

# Sri Jayawardenepura Kotte Municipality Area

Development Plan  
**2022-2031**



Urban Development Authority  
Ministry of Urban Development and Housing

# **Sri Jayawardenepura Kotte Municipality Area**

Development Plan  
2022 - 2031

Volume I

**Urban Development Authority**



**Ministry of Urban Development and Housing**

Sri Jayawardhanapura Kotte Municipal Council Development Plan 2022-2031

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### **Declaration**

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### **Sri Jayawardhanapura Kotte Municipal Council Development Plan 2022-2031**

Development plan comprise with two volumes as first and second where volume one explain the topics of introduction to plan, background and contextual study, Need of the plan, Vision, Objectives & goals, Concept plan and development strategies.

Regulations, which are to be enacted in the time period of 2022-2031 including building regulations and zoning regulations will be published under the 2nd volume of the development plan.

The Sri Jayawardhanepura Kotte development plan (2022-2031) has been prepared by the Colombo Metro Region Division of Urban Development Authority and contribution was made and guided by different divisions and resource persons of the authority.

### **Supervision**

Retired Major General Udaya Nanayakkara - Chairman UDA, Chartered Town Planner Prasad Ranaweera - Director General UDA, Chartered Town Planner M.P. Ranathunga - Deputy Director General (Planning) UDA, Chartered Town Planner Priyani Nawarathna – Director Strategic Planning Division, UDA.

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- i. Strategic Planning Division – UDA (Supervision, Guidance & Gazette)
- ii. Environment and Landscape Division – UDA (PORS, DRR conservation, Cultural & Heritage Planning)
- iii. Geographic Information System Division- UDA (Geographical data base & Technological support)
- iv. Research and Development Division – UDA (Introduction of New Techniques and conducting awareness program)

## Translation

- i. W.K,K Chathuranga - English Translation
- ii. K. Sugirthan - Tamil Translation

## Acknowledgement

Preparation of Sri Jayawardhanepura Kotte Development plan 2022-2031 was Carried out under the supervision of Colombo Metro Region Division with the support of relevant stakeholder institutions alongside with their consultancy guidance as a corporative process. Sri Jaywardenapura Kotte development plan envisioned to achieve Kotte Municipality as “The Grand Gateway of the Administrative Capital of Sri Lanka” and this plan proceed under the His Excellency the president’s vision “Vistas of Prosperity”

We will be obliged on the proper and clear guidance made by the honorable minister Mahinda Rajapaksha, the minister of Urban Development and Housing, alongside with Dr Nalaka Godahewa, the state minister of Urban Development, waste disposal and public cleanliness. We appreciate the support and the guidance made by the secretary Mr. Sirinimal Perera, the secretary of ministry, urban development and housing alongside with all staff of cabinet and state ministry

Special gratitude is offered at honorable Member of Parliament Madura Withana, the mayor of Sri Jayawardenapura Kotte Municipal Council, Mr. I.M.V. Premalal and the commissioner of Sri Jayawardhanepura Kotte Municipality, Mrs. R.A.S.S. Ranaweera and all Municipal Council members and officers, all officers in Sri Jayawardenapura Kotte Divisional Secretariat.

Further, our sincere thanks goes to the Major General (retired) Udaya Nanayakkara, the Chairman Urban Development Authority and Chartered Town Planner N.P.K Ranaweera, Director General of UDA and Additional Director General Archt. Mahinda Withanarachchi. Never the less, would like to extend our thanks to Plnr. Lalith Wijeyarathne, Deputy Director General (Zone II) and Plnr. Thushani De Alwis, Director Colombo Metro Region Division, Lawyer C. Jayawardena Consultant (Legal) and Plnr. Priyani Nawarathne, Director Strategic Planning Division of this authority.

Finally, our sincere thanks goes to Mrs. C.K.E. Kalupahana, Director Environment & Landscape division, Mrs. M.L.R.P. Munasinghe, Assistant Director Environment & Landscape division, Mr. S.M. Gayan Environment Planning officer in that division and all members in Environment & Landscape division. Further our gratitude to Miss. J.P.S. Somasekara, Director Geographical Information System division and all members in that division for their sincere support throughout the planning process.

### **Hon. 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.

Sri Jayawardhanepura Kotte area provide services to a large population. Accordingly, Sri Jayawardhanepura Kotte MC Planning Area has the potential to become a town that continues to provide services to the public. Environmental setting of Kotte municipality and setting economically valuable places are creating potential to this area. This development plan aims to develop the Sri Jayawardhanepura Kotte area by utilizing these potentials 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 appreciate 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, Sri Jayawardhanepura Kotte Development plan 2021-2030 would be successfully implemented.

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

## Chairman's Foreword – Urban Development Authority



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

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

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

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

**Major General (Retd) Udaya Nanayakkara**

Chairman

Urban Development Authority

## Mayor's Foreword



Urban Development Authority is considered as the beacon of city planning and implementation in the discourse of urban planning, which ensure the quality management by regulating of urban spaces for the well –being of common public.

Authority accountable for the outstanding work performance in developing Kotte urbanity towards the betterment of all public since it declares the area as urban development area on 30th September 1978. Need of the new development plan arose with the expiration of existing development plan which was made for the period of 2008-2020. We believe it is great fortuitous to cooperate in the process of prepare new Kotte development plan with Urban Development Authority.

The new development plan, Sri Jayawardhanapura Kotte is prepared by Colombo Metro Region division of Urban Development Authority and development tasks are brought out in to a proper regulating legal frame with the intension of directing the development intensity in right direction. Plan expects to serve both future residential and urban commuter population by integrating development potential with socio-economic outcomes. Further, this plan expects to ensure the environmental sustainability to create eco-friendly capital city.

**I.M.V. Premalal**

Mayor

Sri Jayawardhanapura Kotte Municipal Council

## Preface

Critical planning need for Kotte locality has been arose with the planning challenges of urbanization and its effects, which need to be answered with proper planning intervention. This development plan, Sri Jayawardhanepura Kotte is prepared by considering socio-economic and environmental conditions of locality to achieve well-protected green blue environment with in residentially driven urban space.

Sri Jayawardhanepura Kotte development plan comprise with 2 volumes as first and second where volume one explain the topics of background study, preliminary study, Need of the plan, framework of the development plan ,SWOT analysis and Development plan .

Regulations including building regulations and zoning regulations which are to be enacted in the time of 2021-2030 will be published under the 2nd volume of the development plan

First chapter of the plan volume I, explains the basic details under the discourse of planning purpose, legal context, stakeholders of the plan, scope of the plan and planning process.

In chapter 2 and 3, planning area, history of the area, planning boundary demarcation and planning need was explained. Fouth chapter explain the vision, goals, objectives and strategies of the plan in advance. Chapter 5 clearly presents the SWOT analysis, which is done for each goal. Further chapter six is comprise with concept plan and the main strategic plans such as transportation strategic plan, environmental development strategic plan, economic development strategic plan, Infrastructure development strategic plan and implementation strategic plan

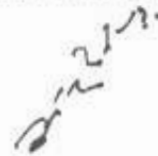
In the first chapter of the volume II, zoning plan and the zoning regulations are detailed and further, zoning regulations were described in chapter 2 while third chapter explains proposed road widths and building lines.

Authority and government itself expect to implement the development plan Sri Jayawardhanepura Kotte with in the decade of 2021 to 2030 as it was planned.

## Approval to the Development Plan 2022-2031, Sri Jayawardhanepura Kotte

### APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF SRI JAYAWARDANAPURA KOTTE

I, Mahinda Rajapaksa, Minister of Urban Development and Housing do hereby approve the Development Plan for the Municipal Council limit of Sri Jayawardanapura Kotte, after consideration of recommendation made by the Board of Management of the Urban Development Authority on 25<sup>th</sup> March, 2022 by virtue of the powers vested in me under section 8(F) of the Urban Development Authority (Amendment) Act No. 4 of 1982.



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

Ministry of Urban Development & Housing,  
17<sup>th</sup> and 18<sup>th</sup> Floors,  
"Suhurupaya",  
Subhuthipura Road,  
Battaramulla,

27<sup>th</sup> April 2022

## Gazette Declaration



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The Gazette of the Democratic Socialist Republic of Sri Lanka  
EXTRAORDINARY

අංක 2278/11 - 2022 මැයි මස 04 වැනි බදාදා - 2022.05.04  
No. 2278/11 - WEDNESDAY, MAY 04, 2022

(Published by Authority)

### PART I : SECTION (I) — GENERAL Government Notifications

#### APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF SRI JAYAWARDANAPURA KOTTE

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

Ministry of Urban Development & Housing,  
17th and 18th Floors,  
"Suhurupaya",  
Subhuthipura Road,  
Battaramulla,  
27th April, 2022.



1A- G 36725 — 46 (05/2022)

This Gazette Extraordinary can be downloaded from [www.documents.gov.lk](http://www.documents.gov.lk)

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PART I : Sec. (I) - GAZETTE EXTRAORDINARY OF THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA - 04.05.2022

**NOTICE OF APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL  
LIMIT OF SRI JAYAWARDANAPURA KOTTE**

NOTICE, is hereby given to the General Public of the Democratic Socialist Republic of Sri Lanka under Section 8 (G) of the Urban Development Authority Law No. 41 of 1978 as amended by the Act No. 4 of 1982 that I, Mahinda Rajapaksa, the Minister in charge of the subject of Urban Development & Housing, by virtue of the powers vested in me under Section 8 (F) of the said Act No. 4 of 1982 have approved the Development Plan for the Municipal Council Limit of Sri Jayawardanapura Kotte, prepared under Section 8 (A) of the said Act on the date of 27th April 2022.

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

Ministry of Urban Development & Housing,  
17th and 18th Floors,  
"Suhurupaya",  
Subhuthipura Road,  
Battaramulla,  
04th May, 2022.

**APPROVAL OF THE DEVELOPMENT PLAN FOR THE MUNICIPAL COUNCIL LIMIT OF  
SRI JAYAWARDANAPURA KOTTE**

PUBLIC, are hereby informed that the Development Plan prepared for the Municipal Council Limit of Sri Jayawardanapura Kotte 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 2022, by Hon. Mahinda Rajapaksa, the Minister of Urban Development & Housing, by virtue of powers vested on him under Section 8 (F) of the said Act.

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

04th May, 2022.

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# Volume – I



# Chapter 01

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## Background of the Development Plan

## Chapter 01

### Background of the Development Plan

## 1.1 Introduction

A Development plan is a legally recognized written document which comprise of guidelines for managing the physical, social, economic, and environmental resources of the considered area as it directs towards sustainable development and guide the stakeholders (specially the resident population) in regards of the development activities.

In terms of the powers of Section 3(I) and 3(II) of the Urban Development Authority Act No. 41 of 1978 of the National State Assembly, the Minister in charge, the subject of urban development may declare certain area as an urban development area and provisioned to delegate power to prepare development plans for such area, for Urban Development Authority (hereinafter referred to as UDA) under the provisions of act no 8 (a) of the Urban Development Authority (Amendment) act No 4 of 1982.

By the Gazette Notification No. 941/9 on 30th September 1978, Sri Jayawardenapura Kotte was declared as an urban development area and Moreover, Sri Jayawardenapura Kotte was declared as the capital of Sri Lanka by the gazette no. 335/5 of 6th February, 1985.

Accordingly, in 1982 under the guidance of the Ministry of Provincial Administration, Housing and Construction, Urban Development Authority prepared a development plan for capital city of Sri Lanka which is known as “Sri Jayawardenapura Development Plan” (Selalihiniya Selasma), and which covered Kotte Municipality, a part of Kaduwela Municipality and part of Maharagama Urban Council area as its planning boundary.

Such attempt was convinced as the prepared plan in 2008 and had been inspected to expire its set validity time. Consequently, with amendments done focused at sustainable development in perspectives of physical, social, economic, and environmental resources of the considered area, Sri Jayawardenapura Kotte Development Plan has been brought forward with the targeted implementation during 2022 – 2031.

This Plan is driven by the strategic planning approach and it has been well-formulated leveraging existing potentials and resources of the mentioned area and setting the utmost priority at implementing sustainable solutions for raised complicated issues which have thoroughly been seeking for a comprehensive outlook over decades. Such a strategic approach is much convincing for a typical sustainable planning solution over the traditional planning methods, as its obvious concern at dynamical nature of planning perspectives throughout the planning process, which has the potentiality either to drive any proposed development plan towards success or failure. Furthermore, with special inclination at land development, being one major significance of the Sri Jayawardenapura Kotte Development Plan 2021-2030, and UDA envisions a comprehensive spatial development for combined aspects of physical, environmental, and socio-economy in the planning area, to be achieved through strategic interventions.

## 1.2 Stakeholders of Development Plan

The Sri Jayawardenapura Kotte development plan is an end-product of a successful series of consultant sessions, conferences, focused group discussions, and conversations over various telecommunication modes and field investigations, discussion conducted having the participation of experienced professionals, activists, and various responsible stakeholder groups in the fields of administration, economy, industries, politics, and infrastructure development, etc. Such insights were systematically obtained from the project initial stage to its final, ensuring a sound plan formulation through careful analyzing the data which collected on received comments, suggestions, by framing existing & anticipating issues, where it support to formulate strategic planning solutions & regulations.

Participated stakeholders on above are categorized as follows.

As the major active stakeholder parties,

- Urban Development Authority
- Sri Jayawardenepura Kotte Municipal Council
- Sri Jayawardenepura Kotte Divisional Secretariat

Chief Advisory Institutes

- State Ministry of Urban Development, Coast Conservation, Waste Disposal and Community Cleanliness
- Central Environment Authority
- Sri Lanka Land Development Corporation
- Road Development Authority
- Road Passenger Transport Authority - Western Province
- Sri Lanka Transport Board
- Land Reforms Commission
- Department of Land Use Policy Planning
- Department of Census and Statistics
- Ministry of Science, Technology and Research
- Waste Management Authority of Western Province
- Disaster Management Centre
- Local Office, Medical Officer of Health
- Zonal Education Office
- Ministry of Industry and Commerce
- Ceylon Electricity Board
- National Water Supply and Drainage Board
- Irrigation Department
- National Housing Development Authority
- National Building Research Organization

Other Stakeholder Parties

- Trade associations
- Three-wheeler associations
- Other institutions

Main Planning Team – Urban Development Authority

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- Plnr. Thamara Jayagoda, Deputy Director (Planning), (Colombo Metro Region)
- Plnr. Roopa Ranjani, Former Deputy Director (Planning) (Colombo Metro Region)
- Plnr. W.A.T. Niluka, Town Planner (Colombo Metro Region)
- Plnr. Sheshana Shazneen, Town Planner (Colombo Metro Region)
- J.D.K. Hemantha, Town Planner (Colombo Metro Region)
- N.C.M.M. Nanayakkara, Town Planner (Colombo Metro Region)

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- Mr. S.M. Gayan Samarakoon, Environmental Planning Officer (Environment and Landscape Division)
- Research and Development Division
- Strategic Planning Divisional
- Geographic information system division

## 1.3 Scope of the Development Plan

Envisioning beyond implementation of planning solutions, the Sri Jayawardenapura Kotte Development Plan 2022 -2031 performs an obvious role as a key directive frame for all categories of physical development in its planning area, spread over 17 sq. km. The strategic planning intervention to direct the land use management and wetland conservation discourse, in a way that it encourages the protection of sensitive ecosystems while leveraging the utilization of current and proposed infrastructure facility networks and contextual potentials, is considered one peculiar proof that evidently proves the significance of such discreet planning vision of the Sri Jayawardenapura Kotte Development Plan.

Along with the implementation of efficient transportation, economic and social infrastructure networks, the proposed physical development has also ensured to safeguard the scent of proud inheritance of the kingdom of Kotte. The project implementation phase expects to be completed within a 10-year period to harness the determined physical development achievements, that unarguably a longer period, but in fact, such temporal window would enable the planning teams to trace the global trends in forms of social, economic, and technological aspects, and hence to adapt and respond with proper strategic approach accordingly. Such an astute approach ensures that the Sri Jayawardenapura Kotte development plan has the sole potential to address the anticipated attitudinal and behavioral transitions of the general public in the planning area, embedded with national economic growth, drastic technological advancement, and consequent social values.

The necessity of a proactive planning approach has been continuously felt and induced by the fluctuating global trends over time, which are unavoidable in fact. Such motivation led to formulate the Sri Jayawardenapura Development plan 2022- 2031 in a way that will enable a recursive institutional intervention in forms of development focus, implementing mechanisms, development zoning plans, planning & building regulations and clearance process, etc, whenever such requirement is met. This frames an essential planning consideration where contextual need arose which stimulated by an external factor and those are need to be facilitated with respective economic, technical and feasibility assessments in advance of implementing strategic solutions to be coherent with the vision and mission of the plan. Being in such dynamic planning background, it is thoroughly emphasized that implementation of the Sri Jayawardenapura Kotte Development Plan must be accomplished subjected to existing legal provisions, institutional mandate, and administration procedures. At any unavoidable socio-political externality, the necessary modifications for the development plan and consequent implementation mechanism must be executed through a process beyond its project scope.

## 1.4 Planning process

The Development Plan Sri Jayawardenapura Kotte 2022 -2031 has been formulated based on certain planning process from beginning to its end and following 10 steps were followed in the process.

Steps of the planning Process

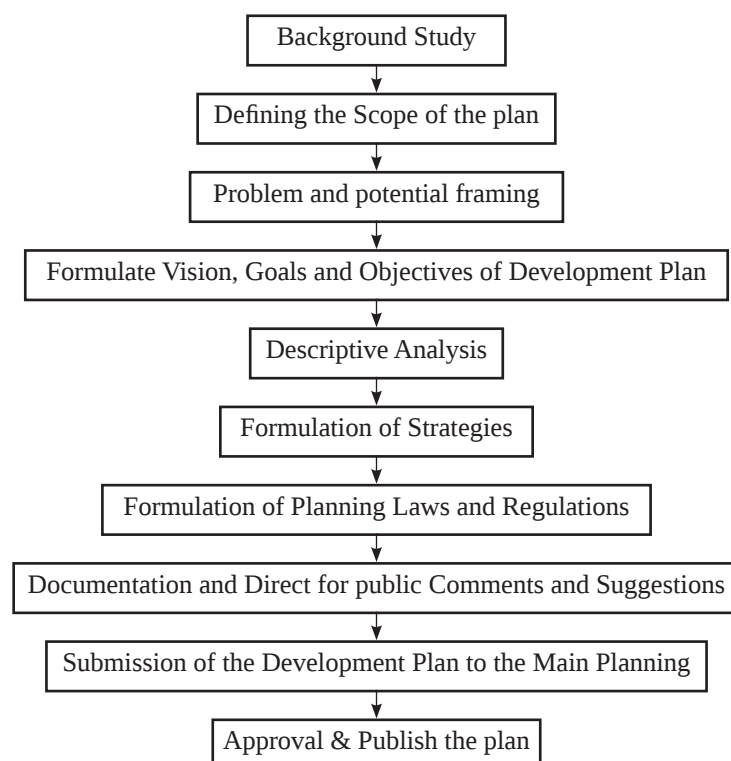


Figure 1.1: Planning Process

### **1.4.1 Background Study**

This was the initial step of the planning process that was dedicated to identify the characters of the study area under the development plan, based on obtained reliable data sources in forms of quantitative and qualitative. An analysis of the historical evolution of planning attempts implemented in the planning area was also conducted in this stage. Moreover, based on derived information from active expertise consultation and scientific assumptions, existing issues of the study area along with development strengths were recognized, as well as relevant information on land uses & values, degree of different infrastructure facility networks availability, demographic profiles, occupational patterns, environmental phenomena, and economic affairs were identified.

### **1.4.2 Scope of the plan**

Analyzing derived information from the background study with significant consideration on identified issues, their context, magnitude and relative impact, the necessity of a development plan was utterly proven. Based on that extracted knowledge, the potential of solvable perspectives for prioritized issues were recognized along with futuristic vision and implementing mechanisms and strategies.

### **1.4.3 Problem and potential framing**

This purpose is achieved based on the results through obtained understanding from the background study, stakeholder responses and relevant data analysis. Reliability of data analysis is ensured by the adapted latest scientific applications.

### **1.4.4 Vision, Goals and Objectives of Development Plan**

With the understanding which is gained through the step of problem and potential framing, vision formulation is done alongside with goals and objective refining that serves the sustainable future of Kotte, the mighty land where proud of its golden history

### **1.4.5 Descriptive Analysis**

SWOT analysis was applied to bring a comprehensive understanding of the planning context supported with formulating vision and objectives of the development.

### **1.4.6 Formulation of Strategies**

In this regard, a guideline on generating a sound socio-economic, environmental, and physical setting-out within the project life-span was introduced in order for real-ground implementation of formulated vision, goals, and objectives of the development plan in an efficient manner.

### **1.4.7 Formulation of Planning Laws and Regulations**

Required legal provisions to implement the Sri Jayawardenapura Kotte Development Plan are set under this stage, along with respective zoning plan and building regulations.

### **1.4.8 Comments and Suggestions**

It is expected to obtain different perspectives about the development plan from the general public and political authority of the planning area. Furthermore, a series of awareness programs and stakeholder meetings will be organized and be opened for the responsible officers' comments and suggestions as well.

### **1.4.9 Submission of the Development Plan to the Main Planning Committee**

The modified version of the development plan aligned with obtained comments and suggestions from the general public, the officers of respective local authorities, and other responsible institutions, will be submitted to the Main Planning committee of Urban Development Authority.

#### **1.4.10 Approval and Publication of the Development Plan**

In this stage, five major tasks are conducted namely i.) Obtaining the approval to the development plan from the main planning committee and the board of management ii.) Translating the development plan into three languages, iii.) Producing the copies to the subject minister and obtaining the approval, iv.) Gazette the approved plan, and v.) Informing the general public through paper advertisements.

### **1.5 Proposed Sri Jayawardenapura Kotte Development Plan**

By evaluating the identified issues and potentials, the development plan was formulated alongside with the focus of achieving the dreamed vision, defined based on different perspective analyses as described in the next chapters of this document. To achieve the formulated vision of the proposed Sri Jayawardenapura Kotte Development Plan, collective visioning was used, and three goals were well- formed derived by the results of detailed SWOT analysis.

#### **1.6 Initiatives of the Development plan**

The prepared development plan is expected to implement in real-ground through the strategies, set in order to achieve afore-said formulated goals, and these strategies are comprised of regulatory development guidelines and sets of specific projects. The predicted impacting zone of the space, through the development plan has been approximately estimated as 17 sq. km. As mentioned earlier, this plan will set its embedded strategies for a period of 10 years from its initiation. To make the conceptualized vision, a reality, through planned spatial strategies, a number of significant planning interventions have been proposed focusing on transportation network improvements, wetland management and conservation, other infrastructure improvements, economic regeneration, spatial expansion for the population growth, administration, and urban design concepts were planted with respective implementation mechanisms.

## Chapter 02

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### Preliminary Study

## Chapter 02 2.1 Study Area

### Preliminary Study

As the main administrative capital of Sri Lanka, the area which comprise of four local authorities were identified namely Sri Jayawardhanepura Kotte Municipal Council area, Kaduwela Municipal Council area, Maharagama Urban Council area and Kotikawatta-Mulleriyawa Pradeshiya Sabha area. This plan accountable for the planning area which is set as Sri Jayawardhanepura Kotte Municipality where the key suburban of the region exist. Further, Sri Jayawardhanepura Kotte municipality is located at the district of Colombo, 6 Km away from Colombo city along Sri Jayawardhanepura road .



Figure 2.1: Location of Sri Jayawardhanepura Kotte Municipality  
Source: Urban Development Authority, 2020

The Municipality, Sri Jayawardhanepura Kotte is consisting with 20 Grama Niladhari Divisions where it is surrounded by natural water streams in three sides of its boundary. Afore mentioned study area was declared as a municipal council area on 10th January 1997. Sri Jayawardhanepura Kotte Municipal council area is bounded with Kolonnawa urban council area by north, Kaduwela municipality by east, Maharagama urban council area by south and Colombo Municipal council area by west. Study area of this plan is exact Municipal Council area of Kotte which comprise with 17.04 Square Kilometers.

Since, Jayawardhanapura Kotte is considered as a municipality, where the suburban area of Colombo locates, where the new administrative capital of the country is set-out and where the new parliament was placed, area is under real urbanizing pressure with the effect of new development trends.

## 2.2 Plan and the Contextual analysis

For the purpose of contextual analysis, history and the evolution of the area was taken in to the studding table. The data analysis of the study is carried out focusing physical, environmental and socio-economic aspects in advance. Parallel to that previous planning attempts were explored and has been identified the National, Regional and Local planning initiatives that directly fabricated with afore mentioned study area.

## 2.2.1 Historical Background and the Evolution

The mighty capital of Kotte, dated back in to the great history of 2500 years in its proud journey of evolution. Since Kotte locates in the national and international East-West commercial transaction line of country, the place well renowned as one of the special juncture for trading. There for the locational strategic advantage was tapped by the traders. However, the importance of this strategic location lead to many invades and it clearly affected on the safeguard of the kingdom. Special attention of the study referring to the Kotte kingdom and its ancient boundary reveals important stories of its evolution.

### 2.2.1(a) Kingdom of Kotte 1400-1593

Throughout a period of century and more, the Kingdom was able to hold its administrative power against critical invades which lead the kingdom in to bounds and leafs of its evolution and finally named as the administrative capital of Sri Lanka in recent past. According to the great poetry of “Mayura Sandeshaya”, Kotte was considered as a leveled up kingdom and fortress with Kandy and Gampola in terms of its prosperity. By considering the prosperity and the security of the area, the king Niisanka Alagakkonar who was named as king Alakeshwara has selected Kotte as his kingdom in 14th century. Then, the successor, King Parakramabahu the 6th developed this kingdom under one governance system as the pinnacle of prosperity. Triangular shaped boundary of this kingdom was safeguarded with 8 feet height and 35 feet wide rampart in a land where steady lime and laterite stones were laid. Water trench was built around the fortress for the safeguard of the kingdom. The positional arrangement of the uses of the kingdom was based on 3 aspects. They are the positional arrangement of fortress, religious activity and trade & settlements.



Figure 2.2: Kingdom of Kotte(1400-1593)

Source: Anver G (2015),(The Map of the Kotte during Kotte period )Roar.media/english/life/reports/what-happened-to-kotte

#### • Positioning the fortress

The five storey palace of the King was built at the East direction of the kingdom and comprised with walls made with quartz alongside with a pinnacle of gold. Further, beautiful gardens and fabricated streams and a special location called “Chitrakuta Mandapaya” for the purpose of religious activity were located there.

In addition to afore mentioned components of space, royal cemetery, the souvenir of Veheragala was located beyond the city limit in nearby the Beddagana jungle. The training premises of army parades, place of knowledge practicing and martial art was placed inside the trench towards “Angampitiya”.

### • Placing the Religious premises

The sacred premises where the tooth relic of Lord Buddha was kept in protectively, the worshipping place for deities who named as “Upulwan”, “Saman”, “Vibishana” and “Skanda” at four corners of rampart, five story building premises for Buddhist monks and out ranged pagoda named “Kotavehera” were located inside the premises.

### • Placing Trade and Settlements

Trade and settlements were located out ranged of the city limit and Treasury of the Kingdom placed north direction of the city limit.

Mighty palaces of the kingdom fabricate the beauty of the city itself while the security was ensured by the tunnels and trenches, which facilitate to protect city limit and used escape during enemy invades. Evidence of archaeology proves the connection of tunnel network that built to connect the well renowned location “Kotte Gal Ambalama”, with the palace. These evidence clearly proves that the kingdom of Kotte was well-planned and tactically driven strategic creation of space.

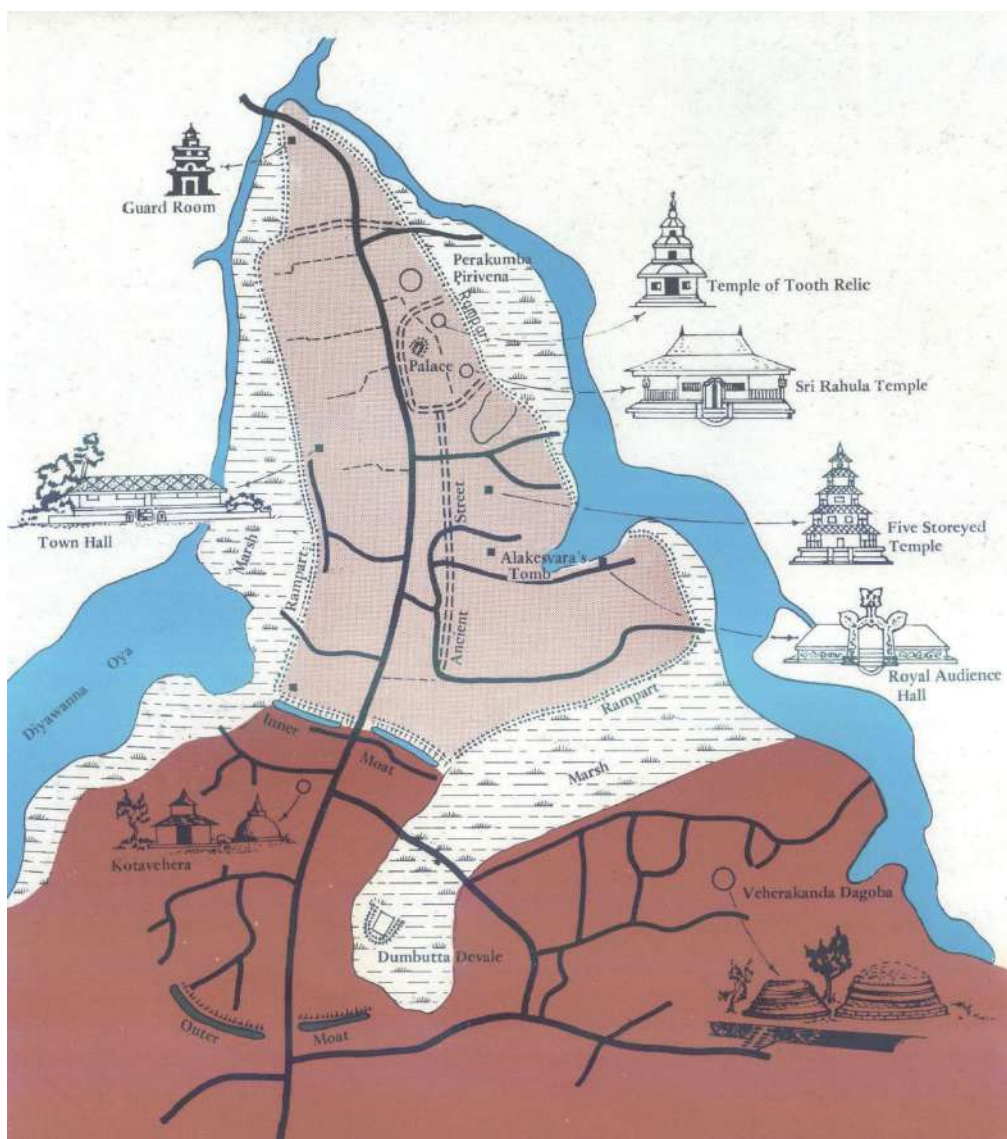


Figure 2.3: Historic Kingdom of Kotte  
Source: Capital city development project of Sri Jayawardenepura Kotte-1980



Source: Anver G (2015), (The Map of the Kotte during Kotte period )roar.media/english/life/reports/what-happened-to-kotte

The prosperity of the region was precisely elaborates in the great poetries of “Salalihini Sandeshaya”, “Hansa Sandeshaya” and “Mayura Sandeshaya”

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## 2.2.1(b) Declining of Kotte Kingdom

### • Colonial era of Portuguese (1505–1640)

In 1505, Lorenzo the Alameda, a Portuguese sailor of trade, Land to the Galle and though this was a co-incident of travel, the true ambition of visit was to expand the trade monopoly of Indian ocean but not to conquer the land. They built a fortress at Galle and gradually pave out the path along the beach to Colombo, later built a well secured fortress at Colombo.

Meantime, they understood that, Kingdom of Kotte was located nearby to Colombo and eager to convince the king that they can hold the monopoly of the spicy trading. The journey, Colombo to Kotte was happened in a tactical way that induce by the king because they were guided to king along a long way distance route despite there were plenty of direct shortcuts, to avoid the direct contact of real access ways that helps to understand the geographical and physical setting of the kingdom, later this story was lead to an interesting local proverb as “Parangiya Kotte giya wage”. With the purpose of dominating the Indian ocean trade activities, Portuguese were thinking about more strategic location to handle their business, and they decided to use Colombo as their main strategic location beyond settling down in Kotte. That strategic move lead to relocate Portuguese functions back in to Colombo.

### • Dutch invasion (1640-1796)

Upon the serious destruction of Kotte kingdom, civilians were terrified and escape toward adjacent localities like “Walallawita”, “Pasdun Koralaya” and Hewagam Koralaya. At the beginning of Dutch era in 1656, Kotte was remained as abandoned settlement covered with thick forest. Later on, lot of families came back to their owned lands and settled there when kingdom had become usual. After the declining, Kotte start to grow as a small hamlet which was subjected to Dutch income tax collection. It is decided to collect tax payments from the settlements and properties of “Ethul Kotte” and “Pita Kotte”. The tax records were mentioned in the document which is called as “Thombuwa”. This record was very precise one that gives the data of property as well as the ownership of the property separately. So categories of the record comprise with two segments .one is the data of proprietors’ names and other was their paddy lands. The lands of Ethul Kotte and Pitakotte were categorize under the settlements of Salpitikoralle, Palleepaththuwa, and within the sub categories of inner city and outer city. These records greatly help to read the demographic evolution and the social mobility pattern of the ancient Kotte. The significant regrowth of settlements were recorded in Kotte during the end period of Dutch era. Kotte was mapped as “Kota area” in some of the primary stage maps of this era.

## 2.2.1(c) Colombo as the capital city

### • The period of British Invasion (1815-1948)

British administration was in active for long period of time in Sri Lanka and lead to many reforms at administration, utility and economic systems of Sri Lanka. In later times Sri Lanka had become the drive of British economy. This has marked a turning point of Sri Lankan export industry through exporting economic goods like tea and rubber, and it greatly helped to develop the basic infrastructure inside the country which literary recognized as a phase of resource

exploitation. Colombo port was the main heart of British trading activities where it connects international export and trade of goods, which were collected inside the country using developed road network. They developed Colombo as their administrative capital. Since the attention was dragged in to Colombo as the trade and administrative capital of Sri Lanka, Kotte was recognized as a dead settlement compared to its historical glory of administration in the story of Sri Lankan history during this colonial period.

- **Development of Sri Jayawardhanepura Kotte as the Capital**

In 1948 Sri Lanka was granted Independence and renaissance of independent Sri Lanka was formed around the Colombo city as commercial and administrative capital. With rapid growth of economic and administrative activities Colombo was expanded to its suburban areas of city outskirts. In 1985, former president Mr J.R Jayawardhane who elected as the first executive president of Sri Lanka declared Kotte as the new administrative capital of Sri Lanka (Special gazette notice No 335/5 of 06/02/1985). As the initial action, respond to the declaration, Capital city project of Kotte which is known as “Selalihini” Development plan was introduced.

## 2.2.2 Previous planning attempts

### 2.2.2. (a) Sri Jayawardhanepura Kotte, Capital city development project (“Selalihini” Development plan).

“Selalihini” development plan can be considered as the first attempt of development planning which focused on developing Kotte as an administrative city by preserving the inherited character of the ancient capital. Since the most significant economic drivers were functioning in and around Colombo city limit, including the harbor, complementary industrial, commercial and supportive services, it naturally leads to a haphazard and competitive unplanned development which cause to enormous spatial issues such as vehicular traffic and land scarcity for development. Meantime, the attention of relocating the parliament building was came into the discussion since there was no more space for the expansion of premises as it locates nearby the Galle face.

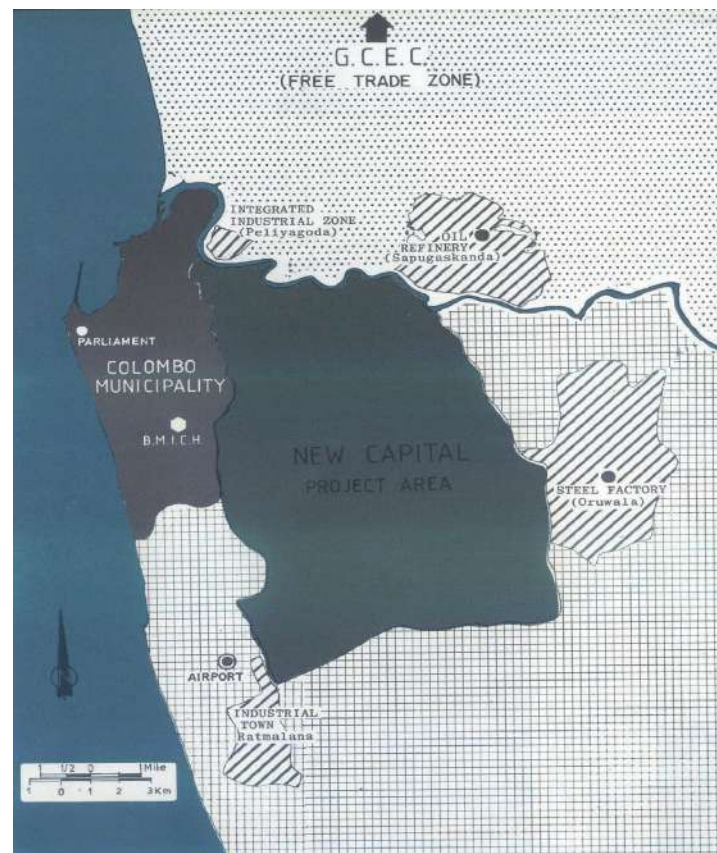


Figure 2.5: Planning Boundary of Capital City Development project, Sri Jayawardhnepura Kotte

As an ideal solution for the issue, Kotte proposed admin city area was identified for establishing new parliament premises by considering the closeness of the area with Colombo, land availability and low population density. Salalihini development plan aimed to declare Kotte Municipal council area, Kolonnawa Municipal Council area, Kotikawaththa Urban Council area, Mulleriyawa Urban Council area, Kaduwela Village Council area, Athurugiriya Village Council area, Maharagama Urban Council area, Kotte Mt lavinia Village Council areas as administrative capital with extent of 12 200 Ha.

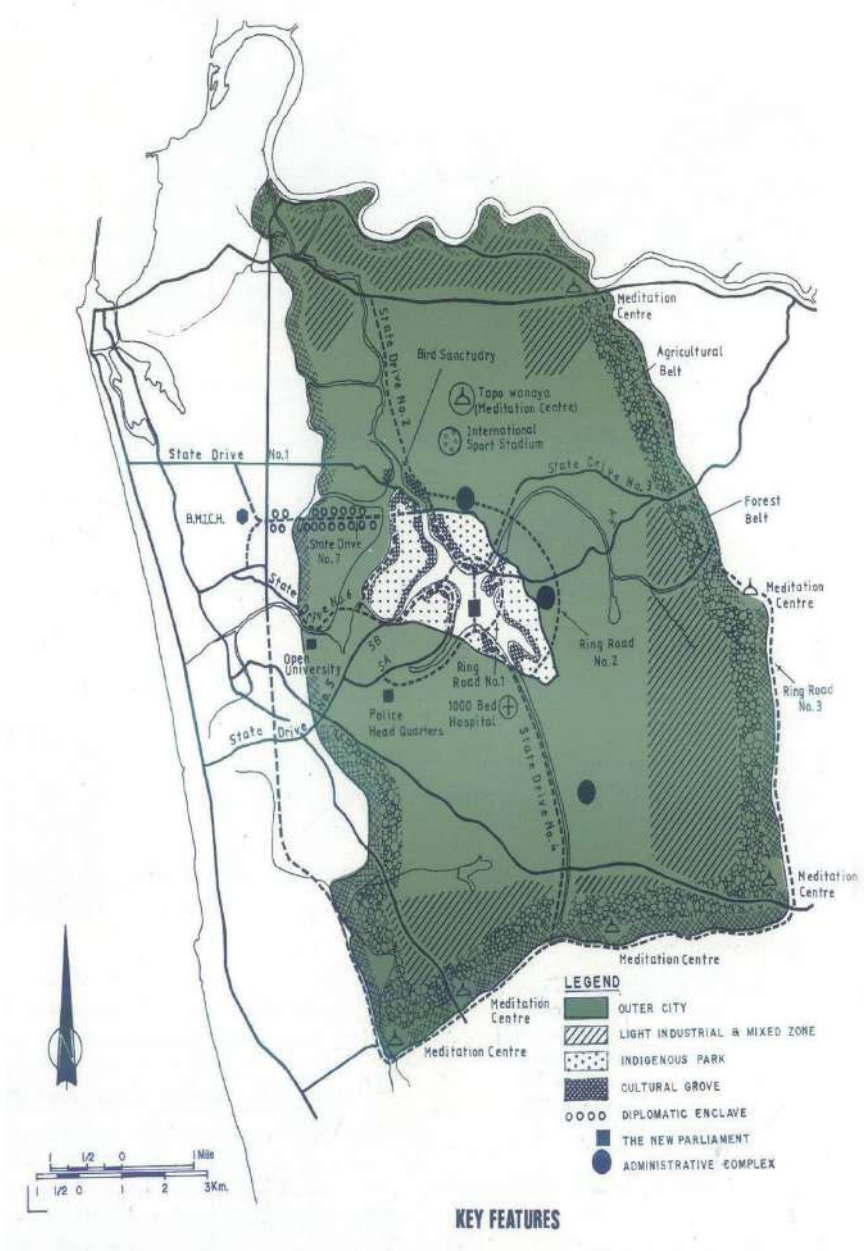
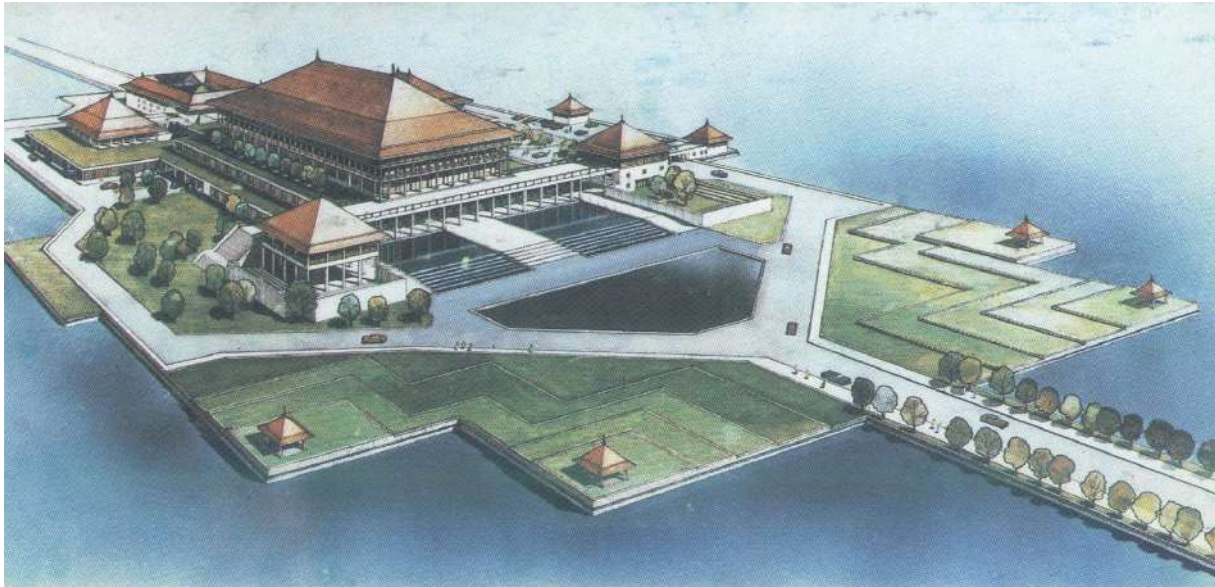


Figure 2.5: Planning Boundary of Capital City Development project, Sri Jayawardenepura Kotte  
Capital City Development project of Sri Jayawardenepura Kotte-1980

In the process of designing the city as administrative capital, inner and outer city limits were planned to be connected with well-fabricated transport network and to comprise with green and blue networks that brings the beauty in and around the city area. Development plan of Kotte has been developed under special expertise consultancy to achieve expected spatial solutions in the aspects of rainwater management, city centered development and sectorial development. Erection of new parliament premises and administrative complexes of Isurupaya and Sethsiripaya can be identified as crucial spatial interventions brought-out by the plan .Specialty of the plan is, still this can be adopted in developing new development plans as a guiding document.

