
8. No person shall use any place or building other than the use approved by a development permit.
9. When deemed appropriate by the Authority, a particular area can be defined as a special development area.
10. Use, restriction or prohibition of the use of land areas for the construction of any particular building within a special project area designated by the Authority. C

11.The modification of an existing building for the use of various religious places and religious symbols, signs, statues or similar constructions which are permanently in use shall be in accordance with the authority and the characteristics of the Urban Area of Mihinthale PS.

12.When any plot of land or house is not reserved for a particular purpose, its use shall be in accordance with the use permitted in the zone where it is located.

13.If any development work is carried out in a place or a plot of land adjacent to a reserve or a sensitive area, the recommendations of the relevant institutions should be obtained regarding the limits of their reserves

14.No action shall be taken to alter, repair, demolish, distort or damage a building which has been declared or declared in the future under the Archaeological Act without the approval or permission of the UDA.

15.All archaeological, ancient architectural and national heritage structures and buildings should be conserved and designed to preserve the archaeological value in the event of upgrades or renovations and new constructions, or should obtain the recommendations of the Department of Archeology and the relevant institute.

16.If any legally enforced use does not fit into that zone by the effective date of the guidelines of the Plan, such use may not extend by extending the time period of its use, or by extension of its building blocks or machinery, or by any part thereof or not allowed. further, the UDA may order the discontinuation of such inappropriate use if the proposed site or building is deemed unsafe.

17.Where a place or property is not designated for a particular use, the use of the zoning plan shall not be a barrier to authorized use of the area in which it is located.

18.If any property or building belongs to two zones, the area to which the property or the access to the building belongs shall be the area of that property or building.

19.If any property belongs to two or more zones, it is legitimate to include such plots within the zone that are most conducive to the objectives of the development plan.

20.The zone boundaries shown in the zoning map are based on the Google earth 2018 and its coordinate system.

21. Permanent name boards, display boards or trade notice boards should be obtained from the Authority before construction.
22. No modifications or repairs shall be made to the protected buildings without the approval of the Authority.
23. Public outdoor parks, recreational areas that are currently in use and identified areas are permitted only for that purpose.
24. The boundary of the building adjacent to a particular place or piece of land shall be as annex No. 03.
25. The Urban Development Authority (UDA) makes the final decision on the allocation of reserve or barrier zones for the protection and maintenance of the environment at a particular location.
26. More than one approved use is permitted within one block.
27. In addition to the uses set forth in the respective zones, other uses are permitted subject to conditions, if the Authority is satisfied.
28. Approval / recommendation should be obtained from agencies designated by the Authority for construction or expansion of hazardous, toxic and polluting industries or businesses.
29. Approval / recommendation should be obtained from the institutions designated by the Authority for reclamation, construction and use of low lying lands, paddy lands and Environmentally Sensitive Areas.
30. Guidelines for special projects or project areas designated by the Authority shall supersede the provisions of this Plan.
31. The approval of the Authority should be obtained with regard to the construction of boundary walls.
32. When there is an issue of zonal boundaries, the UDA has the final decision.
33. Zone Factors are not applicable for protected areas and special protected areas. Only the relevant zoning guidelines apply to those specific areas.
34. The UDA has the power to reduce or increase the zone factor due to specific developmental or future developmental trends.
35. The UDA has the final decision in determining the total extent of floor area to be approved for a development.
36. The zonal boundaries and zoning limits applicable to the zoning plan should be as per Annex no 01 and the boundaries of the zones should be as per the annexure.
37. Minimum street lines for roads where not mentioned particular street lines by local authority, should be kept as 7m, and the authority has the final say in determining the street line on roads where not having street lines.
38. The zone factor, plot coverage, nature and extent of development work for government or Semi-government projects currently in operation or proposed can be determined by the Authority

Chapter 08

Zoning Guidelines

8.1.1 Residential Zone

8.1.1.1 Zoning Guidelines

Table 17: Zoning Guidelines in Residential Zone

Zone Name	Residential Zone
Description	This zone identified as living zone of people who migrant from Anuradhapura city and its suburbs, as well as people who living in the Mihinthalaya area. This zone allows for the activities needed to provide a more comfortable and efficient service to residents.
Zone Boundaries	Refer Annexure 01 for Coordinates
Zone Factor	0.54
Allowed Maximum Height	-
Plot Coverage	65%
Common Guide for Zone	Mentioned in 2.6
Minimum Plot Size	15 Perches

8.1.1.2 Permissible Uses

Table 18: Permissible uses in Residential Zone

Allowed Uses		Relevant Conditions
Residential	Houses for Living	-
	Flats	-
	Condominiums	-
	Hostels	-
	Housing Complex	-
Commercial	Commercial	floor area not exceed 100 sqm ²
	Supermarkets	Lot Size not less than 1000 square meters
	Hardware's	Lot Size not less than 500 square meters
	Beauty Saloons	-
	Filling Stations	-

	warehouses	floor area not exceed 100 sqm ²
	Bakeries	-
	Vehicle service stations	Constructions within the existing plots of land used as vehicular service stations only
	Service Garages	Construction of a floor area not exceeding 100 square meters, subject to the recommendation of the CEA.
Institutions	Bank and Financial Institutes	-
	Professional offices	floor area not exceed 100 sqm ²
	ATM	-
Education	Government Universities	-
	Tertiary Education institutions	-
	International School, Government School, Semi Government School	
	Religious Learning Centers	-
	Tuition Classes	width of access road not less than 6m and floor area not exceed 100 sqm ²
	Nursery	-
Health	Government Hospitals	-
	Private Hospitals	-
	Ayurvedic medicine centers	Floor area not exceed 100 sqm ²
	Dispensaries	-
	Pharmacies	Floor area not exceed 100 sqm ²
	Clinical services	Floor area not exceed 100 sqm ²

Tourism Activities	Holiday Resorts	-
	Lodges	plot size is not exceeding 500sqm and total rooms not exceed 10
Social services	Domestic Sport centers	Construction of indoor playgrounds and associated areas not exceeding five percent of floor area of the total Lot size.
	Libraries	-
	Community Hall /Cultural Centers	-
	Elders homes	-
	Gymnasiums	-
	Day care centers	-
	Religious Centers	Only plot of land, used as religious centers will be constructed for the purpose.
	Open air theatres Public parking areas	- -
Industrials	Industries	Under the recommendation of CEA, floor area not exceeding 50m ² and not exceeding horse power 5 machines
Recreational	Parks	-
	Aquariums	-
	Open Places	-

8.1.2 Commercial Zone

8.1.2.1 Zoning Guidelines

Table 19: Zoning Guidelines in Commercial Zone

Zone Name	Commercial Zone
Description	Most priority in this zone is commercial activities. Limitation in this zone is low and expected to grow economy by commercial service activities.
Zone Boundaries	Refer Annexure 01 for Coordinates
Zone Factor	0.57
Allowed Maximum Height	-
Plot Coverage	65%
Common Guide for Zone	Mentioned in 2.6 In this zone, to divide properties(lands) and security of properties maximum wall height not exceeding 0.5 m and other part need to be design as transparent way as barbed wire or mesh fence. other type of walls allowed only if there is specific reason that is satisfied the Authority.
Minimum Plot Size	10 Perches

8.1.2.2 Permissible Uses

Table 20: Permissible uses in Commercial Zone

Allowed Uses		Relevant Conditions
Residential	Houses for Living	-
	Flats	-
	Condominiums	-
	Hostels	-
	Housing Complex	-
Commercial	Commercial	-
	Supermarkets	-
	Hardware's	-

	Filling Stations	-
	Beauty saloon	-
	warehouses	-
	Bakeries	-
	Vehicle service stations	-
	Vehicle shop	-
	Service Garages	-
Institutions	Bank and Financial Institutes	-
	Government offices	-
	Government office Complex	-
	Professional offices	-
	ATM	-
Education	Government Universities	-
	Tertiary Education institutions	-
	International School, Government School, Semi Government School	-
	Religious Learning Centers	-
	Tuition Classes	-
	Nursery	-

Health	Government Hospitals	-
	Private Hospitals	-
	Ayurvedic medicine centers	-
	Dispensaries	-
	Medical consulting service centers	-
	Massage and therapist centers	-
	Pharmacies	-
	Clinical services	-
Tourism Activities	Holiday Resorts	-
	Tourists Hotels	-
	Event Halls	-
	Lodges	-
Social services	Domestic Sport centers	-
	Libraries	-
	Community Hall/Cultural Centers	-
	Elders homes	-
	Museum	-
	Gymnasiums	-
	Day care centers	-
	Religious Centers	-
	Open air theatres	-
	Pola (Public Markets)	-
Public parking areas	-	

Industrials	Industries	Under the recommendation of CEA, lot size not less than 1000 sqm ²
Recreational	Parks	-
	Aquariums	-
	Open Places	-

8.1.3 Mix Zone

8.1.3.1 Zoning Guidelines

Table 21: Zoning Guidelines in Mix Zone

Zone Name	Mix Zone
Description	This zone identified as zone for where new development trends located, also service providing for comfort and convenient Environment for residents.
Zone Boundaries	Refer Annexure 01 for Coordinates
Zone Factor	0.51
Allowed Maximum Height	
Plot Coverage	65%
Common Guide for Zone	Mentioned in 2.6
Minimum Plot Size	10 Perches

8.1.3.2 Permissible Uses

Table 22: Permissible uses in Mix Zone

	Allowed Uses	Relevant Conditions
Residential	Houses for Living	-
	Flats	-
	Condominiums	-
	Hostels	-
	Housing Complex	-
Commercial	Commercial	-
	Supermarkets	-
	Hardware's	-
	Filling Stations	-
	Beauty Saloon	-
	warehouses	-
	Bakeries	-
	Vehicle service stations	-
	Service Garages	-
Vehicle Shops	-	
Institutions	Bank and Financial Institutes	-
	Professional offices	-
	ATM	-
Education	Government Universities	-
	International schools, Government schools, Semi Government Schools	-
	Tertiary Education institutions	-
	Religious Learning Centers	-
	Tuition Classes	-
	Nursery	-

Health	Government Hospitals	-
	Private Hospitals	-
	Ayurvedic medicine centers	-
	Dispensaries	-
	Pharmacies	-
	Clinical Services	-
Tourism Activities	Holiday Resorts	-
	Lodges	-
Social services	Domestic Sport centers	-
	Libraries	-
	Community Hall/Cultural Centers	-
	Elders homes	-
	Gymnasiums	-
	Day care centers	-
	Religious Centers	-
	Open air theatres	-
	Public parking areas	-
Industrials	Industries	Total lot Size not less than 1000 sqm ²
Recreational	Parks	-
	Aquariums	-
	Open Places	-

8.1.4 Environment Zone

8.1.4.1 Zoning Guidelines

Table 23: Zoning Guidelines in Environment Zone

Zone Name	Environment Zone
Description	To develop resident's mental wellbeing and conservation of Natural environment for better living area is expect from the Zone.
Zone Boundaries	Refer Annexure 01 for Coordinates
Zone Factor	Limited Developments
Allowed Maximum Height	Limited Developments
Plot Coverage	65 %
Common Guide for Zone	Mentioned in 2.6
Minimum Plot Size	Limited Developments

8.1.4.2 Permissible Uses

Table 24: Permissible uses in Environment Zone

Allowed Uses	Relevant Conditions
Common Guidance For Zone	Development activities on this zone should be carried out after obtaining relevant Recommendations from the Departments of Wildlife and forest Conservation, Departments of Irrigation and Archeology.
Residential	Houses for Living No permission is granted to construct houses in this Zone, but authority will consider to give permission after the relevant recommendations from the Departments of Wildlife and forest Conservation and Archeology Department

Social services	Meditation places with nature friendly	No permanent materials and structures
	Museums	The Land extent should not exceed 1000 square meters and plot coverage should not exceed 50%
Recreational	Parks	-
	Aquariums	-
	Open Places	-
	Camping Sites	-
Special projects	Government Special Development Projects	-

8.1.5 Sacred Area Zone

8.1.5.1 Zoning Guidelines

Table 25: Zoning Guidelines in Sacred Area Zone

Zone Name	Sacred Area Zone
Description	Most unique zone in the area with great archeology values, this zone is expecting to conserve and protect the Buddhist archeology values and Natural environment setting with Promoting the area with restricted developments.
Zone Boundaries	Refer Annexure 01 for Coordinates
Zone Factor	Limited Developments
Allowed Maximum Height	Limited Developments
Plot Coverage	Limited developments
Common Guidance for Zone	Mentioned in 1.1 and All the development in this zone subjected to the approval of Archeology Department, National Physical planning Department, Urban Development Authority
Minimum Plot Size	Limited Developments

8.1.5.2 Permissible uses

Table 26: Permissible uses in Archaeology Zone

Allowed Uses		Relevant Conditions
Education	Buddhists Teaching Centers	-
Social Service	Libraries	-
	Museums	-
	Common Parking Spaces	Without any building's Construction
	Other Construction for Comfort to pilgrims.	-

Chapter 09

Proposed Road width & building Line

Table 27: Propose Building Lines

Road Name	Existing Width of Road (m)	Proposed Building Line (Meters)
A9 Kandy – Jaffna Road	20	15
A12 Puttalam – Anuradhapura – Trincomalee Road	20	15
Mahinda Rajapaksa Mw	15	12
Mahakanadarawa Track 01 road	15	9
Mahakanadarawa – Nabadagaswewa -Rabewa Road	12	9
Ambathalagama Byroads	6	7
Kamamlakulama Road	6	7
Illuppukanniya Road (to Kalaththawa Road)	6	7
Maradankalla – Doramadalawa Road	6	9
Bodhirajapura 1 st lane	6	7
Bodhirahjapura Road	6	7
Kunchikulama - Theppankulama Road	6	7
Mahakanadarawa byroads	6	7

Roads in Mathale Junction		
1 st Lane	6	7
2 nd Lane	6	7
Guru Gedara Mawatha	6	7
Samagipura Mawatha	6	7
Samagipura Second Lane	6	7
Ranaviru Lakshitha Anuradha mawatha	6	7
Methsiri Patumanga	6	7
Mayura Patumaga	6	7
B.A. Gunasekara mawatha	6	7
5 th lane	6	7
6 th Lane	6	7
Isuru lane	6	7
Kurundankulama School lane	6	7
Missaka Mawaatha	6	7
Gewal 20 Road	6	7
Poson mawatha	6	7
Kalaththawa – Mihinthalaya road	6	7
Dakunu Viduli Mawatha	6	7
Ashokapura Road	6	7
Akkara 100 Road	6	7

Source – Urban Development Authority

Other all roads except mentioned in above must follow the below building lines in Table no 28.

Building Lines for Roads without Names

Table 28: Building Lines for Road Without Names

Road Category	Existing width of Road (m)	Proposed Building Lines (From the center of the Road m)
Main Road	20	15
Secondary Roads	12	12
Local Roads	9	9
Local Roads	6	7

Source – Urban Development Authority

PART III

Annexures

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Annexure 01 – Zoning Boundaries

Residential Zone

Table 29: Residential Zone Coordinate Table

Point ID	X Coordinates	Y Coordinates
1	8.33878000000	80.46310000000
2	8.33911000000	80.46310000000
3	8.34157000000	80.46290000000
4	8.34302000000	80.46330000000
5	8.34299000000	80.46340000000
6	8.34357000000	80.46360000000
7	8.34474000000	80.46400000000
8	8.34563000000	80.46430000000
9	8.34640000000	80.46450000000
10	8.34710000000	80.46470000000
11	8.34726000000	80.46480000000
12	8.34771000000	80.46540000000
13	8.34815000000	80.46600000000
14	8.34861000000	80.46670000000
15	8.34896000000	80.46680000000
16	8.34998000000	80.46680000000
17	8.35186000000	80.46700000000
18	8.35447000000	80.46700000000
19	8.35662000000	80.46720000000
20	8.35656000000	80.46650000000

21	8.35790000000	80.46660000000
22	8.35797000000	80.47130000000
23	8.35802000000	80.47390000000
24	8.35806000000	80.47580000000
25	8.35808000000	80.47680000000
26	8.35811000000	80.47750000000
27	8.35816000000	80.47890000000
28	8.35835000000	80.48120000000
29	8.35862000000	80.48470000000
30	8.35876000000	80.48660000000
31	8.35898000000	80.48930000000
32	8.35910000000	80.49090000000
33	8.35921000000	80.49190000000
34	8.35938000000	80.49330000000
35	8.35719000000	80.49220000000
36	8.35637000000	80.49240000000
37	8.35615000000	80.49150000000
38	8.35535000000	80.49170000000
39	8.35485000000	80.49180000000
40	8.35429000000	80.49190000000
41	8.35402000000	80.49200000000
42	8.35378000000	80.49200000000
43	8.35360000000	80.49200000000

44	8.35323000000	80.49200000000
45	8.35297000000	80.49190000000
46	8.35273000000	80.49180000000
47	8.35246000000	80.49150000000
48	8.35228000000	80.49140000000
49	8.35192000000	80.49150000000
50	8.35150000000	80.49170000000
51	8.35084000000	80.49200000000
52	8.34975000000	80.49250000000
53	8.34916000000	80.49280000000
54	8.34815000000	80.49300000000
55	8.34739000000	80.49310000000
56	8.34682000000	80.49320000000
57	8.34548000000	80.49340000000
58	8.34478000000	80.49350000000
59	8.34425000000	80.49380000000
60	8.34367000000	80.49430000000
61	8.34331000000	80.49440000000
62	8.34323000000	80.49440000000
63	8.34244000000	80.49450000000
64	8.34225000000	80.49460000000
65	8.34206000000	80.49460000000
66	8.34163000000	80.49460000000
67	8.34102000000	80.49480000000
68	8.34023000000	80.49500000000
69	8.33957000000	80.49520000000
70	8.33869000000	80.49550000000
71	8.33842000000	80.49540000000
72	8.33807000000	80.49530000000
73	8.33799000000	80.49520000000
74	8.33792000000	80.49520000000
75	8.33783000000	80.49510000000
76	8.33771000000	80.49500000000
77	8.33767000000	80.49500000000
78	8.33717000000	80.49510000000

79	8.33713000000	80.49510000000
80	8.33706000000	80.49490000000
81	8.33701000000	80.49470000000
82	8.33694000000	80.49460000000
83	8.33681000000	80.49430000000
84	8.33665000000	80.49400000000
85	8.33659000000	80.49390000000
86	8.33650000000	80.49380000000
87	8.33626000000	80.49340000000
88	8.33587000000	80.49270000000
89	8.33556000000	80.49220000000
90	8.33530000000	80.49170000000
91	8.33513000000	80.49140000000
92	8.33505000000	80.49120000000
93	8.33499000000	80.49110000000
94	8.33494000000	80.49090000000
95	8.33491000000	80.49080000000
96	8.33488000000	80.49070000000
97	8.33480000000	80.49050000000
98	8.33473000000	80.49040000000
99	8.33470000000	80.49020000000
100	8.33467000000	80.49000000000
101	8.33460000000	80.48980000000
102	8.33449000000	80.48950000000
103	8.33438000000	80.48930000000
104	8.33424000000	80.48910000000
105	8.33407000000	80.48880000000
106	8.33394000000	80.48870000000
107	8.33378000000	80.48850000000
108	8.33345000000	80.48810000000
109	8.33742000000	80.48230000000
110	8.33755000000	80.48230000000
111	8.33878000000	80.48240000000
112	8.34002000000	80.48240000000
113	8.34156000000	80.48210000000
114	8.34197000000	80.48190000000
115	8.34236000000	80.48120000000
116	8.34245000000	80.48070000000
117	8.34247000000	80.48000000000

118	8.34247000000	80.48000000000
119	8.34231000000	80.47960000000
120	8.34208000000	80.47920000000
121	8.34192000000	80.47900000000
122	8.34180000000	80.47880000000
123	8.34169000000	80.47850000000
124	8.34157000000	80.47820000000
125	8.34143000000	80.47760000000
126	8.34138000000	80.47710000000
127	8.34122000000	80.47660000000
128	8.34106000000	80.47660000000
129	8.34083000000	80.47650000000
130	8.34067000000	80.47660000000
131	8.34049000000	80.47660000000
132	8.34024000000	80.47670000000
133	8.33988000000	80.47680000000
134	8.33948000000	80.47690000000
135	8.33909000000	80.47710000000
136	8.33902000000	80.47700000000
137	8.33893000000	80.47690000000
138	8.33885000000	80.47680000000
139	8.33872000000	80.47650000000
140	8.33867000000	80.47630000000
141	8.33871000000	80.47620000000
142	8.33873000000	80.47610000000
143	8.33893000000	80.47570000000
144	8.33888000000	80.47560000000
145	8.33878000000	80.47540000000
146	8.33867000000	80.47520000000
147	8.33854000000	80.47500000000
148	8.33841000000	80.47470000000
149	8.33828000000	80.47440000000
150	8.33807000000	80.47430000000
151	8.33775000000	80.47400000000
152	8.33748000000	80.47370000000
153	8.33738000000	80.47360000000
154	8.33729000000	80.47340000000
155	8.33731000000	80.47320000000
156	8.33727000000	80.47290000000

157	8.33714000000	80.47270000000
158	8.33697000000	80.47260000000
159	8.33682000000	80.47250000000
160	8.33667000000	80.47250000000
161	8.33652000000	80.47240000000
162	8.33650000000	80.47240000000
163	8.33643000000	80.47240000000
164	8.33643000000	80.47240000000
165	8.33640000000	80.47230000000
166	8.33639000000	80.47220000000
167	8.33639000000	80.47220000000
168	8.33654000000	80.47210000000
169	8.33656000000	80.47210000000
170	8.33670000000	80.47200000000
171	8.33684000000	80.47190000000
172	8.33686000000	80.47170000000
173	8.33686000000	80.47170000000
174	8.33680000000	80.47150000000
175	8.33665000000	80.47140000000
176	8.33656000000	80.47130000000
177	8.33651000000	80.47120000000
178	8.33653000000	80.47100000000
179	8.33654000000	80.47070000000
180	8.33658000000	80.47030000000
181	8.33659000000	80.47000000000
182	8.33660000000	80.46980000000
183	8.33672000000	80.46940000000
184	8.33679000000	80.46910000000
185	8.33685000000	80.46870000000
186	8.33686000000	80.46860000000
187	8.33688000000	80.46840000000
188	8.33687000000	80.46820000000
189	8.33675000000	80.46790000000
190	8.33672000000	80.46780000000
191	8.33661000000	80.46740000000
192	8.33667000000	80.46730000000
193	8.33728000000	80.46730000000
194	8.33747000000	80.46720000000
195	8.33744000000	80.46690000000

196	8.33733000000	80.46630000000
197	8.33731000000	80.46600000000
198	8.33762000000	80.46590000000
199	8.33770000000	80.46570000000
200	8.33779000000	80.46510000000
201	8.33802000000	80.46440000000
202	8.33809000000	80.46420000000
203	8.33808000000	80.46400000000
204	8.33799000000	80.46320000000
205	8.33878000000	80.46310000000
206	8.37166000000	80.47790000000
207	8.37165000000	80.47780000000
208	8.37172000000	80.47400000000
209	8.37415000000	80.47400000000
210	8.37531000000	80.47400000000
211	8.37540000000	80.47480000000
212	8.37616000000	80.47480000000
213	8.37702000000	80.47480000000
214	8.37709000000	80.47530000000
215	8.37954000000	80.47560000000
216	8.38122000000	80.47570000000
217	8.38014000000	80.47820000000
218	8.37971000000	80.47920000000
219	8.37839000000	80.48220000000
220	8.37817000000	80.48270000000
221	8.37810000000	80.48310000000
222	8.37804000000	80.48360000000
223	8.37297000000	80.48380000000
224	8.37253000000	80.47780000000
225	8.37205000000	80.47780000000
226	8.37175000000	80.47790000000
227	8.37166000000	80.47790000000
228	8.34085000000	80.50400000000
229	8.34253000000	80.50480000000
230	8.34246000000	80.50500000000
231	8.34233000000	80.50560000000
232	8.34223000000	80.50620000000
233	8.34219000000	80.50670000000
234	8.34211000000	80.50740000000

235	8.34205000000	80.50800000000
236	8.34208000000	80.50840000000
237	8.34216000000	80.50880000000
238	8.34222000000	80.50930000000
239	8.34223000000	80.50970000000
240	8.34236000000	80.51010000000
241	8.34258000000	80.51080000000
242	8.34262000000	80.51090000000
243	8.34268000000	80.51100000000
244	8.34273000000	80.51100000000
245	8.34279000000	80.51110000000
246	8.34289000000	80.51160000000
247	8.34315000000	80.51220000000
248	8.34339000000	80.51260000000
249	8.34373000000	80.51290000000
250	8.34411000000	80.51300000000
251	8.34433000000	80.51330000000
252	8.34462000000	80.51350000000
253	8.34524000000	80.51380000000
254	8.34542000000	80.51410000000
255	8.34551000000	80.51440000000
256	8.34561000000	80.51480000000
257	8.34566000000	80.51510000000
258	8.34570000000	80.51530000000
259	8.34570000000	80.51550000000
260	8.34570000000	80.51560000000
261	8.34567000000	80.51570000000
262	8.34566000000	80.51590000000
263	8.34560000000	80.51600000000
264	8.34558000000	80.51610000000
265	8.34561000000	80.51630000000
266	8.34588000000	80.51710000000
267	8.34607000000	80.51790000000
268	8.34619000000	80.51820000000
269	8.34637000000	80.51860000000
270	8.34644000000	80.51870000000
271	8.34654000000	80.51890000000
272	8.34668000000	80.51900000000
273	8.34682000000	80.51910000000

274	8.34687000000	80.51940000000
275	8.34679000000	80.51980000000
276	8.34664000000	80.52010000000
277	8.34657000000	80.52030000000
278	8.34631000000	80.52040000000
279	8.34611000000	80.52050000000
280	8.34604000000	80.52070000000
281	8.34584000000	80.52080000000
282	8.34586000000	80.52090000000
283	8.34591000000	80.52100000000
284	8.34597000000	80.52120000000
285	8.34605000000	80.52140000000
286	8.34608000000	80.52160000000
287	8.34611000000	80.52180000000
288	8.34613000000	80.52190000000
289	8.34607000000	80.52210000000
290	8.34604000000	80.52220000000
291	8.34599000000	80.52230000000
292	8.34593000000	80.52270000000
293	8.34598000000	80.52290000000
294	8.34599000000	80.52300000000
295	8.34605000000	80.52310000000
296	8.34612000000	80.52320000000
297	8.34621000000	80.52320000000
298	8.34656000000	80.52310000000
299	8.34680000000	80.52290000000
300	8.34699000000	80.52290000000
301	8.34730000000	80.52270000000
302	8.34750000000	80.52270000000
303	8.34757000000	80.52280000000
304	8.34774000000	80.52320000000
305	8.34795000000	80.52340000000
306	8.34799000000	80.52350000000
307	8.34803000000	80.52370000000
308	8.34808000000	80.52390000000
309	8.34832000000	80.52420000000
310	8.34847000000	80.52450000000
311	8.34873000000	80.52450000000
312	8.34881000000	80.52460000000

