



Anuradhapura Urban Area *Development Plan* 2021 - 2030



Urban Development Authority
Ministry of Urban Development & Housing

Anuradhapura Urban Area Development Plan 2021 - 2030

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Website – www.uda.gov.lk

Email – info@uda.gov.lk

Telephone - +94112873637

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Anuradhapura Urban Area Development Plan 2021 – 2030 mainly consists of three parts as Part I, II and III. The Part I consists of the background study, preliminary studies, the need of the plan, the planning framework, the SWOT analysis and the plan. The Part II consists of the Planning and Building Guidelines and Zoning Guidelines pertaining to the Planning Boundary for the Period of 2021 – 2030.

The part III consist of the zoning boundaries with the coordinates and all the annexures.

Anuradhapura Urban Area Development Plan 2021 – 2030 has been prepared by the North Central Province Office. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

Supervision

Archt. Harshan De Silva, Chairman – UDA, Plnr. N.P.K.Ranaweera, Director General – UDA, Plnr. H.A.Dayananda, Additional Director General – UDA, Plnr. M.P.Ranatunga, Deputy Director General (Planning) – UDA, Plnr. H.W. Somarathne Director North Central Province – UDA, Attorney at Law C. Jayawardena, Consultant (Legal) – UDA, Plnr. Priyani Nawarathne, Director (Strategic Planning) – UDA,

Planning Team

Plnr. I.M.P. Jayathilake, Assistant Director – Town Planning (Anuradhapura) – UDA , Plnr. Hasitha Prabhath Jayaratne , Town Planner – UDA (Anuradhapura), Mr. Suresh Madhurange , Town Planner – UDA (Anuradhapura) , Mrs Sriyani Dahanayake , Enforcement Planner – UDA (Anuradhapura) , Mrs Pushpini Indika , Enforcement Planner – UDA (Anuradhapura) , Mrs Kumari Thalagune , Enforcement Planner – UDA (Anuradhapura) , Mrs Renuka Dhanapala , Enforcement Planner – UDA (Anuradhapura).

Supportive divisions of the UDA

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

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

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

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

Acknowledgement

The North Central Province has taken the lead to provide the supervision for the preparation of the Anuradhapura Urban Area Development Plan 2021 – 2030. The objective of this plan is to enhance sustainable development in the Urban Area. The vision of the Anuradhapura Urban Area Development Plan 2021 – 2030 is in line with the ‘Vistas of Prosperity and splendor’ the government policy direction of the His Excellency the President Gotabaya Rajapaksa.

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

Special gratitude offered on behalf of the planning team and the UDA, to the Mayor, H.P Somadasa.(Anuradhapura Municipal Council) , Chairman , T.B.N Jayasundara (Nuwarampalatha Central Pradeshiya Sabha) , Chairman , S.B.Kumaradasa (Nuwarampalatha East Pradeshiya Sabha) members of the Local Authoritie and the staff. Secretary Nuwarampalatha East , Nuwarampalatha Centra, & Mihinthalaya Divisional Secretariats and the staff for their generous support given for the successful completion of this development plan.

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In the end, Director – Environment & Landscape division L.Arct. C.K.E. Kalupahana and the staff of the division and Director - Geographical Information System & ITS Plnr. J.P.S. Somasekara and the staff of the division and the staff members of all divisions are gratefully appreciate on behalf of the planning team for their support to the successful completion of this task.

Honorable Minister's forward



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

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

The Anuradhapura town provide services to a large population. Accordingly, Anuradhapura Urban 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 as 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 Anuradhapura Urban Area Development plan would be successfully implemented.

Hon.Mahinda Rajapaksa (M. P)
Minister of Urban Development & Housing

Honorable State Minister's forward



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 reorganization 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 forward - 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 terms 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 Anuradhapura 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

Local Authorities Chairmen's forward



Mayor
H.P Somadasa
(Anuradhapura Municipal Council)



Chairman
T.B.N Jayasundara
(Nuwaragampalatha Central Pradeshiya Sabha)



Chairman
S.B Kumaradasa
(Nuwaragampalatha East Pradeshiya Sabha)

We express our gratitude to the Urban Development Authority, for developing a development plan for the Anuradhapura Urban Area based on the vision of ‘The Buddhist Heritage Capital of the World’ Covering Anuradhapura Urban Area. This plan aims to formalize the urban development in the Anuradhapura Urban area and maintain sustainable development.