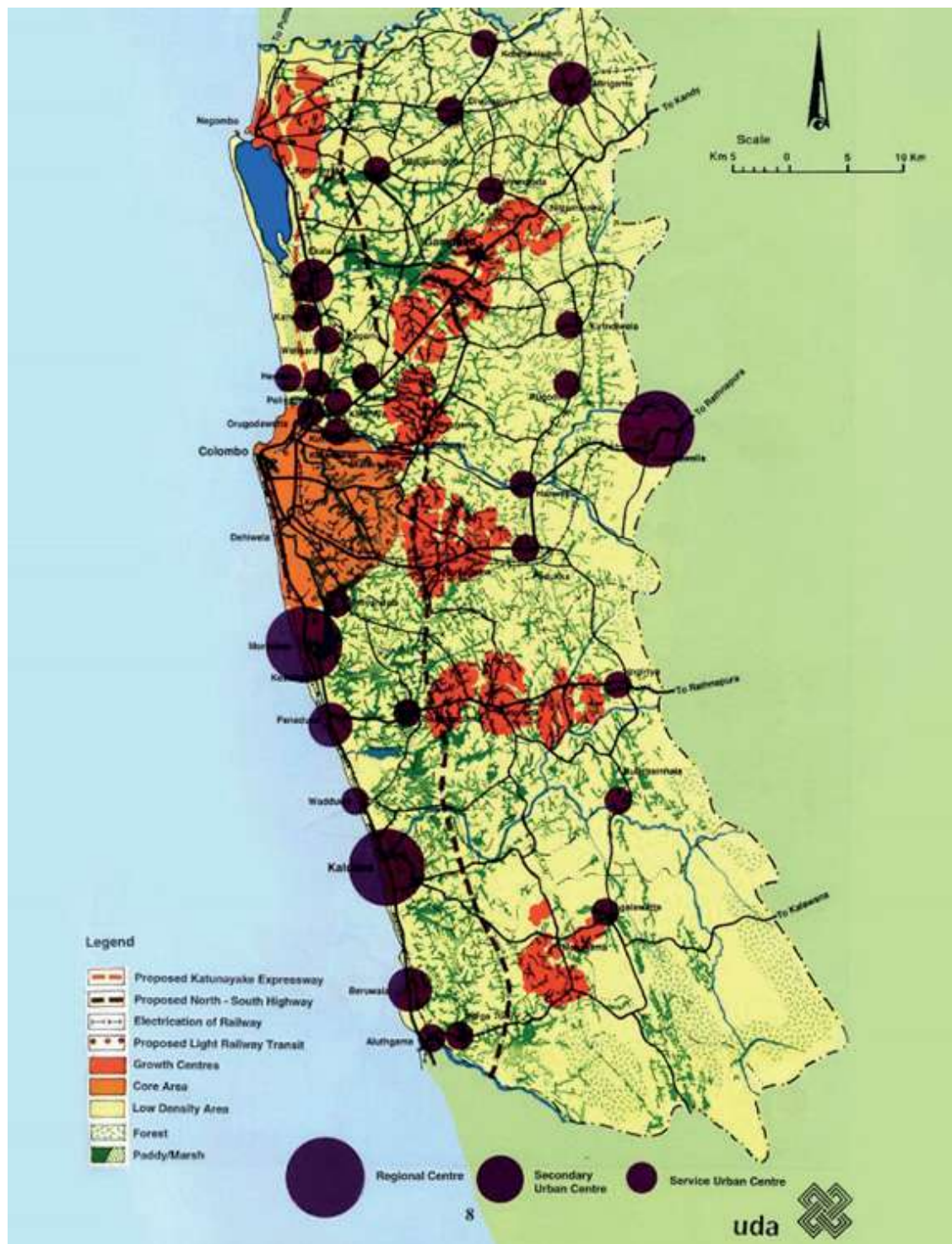


*Figure 2.7: Designed External Appearance of New Parliament*  
*Source: Capital city development project of Sri Jayawardhanapura Kotte*

### 2.2.2 (b) Colombo Metro Region Structure Plan (CMRSP) -1998

Colombo metro region plan was prepared beyond the scope of conventional structure planning frame and proposed a planned development for the Colombo-greater Kotte area (core area) in a detailed and acute manner. With having the special attention to the sustainable development, plan focused on the associated development of Colombo while proposing maximum and minimum density based zones, planning regulations, building regulations and set of action projects. The Planning intervention went beyond the traditional structure plan practice to proposed guide plans for selected spatial units of Colombo, Kotte and Battaramulla with the priority concerns. Colombo Metro Region plan was responsible for handling the expansion of administrative activity toward suburban Kotte, establishing an efficient and acute transportation and telecommunication system, ensuring the physical, environmental and socio-economic development of the area along side with developing well secured environment. CMRSP plan proposed to relocate 82 administrative institutes in order to shift administrative functionality toward Colombo suburbs and this proposal highlights that CMRSP plan went beyond the planning actions of “Selalihini Selasma” to trigger the functions of administrative capital.

Furthermore, the plan focused to develop the Colombo metropolitan area as the commercial nuclei of South Asia. Based on afore-mentioned objective, plan induced to shift the administrative and its associated complementary functions which were functioned very close to the Colombo city heart, towards the suburban areas such as Maharagama, Battaramulla, Pelawatta and Mulleriyawa that located in close distance of Sri Jayawardhanapura Kotte. This decision was formed, since Colombo did not hold the capacity to serve function of 21st century needs lonely.



Source: Colombo Metro Region Structure Plan, 2010.

### 2.2.2(c) The Mega Polis Plan (CESMA) – 2004

The plan, which is referred to as “CESMA” was introduced in 2004 by a foreign consultancy team under the supervision of the Board of Investment. The ambition was to make Colombo the key role player of the modern context of South Asia. The vision of the plan was to make it as a dream land of prosperity with grand legacy, full of leisure and better lifestyle. The plan focused on three main aspects to develop Colombo as a central core area by decentralizing direct development opportunities towards its East, southern and northern boundaries by adopting the green finger concept where it is easy to access working environment that is planned next to the residence places. This concept was named as live-work and leisure.



Figure 2.9: The Mega Polis plan

Plan aimed at developing Colombo as the regional center of south Asia in 21st century to serve the region productively and in a way of attractive nuclei which renowned as the globally accepted Nobel city. According to the plan it dreamed to develop a commercial oriented approach for land, trade and services alongside with much technical and technological approach to generate greater job opportunities.

## 2.2.2(d) Western province Mega polis Plan - 2016



Figure 2.10: Western province Mega polis Plan.  
Source: Western province Mega polis Plan 2016

Western province Mega Polis plan expected to develop the country under the theme of "upper income leveled developed country" by introducing mutually depending crucial two strategic approaches of development. First one is to bring structural changes of the economic system through supporting the production industry to produce high quality market outputs alongside with producing standard technical services to fulfill the major portions of national economy. These interventions dreamed to boost gross domestic production to earn at least 1/3rd of total. Second intention was to achieve significant spatial change by above. Urban centralization and spatial differentiation of western province was induced to be achieved through addressing the burning issues with comprehensive solutions while bringing structural modifications and adaptations to national economy. This reveals that Mega police plan was much concentrated on national concerns of broad economic changes that mutually triggered by special changes.

### Objectives of the plan

- Bring solutions for the pressure and the congestion created on physical infrastructure, urban services and the environment.
- Fabricate the spatial configuration of space to leverage the economy of the country from lower middle class to upper class developed country by manipulating the spatial development, institutional infrastructure development and planned structural changes of economy, to harvest compressed economic saving benefits.
- Stimulate knowledge driven innovation, tap the maximum opportunity of global economic environment. Leads to new industrial revolution plan active and fascinating city scape

### 2.2.2(e) The Sri Jayawardhanapura Kotte Development Plan, 2008-2020

Urban Development Authority prepared the plan of Sri Jayawardhanapura Kotte for the period of 2008-2020, by identifying the area as highly urbanizing area and proposed with further residential development provisions. With that intention, the areas of Nawala, Ethul Kotte and adjacent areas of parliament were guided for the residential development. Nugegoda and Koswatta areas were designated for the commercial development. Pitakotte and Delkanda were identified for the mix development activity promotions while proposing the institutional development in Rajagiriya and nearby areas of Nawala Open University.

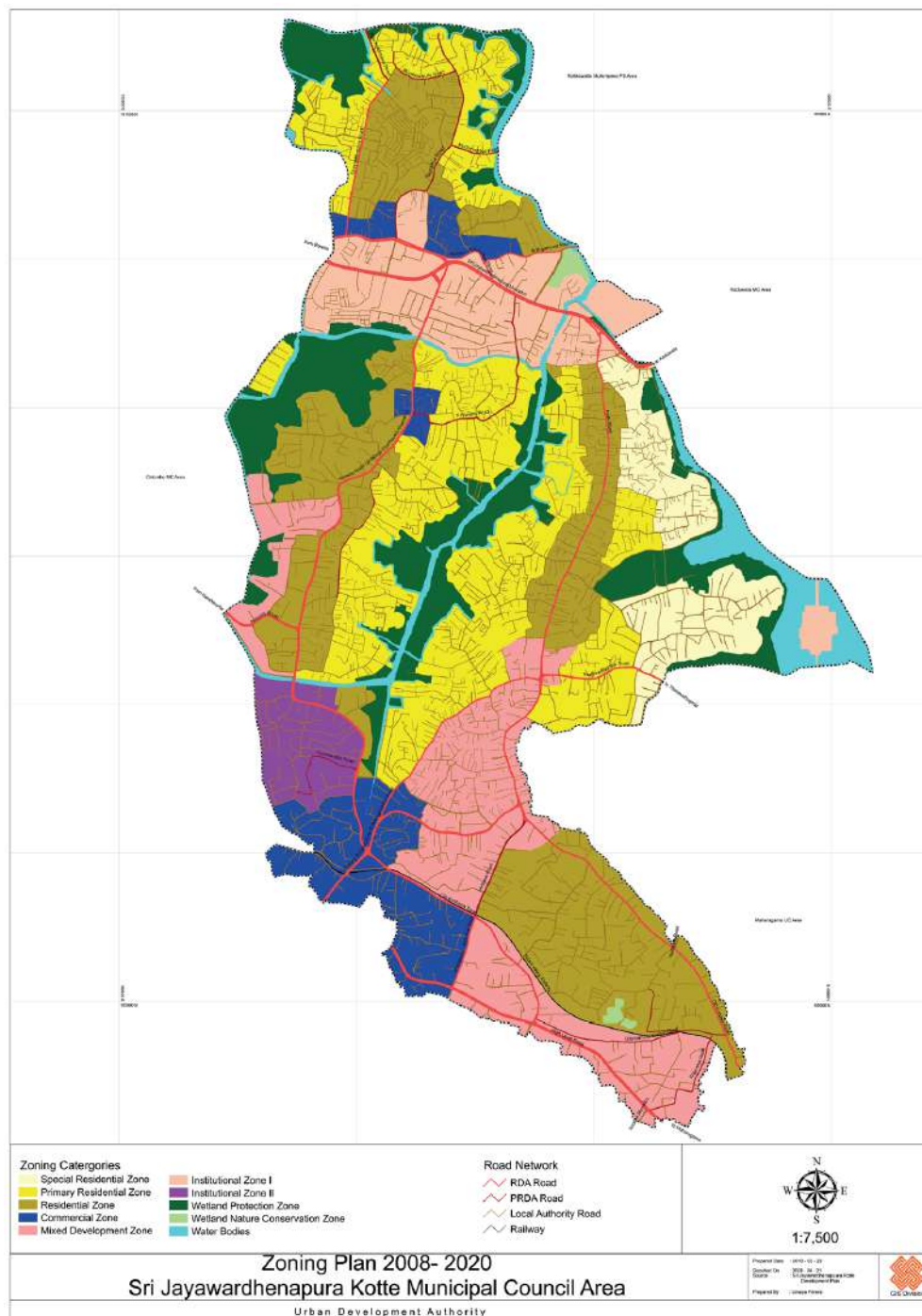


Figure 2.11: Zoning Plan (2008-2020)  
Source: The Development plan, Sri Jayawardhanepura Kotte (2008-2020)

## 2.2.2 .(f) National Physical Structure Plan -2030 and Spatial Structural Plan -2050

The National Physical structure plan, which was introduced by the National Physical Planning Department, was focused on developing a sustainable and planned spatial environment through national policy and strategic interventions where it brings the physical, socio-economic and environmental prosperity with balanced development. Plan clearly identified main four corridors such as East-west corridor, Northern corridor, Southern corridor and Eastern corridor. According to that Sri Jayawardhanepura Kotte, located within east – west corridor which connect Colombo port area and Trincomalee and it was identified as the key corridor to develop and forecasted that this line of corridor will concentrated with 35-40% of national population by 2050

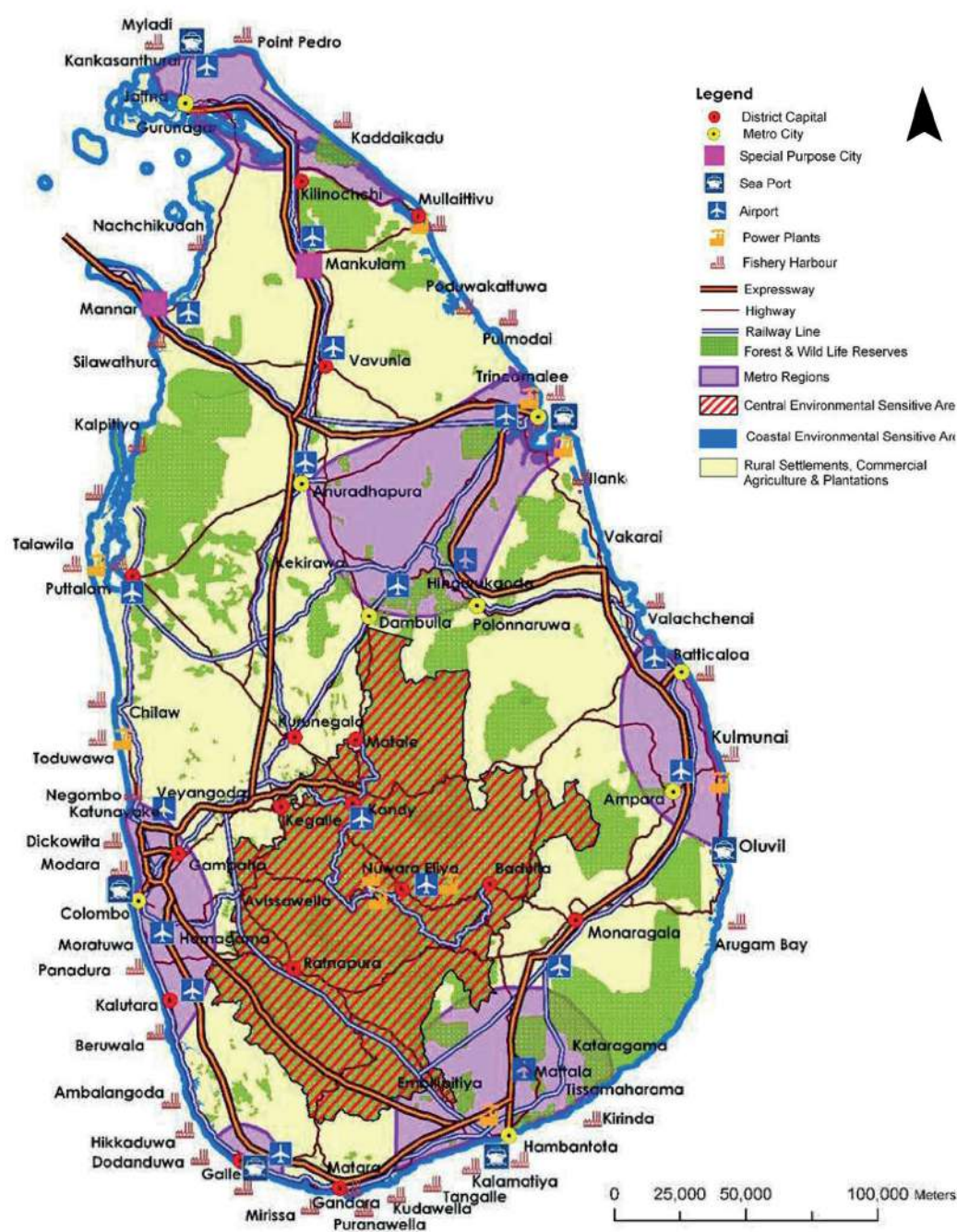


Figure 2.12: National Physical Plan 2030  
Source: National physical plan-2030 NPPD

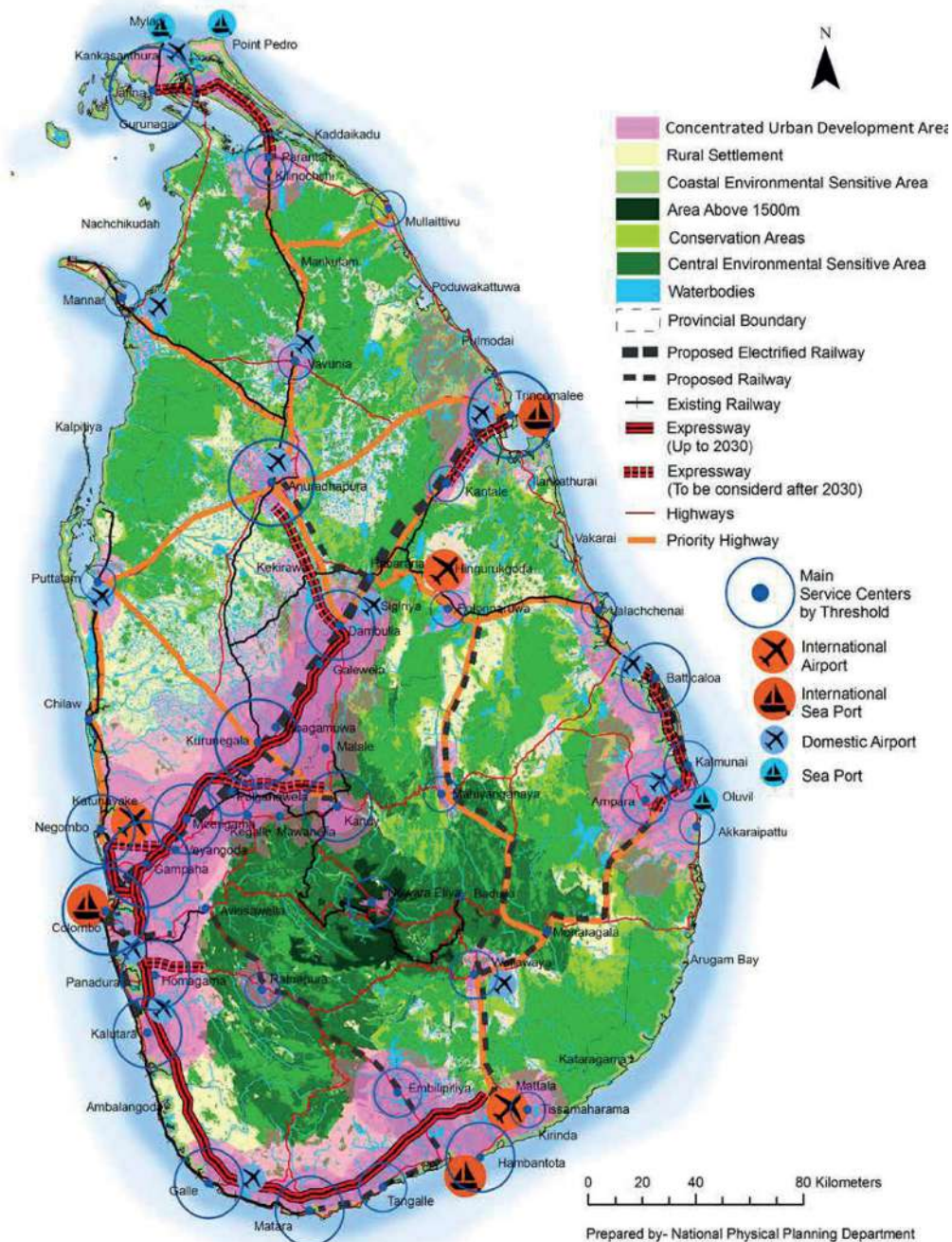


Figure 2.13: Proposed Spatial Structure plan -2050  
Source: Spatial Structure plan -2050 NPPD

## 2.2.2( f) –National Policy Declaration Sri Lanka

“Vistas of Prosperity and Splendor”, the national policy declaration embeds its discourse of urban development through the highlights of physical resource development, people centered economy, technology driven society and sustainable environmental development.

### • Physical resource development

According to the national policy framework, physical resource development is to be leveraged by developing four multi-dimensional cities. They are Colombo, Trincomalee, Hambantota and Jaffna. In addition to that these 4 cities are supposed to be connected with “C” shaped nine economic corridors. Following factors were used in identification of mentioned multi-dimensional cities.

Colombo city –Colombo port, Katunayake airport, Port city  
Hambanthota- Hambanthota harbor, Mattala Airport  
Thrincomalee – Trinkomalee harbor and airport  
Jaffna- Kankasnthurei harbor and airport

Therefor Colombo can be identified as sensational city among other multidimensional cities. Colombo city is to be planned under the concept of “Aluth Kolamba” to become contemporary strategic hub of international and national business in the process of developing future economic initiatives, project, regulations and plans. In this attempt, Sri Jayawardhanapura Kotte can be identified as a neighboring territory to the Colombo Municipality. Since that it will be subjected to the development of connective infrastructure, renewal energy use and water management.

#### • People centered Economy

Under the segments of people driven economy, tourism industry, technology based agriculture, field of construction, apparel industry, small and medium industries are expected to boost in advance. This will open-up the door to accelerate share market performance with tactical actions where share market functions in people centered way.

#### • Technology driven Society

Technology can be identified as a catalyst factor to the future development. Emerging technological use of Information technology based entrepreneurship, Nano technology, robotics, biotechnology, artificial intelligence and Internet of things (IOT) will lead the future economics.

#### • Sustainable Environmental Management

Under the aspect of sustainable environmental Management, main focus rely on industries, waste management, consent on protecting bio-diversity, settlement development, urban and environmental studies. This will lead to the sustainable environmental development in Colombo city

## 2.23 Sri Jayawardhanepura Kotte, the Story of Today

Since Kotte is the locally, nationally and internationally recognized as the capital of Sri Lanka, the development directions of it need to be planned with the studies and understandings of contextual tendencies of physical, socio-economic and environmental concerns.

### 2.2.3.1 International, National and Regional Connections

While Colombo city is playing the role of commercial capital, Kotte is entitled as the administrative capital. Kotte become significant when it comes to the discourse of illustrating the glamor and the pride of the Sri Lanka which renowned nationally and internationally. Further, locality become much vibrant and important since the parliament of Sri Lanka, the most supreme place represent the constitution is located there.

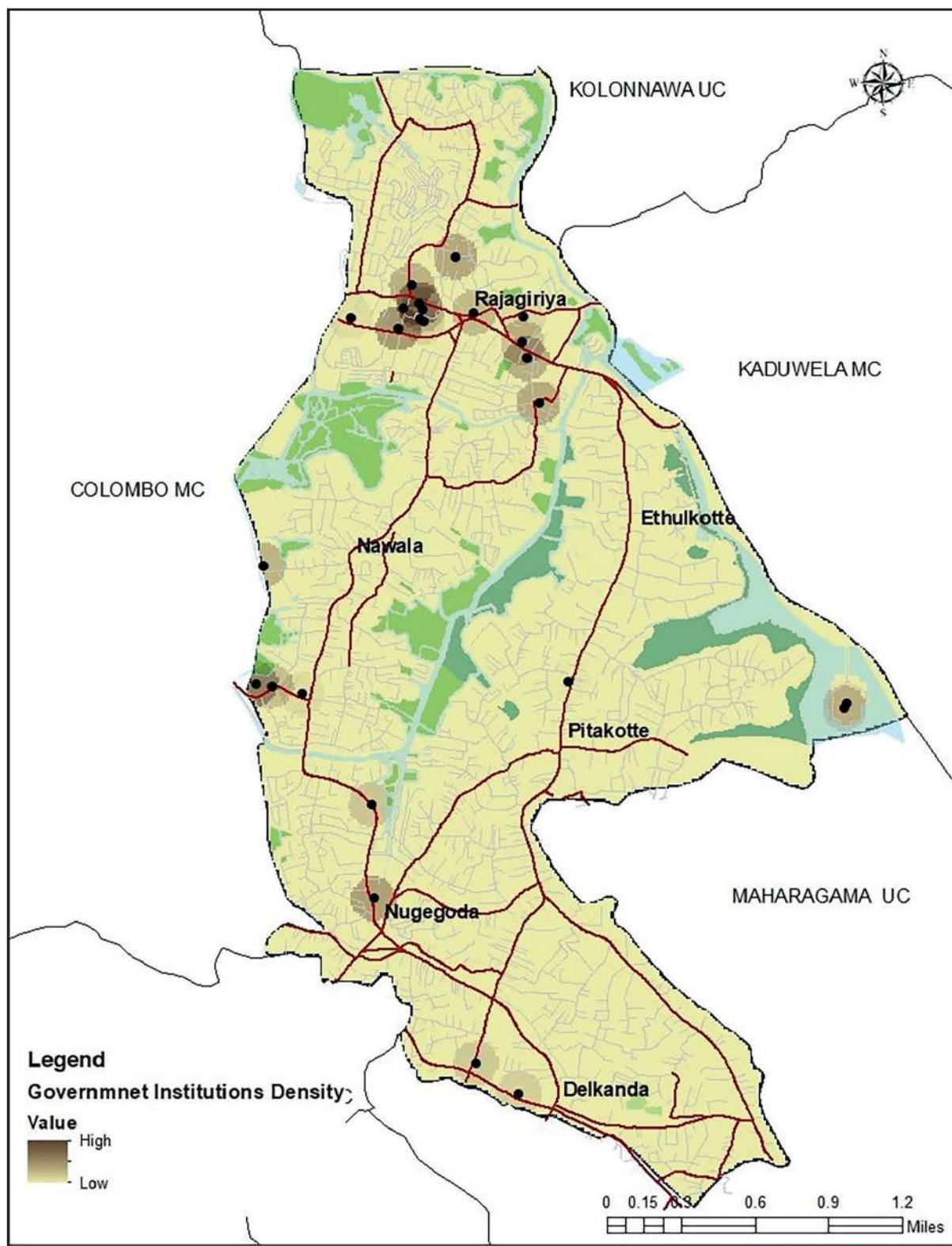


Figure 2.14: Parliament of Sri Lanka  
Source: <https://www.newsfirst.lk/2018/11/23/live-blog-parliament-to-convene/>, 2018

RAMZAR Convention which was held in Dubai, 25th October 2018(COP13) agreed to declare associated wetlands of Colombo as RAMZAR wetland city and Kotte is one of the richest area with afore mentioned wetlands and Kotte entitled as world famous eco sensitive capital that inherits with precious bio diversity.

The area, Sri Jayawardhanepura Kotte was an exquisite gem where full of prosperity since ancient kingdome times of Sri Lanka and considered as last united kindom .These facts make Kotte a special city in Glorious histroy of mighty island (Historical background and the evolution 2nd Chapter section 2.2.1)

Within the Municipality limit of Sri Jayawardhanepura Kotte ,27 of government and semi governmmnet institutions can be found which make it much emphasis on the importance of area with administrative functions(Census and Statistic Depaertment 2016).



Map 2.1: Nationally recognized government and other institutions in and around planning area  
Source: Census and Statistic Department, 2016

The importance of the planning area which is surrounded by wetlands make it much vibrant one in the context of national and regional. Since the most of administrative functions and institutions are concentrated within this suburban area of Battaramulla, the interaction with commercial capital become relatively significant.

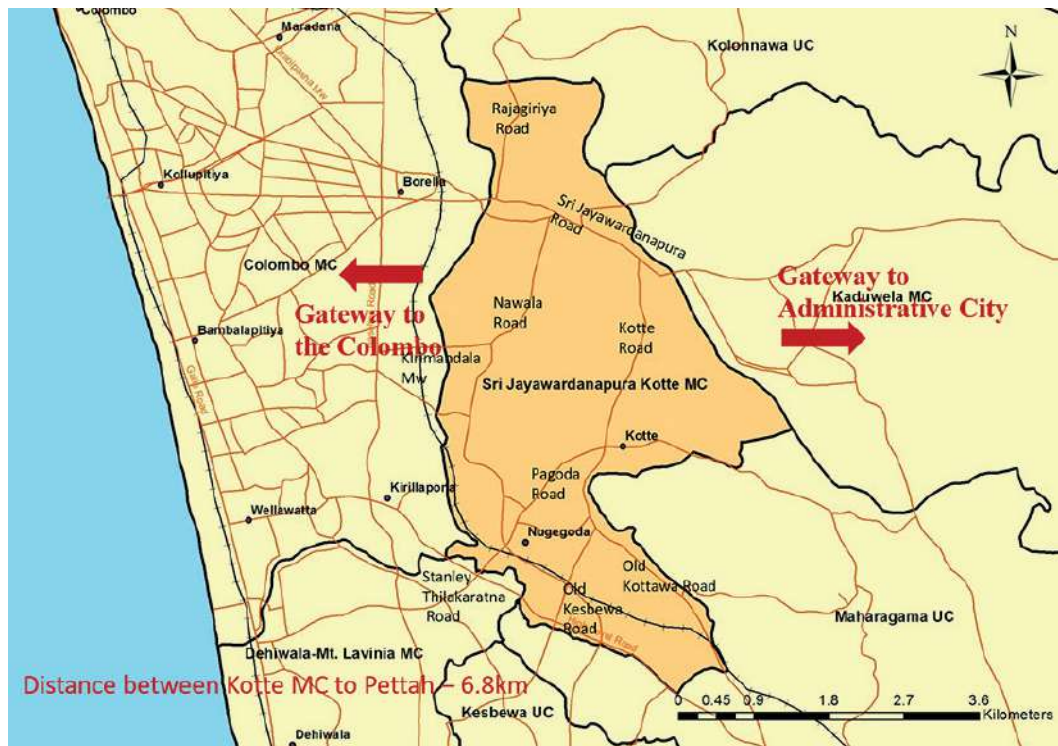


Figure 2.15: Specialty of Geographical location Kotte  
Source: Urban Development Authority, 2020

Road network which integrated within planning area make sure the spatial integration and connectivity of the capital with associated regional and national cities. The drive that runs through kotte, the parliament road which is commonly named as ceremonial drive connects kotte with colombo, the commercial capital. The main artery, High level road which runs beside the southern boundary of kotte, connects the central highlands with the locality while low level road parallelly serves the local connectivity. Kotte planning area was facilitated by two main local arteries, Nawala and Kotte roads, that brings alternative road access for other areas and runs through the main intersection. Further, Nugegoda which is the main juncture of the Kelani valey railway line.

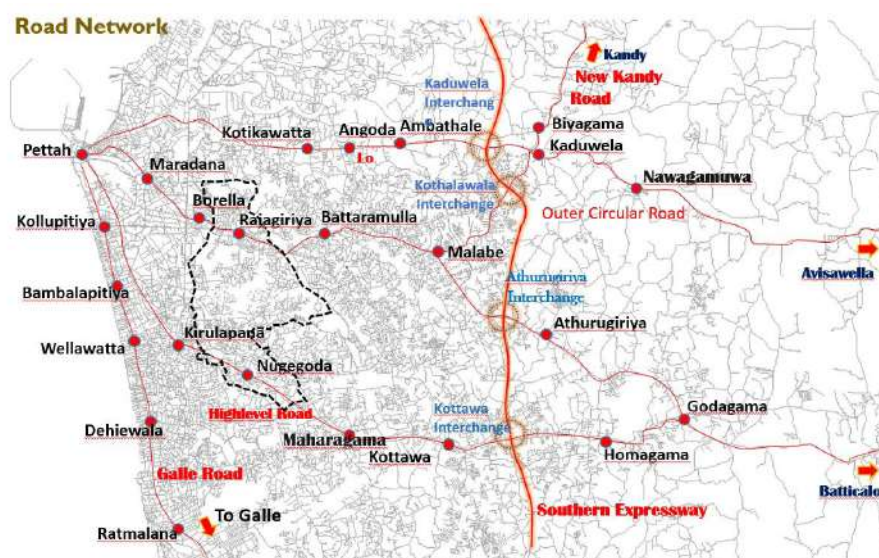


Figure 2.16: The way of road network connects with Planning area and other  
Source: Urban Development Authority, 2020

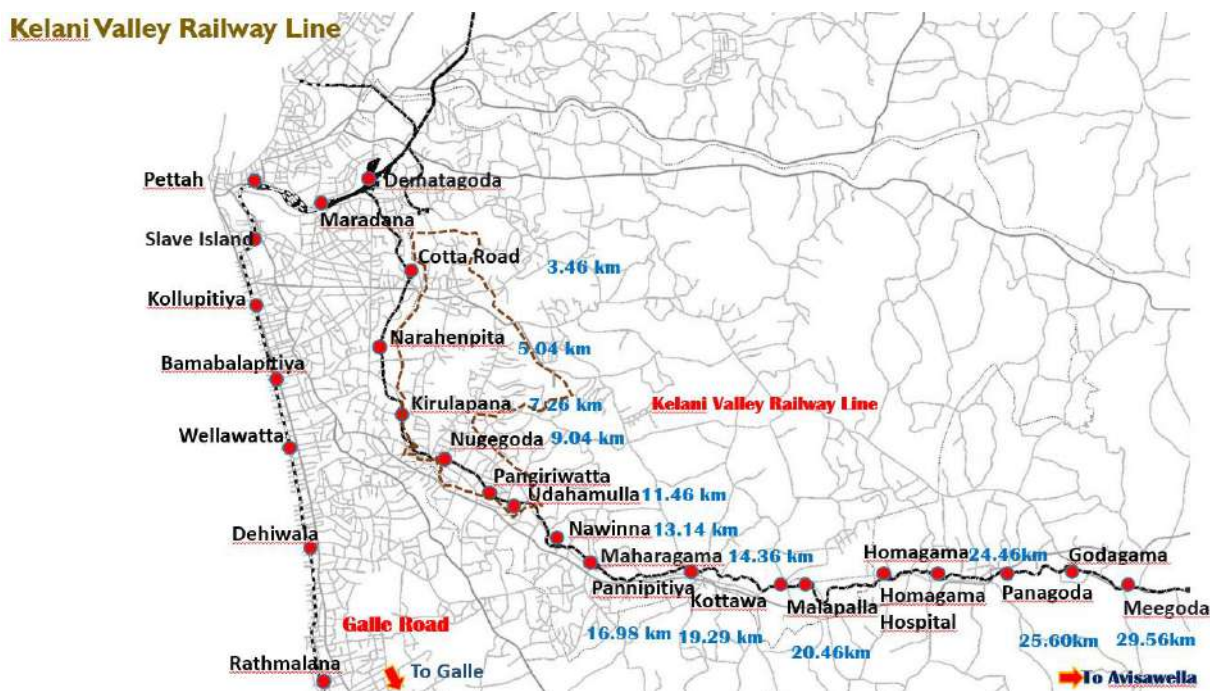


Figure 2.17: Kelani Valey rail network  
Source: Urban Development Authority,2020

### 2.2.3.2 Physical Context

#### a.) Urbanization and the Land use

Before the new parliament was established in 1982, the area was much isolated and populated with low population density. With the turning point of establishing Isurupaya, Sethsiripaya and Parliament, the locality began to emerge with rapid urbanizing trends. The study and the data analytics, carried on latter in SOSLC project, clearly explain the pattern how Kotte exposed to the urbanizing effects and its consequences.

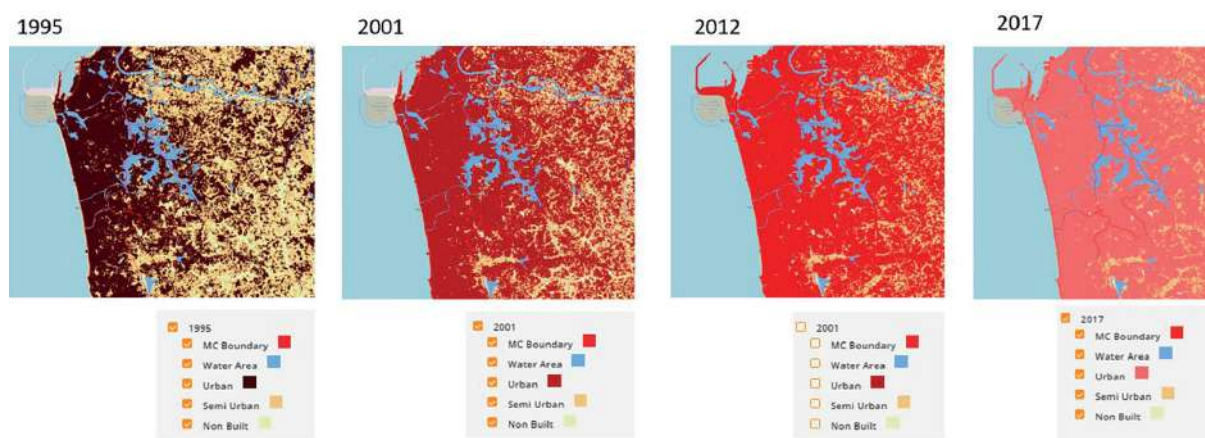
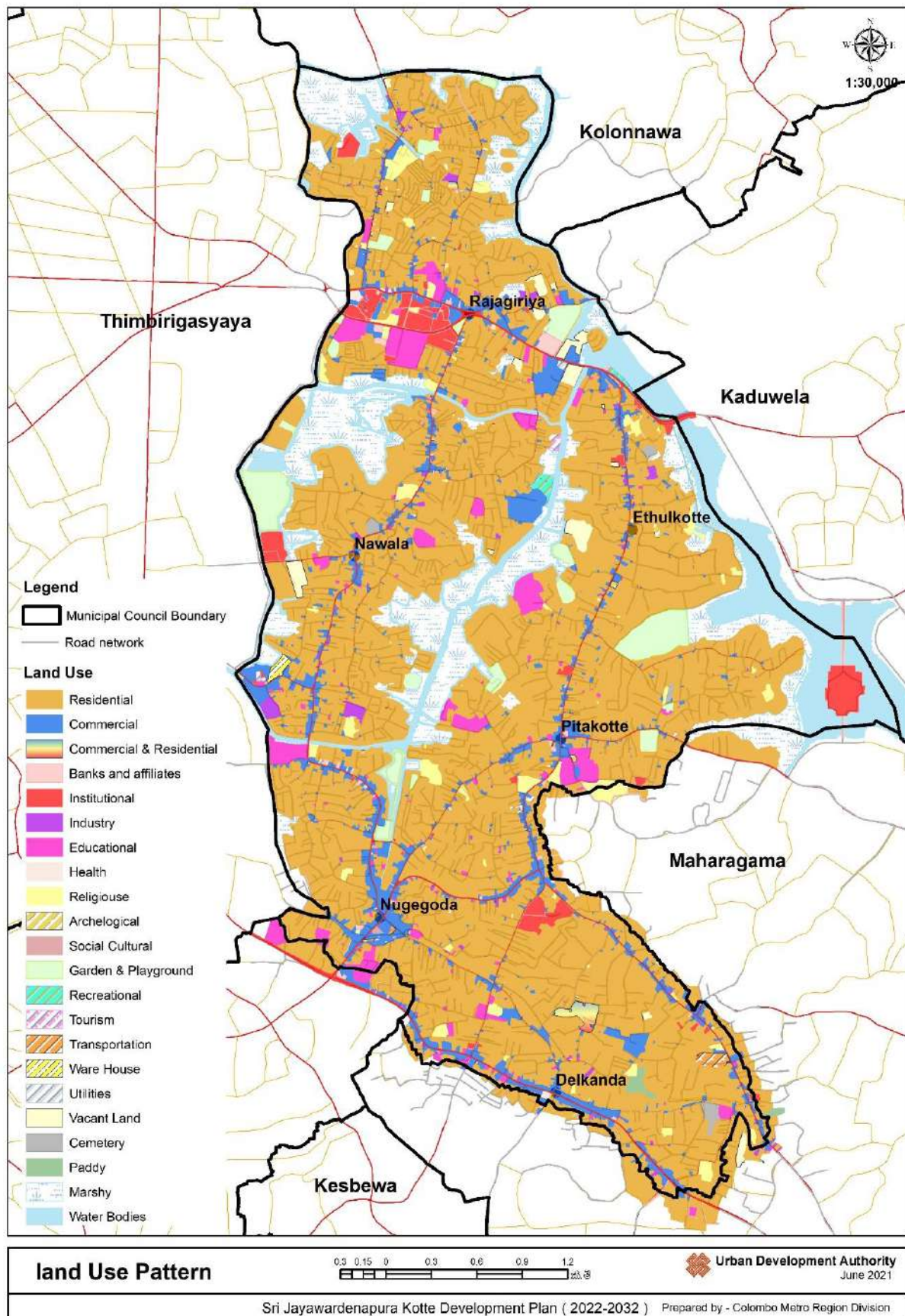


Figure 2.18: Urbanizing Trend analysis  
Source: SOSLC Project ,2019

When studying the land use composition of the planning area it clearly depicts that dominant use is residential and figured out to be 59% of the total land use. Specialty of the context is, more than 20% of the total land area is covered with wetland and water bodies.



Map 2.2 : Land use pattern of the planning area, 2018  
Source: Urban Development Authority, 2018

No	Land Use	Land Extent	%
1	Residential	1009	59
2	Commercial	144	7
3	Road	91	5
4	Institution	30	2
5	Education and Health	45	3
6	Religious	27	2
7	Recreation	41	2
8	Wetland	171	10
9	Waterbodies	175	10
	Total	1704	100

Table 2.1 : Land use pattern of the planning area  
Source: Urban Development Authority

Sri Jayawardhanapura Kotte is officially designated as the administrative capital of the country since most of government and semi government institutions and agencies locate there. In the study of the context, it has been identified that Kotte is listed at third place where the highest no of government and semi government institution locates. When comparing the total amount of institutions, 27 are found in Kotte planning area which represent only 7 % (census and statistic data 2016) of total institutions in Colombo district. This fact reveals that, though Kotte was entitled as new administrative capital, it is not the actual compared to given figures.