313	8.34903000000	80.52460000000
314	8.34912000000	80.52470000000
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856	8.39816000000	80.47970000000
857	8.39823000000	80.47940000000
858	8.39833000000	80.47910000000

859	8.39854000000	80.47860000000
860	8.39875000000	80.47840000000
861	8.40072000000	80.47840000000
862	8.40176000000	80.47870000000
863	8.40236000000	80.47860000000
864	8.40274000000	80.47850000000
865	8.40342000000	80.47800000000
866	8.40357000000	80.47780000000
867	8.40381000000	80.47750000000
868	8.40397000000	80.47720000000
869	8.40415000000	80.47700000000
870	8.40426000000	80.47690000000
871	8.40439000000	80.47670000000
872	8.40449000000	80.47660000000
873	8.40457000000	80.47650000000
874	8.40467000000	80.47640000000
875	8.40473000000	80.47630000000
876	8.40481000000	80.47620000000
877	8.40487000000	80.47610000000
878	8.40490000000	80.47610000000
879	8.40517000000	80.47620000000
880	8.40540000000	80.47630000000
881	8.40571000000	80.47650000000
882	8.40591000000	80.47690000000
883	8.40606000000	80.47740000000
884	8.40609000000	80.47780000000
885	8.40612000000	80.47820000000
886	8.40619000000	80.47850000000
887	8.40678000000	80.47860000000
888	8.40724000000	80.47850000000
889	8.40778000000	80.47860000000
890	8.40785000000	80.47900000000
891	8.40801000000	80.47980000000
892	8.40808000000	80.48010000000
893	8.40834000000	80.48060000000
894	8.40861000000	80.48120000000
895	8.40877000000	80.48170000000
896	8.40884000000	80.48190000000
897	8.41027000000	80.48160000000

898	8.41195000000	80.48410000000
899	8.41239000000	80.48460000000
900	8.41316000000	80.48560000000
901	8.41348000000	80.48600000000
902	8.41357000000	80.48630000000
903	8.41393000000	80.48620000000
904	8.41428000000	80.48610000000
905	8.41452000000	80.48600000000
906	8.41483000000	80.48590000000
907	8.41509000000	80.48580000000
908	8.41527000000	80.48580000000
909	8.41594000000	80.48570000000
910	8.41635000000	80.48570000000
911	8.41682000000	80.48560000000
912	8.41722000000	80.48550000000
913	8.41757000000	80.48530000000
914	8.41778000000	80.48510000000
915	8.41797000000	80.48480000000
916	8.41815000000	80.48460000000
917	8.41830000000	80.48430000000
918	8.41841000000	80.48430000000
919	8.41858000000	80.48420000000
920	8.41903000000	80.48410000000
921	8.41935000000	80.48400000000
922	8.41957000000	80.48400000000
923	8.41976000000	80.48390000000
924	8.42042000000	80.48390000000
925	8.42146000000	80.48400000000
926	8.42204000000	80.48410000000
927	8.42271000000	80.48410000000
928	8.42307000000	80.48420000000
929	8.42345000000	80.48430000000
930	8.42417000000	80.48460000000
931	8.42472000000	80.48490000000
932	8.42585000000	80.48550000000
933	8.42656000000	80.48580000000
934	8.42688000000	80.48590000000
935	8.42723000000	80.48590000000
936	8.42922000000	80.48610000000

937	8.42942000000	80.48760000000
938	8.42945000000	80.48830000000
939	8.42955000000	80.48870000000
940	8.42972000000	80.48930000000
941	8.42980000000	80.48970000000
942	8.42984000000	80.49010000000
943	8.42981000000	80.49060000000
944	8.42990000000	80.49100000000
945	8.43004000000	80.49140000000
946	8.43006000000	80.49170000000
947	8.42988000000	80.49200000000
948	8.42971000000	80.49230000000
949	8.42944000000	80.49250000000
950	8.42864000000	80.49260000000
951	8.42849000000	80.49270000000
952	8.42877000000	80.49440000000
953	8.42790000000	80.49460000000
954	8.42763000000	80.49460000000
955	8.42704000000	80.49460000000
956	8.42639000000	80.49470000000
957	8.42615000000	80.49460000000
958	8.42585000000	80.49440000000
959	8.42509000000	80.49400000000
960	8.42474000000	80.49430000000
961	8.42425000000	80.49470000000
962	8.42391000000	80.49490000000
963	8.42358000000	80.49530000000
964	8.42346000000	80.49550000000
965	8.42373000000	80.49590000000
966	8.42397000000	80.49630000000
967	8.42430000000	80.49670000000
968	8.42457000000	80.49700000000
969	8.42483000000	80.49750000000
970	8.42494000000	80.49770000000
971	8.42507000000	80.49800000000
972	8.42521000000	80.49820000000
973	8.42543000000	80.49840000000
974	8.42559000000	80.49860000000
975	8.42574000000	80.49900000000

976	8.42617000000	80.50020000000
977	8.42669000000	80.50160000000
978	8.42689000000	80.50230000000
979	8.42695000000	80.50270000000
980	8.42706000000	80.50310000000
981	8.42710000000	80.50320000000
982	8.42709000000	80.50340000000
983	8.42709000000	80.50350000000
984	8.42709000000	80.50360000000
985	8.42706000000	80.50370000000
986	8.42700000000	80.50400000000
987	8.42695000000	80.50410000000
988	8.42798000000	80.50450000000
989	8.42909000000	80.50510000000
990	8.43030000000	80.50560000000
991	8.43062000000	80.50620000000
992	8.43060000000	80.50630000000
993	8.42717000000	80.50580000000
994	8.42598000000	80.50690000000
995	8.42641000000	80.50730000000
996	8.42583000000	80.50800000000
997	8.42524000000	80.50750000000
998	8.42453000000	80.50810000000
999	8.42397000000	80.50860000000
1000	8.42320000000	80.50930000000
1001	8.42172000000	80.51060000000

Commercial Zone

Table 30: Commercial Zone Coordinate Table

Point ID	X coordinate	Y coordinate
1	8.34969000000	80.49250000000
2	8.35083000000	80.49200000000
3	8.35192000000	80.49150000000
4	8.35228000000	80.49140000000
5	8.35246000000	80.49150000000
6	8.35273000000	80.49180000000
7	8.35297000000	80.49190000000
8	8.35324000000	80.49200000000
9	8.35360000000	80.49200000000
10	8.35428000000	80.49190000000
11	8.35469000000	80.49190000000
12	8.35615000000	80.49150000000
13	8.35636000000	80.49240000000
14	8.35718000000	80.49220000000
15	8.35937000000	80.49320000000
16	8.35965000000	80.49550000000
17	8.35997000000	80.49820000000
18	8.36034000000	80.50130000000
19	8.36224000000	80.50130000000
20	8.36427000000	80.50140000000
21	8.36931000000	80.50130000000
22	8.37297000000	80.50130000000
23	8.37444000000	80.50130000000
24	8.37644000000	80.50130000000
25	8.37790000000	80.50140000000
26	8.37903000000	80.50140000000
27	8.38114000000	80.50140000000
28	8.38209000000	80.50080000000
29	8.38199000000	80.50050000000
30	8.38181000000	80.50020000000
31	8.38206000000	80.50000000000
32	8.38228000000	80.49990000000

33	8.38242000000	80.49980000000
34	8.38261000000	80.49960000000
35	8.38279000000	80.49950000000
36	8.38298000000	80.49940000000
37	8.38307000000	80.49940000000
38	8.38316000000	80.49940000000
39	8.38327000000	80.49940000000
40	8.38340000000	80.49940000000
41	8.38351000000	80.49940000000
42	8.38363000000	80.49940000000
43	8.38380000000	80.49930000000
44	8.38423000000	80.49920000000
45	8.38467000000	80.49910000000
46	8.38500000000	80.49910000000
47	8.38517000000	80.49910000000
48	8.38535000000	80.49920000000
49	8.38541000000	80.49930000000
50	8.38548000000	80.49960000000
51	8.38555000000	80.49970000000
52	8.38564000000	80.49980000000
53	8.38572000000	80.49980000000
54	8.38579000000	80.49980000000
55	8.38590000000	80.49990000000
56	8.38615000000	80.50010000000
57	8.38609000000	80.50040000000
58	8.38609000000	80.50070000000
59	8.38617000000	80.50090000000
60	8.38642000000	80.50130000000
61	8.38659000000	80.50150000000
62	8.38708000000	80.50180000000
63	8.38715000000	80.50190000000
64	8.38716000000	80.50220000000
65	8.38706000000	80.50250000000
66	8.38748000000	80.50310000000
67	8.38767000000	80.50350000000

68	8.38773000000	80.50370000000
69	8.38788000000	80.50410000000
70	8.38805000000	80.50430000000
71	8.38827000000	80.50420000000
72	8.38856000000	80.50470000000
73	8.38876000000	80.50490000000
74	8.38902000000	80.50510000000
75	8.38919000000	80.50530000000
76	8.38933000000	80.50580000000
77	8.38953000000	80.50620000000
78	8.38935000000	80.50620000000
79	8.38896000000	80.50630000000
80	8.38825000000	80.50630000000
81	8.38711000000	80.50630000000
82	8.38664000000	80.50640000000
83	8.38636000000	80.50640000000
84	8.38612000000	80.50650000000
85	8.38575000000	80.50670000000
86	8.38413000000	80.50790000000
87	8.38351000000	80.50840000000
88	8.38313000000	80.50860000000
89	8.38214000000	80.50880000000
90	8.38111000000	80.50890000000
91	8.37940000000	80.50900000000
92	8.37748000000	80.50920000000
93	8.37734000000	80.50930000000
94	8.37753000000	80.51180000000
95	8.37763000000	80.51290000000
96	8.37793000000	80.51440000000
97	8.37785000000	80.51570000000
98	8.37768000000	80.51670000000
99	8.37760000000	80.51820000000
100	8.37740000000	80.52060000000
101	8.37748000000	80.52260000000
102	8.37724000000	80.52340000000

103	8.37715000000	80.52340000000
104	8.37619000000	80.52310000000
105	8.37562000000	80.52290000000
106	8.37475000000	80.52260000000
107	8.37408000000	80.52240000000
108	8.37360000000	80.52230000000
109	8.37302000000	80.52220000000
110	8.37280000000	80.52330000000
111	8.37269000000	80.52430000000
112	8.37268000000	80.52510000000
113	8.37281000000	80.52610000000
114	8.37298000000	80.52670000000
115	8.37301000000	80.52710000000
116	8.37275000000	80.52780000000
117	8.37017000000	80.52710000000
118	8.37006000000	80.52450000000
119	8.37008000000	80.52410000000
120	8.37010000000	80.52350000000
121	8.36775000000	80.52380000000
122	8.36759000000	80.52560000000
123	8.36766000000	80.52610000000
124	8.36683000000	80.52630000000
125	8.36640000000	80.52780000000
126	8.36643000000	80.52860000000
127	8.36636000000	80.52910000000
128	8.36547000000	80.52910000000
129	8.36497000000	80.52920000000
130	8.36456000000	80.52930000000
131	8.36413000000	80.52950000000
132	8.36392000000	80.52930000000
133	8.36362000000	80.52870000000
134	8.36324000000	80.52710000000
135	8.36168000000	80.52090000000
136	8.36049000000	80.52160000000
137	8.35980000000	80.51850000000

138	8.35949000000	80.51740000000
139	8.35932000000	80.51700000000
140	8.35910000000	80.51680000000
141	8.35845000000	80.51600000000
142	8.35830000000	80.51560000000
143	8.35816000000	80.51530000000
144	8.35806000000	80.51500000000
145	8.35790000000	80.51450000000
146	8.35732000000	80.51270000000
147	8.35703000000	80.51180000000
148	8.35674000000	80.51060000000
149	8.35627000000	80.51060000000
150	8.35581000000	80.51040000000
151	8.35543000000	80.51030000000
152	8.35486000000	80.51000000000
153	8.35455000000	80.50980000000
154	8.35457000000	80.50960000000
155	8.35431000000	80.50950000000
156	8.35430000000	80.50900000000
157	8.35439000000	80.50860000000
158	8.35440000000	80.50820000000
159	8.35445000000	80.50810000000
160	8.35452000000	80.50790000000
161	8.35441000000	80.50740000000
162	8.35442000000	80.50730000000
163	8.35448000000	80.50720000000
164	8.35460000000	80.50720000000
165	8.35451000000	80.50680000000
166	8.35458000000	80.50650000000
167	8.35456000000	80.50580000000
168	8.35332000000	80.50340000000
169	8.35208000000	80.50400000000
170	8.35022000000	80.50490000000
171	8.34944000000	80.50540000000
172	8.34898000000	80.50580000000

173	8.34870000000	80.50600000000
174	8.34804000000	80.50670000000
175	8.34794000000	80.50690000000
176	8.34769000000	80.50720000000
177	8.34746000000	80.50700000000
178	8.34701000000	80.50680000000
179	8.34679000000	80.50660000000
180	8.34649000000	80.50620000000
181	8.34616000000	80.50600000000
182	8.34590000000	80.50580000000
183	8.34562000000	80.50570000000
184	8.34511000000	80.50560000000
185	8.34414000000	80.50540000000
186	8.34356000000	80.50520000000
187	8.34254000000	80.50480000000
188	8.34156000000	80.50430000000
189	8.34081000000	80.50400000000
190	8.34082000000	80.50390000000
191	8.34113000000	80.50290000000
192	8.34136000000	80.50220000000
193	8.34115000000	80.50170000000
194	8.34096000000	80.50110000000
195	8.34076000000	80.50090000000
196	8.34054000000	80.50070000000
197	8.34033000000	80.50040000000
198	8.34013000000	80.50000000000
199	8.33996000000	80.49960000000
200	8.33946000000	80.49890000000
201	8.33917000000	80.49840000000
202	8.33873000000	80.49780000000
203	8.33822000000	80.49730000000
204	8.33770000000	80.49640000000
205	8.33740000000	80.49580000000
206	8.33724000000	80.49540000000
207	8.33717000000	80.49520000000

208	8.33767000000	80.49500000000
209	8.33804000000	80.49530000000
210	8.33842000000	80.49540000000
211	8.33870000000	80.49550000000
212	8.33906000000	80.49540000000
213	8.33979000000	80.49520000000
214	8.34035000000	80.49500000000
215	8.34102000000	80.49480000000
216	8.34164000000	80.49460000000
217	8.34207000000	80.49460000000
218	8.34225000000	80.49460000000
219	8.34244000000	80.49450000000
220	8.34292000000	80.49440000000
221	8.34332000000	80.49440000000
222	8.34367000000	80.49430000000
223	8.34391000000	80.49400000000
224	8.34425000000	80.49380000000
225	8.34477000000	80.49360000000
226	8.34547000000	80.49340000000
227	8.34671000000	80.49320000000
228	8.34814000000	80.49300000000
229	8.34914000000	80.49280000000
230	8.34969000000	80.49250000000

Mix Zone

Table 31: Mix Zone Coordinate Table

Point ID	X coordinate	Y coordinate
1	8.36138000000	80.44960000000
2	8.36136000000	80.45030000000
3	8.36165000000	80.45070000000
4	8.36206000000	80.45090000000
5	8.36245000000	80.45080000000
6	8.36300000000	80.45060000000
7	8.36347000000	80.45070000000
8	8.36362000000	80.45080000000
9	8.36563000000	80.45090000000
10	8.36631000000	80.45030000000
11	8.36693000000	80.45010000000
12	8.36763000000	80.44960000000
13	8.36920000000	80.45020000000
14	8.36938000000	80.45100000000
15	8.36933000000	80.45210000000
16	8.36964000000	80.45220000000
17	8.37066000000	80.45320000000
18	8.37110000000	80.45430000000
19	8.37152000000	80.45440000000
20	8.37366000000	80.45360000000
21	8.37390000000	80.45340000000
22	8.37426000000	80.45330000000
23	8.37571000000	80.45590000000
24	8.37765000000	80.45650000000
25	8.37758000000	80.45730000000
26	8.37760000000	80.46000000000
27	8.37777000000	80.46200000000
28	8.37472000000	80.46240000000
29	8.37461000000	80.46180000000
30	8.37222000000	80.46200000000
31	8.37064000000	80.46200000000

32	8.37022000000	80.46200000000
33	8.37030000000	80.46380000000
34	8.36433000000	80.46360000000
35	8.36438000000	80.46720000000
36	8.36328000000	80.46710000000
37	8.35999000000	80.46680000000
38	8.35656000000	80.46650000000
39	8.35661000000	80.46720000000
40	8.35447000000	80.46700000000
41	8.35186000000	80.46700000000
42	8.34896000000	80.46680000000
43	8.34862000000	80.46670000000
44	8.34823000000	80.46610000000
45	8.34726000000	80.46480000000
46	8.34710000000	80.46470000000
47	8.34644000000	80.46450000000
48	8.34336000000	80.46350000000
49	8.34300000000	80.46340000000
50	8.34302000000	80.46330000000
51	8.34157000000	80.46290000000
52	8.34071000000	80.46300000000
53	8.33910000000	80.46310000000
54	8.33908000000	80.46300000000
55	8.33907000000	80.46280000000
56	8.33904000000	80.46260000000
57	8.33901000000	80.46240000000
58	8.33901000000	80.46240000000
59	8.33898000000	80.46220000000
60	8.33894000000	80.46180000000
61	8.33890000000	80.46150000000
62	8.33899000000	80.46130000000
63	8.33905000000	80.46120000000
64	8.33910000000	80.46120000000
65	8.33918000000	80.46120000000
66	8.33924000000	80.46120000000

67	8.33937000000	80.46110000000
68	8.33948000000	80.46110000000
69	8.33963000000	80.46110000000
70	8.33974000000	80.46100000000
71	8.33987000000	80.46090000000
72	8.33995000000	80.46080000000
73	8.34000000000	80.46050000000
74	8.33999000000	80.45950000000
75	8.33990000000	80.45830000000
76	8.34000000000	80.45830000000
77	8.34007000000	80.45820000000
78	8.34008000000	80.45810000000
79	8.34007000000	80.45800000000
80	8.34002000000	80.45790000000
81	8.33997000000	80.45780000000
82	8.33996000000	80.45780000000
83	8.33994000000	80.45760000000
84	8.33995000000	80.45750000000
85	8.33998000000	80.45750000000
86	8.34008000000	80.45730000000
87	8.34012000000	80.45710000000
88	8.34004000000	80.45680000000
89	8.33992000000	80.45670000000
90	8.33987000000	80.45660000000
91	8.33988000000	80.45640000000
92	8.33994000000	80.45620000000
93	8.34020000000	80.45600000000
94	8.34034000000	80.45590000000
95	8.34034000000	80.45590000000
96	8.34053000000	80.45570000000
97	8.34066000000	80.45560000000
98	8.34070000000	80.45540000000
99	8.34075000000	80.45520000000
100	8.34078000000	80.45500000000
101	8.34077000000	80.45490000000

102	8.34075000000	80.45470000000
103	8.34070000000	80.45460000000
104	8.34064000000	80.45440000000
105	8.34055000000	80.45430000000
106	8.34032000000	80.45400000000
107	8.34128000000	80.45350000000
108	8.34118000000	80.45270000000
109	8.34102000000	80.45170000000
110	8.34189000000	80.45160000000
111	8.34185000000	80.45130000000
112	8.34173000000	80.45030000000
113	8.34239000000	80.45020000000
114	8.34266000000	80.45010000000
115	8.34302000000	80.45000000000
116	8.34312000000	80.44990000000
117	8.34306000000	80.44970000000
118	8.34291000000	80.44930000000
119	8.34275000000	80.44890000000
120	8.34233000000	80.44810000000
121	8.34210000000	80.44780000000
122	8.34196000000	80.44730000000
123	8.34174000000	80.44680000000
124	8.34157000000	80.44630000000
125	8.34141000000	80.44580000000
126	8.34115000000	80.44520000000
127	8.34069000000	80.44370000000
128	8.34140000000	80.44350000000
129	8.34196000000	80.44340000000
130	8.34253000000	80.44320000000
131	8.34279000000	80.44320000000
132	8.34281000000	80.44300000000
133	8.34331000000	80.44300000000
134	8.34365000000	80.44290000000
135	8.34387000000	80.44300000000
136	8.34390000000	80.44320000000

137	8.34426000000	80.44340000000
138	8.34481000000	80.44350000000
139	8.34527000000	80.44340000000
140	8.34548000000	80.44350000000
141	8.34575000000	80.44380000000
142	8.34608000000	80.44380000000
143	8.34637000000	80.44360000000
144	8.34659000000	80.44340000000
145	8.34696000000	80.44350000000
146	8.34720000000	80.44330000000
147	8.34717000000	80.44310000000
148	8.34754000000	80.44240000000
149	8.34791000000	80.44240000000
150	8.34819000000	80.44200000000
151	8.34834000000	80.44190000000
152	8.34873000000	80.44190000000
153	8.34893000000	80.44230000000
154	8.34952000000	80.44230000000
155	8.35028000000	80.44220000000
156	8.35079000000	80.44200000000
157	8.35098000000	80.44160000000
158	8.35128000000	80.44100000000
159	8.35148000000	80.44060000000
160	8.35167000000	80.44040000000
161	8.35220000000	80.44040000000
162	8.35247000000	80.44080000000
163	8.35249000000	80.44150000000
164	8.35253000000	80.44170000000
165	8.35267000000	80.44180000000
166	8.35339000000	80.44180000000
167	8.35340000000	80.44300000000
168	8.35340000000	80.44340000000
169	8.35352000000	80.44340000000
170	8.35356000000	80.44340000000
171	8.35378000000	80.44330000000

172	8.35397000000	80.44320000000
173	8.35409000000	80.44310000000
174	8.35420000000	80.44310000000
175	8.35439000000	80.44300000000
176	8.35447000000	80.44290000000
177	8.35449000000	80.44310000000
178	8.35458000000	80.44300000000
179	8.35464000000	80.44300000000
180	8.35462000000	80.44280000000
181	8.35490000000	80.44270000000
182	8.35534000000	80.44260000000
183	8.35587000000	80.44240000000
184	8.35645000000	80.44230000000
185	8.35699000000	80.44190000000
186	8.35777000000	80.44170000000
187	8.35878000000	80.44180000000
188	8.35930000000	80.44190000000
189	8.35950000000	80.44180000000
190	8.35993000000	80.44160000000
191	8.36071000000	80.44110000000
192	8.36111000000	80.44090000000
193	8.36134000000	80.44090000000
194	8.36173000000	80.44090000000
195	8.36211000000	80.44100000000
196	8.36239000000	80.44110000000
197	8.36266000000	80.44110000000
198	8.36293000000	80.44120000000
199	8.36330000000	80.44140000000
200	8.36353000000	80.44150000000
201	8.36392000000	80.44170000000
202	8.36430000000	80.44190000000
203	8.36436000000	80.44190000000
204	8.36478000000	80.44130000000
205	8.36523000000	80.44110000000
206	8.36590000000	80.44060000000

207	8.36632000000	80.44090000000
208	8.36661000000	80.44120000000
209	8.36668000000	80.44200000000
210	8.36675000000	80.44290000000
211	8.36671000000	80.44320000000
212	8.36679000000	80.44360000000
213	8.36691000000	80.44400000000
214	8.36690000000	80.44410000000
215	8.36654000000	80.44430000000
216	8.36618000000	80.44470000000
217	8.36585000000	80.44520000000
218	8.36538000000	80.44570000000
219	8.36495000000	80.44610000000
220	8.36441000000	80.44680000000
221	8.36377000000	80.44710000000
222	8.36344000000	80.44750000000
223	8.36288000000	80.44830000000
224	8.36217000000	80.44890000000
225	8.36151000000	80.44920000000
226	8.36138000000	80.44960000000

Environment Zone

Table 32:Environment Zone Coordinate Table

Point ID	X coordinate	Y coordinate
1	8.35857000000	80.48410000000
2	8.35816000000	80.47890000000
3	8.35808000000	80.47700000000
4	8.35803000000	80.47490000000
5	8.35790000000	80.46660000000
6	8.35886000000	80.46670000000
7	8.36005000000	80.46680000000
8	8.36140000000	80.46690000000
9	8.36288000000	80.46700000000
10	8.36329000000	80.46710000000
11	8.36438000000	80.46720000000
12	8.36434000000	80.46360000000
13	8.37032000000	80.46380000000
14	8.37022000000	80.46200000000
15	8.37157000000	80.46200000000
16	8.37220000000	80.46200000000
17	8.37460000000	80.46190000000
18	8.37473000000	80.46240000000
19	8.37779000000	80.46200000000
20	8.37759000000	80.46000000000
21	8.37759000000	80.45830000000
22	8.38071000000	80.45970000000
23	8.38085000000	80.45940000000
24	8.38287000000	80.45900000000
25	8.38567000000	80.45880000000
26	8.38722000000	80.45940000000
27	8.38854000000	80.45920000000
28	8.39230000000	80.45790000000
29	8.39323000000	80.45790000000
30	8.39403000000	80.45800000000

31	8.39544000000	80.45980000000
32	8.39686000000	80.46140000000
33	8.39835000000	80.46210000000
34	8.39925000000	80.46240000000
35	8.40049000000	80.46280000000
36	8.40195000000	80.46240000000
37	8.40312000000	80.46170000000
38	8.40613000000	80.46420000000
39	8.40669000000	80.46500000000
40	8.40686000000	80.46680000000
41	8.40805000000	80.46820000000
42	8.40751000000	80.46970000000
43	8.40553000000	80.47390000000
44	8.40490000000	80.47610000000
45	8.40381000000	80.47750000000
46	8.40342000000	80.47800000000
47	8.40274000000	80.47850000000
48	8.40236000000	80.47860000000
49	8.40177000000	80.47870000000
50	8.40073000000	80.47840000000
51	8.39875000000	80.47840000000
52	8.39855000000	80.47860000000
53	8.39833000000	80.47910000000
54	8.39823000000	80.47940000000
55	8.39816000000	80.47970000000
56	8.39811000000	80.48010000000
57	8.39806000000	80.48040000000
58	8.39804000000	80.48070000000
59	8.39794000000	80.48100000000
60	8.39794000000	80.48140000000
61	8.39794000000	80.48150000000
62	8.39794000000	80.48170000000
63	8.39809000000	80.48200000000
64	8.39824000000	80.48230000000
65	8.39843000000	80.48250000000