We appreciate the realistic attempt of the Urban Development Authority to make the development plan for Anuradhapura Urban Area as a participatory planning approach, by considering criticism, suggestions and recommendations which are recommended by us and the representatives of the general public. We are assuring our participation and support to implement this development plan for Anuradhapura Urban Area within the next decade. Similarly, we wish to participate all citizens and active working parties in private and institutional level to achieve the expectations of the Anuradhapura Urban Area Development Plan by the year 2030.

Preface

The eight local authority area has been declared under the UDA Act No. 41 of 1978 by a special gazette bearing no 1179/11 of 10th April of 2001 by the Minister in charge of the subject of Urban Development as an urban area in Anuradhapura District. Accordingly, attention was drawn to prepare a new development plan for the Anuradhapura Urban area on the need of updating the Anuradhapura Development Plan of 2006-2016, prepared for the entire Anuradhapura Municipal Council area.

The basis for the preparation of development plan can be identified as the data collection in relation to the years 2001 – 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 Anuradhapura Urban 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 Anuradhapura Urban area.

Anuradhapura Urban Area 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 Planning and Building guidelines and Zoning guidelines pertaining to the planning boundary for the period of 2021 – 2030. The Part III consist of the zoning boundaries with the coordinates and all the annexures.

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 consists Vision, Goals and Objectives and Strategic Plans while Chapter 5 include the detailed description on the baseline SWOT analysis for each Goal. Further, Chapter 6 of the plan describe the conceptual plan and proposed land use development plan. Under that the main strategic plans of the Anuradhapura Urban Area Development Plan, such as Road and Transport Development strategy, Sustainable Environment development strategy, Economic development strategy, Infrastructure development strategy and implementation strategy has been detailed out as sub sections.

Similarly, Part Two - Chapter 7 of the Volume II has been dedicated to describe planning & Building Guidelines and in chapter 8 described the identified Zones and Zoning Regulations and Chapter 09 included proposed road width, building line and reservations.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA
OF ANURADHAPURA MUNICIPAL COUNCIL AREA AND PART OF THE
NUWARAGAMPALATHA PRADESHIYA SABHA (CENTRAL) AND PART OF THE
NUWARAGAMPALATHA PRADESHIYA SABHA (EAST)**

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the urban development area of Anuradhapura Municipal Council Area and part of the Nuwaragampalatha Pradeshiya Sabha (Central) and Part of the Nuwaragampalatha Pradeshiya Sabha (East), having considered the recommendation made by the Board of Management of the Urban Development Authority on 24th September, 2020 by virtue of the powers vested in me under section 8 "F" of the Urban Development Authority (Amendment) Act No.4 of 1982.

Mahinda Rajapaksa (M.P)

Minister of Urban Development and Housing

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

Date: 15 April, 2021.

Gazette Notification



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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

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PART I : SECTION (I) — GENERAL

Government Notifications

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF ANURADHAPURA MUNICIPAL COUNCIL AREA AND PART OF THE NUWARAGAMPALATHA PRADESHIYA SABHA (CENTRAL) AND PART OF THE NUWARAGAMPALATHA PRADESHIYA SABHA (EAST)

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the development plan for the Urban Development area of Anuradhapura Municipal Council Area and part of the Nuwaragampalatha Pradeshiya Sabha (Central) and part of the Nuwaragampalatha Pradeshiya Sabha (East), 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,
"Suhumupaya",
Subhuthipura Road,
Battaramulla,
15th April, 2021.

07 - 589/1



NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF MUNICIPAL COUNCIL OF ANURADHAPURA AND PART OF THE PRADESHIYA SABHA LIMIT OF NUWARAGAMPALATHA (CENTRAL) AND PART OF THE PRADESHIYA SABHA LIMIT OF NUWARAGAMPALATHA (EAST)

NOTICE is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in Charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8 (F) of the said Act, have approved the Development Plan for the Urban Development Area of Municipal Council of Anuradhapura and part of the Pradeshiya Sabha limit of Nuwaragampalatha (Central) and part of the Pradeshiya Sabha limit of Nuwaragampalatha (East), prepared under Section 8(A) of the said Act, on the 15th day of April, 2021.