Local Authority	No of Government and semi government Institutions
Colombo	266
Kaduwela	61
Sri Jayawardhanapura Kotte	27
Maharagama	9
Moratuwa	6
Dehiwala	5
Rathmalana	5
Homagama	4
Kolonnawa	4
Kotikawatta	2

Table 2.2 : Important government and semi government institutions locates in Planning area  
Source: Department of Census and Statistics, 2016

## B) Transport setting

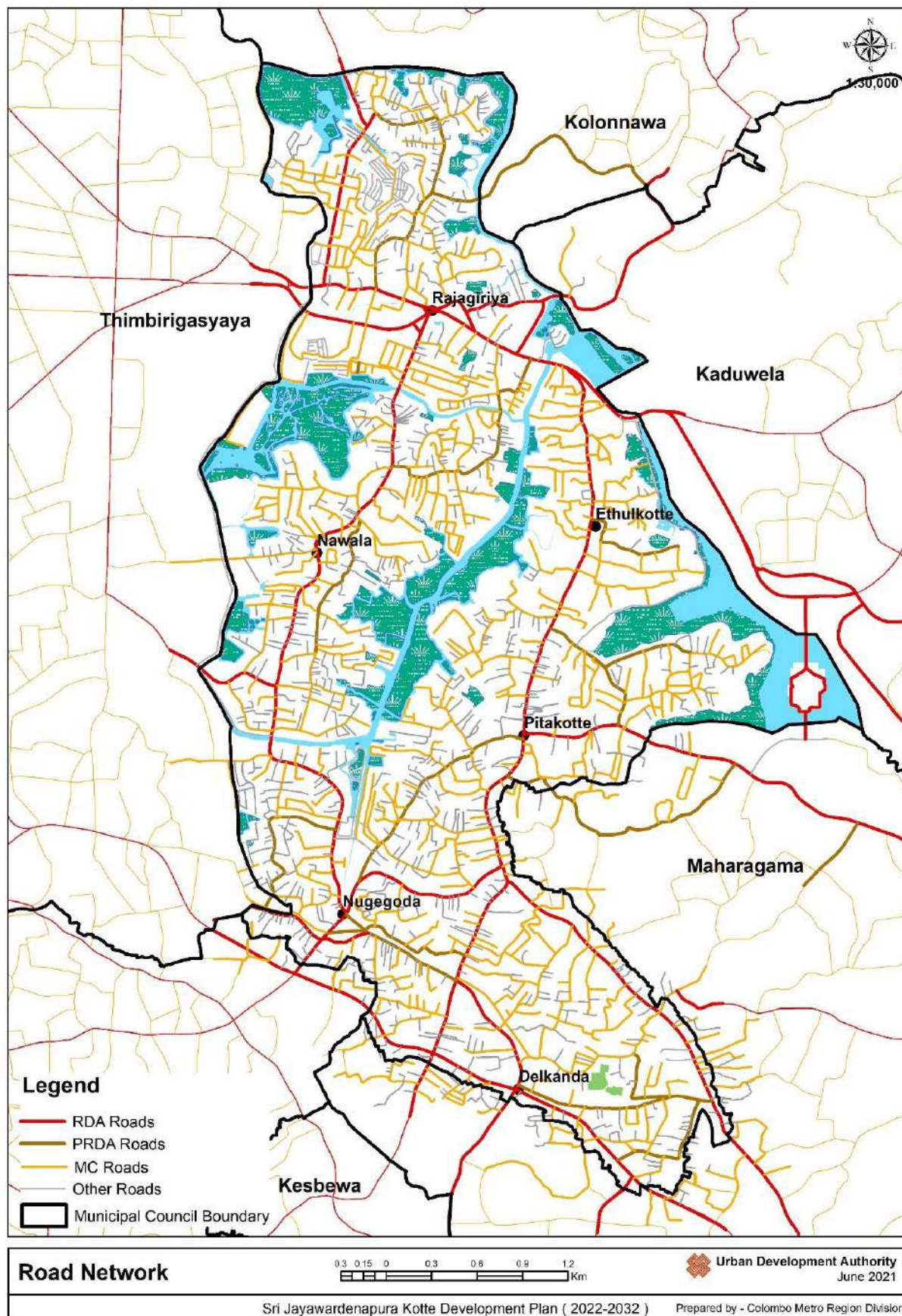
### • Road Network

As mentioned in the segment of regional national and international connectivity (2.2.3.1), integrated road network, rail network improves the connectivity of the context. Two main corridors out Seven, that drive towards Colombo lay across the planning area. They are Malabe and Highlevel corridors. Low level road drives very close to the planning area and according the COMTRANS transport and traffic report 2014, major part of the Colombo access happens through afore mentioned two corridors of Malabe and High level road which were calculated 22% and 8% consecutively. These facts reveals ,30% of commuter population travels through the planning area those who daily access Colombo. Regional connectivity stem, the Galle road is running close by the planning area

In addition to the main two access corridors of High-level road and Malabe road (Sri Jayawardhanapura road and road, Ayuruweda junction to Welikada alongside with Battaramulla road) Nawala road, Kotte road (Ethul Kotte-Jubili junction), Obesekarapura road, Buthgamuwa road, Thalawathugoda Pitakotte road, Pepiliyana road, Nawala Narahenpita road, Subadrarama road, old Kottawa road, Soratha Avenue, old Kesbewa (Rathnapitiya) road, Pagoda road, Mirihana road and Stanly Thilakarathna Mawatha are maintained by the Road Development Authority.



Figure 2.19: Main access 7 corridors to Colombo City



Map 2.3 : Road network of the Planning area  
Source: Municipal Council Sri Jayawardenepura Kotte -2020

### • Railway Network

The railway network, which runs nearby Nugegoda, merely serves the southern edge of Kotte planning area, which can be identified as the railway line that runs from Maradana to Awissawella and named as Kelani Valey railway. Nugegoda, is one of the main stations in the journey of Kelani Valey rail line. This line was established in 1902 with the purpose of transporting rubber and rubber related product. Since that, the rail path was much narrower than usual.



Figure 2.20: Nugegoda Railway Station  
Source: foursquare.com

### • Public Transportation-Busses

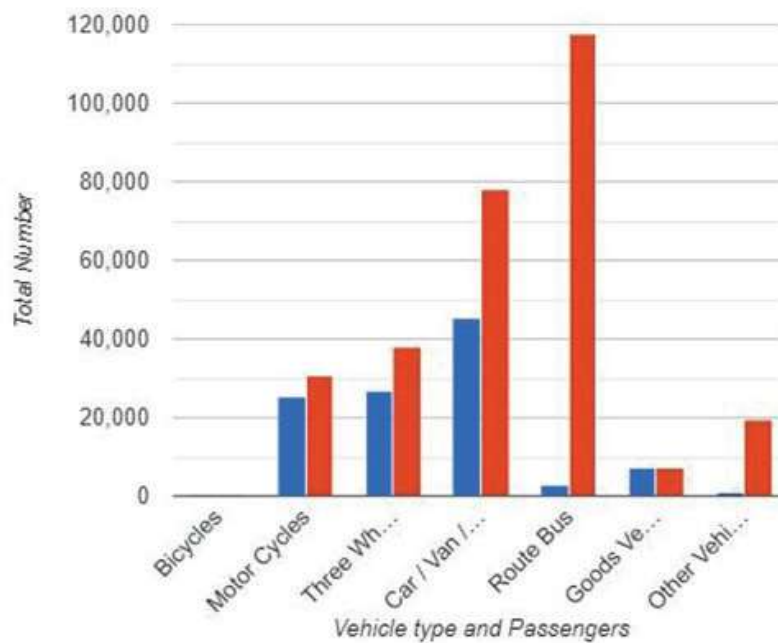


Figure 2.21: Number of passenger cars and passengers recorded within 24 hours in considered roadways  
Source: SOSLC project, 2019

According the statistics given in the SOSLC report, public transportation (busses) is the key serving option for passengers

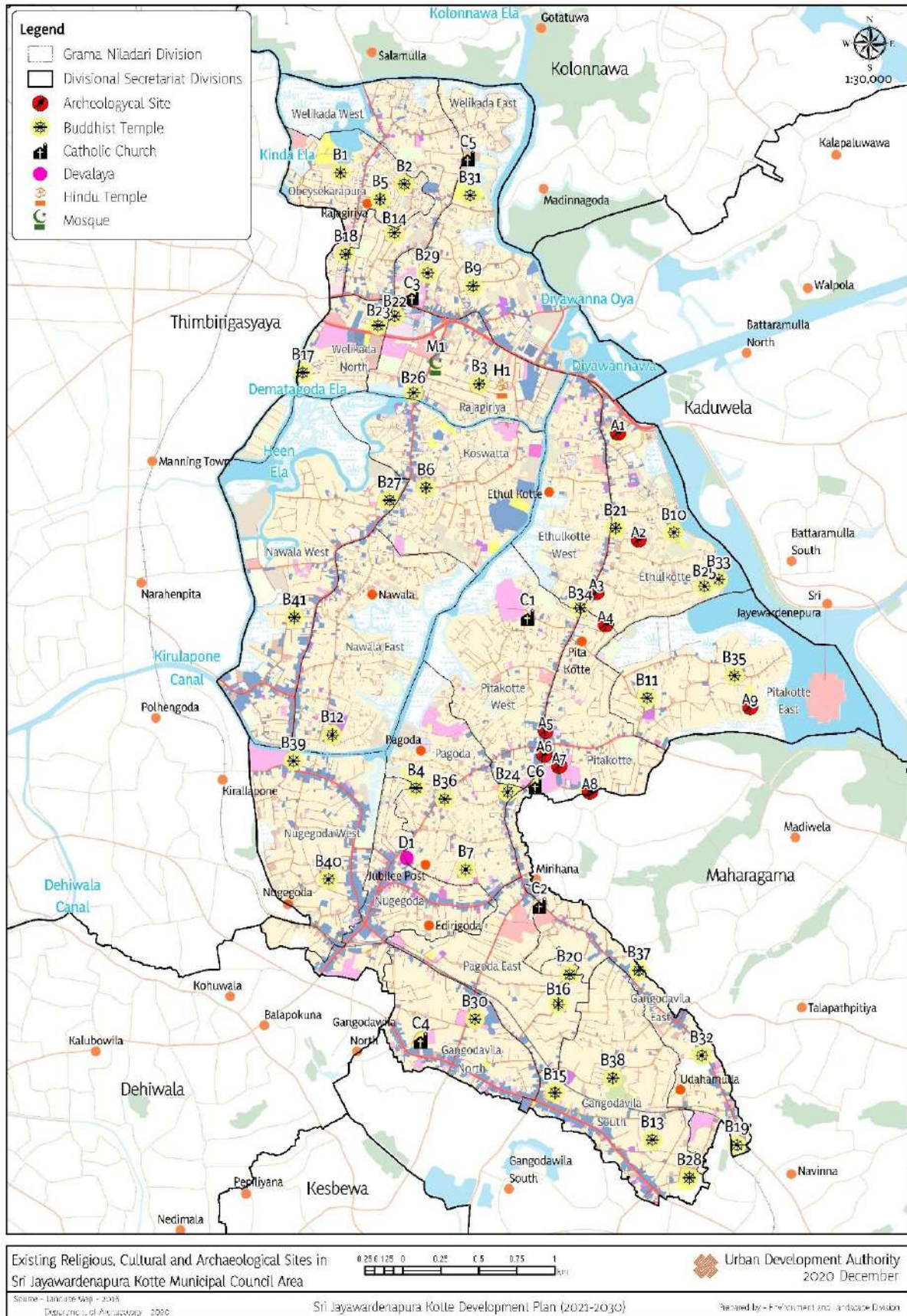
### c) Archaeological, Cultural and Religious Importance

As mentioned in the section of “Background and the Evolution” (2.2.1), Kotte was renowned as a mighty kingdom of prosperity. In the story of its history and evolution, area inherits with unique historical monuments and glamorous heritage buildings and places of ancient pride.

Places and monuments of Kotte and surrounding area. (annexure I)

1. Archaeological Museum
2. Ancient Rampart
3. Water ditch (Inside the fortress)
4. Water ditch (outside the fortress)
5. Temple of Tooth Relic –Kotte
6. Tunnel at the Ananda Shashthrala premises
7. Kotte Ambalama
8. Historical Konthaganthota
9. Sri Parakumba Pirivena (Damma academy)
10. Monuments at Alakeshwara premises
11. Monuments of Veherakanda
12. Kotte Raja Maha Viharaya
13. Palace of the King (Pasmahal Paya)
14. Jubili Kanuwa
15. Angampitiya
16. Lanbric Hall
17. Obesekarapura walawwa

In addition to afore-mentioned places, 46 number of temples, 2 Damma academies of Buddhism, 3 Hindu Kovils, 3 Muslim mosques, 14 of churches and one Monastery can be found (source- resource profile 2019)



Map 2.4: Archaeological, Cultural and Religious places, Sri Jayawardhanepura Kotte  
Source: Resource Profile, Kotte MC, 2019

### c) Infrastructure Facilities and Services

#### • Water supply

Under the western province capital city water supply plan - 2013, Colombo district, Kaluthara district and part of Gampaha district was planned to serve with the supervision of Water Supply and Drainage Board. Kelani river was the main surface water source for most of the capital city water supplies where water was purified in Ambathale purification center. Capacities of local water storage tanks are mentioned below.

Locations of Water tanks	Capacity (Cubic m)
Tank at Pagoda road	2000
Tank at Edirisinhe road	2000
Jubili pool (old Kotte road )	4530
Jubili pool (New Kotte road )	11325
Tank at Moragasmulla	1500

Table 2.3: Water tanks and their capacities of Kotte locality  
Source: Water Supply and Drainage board -2017

According to the statistics of water supply and drainage board, 90% of the water requirements was served by 2012 and further improved up to 95% of coverage by 2015. Water Supply and Drainage board plans to achieve 100% of coverage by 2025. Projected population and estimated water requirements were shown in the below

Year	Projected Population	Residential Demand	None Residential Demand	Special Demand	Water demand/ Per day (Cubic m/ day)	Maximum Water Demand / Per day (Cubic m/ day )
2011	107, 144	15,813	2,572	1,457	29	29,179
2015	111,048	19,410	3,162	1,457	34,326	37,759
2020	117,873	22,159	3,607	1,524	34,117	37,530
2030	130,734	25,622	4171	1,672	37,910	41,702

Table 2.4: Forecasted water demand per day  
Source: National Water Supply and Drainage board, Sri Lanka

#### • Electricity supply

When it considers the electricity supply of the planning area, it is facilitated by Lanka Electricity Supply Private limited company. Entire area was served by two stations at Kotte and Nugegoda

Electricity supply capacities are detailed below

Sub station	Capacity
Ethul Kotte	2*10MVA
Nugegoda	2*10MVA
Udahamulla	2*10MVA
Nawala	2*10MVA

Table 2.5: Electricity supply and capacity, planning area Kotte  
Source: Lanka Electricity supply company-2019

97.64% of the households were facilitated with electricity supply and 0.35% does not have power supply within the study area.

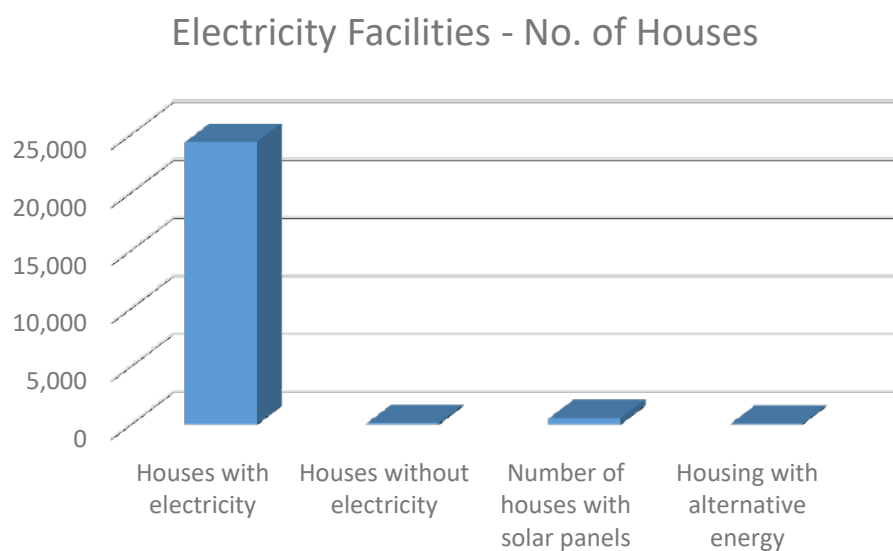


Figure 2.22: Residential electricity supply of the planning area  
Source: Resource profile -2019

Status of Electricity supply	House hold Percentage (%)
Houses with power supply	97.64
Houses don't have any power supply	0.35
Solar panel equipped Houses	1.97
Alternative power supply	0.04

Table 2.6: Residential electricity supply of the planning area  
Source: Resource profile -2019

#### • Solid Waste Management

The solid waste collection was recorded around 69 tons per day within the municipality limit and manage by the Municipal council, dividing the area into 10 zones. The local authority carries out collection and dumping services and collection is not doing separately for biodegradable, reusable, non-reusable waste. Tractors, compactors and tippers were used in waste transportation. Collected solid waste were dispose to the Kelawarapitiya waste dumping yard.

Furthermore, the statistics are mentioned below which depicts the picture of solid waste management of the area

Waste Disposal	Housing units
Collected by the MC	26,838
Combusting	317
Burring	234
Composting	169

Table 2.7: Solid waste management statistics, Kotte  
Source: SOSLC Project,2019

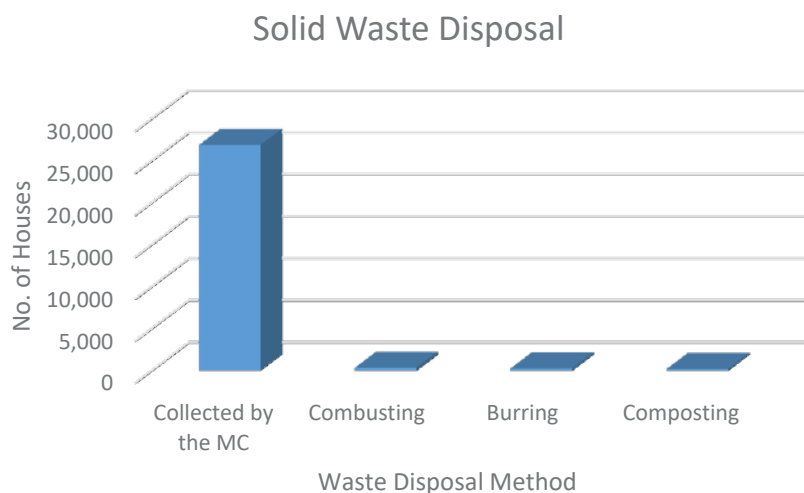


Figure 2.23: Solid waste management statistics, Kotte  
Source: SOSLC Project, 2019

### 2.2.3.2 Social Context

In order to study about the social context of the planning area, Demography, Health and Education aspects were taken in to the discourse

#### a) Population

Compared to the total residential population of the Colombo area, Kotte shows low residential population and density

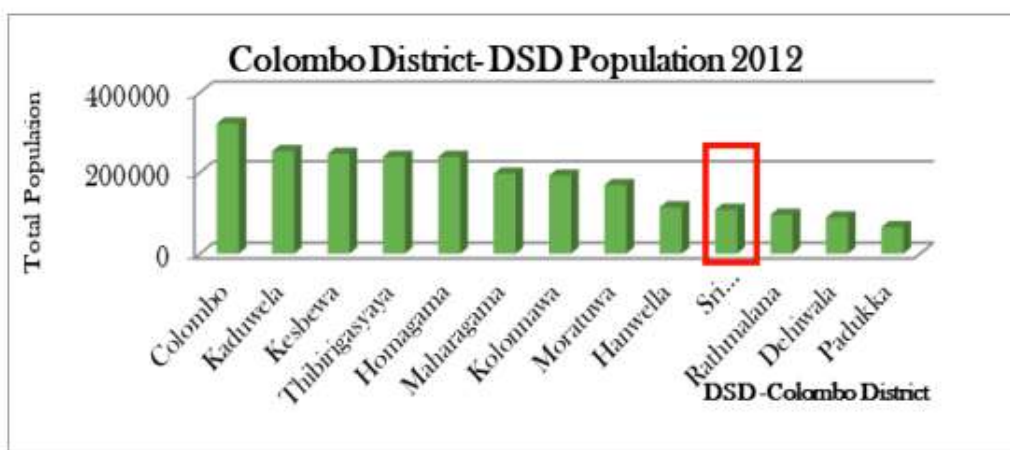


Figure 2.24: Population statistics of Colombo District, 2012  
Source: Census and Statistic Department, 2012

According to the census reports of 2001 and 2012, residential population of the MC area, Sri Jayawardhanepura Kotte, recorded as 116,366 and 107,925 consecutively. Population growth rate was -0.72. However, the stats of resource profile show that, population was recorded as 118,201 and 118,801 in the years of 2015 and 2019.

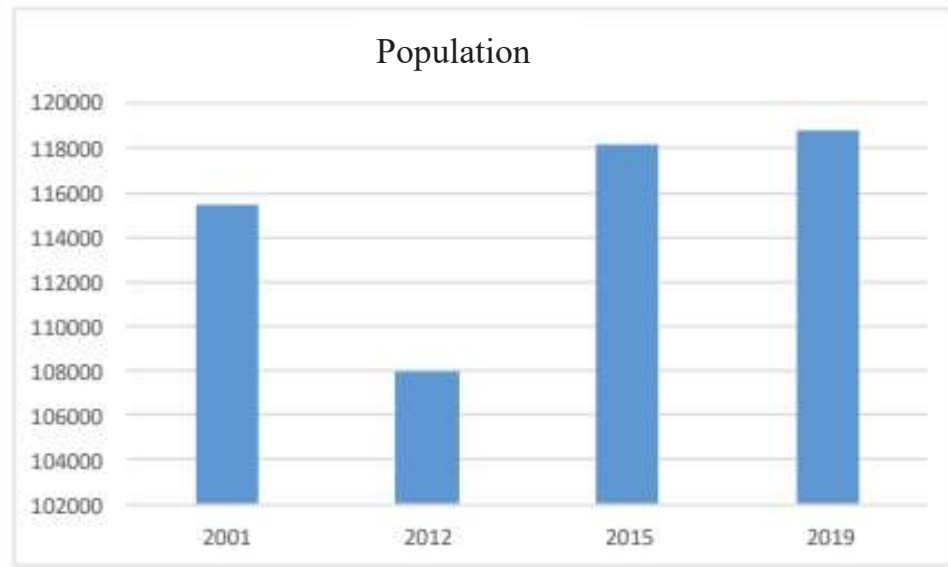


Figure 2.25: Population Growth of the Kotte MC area  
Source: Census and statistic department, 2011, resource profile (2019)

Population growth rate of the Sri Jayewardenepura Kotte, calculated as 0.16 in the period between 2001 to 2019.

According the data, extracted from resource profile 2019, highest population distribution can be observed in the GN division of Obesekarapura while minimum records at Gangodawila GND. In the case of population densities, 69 people per Hectare can be observed in demographic studies. Obesekarapura GN division is populated with highest population density while Pitakotte East shows the lowest.

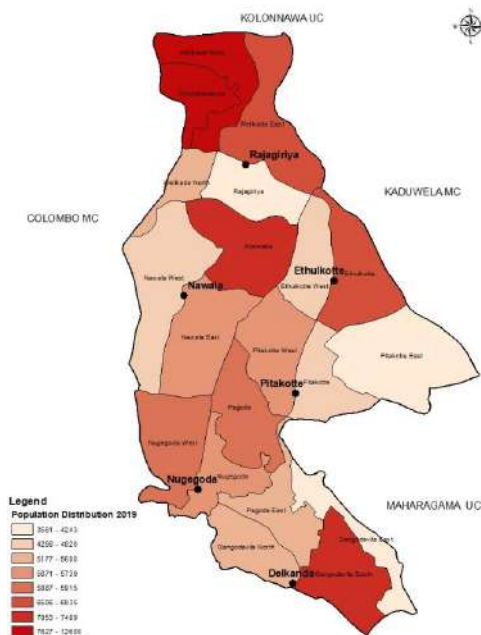


Figure 2.26: Population distribution-2019  
Source: Resource profile -2019

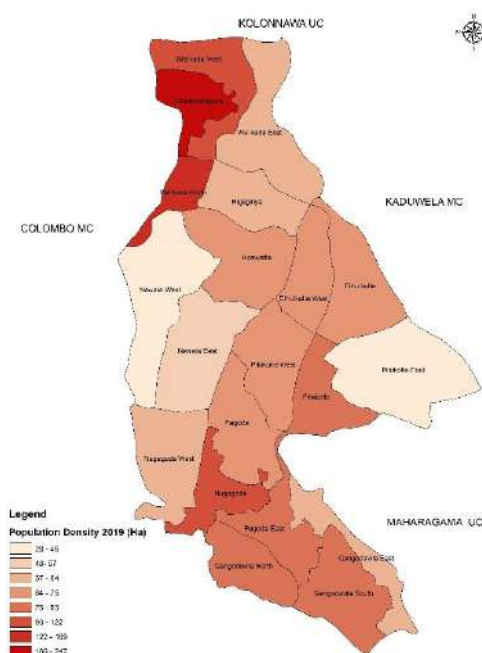


Figure 2.27: Population density -2019  
Source: Resource profile -2019

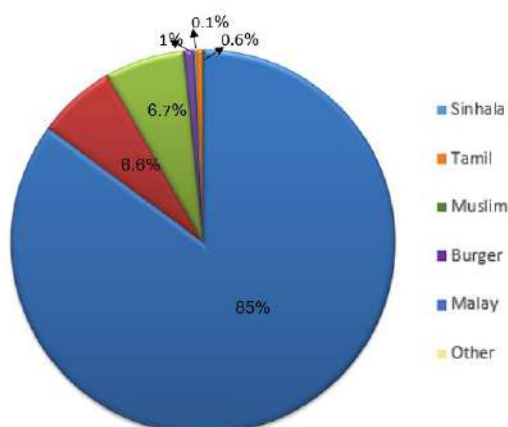


Figure 2.28: Ethnic population distribution -2019  
Source: Resource profile -2019

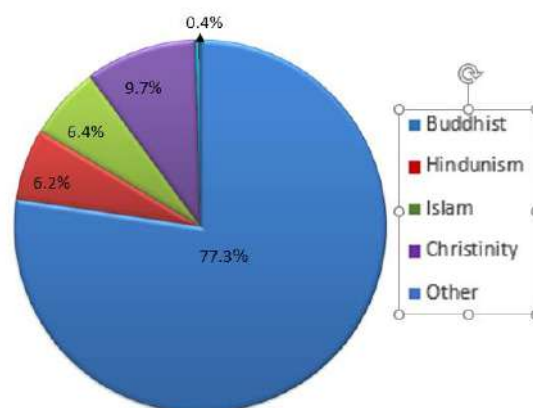


Figure 2.29: Population distribution by religion -2019  
Source: Resource profile -2019

Population comparison based on gender shows that 48.17% male population against 51.83% of Female population in the study area. Further, study depicts that 41.11% of the total population belongs in to the age category of 30-59.

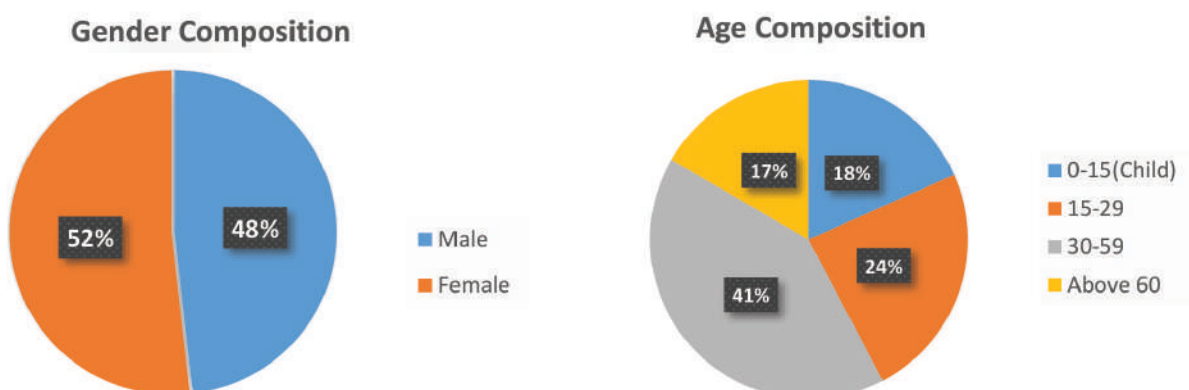
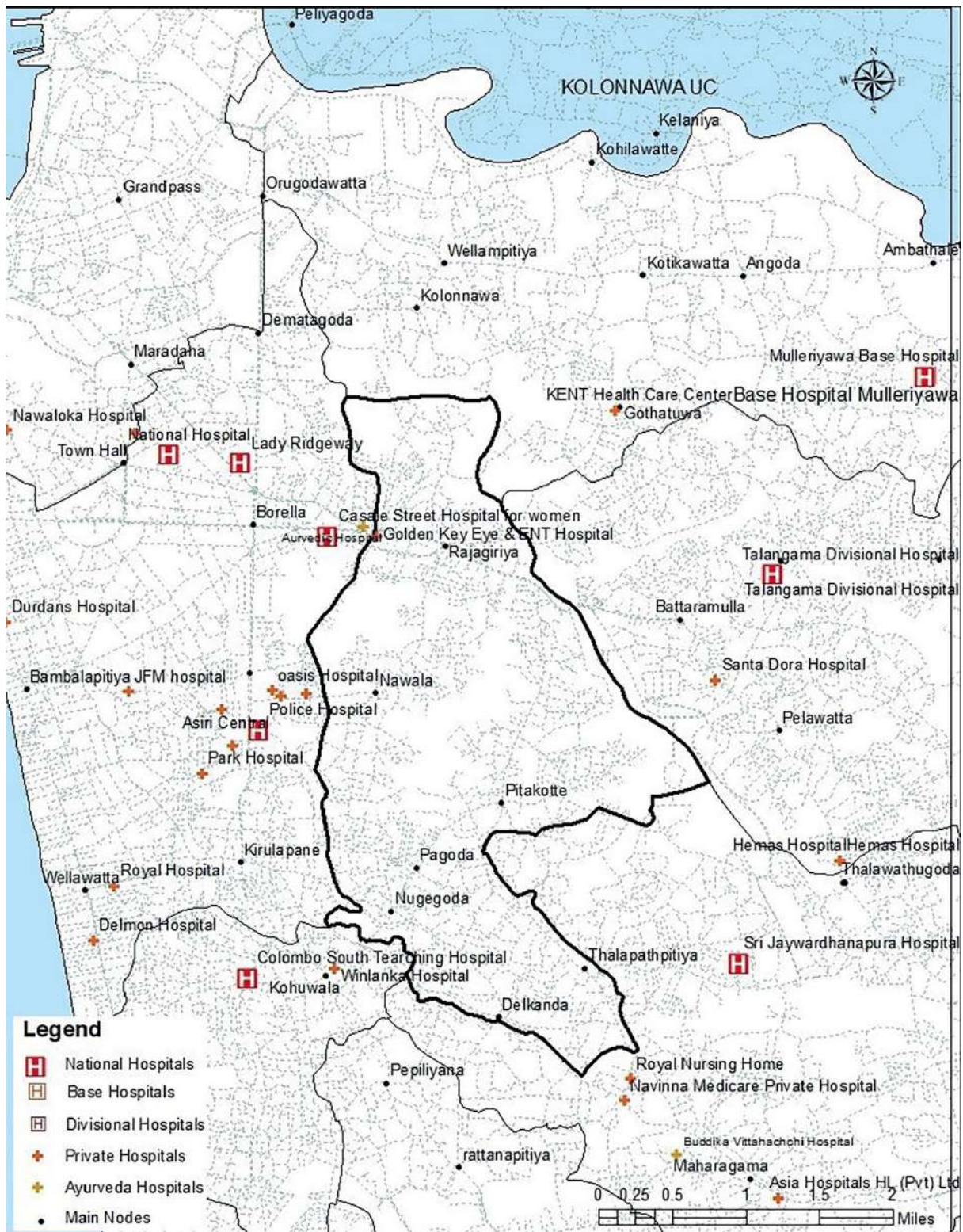


Figure 2.30: Gender Composition & Age Composition -2019  
Source: Resource profile -2019

## b) Health facility

Though, there are no any major hospitals are located inside the considered Municipal council area of Kotte, some of the major hospital are located at near periphery of the planning area. Ayuruwedic hospital of Rajagiriya locates at the edge of Municipal council boundary. Hospital square with national hospital and eye hospital situates within the limit of 3 kilometers from the Kotte. Within the buffer zone of 5 km, most of the major hospital can be found such as Castle street hospital for women, Lady Ridgeway hospital for children, Sri Jayawardhanepura hospital, IDH hospital and Mulleriyawa district hospital. Accordingly, most of the national level hospitals are locates in the vicinity of Kotte planning boundary edge, the public was well served with high quality health infrastructure, though there are no any hospitals with the planning boundary.



Map 2.5: Distribution of Health facilities, Kotte area  
Source: Urban development Authority -2021

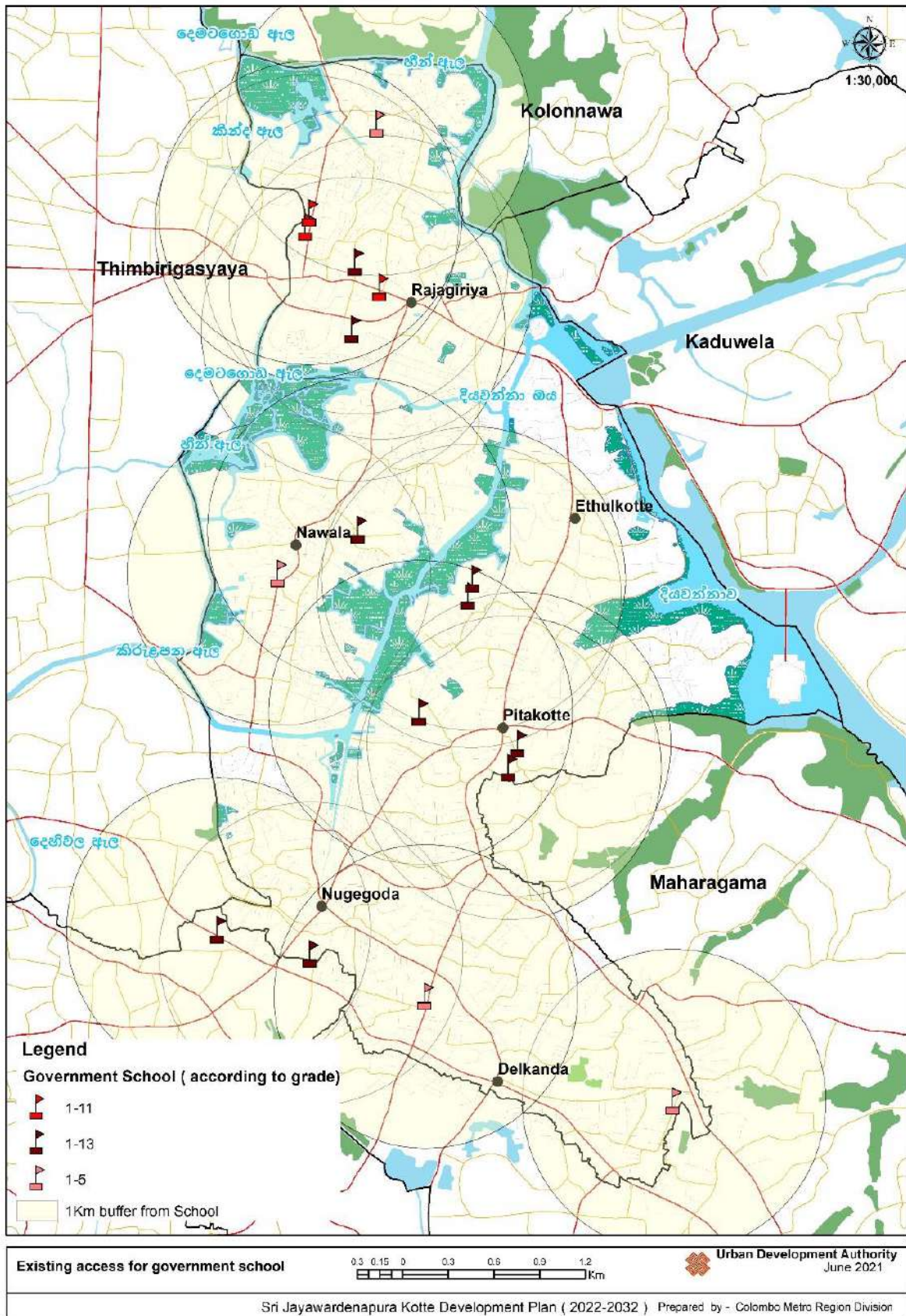
## b) Education facilities

Distribution of different types of schools within Kotte MC limit.

School category	National Schools	Central colleges	Primary Schools	Semi-Government Schools	International schools	Total
No of Schools	3	10	4	2	5	24

Table 2.8: Education facility distribution, Kotte  
Source: Urban development Authority -2021

Within one-kilometer radius of area, anyone can access at least one school. This fact proves the solidity of the social infrastructure facility in terms of education.



Map 2.6: Distribution of schools, Kotte area  
Source: Urban development Authority -2021

Details about the facilities of higher education

<b>Government Universities</b>	Open University ,Sri Lanka
<b>Private Universities</b>	Institute of Chemistry Ceylon
<b>Vocational Training Institutes</b>	Vocational Training Authority – Sri Lanka
	National Apprentice and Industrial training Authority (NAITA)
	Tech Sri Lanka
	London Tech Institute

Table 2.8: Details of Higher education and vocational training institutes  
Source: Resource profile -2020

### 2.2.3.3 Environmental Context

The area, Sri Jayawardhanepura Kotte is one of the gifted environments where inherits with unique natural beauty and itself the quality that enriched with wetlands. Boundaries of the wetlands lays along with Kotte Ela (Diyawanna Oya), Nawala road (Welikada, Nugegoda) from East, Jayawardhanepura Mawatha from south, west part of Ethul Kotte road and parts of Heen Ela.

The decision which was executed to relocate the parliament premises at Sri Jayawardhanepura Kotte, made a greater impact on the wetland system and its extent of Kotte. New parliament premises was erected by reclaiming the parts of wetland and make it as a building surrounded by water pond itself .In the stories of today ,10% of planning area completely dominated by wetland and wetland associated natural land uses. Land parcels in-around new parliament and part of Kotte wetlands were reserved as a bird sanctuary. Further 10% of total planning area covered with waterbodies. It is obvious that, Kotte area fascinated all, with inherited natural beauty.



Map 2.7: Environmental sensitive areas, Kotte  
Source: Urban development Authority -2021

Because of Social, economic & physical development of this area some of the adverse consequences happened against aforementioned natural systems and still Sri Jayawardhanapura Kotte municipal council area is belongs among the richest biodiversity profiles. The 115 number of fauna species are recorded in this area and most are recorded inside scrubs and abounded paddy lands. In rainy seasons, some of the reclaimed areas become temporary wetlands and acting as temporary accommodation places for bird species.

Land Extent				
	Name	Extent(ha)	Wetland Extent(Ha)	% Wetland
1	Rajagiriya West	122	32	26.2
2	Rajagiriya East	120	25	20.8
3	Welikada	206	79	38.3
4	Nawala	321	58	18.1
5	Ethulkotte	165	53	32.1
6	Pitakotte	270	86	31.8
7	Pagoda	142	21	14.8
8	Nugegoda	69	7	10
9	Nugegoda	76	0	0
10	Gangodavila	213	0	0
	Total	1704	361	192.1

Table 2.9: Wetland Distribution  
Source: Municipal Council Sri Jayawardhanapura Kotte, Divisional secretariat, Urban Development Authority

Colombo wetlands has been declared as Ramsar wetland by 13th Ramsar convention conference, which was held on Dubai in 2018. According to the definition of Ramsar wetlands, Sri Lankan wetland has been categorized in to three categories. In Sri Jayawardhanapura municipal council area, paddy lands, tank and reservoirs can be identified as manmade synthetic environments and wetlands while river, streams, canal and marshy lands are identified as inland freshwater sources and natural wetlands. They are comprised with some elegant wetlands and water areas such as Beddagana wetland, Heen Ela wetland around Diyawannawa, Kolonnawa wetland, Kotte wetland, Rajagiriya wetland and canal network which feed all these wetlands alongside with its associated landscapes.

### Disasters in Sri Jayawardhanapura MC area.

Inundations and flash floods can be observed in the context of disasters in Sri Jayawardhanapura municipal council area. There are many natural and manmade reasons for flood occurrences such as land filling, building construction without proper drainage systems and dispose of garbage in wetland areas. Because of the heavy rainfall which happens in central part of Sri Lanka, regularly planning area is subjected for flood risks during Southwest monsoon and Northeast monsoon seasons. Since, Sri jayawardhanapura Kotte locates at the fringe of Kalani valley basin, it at severe risk of floods when Kelani river at its peak water levels.

### 2.2.3.4 Context of Local Economy

Nugegoda and Rajagiriya areas play major roles as main economically active junctions within planning boundary. According to that, Rajagiriya famous for government and private institutions and their establishments while Nugegoda is famous for the economic activities such as textiles trading, tuitions and Nawala for the Tile related businesses.

### Economically vibrant Junctions

Rajagiriya - Government private institutions/ Offices

Though, Colombo was considered as the place for most of the office destinations and establishments, in the context of land scarcity and extreme land values and property market behaviors, demand for office spaces in and around Colombo east and rajagiriya are comparatively are at low values and become as comparatively low rent driven areas.

14 government and semi-government institutions can be observed in close proximity of Rajagiriya

1. Election commission
2. Sri Lanka Land Development Corporation
3. Ministry office -National Co-existence, Dialogue and Official Languages
4. Department of Languages
5. National Dangerous Drugs Control Board
6. Ministry of Regional Development office
7. Sri Lanka Cashew Corporation
8. Social Security Board
9. National Apprentice and Industrial Training Authority (NAITA)
10. Commissioner office of Rehabilitation
11. Administrative Appeal Court
12. Excise Department
13. Finance Commission Sri Lanka
14. Ceylon Mineral Sands company



Figure 2.32: Government and semi-government institutions in Rajagiriya  
Source: Colombo Metro region division (2020), <https://www.lolc.com/about>

### • Commercial (Textile business) and Tuition activities - Nugegoda

Nugegoda is one the places which well renowned for the tuition classes and its associated activities in Colombo. Most of the tuition institutes including “Rotary” and “Sesip” have become one of the key economic drives of the area in and around academy Nugegoda since it generates immense of associated activities that supports local economy. In the time of festival seasons, Nugegoda is crowded with public who gather to buy textile products since most of the famous textile arcades and shops are locate at Nugegoda such as Cool Planet, Nolimit, Fashion Bug, CIB, Vijaya saree Mandir.

### • Nawala-Tile related business

Nawala is considered as well renowned area for tile related business. Besides the strips of Nawala road from Nawala junction to Nugegoda junction, tile associated commercial uses covers the dominant use and most of the people access the area to buy ceramic stuff those who coming from all over the country. Branded tile distributors like Rosel and Lanka tiles setup their shops there and local tile products under low rates can be see here.

### b) Employment

Basic understanding of the economic background of the people, living in planning area can be pictured out using employment profile data. Accordance with the resource profile data -2015 employment categories were detailed out with statistics as follows. Economically active population is 79% and Economically inactive population 21% out of the total population in Kotte MC area. Further, Rate of employment is 52%, Rate of unemployment is 2% and 46% of Population, who are not active.

Total	Employment	Unemployment	Economically inactive
88,124	45,778	2,191	40,155

Table 2.10: Employment details -2015  
Source: Resource profile -2015

According to Employment categorization, no of people employed in government sector is 6342, No of people employed in semi government sector is 1,875 and People worked in private sector is 26296, Employers 2,374, People engaged in own business is 7,906 and People engaged in Family business (Non Paid) is 1012.