66	8.39856000000	80.48270000000
67	8.39878000000	80.48270000000
68	8.39906000000	80.48280000000
69	8.39928000000	80.48300000000
70	8.39943000000	80.48310000000
71	8.39934000000	80.48320000000
72	8.39932000000	80.48320000000
73	8.39918000000	80.48330000000
74	8.39896000000	80.48340000000
75	8.39880000000	80.48350000000
76	8.39867000000	80.48360000000
77	8.39862000000	80.48360000000
78	8.39867000000	80.48380000000
79	8.39868000000	80.48390000000
80	8.39864000000	80.48400000000
81	8.39858000000	80.48410000000
82	8.39848000000	80.48420000000
83	8.39838000000	80.48430000000
84	8.39827000000	80.48440000000
85	8.39820000000	80.48450000000
86	8.39824000000	80.48460000000
87	8.39826000000	80.48470000000
88	8.39832000000	80.48490000000
89	8.39835000000	80.48510000000
90	8.39839000000	80.48520000000
91	8.39842000000	80.48530000000
92	8.39847000000	80.48540000000
93	8.39853000000	80.48560000000
94	8.39866000000	80.48570000000
95	8.39878000000	80.48570000000
96	8.39887000000	80.48580000000
97	8.39895000000	80.48590000000
98	8.39905000000	80.48590000000
99	8.39929000000	80.48600000000
100	8.39946000000	80.48610000000

101	8.39953000000	80.48630000000
102	8.39953000000	80.48640000000
103	8.39948000000	80.48660000000
104	8.39896000000	80.48660000000
105	8.39853000000	80.48670000000
106	8.39812000000	80.48680000000
107	8.39799000000	80.48690000000
108	8.39790000000	80.48700000000
109	8.39778000000	80.48700000000
110	8.39757000000	80.48700000000
111	8.39736000000	80.48700000000
112	8.39678000000	80.48700000000
113	8.39642000000	80.48700000000
114	8.39621000000	80.48700000000
115	8.39600000000	80.48700000000
116	8.39584000000	80.48700000000
117	8.39576000000	80.48690000000
118	8.39568000000	80.48680000000
119	8.39520000000	80.48700000000
120	8.39491000000	80.48720000000
121	8.39460000000	80.48730000000
122	8.39443000000	80.48730000000
123	8.39432000000	80.48740000000
124	8.39425000000	80.48740000000
125	8.39395000000	80.48750000000
126	8.39380000000	80.48760000000
127	8.39371000000	80.48770000000
128	8.39369000000	80.48780000000
129	8.39377000000	80.48810000000
130	8.39380000000	80.48840000000
131	8.39382000000	80.48860000000
132	8.39377000000	80.48900000000
133	8.39373000000	80.48910000000
134	8.39372000000	80.48910000000
135	8.39363000000	80.48950000000

136	8.39347000000	80.48970000000
137	8.39325000000	80.48980000000
138	8.39304000000	80.48980000000
139	8.39283000000	80.49000000000
140	8.39265000000	80.49010000000
141	8.39258000000	80.49030000000
142	8.39211000000	80.49050000000
143	8.39193000000	80.49060000000
144	8.39172000000	80.49060000000
145	8.39164000000	80.49070000000
146	8.39178000000	80.49090000000
147	8.39188000000	80.49110000000
148	8.39190000000	80.49130000000
149	8.39188000000	80.49150000000
150	8.39245000000	80.49140000000
151	8.39368000000	80.49130000000
152	8.39442000000	80.49350000000
153	8.39412000000	80.49350000000
154	8.39421000000	80.49380000000
155	8.39428000000	80.49400000000
156	8.39436000000	80.49420000000
157	8.39445000000	80.49440000000
158	8.39454000000	80.49450000000
159	8.39468000000	80.49470000000
160	8.39480000000	80.49480000000
161	8.39490000000	80.49500000000
162	8.39506000000	80.49530000000
163	8.39519000000	80.49560000000
164	8.39530000000	80.49570000000
165	8.39542000000	80.49580000000
166	8.39557000000	80.49600000000
167	8.39565000000	80.49600000000
168	8.39565000000	80.49610000000
169	8.39549000000	80.49620000000
170	8.39534000000	80.49620000000

171	8.39527000000	80.49630000000
172	8.39520000000	80.49640000000
173	8.39520000000	80.49650000000
174	8.39523000000	80.49670000000
175	8.39528000000	80.49680000000
176	8.39529000000	80.49690000000
177	8.39522000000	80.49690000000
178	8.39503000000	80.49690000000
179	8.39479000000	80.49680000000
180	8.39438000000	80.49670000000
181	8.39408000000	80.49670000000
182	8.39381000000	80.49690000000
183	8.39366000000	80.49700000000
184	8.39346000000	80.49710000000
185	8.39334000000	80.49720000000
186	8.39299000000	80.49710000000
187	8.39283000000	80.49720000000
188	8.39265000000	80.49730000000
189	8.39243000000	80.49750000000
190	8.39213000000	80.49760000000
191	8.39196000000	80.49760000000
192	8.39182000000	80.49770000000
193	8.39167000000	80.49760000000
194	8.39143000000	80.49750000000
195	8.39117000000	80.49740000000
196	8.39092000000	80.49730000000
197	8.39059000000	80.49710000000
198	8.39040000000	80.49710000000
199	8.38996000000	80.49700000000
200	8.38960000000	80.49700000000
201	8.38925000000	80.49710000000
202	8.38907000000	80.49730000000
203	8.38894000000	80.49760000000
204	8.38890000000	80.49810000000
205	8.38887000000	80.49840000000

206	8.38870000000	80.49870000000
207	8.38838000000	80.49880000000
208	8.38836000000	80.49880000000
209	8.38828000000	80.49890000000
210	8.38835000000	80.49910000000
211	8.38832000000	80.49930000000
212	8.38832000000	80.49940000000
213	8.38806000000	80.49950000000
214	8.38768000000	80.49980000000
215	8.38731000000	80.49970000000
216	8.38711000000	80.49970000000
217	8.38692000000	80.49970000000
218	8.38677000000	80.49970000000
219	8.38663000000	80.49980000000
220	8.38643000000	80.49990000000
221	8.38632000000	80.50000000000
222	8.38625000000	80.50000000000
223	8.38615000000	80.50010000000
224	8.38589000000	80.49990000000
225	8.38584000000	80.49990000000
226	8.38579000000	80.49980000000
227	8.38573000000	80.49980000000
228	8.38564000000	80.49980000000
229	8.38555000000	80.49970000000
230	8.38548000000	80.49960000000
231	8.38544000000	80.49940000000
232	8.38541000000	80.49930000000
233	8.38535000000	80.49920000000
234	8.38517000000	80.49910000000
235	8.38500000000	80.49910000000
236	8.38468000000	80.49910000000
237	8.38433000000	80.49920000000
238	8.38380000000	80.49930000000
239	8.38331000000	80.49940000000
240	8.38317000000	80.49940000000

241	8.38298000000	80.49940000000
242	8.38282000000	80.49950000000
243	8.38210000000	80.50000000000
244	8.38181000000	80.50020000000
245	8.38198000000	80.50050000000
246	8.38205000000	80.50070000000
247	8.38210000000	80.50080000000
248	8.38115000000	80.50140000000
249	8.37853000000	80.50140000000
250	8.37413000000	80.50130000000
251	8.36870000000	80.50130000000
252	8.36400000000	80.50140000000
253	8.36034000000	80.50130000000
254	8.35911000000	80.49100000000
255	8.35857000000	80.48410000000
256	8.43058000000	80.50630000000
257	8.43126000000	80.50770000000
258	8.43158000000	80.51540000000
259	8.43152000000	80.51800000000
260	8.43064000000	80.51900000000
261	8.42883000000	80.51990000000
262	8.42714000000	80.51990000000
263	8.42449000000	80.52290000000
264	8.42314000000	80.52340000000
265	8.42295000000	80.52400000000
266	8.42080000000	80.52420000000
267	8.41513000000	80.52650000000
268	8.41305000000	80.52630000000
269	8.40997000000	80.52840000000
270	8.40929000000	80.52880000000
271	8.40700000000	80.52880000000
272	8.40440000000	80.53020000000
273	8.40402000000	80.53050000000
274	8.40401000000	80.53110000000
275	8.39709000000	80.53610000000

276	8.39306000000	80.53810000000
277	8.39380000000	80.53910000000
278	8.39373000000	80.54000000000
279	8.39144000000	80.54050000000
280	8.38964000000	80.54070000000
281	8.38416000000	80.54090000000
282	8.37400000000	80.54360000000
283	8.37089000000	80.54330000000
284	8.36878000000	80.54370000000
285	8.36325000000	80.54570000000
286	8.35038000000	80.54370000000
287	8.34887000000	80.54290000000
288	8.34815000000	80.54000000000
289	8.34814000000	80.53700000000
290	8.34881000000	80.53660000000
291	8.34996000000	80.53600000000
292	8.35082000000	80.53550000000
293	8.35133000000	80.53590000000
294	8.35203000000	80.53660000000
295	8.35228000000	80.53660000000
296	8.35290000000	80.53650000000
297	8.35333000000	80.53660000000
298	8.35398000000	80.53680000000
299	8.35445000000	80.53720000000
300	8.35478000000	80.53730000000
301	8.35508000000	80.53730000000
302	8.35534000000	80.53710000000
303	8.35587000000	80.53670000000
304	8.35636000000	80.53640000000
305	8.35763000000	80.53540000000
306	8.35698000000	80.53480000000
307	8.35708000000	80.53460000000
308	8.35731000000	80.53450000000
309	8.35771000000	80.53430000000
310	8.35882000000	80.53360000000

311	8.35904000000	80.53350000000
312	8.35915000000	80.53350000000
313	8.35923000000	80.53350000000
314	8.35942000000	80.53380000000
315	8.35958000000	80.53400000000
316	8.35975000000	80.53440000000
317	8.36008000000	80.53500000000
318	8.36021000000	80.53530000000
319	8.36038000000	80.53560000000
320	8.36053000000	80.53600000000
321	8.36055000000	80.53620000000
322	8.36059000000	80.53640000000
323	8.36075000000	80.53640000000
324	8.36081000000	80.53690000000
325	8.36096000000	80.53690000000
326	8.36098000000	80.53720000000
327	8.36111000000	80.53720000000
328	8.36118000000	80.53770000000
329	8.36132000000	80.53770000000
330	8.36148000000	80.53770000000
331	8.36168000000	80.53760000000
332	8.36205000000	80.53760000000
333	8.36225000000	80.53760000000
334	8.36254000000	80.53750000000
335	8.36263000000	80.53750000000
336	8.36271000000	80.53750000000
337	8.36297000000	80.53750000000
338	8.36298000000	80.53760000000
339	8.36321000000	80.53750000000
340	8.36353000000	80.53750000000
341	8.36387000000	80.53740000000
342	8.36411000000	80.53730000000
343	8.36439000000	80.53730000000
344	8.36477000000	80.53720000000
345	8.36496000000	80.53700000000

346	8.3652000000	80.5368000000
347	8.3654500000	80.5366000000
348	8.3659200000	80.5364000000
349	8.3661600000	80.5362000000
350	8.3663300000	80.5361000000
351	8.3657400000	80.5344000000
352	8.3667600000	80.5341000000
353	8.3657200000	80.5308000000
354	8.3646600000	80.5312000000
355	8.3641300000	80.5295000000
356	8.3645600000	80.5293000000
357	8.3650100000	80.5292000000
358	8.3654500000	80.5291000000
359	8.3663500000	80.5291000000
360	8.3664400000	80.5286000000
361	8.3664000000	80.5278000000
362	8.3668400000	80.5263000000
363	8.3676600000	80.5261000000
364	8.3675900000	80.5256000000
365	8.3677600000	80.5238000000
366	8.3701000000	80.5235000000
367	8.3700600000	80.5245000000
368	8.3701600000	80.5271000000
369	8.3737100000	80.5280000000
370	8.3752400000	80.5283000000
371	8.3751300000	80.5333000000
372	8.3755800000	80.5333000000
373	8.3773300000	80.5335000000
374	8.3786800000	80.5334000000
375	8.3785600000	80.5314000000
376	8.3812600000	80.5312000000
377	8.3823800000	80.5313000000
378	8.3857800000	80.5310000000
379	8.3863400000	80.5310000000
380	8.3864700000	80.5310000000

381	8.3865700000	80.5310000000
382	8.3867100000	80.5307000000
383	8.3868400000	80.5304000000
384	8.3870600000	80.5300000000
385	8.3870300000	80.5297000000
386	8.3869400000	80.5294000000
387	8.3869200000	80.5294000000
388	8.3869200000	80.5293000000
389	8.3869200000	80.5293000000
390	8.3869400000	80.5293000000
391	8.3869600000	80.5293000000
392	8.3875300000	80.5297000000
393	8.3880700000	80.5298000000
394	8.3884000000	80.5301000000
395	8.3888100000	80.5304000000
396	8.3893100000	80.5315000000
397	8.3895800000	80.5322000000
398	8.3899900000	80.5332000000
399	8.3907800000	80.5328000000
400	8.3910000000	80.5331000000
401	8.3916200000	80.5329000000
402	8.3921400000	80.5327000000
403	8.3930800000	80.5330000000
404	8.3938700000	80.5322000000
405	8.3943800000	80.5323000000
406	8.3958800000	80.5308000000
407	8.3951200000	80.5296000000
408	8.3963600000	80.5281000000
409	8.3958900000	80.5276000000
410	8.3961000000	80.5272000000
411	8.3960400000	80.5270000000
412	8.3968600000	80.5266000000
413	8.3972000000	80.5268000000
414	8.3973300000	80.5267000000
415	8.3977000000	80.5263000000

416	8.39796000000	80.52590000000
417	8.39814000000	80.52550000000
418	8.39845000000	80.52500000000
419	8.39879000000	80.52520000000
420	8.39901000000	80.52540000000
421	8.39904000000	80.52560000000
422	8.39908000000	80.52610000000
423	8.39914000000	80.52670000000
424	8.39920000000	80.52730000000
425	8.39937000000	80.52770000000
426	8.39946000000	80.52790000000
427	8.39965000000	80.52820000000
428	8.39974000000	80.52830000000
429	8.39990000000	80.52860000000
430	8.40001000000	80.52880000000
431	8.40014000000	80.52900000000
432	8.40032000000	80.52920000000
433	8.40027000000	80.52930000000
434	8.40018000000	80.52940000000
435	8.39992000000	80.52940000000
436	8.39984000000	80.52960000000
437	8.39974000000	80.52990000000
438	8.39954000000	80.53000000000
439	8.39946000000	80.53020000000
440	8.39955000000	80.53030000000
441	8.39957000000	80.53050000000
442	8.39945000000	80.53080000000
443	8.39964000000	80.53100000000
444	8.39986000000	80.53110000000
445	8.40037000000	80.53120000000
446	8.40050000000	80.53120000000
447	8.40071000000	80.53120000000
448	8.40073000000	80.53120000000
449	8.40092000000	80.53110000000
450	8.40120000000	80.53110000000

451	8.40156000000	80.53130000000
452	8.40158000000	80.53130000000
453	8.40173000000	80.53130000000
454	8.40201000000	80.53130000000
455	8.40208000000	80.53110000000
456	8.40210000000	80.53090000000
457	8.40194000000	80.53050000000
458	8.40174000000	80.53020000000
459	8.40303000000	80.52950000000
460	8.40301000000	80.52930000000
461	8.40309000000	80.52880000000
462	8.40317000000	80.52750000000
463	8.40281000000	80.52750000000
464	8.40234000000	80.52740000000
465	8.40191000000	80.52720000000
466	8.40150000000	80.52700000000
467	8.40111000000	80.52680000000
468	8.40079000000	80.52660000000
469	8.40053000000	80.52650000000
470	8.40027000000	80.52630000000
471	8.40006000000	80.52620000000
472	8.39981000000	80.52600000000
473	8.39960000000	80.52580000000
474	8.39932000000	80.52560000000
475	8.39909000000	80.52540000000
476	8.39899000000	80.52530000000
477	8.39925000000	80.52500000000
478	8.39924000000	80.52490000000
479	8.39920000000	80.52480000000
480	8.39916000000	80.52460000000
481	8.39908000000	80.52430000000
482	8.39905000000	80.52410000000
483	8.39899000000	80.52400000000
484	8.39893000000	80.52390000000
485	8.39874000000	80.52370000000

486	8.39814000000	80.52290000000
487	8.39716000000	80.52150000000
488	8.39862000000	80.52090000000
489	8.39879000000	80.52090000000
490	8.39913000000	80.52090000000
491	8.39939000000	80.52110000000
492	8.39964000000	80.52130000000
493	8.39991000000	80.52150000000
494	8.40016000000	80.52160000000
495	8.40057000000	80.52120000000
496	8.40057000000	80.52080000000
497	8.40055000000	80.52040000000
498	8.40059000000	80.52040000000
499	8.40073000000	80.52010000000
500	8.40149000000	80.51940000000
501	8.40166000000	80.51950000000
502	8.40195000000	80.51960000000
503	8.40227000000	80.51970000000
504	8.40275000000	80.52000000000
505	8.40309000000	80.52020000000
506	8.40338000000	80.52030000000
507	8.40369000000	80.52030000000
508	8.40433000000	80.52040000000
509	8.40481000000	80.52050000000
510	8.40527000000	80.52060000000
511	8.40566000000	80.52060000000
512	8.40608000000	80.52070000000
513	8.40641000000	80.52070000000
514	8.40701000000	80.52100000000
515	8.40727000000	80.52110000000
516	8.40749000000	80.52100000000
517	8.40785000000	80.52050000000
518	8.40711000000	80.51910000000
519	8.40647000000	80.51790000000
520	8.40679000000	80.51700000000

521	8.40578000000	80.51660000000
522	8.40582000000	80.51650000000
523	8.40607000000	80.51630000000
524	8.40635000000	80.51600000000
525	8.40647000000	80.51570000000
526	8.40651000000	80.51540000000
527	8.40641000000	80.51520000000
528	8.40617000000	80.51490000000
529	8.40595000000	80.51450000000
530	8.40585000000	80.51440000000
531	8.40570000000	80.51420000000
532	8.40560000000	80.51400000000
533	8.40555000000	80.51390000000
534	8.40558000000	80.51380000000
535	8.40560000000	80.51370000000
536	8.40567000000	80.51360000000
537	8.40590000000	80.51360000000
538	8.40643000000	80.51380000000
539	8.40682000000	80.51440000000
540	8.40773000000	80.51550000000
541	8.40891000000	80.51570000000
542	8.41221000000	80.51620000000
543	8.41261000000	80.51660000000
544	8.41233000000	80.51710000000
545	8.41311000000	80.51800000000
546	8.41345000000	80.51750000000
547	8.41428000000	80.51800000000
548	8.41465000000	80.51710000000
549	8.41486000000	80.51670000000
550	8.41536000000	80.51630000000
551	8.41618000000	80.51540000000
552	8.41687000000	80.51430000000
553	8.41722000000	80.51320000000
554	8.41824000000	80.51010000000
555	8.41985000000	80.51060000000

556	8.42171000000	80.51060000000
557	8.42447000000	80.50820000000
558	8.42524000000	80.50750000000
559	8.42583000000	80.50800000000
560	8.42640000000	80.50730000000
561	8.42598000000	80.50690000000
562	8.42663000000	80.50630000000
563	8.42716000000	80.50580000000
564	8.43058000000	80.50630000000

Sacred Area Zone

Table 33: Sacred Area Zone Coordinate Table

Point ID	X coordinate	Y coordinate
1	8.34253000000	80.50480000000
2	8.34299000000	80.50500000000
3	8.34356000000	80.50530000000
4	8.34414000000	80.50540000000
5	8.34460000000	80.50550000000
6	8.34562000000	80.50570000000
7	8.34591000000	80.50580000000
8	8.34616000000	80.50600000000
9	8.34649000000	80.50620000000
10	8.34679000000	80.50660000000
11	8.34702000000	80.50680000000
12	8.34745000000	80.50700000000
13	8.34769000000	80.50720000000
14	8.34804000000	80.50670000000
15	8.34826000000	80.50650000000
16	8.34852000000	80.50620000000
17	8.34882000000	80.50590000000
18	8.34907000000	80.50570000000
19	8.34933000000	80.50550000000
20	8.34944000000	80.50540000000
21	8.34960000000	80.50530000000
22	8.35022000000	80.50490000000
23	8.35053000000	80.50480000000

24	8.35150000000	80.50430000000
25	8.35228000000	80.50390000000
26	8.35286000000	80.50360000000
27	8.35332000000	80.50340000000
28	8.35384000000	80.50440000000
29	8.35421000000	80.50510000000
30	8.35456000000	80.50580000000
31	8.35458000000	80.50650000000
32	8.35451000000	80.50690000000
33	8.35461000000	80.50720000000
34	8.35448000000	80.50720000000
35	8.35442000000	80.50730000000
36	8.35441000000	80.50740000000
37	8.35452000000	80.50790000000
38	8.35445000000	80.50810000000
39	8.35440000000	80.50820000000
40	8.35439000000	80.50860000000
41	8.35430000000	80.50900000000
42	8.35431000000	80.50950000000
43	8.35457000000	80.50960000000
44	8.35455000000	80.50980000000
45	8.35537000000	80.51020000000
46	8.35580000000	80.51040000000
47	8.35628000000	80.51060000000
48	8.35674000000	80.51060000000

49	8.35704000000	80.51180000000
50	8.35733000000	80.51280000000
51	8.35762000000	80.51360000000
52	8.35802000000	80.51490000000
53	8.35806000000	80.51500000000
54	8.35825000000	80.51550000000
55	8.35844000000	80.51590000000
56	8.35910000000	80.51680000000
57	8.35932000000	80.51700000000
58	8.35949000000	80.51740000000
59	8.35956000000	80.51760000000
60	8.35972000000	80.51820000000
61	8.35980000000	80.51850000000
62	8.35989000000	80.51890000000
63	8.36005000000	80.51970000000
64	8.36017000000	80.52010000000
65	8.36027000000	80.52060000000
66	8.36031000000	80.52080000000
67	8.36049000000	80.52160000000
68	8.36042000000	80.52160000000
69	8.35932000000	80.52200000000
70	8.35915000000	80.52210000000
71	8.35893000000	80.52230000000
72	8.35856000000	80.52260000000
73	8.35842000000	80.52270000000

74	8.35806000000	80.52280000000
75	8.35763000000	80.52290000000
76	8.35707000000	80.52310000000
77	8.35682000000	80.52320000000
78	8.35659000000	80.52330000000
79	8.35620000000	80.52340000000
80	8.35569000000	80.52350000000
81	8.35502000000	80.52370000000
82	8.35458000000	80.52380000000
83	8.35430000000	80.52380000000
84	8.35412000000	80.52380000000
85	8.35358000000	80.52400000000
86	8.35344000000	80.52410000000
87	8.35323000000	80.52430000000
88	8.35296000000	80.52460000000
89	8.35286000000	80.52470000000
90	8.35246000000	80.52490000000
91	8.35229000000	80.52500000000
92	8.35201000000	80.52510000000
93	8.35178000000	80.52510000000
94	8.35163000000	80.52510000000
95	8.35138000000	80.52520000000
96	8.35124000000	80.52520000000
97	8.35076000000	80.52520000000
98	8.35000000000	80.52500000000

99	8.34943000000	80.52490000000
100	8.34929000000	80.52480000000
101	8.34913000000	80.52470000000
102	8.34903000000	80.52460000000
103	8.34881000000	80.52460000000
104	8.34873000000	80.52450000000
105	8.34846000000	80.52450000000
106	8.34807000000	80.52390000000
107	8.34803000000	80.52370000000
108	8.34799000000	80.52350000000
109	8.34795000000	80.52340000000
110	8.34774000000	80.52320000000
111	8.34758000000	80.52280000000
112	8.34750000000	80.52270000000
113	8.34730000000	80.52270000000
114	8.34700000000	80.52290000000
115	8.34680000000	80.52290000000
116	8.34657000000	80.52310000000
117	8.34621000000	80.52320000000
118	8.34612000000	80.52320000000
119	8.34605000000	80.52310000000
120	8.34599000000	80.52300000000
121	8.34598000000	80.52290000000
122	8.34593000000	80.52270000000
123	8.34600000000	80.52230000000

124	8.34605000000	80.52220000000
125	8.34613000000	80.52190000000
126	8.34609000000	80.52160000000
127	8.34605000000	80.52140000000
128	8.34597000000	80.52120000000
129	8.34590000000	80.52100000000
130	8.34586000000	80.52090000000
131	8.34585000000	80.52080000000
132	8.34603000000	80.52070000000
133	8.34612000000	80.52050000000
134	8.34657000000	80.52030000000
135	8.34680000000	80.51980000000
136	8.34687000000	80.51940000000
137	8.34682000000	80.51910000000
138	8.34667000000	80.51900000000
139	8.34644000000	80.51870000000
140	8.34619000000	80.51830000000
141	8.34606000000	80.51790000000
142	8.34591000000	80.51730000000
143	8.34586000000	80.51710000000
144	8.34571000000	80.51660000000
145	8.34562000000	80.51630000000
146	8.34557000000	80.51610000000
147	8.34566000000	80.51590000000
148	8.34570000000	80.51560000000

149	8.34571000000	80.51540000000
150	8.34560000000	80.51480000000
151	8.34542000000	80.51410000000
152	8.34523000000	80.51380000000
153	8.34433000000	80.51330000000
154	8.34412000000	80.51300000000
155	8.34373000000	80.51290000000
156	8.34339000000	80.51260000000
157	8.34315000000	80.51220000000
158	8.34289000000	80.51160000000
159	8.34279000000	80.51110000000
160	8.34273000000	80.51100000000
161	8.34262000000	80.51090000000
162	8.34241000000	80.51030000000
163	8.34223000000	80.50970000000
164	8.34222000000	80.50930000000
165	8.34216000000	80.50880000000
166	8.34208000000	80.50840000000
167	8.34206000000	80.50830000000
168	8.34205000000	80.50800000000
169	8.34209000000	80.50760000000
170	8.34214000000	80.50720000000
171	8.34219000000	80.50670000000
172	8.34221000000	80.50650000000
173	8.34224000000	80.50620000000