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

Ministry of Urban Development & Housing.
17th and 18th Floor,
"Suhana Piyayi",
Subhaipura Road,
Beawamulla.
12th July, 2021

07 - 589/2

APPROVAL OF THE DEVELOPMENT PLAN FOR THE URBAN DEVELOPMENT AREA OF MUNICIPAL COUNCIL OF ANURADHAPURA AND PART OF THE PRADESHIYA SABHA LIMIT OF NUWARAGAMPALATHA (CENTRAL) AND PART OF THE PRADESHIYA SABHA LIMIT OF NUWARAGAMPALATHA (EAST)

PUBLIC are hereby informed that the Development Plan prepared for the Urban Development area of Municipal Council of Anuradhapura and part of the Pradeshiya Sabha limit of Nuwaragampalatha (Central) and part of the Pradeshiya Sabha limit of Nuwaragampalatha (East) under Section 8 (A) of the Urban Development Authority Law, No. 41 of 1978 as amended by the Act, No. 4 of 1982 has been approved on 15th April, 2021, by Hon. Mahinda Rajapaksa, Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

Arch. HARSHAN DE SILVA,
Chairman,
Urban Development Authority

12th July, 2021.

07 - 589/3

Contents

Acknowledgement.....	ii
Honorable Minister's forward.....	iv
Honorable State Minister's forward.....	v
Honorable Chairman's forward - UDA.....	vi
Local Authorities Chairmen's forward	vii
Preface	viii
Approving the Development Plan of the Anuradhapura Urban Area	ix
Gazette Notification	x
Chapter 01	1
Background of the Study	1
1.1 Introduction	1
1.2 Stakeholders of the Plan	2
1.3 Scope of the Development Plan	5
1.4 The Planning Process	7
Chapter 02	10
Background Study	10
2.1 The Study Area	10
2.2 Planning and Situational Context.....	11
2.3 Delineation of the Planning Boundary	23
Chapter 03	26
The Need of the Development Plan	26
Chapter 04	31
The Planning Framework.....	31
4.1 The Vision	31
4.2 Vision Statement	31
4.3 Goals.....	32
4.3.1 Goal One.....	32
4.3.2 Goal Two.....	32
4.3.3 Goal Three	32
4.4 Objectives	33
4.4.1 Objectives for the First Goal	33
4.4.2 Objectives for the Second Goal	33
4.4.3 Objective for the Third Goal	34
Chapter 05	35
SWOT Analysis.....	35
5.1 Goal One – SWOT Analysis.....	36

5.1.1 strength	37
5.1.2 weaknesses.....	49
5.1.3 Opportunities.....	58
5.1.4 Threats	60
5.2 Goal Two – SWOT Analysis	62
5.2.1 Strength.....	63
5.2.2 weaknesses.....	69
5.3 Goal Three – SWOT Analysis	79
5.3.1 Strength.....	80
5.3.2 Weakness	85
5.3.3 Opportunities.....	90
Chapter 06	92
The Plan	92
6.1 Introduction	92
6.2 The Concept Plan	93
6.3 Proposed Land Use Plan	96
6.4 Social and physical infrastructure Development Strategies	100
6.4.1 Proposed Service Plan	101
6.4.2 Proposed transportation plan	105
6.4.3 Proposed water supply plan	110
6.4.4 Electricity and Communication Facility Plan	110
6.4.5 Drainage and Sewerage Management Plan	111
6.4.6 Solid Waste Management Plan.....	111
6.5 Economic development strategies	123
6.5.1 The proposed Economic plan	123
6.6 Sustainable Environmental Development Strategies	126
6.6.1 Environmental Conservation Plan.....	126
6.6.2 Disaster risk reduction plan for the Anuradhapura urban development Area	133
6.6.3 Guidelines for disaster prone areas in Anuradhapura urban development area	134
6.6.4 Proposed special plan for Public out-door recreational activities for the Anuradhapura urban development area	135
6.7 Heritage management strategies.....	148
6.7.1 Functioning Projects prepared under Heritage Management Strategies	150
6.8 Implementation strategies	154
6.8.1 Strategic projects	154
6.8.1.1 Public Open Area Development Project at Ponnamkulama Wewa	156
6.8.1.2 Development of Jayanthi Mawatha up to Jaffna	161
6.8.1.3 Development Project of RanmasuUyana of Anuradhapura Project Identification	163
6.8.1.4 Development of Parking Areas with Facilities within Sacred City	167