Local Authority	Total Employment	Sector of Employment					
		Government	Semi-Government	Private	Employers	Own Business	Non paid family Business
Sri Jayawardhanepura Kotte	45,778	6,342	1,875	26,296	2,347	7,906	1,012

Table 2.11: Employment details and economic highlights -2015  
Source: Resource profile -2015

## Employment Division & Status

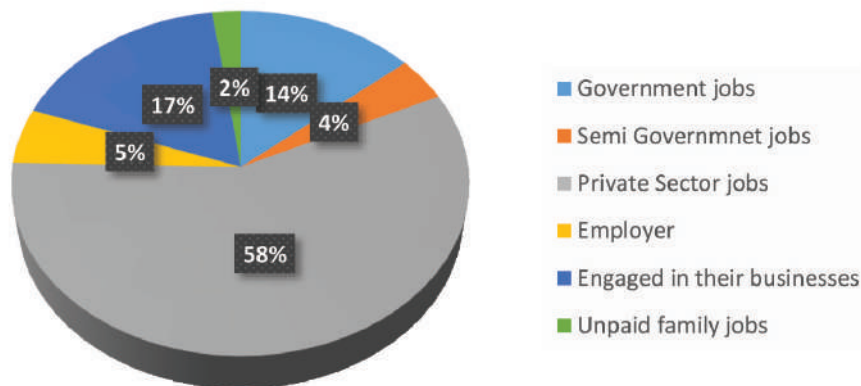


Figure 2.32: Employment details and economic highlights-2015  
Source: Resource profile -2015

## 2.3 Delineating the Planning Boundary

Proposed national physical plan Sri Lanka, has given the development priority in the direction where it connects Western region towards Eastern region. By considering the national priority concerns of spatial development, Urban Development Authority has identified core development and planning areas within Colombo Metro region.

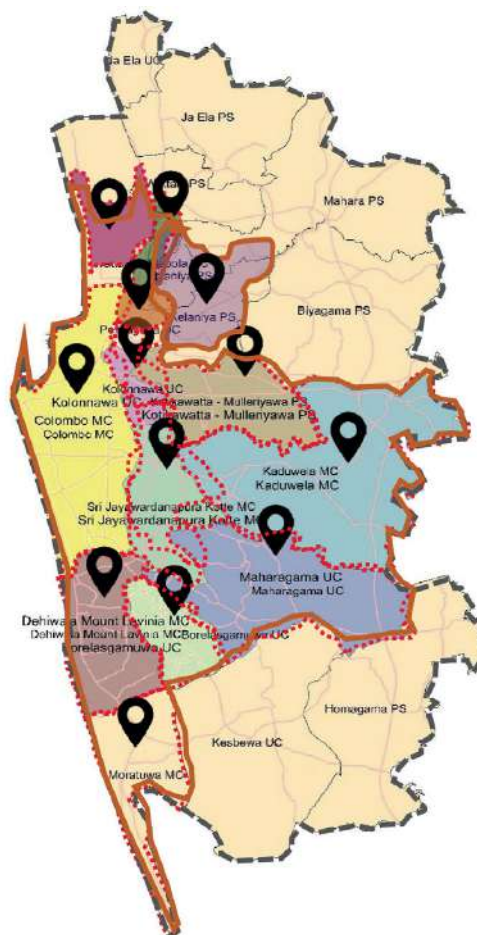


Figure 2.33: Proposed Colombo Core area  
Source: Urban development Authority -2021

Four local authority areas including Municipality, Sri Jayawardhanepura Kotte and other neighboring local authorities were identified as an administrative capital of the country and Colombo centralized zone identified as Commercial city. Since that administrative capital comprises with four local authorities of Sri Jayawardhanepura Kotte, Kaduwela MC, Maharagama UC and Kotikawaththa Mulleriyawa Pradeshiya Sabah.

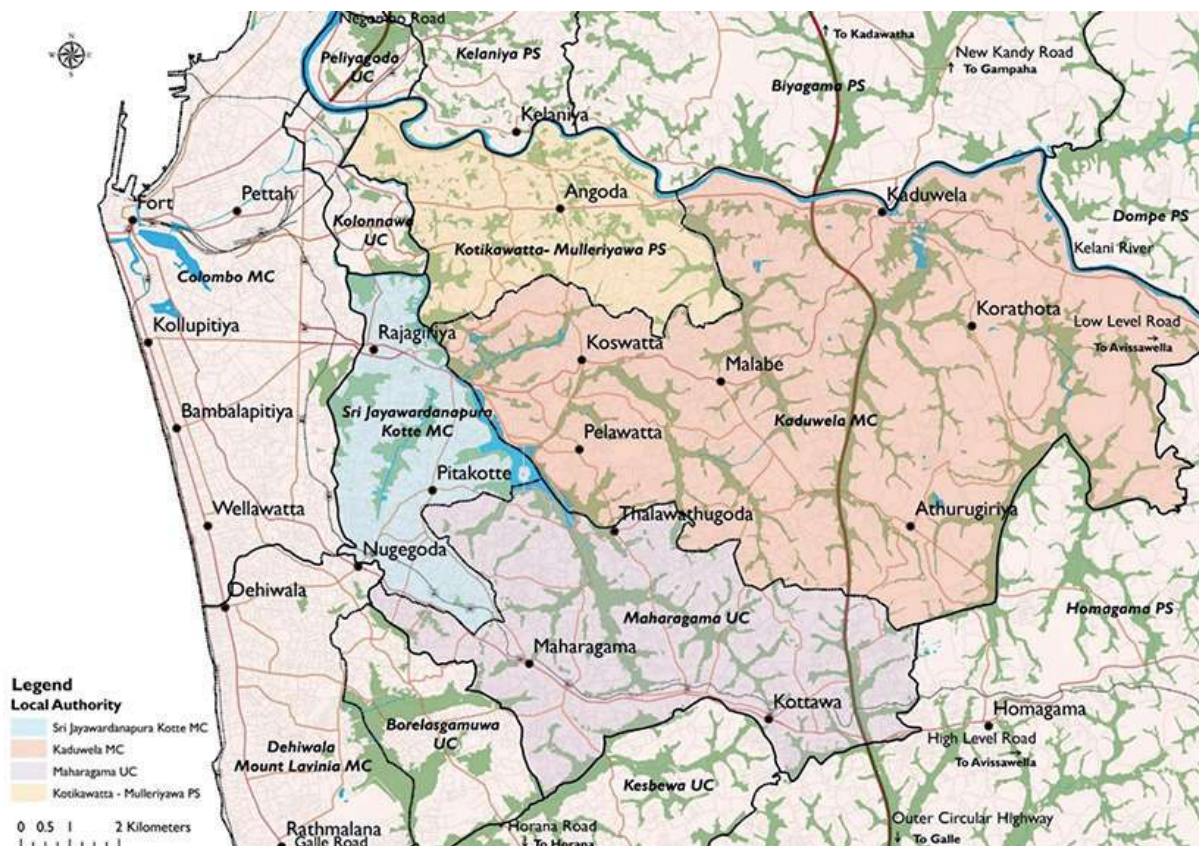


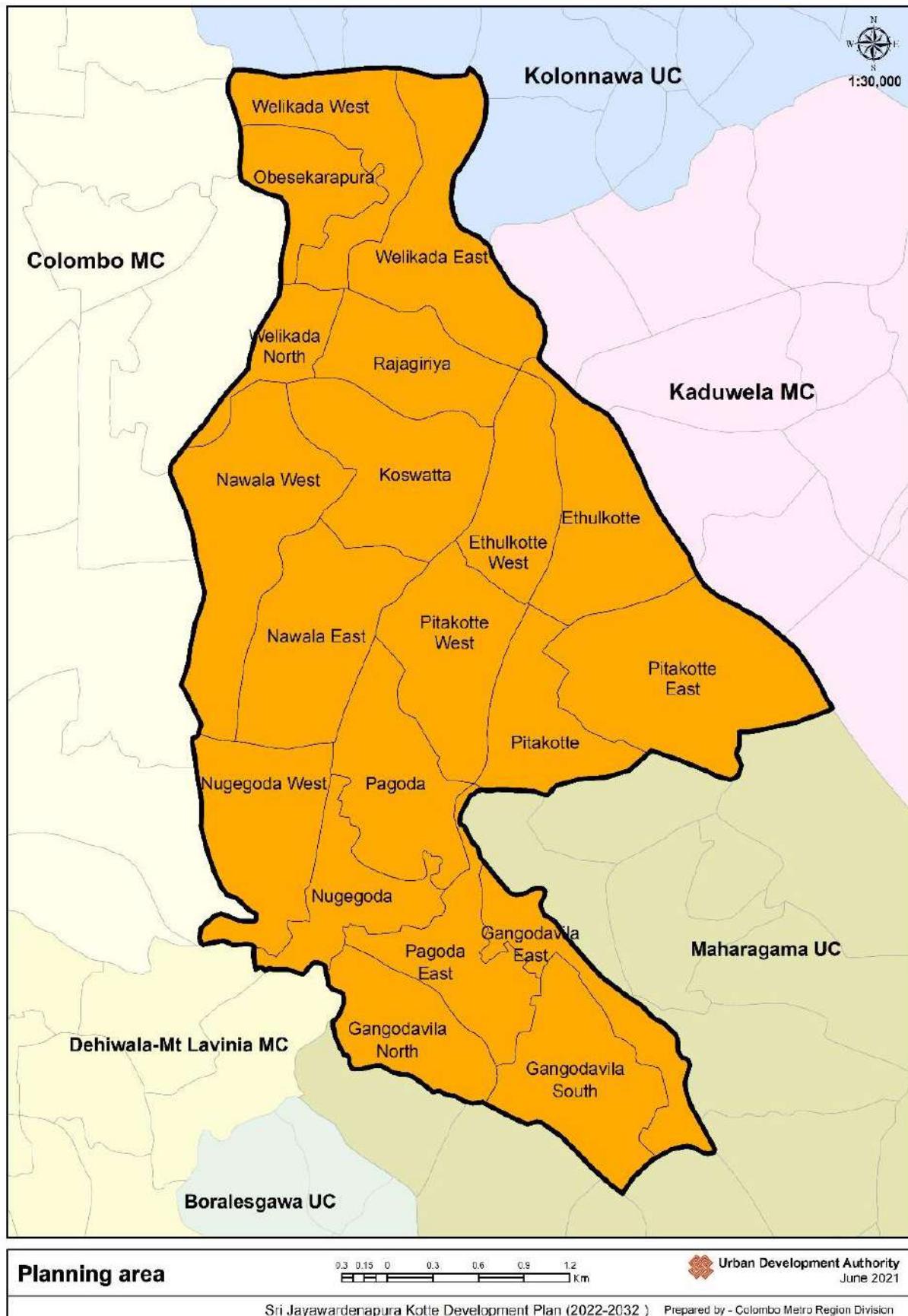
Figure 2.34: Planning area of proposed Administrative Capital  
Source: Urban development Authority -2021

Among the shown 4 local authorities, Sri Jayawardhanepura Kotte holds a special place and with the facts of that, it is considered as admin capital, the location of new parliament locates, it need to enforce planning and building regulation at ease. Since that this development plan (2021-2030) is to be prepared by considering Kotte Municipal council area as planning boundary.

In the studies of geography and other natural features, it has been clarified that Administrative boundary is more or less overlapped sharply with the functional and natural boundaries of Kotte.

Furthermore, Planning attempts to be executed for all other neighboring local authorities too.

According to that, Municipal council area with 20 GN divisions and 17.04 Km<sup>2</sup> area of extent will be subjected to this Development plan.



Map 2.8: Planning area, Sri Jayawardhanepura Kotte  
Source: Urban development Authority -2021



## Chapter 03

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### Need of the Development Plan

## Chapter 03 3.1 Introduction

### Need of the Development Plan

According to the first steps of strategic planning process, examining the existing condition and contextual study was done and it was greatly helpful for identification of planning need. In the question of answering, which kind of development requirement locality is expecting to achieve or which level of development already achieved by the planning area was detailed out using the contextual studies of the area. Before moving to answer the paradigm of where we should lead under visioning, it is necessary to understand where are we in the process of Kotte development outlooks, their loopholes, missing chapters, pressing issues of Kotte story. In the effort of determining the real planning need of Kotte planning area, problem and potential identification need to be done where it reads the local context of Kotte in the language of spatial planning and development which further defines the directions of future development based on the understanding of its reasoning behind new plan. Basic identification of “Need of the Plan” is done using the stakeholder perceptions related to the planning area where it details the contextual issues in the initial stakeholder meetings and all. These sessions were fabricated with the ideas of public (common mass, commuters) parallel to the ideas of institutions and agencies those who serve the locality in different terms. Problem identification exercise was much effective on detailing the context, since all are presenting their point of views through different channels of discourses and brought different perspectives for development need. After the initial identification of contextual issues, detailed analysis was done using scientific methods and primary and secondary data to further sort out the real problems and their magnitude.

Next step of the problem examination was to prioritize the identified contextual issues and frame them in a way spatial planning can handle and solve. In the process of problem framing, several major issues and key potentials were identified.

In addition to afore-mentioned needs, the development plan, which was published in year 2008, was expired on 2020 and without an argument, it raises the necessity of a new development plan.

Planning need of the municipality area was identified as follows.

- Need of updating the existing plan
- Relatively low Attention as the administrative Capital for development
- Destruction of historically valued heritage and need of protecting the legacy for future generations in advance
- Failure of protecting the environment in the context of development
- Significant growth of traffic congestion
- Real need of utilizing economic potentials in comprehensive manner
- To make maximum positive effects from upcoming development projects

Afore mentioned planning needs were further evaluated under the aspects of their context, Magnitude and relative importance.

### 3.2 Need of updating the existing plan

The Kotte Development plan which was in action as the development plan of the locality has concerned about the residential, commercial, institutional and mix development uses in certain area of the locality. Aforementioned Zoning plan introduced planning and building regulations for the time period of 2008-2020 and it focused on regulating the development in Kotte planning area.

Already plan was considered as outdated with modern development initiatives and changes of the area and itself arose the need of new development plan to cater the context. Since plan was outdated, the legal validity of the plan and the regulations were

dropped from the institutional mandate. This reason was considered as the key drive that leads to prepare a new development plan for the locality.

Since the land use was changed drastically, old plan which was prepared to suit with 2008-2020 land use dynamics, wasn't able to regulate the development as it did in past years by using its zoning and land use plan. As an example the land use change beside the Nawala road can be pointed out where most of the residential land uses overwritten by tile based commercial industry uses. By considering above rationale, it is identified the severe need of new development plan to regulate existing land use trends and development dynamics.

### 3.3 Relatively low attention on country's administrative Capital for development initiatives

The definition of a capital city was clearly depicting as the place where it known as "Head of the country" and surly known for "Main city". Its further denotes as nuclei of the country

Where all administrative, futuristic and capital decisions are taken to drive the life of all citizens beyond serving the city territory itself but far responsible on country's economy and all. Different field of expertise define the word "Capital city" in different ways alleged to their subjects. Political scientist defines it as the place where all administrative power delegates while economist named it as the beacon of state employment and economy. According to the urban designers and architects, it is the place where memorable and idealistic city locates which comprise with all the parks and masterpieces of architecture and landscape

As mentioned above, different types of capital cities can be identified. few categories of it can depicts as conventional/classical capital cities, Modern administrative capitals and hybrid capitals. However the ancient capital cities inherits with its unique characters alongside with majestic architectural influence.

Theoretically, capital cities can be identified as places where major part of labor market resides, fabricated with Megapolis administrative structure and where embark with special land use trends. In addition to that it can be observed the characters of local economic base, unique architectural highlights, Political identity along with native tourism uses.

Most of national and international ancient capital such as Polonnaruwa, Anuradhapura and so, are developed in a manner where citizens and visitors can feel the majestic image of the city in advance with their unique characters. Canberra, Capital city of Australia. Rome in Italy, Paris in France and London in United Kingdom can be observed as great capital cities parallel to the capital cities of recently developed countries such like Kuala Lumpur in Malaysia.

It is proven that most of the capital cities are built with unique architectural touch which comprise with vernacular influences based on city planning principles.

With circumstances as mentioned above, Sri Jayawardhanepura Kotte was declared as the administrative capital of Sri Lanka in 1985. However, Colombo city was named as the commercial capital of Sri Lanka, since that most of the administrative and business functionalities were concentrated in and around Colombo core by casing haphazard development, congestion and all. With the decision of shifting the old parliament towards Sri Jayawardhanepura Kotte administrative capital, Kotte was came in to the development discourse. Develop Kotte as an Administrative capital was determined by factors of low land values , land availability and close proximity to Colombo. The development plan "Selalihiniya Selasma" was implemented with the intention of developing the locality to become the administrative capital.

The project Kotte administrative capital development ("Selalihiniya Selasma") expects to develop the context, as mentioned below itself

"අලංකාර සංයුතීන් පුද්ගල මනස උත්තේජනය කරනවා මෙන්න ස්ථිර අනන්‍යතාව සාඩම්බර හැඟීම් සහ සෞඛ්‍යමය ප්‍රතිරූපය අගනගරය පරිහරණය කරන්නන්ගේ සිතට ඇතුල් කරන අතර ප්‍රතිඵලය වනුයේ මානව ස්වභාවය උතුම් බවට පත්කරන උදාර නගරයක සතුටුදායක අත්දැකීම් වේ"

However, the contribution made by the responsible authorities was not sufficient to achieve afore-mentioned circumstances

As the greater impact of the plan, New parliament premises was established in Battaramulla and administrative complexes of “Isurupaya” and “Sethsiripaya” were established in close proximity of Battaramulla. Since, other proposals of transportation, never came to the action and the expected glamor and the functionality of the city was not achieved. Even though, Population density and housing density were grown in the locality with the relocation of parliament and establishment of above mentioned administrative institutions, Main weakness of the city was, it never illustrates the majestic feeling and the mighty image as locally and internationally renowned administrative capital.



Figure 3.1: Rajagiriya Junction

Source: : <https://www.accessengineeringblog.com/rajagiriya-flyover,2017>



Figure 3.2: Sri Jayawardhanapura Mawatha

Source: [https://simple.wikipedia.org/wiki/Sri\\_Jayawardenepura\\_Kotte, 2017](https://simple.wikipedia.org/wiki/Sri_Jayawardenepura_Kotte, 2017)

As shown in the picture, there is no any specialty of view is observed when it access through the main artery of Colombo Battaramulla. Characters, which need to be there at the entrances of Kotte to bring the glamorous image for the city was missing there.

According to the admin city plan Kotte, which was declared in 1985, just 38% the capital city was belonged at the Sri Jayawardhanepura Kotte Municipal council boundary. This is a fact that prove, there was no consideration was done in the process of local authority boundary delineation, in respect to the capital city development plan boundary.

In the analysis of distribution of government and semi government institutions, despite that Kotte was named as an administrative capital, distribution of government and semi government institutions shows the picture in inverse manner where Colombo Municipal council and Kaduwela Municipal council comprise with 266 and 61 institutions consecutively while 27 institutions are located within Kotte municipal council area. This fact proves the level of recognition which Kotte hold as admin capital.

In addition to above discourse, Colombo was still holds the recognition as commercial and administrative capital since few institutions and parliament locates there with the sake of saying.

Any of the capital city tent to reflect the glamor and the pride of the country with the understanding of afore-mentioned rationale, and Kotte need to be planned in a manner where it feels the image of the city and sense of the place as it is to reflect the characters of mighty kingdom using planning theories and concept such like concepts by Geious Loci in advance.

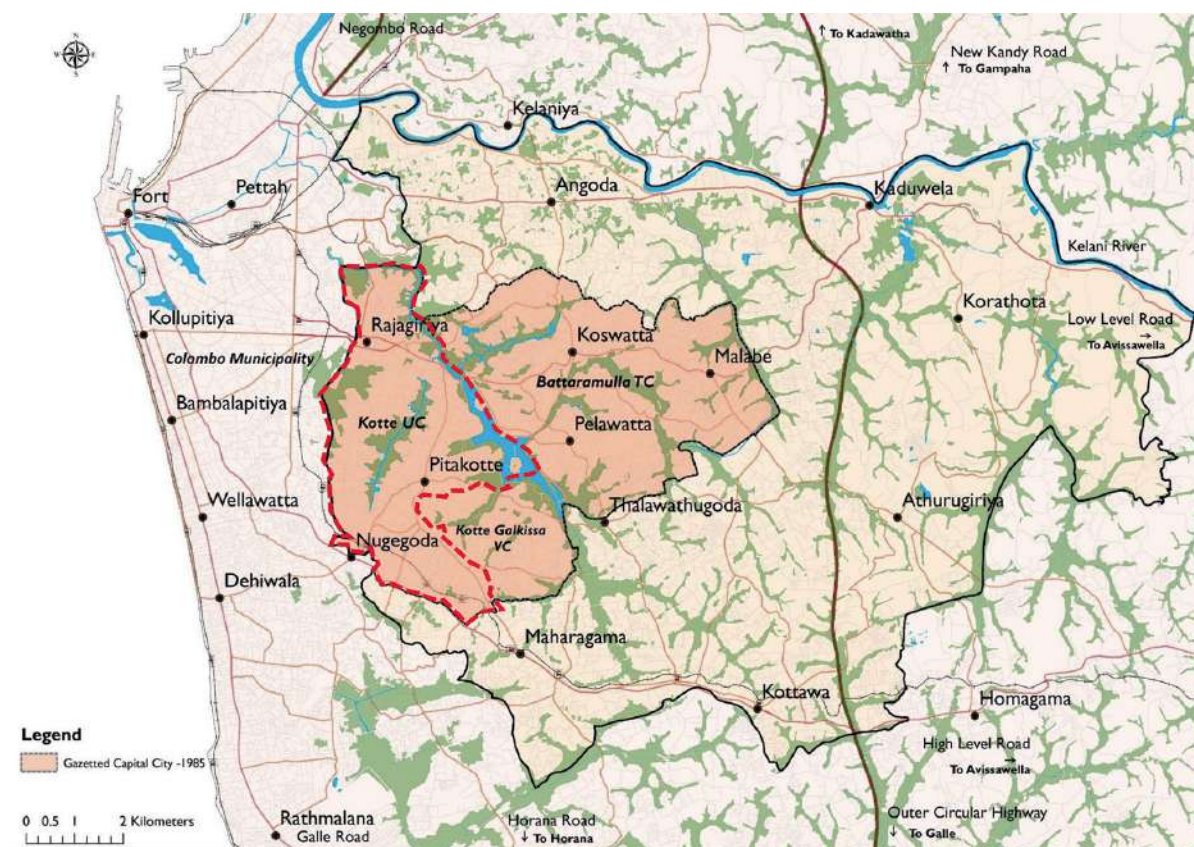


Figure 3.3: Gazette an Administrative Capital at 1985  
Source: Urban Development Authority, 2019

### 3.4 Destruction of historically valued heritage and need of protecting the legacy for future generations in advance

Significant facts are revealed in the development story of historically valued cities like Rome and Paris as capital cities since they are inheriting with unique ancient pride. Sri Jayawardhanepura Kotte is one of the ancient capitals of Sri Lanka where it inherits with unique character and importance. Kotte was the kingdom which was identified as the final

kingdom that united under one flag and prevailed as the capital of Sri Lanka long time back before the invasions of Europeans. With the reason, lime stones was used for the ancient buildings, they were much weak where most of the ancient monuments cannot be found today as it is. In the other hand, most of the ancient buildings were destroyed since the Portuguese invasion and the population density erase the rest of ancient monuments from the context after 1980. Most of the Sri Lankan kingdoms are preserved and developed with the wise use of tourism and become world famous tourist destination while Sri Jayawardhanepura Kotte was kept under low profile in the domain of national and international stories of tourism. Value of the ancient kingdom and its character of pride is being subjected to declining since its people neglect the importance of it in the picture of history. (Refer the annexure I –Existing historical monument and places)

The situation and the status of existing historical monuments are reflected by the status itself of main monuments like rampart



Figure 3.4: Monuments of Rampart  
Source: Urban Development Authority -2021



Figure 3.5: Monuments of Veherakanda  
Source: Urban Development Authority -2021



Figure 3.6: Monuments of Alakeshwara Tomb premises  
Source: Urban Development Authority -2021

Mentioned monuments and historic buildings were subjected to vanish since most of the monuments are located near residential clusters and overwritten by its uses with the ignorance of the dwellers.

These facts make the understanding that all need to focus on the proper spatial development where it preserves and conserve the ancient heritage with wise use of places and build the new capital city by preserving the pride and the image of old capital city

### 3.5 Failure of protecting the environment in the context of development

This Mighty land, Sri Jayawardhanepura Kotte can be identified as one of the richest environmental system of wetlands for 500 years of time. In the story of today, this locality nourished with 20 % of wetlands out of total land where intermingled with natural water resources. significance of the environmental system is they are interlinked with climatic conditions, vegetation distribution wetland functionality and water flow patterns to serve the area with the support of Diyawanna Oya, Heen Ela and Kinda Ela. Following wetlands can be observed in the profile of wetlands which belongs at locality. They are Kotte Wetland, Wetland associated with Parliament premises, Wetland of Heen Ela, Kolonnawa Wetland, Madinnagoda Wetland.

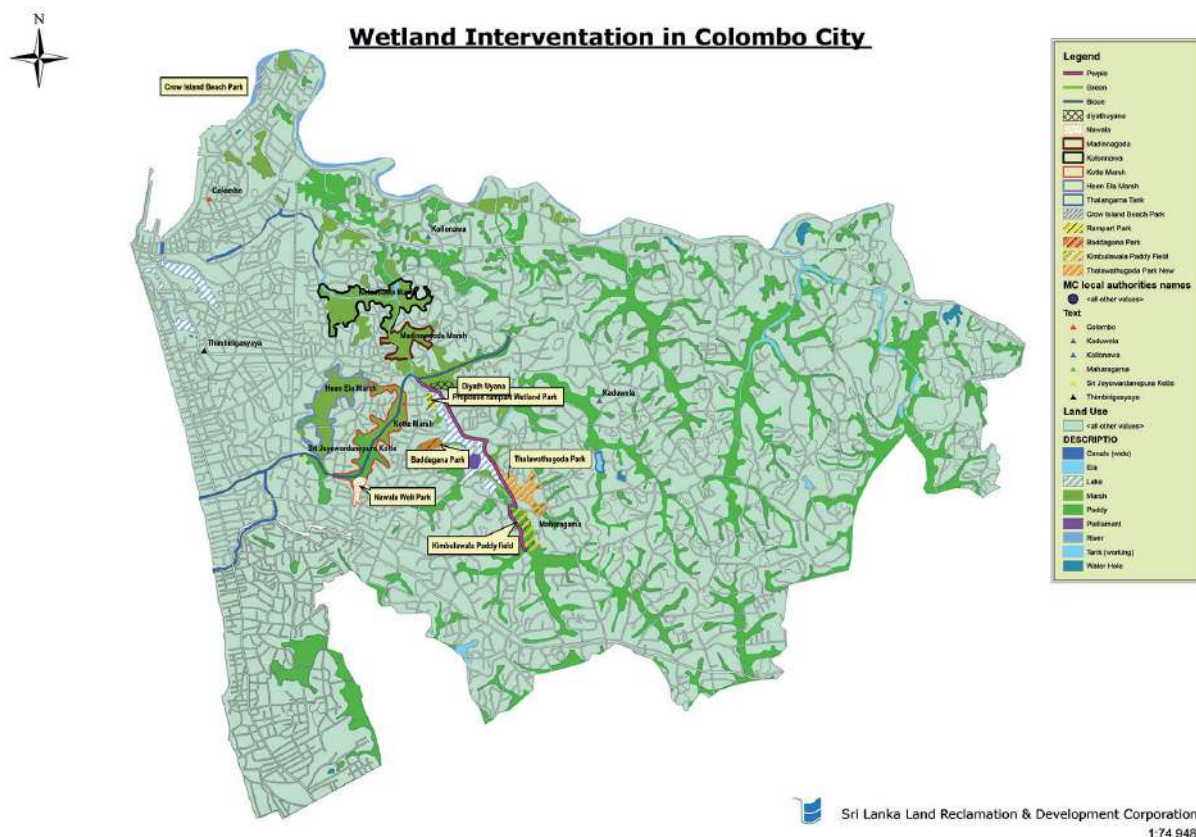


Figure 3.7: Major wetland ecosystems  
Source: Sri Lanka Land Development Corporation -2019

In the story of wetland importance and conservation, the 13th convention conference of Ramsar which was held on 2018 in Dubai, declared Colombo as a Wetland city.

According to the definition of Ramsar wetlands, Sri Lankan wetland has been categorized in to three categories. In Sri Jayawardhanapura municipal council area, paddy lands, tank and reservoirs can be identified as manmade synthetic environments and wetlands, while river, streams, canal and marshy lands are identified as inland freshwater sources and natural wetlands. They are comprised with some elegant wetlands and water areas such as Beddagana Heen Ela wetland around Diyawannawa, Kolonnawa wetland, Kotte wetland, Rajagiriya wetland and canal network which feed all these wetlands alongside with its associated landscapes.

In the sense of legal background, parliament lake and surrounding wetland was declared as a wild life sanctuary (Jayawardhanepura Kotte Sanctuary) with the legal provisions under the flora and fauna protection audinance dated 1937, section no 2 and beddegana wetland as wildlife conservation area due to the density of bird species, by wild life conservation department on 1984

In the context of comparing the importance of the wetland ecosystem with other nearby ones in metro Colombo, the planning area comprise with most vibrant ecosystems out of main 15 systems of colombo, such as jayawardhanepura kotte wetland, Thalangama lake, Beddegana biodiversity park and Kolonnawa marshy which is and those were detected by land development corporation. According to the facts mentioned above, three critical wetland systems are belonged at the exact Kotte planning boundy .They are ,Sri Jayawardhanepura kotte wetland, Beddegana biodiversity park and part of Kolonnawa marshy. Out of most critical wetlands of Kaduwela, Maharagama and Kotikawatta local authorities, top order ones can be found in the locality of Kotte .According to the data of resource profile - 2019, 155 native fauna spacies can be found in the wetlands of Kotte, specially the leoport “Handun Diviya ” ,which subjected to extict also found in here.

Type of the specie	No
Butterfly	12
Fish	17
Amphibians	8
Amphibians	7
Birds	64
Mammals	7
Total	155

Table 3.1: Statistics of species in main wetland ecosystems  
Source Resource profile 2019

In addition to that, environmental, economic, social, and physical benefits are served by wetlands that are located in this planning area.



Figure 3.8: Wetlands located in the area  
Source: Urban Development Authority, 2021

Despite the existence of such an exceptional ecosystem, the extent of the existing wetlands of locality has been decreased over time due to the non-availability of proper conservation mechanism for wise use.

According to the research by G.H.W.L.Gunawardhana which is published as “Urbanization and wetland ecosystem- the study of Jayawardhanapura suburban features”, 47% of wetland features have been converted into water bodies, in the periods of 1956 to 2016.

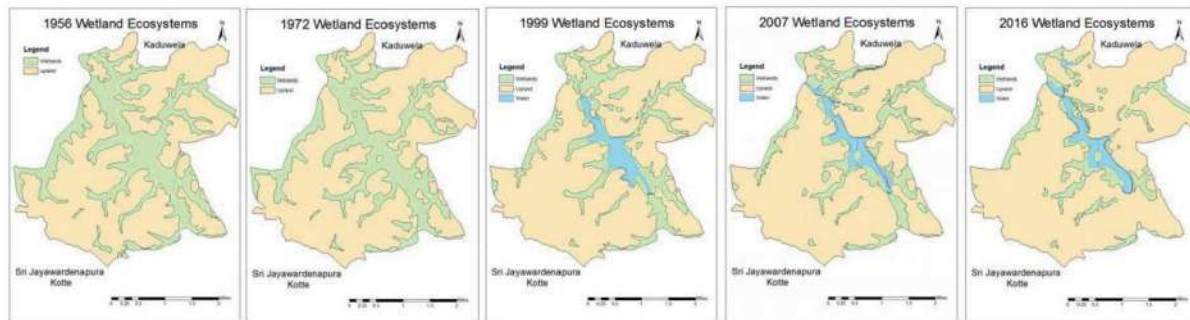


Figure 3.9: Wetland loss in the period of 1956-2016  
Source: research by G.H.W.L.Gunawardhana, 2016

Furthermore, decrease of wetlands extent and the fragmentation of wetlands which caused by illegal construction and encroachment, the density of flora and fauna has been decreased. Therefore many obstructions occurred on the biological cycle, food chain, native habitats and wetland eco systems where it leads the productivity of the wetland environment systems into a considerably low level. With the gradual decrement of existing wetlands, vulnerability and the risk of flood inundation has been significantly increased. The planning area is in critical danger and risk zone for floods, since the location of this municipality fall within the Kelani river basin.

Flood vulnerability has been increased with the unplanned industrial and residential development in the metropolitan areas. One of the reasons for the demanded density happen because, locality is located at close proximity to the economic capital of Colombo and high land demand under comparatively low land and rent values. Since the natural drainage systems are disturbed by development consequences, risk of flooding has further increased up to significant level. According to the records of the Disaster Management Center (From 1995 to 2016) it is clear that more than 1000 properties have been damaged even with very little day today rainfall

### Flood affected families within Sri Jayawardhanapura Kotte

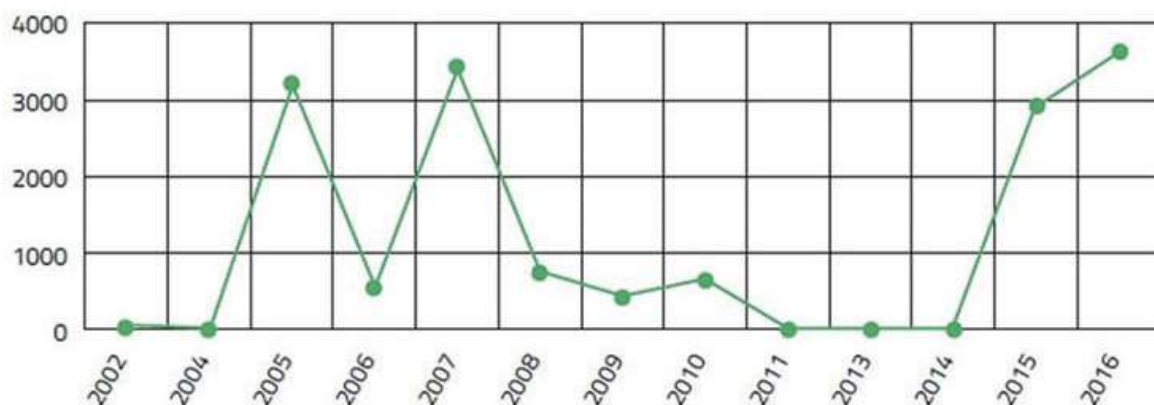


Figure 3.10: Flood affected areas within Sri Jayawardhanapura Kotte  
Source: Disaster Management Center

Furthermore, in 2020, resource profile revealed that, there are 702 flood affected families and among them 444 were at high risk while 191 were at moderate risk and 195 were at low risk.

Sri Lanka Land Development Corporation forecast that ,adjacent areas of parliament can be affected by floods due to the increment of water level in Parliament lake. One of the proof which make the prediction true, happened in 2016 with the flood situation and it drastically affect on the image of mighty Kotte as the capital. Wetland environment plays the major role in controlling the ambient air temperature of the area in a human favorable manner against heat islands.

With the determination of NDVI Analysis ,further it has been clarified that highest urban temperature values can be observed at Colombo ,Sri Jayawardhanepura Kotte ,Colombo Kandy road ,Negombo road and Highlevel road.

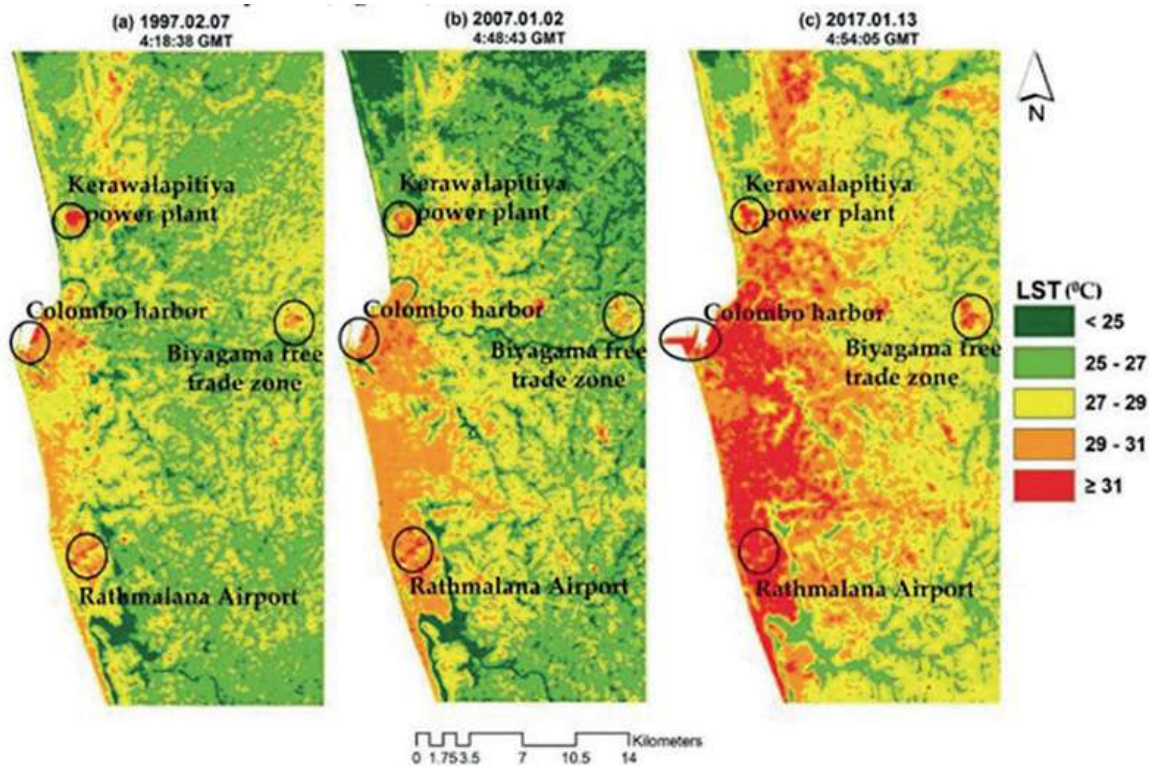


Figure 3.11: Heat Island Effect  
Source: NDVI analysis

In the context of evaluating the economic value of the wetlands, it is estimated that if all wetland ecosystems diminished it will effect on around 1.3% of the national gross domestic production in the scenario of its services .This fact proves the importance of the wetland ecosystem in the sense of planning which can be utilized in the purpose of disaster management and boosting the development.This plan brings the special attention on protecting the wetland ecosystem and recently nawala and beddagana wetlands were developed as conserved wetland gardens where opened for the public.its necessary to protect and develop all other associated wetlands of the area under the discourse of wise use.

Further it is belive that ,these wetlands can be used as an asset and potential in the process of developing Kotte as the capital.

### 3.6 The high growth of traffic congestion

Main ateries of the planning area are listed as follows

- New Kandy road
- High-level road
- Kotte road
- Nawala road
- Obesekarapura road
- Buthgamuwa road
- Thalawathugoda-Pitakotte road
- Pepiliyana road

- Nawala -Narahrenpita road
- Subadrarama road
- Old Kottawa road
- Soratha Mawatha
- Old Kesbewa road(Rathnapitiya road)
- Pagoda road
- Mirihana road
- Stanly thilakarathna Mawatha

It has been identified that traffic congestion is recorded relatively in high values at morning times than other hours of the day, according to the daily statistics of year 2019. New Kandy road congest as utterly jammed road in morning times, specially the strips at Rajagiriya and where Nawala plays the same. Travelling speed of the area observed at low rates due to high congestion.

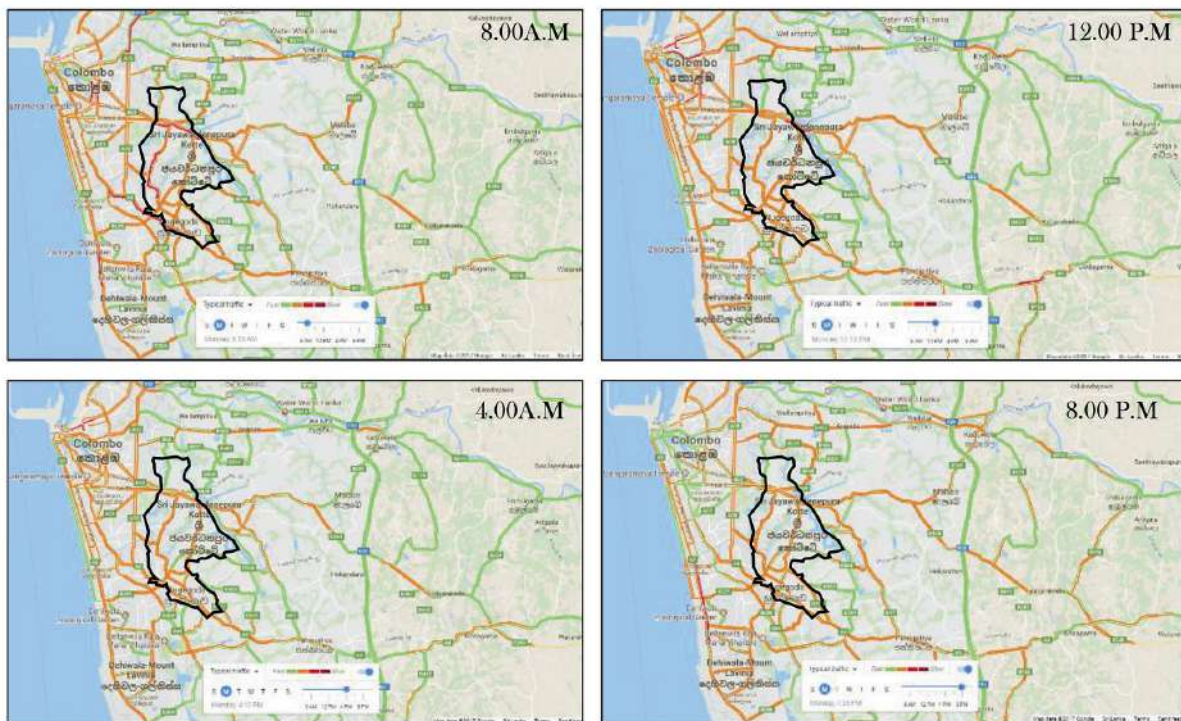


Figure 3.12: Traffic congestion at week days  
Source: Google map-2019

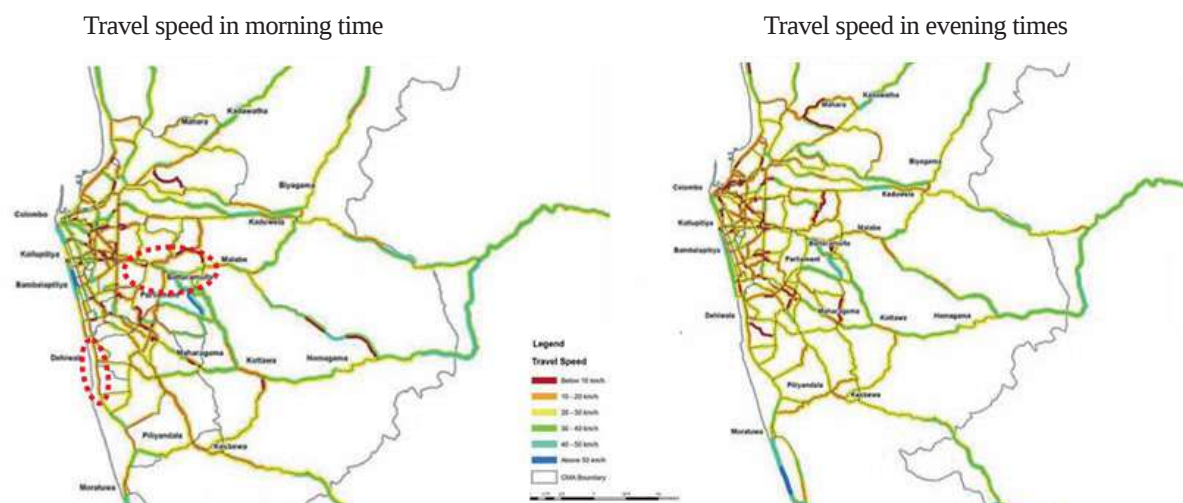


Figure 3.13: Travel speed on morning & evening  
Source: CoMTrans Urban Transport study,2014

According to the data analysis of CoMTrans report, Rajagiriya road jam is reported in both morning and evening peak hours and Nugegoda is blocked totally in the evening times of the day

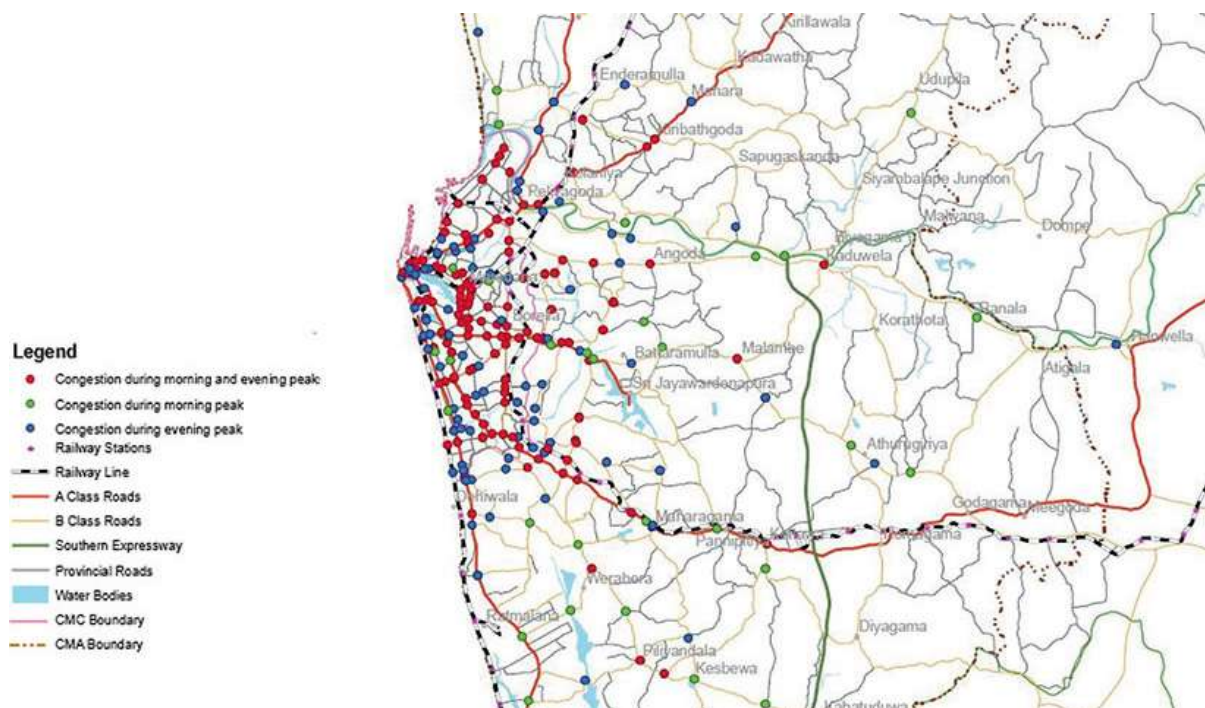


Figure 3.14: Travelling speed, Morning and the noon  
Source: CoMTrans urban transportation study-2014

Sri Jayawardhanepura Mawatha and Borella –Rajagiriya road can be identified as highly congested arteries that associate with Rajagiriya area while High-level road, Kotte road and Nawala road plays the same in Nugegoda area. Out of seven main arteries that direct towards Colombo, 2 of them are running across the Planning area by attracting much traffic toward the locality. According to the statistics of “CoMTrans” report of urban transportation studies-2014, 22% out of total commuter population who travels to Colombo ride through the Malabe corridor while Highlevel road serves 8% of the commuters which deficits the stat that 30% of commuters travel through planning area towards Colombo.