174	8.34227000000	80.50600000000
175	8.34230000000	80.50580000000
176	8.34233000000	80.50560000000
177	8.34234000000	80.50550000000
178	8.34238000000	80.50530000000
179	8.34241000000	80.50520000000
180	8.34246000000	80.50500000000
181	8.34253000000	80.50480000000

Annexure 02 – Permissible Uses In Zones

Table 34: Permissible Uses in Zones

	Use	Residential Zone	Commercial Zone	Mix Zone	Environment Zone	Sacred Area Zone
Residential	Houses for Living	✓	✓	✓	★	X
	Flats	✓	✓	✓	X	X
	Condominiums	✓	✓	✓	X	X
	Hostels	✓	✓	✓	X	X
	Housing Complex	✓	✓	✓	X	X
Commercial	Commercial	★ (100 m2)	✓	✓	X	X
	Supermarket	★ (1000 m2)	✓	✓	X	X
	Hardware's	★ (500 m2)	✓	✓	X	X
	Filling Stations	✓	✓	X	X	X
	Warehouses	★ (100 m2)	✓	✓	X	X
	Bakeries	✓	✓	✓	X	X
	Beauty Saloons	✓	✓	✓	X	X
	Vehicle Service stations	★	✓	✓	X	X
	Vehicle shop	X	✓	✓	X	X
	Service garage	★ (100 m2)	✓	✓	X	X
Institution	Government's offices	X	✓	X	X	X
	Government office complexes	X	✓	X	X	X

	Bank and financial Institutions	✓	✓	✓	X	X
	Professional offices	★ (100 m2)	✓	✓	X	X
	ATM	✓	✓	✓	X	X
Education	Government Universities	✓	✓	X	X	X
	International School, Government School, Semi Government School	✓	✓	✓	X	X
	Tertiary Education institutions	✓	✓	✓	X	X
	Religious Learning Centers	✓	✓	✓	X	★(Buddhist)
	Tuition Classes	★	✓	✓	X	X
	Nursery	✓	✓	✓	X	X
Health	Government Hospitals	X	✓	X	X	X
	Private Hospitals	X	✓	X	X	X
	Ayurvedic Medicine Centers	★ (100 m2)	✓	✓	X	X
	Dispensaries	★ (100 m2)	✓	✓	X	X
	Medical consulting Service Centers	X	✓	✓	X	X

	Pharmacies	★ (100 m2)	✓	✓	X	X
	Clinical Services	★ (100 m2)	✓	X	X	X
	Massage and therapist centers	X	✓	✓	X	X
Tourism Activities	Tourists Hotels	X	✓	✓	X	X
	Holiday Resorts	✓	✓	✓	X	X
	Event Halls	X	✓	✓	X	X
	Lodges	★ (100 m2)	✓	✓	X	X
Social Services	Domestic Sport centers	★	✓	✓	X	X
	Libraries	✓	✓	✓	X	✓
	Community Hall/Cultural Centers	✓	✓	✓	X	X
	Film Halls	X	X	✓	X	X
	Elders homes	✓	✓	✓	X	X
	Gymnasiums	✓	✓	✓	X	X
	Day Care centers	✓	✓	✓	X	X
	Religious Centers	★	✓	✓	X	X
	Museums	X	✓	X	X	✓
	Open air theatres	✓	✓	X	X	X
	Pola (Public Markets)	X	✓	X	X	X
Public parking areas	✓	✓	✓	X	★	

Industries	Industries	★	★	★	x	x
Recreational	Parks	✓	✓	✓	✓	x
	Aquariums	✓	✓	✓	✓	x
	Open Places	✓	✓	✓	✓	✓
	Forest Camps	✓	x	x	✓	x

Source – Urban Development Authority

Note: -

- ✓ - Permissible Uses
- ★ - Uses with Conditions (2.2 Refer the Zoning Regulation)
- x - Prohibited Uses

Annexure 03 -Type of Trees Plant In Roads

Big Trees

1 Tamarindus indicus

2 Dialium avoideum

3 Bombax ceiba

4 Mimosups elengi

5 Pterocarpus indicus

6 Tamarindus indicus

7 Cassia siamea

8 Sterculia foetida

9 Berrya cordifolia

Medium type Trees

01 Azadirachra indica

02 Cassina glauca

03 Albizia lebbeck

04 Butea mosperma

05 Pongania pinnata

06 Cassia roxburghii

07 Nauclea orientalis

08 Gmelina arborea

09 Cassine glauca

10 Erythrina variegta

Small Trees

01 Bauhinia tomentosa

02 Morinda tinctoria

03 Cochlospermum

religiosum

04 Cordia dichroma

05 Aegle marmelos

06 Bauhinia racemosa

07 Baohinia variegata

08 Saraca indica

09 Hibiscus tiliceus

10 Phyllanthus acidus

Annexure 04 - Zone Factor Calculation method

Table 35: Zone Factor Calculation Summary

Zone	Expected Population in 2030	Developable Space with in Zone (Sq. m)	Expected Floor area (Sq. m)	Zone Factor	Plot coverage	Minimum Lot Size (perch)
Residential Zone	38000	2 471 480	1 333 000	0.5	65%	15
Active Zone	15800	7 403 270	4 275 000	0.5	65%	10
Environment Zone	1000 (Commuters)	Limited for Developments	-	-	-	0
Archaeology Zone	1000 (Commuters)	Limited for Developments	-	-	-	0
Mix Zone	22470	2 071 480	1 072 750	0.5	65%	10

Source – Urban Development Authority

Expected population for Zone = Commuters + Permeant Living population

$$\text{Zone Factor} = \frac{\text{Expected Floor area (Sq. m)}}{\text{Developable Space in the Zone (Sq. m)}}$$

Assumptions

There is Three Residential Zones. Residential Zone Factor Calculation Done in Separately and Mentioned in One Table.

Annual Population Growth rate in Area take as 1.34

Average Family Size of Area Take as 4 Members

Average Residential Unit Floor Area Take as 300 Square Meters.

Commuter population Not Take in to the Projected Population (Forecasted) but Take in to the Expected population for Zones and Zone factor Calculations

Table 36: Commercial Zone Factor Calculation

Zone	Use	Expected Population for the Zone	Average Floor Area Per person* (Sq. m)	Floor Area (Sq. m)	Developable Space in the Zone* (Sq. m)	Zone Factor
Commercial Zone	Residential	5000	75	375 000	7 403 270	0.57
	Commuter	3000	75	225 000		
	Commercial	4000	100	400 000		
	Institutional (Rajarata University)	12 000	225	2 700 000		
	Administrative	2500	100	250 000		
	Tourism (Hotels, Lodges)	1000	100	100 000		
	Industrials	3000	75	225 000		
			Total Floor Area (Sq. m)	4 275 000		

Table 37: Mix Zone Factor Calculation

Zone	Use	Expected Population for the Zone	Average Floor Area Per person* (Sq. m)	Floor Area	Developable Space in the Zone* (Sq. m)	Zone Factor
Mix Zone	Residential	7470	75	560 250	2 071 480	0.51
	Commercial	2000	100	200 000		
	Commuters	2000	75	150 000		
	Tourism	500	100	50 000		

	Industrial	1500	75	112 500		
			Total Floor Area (Sq m)	1 072 750		

Table 38: Residential Zone Factor Calculation

Zone	Use	Expected Population for the Zone	Average Floor Area Per person* (Sq. m)	Floor Area	Developable Space in the Zone* (Sq. m)	Zone Factor
Residential	Residential	13980	75	1 048 500	2 471 480	0.54
	Commercial	1000	100	100 000		
	Commuters	1000	75	75 000		
	Tourism	750	100	75 000		
	Industrials	500	75	37 500		
			Total Floor Area (Sq m)	1 336 000		

Table 39: Environment Zone Factor Calculation

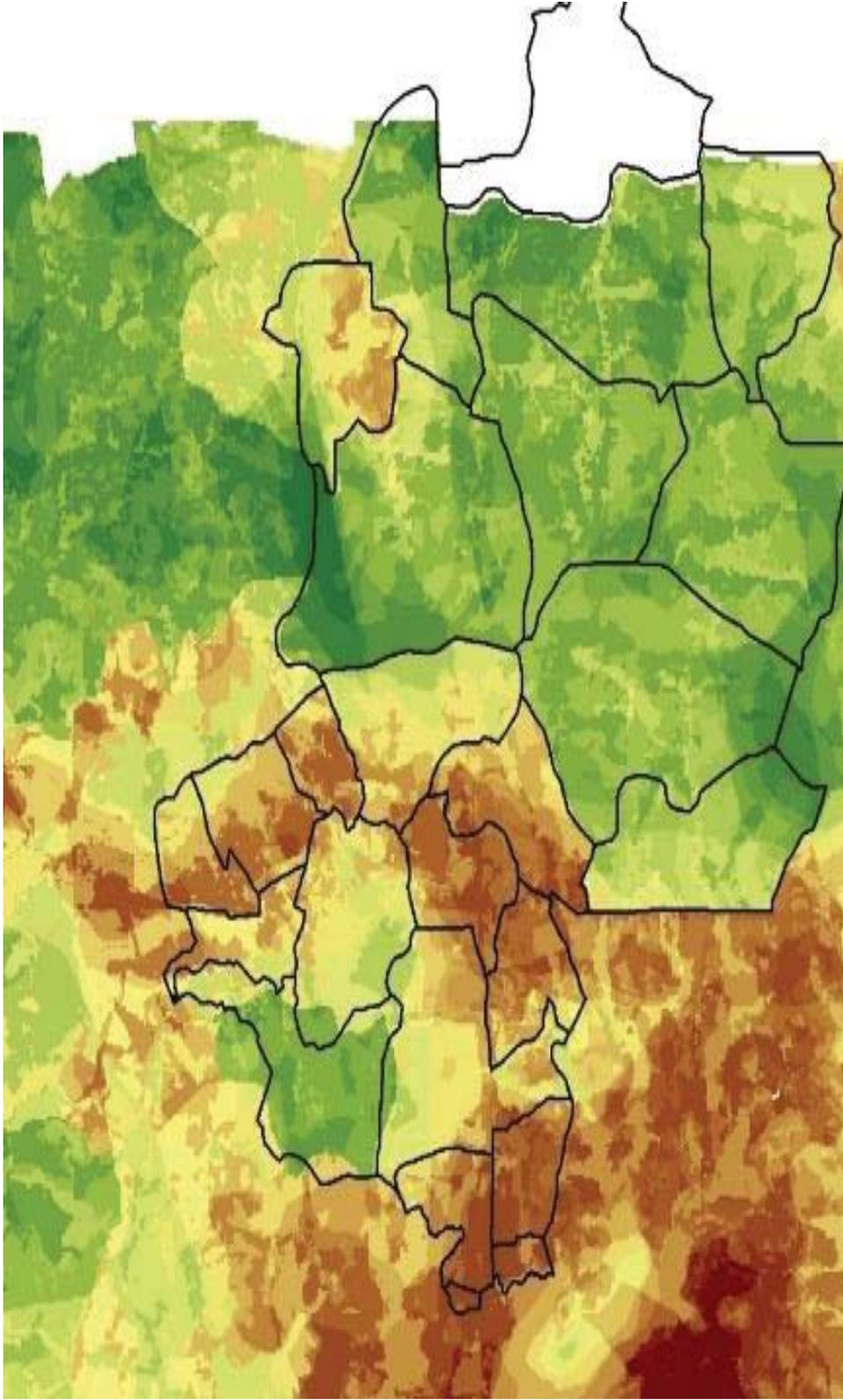
Zone	Use	Expected Population for the Zone	Average Floor Area Per person* (Sq.m)	Floor Area	Developable Space in the Zone* (Sq.m)	Zone Factor
Environment Zone	-	1000 (Commuters)	-	-	-	-

Table 40: Sacred Area Zone Factor Calculation

Zone	Use	Expected Population for the Zone	Average Floor Area Per person* (Sq. m)	Floor Area	Developable Space in the Zone* (Sq. m)	Zone Factor
Archeology Zone	-	1000 (Commuters)	-	-	-	-