6.8.1.5 Development project for rain water sewerage canal system	170
6.8.1.6 Car Park Development Project at Anuradhapura Town Area.....	174
6.8.1.7 Middle Income Housing Development Project (Town center re development project - II Stage)	178
6.8.1.8 Wanniyamkulama Wewa (Kada 50 Wewa) Development Project.	182
6.8.1.9 Kumbichchankulama Wewa Road Development Project.	185
6.8.1.10 Main Street Landscape Project	188
6.8.1.11 Proposed Multipurpose Building at Nuwaragam Palatha Central - Pandulagama.....	191
6.8.1.12 Ponnaramkulama Wewa Road Development Project	194
6.8.1.13 Railway land Re-generation Project at Jayanthi Mawatha, Anuradhapura.	197
6.8.2 Projects and Relevant Institutions	201
PART II	205
Chapter 07	206
Development Zones and Zoning Guidelines	206
7.1 Introduction	206
7.2 Development Zones	209
7.3 Zone factor and Calculation Method.....	210
7.4 Common guidelines for development Zones.....	211
Chapter 08	217
Zoning Guidelines of Development Zones.....	217
8.1 Residential Zone 01	217
8.1.1 Zoning Guidelines for Residential Zone 01	217
8.1.2 Permissible Uses for Residential Zone 01.....	218
8.2 Residential Zone 02	221
8.2.1 Zoning Guidelines for Residential Zone 02	221
8.2.2 Permissible uses for residential Zone 02	222
8.3 Commercial Zone	224
8.3.1 Zoning Guidelines for Commercial Zone	224
8.3.2 Permissible Uses for Commercial Zone	225
8.4 Tourism Zone	228
8.4.1 Zoning Guidelines for tourism Zone	228
8.4.2 Permissible Uses for Tourism Zone.....	229
8.5 Educational zone	231
8.5.1 Zoning Guidelines for Educational Zone	231
8.5.2 Permissible Uses for Educational Zone	232
8.6 Control Zone	234
8.6.1 Zoning Guidelines for Control Zone	234
8.6.2 Permissible uses for control Zone	235
8.7 Nature Zone	237

8.7.1 Zoning Guidelines for nature Zone.....	237
8.7.2 Permissible uses for Nature Zone	238
8.8 Sacred City Zone.....	239
8.8.1 Zoning Guidelines for Sacred City Zone	239
8.8.2 Permissible Uses for Sacred City Zone	240
8.9 Special Commercial Zone.....	241
8.9.1 Zoning Guidelines for Special Commercial Zone.....	242
8.9.2 Permissible Uses for Special Commercial Zone	243
8.10 Purpose of the Building Height Restriction.....	243
8.11 Building Height Restriction Map.....	244
8.12 Permissible Floor Area Ratio.....	245
8.13 Number of Floors for 3m & 4.5m wide Roads	245
8.14 Setback.....	246
8.15 Permissible Uses.....	247
Chapter 09	250
Building Limits , Proposed Road width, Reservations	250
9.1 Building Limits	250
9.2 Proposed Road Width.....	254
9.3 Defining Cannel Reservations	255
9.3.1 Wanniyamkulama Spill Cannel	255
9.3.2 Cannel from Cemetery to Kumbichchankulama Tank	255
9.3.3 Cannel Closer to Isurisiri Temple	256
9.3.4 Nayabendi Cannel	256
PART III	257
Annexure 01 list of Maps	258
Annexure 02 Zoning Boundaries	276
Residential Zone 01.....	276
Residential Zone 02.....	316
Commercial Zone.....	317
Tourism Zone.....	319
Educational Zone	324
Control Zone	332
Nature Zone.....	336
Sacred City Zone	415
Special Commercial Zone	429
Zoning Boundaries for Building Height Restriction Area.....	431