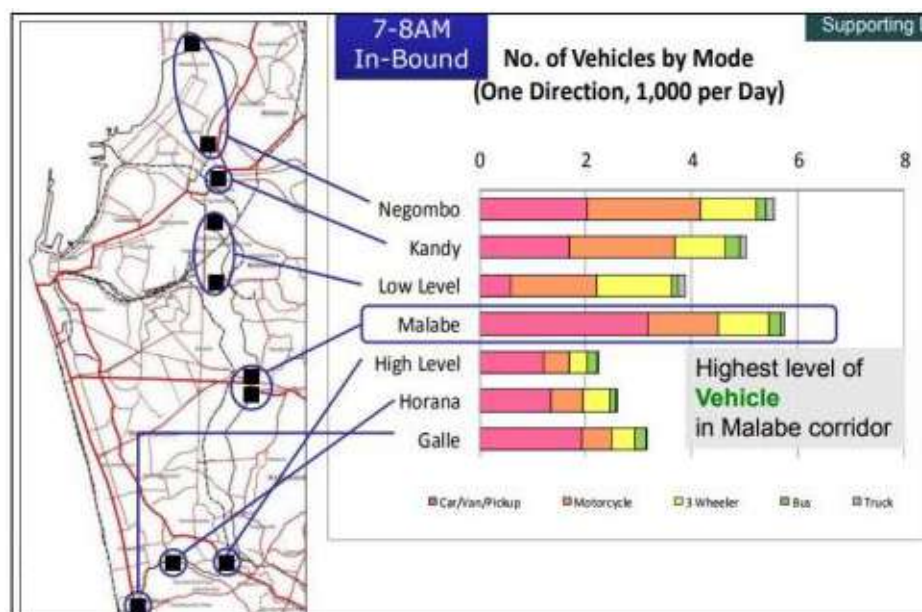


Figure 3.15: No of vehicles by mode  
Source: CoMTrans urban transportation study-2014

As shown in the picture, out of seven access corridors of Colombo - Malabe corridor serves for the highest no of vehicles including private vehicles those who travel towards Colombo. This is the main cause that generate significant level of traffic in Sri Jayawardhanepura road, Rajagiriya and Borella Rajagiriya road.

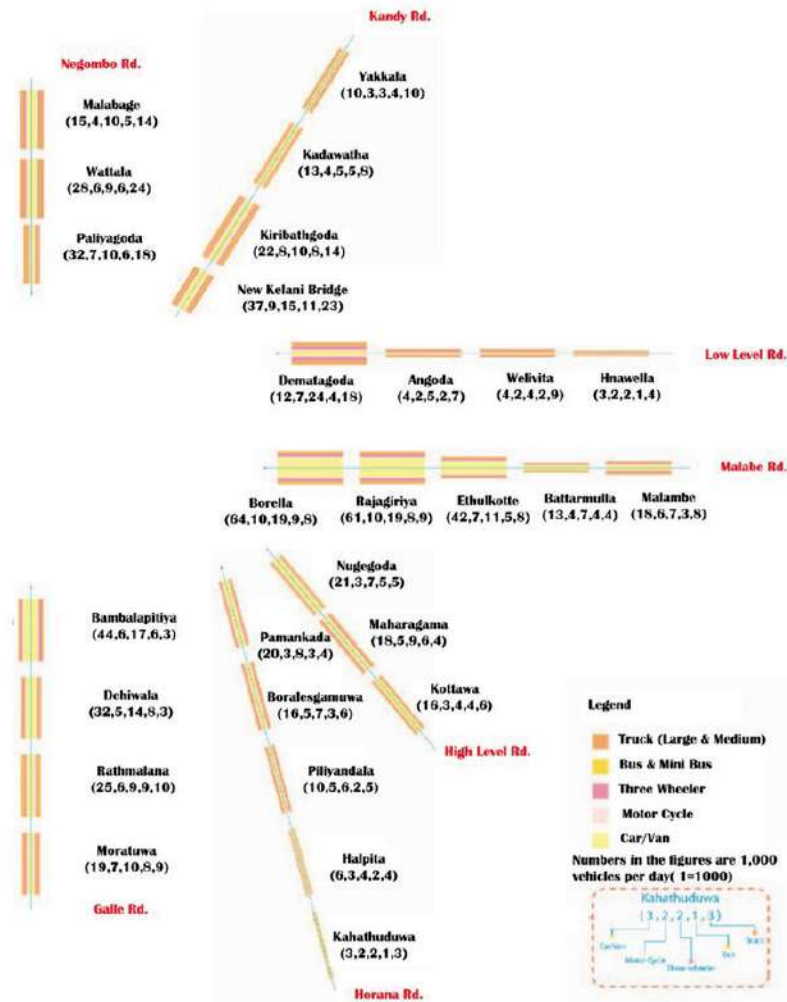


Figure 3.16: No of vehicles by type  
Source: CoMTrans urban transportation study-2014

All Most all the vehicles which travel through Malabe Corridor to Borella, Pass over Rajagiriya. Further, most of the administrative and office complexes like Isurupaya, Sethsiripaya, Suhurupaya and Ranmagapaya are at located close proximity of Battaramulla where it caused to generate main portion of traffic along the axis of Rajagiriya to Battaramulla. It has been identified that congestion at Rajagiriya is caused by the vehicles travel towards Colombo and Battaramulla rather from the vehicles that destined itself Rajagiriya. In-terms of the Spatial integration, Rajagiriya and Nugegoda listed at the top of the table of high connectivity. Most of the by-roads are connected through Rajagiriya junction such as Nawala road, Buthgamuwa road, new Kolonnawa road and Rajagiriya road. It is obvious to observe a high level congestion at the strip of Rajagiriya since it is associated with high spatial integration.

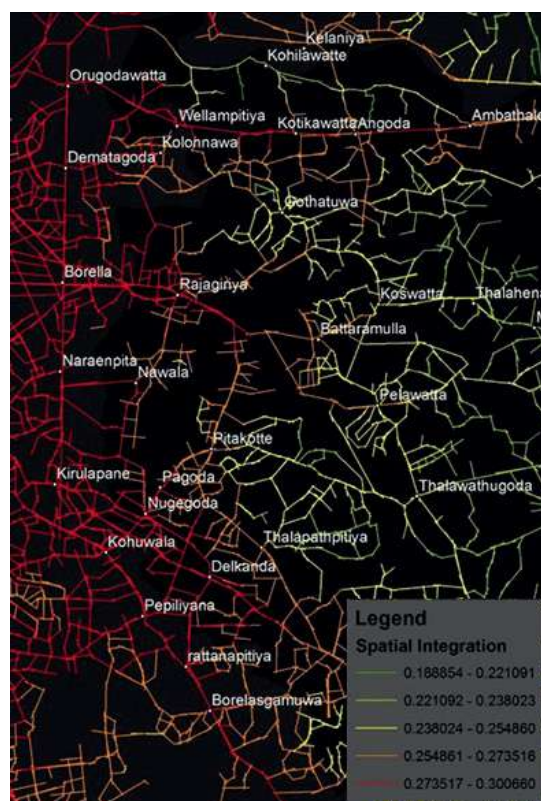


Figure 3.17: Spatial Integration  
Source: Urban Development Authority

In the other hand considerable portion of traffic was generated by the private vehicles and most of the commuters tent to use their private vehicles since there is no balance and quality supply of public transportation facilities to cater the demand

Congestion caused with the vehicular traffic drastically impact on the local economy, environmental and social well-being of the area and its effect will not restrain at the boundary limit of Kotte but commercial capital of Colombo alongside with Battaramulla area. In the analysis of travel time calculations, it has been revealed that, there is only 3.9 Km to travel between Battaramulla to Rajagiriya and it will just take 5 minutes to travel that distance at a speed of 50Km/h which generally takes 23 minutes with traffic where speed 50 Km per hour drop down to 10Km/h. These facts prove that traffic make 18-minute delay for each traveler who passes the mentioned strip. Most of the professionals, businessmen, national and international investors witness for the time cost, which made huge negative impact on countries economy parallel to fuel waste. It has been estimated that, around 20 billion worth lost is being happened every year. This is detected as 2% lost from gross domestic production for last decade of time. (Prof Amal Kumaraige, 2004)

Further, countries' main air pollution source was detected as vehicular engine combustion emission and 60% of air pollution in relevance to vehicles happen in and around Colombo. Most adverse effects of air pollution made by particular matters of CO, CO<sub>2</sub>, NO<sub>2</sub> and SO<sub>2</sub> within the busy hours of the day and the pollutant density tent to be high at peak hours of traffic. Petrol vehicles emits carbon monoxide and hydrocarbons, which make the pollution much worse while diesel vehicles emit nitrogen oxide and particular matters. Motor bikes and three wheelers contribute to 90 % of hydrocarbon effluents, which are made by petrol vehicles. Between 60 to 70 % out of total nitrogen related air stuffs and particular matters emits by buses and lorries.

Traffic congestion directly effect on the heath condition of the people since it cause to respiratory diseases like asthma. Mental pressure, distress and imbalance are the severe consequences of traffic congestion and daily travelling community was drastically exposed to the problem in advance.

Thus, the time consumption, which takes to reach their office and other destinations, take considerable time by casing drastic impact on the leisure living, spacing for social interacting and personal satisfaction of peace (Prof Amal Kumaraige, 2004)

Unless the development priorities do not concern on the existing and upcoming transport needs, planning area will face much worse scenarios in terms of traffic and congestion. Since that Development plan, Kotte brings much attention on transport related development in advance.

### 3.7 Use the potential of Economic sector in a comprehensive Manner

The location of Sri Jayawardhanepura Kotte, close to Colombo CBD make it much significant in the discourse of the economic development. Planning area can be identified as residential and commercial mixed developed area and a special place that supply services and goods to serve residential, administrative and other consumer needs. Comparison analysis clearly shows the greater potential and possibility to develop Kotte in a competitive manner to serve future needs of land and space with reasonable values. Specially Rajagiriya shows the high demands for vibrant commercial, economic and admin uses

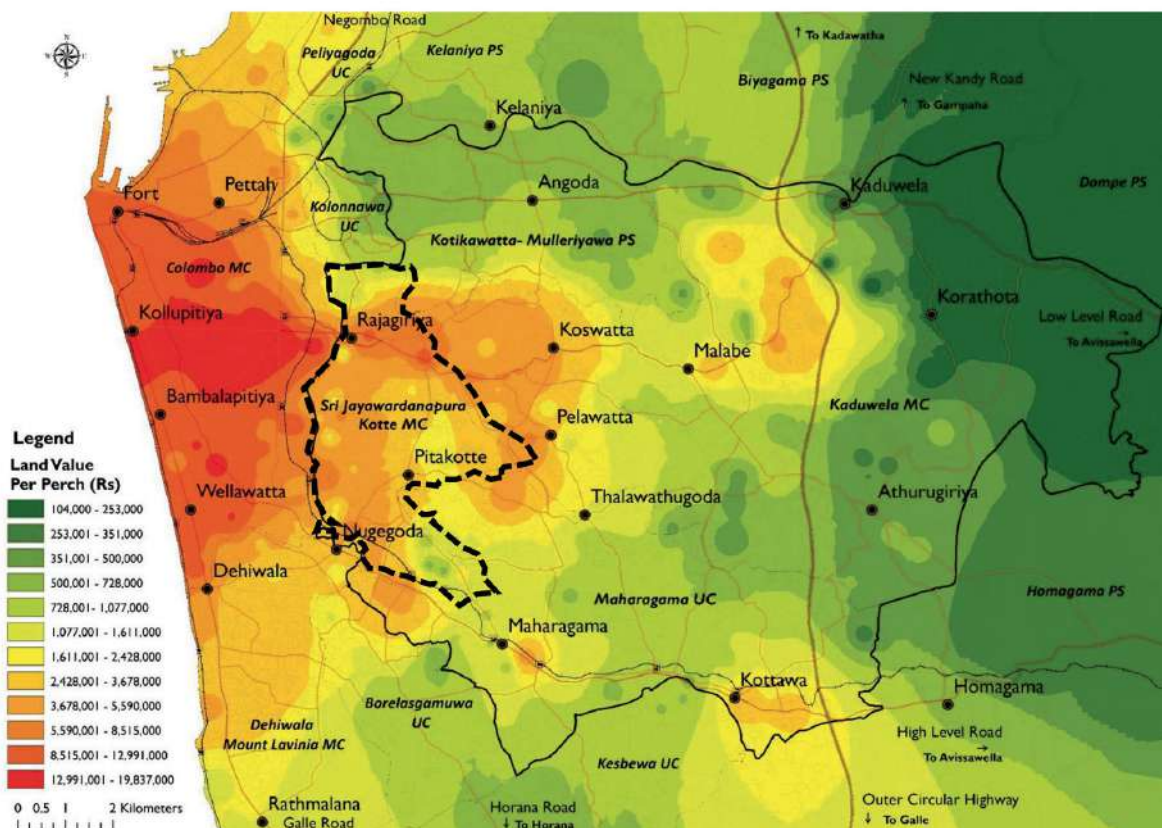


Figure 3.18: Land value details Colombo  
Source: Urban Development Authority

According to details of research report JLL (2014), the retail business is making a reasonable bloom at Rajagiriya and Nawala



Figure 3.19: Colombo retail business and their places  
Source: JLL Research report 2014

Further it reveals that, planning area belongs at eastern business district of Colombo central business district (CBD). Due to the high rent values at Colombo central business district and sub business districts (SBD), the demand was directed towards the planning area (PD Eastern) which rent business and office spaces at reasonable cost

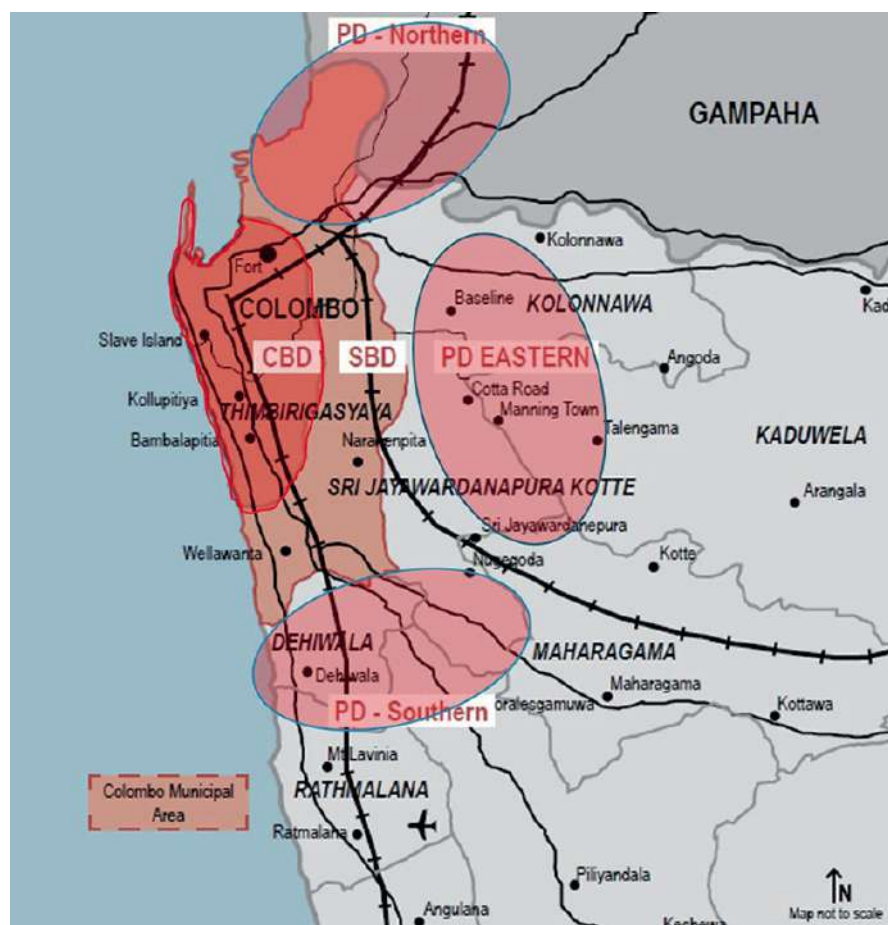


Figure 3.20: Colombo Business District  
Source: JLL Research report 2014

Rental value comparison in Colombo city sub market

Sub market																
CBD																
SBD																
PD North																
PD East																
PD South																
	20	40	60	80	100	120	140	160	180	200	220	240	26	280	300	320
Average rent per Sq.ft per month (LKR)																

Figure 3.20: Colombo Business District  
Source: JLL Research report 2014

It is necessary to utilize the economic potentials of the area for the development which depicts through the demand and supply, especially for commercial and educational uses. Nugegoda is well famous location for tuition classes and spatial trend is blooming for tile related business activities in and around Nawala road. These trends are considered in the planning attempt of Kotte development.

In addition to economic potentials within the planning context, it is important to analyze the potential of nearby areas such as Battaramulla and Maharagama itself which is designated as the administrative suburb of Colombo while Maharagama playing the role of Textile business. Kotte is vibrant locality which is sandwiched to Colombo commercial capital and Battaramulla administrative capital.

By considering the afore-mentioned vibrancy within and around the locality, development plan need to be formulated to boost the contextual development by tapping the existing and upcoming economic potentials.

### 3.8 To make maximum positive impact through future projects

Few development projects were planned to implement by several institutions in the planning area, which expects to make true in near future. This development plan is meant to optimize the positive impacts of proposed projects in advance.

Following projects can be identified as nationally vibrant transport projects in the area.

- **Colombo Metro railway line project**

Congestion has become a pressing issue in the context of Colombo and its surrounding. Colombo Metro railway line project plans to overcome the traffic issues of Colombo area with the support of light railway network. Purple line of metro railway, plans to run through Rajagiriya while green line touches the planning area.

- **Elevated Highway (Kelani Bridge to Athurugiriya)**

Elevated highway that is planned to connect Kelani Bridge and Athurugiriya flies over the northern boundary of the planning area.

- **Kelani Valley Railway, electric rail and modification Project**

Existing Kelani valley railway starts from Maradana and runs to Awissawella through Colombo port and planned to expand it in to a double line with the purpose of infrastructure development and promoting smooth transportation. Mentioned railway line touch the planning area at Nugegoda.

With the holistic transport solution, planning area is expected to be benefited in many ways nationally and locally. Kotte development plan envision on making maximum positive impacts to serve the planning area with the blessings of already proposed projects.

## Proposed Transport Projects



Map 3.1: Proposed transport projects 2021  
Source: Proposed transport projects 2021

• **Waste Water collection, purification and disposal system Project, Sri Jayawardhanepura Kotte**  
Kotte is considered as one of the prioritized city which desperately looking for wastewater management solution including sewer. Since that national water supply and drainage board initiate a sewer management system, covering Sri Jayawardhanepura Kotte Divisional secretariat area itself, Kaduwela and Maharagama DSDs to serve 2.2 Mn population. Total project extent covers the 3400 Ha in advance. The system was dedicated to collect, purify and dispose waste water which is collected from government, private, commercial and residential units of the area.

Therefor it is required to prepare for the future projects by facilitating them through a development plan.

## Chapter 04

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### Framework of the Development Plan

## Chapter 04 4.1 Vision

### Framework of the Development Plan

**“The Grand Gateway of the Administrative Capital of Sri Lanka”**

#### 4.1.1 Vision Statement

The development Plan, Kotte was developed with the understanding of problems and potentials of the locality itself. In the process of developing Kotte, it is envisioned to achieve a sensible administrative capital where illustrate its pride and glamour for city dwellers and users with in smoothly facilitated convenience. Sri Jayawardhanepura Kotte Development plan focused to develop the area as well planned context by 2030 and its vision dreams to achieve sustainable development by using the locational advantage, developing spatial trends of the context and High sensitive and exquisite environmental setting

Kotte was renowned as the last United Kingdom of Sri Lanka which was ruled by the king, Parakramabhahu the VIth, where compound with all prosperity and crowned as the Administrative capital and center of ruling power of ancient Sri Lanka. In recent past of 1985, Kotte was designated as the new administrative capital and declared with the extent of Kotte & Battaramulla Urban council area alongside with part of the Kotte –Mounlavinia village council which comprised with 4370 Ha. In parallel to the declaration, Planned development was introduced by the project of Kotte administrative city which generally known as “Selalihinia Selesma”. Proposed admin city area was expected to develop with 12200 Ha as its planning area. According to the details of the planning attempt, it was comprising with following local authorities.

They are Kotte municipal council, Kolonnawa urban council, Kotikawatta urban council, Mulleriyawa urban council, Kaduwela village council, Athurugiriya village council, Maharagama urban council and Kotte – Mount lavinia village council. With the context of above, Urban Development Authority identified the administrative capital planning boundary that depicts by the functionality of administrative functions which are associated with the Colombo Metro Region area. Further Sri Jayawardhanepura Kotte, Kaduwela Muncipal council area, Maharagama Urban council area and Kotikawatta Mulleriyawa Pradeshiya saba area was identified as the planning boundary of administrative capital. Total extend of the area is around 16250Ha.

Entrance gate of the administrative capital locates at Kotte Municipality in the access way from Colombo. Since that, it expects to develop the gateway of admin capital as a place where it generates the feeling of proud and glamour that illustrate the ancient pride of the capital with the sustainable development under aspects of social, economic, physical and environment.

This development plan expects to conserve the characters of parliament, which is the representation of constitution. Regenerating the ancient pride, and the grandness is the key vision of the plan. Further plan dreams to conserve the precious ecosystems that associated with the planning area while bringing the development initiatives to fit with the sustainable development concerns. In holistic approach Sri Jayawardhanepura Kotte plan envision to balance the socio-economic development in the context of protected sensitive environment to become attractive administrative capital where it intermingled the glimpse of its pride and legacy.

## 4.2 Goals and Objectives of the development plan

**Goal 1- The Capital city with grand and unique identity, where produce great experience with inherited characteristics**

**Goal 2 - Conserved green blue urban atmosphere for efficient urban system with wise-use**

**Goal 3 - Develop the place of prosperity, integrated with smart urban facilities for convenient urban system.**

Three goals were introduced to achieve the mentioned vision through different channels of development. Further these goals will be refined under smart objectives.

The success of each objective depend on each other. It is obvious that the solid, secure and prosperous city will depend on the well managed economic development, conservation of sensitive environmental systems as well as the resilient behavior at climatic changes and disaster.

Identified Goals of Sri Jayawardhanepura Kotte are that formulate to achieve its vision explained below

**Goal 1- The Capital city with grand and unique identity, where produce great experience with inherited characteristics**

The image of a capital city is necessary to be based on its own majestic gimps and complexity where stand as well secured land that corporate with human interactions and values. When, the city is developed as the twin of ancient mightiness and contemporary development trends, the pride, uniqueness and the identity of the city will be preserved. There are many monuments reflects the historical background of the place such as Kotte Rajamahaviharaya, monuments of Alakeshwara in Kotte and Rampart. These facts witness that Kotte had been a wonderful and great kingdom of all times of history.

It is obvious that the grandness of the ancient kingdom can be regained at the present in advance. This goal focuses on developing Kotte future with the understanding of ancient and prevailing potentials and possibilities. Creating the fascinating dynamics through ancient memories and essence by integrating contemporary innovations and components is expected to be achieved under the mentioned goal with the purpose of enhancing the image of the city.

**Goal 2- Conserved green blue urban atmosphere for efficient urban system with wise-use**

Goal two focuses on developing Kotte as a green city with the complement of existing environment legacy. Already, it can observe the significance of wetlands such as Kotte wetland, Beddegana wetland, Kolonnawa wetland, Diyawanna oya and associate green blue network. Plan envision to utilize this green legacy as a contextual potential to color the sustainable development of the locality. This will encourage the public to volunteer in protecting the wetland system by generating the image that they possess the benefits of urban lush. Sri Jayawardhanepura Kotte Development Plan introduce the strategic approach of window to bloom the city in a way of green blue driven development.

**Goal 3- Develop the place of prosperity, integrated with smart urban facilities for convenient urban system.**

Capital city of any country hold the responsibility of administration. The future capital city need to serve the public with their demand and supplies in efficient manner with hand in hand in information systems, good governance, transport services and other utility services. In addition to these, area should be opened up for local and international leading investors as a zone of investment while catering the needs of residential and commercial uses. Further city need to be facilitated with smooth and comfortable transportation systems, public spaces with secured clean social and physical facilities.

## 4.3 Objectives

Afore-mentioned Goals are formulated to serve following objectives

<b>Goal 1</b>	The Capital city with grand and unique identity, where produce great experience with inherited characteristics
<b>Objective</b>	To develop the grand entrance feeling by maintaining the parliament based character of development  To conserve the historical and archaeological places that were belonged to the age of Kotte Kingdoms

<b>Goal 2</b>	Conserved green blue urban atmosphere for efficient urban system with wise-use
<b>Objective</b>	100% conserve the wetland zone and catchment areas of wetland with in the discourse of development  To open up the wetland and water environment to the public
<b>Goal 3</b>	Develop the place of prosperity, integrated with smart urban facilities for convenient urban system.
<b>Objective</b>	To develop trustworthy and comfortable joint transportation system  To ensure the development of economic, infrastructure, recreational and other facilities for Residential communities  To boost the physical infrastructure facilities and develop smart urban facilities at public places

## Chapter 05

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### SWOT ANALYSIS

## Chapter 05 5.1 Summery of the SWOT Analysis

### SWOT ANALYSIS

**Goal 01-** The Capital city with grand and unique identity, where produce great experience with inherited characteristics

Strengths	S	W	Weaknesse
<ol style="list-style-type: none"> <li>1. Sri Jayawardhanepura Kotte area was declared as the capital city of Sri Lanka with the gazette no 355/5 issued on 6th February 1985</li> <li>2. New parliament complex was located inside the planning boundary of Kotte</li> <li>3. 27 no of Government and semi-government authorities and institutes locate with in the boundary of planning area</li> <li>4. There are already developed several development plans, significant previous planning attempts and interventions which are formulated to develop the context</li> <li>5. Inheritance of ancient historical places and monuments in advance</li> </ol>			<ol style="list-style-type: none"> <li>1. The level of less attention and low sensitivity to develop Kotte accordance with the vision presented by the plan due to weakness of implementation and enforcement redundancies.</li> <li>2. 1% of residential population belongs at the category of undeserved settlements</li> <li>3. Being absence of proper mechanism to conserve the historical legacy and archaeological heritages.</li> </ol>
Opportunity			Threats
<ol style="list-style-type: none"> <li>1. Proposals and government policies for shifting significant amount of Colombo centered government and other institutions towards Kotte Capital</li> </ol>			

**Goal 2 -** Conserved green blue urban atmosphere for efficient urban system with wise-use

Strengths	S	W	Weaknesses
<ol style="list-style-type: none"> <li>1. 10 % of the total land use (171Ha) comprises with wetlands, their associated environmental systems and habitats where possess the high value of bio-diversity that ensure the precious environmental services</li> <li>2. 10% of total land use (175 Ha) itself fabricated with the blue(hydro) network that connects each other to serve locality with the image of green blue urban lush <i>Ex Diyawanna oya, Heen Ela, Kotte Ela, St Sebastian Canal</i></li> <li>3. Three wetland parks which are gifted with natural and build landscape are located in the planning area</li> </ol>			<ol style="list-style-type: none"> <li>1. The locality Kotte situates in the low lands valley of Kelani river</li> <li>2. Kotte area is frequently subjects for the adverse effects of climatic changes and disaster circumstances.</li> </ol>

Opportunity	O	T	Threats
<p>Area is bounded with the policy frameworks as follows</p> <ol style="list-style-type: none"> <li>1. Climate change policy</li> <li>2. Policy for Sustainable development</li> <li>3. Area to be concerned under the National policy frame “Vistas of Prosperity”</li> <li>4. Declaration of Colombo as wetland city under convention of Ramsar on 2018</li> <li>5. The area associated with diyawanna oya and nearby wetlands are declared as a bird sanctuary under the provisions of Flora and Fauna protection act by wildlife conservation department on 1985</li> <li>6. Wetland Zonning plan -2006, Colombo Province</li> <li>7. Consens of National physical plan 2020-2050</li> </ol>			<ol style="list-style-type: none"> <li>1. Within the periods of 1956 to 2016,47% of the wetland loss was happened due to encroachments and other activities</li> <li>2. Increment of the urban heat</li> <li>3. Atmosphere of the area is significantly subjected to the air pollution</li> </ol>

Goal 3- Develop the place of prosperity, integrated with smart urban facilities for convenient urban system.

Strengths	S	W	Weaknesses
<ol style="list-style-type: none"> <li>1. Presence of existing cluster development that supports and boost the economic development</li> <li>2. Availability of developable lands</li> <li>3. 72.86% of total land area can be identified as disaster free area where it encourages the development of smooth urban system</li> <li>4. High connectivity can be observed between regional and local nodes and it illustrate the solidity of transport system including the public transport provision.</li> <li>5. Spatial configuration of nodes indicate that every vibrant node connects to other with in the distance of 5 Km that helps to build efficient and smooth urban system</li> </ol>			<ol style="list-style-type: none"> <li>1. 23.14% of the total land area is prone to flood situations with significant level of disaster risk and vulnerability.</li> <li>2. Having a public transportation system with a low efficiency and management misleads despite the need of traffic congestion management.</li> </ol>

Opportunity	O	T	Threats
1. project interventions to regulate the public transportation system  <i>Ex. Light rail transit system</i> <i>Electric rail system</i> <i>Bus priority lane system</i> <i>Water transportation system</i>			
2. Project for waste water purification and management system			

Table 5.1: Summary of the SWOT analysis for each Goal  
Source Colombo Metro Region Division, UDA, 2020

## 5.2 Descriptive SWOT analysis

**Goal 01 - The Capital city with grand and unique identity, where produce great experience with inherited characteristics**

### Strength

1. Sri Jayawardhanepura Kotte area was declared as the capital city of Sri Lanka with the gazette no of 355/5 issued on 6th February 1985.
2. **New parliament complex was located inside the planning boundary of Kotte.**  
In the sense of maintaining the identity of the area, Parliament plays a major role and greatly help for carrying forward the identity of central zone towards future.
3. **27 no of Government and semi-government authorities and institutes locate with in the boundary of planning area.**  
According to that area is populated with 11 central government institutions and 16 semi-government institutions. Rajagiriya is one of the vibrant area that densified with high no of institutes.
4. **There are already developed several development plans, Significant previous planning attempts and interventions, which formulated to develop the context**  
In present conditions, Urban development Authority enforce special building and planning regulations in the process of development approvals with in the limit of 1.5Km radius in and around parliament. According to that building heights with in first 500m radius of parliament will be limited to 30 ft (2 floors) while the area in between 500m to 1000m radius, restricted at 3 floors (40 ft). In addition to these regulations building frontage, roof space and color restrictions will be applied on the development. These restrictions of building height and appearance greatly help on preserving the identity of the city while ensuring the security of the parliament.
5. **Inheritance of ancient historical places and monuments in advance**  
Historical value of the context holds significant level flame for the capital. Historical and archaeological legacy bring the exceptional excellency to the context. Specially the monuments locates within the central zone such as Kotte ramparts, monuments of Alakeshwara, Angam pitiya, Wehera Kanda, outer trench, Ambalama and tunnel monuments emphasize the heritage value of the locality.

## Goal 01 - The Capital city with grand and unique identity, where produce great experience with inherited characteristics

### Weaknesses

1. The level of less attention and low sensitivity to develop Kotte accordance with the vision presented by the plan due to weakness of implementation and enforcement redundancies. In the survey conducted by urban development authority of pace identification, higher percentage of participants just recognize the parliament building as a place where embedded in their cognition memories and got lesser cognitive power on memorizing other archaeological places that reflect the low attention on ancient monuments in planning area.
2. **1% of residential population belongs at the category of undeserved settlements**  
In the central city and inner city limit, there are seven undeserved settlements where it clearly effects on the capital city character in adverse manner.

Identified Places	Land Ownership	No of Housing Units
Obesekarapura (Arunodaya Mawatha)	Private and Kotte MC	668-700
Kinda Ela Boundary	SLLDC	30-50
Bandaranayakepura	Private land	600-700
Maligawa road	UDA	60
Beddegana road	SLLDC	17
Kintanpahuwa Canal road(Perara Mawatha)	-	7-10
Kelani Velley boundary	CGR Land	144

Table 5.2: Underserved settlement in Kotte Municipal Council Area

3. **Being absence of proper conservation mechanism to conserve the historical legacy and archaeological heritages.**  
With the low attention on conserving the archaeological monuments which spares in the capital city area, most of the valuable places are misused by the dwellers and residents for their purpose of private developments, neglecting the values of monuments while damaging the city character itself and it lead to depreciate the image of the city as ancient capital that enforce thorough conservation initiatives.

## Goal 2 - Conserved green blue urban atmosphere for efficient urban system with wise-use

### Strengths

1. **10 % of the total land use (171Ha) comprises with wetlands and their associated environmental systems and habitats where possess the high value of bio-diversity that ensure the precious environmental services**  
According to the definition of Ramsar wetlands, Sri Lankan wetland has been categorized in to three categories. In Sri Jayawardhanapura municipal council area, paddy lands, tank and reservoirs can be identified as manmade synthetic environments, wetlands while river, streams, canal, and marshy lands are identified as inland freshwater sources and natural wetlands. They are comprised with some elegant wetlands and water areas such as Beddagana Heen Ela wetland around Diyawannawa, Kolonnawa wetland, Kotte wetland, Rajagiriya wetland and canal network which feed all these wetlands alongside with its associated landscapes. These water features greatly help on maintaining and regulating the urban ambient temperature while controlling flooding circumstances in Colombo area also. Simultaneously these environmental feature bring value added significance to the context with its high bio diversity and ecosystem services.10% of the area (175 Ha) covered by waters sources such as diyawanna oya,Heen ela,Kotte ela and st Sebastian canal,which fabricate the green blue urban environment.

## 2. Area comprise with 135 Ha of natural wetlands and paddy fields with 2 Ha of manmade wetlands

	No of plant species	No of fauna species
Beddagana Wetland Park	141	129
Welipark wetland garden	101	121
Wetland park Parliament road	62	107

## 3. Three wetland parks, which are gifted with natural and build landscape are located in the planning area

- Beddagana Wetland Park
- Welipark wetland garden
- Rampart Wetland park

These wetland parks are designate at use of green landscape planning and designing with the purpose of providing active and passive recreational spaces while contributing the vibrant economic use through managing sustainable ecosystem services

## Goal 2-Conserved green blue urban atmosphere for efficient urban system with wise-use

### Weaknesses

#### 1. The locality Kotte, situates in the low lands valley of Kelani river

Kotte, Kolonnawa, Colombo and Kaduwela localities belongs to Kelani velley where got high risk of flooding which frequently occurs at Monsoon seasons of south west and North east due to high rainfalls that cause to high accumulation of water in river catchments. Water levels of Kelani river and associated water bodies is subjected to increment since most part of wetlands water inlets and outlets are blocked by human activities parallel to wetland fragmentation

Ex. Encroachments of Sebastian Canal for illegal constructions

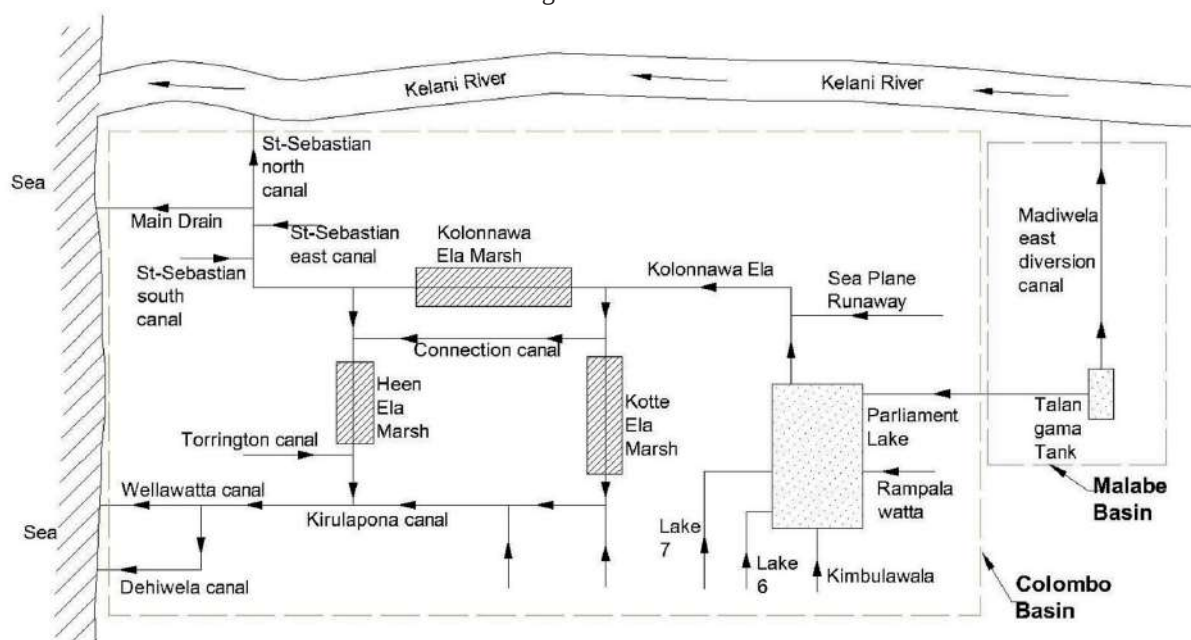


Figure 5.1: Schematic diagram of Metro Colombo canal network  
Source: Myufer .M.M, Flood inundationanalysis for metro colombo area-Sri Lanka

2. **Kotte area is frequently subjects for the adverse effects of climatic changes and disaster circumstances.**  
As shown in the graph no 1, due to high rain fall (122 mm), nearly 4000 families were affected by flood situation and parliament premises also inundated while most of the schools and work places were closed.

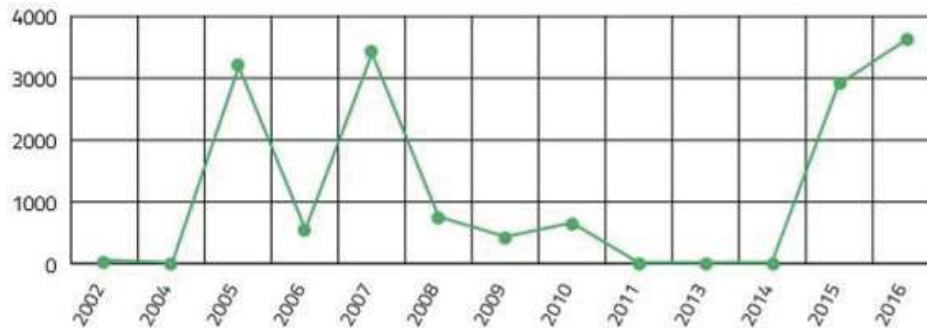


Figure 5.2: stats of flood affected families  
Source Disaster Management Centre

## Goal 2-Conserved green blue urban atmosphere for efficient urban system with wise-use

### Opportunities

1. 1.Policies regarding the climate change
2. **Sustainable Development Goals**  
With the participation of 193 worldwide countries, United Nations introduced seventeen sustainable goals in 2015. Key objective of the SDGs was to eradicate poverty through achieving prosperity with the sense of protecting the earth. This plan responsible to implement projects which serves one or many Sustainable development goals in advance. Sustainable Development goal no 6,11,13,14 and 15 are clearly reflects within the sustainable environmental strategies presented by the plan.
3. **Sustainable Environmental policy discussed under the national policy of “Vistas of prosperity and splendor”**  
“Vistas of prosperity and splendor”, the national policy framework has introduced its strategies to achieve environmental equilibrium under the discourses of biodiversity management, atmospheric cleanliness, wellbeing of cities and settlements alongside with solid waste management. It further details its vision to increment national forest cover up to 30% parallel to reduce harmful air pollutants such as CO,SO with the help of urban forests and roadside tree plantations. In the mean of restricting mass scale development activities inside the most sensitive environmental areas to bring the strength for its conservation and wise use, it is allowed only for the small scale and environmentally compatible developments. Solid waste management is to be encouraged through circular economy instead of linear economy where it reproduces waste as raw material.
4. **Declaration of Colombo as wetland city under convention of Ramsar on 2018**
5. **The area associated with diyawanna oya and nearby wetlands are declared as a bird sanctuary under the provisions of Flora and Fauna protection act by wildlife conservation department on 1985**  
It is obvious to find that the area is inherited with high bio diversity values and ecosystem services where it provides habitats for vast number of endemic, native and threatened species. Main objective of the declaration is to protect the wetland environment, which comprises with 449 Ha of land. These actions inevitably lead to reduce the urban temperature and mitigate the disaster risk in resilient manner that helps the development of locality in positive outlooks.