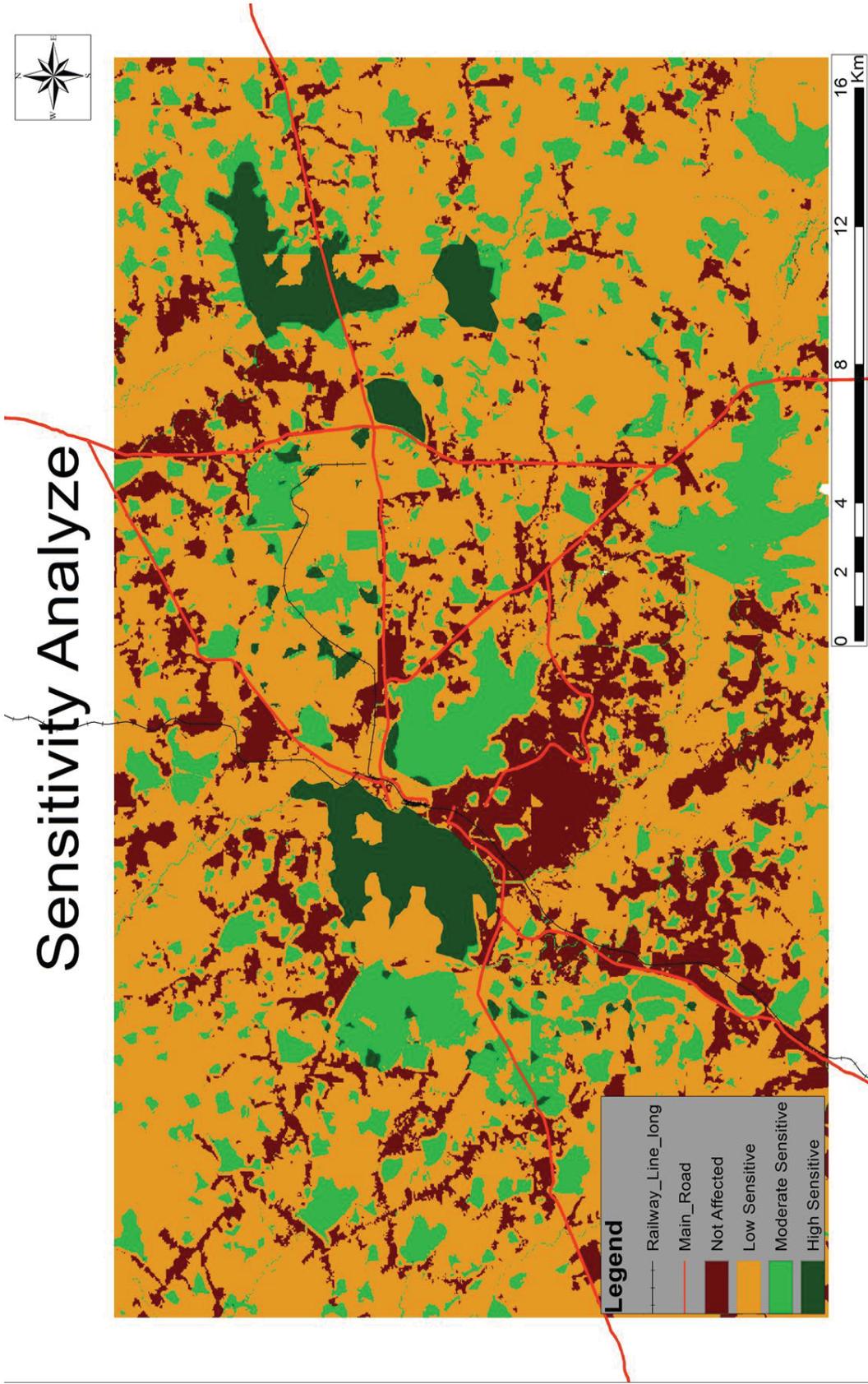
Annexure No -05 – List of Maps

Map 23: Development pressure Index



Source – Urban Development Authority

Map 24: Sensitivity Analyze



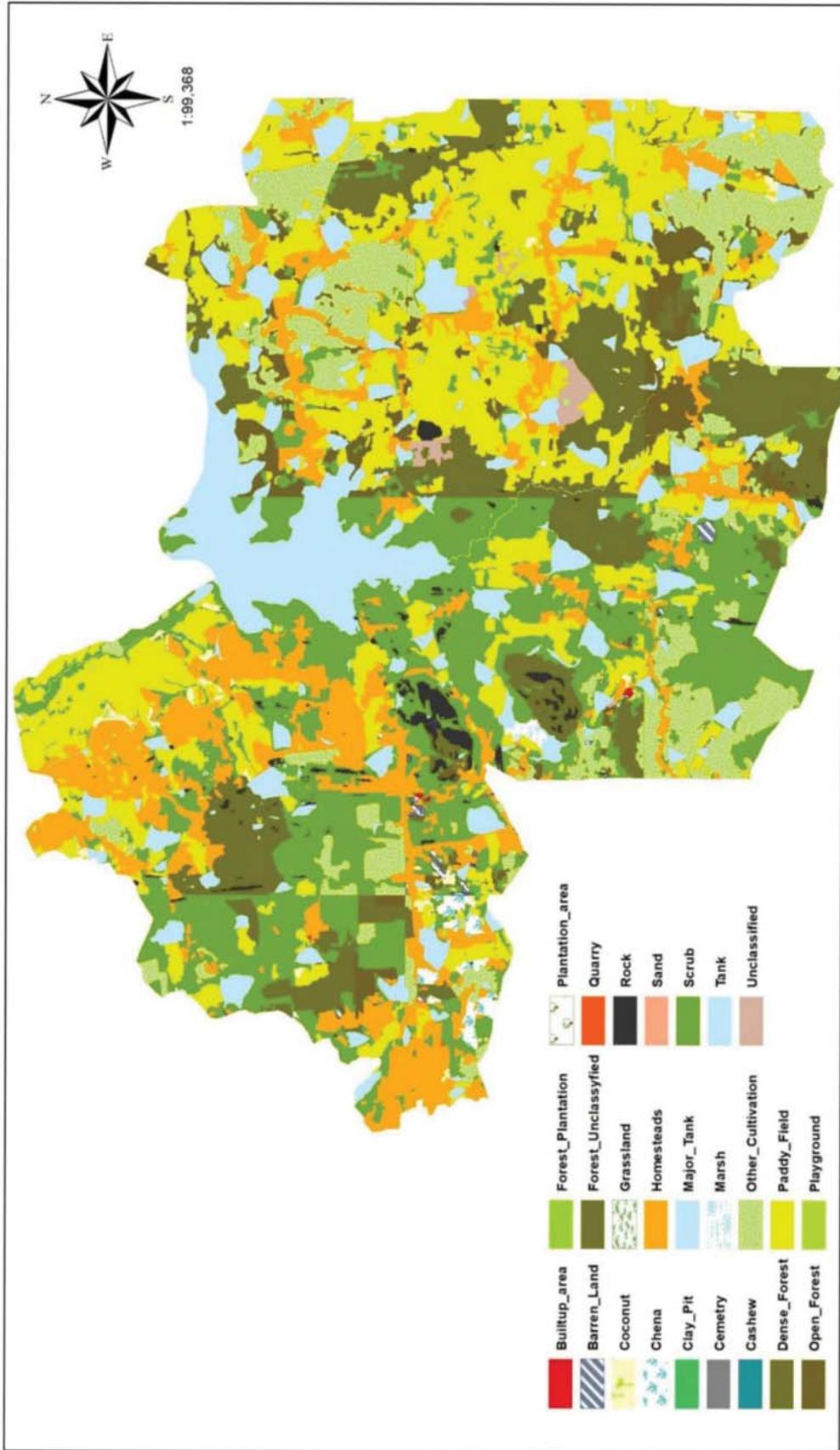
Source – Urban Development Authority

Map 25: NDVI Analyze



Source – Landsat 8 Images

Map 26: Land Use 2016

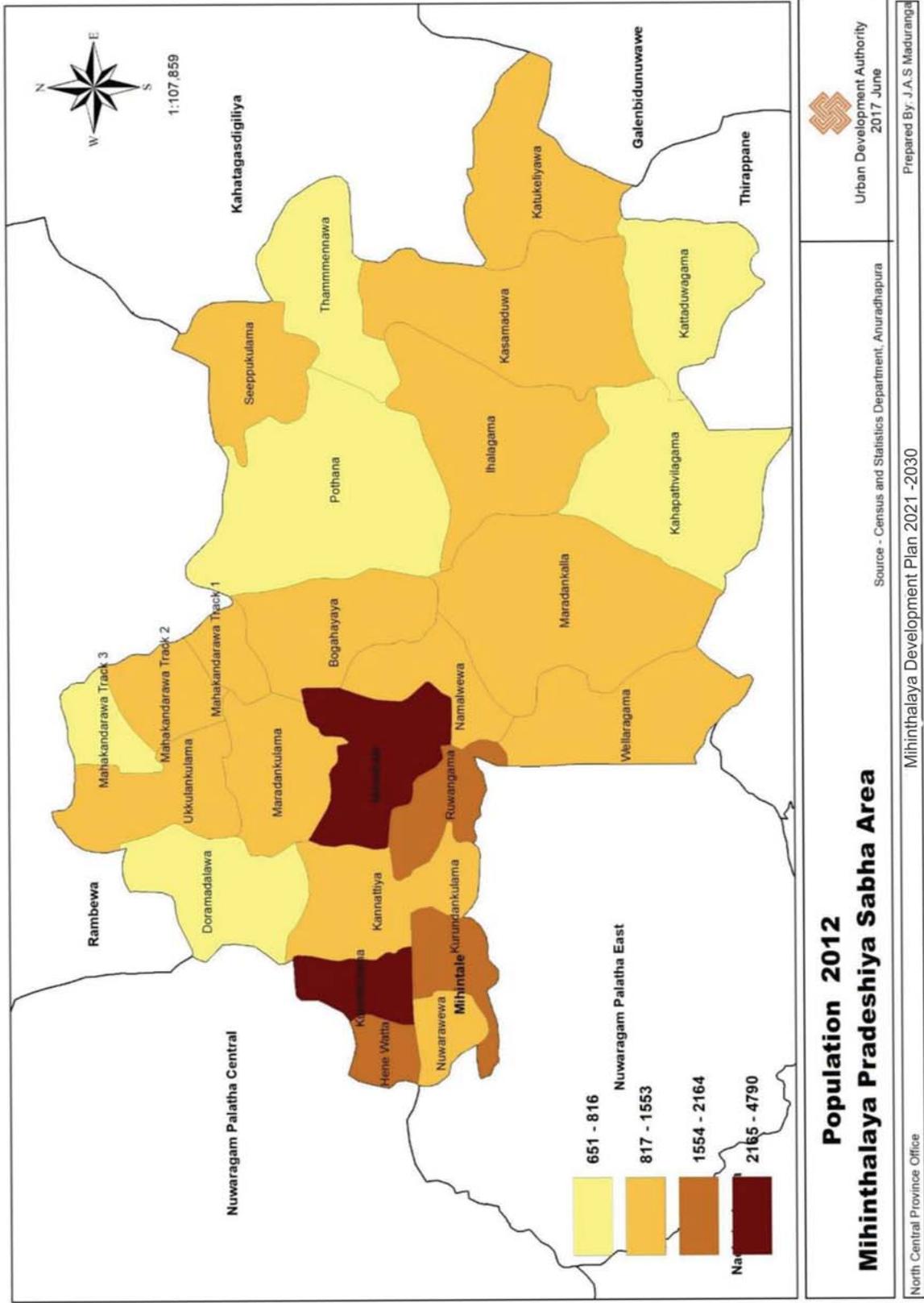


Land Use 2016
Mihinthalaya Pradeshiya Sabha Area

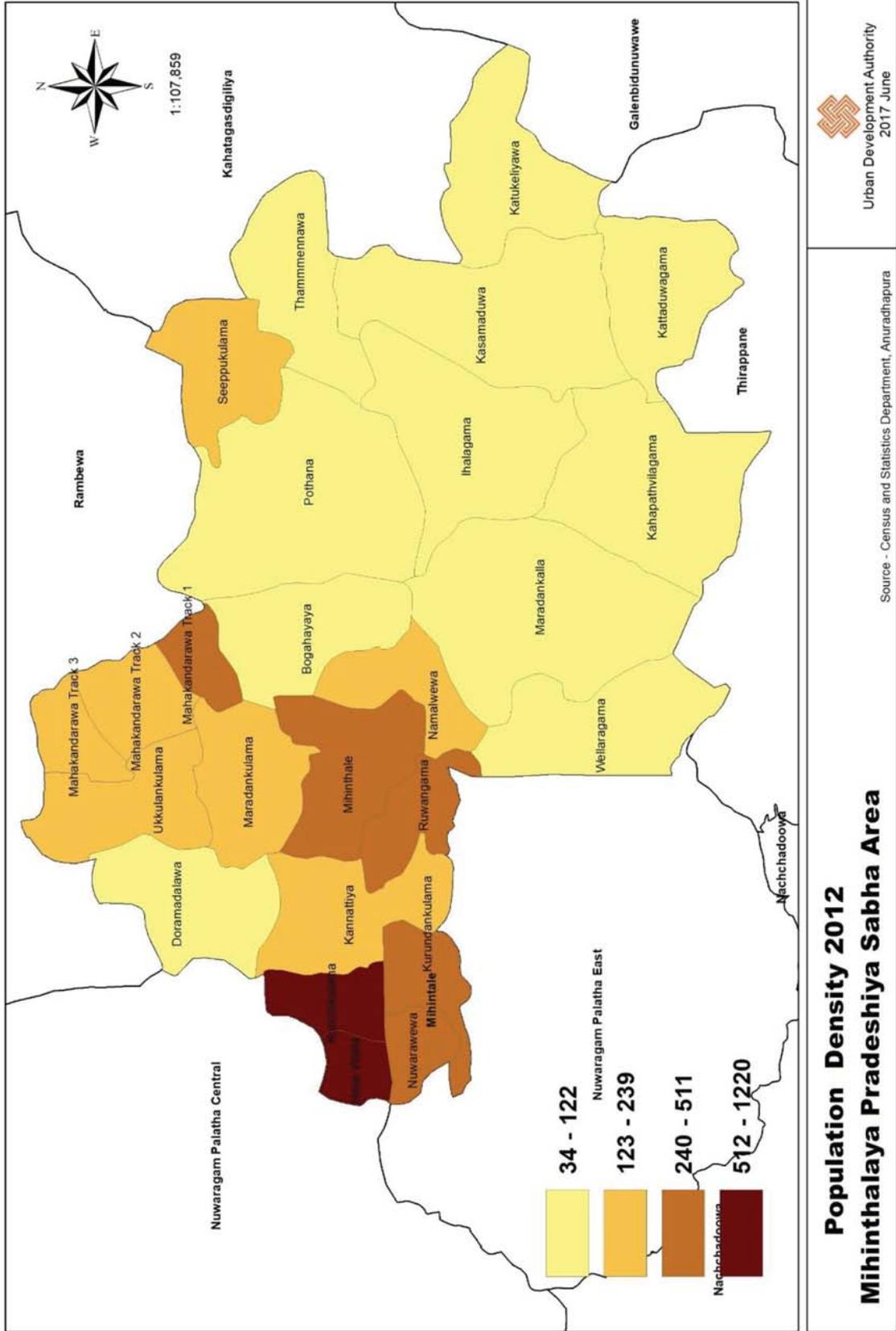
Urban Development Authority
2017 June

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Map 27: Population 2012

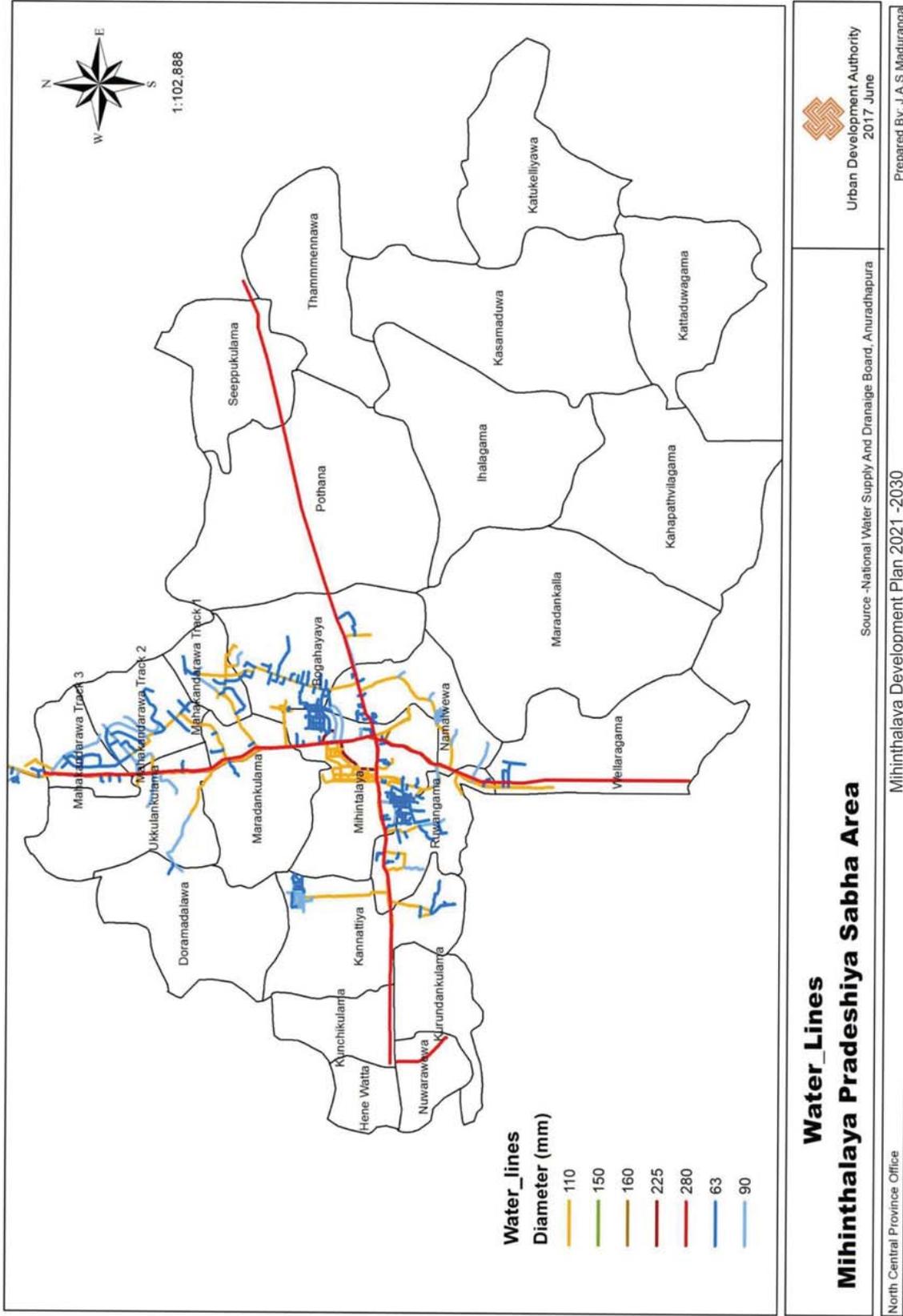


Map 28: Population Density 2012

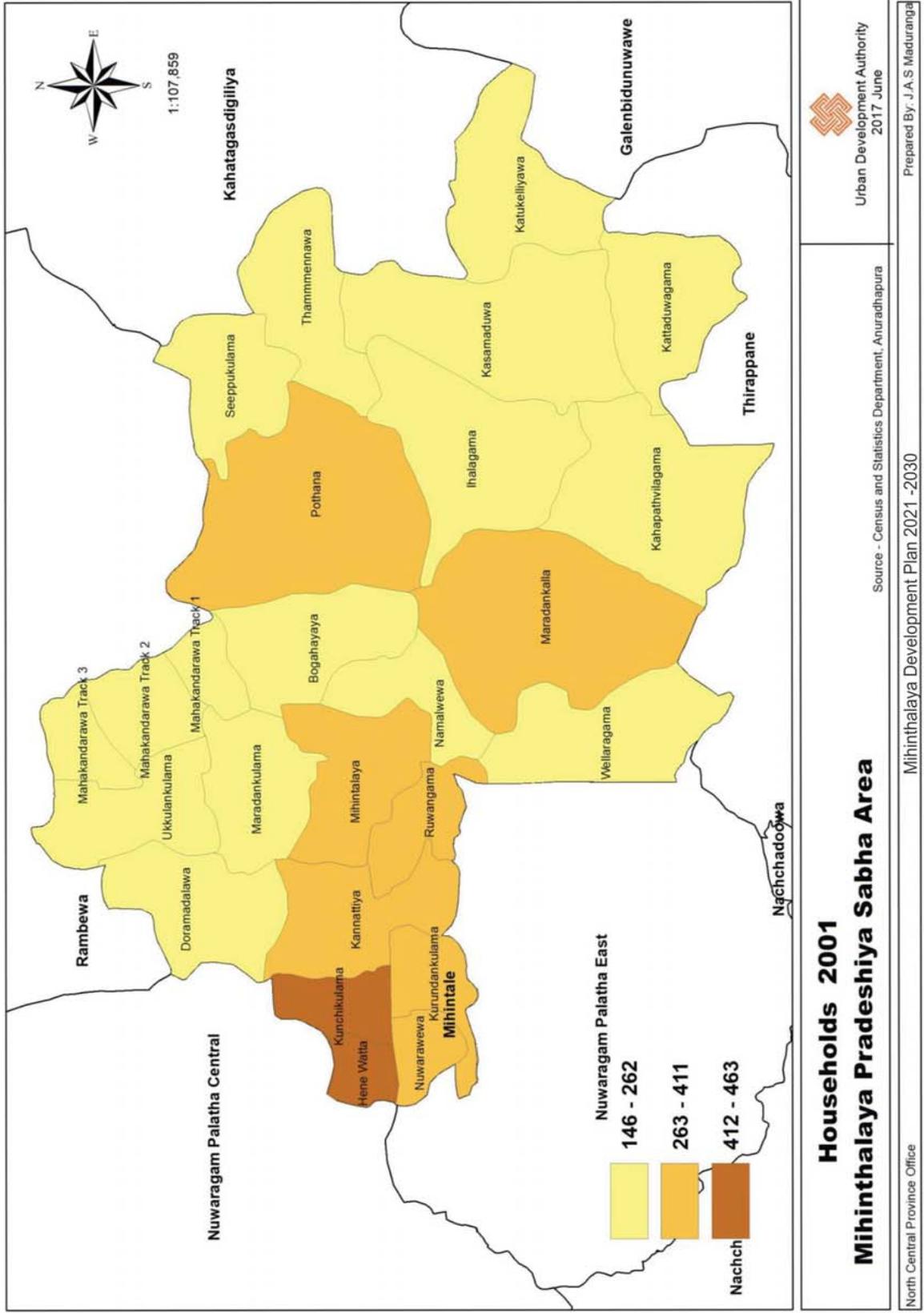


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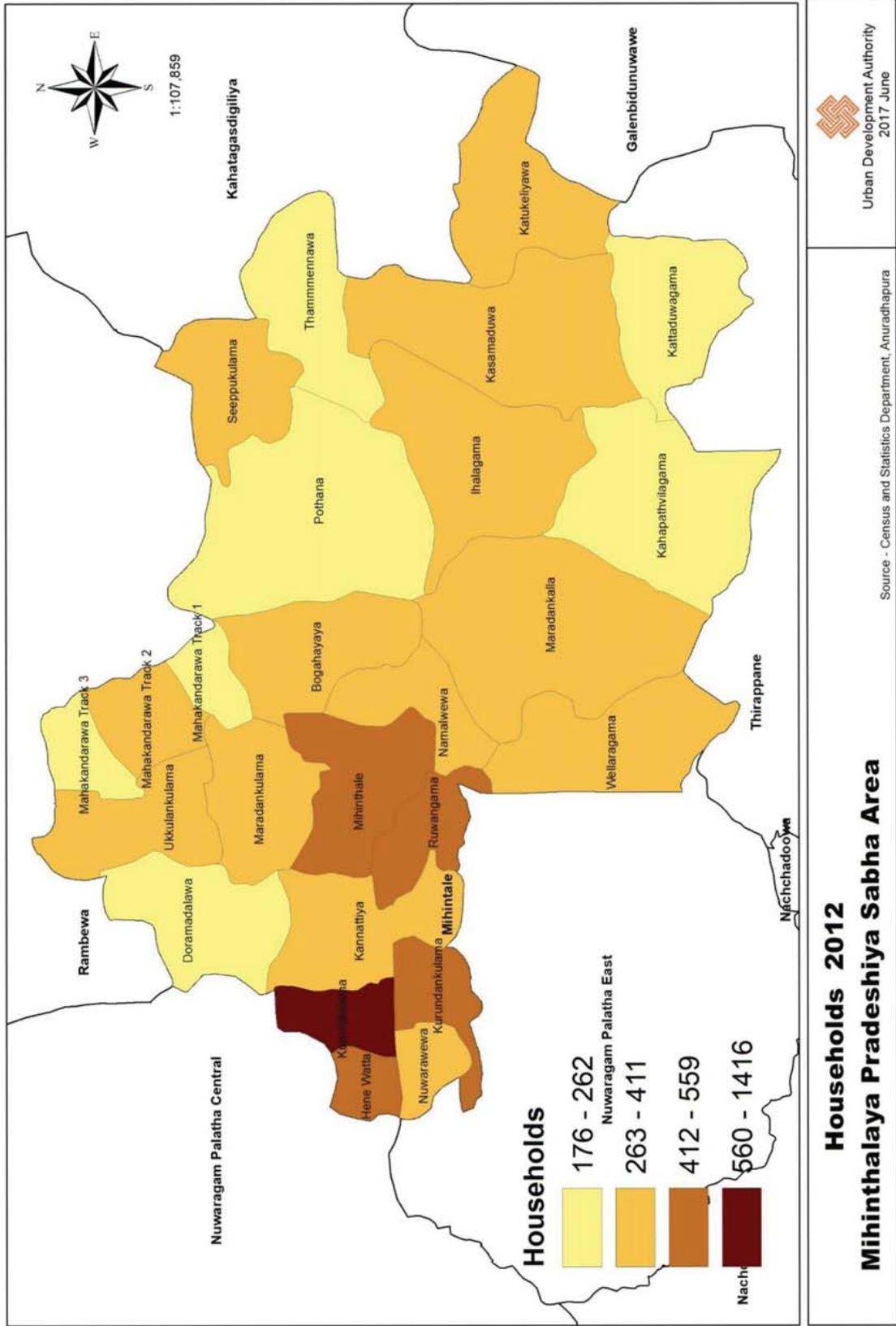
Map 29: Water Line Distribution in Mihinthalaya Area



Map 30:Household 2001

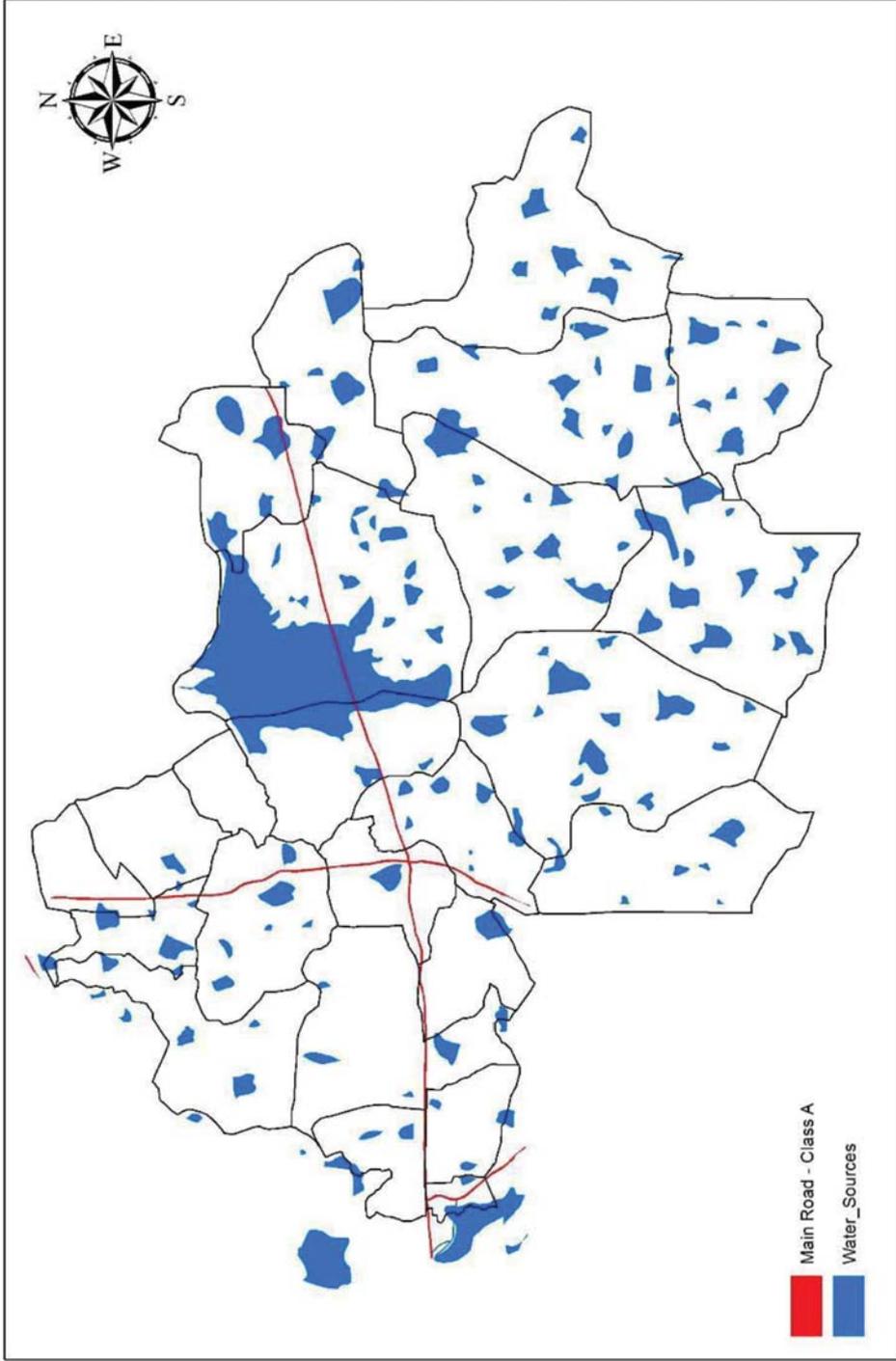


Map 31: Households 2012



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Map 32:Hydrology System in Mihinthalaya Area

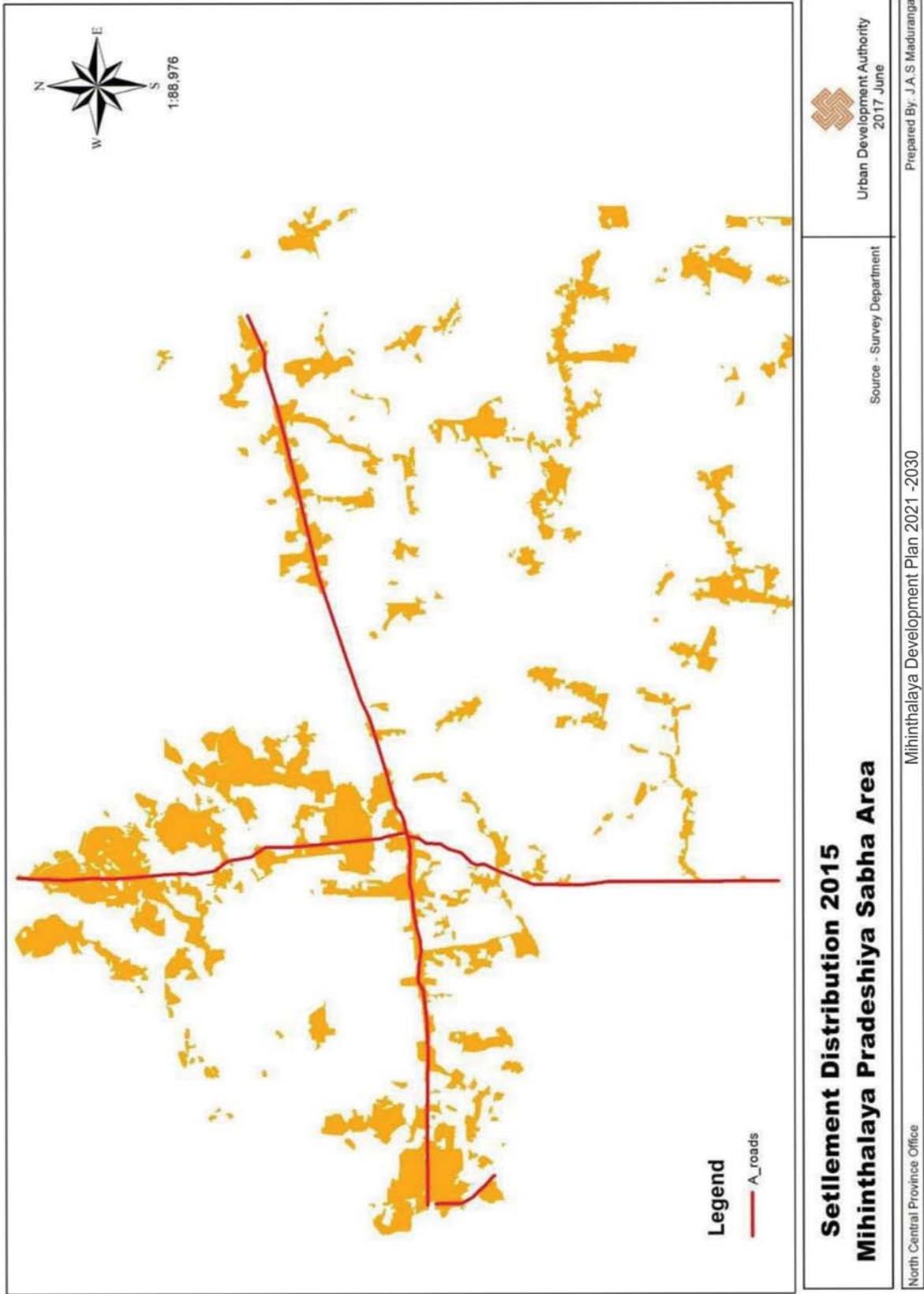


Hydrology System In Mihinthalaya DS Area

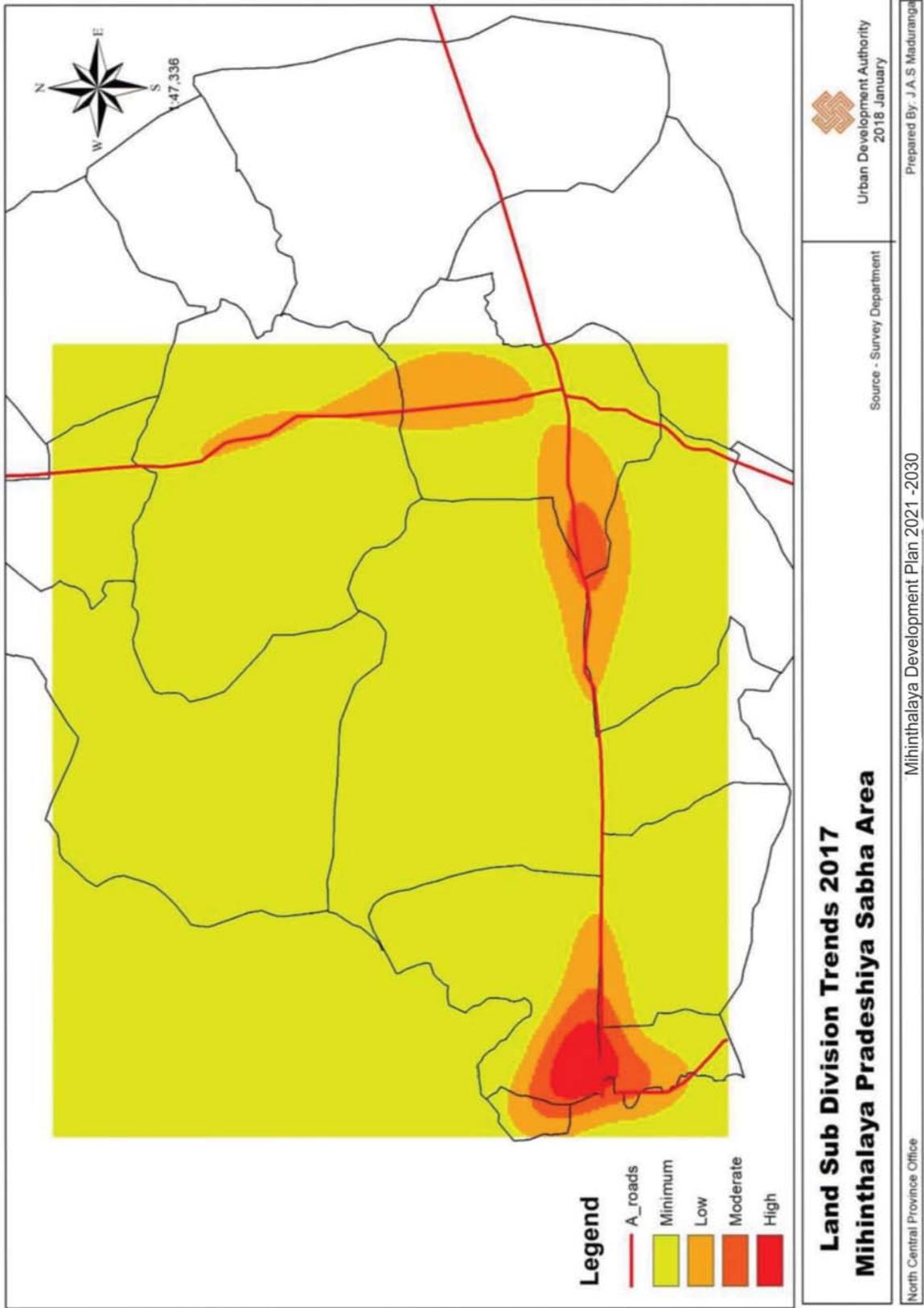
Mihinthalaya Development Plan 2021 -2030

Source – Urban Development Authority

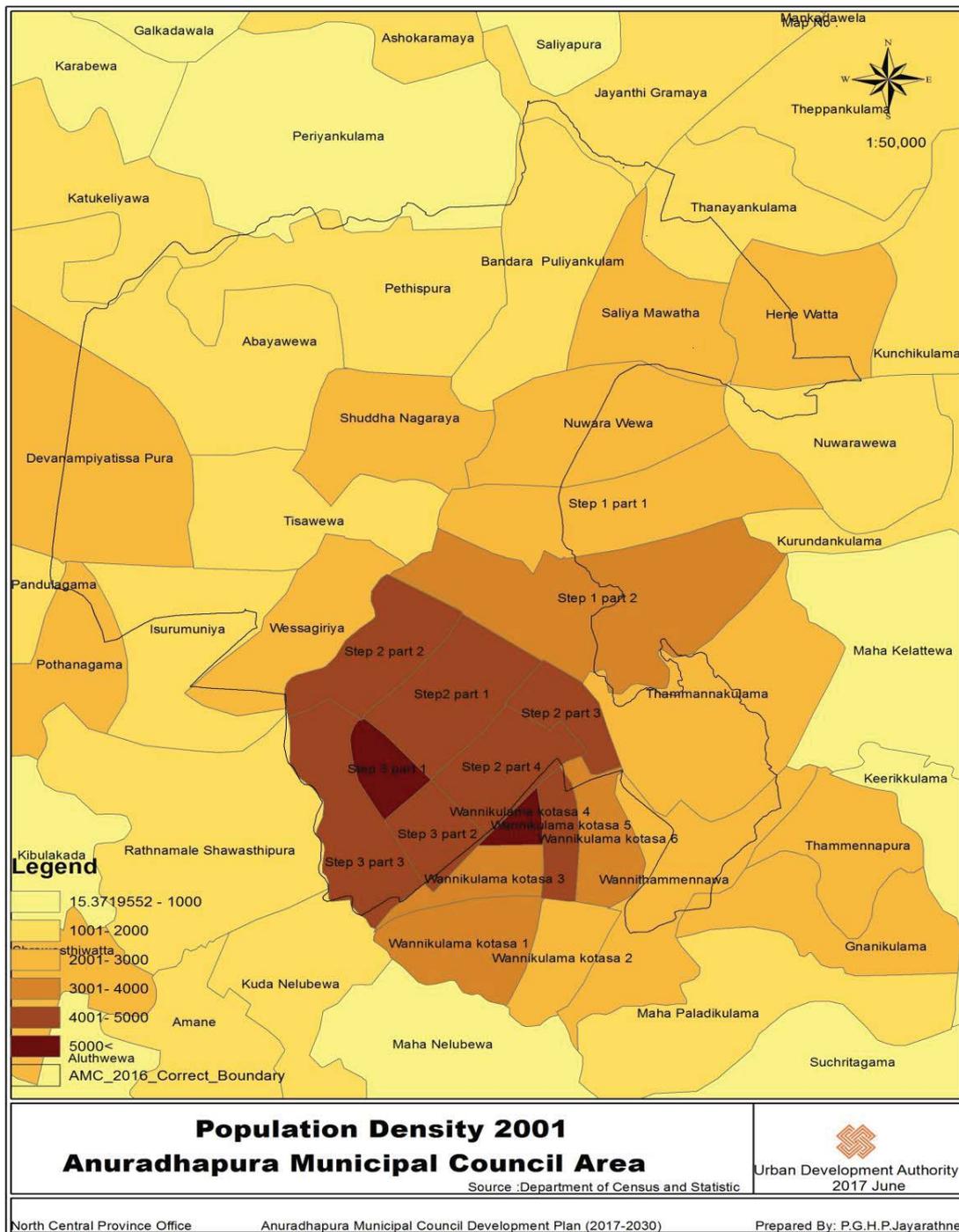
Map 33: Settlement Distribution Pattern in Mihinthalaya area