MAPS

Map 1 Planning Area	25
Map 2 Proposed Strategic Projects for Development	99
Map 3 Active project for City Development under proposed Transport Plan	109
Map 4 Wetland Plan	132
Map 5 Public Out Door Open Spaces.....	147
Map 6 Active projects under the Heritage Management Strategy	153
Map 7 Planning Boundary.....	208
Map 8 Zoning Plan.....	209
Map 9 Special Commercial Zone	241
Map 10 Building Height Restriction Map.....	244
Map 11 Land Use Pattern 2001	258
Map 12 Land Use Pattern 2017	259
Map 13 Water Areas of Urban Development Area	260
Map 14 AMC - Road Network	260
Map 15 Anuradhapura Municipal Council Area Road Network	261
Map 16 Colombo Municipal Council Area Road Network	262
Map 17 Elevation of Land	263
Map 18 Development Pressure on Environment Sensitive Area	264
Map 19 Development Pressure on Environment Sensitive Area	265
Map 20 The Areas can be provided services by Existing Hospitals	266
Map 21 Road System of Kurunegala Municipal Council Area	267
Map 22 Most Suitable Area for living	268
Map 23 Changing of Vegetation Cover 2008	269
Map 24 Changing of vegetation Cover 2017	270
Map 25 The Areas can be provided services by Existing Schools.....	271
Map 26 Environment Sensitive Area	272
Map 27 Integration of Road System	273
Map 28 Suitability of Proposed Roads confirmed by Analysis	274
Map 29 Interconnection Between Road junctions 2018	275
Map 30 The Areas Tourist Rest house are Locate	276
Map 31 Proposed Hospitals for Development	277
Map 32 Proposed Carpark Development Places	278

TABLES

Table 1 Difference of Environmental temperature and Feeling temperature	17
Table 2 Arrival of Local Tourist for Festivals -2016.....	21
Table 3 Affection to the area due to flood situation	29
Table 4 Land Use Pattern 2001-2017	45
Table 5 Per day average number of persons come to service centers.....	64
Table 6 Affected to the urban area due to flood	71
Table 7 Water capacity spilled from reservoirs - 2014.....	73
Table 8 Decreasing Quantity of Paddy Lands 2001- 2017	86
Table 9 The Hospitals which are proposed to develop.....	102
Table 10 The Schools Proposed to Develop.....	104
Table 11 Development of Proposed by Roads	107
Table 12 The details of Waste Classification	114
Table 14 Affection to the area due to flood situation	133
Table 15 Public out-door space -2017	135
Table 16 Proposed Open Spaces in the Urban Development Area	136
Table 17 Common Open Areas with Anuradhapura Urban Area	141
Table 18 Proposed Common Open Areas Plan for Anuradhapura Urban Area	144
Table 19 Permissible Uses for Proposed Common Open Areas Plan of Anuradhapura Urban Area	146
Table 20 Projects and Relevant Institutions	201
Table 21 Zoning Regulations for Residential Zone 01	217
Table 22 Permissible Uses for Residential Zone 01	218
Table 23Zoning Guidelines for Residential Zone 02	221
Table 24 Permissible uses for residential Zone 02	222
Table 25Zoning Guideline for Commercial Zone	224
Table 26 Permissible Uses for Commercial Zone	225
Table 27 Zoning Guideline for Tourism Zone	228
Table 28 Permissible Uses for Tourism Zone	229
Table 29 Zoning Guideline for Educational Zone	231
Table 30 Permissible Uses for Educational Zone.....	232
Table 31 Zoning Guideline for control Zone	234
Table 32 Permissible uses for control Zone	235
Table 33 Zoning Guideline for Nature Zone	237
Table 34 Permissible uses for Nature Zone	238
Table 35 Permissible Uses for Sacred City Zone.....	240
Table 36 Guideline for Special Commercial Zones	242
Table 37 Permissible Uses for Special Commercial Zone.....	243
Table 38 Permissible Floor Area Ratio	245
Table 39 Number of Floors for 3m & 4.5m wide Roads	245
Table 40 Setback	246
Table 41 Permissible Uses.....	247
Table 42 Building Limits	250
Table 43 Proposed Road Width.....	254