**6. Wetland Zoning plan -2006, Colombo Province**

Wetland zoning plan, introduced with the purpose of identifying wetlands, categorizing and zoning them by facilitating to introduce compatible and restricted uses for each zones, can be identified as significant intervention that drives to develop them under wise use scenarios parallel to ensure its protection,

**7. Concerns of National physical plan 2020-2050**

National physical plan encourage green and sustainable development for the planning area by dreaming a walkable city with inclusive recreational facilities for all

**Goal 2-Threats**

**1. Within the periods of 1956 to 2016,47% of the wetland was vanished due to encroachments and other activities**

Declining of the wetland percentage by 47% indicate the inevitable threat to environmental system which has been made by the development concerns in and around the area of Sri Jayawardhanepura Kotte, Kolonnawa and Maharagama. Wetland fragmentation, unauthorized garbage disposals and wetland reclamation lead to significant damage on ecosystem values, environmental balance that cause for depreciation of environmental services badly. (Gunawardhana.G..M.W.L,Case study on urbanization and wetland bio-systems in Sri Jayawardhanepura Kotte and nearby areas)

**2. 2 Increment of the urban heat**

According to the above-mentioned report, it has been identified that air temperature of the following areas are significantly increased with in the periods of 1997 to 2017. (study based on the Landsat satellite imagery) Colombo area itself, Kotte area, Colombo Kandy road, Colombo Negombo road and High level road shows higher temperature values referred to urban heat analysis

**3. Atmosphere of the area is significantly subjected to the air pollution**

According to the index of atmospheric condition, Battaramulla is ranked at top in terms of air pollution in the planning area.

**Goal 3- Develop the place of prosperity, integrated with smart urban facilities for convenient urban system.**

**Strengths**

**1. Presence of existing cluster development that supports and boost the economic development**

**2. Availability of developable lands**

**3. 72.86% of total land area can be identified as disaster free area where it encourages the development of smooth urban system**

**4. High connectivity can be observed between regional and local nodes and it illustrate the solidity of transport system.**

Spatial configuration of nodes indicate that every vibrant node connects to other with in the distance of 5 Km that helps to build efficient and smooth urban system.

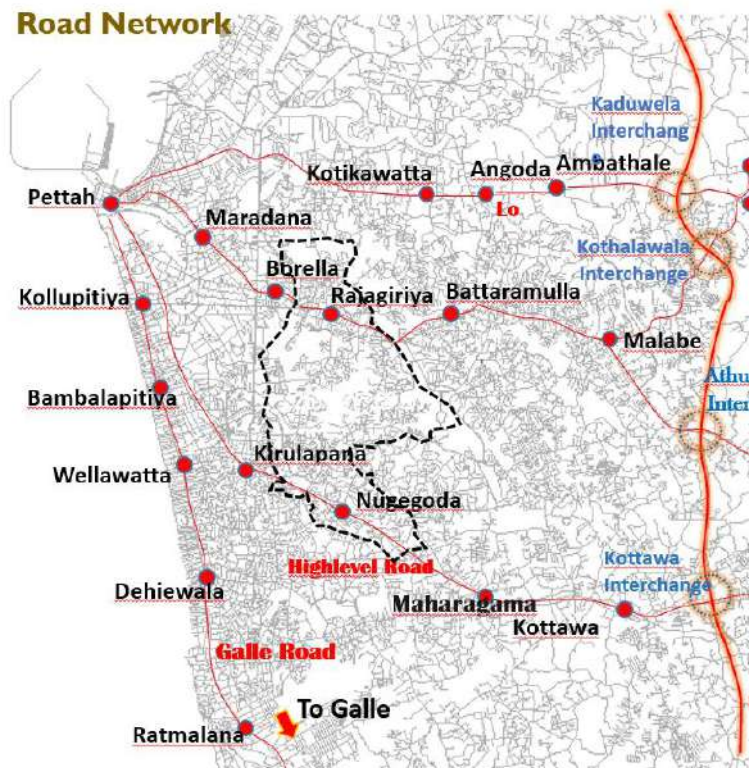
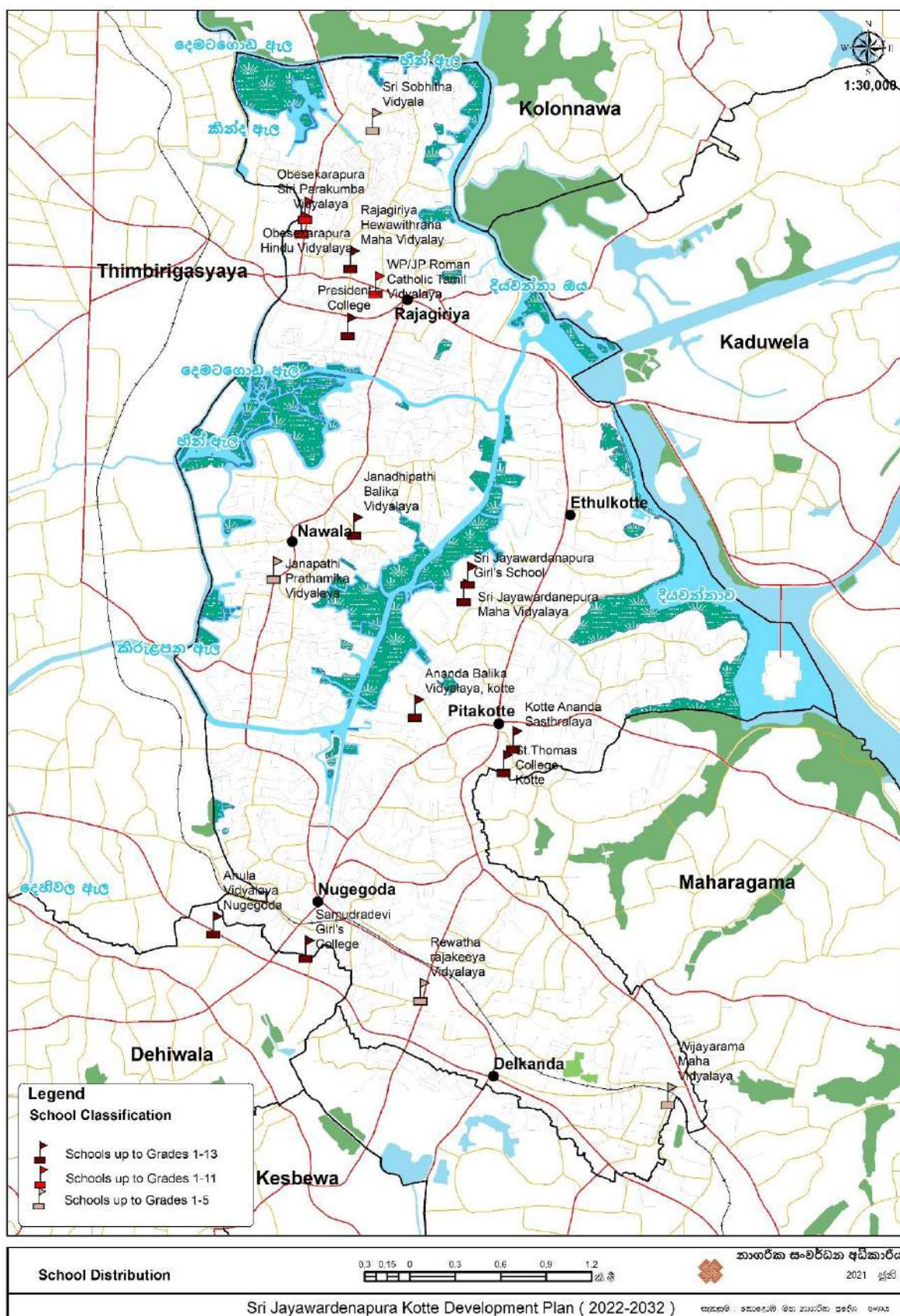


Figure 5.3: Distribution of junctions in the planning area  
Source: Colombo Metro Region Division, UDA, 2021

5. Social infrastructure facility which demanded for urban development is already at satisfied level at closer proximity of the city, ex. Educational and health facilities

Planning area is comprised with 17 of government schools, 05 international schools, 02 semi government schools and 04 vocational training centers. It can detect 3 Ayurvedic dispensaries, 11 private ayurvedic medical centers, 16 medical centers and 05 clinical centers with in the study area.



Map 5.1: Distribution of Schools within the planning area  
Source: Resource profile -2019

### Strategic Goal 3

#### Weaknesses

1. 23.14% of the total land area is prone to flood situations with significant level of disaster risk and vulnerability.
2. Having a public transportation system with a low efficiency and management misleads despite the need of traffic congestion management.

### Strategic Goal 3

#### Opportunities

1. **Project interventions to regulate the public transportation system**  
*Ex. Light rail transit system, Electric rail system, Bus priority lane system, Water transportation system*
- **Colombo Metro Project**  
Project purple line development was initiated with three packages and this third one plans to runs through Kottawa from Ragama by covering 22.3 Km while other purple line plans to serve capital city by connecting Malabe and Pettah over the planning area. These project intervention dreams to cutoff the congestion of the area to achieve smooth urban system
- **Proposed Train electrification**
2. **Project for wastewater purification and management system**  
Wastewater purification and management system is planned by national water supply and drainage board to serve entire Kotte locality



## Chapter 06

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### The Development Plan

## Chapter 06 6.1. The Concept Plan

### The Development Plan

The concept plan will simply illustrate the conceptual approach, which was developed, in a way dreaming Sri Jayawardhanapura Kotte as the Capital city under the concerns of goals and objectives detailed in the development plan. The conceptual plan focuses in the development trends, tourist attraction, natural environment and historical value of the place to drive the locality towards prosperity. Under the projects of Multi-modal transport solutions, it is planned to facilitate the area with Metro project parallel to the electric rail transit intervention. These all development was proposed with the understanding of development pressure in and around the junctions of Rajagiriya and Nugegoda, further these places are proposed to develop with mixed used development. The strips and the space, which connect Rajagiriya and Nugegoda, Nawala road and Kotte, proposed to develop with commercial uses. In holistic picture two corridors that connects Rajagiriya and Nugegoda plans to develop with specific development strategies, which can consecutively have identified Nawala as commercial corridor and Kotte road as commercial service corridor.

Further, concept plan clearly identifies environmental systems, which are bounded with natural boundaries where Heen Ela and Kolonnawa wetland can be found in North, Diyawannawa wetland locates in East and Kinda Ela at Southern boundary. It is expecting to use these wetland legacy in a manner where it supports the social and economic outlooks of the context by making these environments inclusive and protective. One of the most needed intervention is to develop well distributed transportation network to bring smooth functionality for the urban system. Finally, yet importantly, plan dreams to achieve self-sufficient and prosperous capital city that integrate the environmental and historical concern at higher priority with wise use. Conceptual diagram that shown below describe the holistic picture of the development dream.

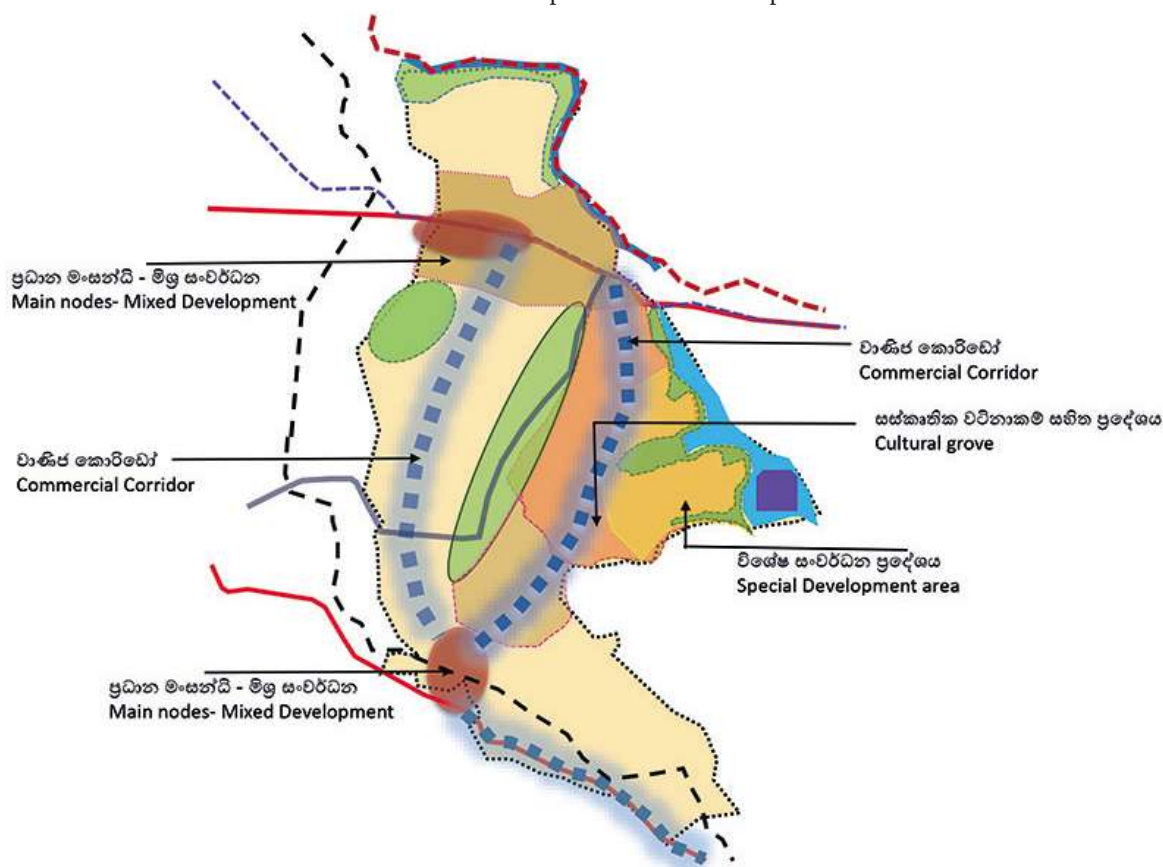


Figure 6.1: Concept plan  
Source: Colombo Metro Region Division ,UDA ,2021

## 6.2 Development Strategies

Development strategies which are formulated to develop the context explain the way, how plan is going to be grounded in the area with project interventions during the time period of 2022-2031

To achieve the planned goals and vision, plan detailed out 08 strategies in advance

Strategy 01	-	Spatial Development Strategic Plan
Strategy 02	-	Infrastructure Development Strategic Plan
Strategy 03	-	Transport Development Strategic Plan
Strategy 04	-	Economic Development Strategic Plan
Strategy 05	-	Environmental Development Strategic Plan
Strategy 06	-	Settlement Management Strategic Plan
Strategy 07	-	Strategic Plan for Town planning and Heritage conservation
Strategy 08	-	Implementation Strategic plan

### 6.2.1 Spatial Development Strategic Plan

Spatial Development strategy place at high concern of any development plan since it explain the future urban formation of the city. This strategy responsible for two main roles in the plan .They are, Identifying the most suitable spatial morphology and the growth directions for city parallel to the actions which are need to be taken to make true the spatial vision in ground.

Spatial development strategy of Kotte is completely based on the Population distribution, Development density, compatible uses and the way in which those compatible uses arranged inside the relevant density zones. In addition to afore-mentioned determinants Ongoing and upcoming development projects were taken in to consideration. These facts will be explained in detailed manner in the latter part of the document.

#### 6.2.1.1 Objectives of the Plan

Main objective of the Spatial strategic development plan is to identifying the most suitable spatial morphology, the density growth directions and prominent uses while reducing socio economic and environmental impact to the city. These strategy is used to succeed all three goals of the development plan.

#### 6.2.1.2 Scope of the Plan

Spatial development strategy will be explained under following discourses

- i. Identification of development zones based on the density
- ii. Population projection and the distribution
- iii. Projected urban form and the structure

#### 6.2.1.3 Identification of development zones based on the density

The main intervention of the development plan is to introduce density based zoning to replicate conventional land use zoning approach. Expected densities of the zones are categorized in to three categories as high, moderate and low. Following criteria is used to identify the zones with respective planned densities.

- i. Carrying capacity for the development
  - Infrastructure provision
  - Environmental sensitivity and social analysis

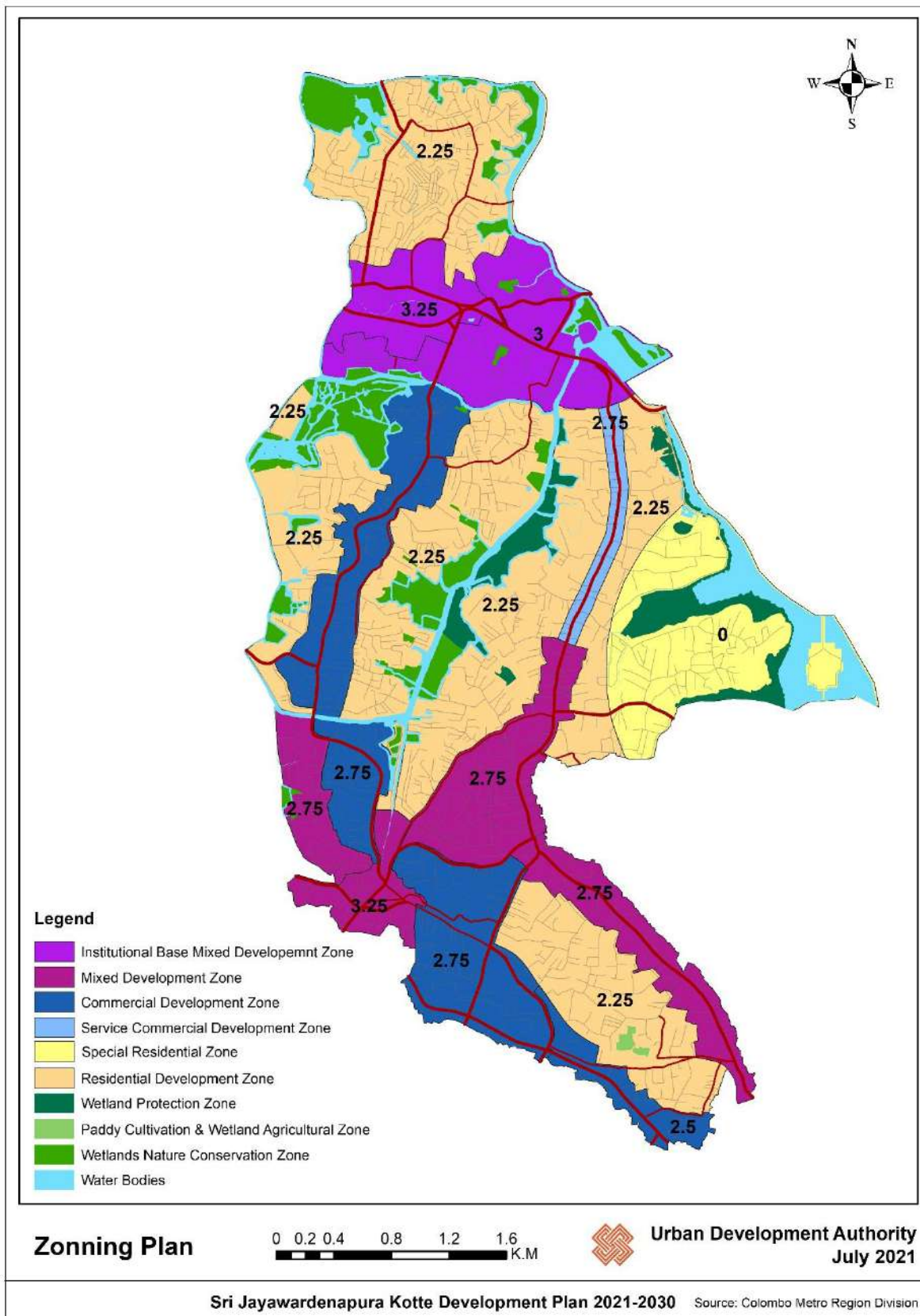
- ii. Future demand of space for living and all
- iii. Population and urbanizing trends
- iv. Existing land use, land use trend and present floor area ratio (F.A.R)
- v. Land values and trends of value changes
- vi. Effect of ongoing and proposed development projects

With the consent of mentioned determinants, proposed land utilization is to be regulated and promoted based on the proposed densities during the time period of 2022-2031. The Kotte development plan clearly explain the outlooks and mechanisms, in a way how it going to achieve planned goals and vision by serving its objectives through regulated land management and utilization in real ground.

According to the concept of wetland city development, it is expected to refurbish the city structure with special concerns in the journey of dreaming the Kotte as glorious green city where it comprises with regulated density zones including mix development, commercial and residential zones. The land use zoning plan which is to be introduced to regulate the future land use, plays the main role in the discourse of Kotte development. The main task of the locality was shaped by the decision which taken to place admin dominance of Colombo commercial city in to Kotte capital. Since that main role of the Kotte city was directed towards service and space providing for admin uses parallel to cater the residential needs of office servants. Under the mentioned circumstances, Rajagiriya, Pitakotte and Nugegoda is to be designated as areas for mixed use development while Nawala road strip area is planned to develop with commercial use and Kotte road strip area is planned to develop with service oriented uses. Rest of the areas are planned to encourage for the residential uses where all other wetland and water related areas are planned to regulate against the development.

Development Zone	Sub Zone	Zone Factor
1. Institution based Mixed development zone	High density Mixed development zone	3.25
	Moderate density Mixed development zone	3
2. Mixed development zone	High density Mixed development zone	3.25
	Moderate density Mixed development zone	2.75
3. Commercial Development zone		2.75
4. Commercial Service development zone		2.75
5. Residential development zone		2.25
6. Special development Zone	Parliament Zone 1	-
	Parliament Zone 2	-
	Parliament Zone 3	2.25
7. Wetland Protection zone		-
8. Paddy cultivation and wetland agriculture zone		-
9. Wetland Nature conservation zone		-
10. Waterbodoies		-

Table 6.1: Development Zones and Zoning factor  
Source: Colombo Metro Region Division ,UDA ,2021



Map 6.1: Zones and Zoning factor  
Source: Colombo Metro Region Division, UDA, 2021

#### 6.2.1.4 Population projection and the distribution

Considering the population data of 2012 and 2019, Natural growth rate of the area is calculated as 0.01. However, the estimated residential population of the locality, expects to be increased at higher rate and by 2031 the figures are to be reached at 162,288. Commuter population of the area is estimated as 93,373 by 2031.

#### 6.2.15 Expected Urban Structure and the form

The most appropriate urban setting and the structure was planned accordance with a scientific analysis which consider development density, priority use and sub characteristics. Development directions of the city was identified and density based built environment is to be promoted as shown in the figures of skyline.

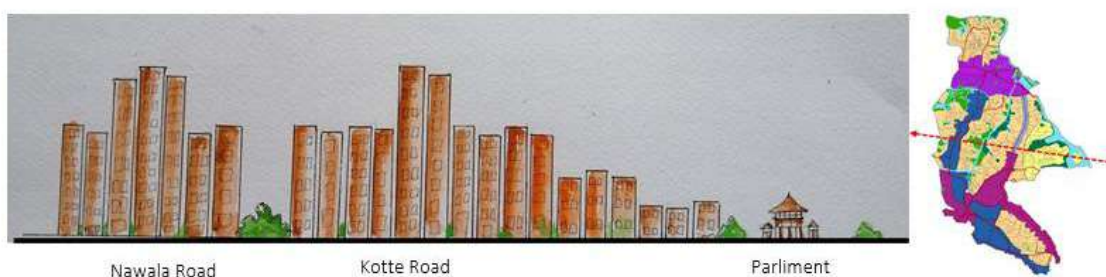


Figure 6.2: Sky scrape and skyline change from Nawala to Parliament direction  
Source: Urban Development Authority, 2021

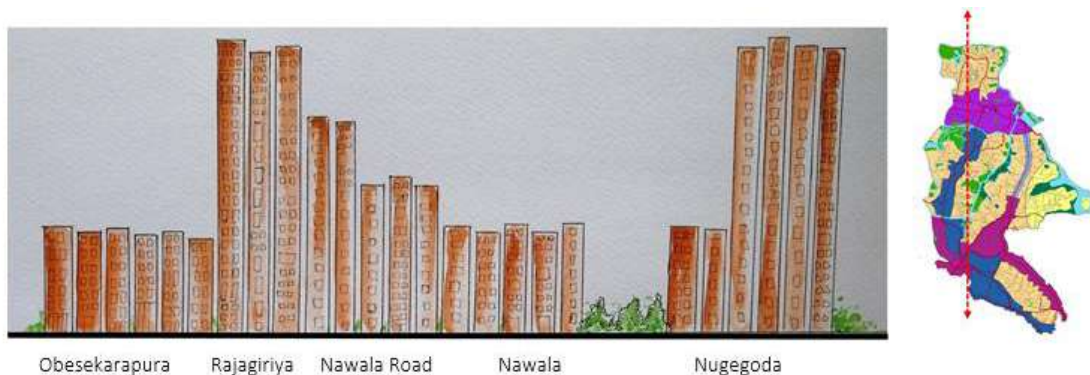


Figure 6.3: Sky scrape and skyline change, Obesekarapura to Nugegoda  
Source: Urban Development Authority ,2021

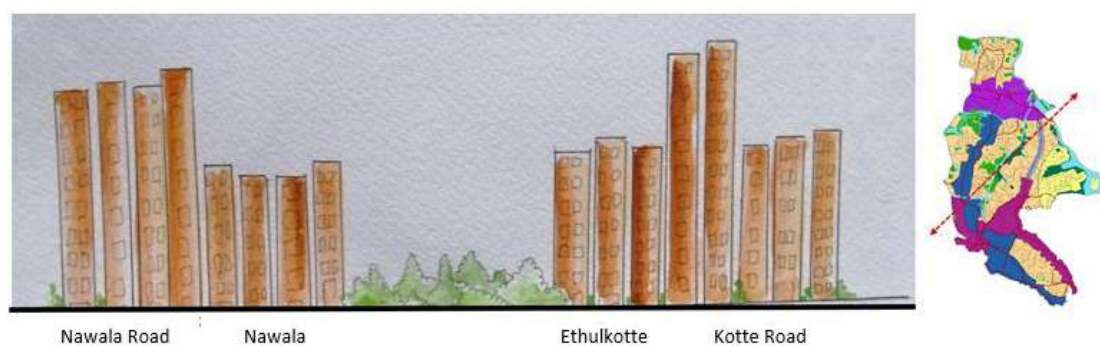


Figure 6.4: Sky scrape and skyline change from Nawala to Ethul Kotte  
Source: Urban Development Authority ,2021

## 6.2.2 Strategic plan for Infrastructure development

Well managed infrastructure system is one of the key indicator of a well-functioning city where it serves the requirements of the public. It is very important to develop city infrastructure to ensure the sustainable development, resource secureness and fair access of infrastructure facility for all. Most successful way of infrastructure development can be detailed through the balancing the demand with efficient and adequate supply

### 6.2.2.1 Objectives of the plan

Third goal of the plan is to be served through ensuring proper and satisfied access of social and physical infrastructure facility for all dwellers and commuters where it confirm the smooth flow of socio-economic functionality and fair politics. Having a well-planned infrastructure facility supports to bring about efficient urban system with smart urban facilities.

### 6.2.2.2 Scope of the plan

Planning strategies were introduced with the collaboration of all stakeholders who are allied to facilitate all utility services. In this plan, infrastructure facilities were defined in to two sets as Physical and social.

Main objective of the plan is to facilitate the forecasted population by 2032 who are going to reside within the Sri Jayawardhanapura MC boundary, by considering the adequacy and the quality of the facility in which identified under educational facilities, health facilities and other

*Ex. Play grounds, Shopping complexes, polis stations, post offices.*

Development of infrastructure facility in capital city is hosted with the complement of government intervention and private sector collaboration. Plan envision to develop quality infrastructure provision for efficient use with international standards.

- Strategic plan for infrastructure facility management
  - Electricity Supply
  - Water supply
  - Solid waste management
  - Waste water purification and disposal system
- Providing adequate social infrastructure provisions
  - Educational institutes
  - Health facilities and centers

### 6.2.2.3 Electricity Supply

Key ambition of the electricity supply and management plan is to maintain the uninterrupted power supply for the area with good coverage. Colombo city itself power the few power plants such as Kelanithissa, Sapugaskanda and Kelawarapitiya. In the context of power supply, Ceylon Electricity board and Ceylon electricity supply private limited company expect to ensure the 100% coverage for the area.

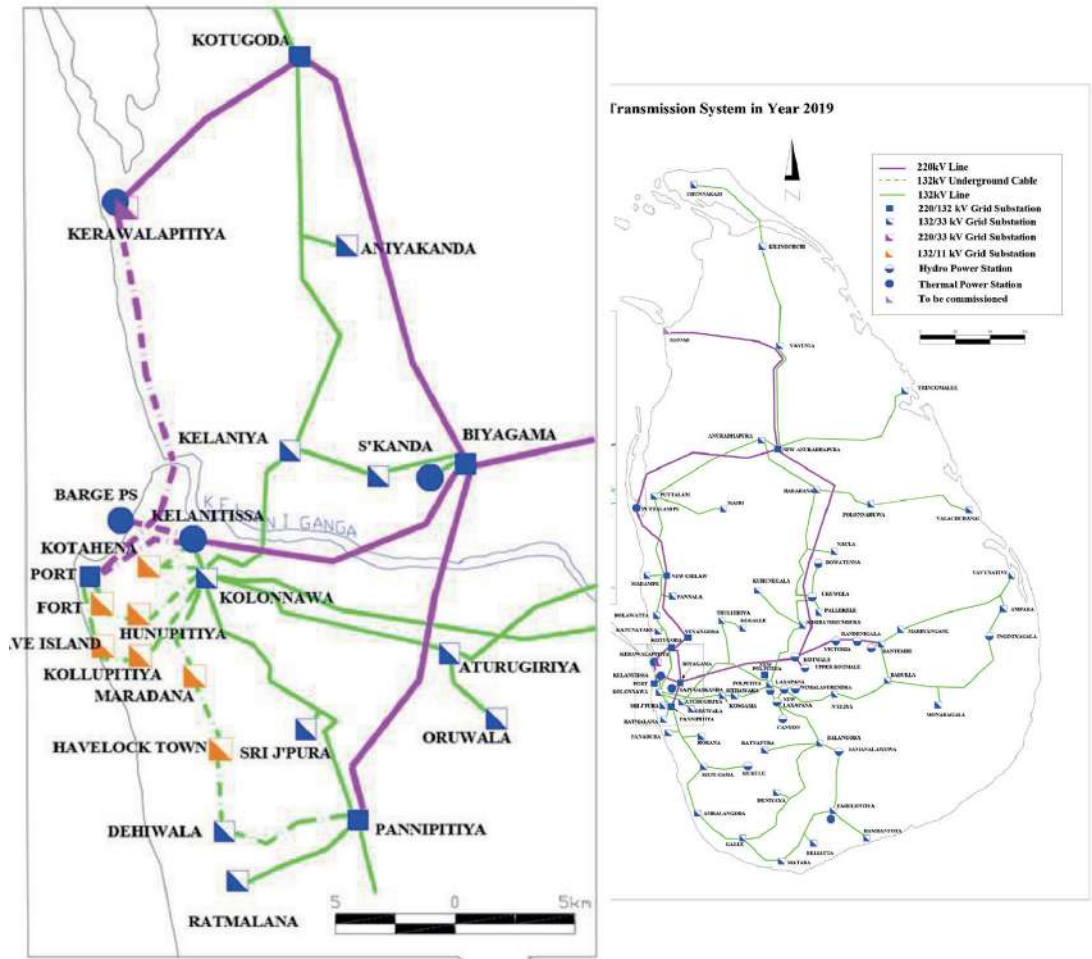


Figure 6.5: Distribution of electricity grid lines over the area-2019  
Source: Ceylon Electricity Board,2019

Capacity of the electricity supply of the locality

Sub station	Capacity
Ethul Kotte	2*10MVA
Nugegoda	2*10MVA
Udahamulla	2*10MVA
Nawala	2*10MVA

Table 6.2: Supply capacity of electricity for planning area  
Source: Ceylon Electricity Supply pvt company ,2019

This plan clearly emphasizes that, it need to prepare for the sound electricity supply to serve all the population by 2032 which is identified as total commuter and residential estimated population according to the data analysis and forecasts of urban development authority. According to the plans and concerns of Ceylon electricity board, it clearly depicts the possibility of serving expected population of 2032 which is due on populating with the effect of proposed development projects. It is estimated that expected demands can be catered by the planned supply with the support electricity supply projects, which expects through ongoing and proposed. This plan envisions to promote renewable energy uses by encouraging mass scale industries to use solar power through provisioning them with suitable regulations parallel to develop solar powered street lamps.

Further it proposed to use utility ducts and underground cabling system to distribute electricity by avoiding unpleasant light poles and towers which disturb the city glamour

### 6.2.24 Water Supply

Water supply and management plan -2013 bound to cover the capital city area when it serves the entire Colombo district and part of the Gampaha and Kaluthara district. Water supply and service for Kotte is done by National Water supply and drainage board. They use following surface water sources for their services.

- Labugama Kalatuwawa Reservoir
- Kelani river and Sethawaka river (Tributary of Kelani river)
- Kalu Ganga and Kuda Ganga

These facts prove that Kelani River made the highest contribution for the water supply as a surface water source while Ambathale center distribute its main portion.

Locations of Water tanks and their Capacities

Locations of Water tanks /towers	Capacity (Cubic m)
Tank at Pagoda road	2000
Tank at Edirisinhe road	2000
Jubili pool (old Kotte road )	4530
Jubili pool (New Kotte road )	11325
Tank at Moragasmulla	1500

*Table 6.3: Locations of water tanks and towers with their capacities  
Source: National Water supply and Drainage Board, 2017*

National Water Supply and Drainage board got almost covered the area in terms of its service and it has been proved that their plan of water supply will be adequate to cater the development which is proposed by Kotte development plan during next decade of time. Entire area was facilitated by the Ambathale Purification and distribution center and it ensures proper service coverage with uninterrupted water supply in all time, except for unusual circumstances of the context.

According to the capital city water supply plan 2013, national water supply and drainage board forecast, per day water demand will reach the limits of 41,702 m3 and they ensure the service to cater the demand in advance.

Existing Method	Water treatment facility	Estimated general water consumption 2011(cubic m /day)	Propose water treatment facility (cubic m /day)				
			2012	2015	2020	2025	2030
Kotte	Ambathale	39768	47734	53239	36011	38007	34729
	Weliwita	0	0	0	16502	17649	24275
Total		39768	47734	53239	52513	55656	58986

*Table 6.4: Proposed water supply project by NWSDB for 2030  
Source: National Water supply and Drainage Board, 2018*

However, the forecasts of Urban Development Authority show significant urban population which is greater than the figures done by water supply and drainage board. Since that, it is obvious need to prepare for the demand which is going to happen due to the planning intervention and projects. If the project which are mentioned above are brought in to action, water demand of the municipality will be served.

### 6.22.5 Solid Waste Management Plan

Kotte Municipal council daily collects 69 Metric tons of solid waste as municipal waste which comprises with food waste, paper waste, Metal, plastic waste, glass, textile waste and construction debris. According to the statistics, more than 85% of generated waste with in the municipal area is managed by the local authority.

However, this waste is not in separated manner and it causes huge trouble for the collectors in management process where it took place at Kelawarapitiya waste dumping yard

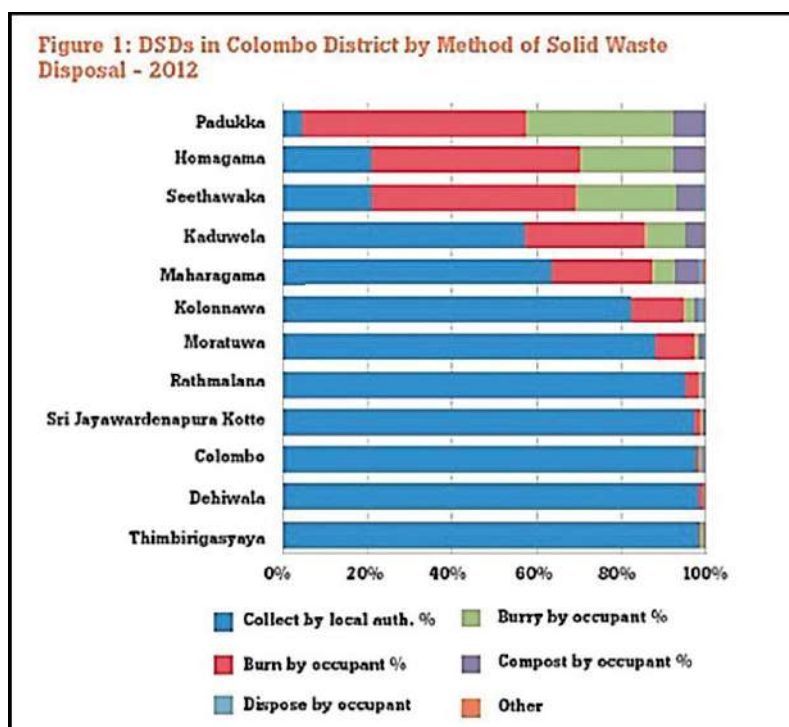


Figure 6.6: Waste management methods  
Source: [www.pressreader.com/sri-lanka/daily-mirror-sri-lanka](http://www.pressreader.com/sri-lanka/daily-mirror-sri-lanka), 2012

Estimated Solid waste generation for year of 2031 was calculated based on the following assumptions

1. Per capita, per day solid waste generation is assumed to be about 0.6 Kg with in the Municipal council area (National solid waste management project, Central Environmental Authority)
2. Per capita per day waste generation by commuter population is to be assumed as 0.15 Kg (National solid waste management project, Central Environmental Authority)

Type of the population	Population	Solid waste generation(MT/d)
Residential	162,288	97.37
Commuter	97,373	14.60
Total	259,661	111.97

*Table 6.5: Source of solid waste generation  
Source: Urban Development Authority, 2021*

Kotte development plan proposed solutions in terms of solid waste generation management, collection and ultimate disposal of waste to maintain the cleanliness

### 1. Reduction of Solid waste generation

In terms of reducing solid waste generation in residential, commercial and industrial uses, concept of 3R is to be introduce with the purpose of reducing waste generation, encourage reuse and recycling.

### 2. Waste separation

This approach of making solutions, encourage all residents and institutions to make separate waste and support local authority on proper waste management based on waste category. Proposed awareness programmes will be much helpful on building knowledge by explaining advantages of waste separation while providing suitable bins for the action.

### 3. Make a monetary value for the generated waste

It proposed to pay money for the waste which can reuse or recycled in to new products by encouraging private waste collectors for such purpose. Further they will be registered through the local authority and facilitate them with loan schemes. In addition to that all electronic related waste collectors are encouraged to register with Central Environmental authority.

### 4. On site solid waste management solutions for residents

This solution will facilitate all residents who dispose recycable waste in seperable manner to store their waste with designated bins/bags, colored according to the waste type. All residents will be provided a bin to store digradable waste to make compost and those compost can be used as organic fertilizer which it powerup the local economy.

### 5. Facilitate the places,where it dispose chemical waste

### 6. Solid waste collection and transportation

- Preparation of daily waste collection programme under local authority concerns to cover entire locality
- Provide man power and other facilities for waste collection while make efficient resource management in waste collection
- Accept seperated waste in waste collection

Two main ,waste to energ projects were proposed at Kelawarapitiya and Karadiyana which make much efficient waste managemt for innovative power geneten.

## 6.2.2.6 Sewer and waste water management

Mnagement of sewer and waste water comes under the responsibility of local authority Kotte itself and National Water supply and Drainage Board. In present conditions waste water and sewer was mainly managed with septic tanks and pits which are privately made in the premises.

Mass scale commercial buildings, offices and apartments are themselves facilitated with purification systems with recommendations of Central Environmental Authority.

The waste water disposed by all residential, commercial and office spaces is calculated as 9500.32 cubic meters per day .In current condition, waste water was managed by Local authority hand in hand with private interventions.

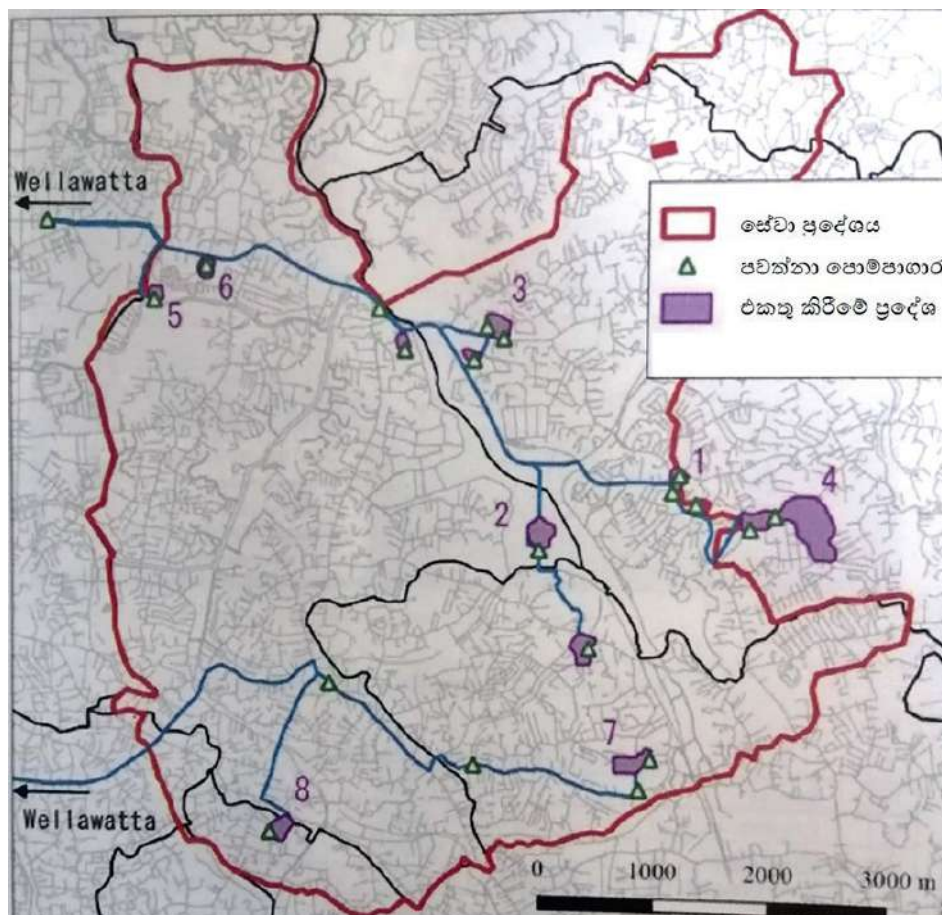


Figure 6.7: Prevailing waste water management systems  
Source: National Water supply and drainage board, 2019

In the process of calculating projected waste water disposal at year 2032, assumption was made as water consumption of one resident is 120 Liters/per day and waste water will generate from 80% of water consumption and water consumption level of one commuter is 35 Liters/ per day. Estimated residential population of the municipality is calculated as 162,288 while commuter is expected to be 97,373. Based on these figures and fact, plan dreams to achieve its goals by 2031 with related projects to catered afore-mentioned demands. So that it is expected around 259,661 populations with waste water generation of 18,887,703 cubic meters per day.