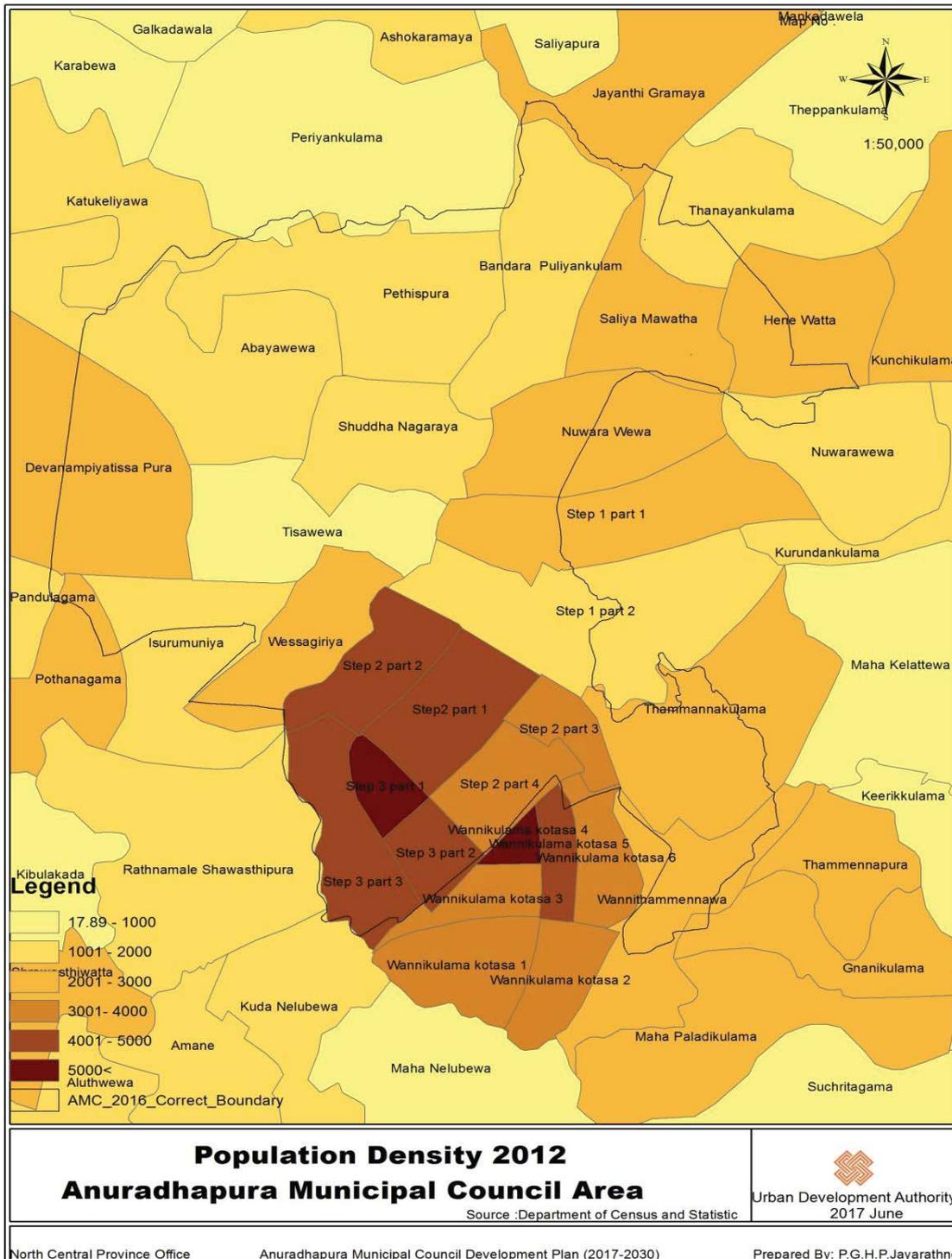
Map 34: Land Sub Division Trends in Mihinthalaya area