FIGURES

Figure 1 Zonal Network of the City.....	5
Figure 2 Proposed National Physical Development Plan of Sri Lanka	5
Figure 3 Anuradhapura Municipal Council Area	15
Figure 4 Prioritize details by NVIVO Analysis	27
Figure 5 Development Pressure on Water Bodies	28
Figure 6 The areas inundated by regular flood	30
Figure 7 View from Nuwara Wewa bund.....	41
Figure 8 View from Basawakkulama Tank bund	41
Figure 9 View from Arippu Road	42
Figure 10 Changing of Land Use pattern to facilitate the tourists	44
Figure 11 Distribution of Guest Houses	46
Figure 12 The tourism zones located from the outside of the city	47
Figure 13 View from Kubichchankulama Tank	49
Figure 14 Construction of Building Covering Buddhist Pagoda.....	50
Figure 15 Walking Path of Buddhist pagoda Disturbed due to Construction of Building	50
Figure 16 View of RuwanmeliMahaseya, Jethawanaramaya and Mihinthalaya from Nuwara wewa Bund	51
Figure 17 Vishwa Doratuwa	52
Figure 18 Harmful land use pattern of the scared city	52
Figure 19 Lack of access for tourist to get information from Museum	56
Figure 20 Location of Services Places	63
Figure 21 The road Network of the Colombo Municipal Council.....	65
Figure 22 The road Network of the Kurunegala Municipal Council	66
Figure 23 The road Network of the Anuradhapura Municipal Council	66
Figure 24 The city interconnection with other cities.....	67
Figure 25 Water areas within the Urban Area	68
Figure 26 Effected Environment sensitive areas due to development activities	69
Figure 27 Elevation of ground surface	70
Figure 28 Unauthorized construction in spill canal of Nuwara Wewa	72
Figure 29 Unauthorized construction in reservation MalwathuOya	72
Figure 30 Unauthorized construction in reservation of Kadapanaha Wewa	72
Figure 31 The areas availability of Rain water discharge drainage system	74
Figure 32 Integration of road network	75
Figure 33 Interconnection Between Main Transport nodes	76
Figure 34 Changing of Vegetation Density 2008 – 2017.....	78
Figure 35 Changing of Land Use Pattern.....	81
Figure 36 Changing of Land Use Pattern.....	81
Figure 37 Distribution of Paddy lands within the Urban Area	82
Figure 38 Distribution Irrigation System	83
Figure 39 Decreasing Quantity of Paddy Lands	85
Figure 40 Affect for the Paddy Lands due to Development Activities	87
Figure 41 Trend of staying Night time of Tourist at Historical Cities 2015 – 2016.....	89
Figure 42 The Concept Plan	94
Figure 43 Building Hierarchy from Main street towards Malwathu Oya	98
Figure 44 Building Hierarchy from Main street towards Nuwara wewa	98
Figure 45 The arears provide services by existing Hospitals.....	101
Figure 46 The Hospitals which are proposed to develop	102
Figure 47 The areas which are getting services by School	103
Figure 48 Proposed Two Lane Road	106
Figure 49 The analyses which were based for creating the zoning plan	207

CHARTS

Chart 1 Increasing of Temperature	16
Chart 2 Differences of Rainfall	18
Chart 3 Income from Foreign Tourist to the City 2008-2016.....	20
Chart 4 Pilgrims who come for Buddhist festivals annually 2008-2016	37
Chart 5 The participation in present massiveness	38
Chart 6 Tourists and pilgrim's arrival of week Days 2005-2016.....	39
Chart 7 Tourists and pilgrim's arrival of weekends 2005-2016.....	39
Chart 8 Tourists and pilgrim's arrival of Poya Days 2005-2016	40
Chart 9 Arrival of foreign tourists 2008-2016	43
Chart 10 Difference of Environmental temperature and Feeling temperature	53
Chart 11 Arrivals of pilgrims for holy places of Sacred City	53
Chart 12 Land Use Pattern of Sacred City	54
Chart 13 Arrival of foreign tourists to visit the museum	55
Chart 14 foreign visitors who are come to visit museums during the period of 2012 to 2016	56
Chart 15 Per Day Population attracted for the meditation at Buddhist Centre in Thailand	58
Chart 16 Tourism Cities where Tourists Spend more Days	60
Chart 17 Tourist arrival for Cultural Cities	61
Chart 18 Incensement of temperature ($^{\circ}\text{C}$)	77
Chart 19 Difference of Environmental temperature and Feeling temperature	78
Chart 20 Incensement of Tourist Hotels Annually.....	80
Chart 21 Foreign Tourist arrival 2008- 2016	84
Chart 22 Direct revenues by arrival of foreign tourists	84
Chart 23 Waste Composition degradable and non-degradable.....	112
Chart 24 Quantity of Solid Waste according to source of generation.....	112