When it considers the geographical setting of the area, most of the places are locates below the average sea level and considered as the low land catchment of Kelani river where it contributes for water retention in Colombo district with high ground water table height.

With the high demand for lands and high land values, made clear effect on high rate of land fragmentation and subdivision with sense of urbanizing touch where it attracts significant amount of office, commercial and institutional uses toward the locality by creating severe issues in solid waste, waste water and sewer management with in small lots of lands as onsite solutions. This issue raises the requirement of proper central waste water and sewer management system.

Following strategies are to be implementerd to answer above questions in advance

## 1. Introduce a central sewer and waste water management system

### Waste water treatment project

Sri Jayawardenepura Kotte was identified as one of the top listed cities to implement sewer and related infrastructure. Since that, National Water Supply and Drainage board in Collaboration with Japan International cooperation agency (JICA), has initiated a project to cover 3400 Ha to serve 2.2 Mn population including government and other private institutes to manage sewer and waste water of the Sri Jayawardenepura Kotte divisional secretary area and part of Kaduwela and Maharagama divisionary secretary area. This project proposed to collect, purify and dispose waste water which is daily collected from government, private, residential and commercial spaces.

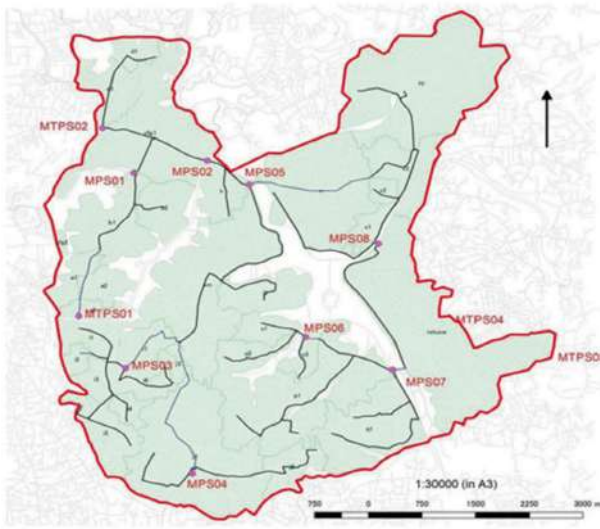


Figure 6.8: Sewer and waste water treatment project proposal  
Source: National Water supply and drainage board, 2018

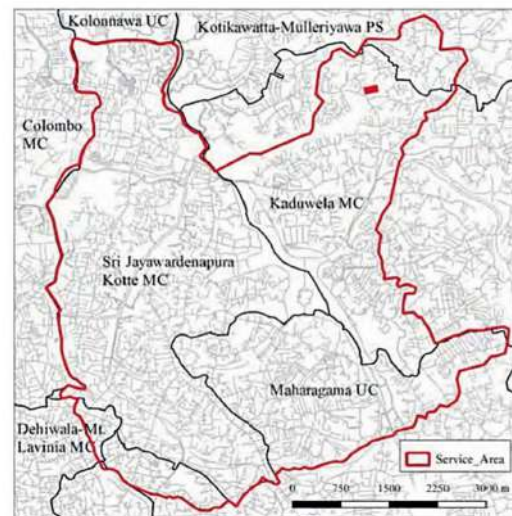


Figure 6.9: Facilitation area by waste water treatment project  
Source: National Water supply and drainage board, 2019

## 2. Encouraged to develop separate unit with waste water and sewer treatment plant for high-rise buildings and mass scale development projects

This action reduces the burden which is going to made for the central treatment system since treated waste water will be added to the central system after the treatment which is done separately by on premises treatment systems individually.

## 3. Maintain individual units of treatment tanks, waste water storage tanks

It proposed to set up individual treatment tanks for the developments where taken place in high attitude lands and lands where groundwater level is at low level.

### 6.2.2.7 Education Service

“Government ensure the right of free education for all students from pre-school to their University studies. Further all student who are in the age between 5 to 16 are privileged to have compulsory education through acceptable adaptive and inclusive education facilities” (New Education act for general education, Ministry of Education, Sri Lanka)

Kotte area is almost facilitated with several leading and reputed schools including national and primary. This fact clearly indicates that there is no pressing issue of education for 21,388 number of students who are currently studying in the area. Plan expect to eradicate traffic congestion which is created near Rajagiriya since “Janadipathi vidyalaya” locates nearby. Most of the time, school transportation creates the jam due to lack of proper parking facilities. This plan expects to develop proper traffic plan while developing proper parking facility with the collaboration of Sri Lanka police.

National literacy rate of Sri Lanka is recorded as 95.7% and considered as significantly high value. Colombo district literacy rate is recorded at 98% and intellectual population can be considered as a valuable asset in the journey of development. Since that, this plan envisions to ensure the equal and fair education opportunities for all with quality.

School category	National Schools	Central colleges	Central colleges	Primary Schools	Semi - Government Schools	International schools	Total
No of Schools	3	0	10	4	2	5	24

Table 6.6: Distribution of schools in Kotte Municipality  
Source: Resource profile data ,2018

School Category	Amount
Pre schools	79
Day care centers	20
Places for tuition classes	26
Vocational training institutes	04

Table 6.7: Distribution of Educational institutes in the planning area  
Source: Resource profile,2019.

Further, plan proposed to arrange career guidance and awareness programs for the student who left school at early stages including those who were not attending the schools. Plan envision to upgrade the quality and the capacity of education facilities without making any new schools.

#### 6.2.2.8 Health service Facility Plan

It clear that municipality comprised with several national, Ayurveda hospitals in addition to the private hospitals. Hospital of Sri Jayawardhanepura, National institute of mental health and three teaching Hospital like “Apeksha” can observed close proximity to the study area including 22 private, government and Ayurveda hospitals. These facts prove that health infrastructure facility was well established to serve the locality. However most of the private and government medical facilities tent to concentrated towards Colombo commercial city

Type of the facility	Amount
Government Ayurveda Hospitals	3
Private Ayurveda Hospitals	11
Dispensaries	13
Clinical centers	5

Table 6.8: Distribution of Medical centers  
Source: Resource profile,2019

Most of the health infrastructure facilities are located outside the municipality area but most of them can be accessed easily since they locates at close proximity of the Kotte planning boundary.How ever existing facilities seems to be adequate to cater the residential and associated population of the area.Development plan focuses on the future demand of health facility which is going to cause by population growth and plan to cater them through the expansion of hospital capacities and proposed infrastructure development.

### 6.2.3 Transport Development Strategic plan

The road and transport network with its structural distribution, contributes to create live and dynamic city. Since that, road network is considered as the most significant component of build urban environment which serves the all residential, commercial and service use with supportive space syntax.

Transport network itself act as a determinant to create urban and suburban structure of city and create attraction toward those centers by creating the transport demand vice-versa. City area was highly congested during busy hours of the day since most of commuters tend to use private transport modes beyond public modes of transports. Service capacities of roads almost reached at their maximum limits causing significant traffic congestion.

#### 6.2.3.1 Objectives of the plan

Key objective of the transport development strategic plan is to develop efficient and smooth transport system to maximize the functional behavior of the context. Any efficient transport network itself witness for well-planned and integrated solution with multimodal transport modes and their inter and intra connectivity. This will serve the third goal of the plan significantly where it discusses to achieve place of prosperity with efficient urban system through smart urban facilities.

#### 6.32.3.2 Scope of the plan

In the process of preparing transport plan for the locality, several approaches were identified to further develop the transport system such as road related transport development, Railway development, Expressway development and water based transport development. Scope of the transport development plan can be shown as follows.

- i. Classification of roads
- ii. Proposed road development projects with in the planning period
- iii. Alternative transport modes

The demand for the development spaces including residential, commercial and office use has drastically increased in the area, where it demands high rise developments in advance. Based on that argument, it is observed that existing transport network haven't got the capacity to afford the development which is causing through demanded high rise developments. Since that there is a possibility of declining the city economics where other competitive cities attract development opportunities. So it is necessary to bring suitable transport development intervention to cater the demand.

National physical plan 2050 has identified Colombo as main commercial capital while Colombo district named as country's main business district. Further it identifies, Sri Jayawardhanepura Kotte as the administrative capital where it plans to place the most vibrant institutional and admin uses.

According to the study report of ComTrans - 2014, several strips of road identified as most critical in terms of the congestion. High level road is identified as one of the most congested artery and Malabe road which runs through Kotte planning area. Service level and the capacity of High level road calculated as 2300 vehicles(pcu) per hour which already reached at 2000 pcu per hour. These statistics proves that there will be a drastic congestion along the arteries of Kotte with the effect of development trends in future.

Development plan brings much more attention on developing sustainable solution to overcome pressing issues of congestion that due on caused by future residential and commuter population

In addition to the road categorization, planning period, proposed and ongoing projects for rail and road development were taken in to the consideration in the process of developing transport strategic plan.

### 6.2.3.3 Hierarchy of proposed road development

In the framework of road categorization, existing road and transport network, their national and local significance, capacity of network, mutual interconnectivity, physical condition, their authority of maintenance were analyzed alongside with their proposed uses.

#### 6.2.3.3.1 Proposed Roads for “A” category

Roads that connect cities which having national significance are categorized under “A ” where High level road and Malabe road can be identified for development under this category. In the actions of road development following components are planned to be developed

- Six lane wide road
- Drainage system
- Pedestrian ways
- Utility service ducts
- Street lights
- Smart bus stops
- Landscape developments
- Priority bus lanes

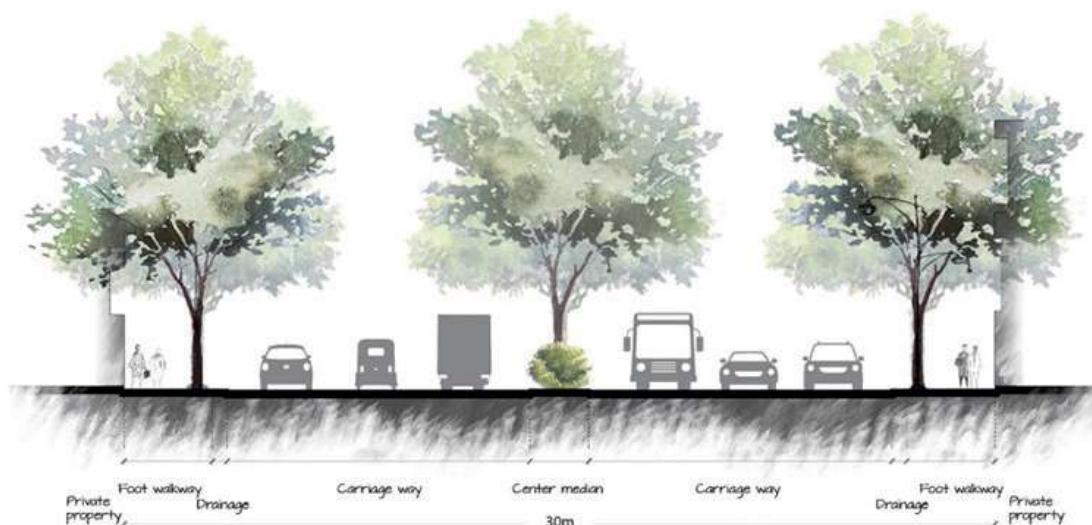


Figure 6.10: Proposed development for “A” Category roads  
Source: Urban Development Authority 2020

#### 6.2.3.3.2 Proposed Roads for “B” category

- The road which are connected to A category road are identified as category “B”. It has been identified several roads such as Pagoda road, Old Kesbewa road, Kotte road, Madiwela road and Thalawathugoda road to further develop as “B” category roads. In the scene of “B” category road development, it is proposed four lane wide road development with pedestrian ways, utility service ducts, street lights, smart bus stops and landscape developments.

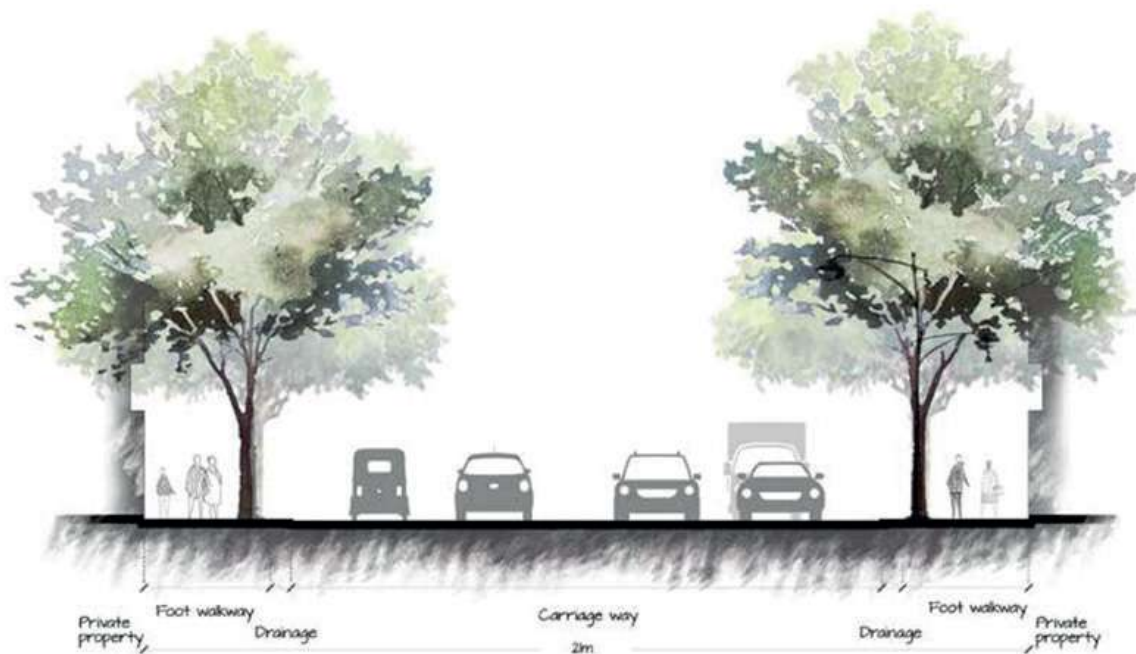


Figure 6.11: Proposed development for "B" Category roads  
Source: Urban Development Authority 2020

#### 6.2.3.3.3 Proposed Roads for "C" category

According to the Kotte development plan, it is proposed to develop the capacity and the density of "C" type roads within the proposed high density zone. The plan expects to focus on this by-road development in order to connect them in the process to develop sub center of Nugegoda, Rajagiriya, Pitakotte and Jubilipost. Development of "C" category roads are proposed with the intention of catering the upcoming residential and commuter population by directing them in a manner where all environmental sensitive areas are conserved without touching them. This was used as one of the strategic move to shape the spatial form depicted through concept plan itself.

As mentioned above, all other roads which connect to "A" and "B" types are planned to develop as type "C" roads specially where high development demand has taken place such as Beddagana road, Rajamaha vihara road, Madinnagoda road, Angampitiya road and School Lane. In the scene of "C" category road development, it is proposed two lane wide road development with pedestrian ways, utility service ducts, street lights, smart bus stops and landscape developments.

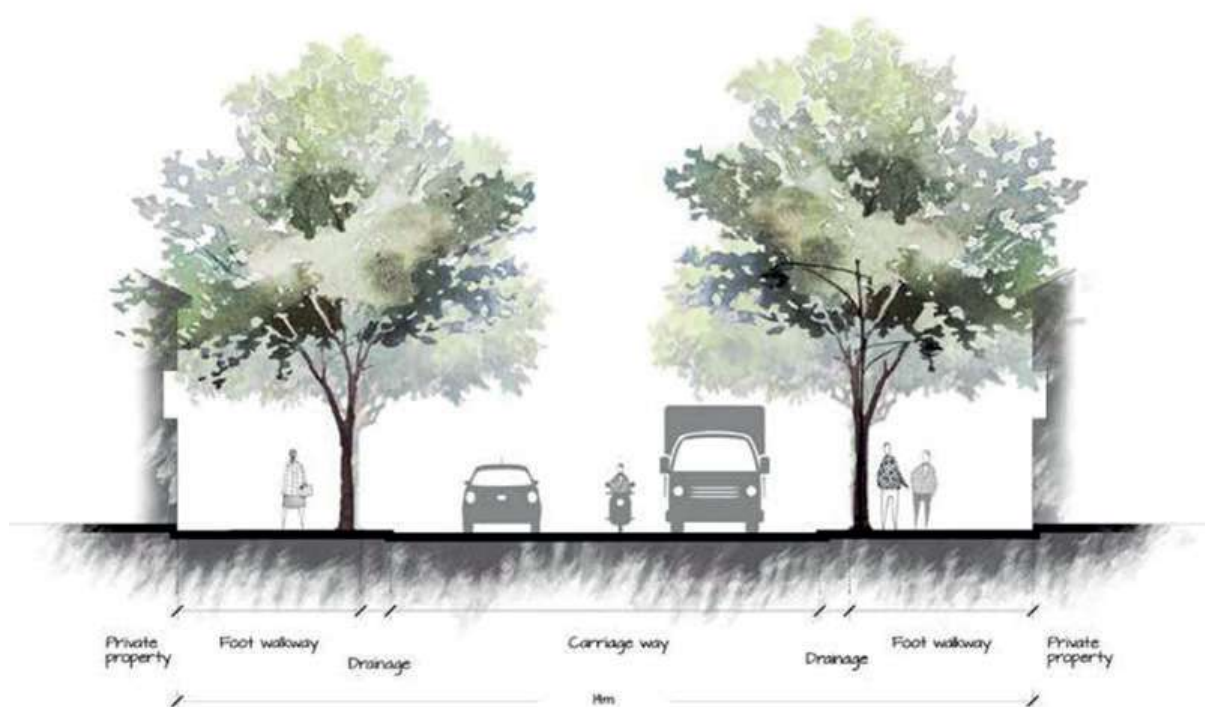


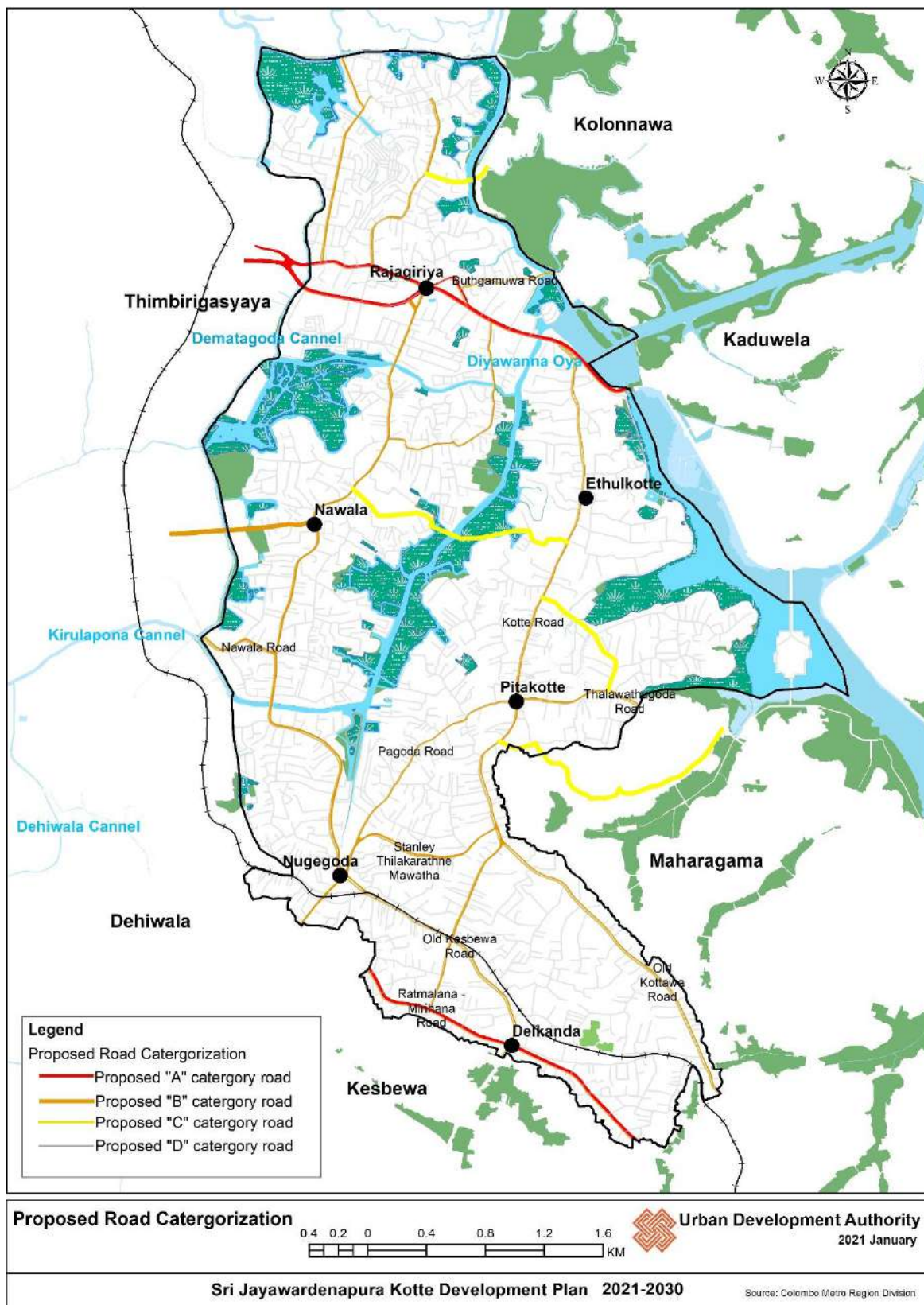
Figure 6.12: Proposed development for "C" Category roads  
Source: Urban Development Authority, 2020

#### 6.2.3.3.4 Proposed Roads for "D" category

All other road those are not belongs at any of A, B & C category are name under category "D"

1. Roads declared by Kotte Municipal council
2. Roads which are maintained by Municipal council but not gazetted
3. Public roads which cannot prove the private ownership.

In order to achieve formulated vision, all these road developments are to be done ensuring smooth and efficient functionality of the urban system. Transport development plan will act as a catalyst to provide smooth and quality living with efficient functionality. Further all roads are proposed with minimum width of 7m width where it facilitate proper space for vehicular flow.



Map 6.2: Proposed Road categorization  
Source: Colombo Metro Region Division, Urban Development Authority 2020

#### 6.2.3.4 Proposed Road development with in the period of Plan implementation

According to the proposed hierarchy of road categorization, road widening and development is planned to implement for following roads during next decade of time. Here it proposed to create new link between Galpoththa road (No 05) and Lake Drive road.

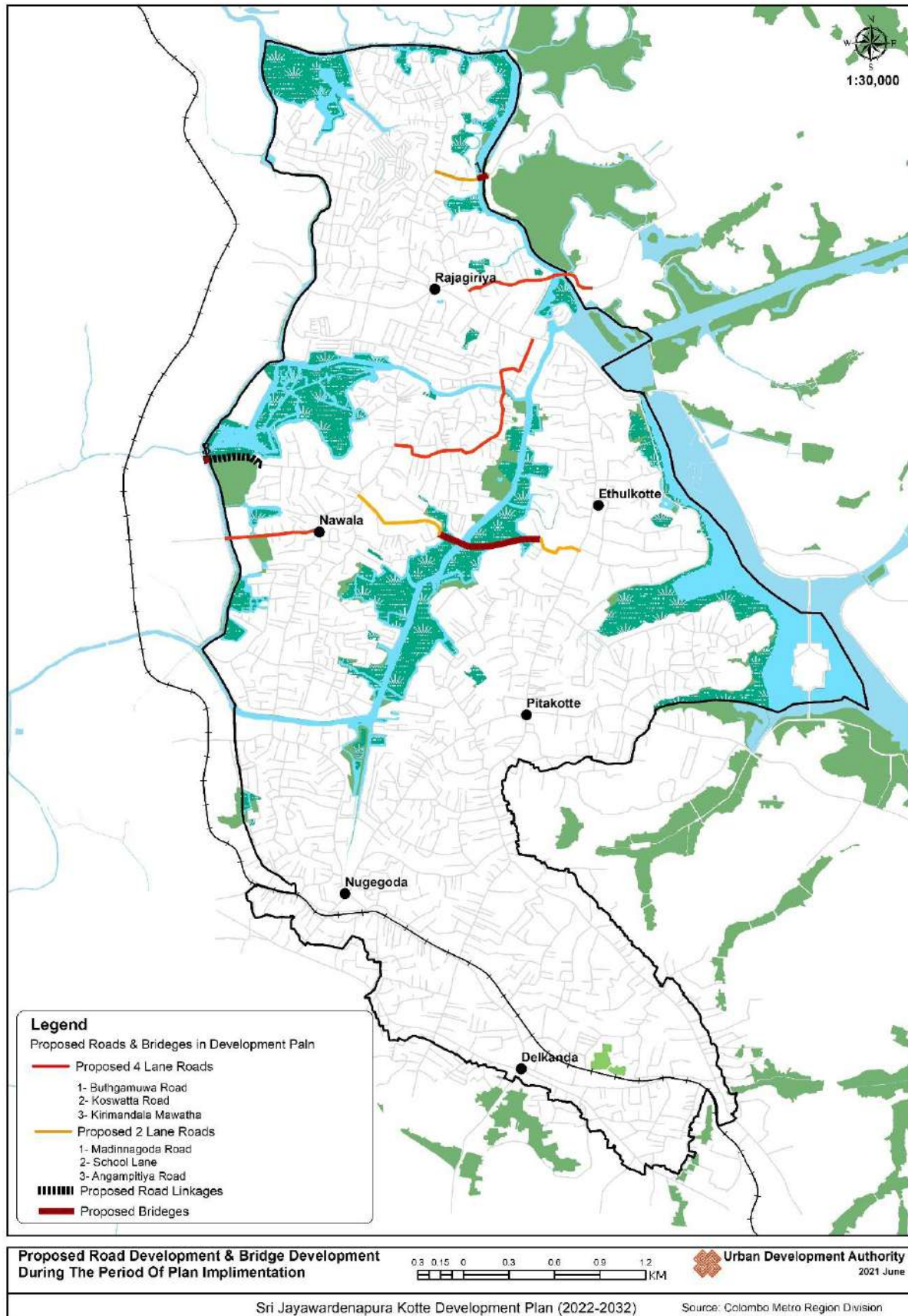
No	Name of the road	Proposed No of lanes
1	Budgamuwa road	4
2	Koswatta road	4
3	Kirimandala road	4
4	Madinnagoda road	2
5	Galpotta road	2

*Table 6.9: Proposed Road Development*  
*Source: Colombo Metro Region Division, Urban Development Authority 2020*

#### 6.2.3.3 Bridge development projects

Under the development projects of bridges, two bridges were identified for further development to ensure the local connectivity alongside with efficient and safe transportation. Following proposals are presented under the actions of development.

1. It is proposed to repair the existing dilapidate bridge at Madinnagoda.
2. In the project of road development, it is proposed to link Lake drive road with Galpotta road and new bridge is proposed for that development.



Map 6.3: Proposed Road development and bridge developments during the period of Plan implementation  
Source: Colombo Metro Region Division, Urban Development Authority 2021

### 6.2.3.3 Alternative transportation modes

Several transport related developments will be included under the proposed projects, which are incorporated from different institutes and agencies to reduce the traffic congestion of this area while providing an efficient transport service for passengers.

#### 6.2.3.3.1. Proposal of electrified railway network

In order to electrify and modernize the existing four railway lines, project has been introduced and incorporated to this development plan in advance. One of them is, Kelani valley railway line where it passes over the Nugegoda urban center which itself belongs at Kotte planning area. Proposal expect to reduce the private vehicular attraction and generation within the town limit.

It would be a great help to reduce the environmental pollution that cause by heavy noise and air pollution. With all these interventions, Kotte town is expected to achieve a smooth urban system by 2030.

#### 6.2.3.3.2 Colombo Metro line project

The light railway line from Ragama to Kottawa which is having 22.3km in length has been proposed and it is to be constructed from Colombo fort to Malabe. further it is proposed to construct a railway station in the center of Rajagiriya. Objective of the project is to reduce the traffic congestion in the area while creating a smooth urban environment.

#### 6.2.3.3.3. Waterways as a transportation mode

It is proposed to use the main canals that run through this area for transportation since they are interconnected to all urban and suburban areas. It is proposed to transport passengers and goods through the Diyawanna Lake. As a pilot project, already passenger boat transport service has been started by Sri Lanka Land Development Cooperation from Diyatha to Wellawatta.

This is expected to reduce the traffic congestion on highways by streamlining the urban activities and maximizing the use of available resources.

#### 6.2.3.3.4 Elevated High way

This road development project is proposed with the intention of reducing vehicular congestion across main commercial cities and towns in Sri Lanka. Project has been proposed to construct from Peliyagoda to Athurugiriya and as the first phase, design was laid to construct the facility from Peliyagoda to Athurugiriya. This will make it easy for the people in Kotte to reach Peliyagoda and northern part of the country.

#### 6.2.3.3.5 Cycle lane development project

It is proposed to develop mentioned cycle lanes from Colombo Port City to Diyatha Uyan for the use of school children parallel to facilitating the general public who are daily travelling to work. Proposal is focused to develop this cycle lane by using the advantage of existing urban parks, landscaping areas as well as water sources and wetland parks (Viharamahadevi Park, Golf Ground, Royal Park, Diyawanna Park, Beddagana Wetland Park, Kimbulawala Linear Park, Ape Gama, Diyath Uyana urban park) with the distance of 23km in length and 1.5m to 2.5 m width. In addition to provide the transportation facilities, the development will also provide active and passive recreational spaces by linking those parks and spaces with urban parks using linear park concepts.



Figure 6.13: Proposed cycle lane development  
Source: Urban Development Authority, 2021

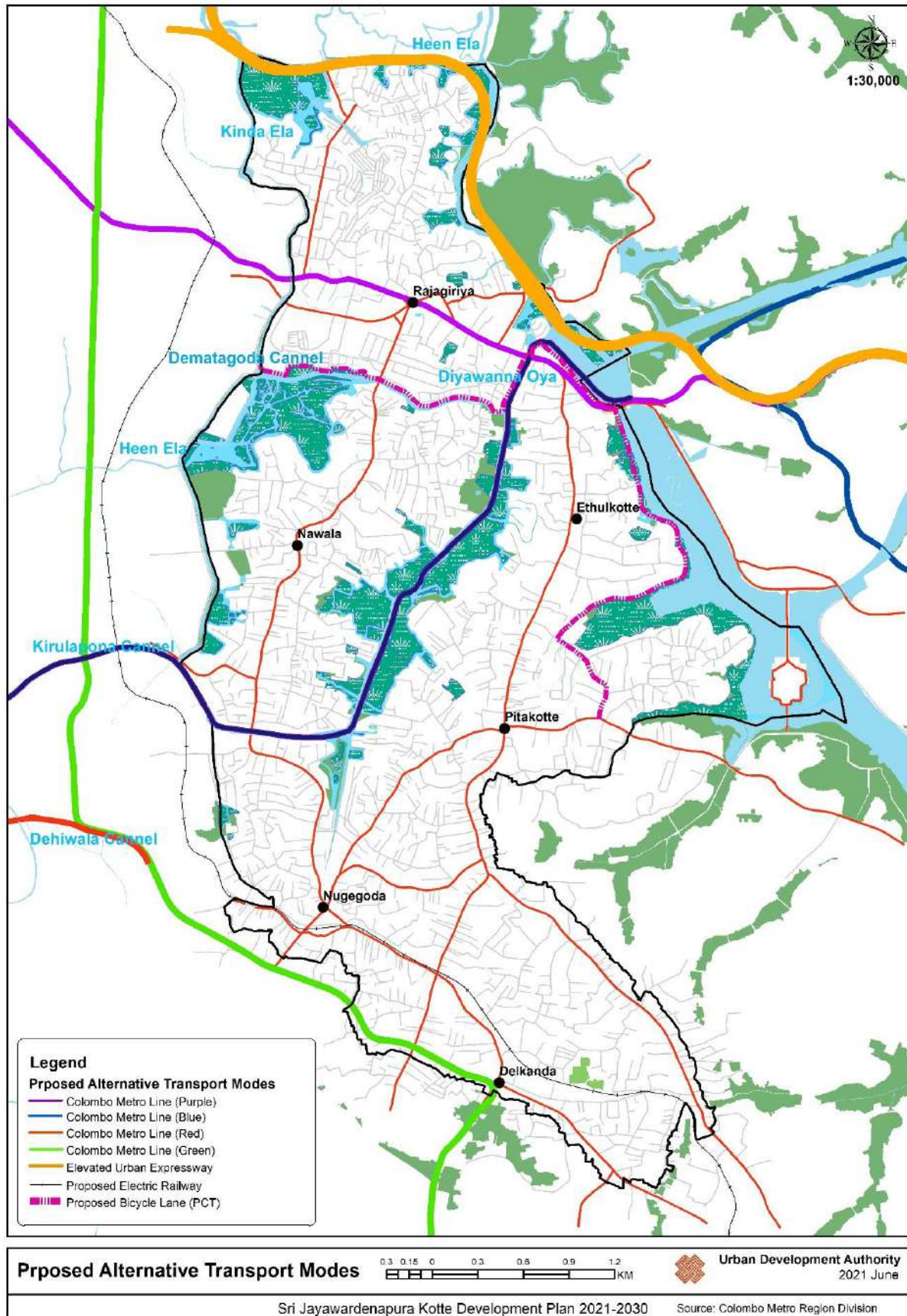


Figure 6.4: Proposed alternative transport modes  
Source: Colombo Metro Region Division, Urban Development Authority 2021

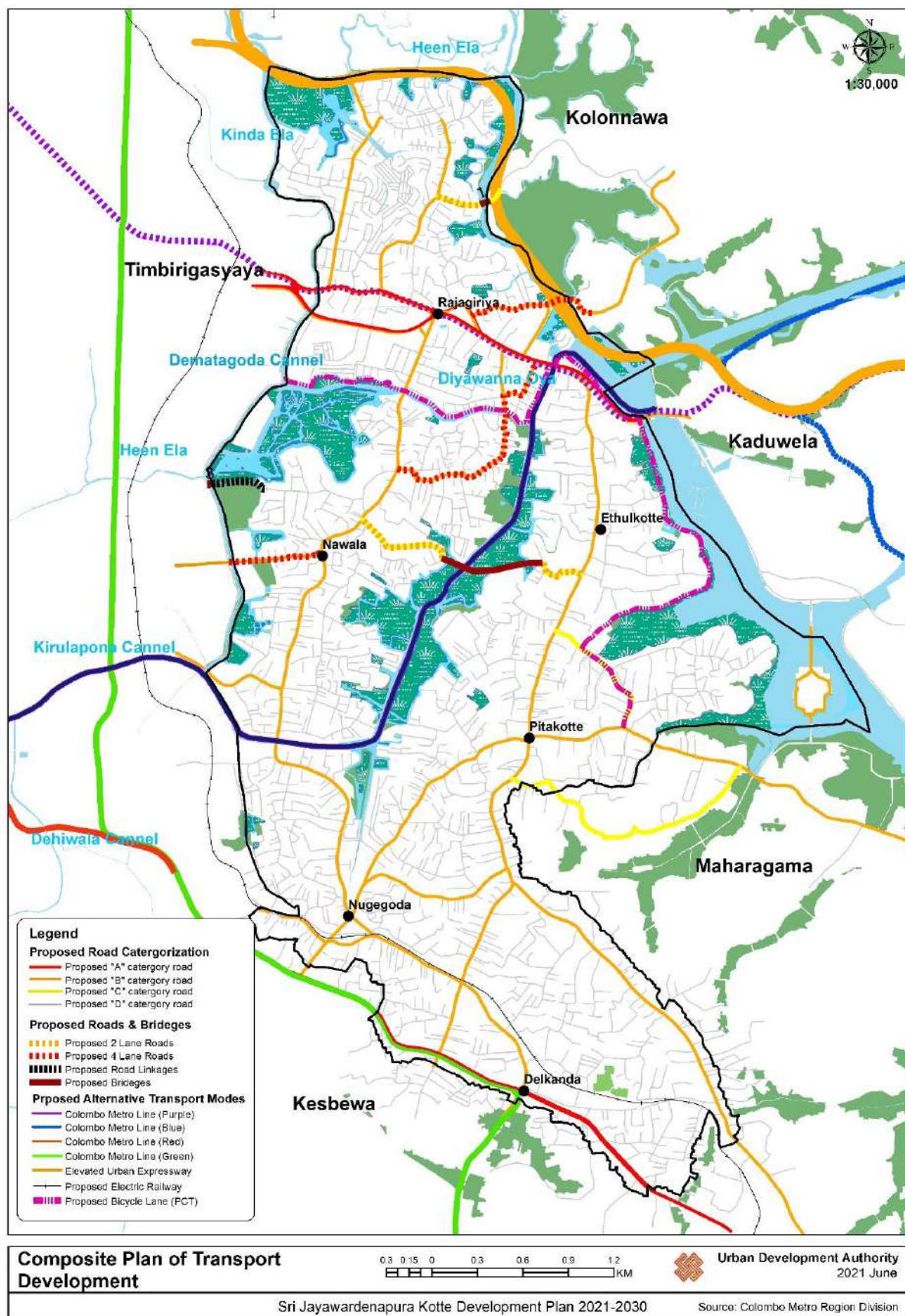


Figure 6.5: Composite plan of transport development  
Source: Colombo Metro Region Division, Urban Development Authority 2021

## 6.2.4 Economic Development Strategic plan

The continues process of producing services and goods, until they reach to the public is defined as the local economic system of a city where it contribute to the gross domestic production. Economy of a city will be determined by the factors of its geographical location, availability of infrastructure facilities, quality and the quantity of the prevailing resources, population and interconnectivity to other competitive cities. Kotte itself powered by the service activities and their complementary uses that associated with office and administrative functions. This plan introduces a solid initiatives to achive smooth and efficient functionality which support the trends of the contexts .In addition to the administrative uses ,their complementary and parcial uses will be promoted to strength the local economy by having the sustainable use of existing resources and overcomming underutilization of land .

### 6.2.4.1 Objectives of the plan

The strategic move of the Kotte development plan and its economic development tactics focuses on developing much vibrant local economy where it provides the financial mechanism with improved investment opportunities to support Colombo city to conquer its dreamed vision and spatial structure.

### 6.2.4.1 Scope of the plan

Scope of the economic development strategic plan is shown as follows

- i. Development of main spatial nodes and junctions
- ii. Development of commercial corridor
- iii. Launching the development projects at selected locations
- iv. Taking action on protecting wetland parks and historically valued places to promote tourism

### 6.2.4.3 Development of main nodes and junctions

Plan proposed to develop Junctions of Nugegoda and Rajagiriya, which can be identified as most vibrant nodes of the area

#### a) City center development project Rajagiriya

Rajagiriya is identified as a one the gateways to the Colombo city which part of it belongs at the area of Sri Jayawardhanapura Kotte. Further Rajagiriya directly having the connections with Nawala, Borella and Battaramulla. Considered area is highly developing with the uses of commercial, institutional and residential. Proposed elevated highway and metro line projects passes the planning area by facilitating the transport service of the locality. This intensity of development is very significant in the process of commercial and business development. Kotte plan expect to tap all the opportunities and potential in a way that can improvise towards economic development. Further plan has identified 12 acres of underutilized vacant land in Rajagiriya to develop in the period of plan implementation.

Land development projects at Rajagiriya and all, focuses on developing underutilized and vacant lands by proposing highest and best uses while relocating existing functions to attract new investors. Following projects are proposed under land development in Rajagiriya

1. Mix development project - Ayurveda junction
2. Housing apartment development project
3. Mix development project
4. Police station and quarters development project - Rajagiriya
5. Housing apartment development project - Rajagiriya Park
6. Hotel complex project - Rajagiriya



Figure 6.14: The guide plan to develop Rajagiriya urban center  
Source: Colombo Metro Region Division, Urban Development Authority, 2021

#### b) Mixed development project

Guide plan of Nugegoda was prepared considering the area of commercial complex premises (Nugegoda public market) including bus stand area with the purpose of boosting the city economy where it links currently underutilized lands in to city development through highest and best use.

According to the guide plan it is proposed to relocate existing business stalls in to alternative places while developing the bus stand up to the standards by providing complementary facilities. Further, plan expects to link proposed electric railway station in to the proposed premises and develop it with public and private partnership. Required parking facilities are to be provided to make smooth the functionality of the transportation.



Figure 6.15: Proposed Guide plan (option I)  
Source: Colombo Metro Region Division, Urban Development Authority 2021



Figure 6.16: Proposed Guide plan (option II)  
Source: Colombo Metro Region Division, Urban Development Authority 2021

#### 6.2.4.4 Commercial corridor development

Plan proposed to develop main strips of Nawala road, Kotte road and Highlevel road which facilitate to connect vibrant urban nodes of Rajagiriya and Nugegoda in to commercial oriented developments and named as the commercial corridor. This intervention is clearly marked under the zoning regulations and zoning plan. Concept of commercial corridor is to be achieved through the density-based approach while regulating the permitted uses of the area.