Map 35: Population Density in AMC Area 2001

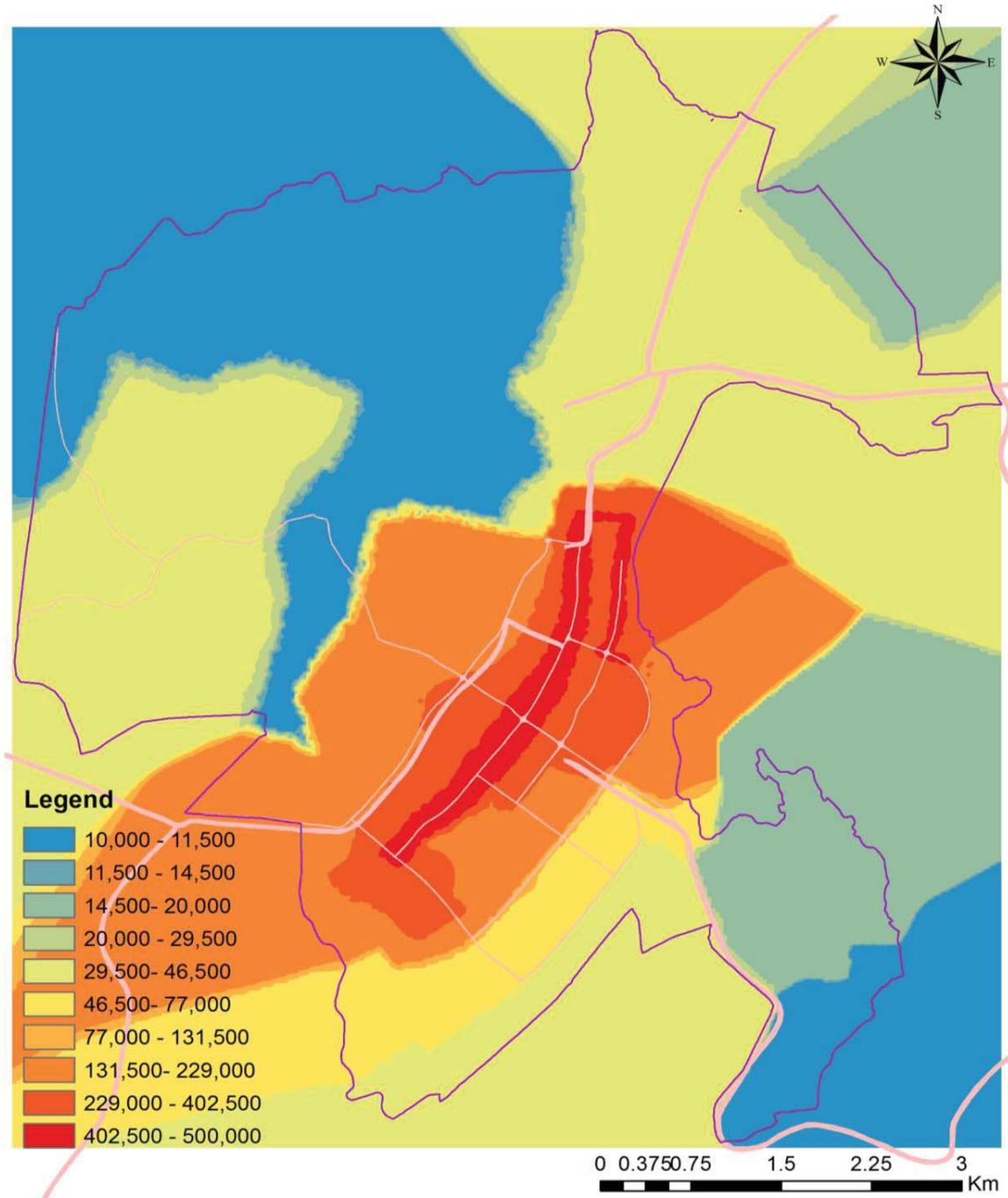


Map 36: Population Density in AMC Area 2012



Map 37: Land Values in AMC area 2001

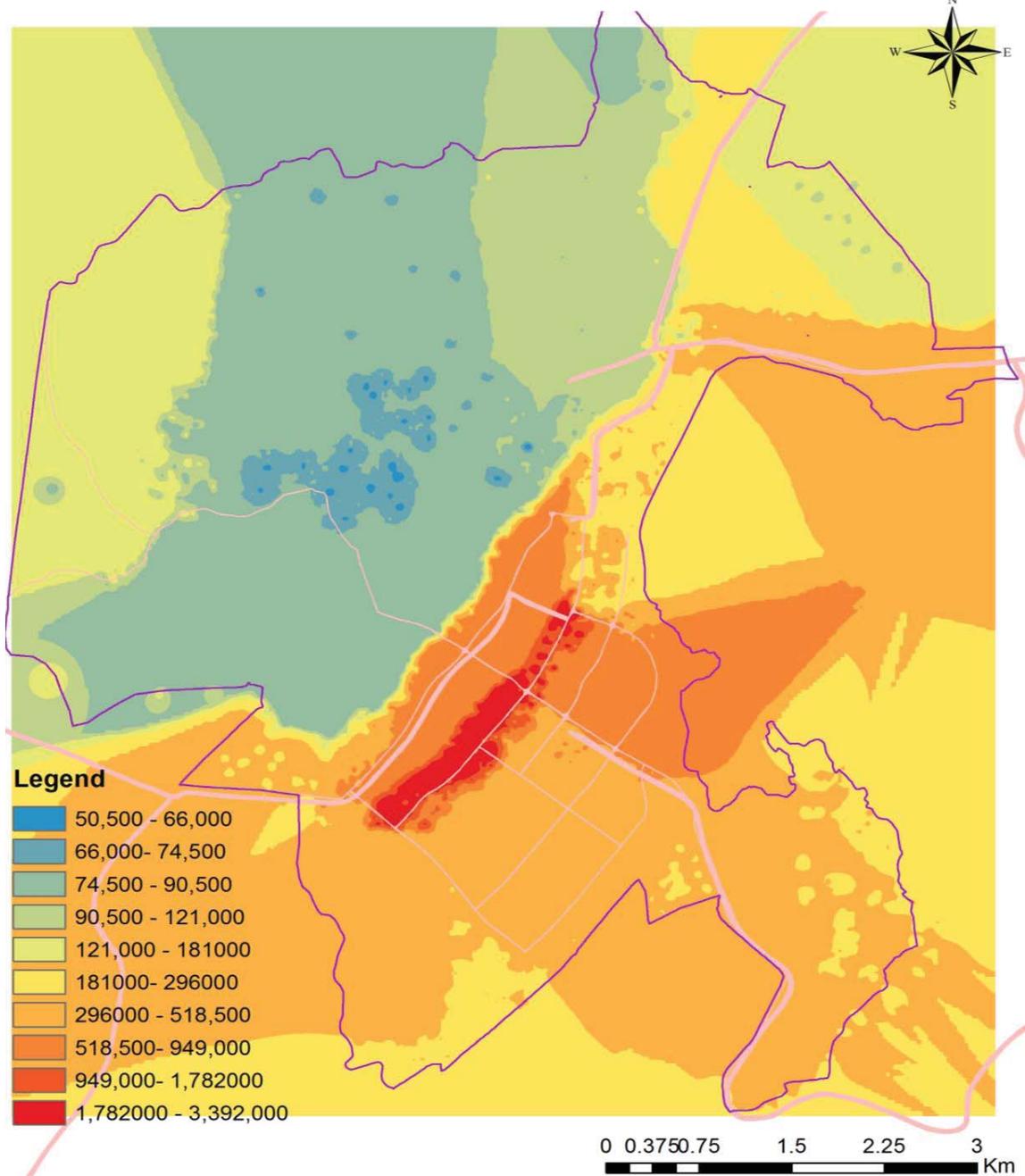
Land Value - 2001



Source – Urban Development Area

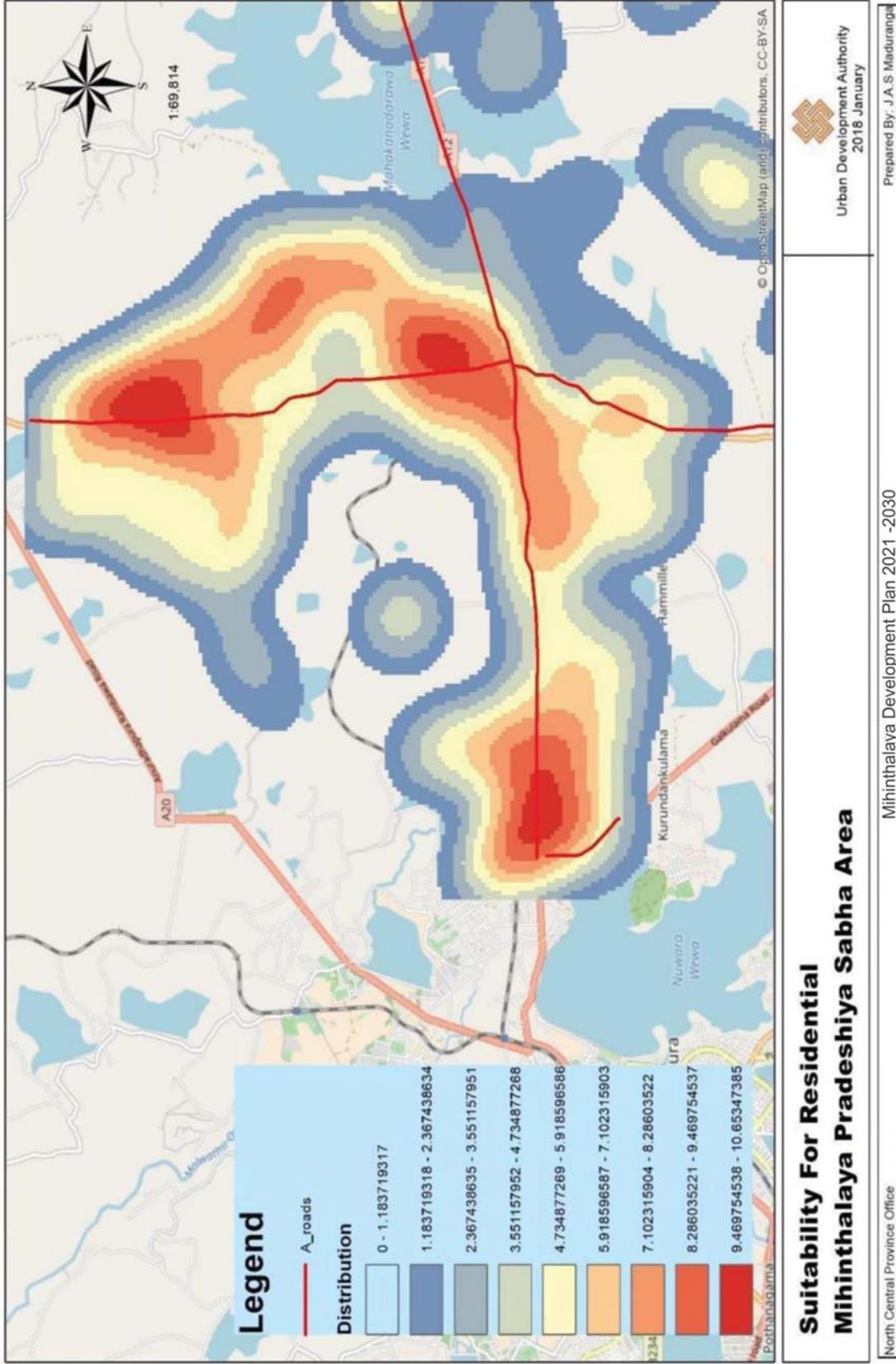
Map 38: Land Values in AMC area 2016

Land Value - 2016



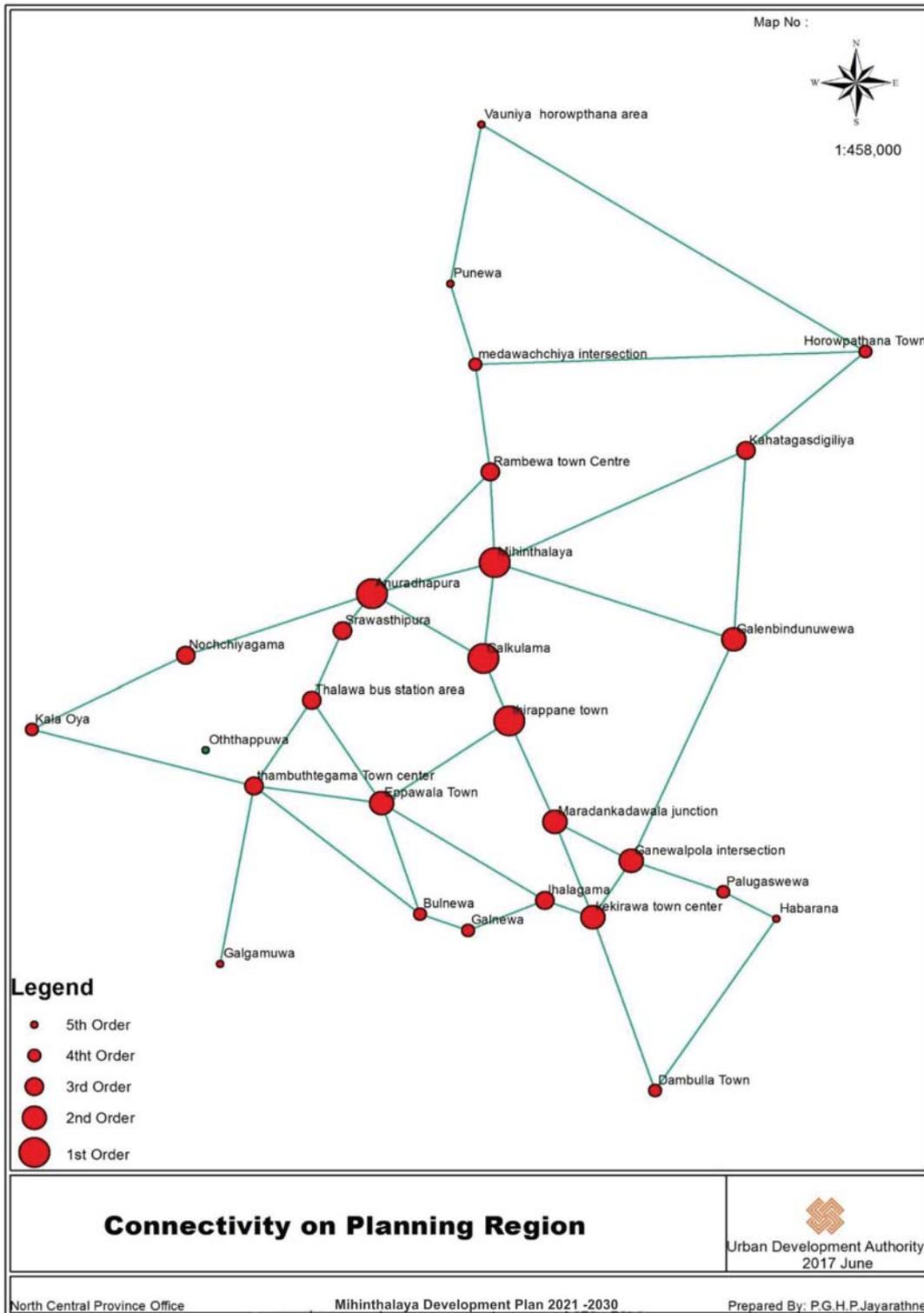
Source – Urban Development Authority

Map 40: Suitability for Residential



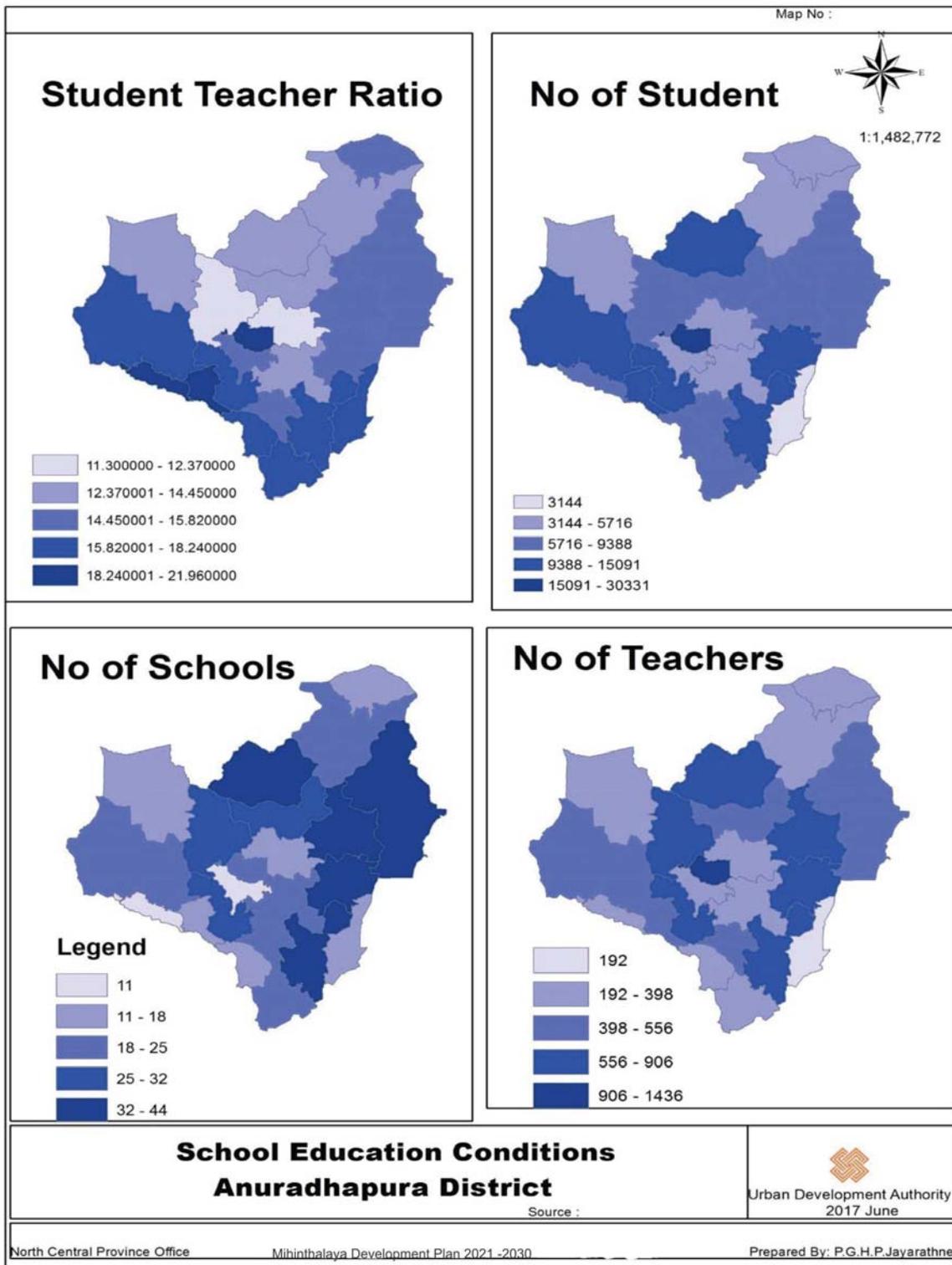
Source -Urban Development Authority

Map 41: Connectivity Analyze



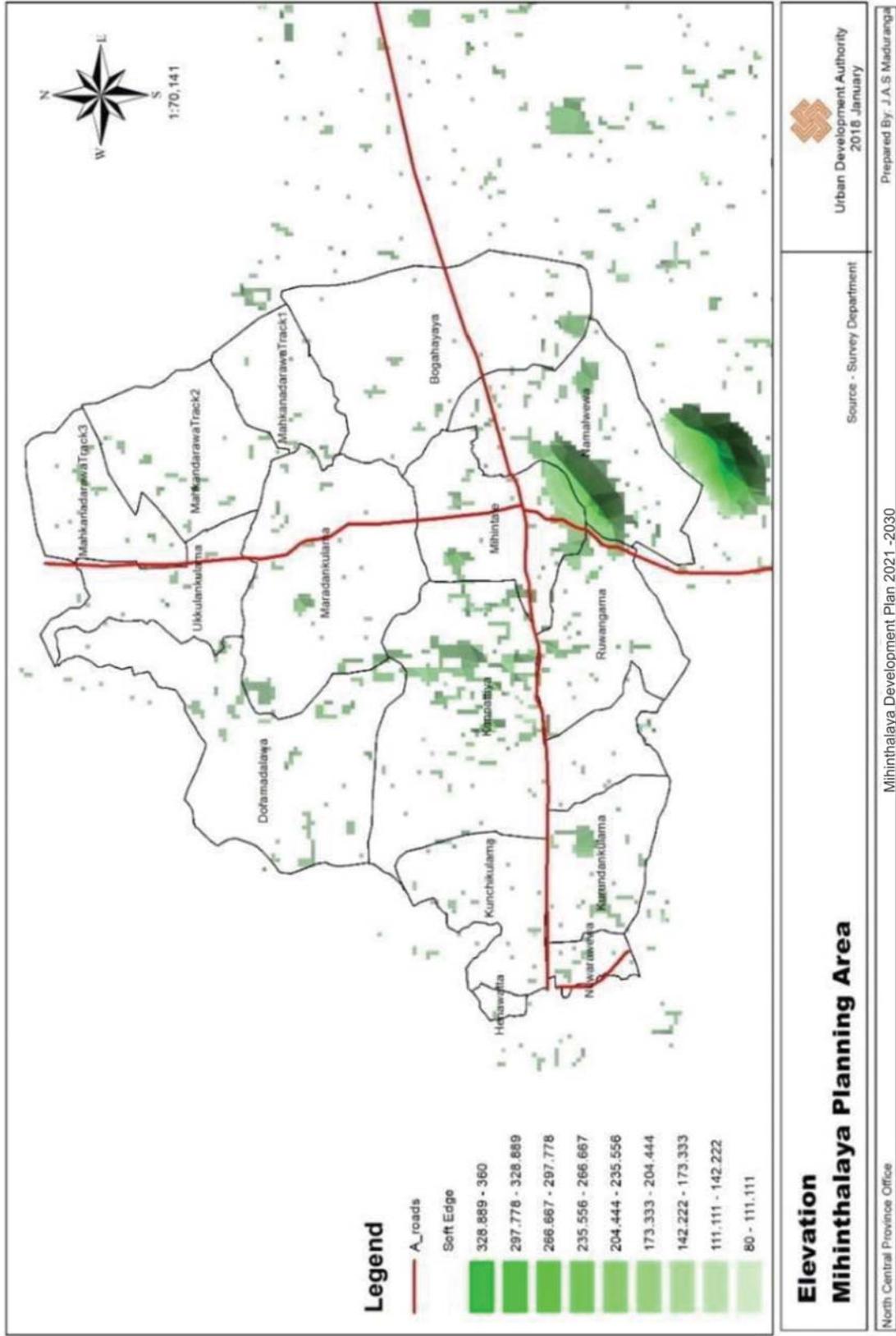
Source – Urban Development Authority

Map 42: Student Teacher Ratio



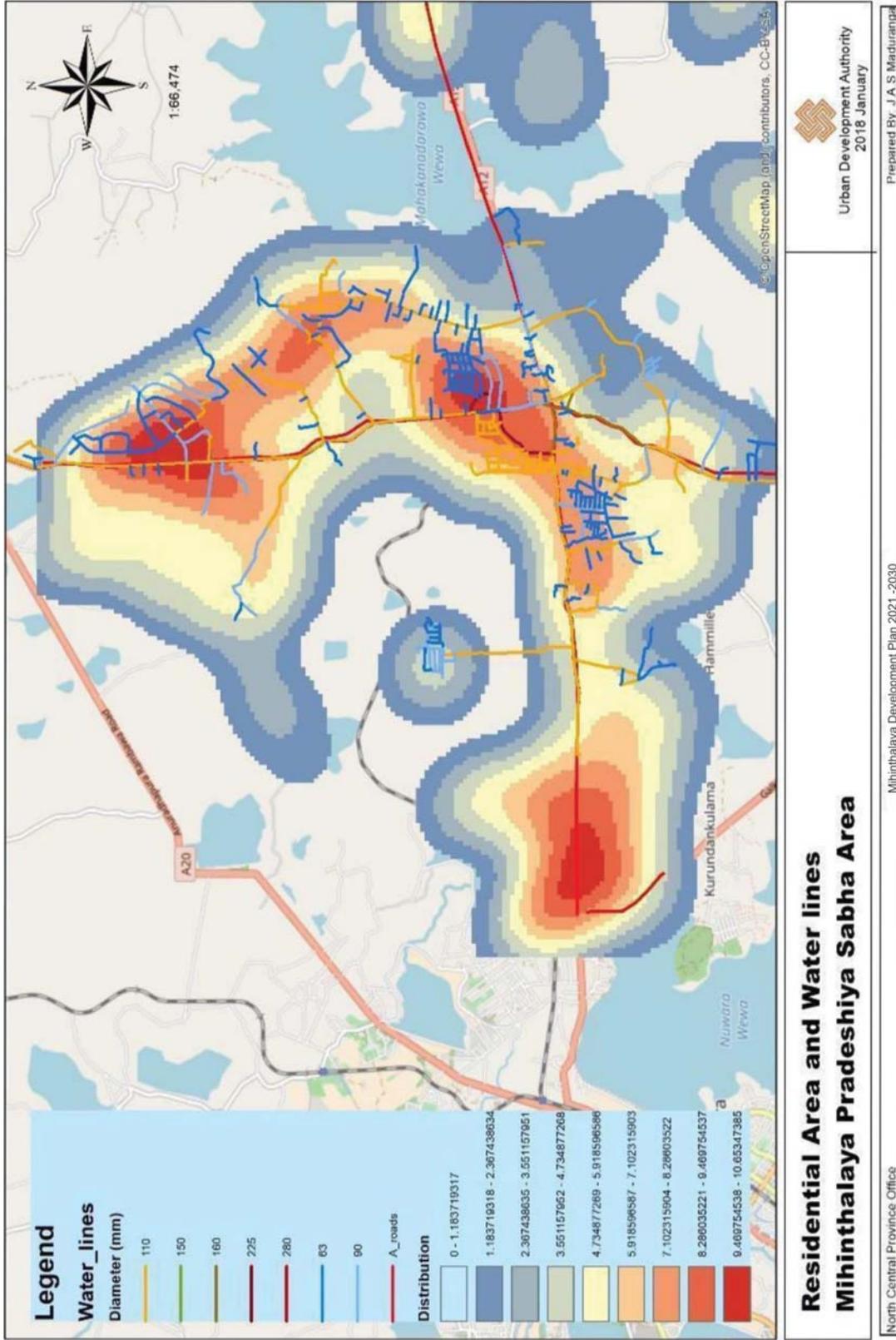
Source – Urban development Authority

Map 43: Elevation of Mihinthalaya Area



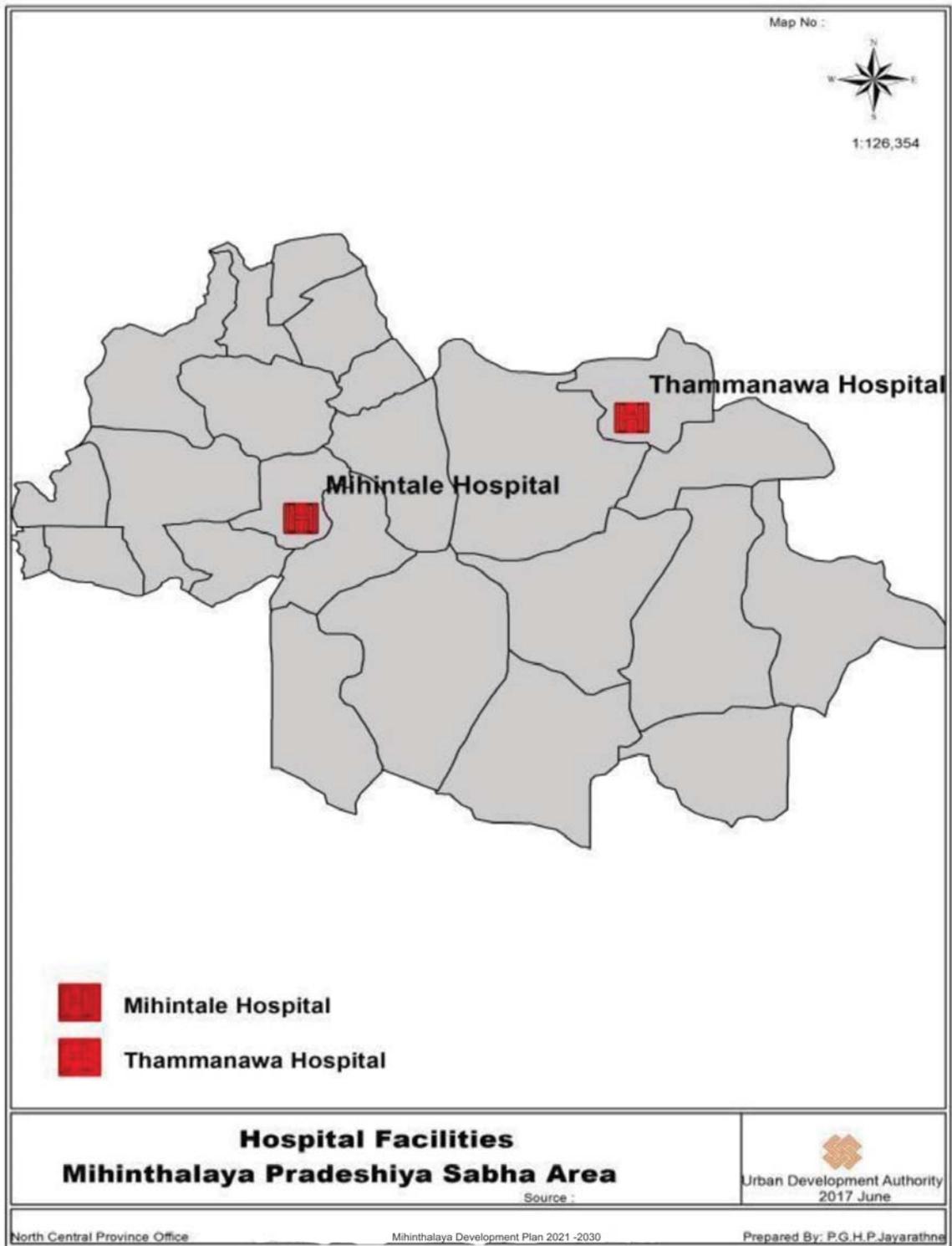
Source – Urban Development Authority

Map 44: Residential Area with Water Lines



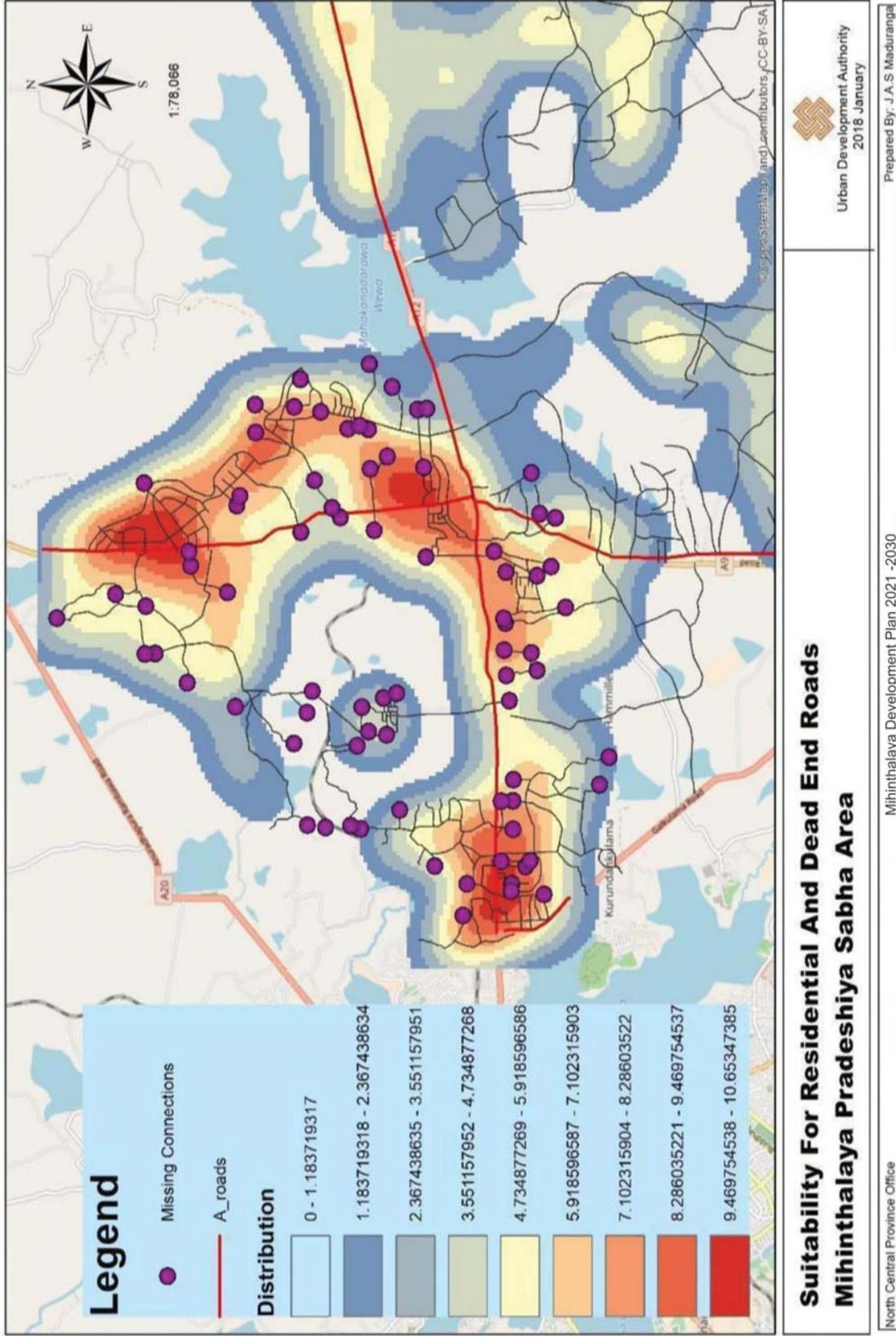
Source – Urban Development Authority

Map 45: Hospital Facilities in Planning Area



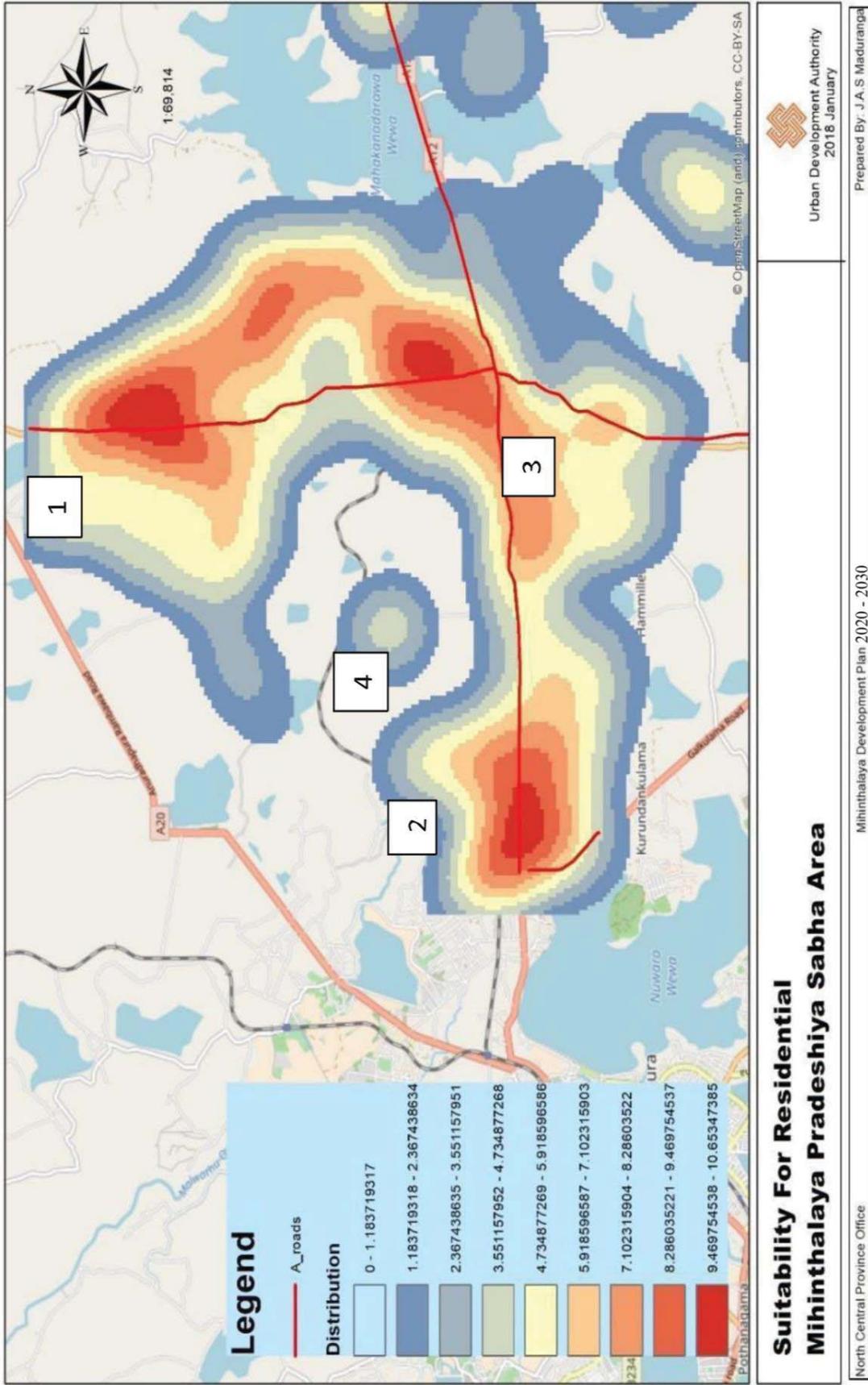
Source – Urban Development Authority

Map 46: Suitability for Residential and Dead-end Roads



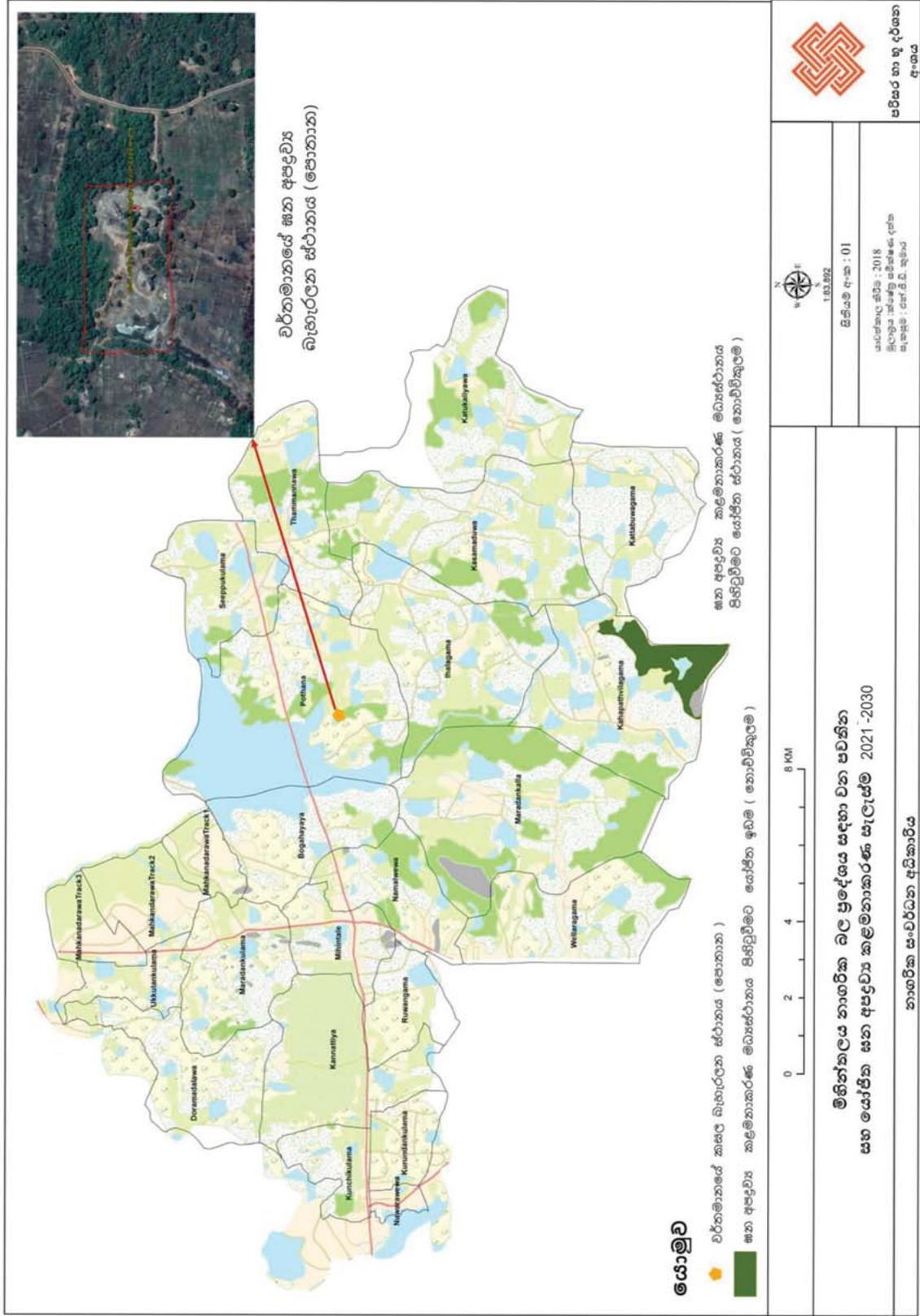
Source – Urban Development Authority

Map 47: Suitable areas with Residential and Spatial Location

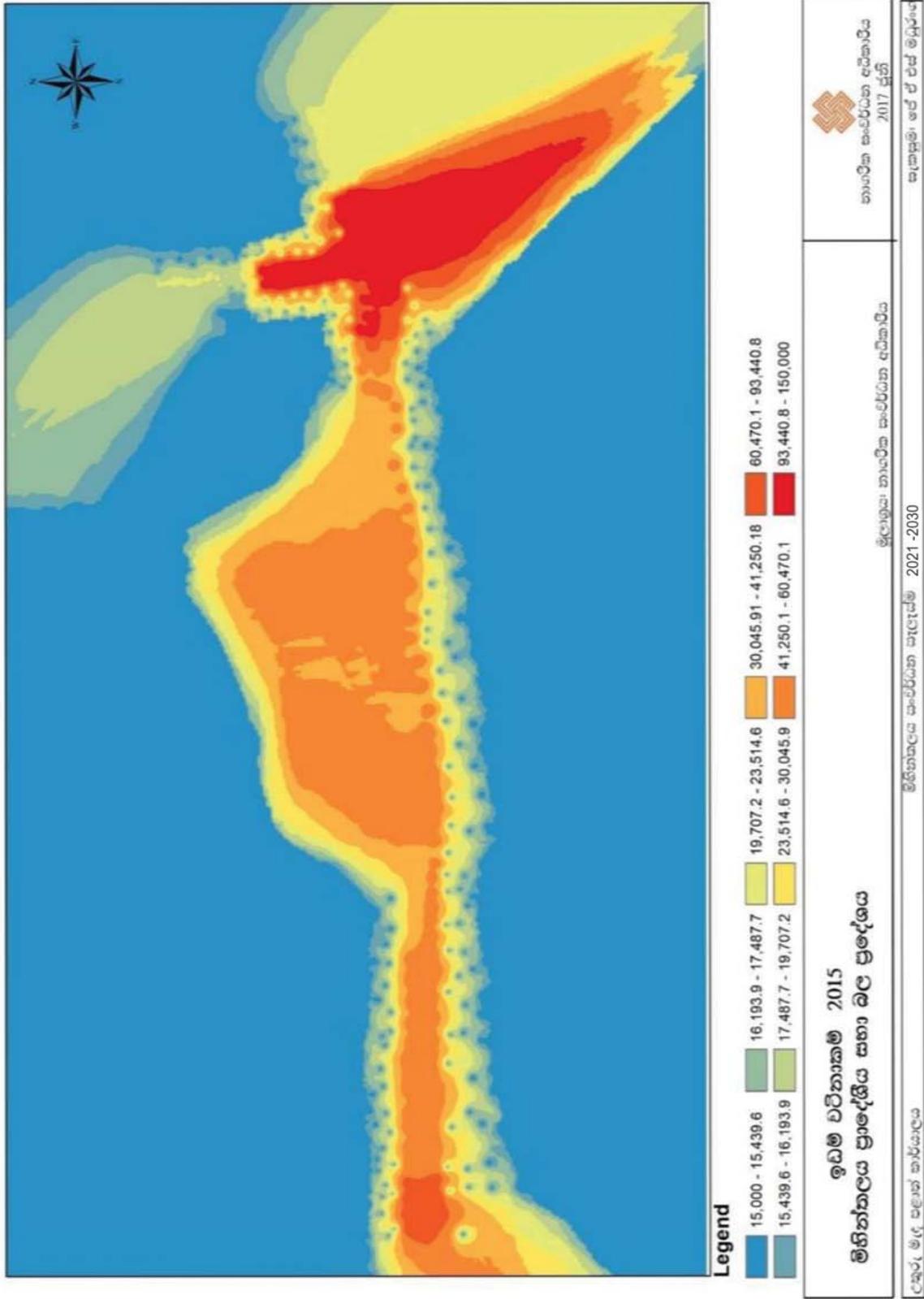


Source – Urban Development Authority

Map 48: Solid Waste Map

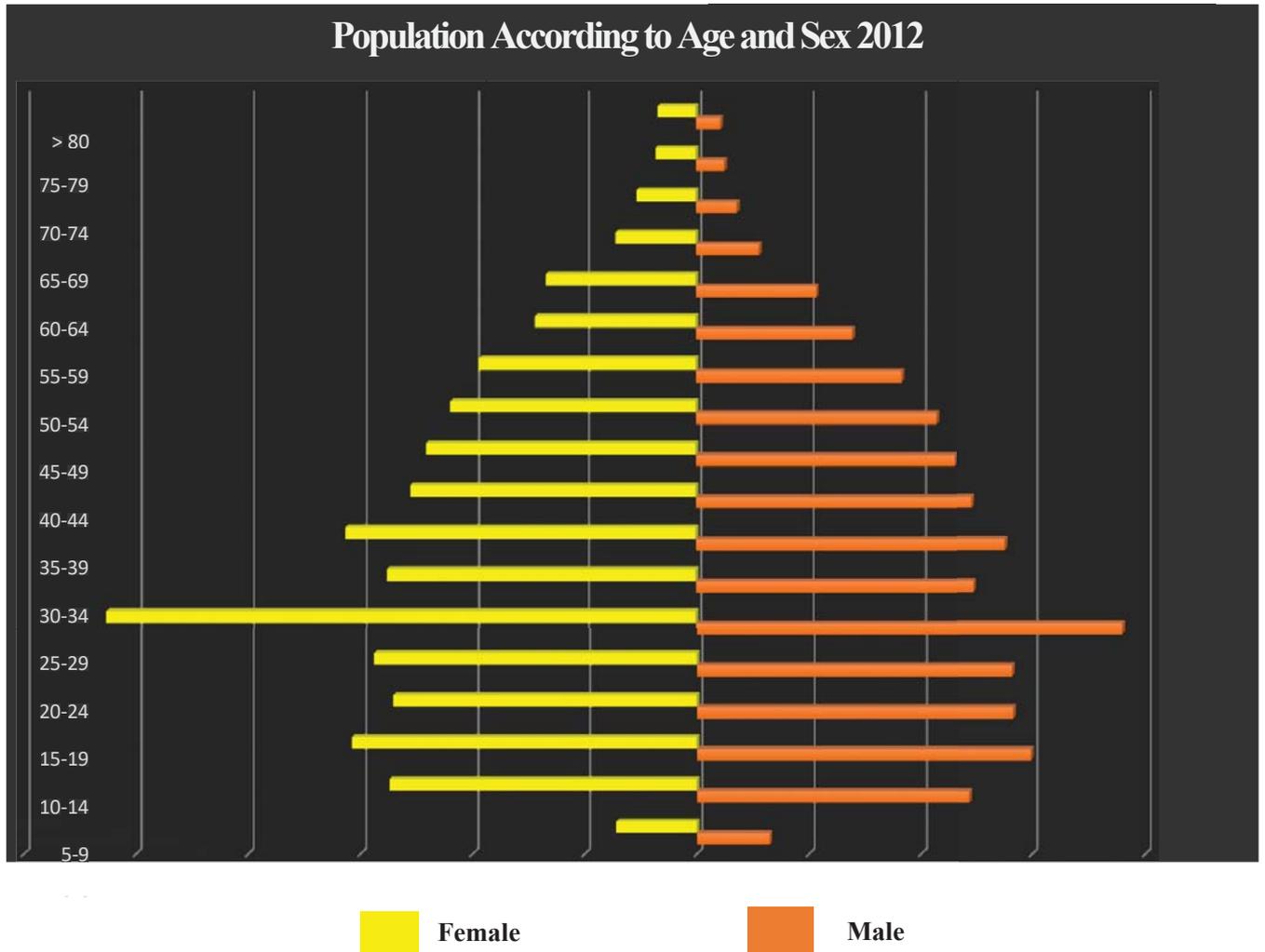


Map 49: Land Value of the Area