PART I

Chapter 01

Background of the Study

1.1 Introduction

By this urban development plan, a development plan is prepared for the Anuradhapura urban area and the necessary strategies have been developed for the prosperous development of the physical, economic, social, environmental sectors of the area to be achieved by the year 2030 through this strategic plan. Here, this development plan has been prepared as a strategic plan by using the mostly used modern technological tools, methodologies and analyses. A development plan is a tool used for the prosperous development of the physical, economic, social and environmental sectors in an area with a broad vison.

While the UDA of Sri Lanka functions as a main institute for the urban development of Sri Lanka, the UDA has been authorized by the UDA Act No. 41 of 1978 for preparing and implementation of the urban plans for prospering development in the physical, economic, environmental sectors.

As per the powers vested under section 3 (I) of section 8 A, Act No.41 of 1978 as amended by UDA Act No 04 of 1982, Anuradhapura Urban Council area has been declared as an Urban Development Area by special gazette notification No. 38 of 01st of July 1979. Under the grater Anuradhapura plan, Anuradhapura MC Area has been further declared as an urban development area by special gazette notification No 1173/11 of 10th of April 2001. The Urban development area is being equally boarded by the Anuradhapura MC area. This Urban Development Area consists of 6200 hectares. This development area consists of different potions added from divisional secretary areas of Nuwaragam Palatha Central, Nuwaragam Palatha East, Mihinthalaya. This development plan has been prepared for Anuradhapura urban development area based on providing community facilities and services by UDA for preparing the integrated plans for lands and buildings, promoting and formalizing the physical development.

Based on above said reasons, a development plan was prepared by the UDA for the Anuradhapura MC area for the period of 2006 to 2016. But, due to the legal background of the plan has expired and some of the rules and regulations of the plan are not valid for present development activities, the need for a new development plan arose.

This development plan is designed also through the study of the exterior areas of the Anuradhapura municipal area. This development plan provides the requirements to improve the physical, economic, social and environmental sectors in above mentioned areas and to create a prosperous development based on better use of above sectors within the period between 2021 to 2030.

1.2 Stakeholders of the Plan

The plan for the Anuradhapura Urban Development Area was designed by the contributions of the following groups.

❖ Main Coordinated Institutions

Anuradhapura MC

NuwaragamPalatha East PS

NuwaragamPalatha Central PS

❖ Main Consultancy Agency

National Physical Planning Department

Archaeological Department

Central Cultural Fund

Disaster Management Centre

Nuwaragam Palatha East Secretariat Office

Nuwaragam Palatha Central Secretariat

Office Central Environmental Authority

Provincial Irrigational Department North Central

Irrigational Department

Road Development Authority

District Secretary office – Anuradhapura

North Central Provincial Council

Divisional Secretariat Office – Mihinthalaya

Mihinthalaya Pradeshiya Sabha

NuwaragamPalatha Central Pradeshiya Sabha – Elayapatthuwa

NuwaragamPalatha East Pradeshiya Sabha – Vijayapura

National Water Supply and Drainage Board

Sri Lanka Transport Board

Provincial Educational Department – North Central Province

Sri Lanka Police

Sri Lanka Electricity Board

Provincial Health Department – North Central Province

Tourist Development Board

Agrarian Department

Road Passenger Transport Authority

Provincial Road Development Authority

❖ **Other Relevant Stakeholders**

Hotel Association – Anuradhapura

Business Association – Anuradhapura

chamber of commerce – Anuradhapura

Farmer's Associations