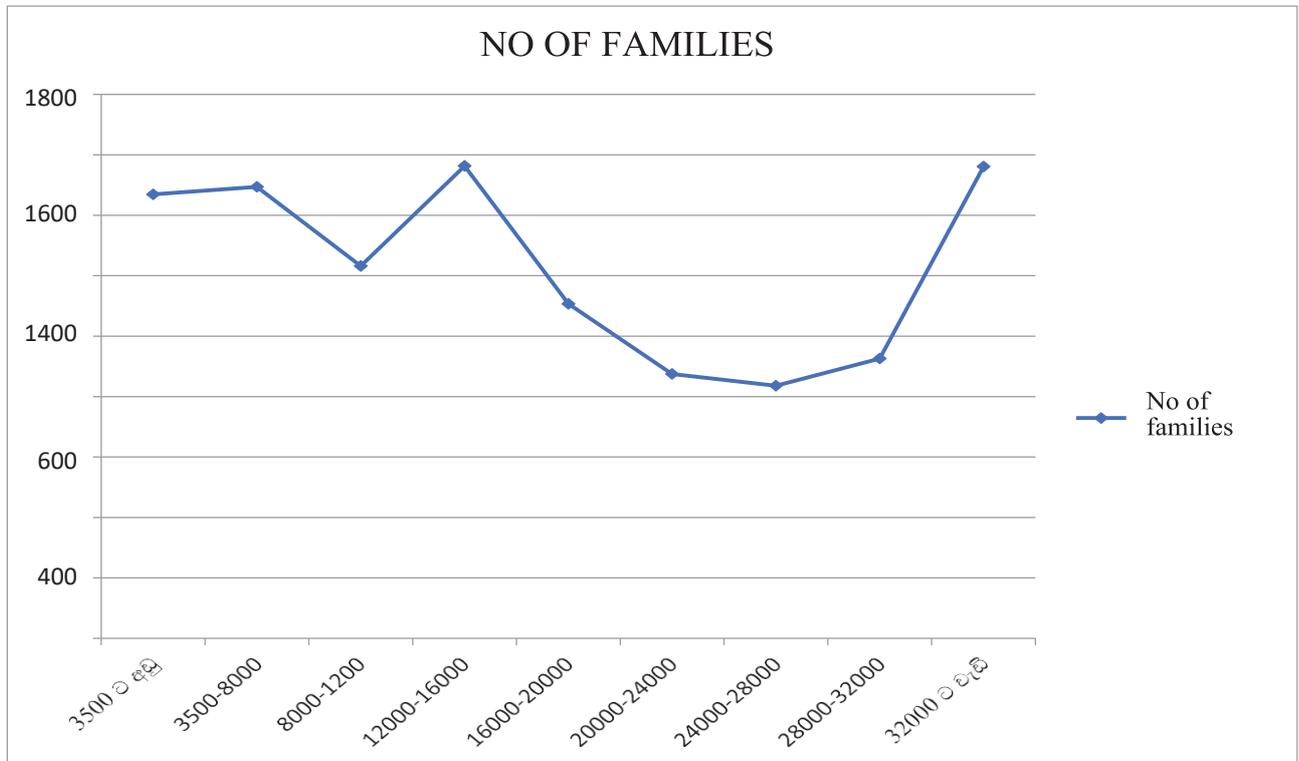
Annexure No- 06- List of Charts

Charts 4: Population by Age and Sex 2012



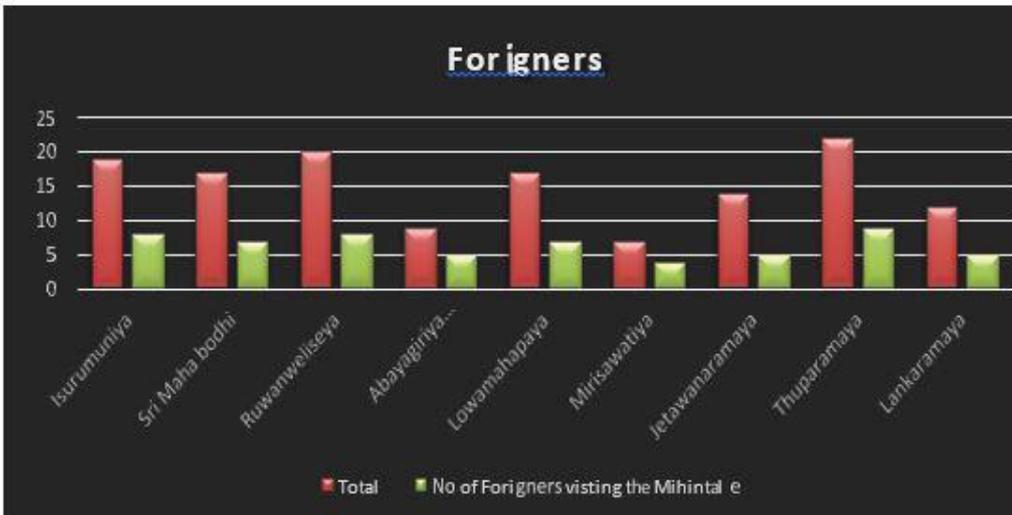
Source – Resource Profile, Mihinthalaya Divisional Secretariat office

Charts 5: No of families by Income Level



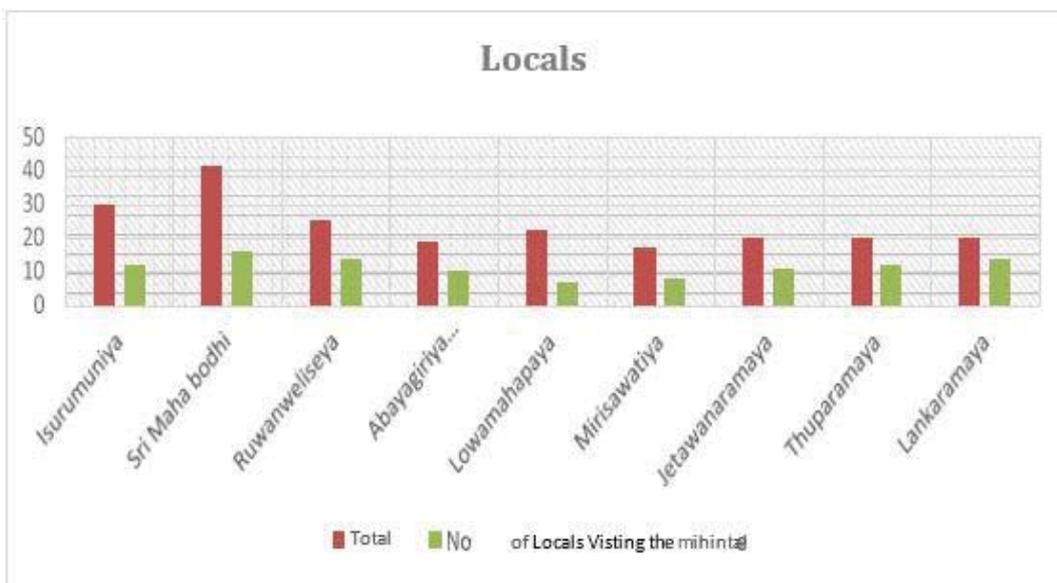
Source – Resources Profile, Mihinthalaya Divisional Secretariat

Charts 6: No of foreign Visitors to Mihinthalaya Area

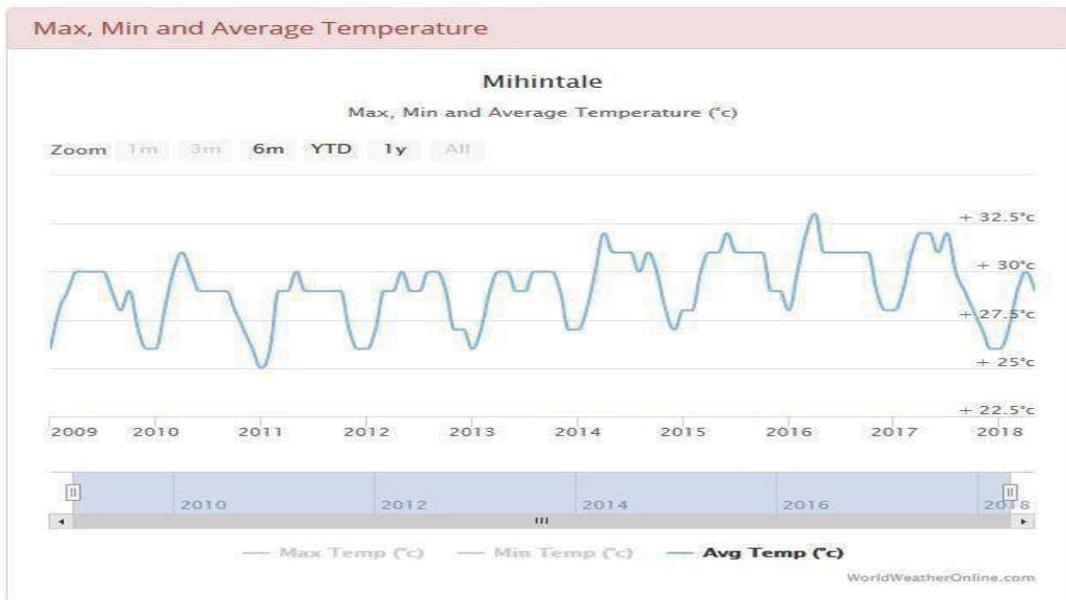


Source - Urban development Authority Survey Data

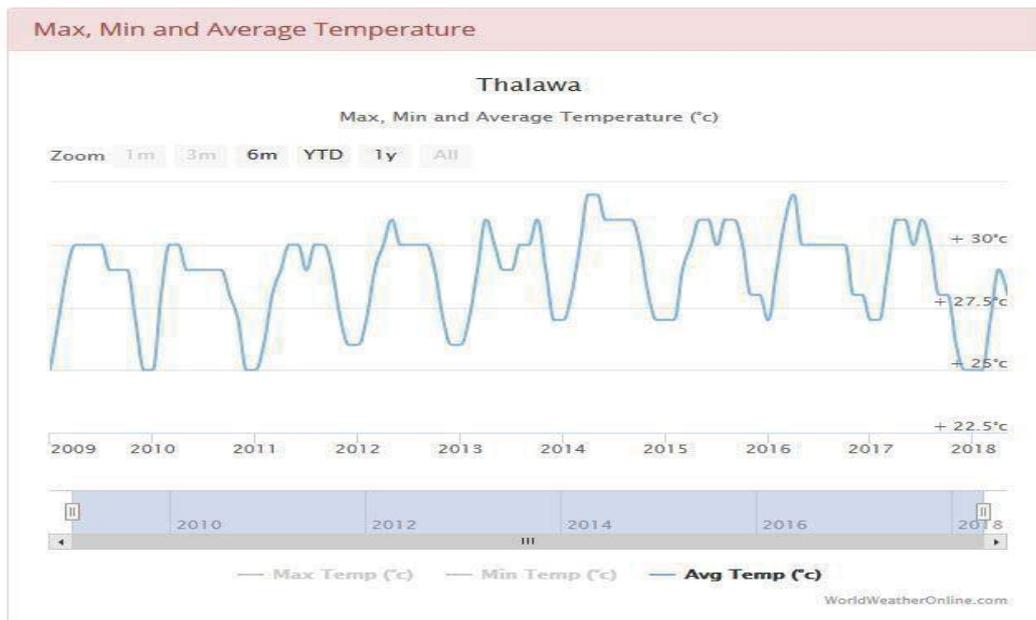
Charts 7: No of Local visitors to Mihinthalaya Area



Charts 8: Temperature Details in Mihinthalaya area

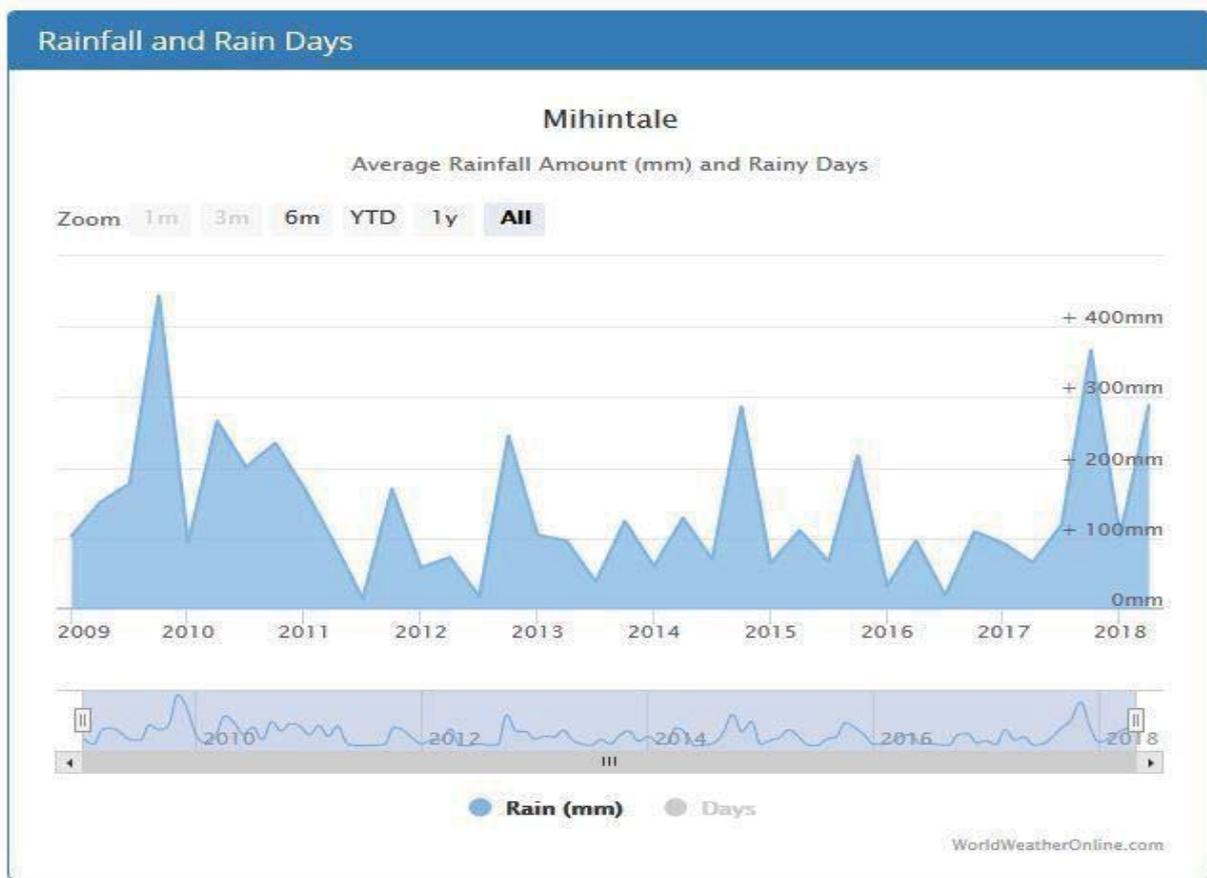


Charts 9: Temperature Details in Talawa area



Source – worldweatheronline.com

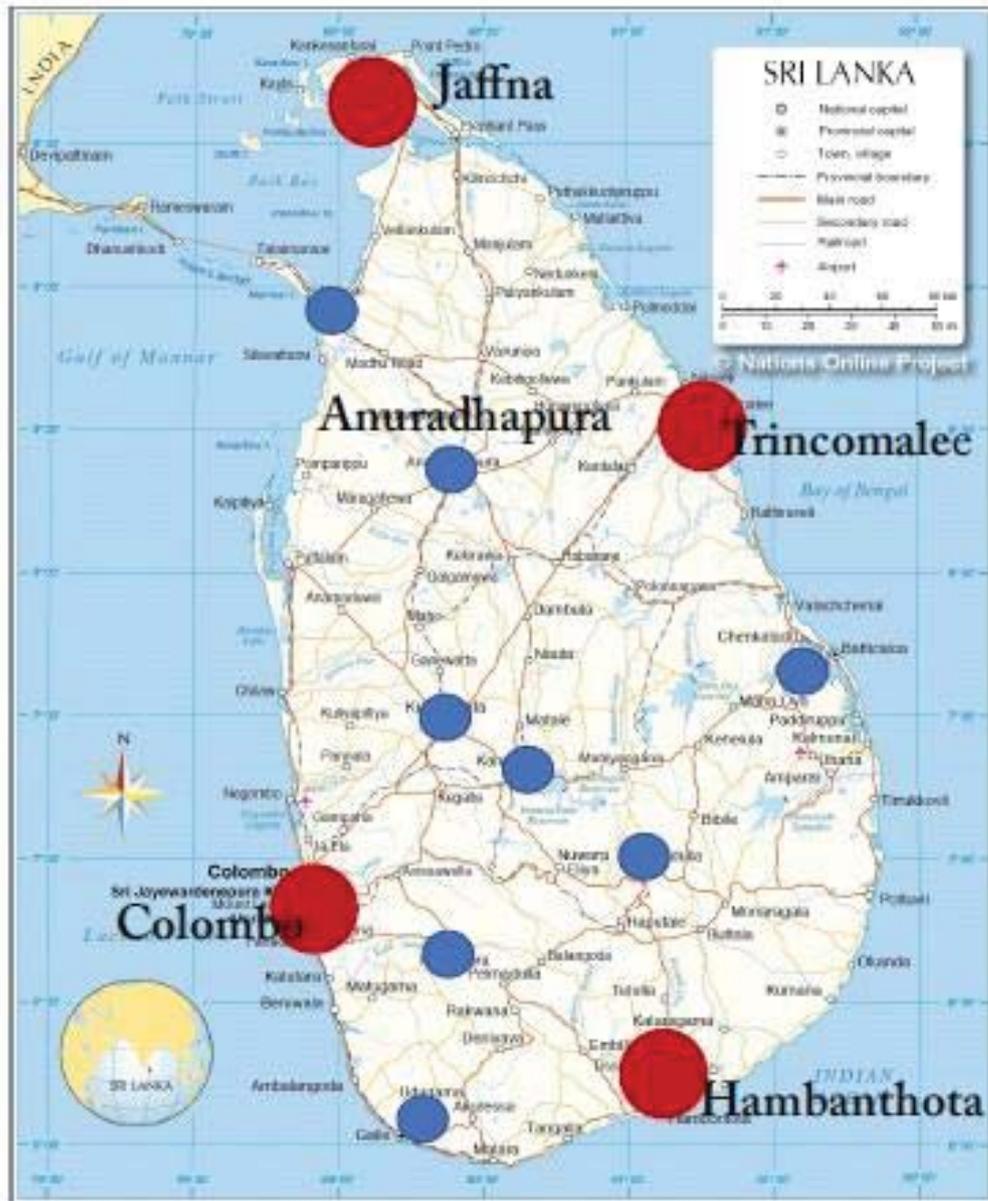
Charts 10: Rainfall intensity in Mihinthalaya Area



Source – worldweatheronline.com

Annexture No- 07- List of Figures

Figure 10: Vistas of Prosperity (Policy) Spatial Setting



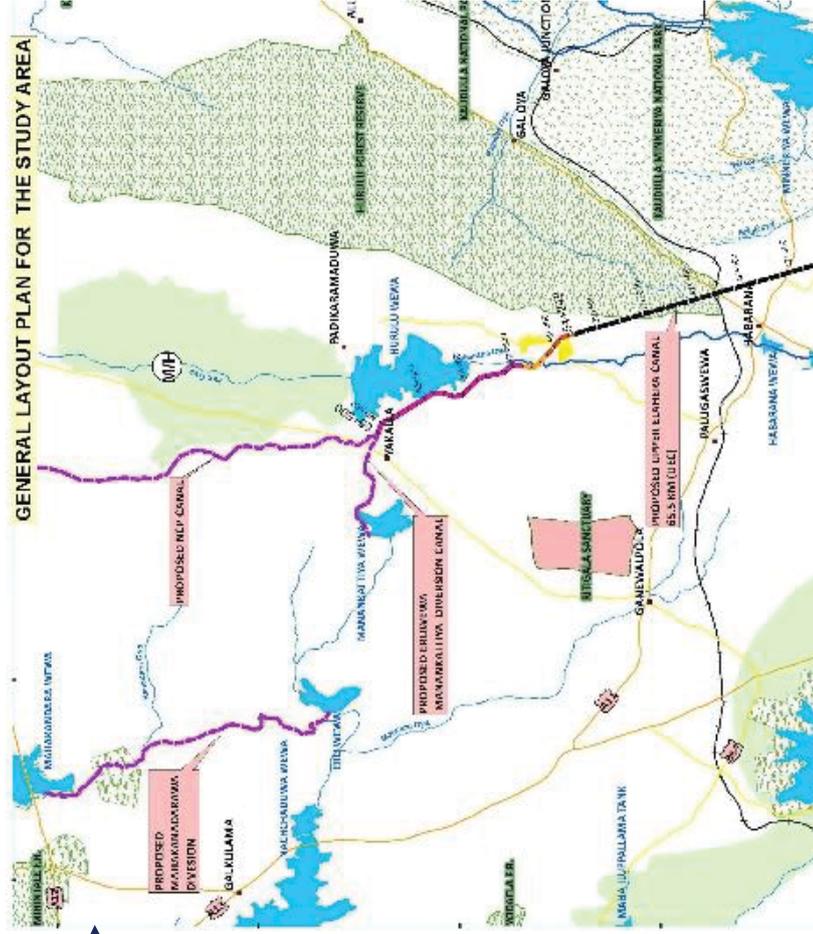
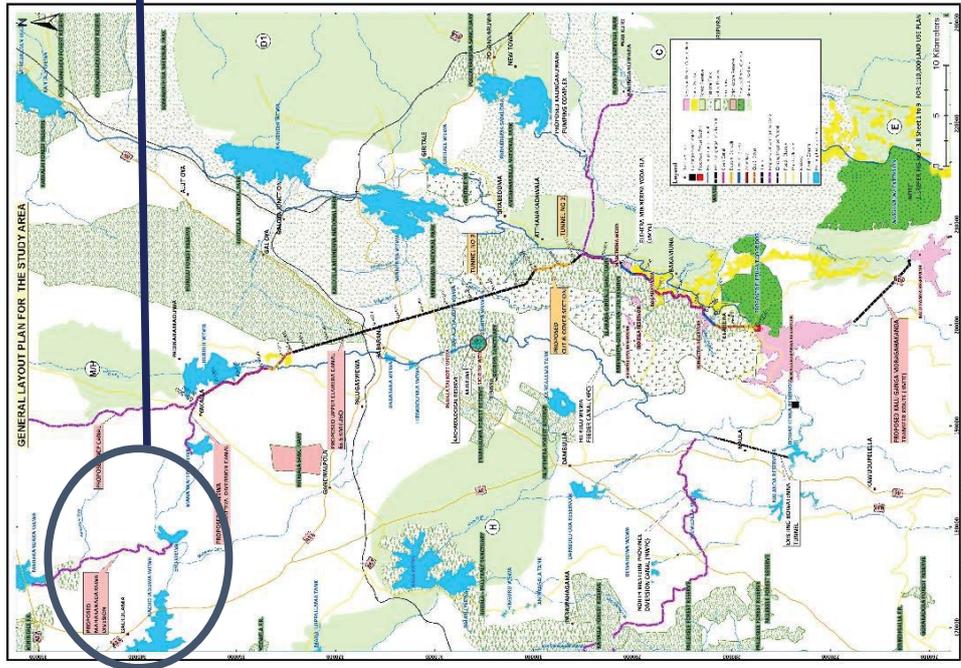
- Four Multi-dimensional Commercial Cities
- National Cities
- Connecting Cities

Figure 11: Sri Lanka Tourism Routes



Source – Sri Lanka Tourism Development Authority

Figure 12: Moragahakanda Water Supply Scheme for Mahakanadarawa



Source – Sri Lanka Mahaweli Authority

Figure 13: Sacred Area Mihinthalaya



Source – Urban Development Authority, Google

Figure 14: Rajarata University Area



Source – Urban Development Authority, Google