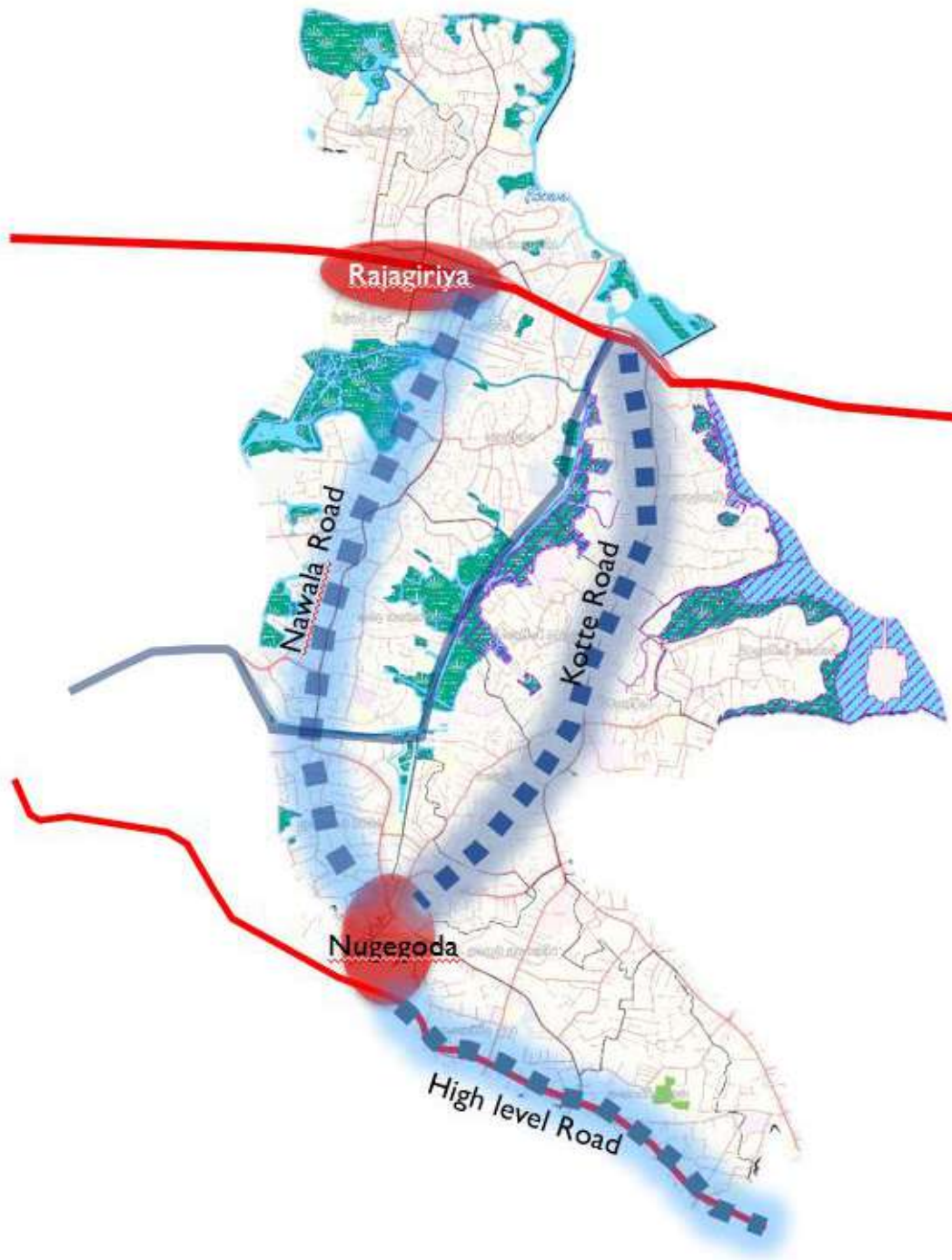


Figure 6.17: Proposed commercial corridor  
Source: Urban Development Authority

#### 6.2.4.5 Implementation of Development projects at selected places

Implementation of Development projects at selected places will great support on improving investment opportunities and will work as a catalyst to the development

No	Name	Land extent	Proposed use
1	Janajaya city Project, Pita Kotte	2A 0R 0P	Commercial complex
2	Development of corporative cooperation premises	1A 0R 16P	Mixed development

*Table 6.10: Implementation of Development projects at selected places  
Source: Colombo Metro Region Division, Urban Development Authority 2021*

#### 6.2.4.6 Taking action on protecting wetland parks and historically valued places to promote tourism

Plan on protecting wetland parks and historically valued places to promote tourism will bring the wise use of development to the context with the purpose of achieving economic strength

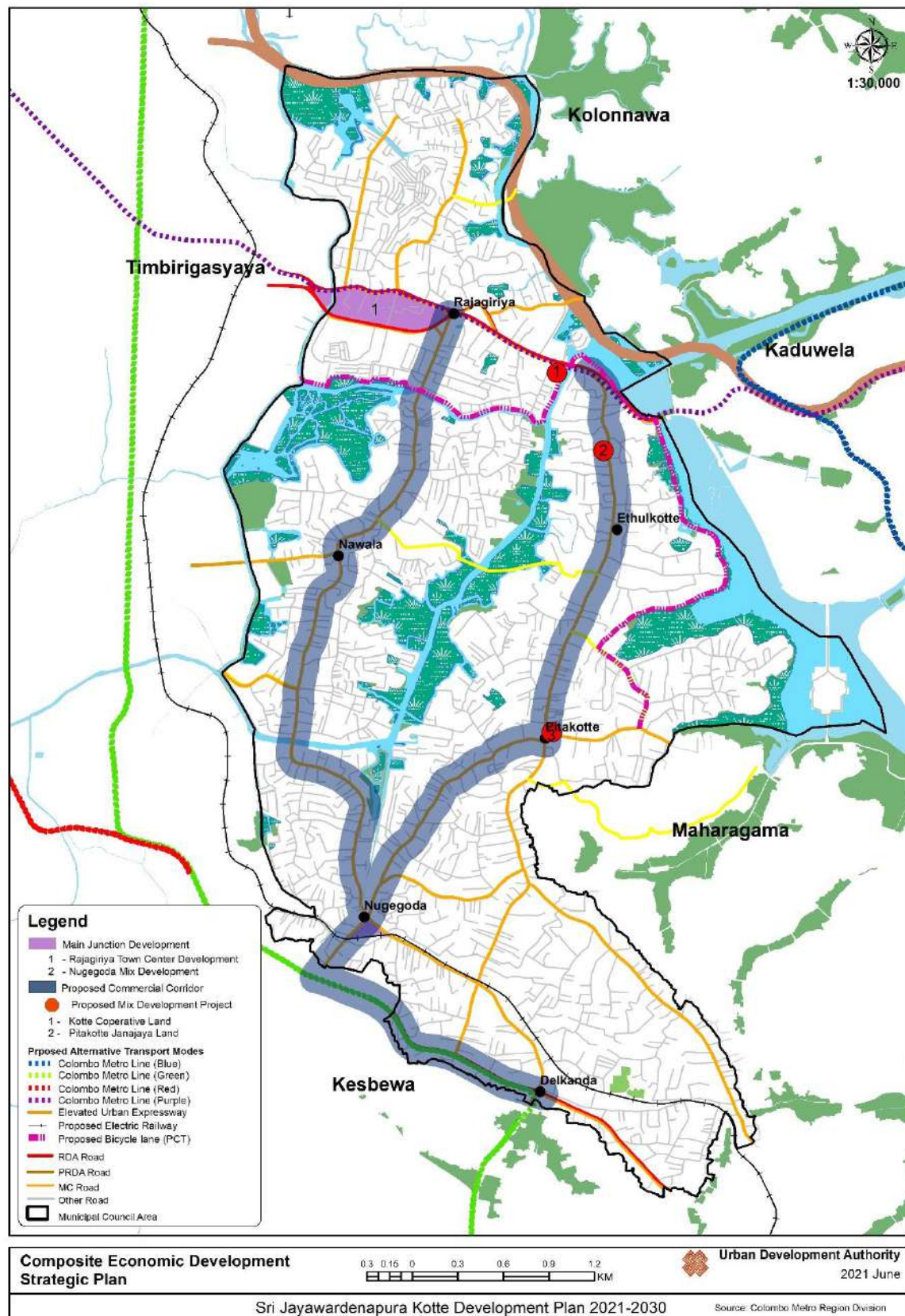


Figure 6.6: Composite economic development strategic plan  
Source: Colombo Metro Region Division, Urban Development Authority 2021

## 6.2.5 Environment Development Strategic Plan

Sri Jayawardhanepura Kotte area can be identified as one of the significant area that inherited with rich biodiversity since it comprises with cluster of wetlands, natural drainage system and micro hydrological systems. However, with the intensities of population growth, existing values of the ecosystems is subjected to decline. Most of the wetland and water related uses including their linking components are diminished over human activities

### 6.2.5.1 Planning Objectives

It is necessary to achieve the sustainable use of green spaces for urban development and to enhance the accessibility for the inhabitants and commuters. According to that, this strategy is mainly support to achieve the second objective of this plan, which is to conserve green environment and wise use for effective urban system.

### 6.2.5.2 Scope of the plan

This strategic plan has been prepared by focusing sustainable functionality of ecosystems by analyzing extents of Paddy lands, water related areas, canal which are consist as wetland supportive features within the Sri Jayawardhanapura Kotte municipal council area. Considering the wise use of those natural resources, residential and migrant population are to be served with service their needs. Accordingly, the scope of environmental development strategy can be specified as follows.

- i. Wetland zoning plan
- ii. Landscape Management plan
- iii. Public outdoor recreational space plan
- iv. Disaster mitigation plan

### 6.2.5.3. Wetland zoning plan

Plan ensure the Utilization of wetlands for sustainable use in social, economic, and environmental affairs by considering potentials for water retention and other environmental benefits where it prevent unauthorized acquisition and misuse.

Furthermore, above environmentally sensitive areas, and agricultural areas will be zoned as follows. Through this environment conservation plan it expects to direct the special conservation as mentioned in below zones, in accordance with the existing laws and regulations of relevant ordinances.

Wetland zones of Sri Jayawardhanapura Kotte municipal council boundary

- i. Wetland protection zone
- ii. Wetland Nature conservation zone
- iii. Paddy cultivation and wetland agricultural zone

**i. Wetland protection zone - Wetland conservation**

This zone includes the wetlands that have been declared as protected or special areas by international conventions, state laws or gazette notifications. Areas such like mentioned above which is referring to the “Sri Jayawardenapura Kotte Sanctuary” is located on the north side of Diyawanna oya and around the parliament.

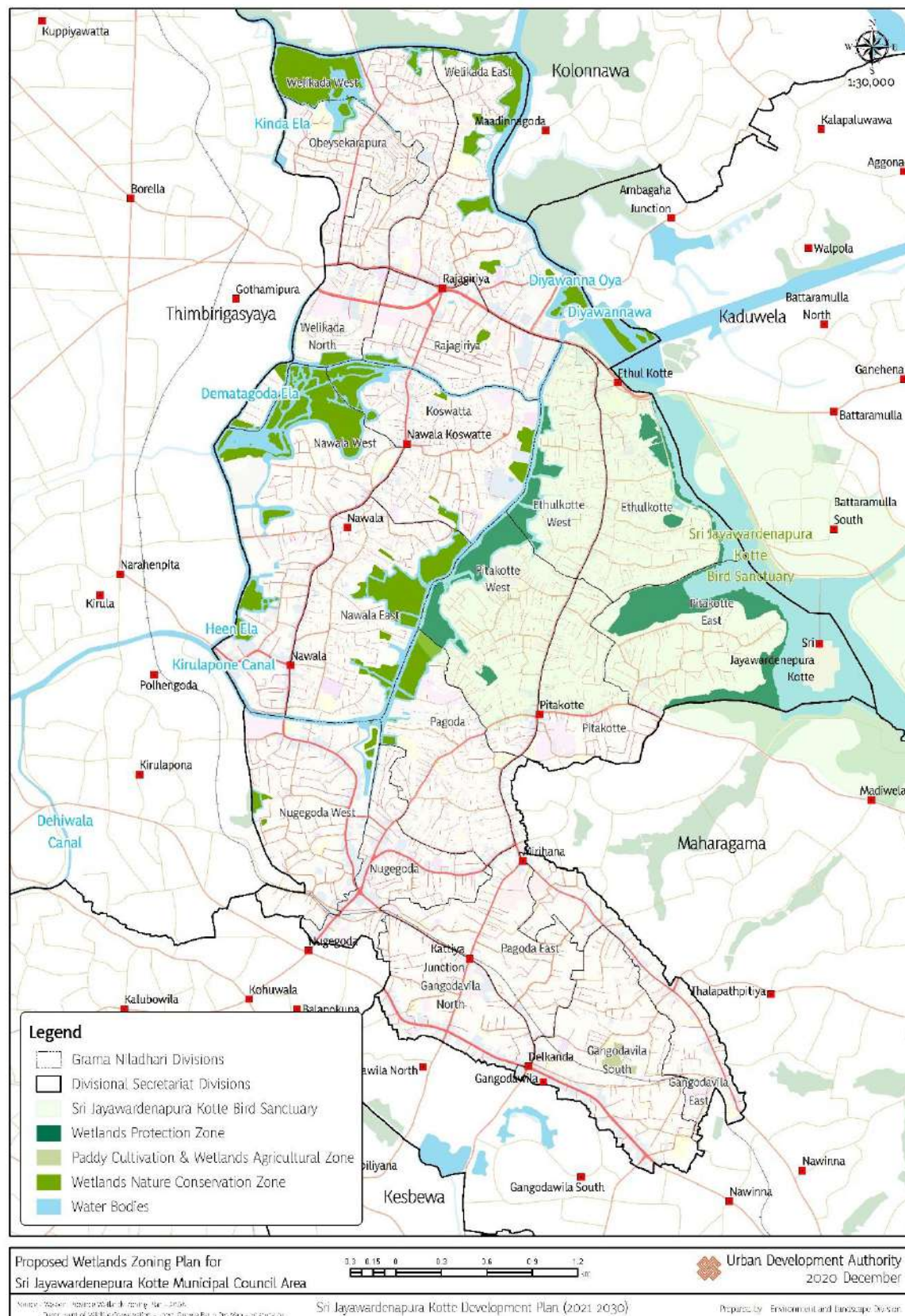
**ii. Wetland nature conservation zone**

This zone includes wetlands that are inherited with high biodiversity and areas to be designated as wetland and water retention ponds including drainage areas for flood risk mitigation and control.

**iii. Paddy cultivation and wetland agricultural zone**

This zone includes existing cultivated paddy fields, vacant paddy lands and related areas such as Deniya, Ovita etc and areas where wetland based agriculture is practiced in the Western Province.

Accordingly, the wetlands of Sri Jayawardenapura Kotte Municipal Council area, are shown on the below map and guidelines for each zone are introduced by development regulations.



Map6.7: Wetland Zoning plan  
Source: Landscape and Environment Division, Urban Development Authority, 2020

#### 6.2.5.4 Landscape Management plan

Landscape management plan aims to conserve the existing natural landscape characters of the area while boosting them in a manner where it preserves the identity of the context. Further plan focused on sustainable landscape development with the sense of protecting the environment .

- **Proposed urban parks under Catalyst Projects**

Proposed urban park projects are listed below under the catalyst projects, which are proposed to develop recreational spaces to cater the public need, parallel to address the socio-economic and physical aspects of development

No	Name of the project
1	Wetland park project, Welikada Obesekarapura
2	Beddagana Wetland park - Phase 01
3	Wetland park, Pagoda, Pitakotte
4	Wetland park, Rajagiriya

Table 6.11: Catalyst projects

Source: Environment and Landscape division, Urban Development Authority, 2021

- **Linear parks (beside roads)**

Proposed linear parks are to be developed, in order to manage urban temperature with ambient level where it facilitate commuters and other public communities to enjoy the urban shade beside the roads where identified with intensified urban heat. These parks will support to uplift the quality of living in addition to bring about new design face for the city where it helps to reduce air pollution and to ensure the physical and mental well-being of the dwellers. The plan, Public outdoor recreation space development, aims to plant trees, which are recommended by landscape plan to reduce Co2 percentage of the environment. Most of linear parks connects wetland park as its access ways and this strategic plan aims to develop linear parks along following roads.

No	Road Name	Length (Km)
1	Ethulkotte - Mrihaana, Kohuwala Road B120	5.92
2	Kollupitiya - Sri Jayawardhanapura Road A00	2.43
3	Nawala - Nugegoda Road	2.25
4	Kolonnawa - Yakbadda Road	1.5
5	Nawala - Nugegoda Road	2.38
6	Nawala - Pagoda Road	0.26
7	Old Kesbewa Road	1.72
8	Pagoda - Pitakotte Road	1.51
9	Pitakotte - Thalawathugoda Road	0.84
10	Borella - Rajagiriya Road	1.19
11	Mirihana - Udahamulla Road	2.4
12	Rathmalana - Mirihana Road	1.23
13	Welikada - Kohilawatta Road	0.16
14	Welikada- Nawala Road	2.79

Table 6.12: Linear Park (Roads with trees tree canopy)  
Source: Environment and Landscape division, Urban Development Authority, 2021

#### 6.2.5.5 Public outdoor recreational space plan

Sri Jayawardhanepura Kotte serves all commuter population who access the city for different purposes. Some are attracted to city for seeking employment opportunity as well as for seeking recreational spaces. Public outdoor spaces, wetland parks, playgrounds, linear parks are considered as the active and passive recreational spaces in the Colombo city and found much elegant at the verge of urban lush.

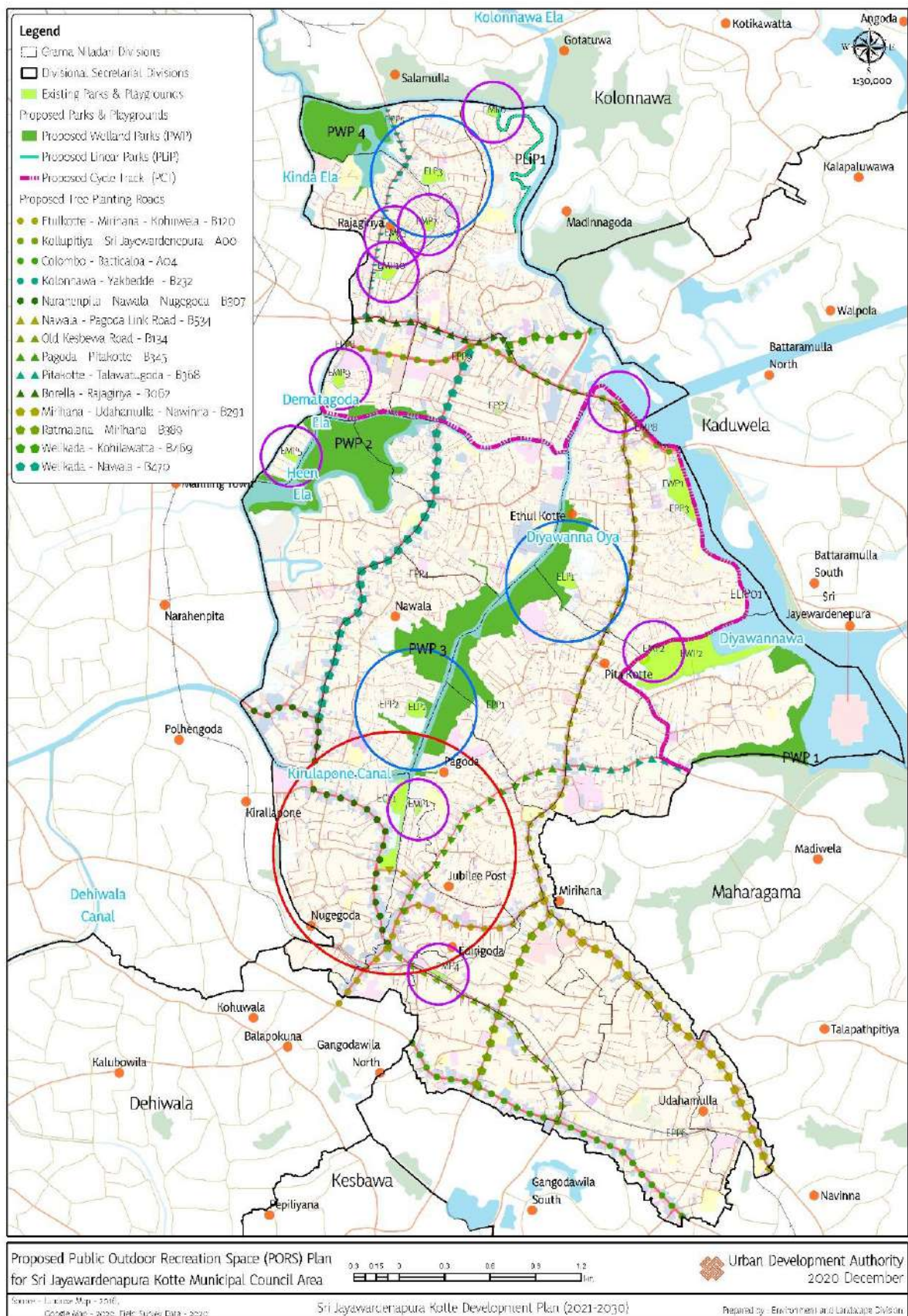
48.65 Ha were allocated to serve 118,801 number of total population for the residents who reside in the Municipality of Sri Jayawardhanepura Kotte in 2019. According to the public outdoor recreational space concept, it recommends 1 hectare of land to serve the recreational need of 1000 people. With the facts of above, total recreational space requirement is calculated as 143 Ha for the population by 2032 in municipality.

Including Baddagana wetland park ,Rampart wetland park and Weli park ,total existing recreational space at central city is calculated as 48.65 Ha. Further following strategies were incoorporated in to the recreational space development plan

- Provide sport and recreational facility for the residents by developing undeserved playground with the concerns of environmental conservation plan
- Creation of wetland parks in a form of linear parks beside the water sources and their reservations located within and in and around the locality.
- Develop pocket parks in and around isolated forest reserve patches and water sources while erecting linear parks beside roads to control the urban heat.
- Develop pocket parks within the open spaces of selected project developments in and around the municipality area.
- Public outdoor recreational spaces, which are allocated by public outdoor recreational plan and proposed recreational spaces, are listed below

Type of Parks	Extent(ha)	Type of Parks
<b>Existing outdoor public recreational facilities</b>		
Playground owned by the urban Council (Small parks, Regional parks, Urban parks)	10.84	Small parks, regional parks, urban parks
Beddagana wetland park	18	Central Urban Parks
Valley Park	6.47	Central Urban Parks
Rampart Park	18	Central Urban Parks
<b>Proposed public outdoor recreational facilities</b>		
Beddagana wetland park phase II	11.6	PWP1
Wetland parks <ul style="list-style-type: none"> <li>• Pagoda</li> <li>• Pitakotte West</li> <li>• Ethulkotte West</li> <li>• Nawala North</li> </ul>	57.79	PWP2
Proposed Wetland parks <ul style="list-style-type: none"> <li>• Nawala West</li> <li>• Koswatta Rajagiriya</li> <li>• Welikada North</li> </ul>	45.37	PWP3
Proposed wetland parks <ul style="list-style-type: none"> <li>• Welikada West</li> <li>• Obesekarapura</li> </ul>	23.66	PWP\$
Heen ela linear park(1.5km) Welikada North	0.5	PLP1
Linear Park with cycling path 2.5m*23km (from Colombo port to Diyatha park)	1.8	PCL2

*Table 6.13: Proposed Public outdoor recreational space plan*  
Source: Landscape and Environment Division, Urban Development Authority, 2021



Map 6.8: Proposed Public outdoor recreational space plan  
Source: Landscape and Environment Division, Urban Development Authority, 2020

## 6.2.5.6 Disaster Risk Reduction Plan

### Strategies to manage floods inundations including flash floods

Sri Jayawardhanapura Kotte municipality and its nearby areas are frequently subjects for the flood inundation since it locates at the low land Valley of Kelani River where most of water retention and wetland areas are encroached and developed generating higher runoff volumes during rainy seasons. Further, this flooding directly effect on the other water sources of the area in advance. These facts emphasize the real need of disaster mitigation and risk reduction plan, special reference to flooding and its adverse effects.

- **Maintaining an active water corridor**

In-order to serve the goals of the plan, Diyawanna oya and Heen Ela and reservations of other water sources are to be maintained as reserved areas and proposed to maintain them to ensure the solid functionality of water flowing. Boundaries of proposed reserves are given below

Boundaries, which are designated to reserve by Sri Lanka Land Development Corporation is clearly mentioned below, which is gazetted as per the gazette no 1662/17 on 24th July 2010. These reserves are strictly prohibited for development to ensure the well functionality of water network that helps to reduce flooding.

Boundaried of irrigation reserves, declared by Sri Lanka Land Development Corporation.

Width of canal	Reserve to be maintained from the bank of the canal	
	length of open canals (m)	length of closed canals (m)
From 1.0 to 1.2	1	0.3
From 1.3 to 3.0	2	1
From 3.1 to 4.5	2.75	1
From 4.6 to 6.0	3.5	1.5
From 6.1 to 9.0	4.5	1.5
Above 9.0	6.5	2

*Table 6.14: Buffering distance to be maintained from irrigation bank as reserve  
Source: Sri Lanka Land Development Corporation*

- Encourage to develop vertical and high-rise apartment to shift existing underserved settlements, which are located in the irrigation reserves of Kotte area.
- Develop all water related reserve areas in to open landscape facilities by proposing public outdoor recreational spaces including linear parks and jogging tracks (Mentioned under Public Outdoor recreational space development plan)
- Mitigate flood inundation of Kotte and Colombo area by erecting flood mitigation walls type embankments, which reduce the overflowing risk of Kelani river.

- **Strategies to control air temperature**

Increment of Colombo Urban heat-urban heat island effect

According to facts which brought under the “Urban heat island study of Colombo - 2017”, several reasons were identified which determined the major portion of temperature increment. Declining of urban forest cover, increment of surface built up density and the development of mass parking spaces alongside with access ways and pedestrian ways had clearly determined the urban heat values of the context. Colombo city has been identified as the fastest growing city in terms of urban development in Asia, which greatly benefits for its community while damaging the environmental values of the area.

In order to mitigate the adverse effects of urban heat, plan propose several strategic moves in advance. Plan proposes to develop pocket parks while encouraging the development to direct their open spaces in a manner where it connects the natural airflow by identifying wind directions and patterns.

1. Identify the building heights which are be regulated under zoning plan, according to the concerns of wind patterns and obstacles for buildings which having monotonous height variations.
2. Develop ventilation corridors by connecting open spaces
3. Preparation of urban guide plans by incorporating breezeways or ventilation corridors
4. Encouraging green covered roofing and cool roofing options through building and planning regulation in addition to recommendation of white color finishing
5. plant trees with low heights and open seeds according to the recommendations of landscape plan
6. Incorporate green parking concepts for parking facility developments

## 6.2.6. Settlement Management Strategic Plan

Providing quality and affordable housing is due role of any development plan, to cater the housing demand of the area since settlement and housing is considered as significant domain of development. United Nation Sustainable development goal 11, “Make cities and human settlements inclusive, safe, resilient and sustainable”, discussed settlement development in the discourse of quality living, adaptation safeness and sustainability.

### 6.2.6.1 Objectives of the plan

Since the considered area of Kotte is associated with sensitive wetland environment, it is required to manage the development in a tactical manner with upmost care. Most of the undeserved and low-income communities have encroached the reserved areas and government lands to set up their settlements, which create a high incremental rate of illegal constructions. This has become a pressing issue in the some areas of Kotte.

Kotte development plan focuses to cater housing need of the existing and upcoming residential population which is forecasted under the studies of the plan. Settlement development plan proposed to implement quality living infrastructure to serve the housing deficit. Finally, plan responsible to achieve the place of prosperity where facilitated with smart urban facilities for efficient urban system.

### 6.2.6.2 Scope of the plan

Settlement Management Strategic Plan has identified most suitable locations to promote urban settlements with adequate physical and social infrastructure including public outdoor recreation spaces. Urban regeneration and settlement development projects are proposed to serve the low and middle-income communities to upgrade their living conditions.

According to the studies of development plan, Kotte expecting 143,629 number of migrant population who migrate focusing job opportunities by 2030. Since that, it is proposed to develop affordable and quality housing where it helps to reduce traffic congestion, carbon emission parallel to efficient use of energy, time and resources.

1. Project development for Affordable, middle income and luxury housing
2. Relocating the underserved housing communities without disturbing their livelihood

### 6.2.6.3 Project development for Affordable, middle income and luxury housing

Under the urban regeneration project of UDA, middle income people are to be facilitated. Following projects are proposed to serve middle income people. Urban regeneration project of Urban Development Authority is in the process of identifying middle-income communities in order to serve them with quality housing. Ceremonial drive – Welupille Estate Middle income housing project can be identified as an ongoing middle-income housing development project and Rajagiriya park apartment development as proposed one.

Project Location	Land extent	proposed number of housing units to be provided	Note
Welupillewatta Housing project	1Acer 2 Rude	unit	proposed to complete the construction in 2024
			27 story apartment
Residential apartment project in Rajagiriya park	1 Rude 20Perch	unit	12 story apartment

Table 6.15: Proposed middle-income housing projects  
Source: Urban Development Authority Sri Lanka, 2021

### 6.2.6.5 Relocating the underserved housing communities without disturbing their livelihood

This project aims to relocate the underserved housing communities without disturbing their socio-economic concerns of living. 1% of the total population is living in underserved settlements of the area and eight settlements were already identified as underserved settlements which drastically effect on the image of the city. These facts lead, this plan to develop solid response for settlement development.

Identify locations	Land ownership	Number of houses (Approximately)
1. Obesekarapura(Arunodaya Mawatha)	Private and Kotte urban council	668-700
2. Kinda Ela boundary	Sri Lanka Land development Corporation	30-50
3. Bandaranayakapura	Private, Urban Development Authority	600-700
4. Maligawa Road (End of 2nd Lane)	Urban Development Authority	60
5. Beddagana road, Houses around Beddagana park (Boundry to Canal Road)	Urban Development Authority	30
6. Boundary of Kiththanpahu Ela (Perera mawatha)	Sri Lanka Land development Corporation	7-10
7. Boundary of Kelani valley	Railway Department (CGR Land)	144
8. Methodist watta	Land owns by Government	45-50

Table 6.16: Underserved settlements of the Kotte municipal area  
Source: Field survey, Urban Development Authority

- **Low income Housing Development Projects**

Urban regeneration project of Urban Development Authority is equally responsible of identifying low -income settlements in order to serve them with affordable housing.As a basic step of the project, Obesekarapura housing project can be identified which is already in the process of development.

Further, it is proposed to develop new housing development project at same premises of Bandaranayakapura underserved settlement to provide quality living for the people while preserving the image of the city.

No	Project Location	Land Extent	proposed number of housing units to be provided	Note
1	Obesekarapura housing project	1.3 Acre	300 unit	Project stated under the AIIB donations
				12story apartments
2	Kotte Gothami road, Land comprise with Firebreged	06.00 Acre	500 unit	proposed to complete within 2021 to 2024

*Table 6.17: Proposed low-income housing projects  
Source: Urban Development Authority*



Map 6.9: Composite plan of settlement management  
Source: Colombo Metro Region Division, Urban Development Authority, 2021

### 6.2.7 City Planning and Heritage Conservation Strategic Plan

Though, it declared Kotte as administrative capital in recent past of 1985, still it fails to depicts the real identity of the locality. This plan aims to regain the inherited proudness and prosperity by managing the existing resources wisely.

### 6.2.7.1 Objectives of the plan

It is expected to develop Kotte with the solid identity of an administrative capital while conserving the historical and archaeological heritage through value added wise use where it promotes tourism industry in manner tourists can enjoy proud city of Kotte.

### 6.2.7.2 Scope of the Plan

Plan clearly propose to bring unique identity for the city where people can experience grand ancient glamour of Kotte Kingdom, through guide plan and strategic projects and zoning regulations. Scope of the plan is mentioned below

1. Creating a solid core area by taking the parliament as the center point
2. Provide a ceremonial access experience to the capital
3. Open up, culturally conserved heritages for public by recreating their values

### 6.2.7.3 Creating a solid core area by taking the parliament as the center point

Plan proposed to declare a solid core area by considering parliament as the center point, which can be easily identified. Regulations, which are already enforced for area with a radius of 1.5, Km, around parliament is proposed to continue with in the proposed parliament zone too. Further, development plans of Kaduwela and Maharagama expects to adhere to the afore-mentioned regulations. This strategic move is in action with the intention of ensuring the safeguard of the parliament parallel to preserve the highlighting character of parliament building which can be visually accessed by different locations. This regulation regulates the building height of the area and regulated area is considered as the core area at central zone of capital city. Because of the low height feature and low built-up density, it comprises with considerable open spaces, which brings great experience for the city users.

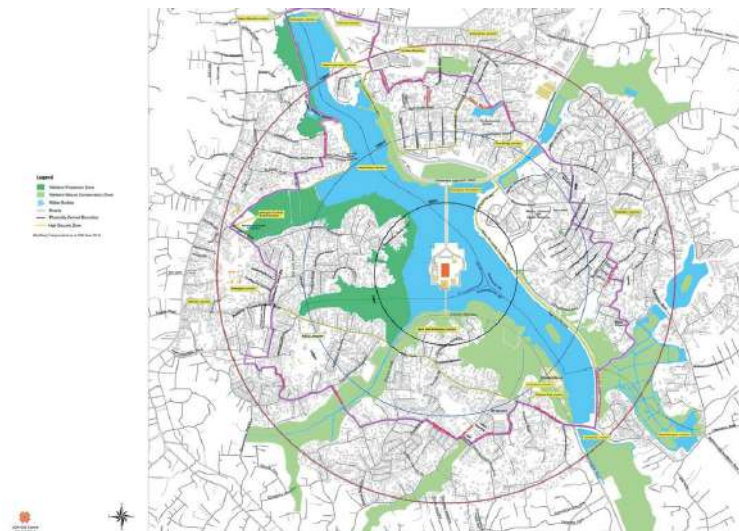


Figure 6.18: Parliament Core area  
Source: Urban Development Authority

The importance of the parliament zone that locates in Sri Jayawardhanapura Kotte Municipality has become much significant because of the sensitive wetland setting and archaeological remarks of Kotte kingdom monuments. Environment Management strategy of this plan clearly emphasize the way to regenerate the green lush of the context while promoting cycle lane project and all. Further regenerating the locality with the understanding of archeological and cultural significance to boost grand image of capital is yet to be done with the heritage conservation projects. At the end all of these interventions planned to ensure the environmental and heritage driven redevelopment to achieve upmost thriving living conditions of the public

#### 6.2.7.4 Create an experience of a ceremonial access for the capital city

Ambition of this strategic move is to create grand access to experience the proudness and feeling, which says “you are accessing the administrative capital of the country” as well as, this is the way to the parliament which is considered as the supreme authority of country”.Main two interventions are planned to launch here.

1. Establishment of statue at city entrance
2. Development of Sri Jayawardenapura mawatha as a ceremonial access

##### 1. Establishment of statue at city entrance

It proposed to establish a proper statue to illustrate the identity of Kotte at Ayurveda junction where it consider as the entrance point for administrative capital from the way of Colombo commercial capital



Figure 6.19: Location of proposed statue at city entrance  
Source: Colombo Metro Region Division, Urban Development Authority



Figure 6.20: Proposed statue at city entrance  
Source: [www.printerst.com](http://www.printerst.com)

## 2. Create an experience of ceremonial access

Proposed ceremonial access is to be implemented through the strip of Sri Jayawardhanepura Mawatha from D.S Senanayaka roundabout to Parliament Junction

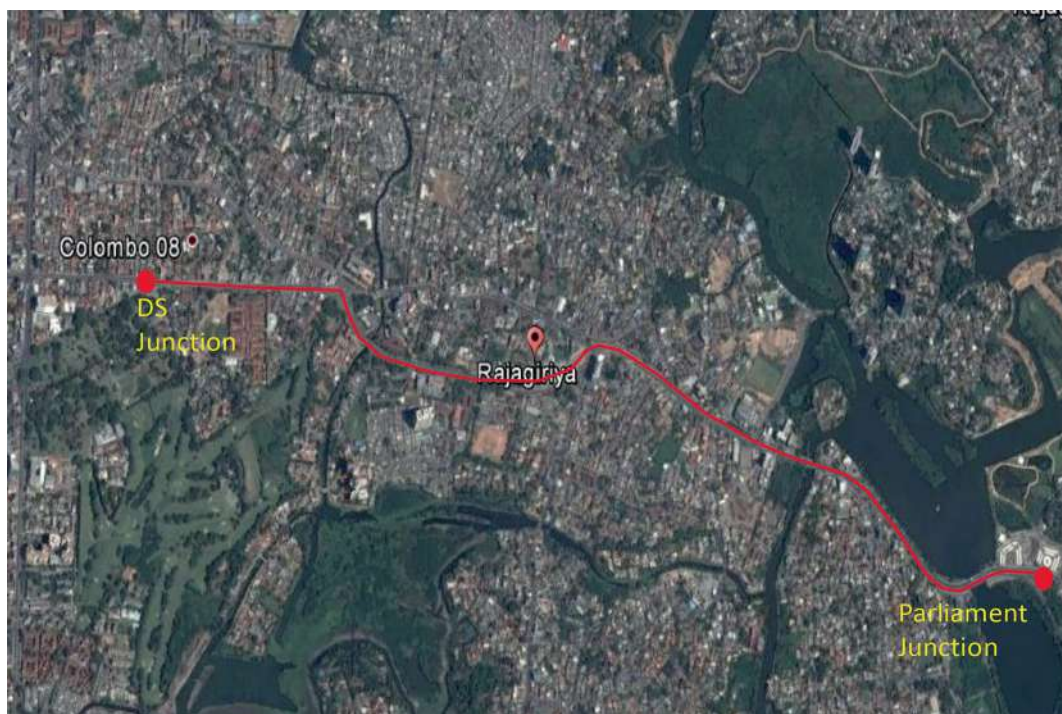


Figure 6.21: Proposed ceremonial access in Sri Jayawardhanepura Mawatha  
Source: Colombo Metro Region Division, Urban Development Authority, 2020

Main focus of the project directed towards regulating the sign boards and advertisement boards. According to the regulations of the zone which mentioned area belongs, clearly specify the restriction of any sign boards or visually disturbed sign boards. Guidelines will be provided for advertisement boards of commercial units those who are established beside the road.

### 6.2.7.5 Regeneration of culturally significant area

It is necessary to conserve the heritage, which scattered in wide area of considered Kotte locality and proposed to carry out all project with the supervision of Archaeological department and Urban Development Authority. In order to protect the ancient legacy, guide plan is to be prepared with the consultation of Archaeological department, Urban Development Authority, planners, designers and architects who experienced in local and international heritage conservation. Archaeological monuments, which are already discovered, and monuments, which not yet discovered are in real danger of extinction. Since that discovering them and protecting them through developing historical isles has been a significant need of the context. Kotte rampart is considered as one of the most important monument of the area, which associated with great challenge to conserve. Therefore, managing existing heritage value need to be done in upmost care with the understanding of heritage boundaries, their structural significance and spatial details.

It is proposed to bring about a decision making and conserving mechanism such as implemented on Galle Fort. Plan need to regulate all signboard, lighting facilities as well as all utility service facilities through utility ducts. Proposed guide plan facilitate to conserve all archaeological places. Special regulations are to be introduced to maintain the character of the area in unique and inherited manner. Further, projects to facilitate museum services, Library services, and art gallery services are proposed to implement alongside with performing art centers and archives.

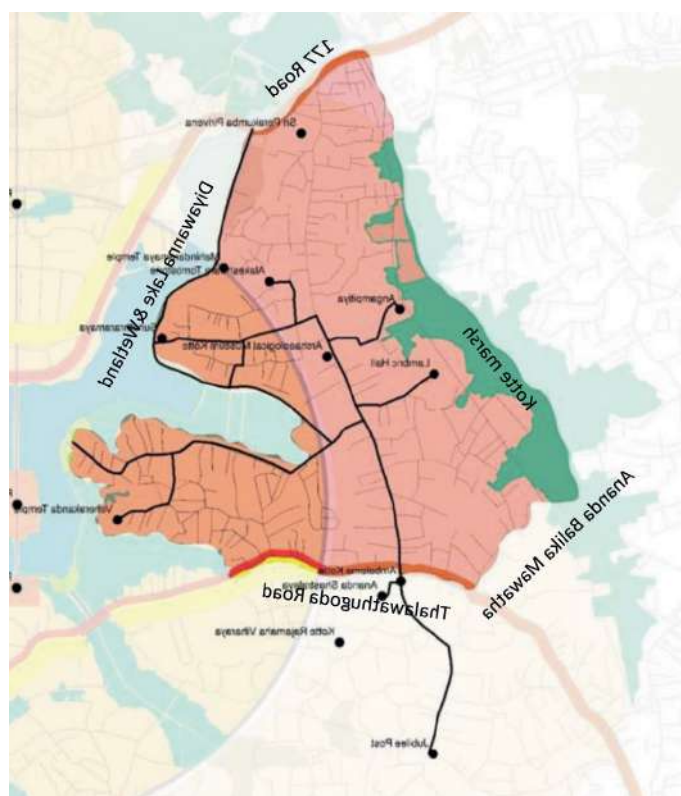


Figure 6.22: Culturally significant area  
Source: Urban Development Authority, 2019

Accordingly, Kotte wetland, Malabe –Kolpity road, Diywannawa, Thalawathugoda road and Ananda balika Mawatha can be shown as the boundaries of guide plan

Further, this guide plan proposed two strategic projects on conserving the heritage in manner of wise use.

- i. Rampart Regeneration Project
- ii. Project to create watching trail on archaeological monuments

## 1. Project to create watching trail on archaeological monuments

This proposal explains a way to connect most of the archaeological places together by developing a viewing and exploring route for visitors since most of them are located within walking distance. This route plans to connect following archaeological places, Kotte Museum, Kotte Ambalama, Sri Parakumba damma academy, Tomb of Alakeshwara, Lamberic Hall, Ananda shashthralaya, Temple of Vehera Kanda, Jubili post, Angam pitiya, Beddagana, Veherakada monuments, Temple of Sunetrarama, Mahindarama temple and Kotte rampart. These watching trail will greatly improve the glamour of the Kotte capital city area including core area of Parliament surrounding.

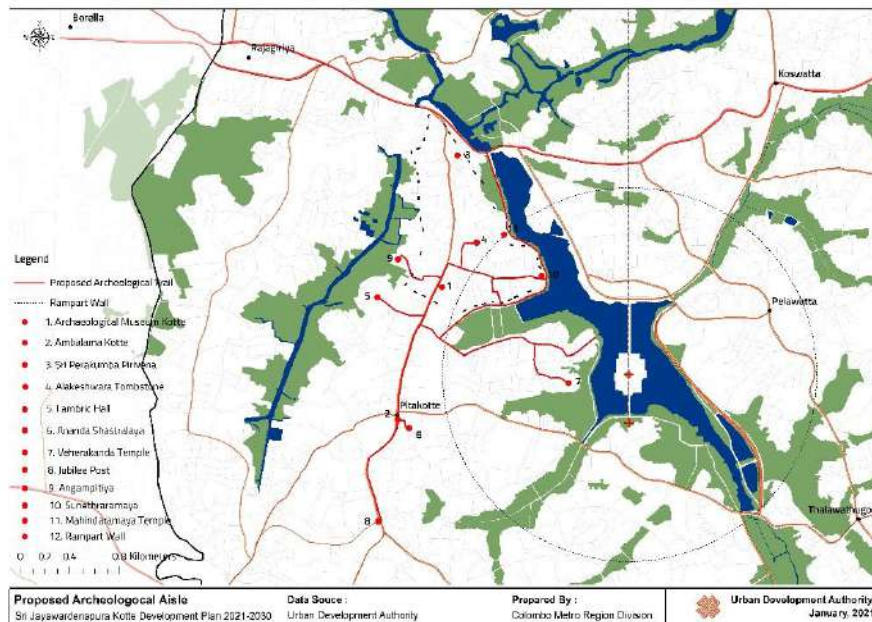


Figure 6.23: Proposed archaeological aisle  
Source: Urban Development Authority 2019

## 2. Rampart Regeneration Project

Urban Development Authority identified importance of Ramparts conservation with the concerns of Archaeological department. Under the project of archaeological exploration and route planning, Rampart was started to regenerate already.

Afore-mentioned project focuses on developing the heritage under following concerns

1. Reconstruct the dilapidated and destroyed parts of the rampart
2. Conserve the rest parts of rampart as it is

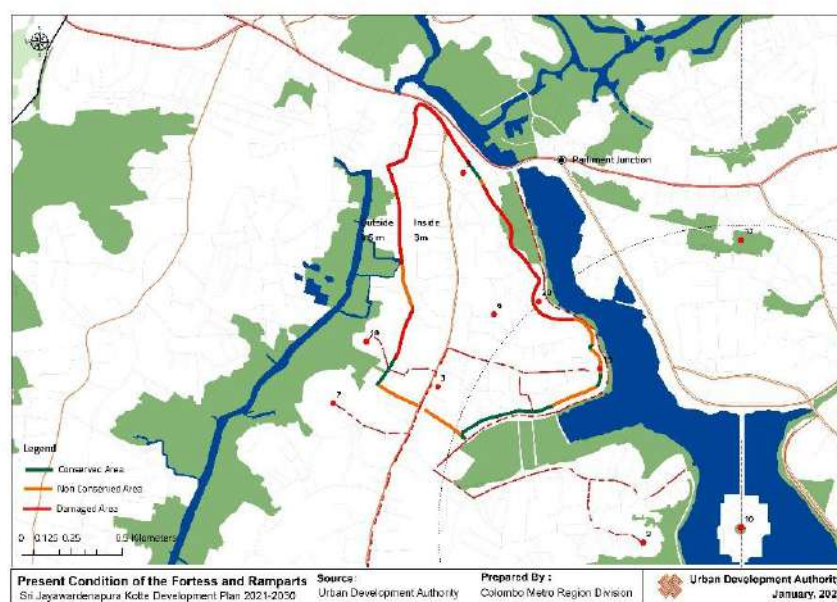
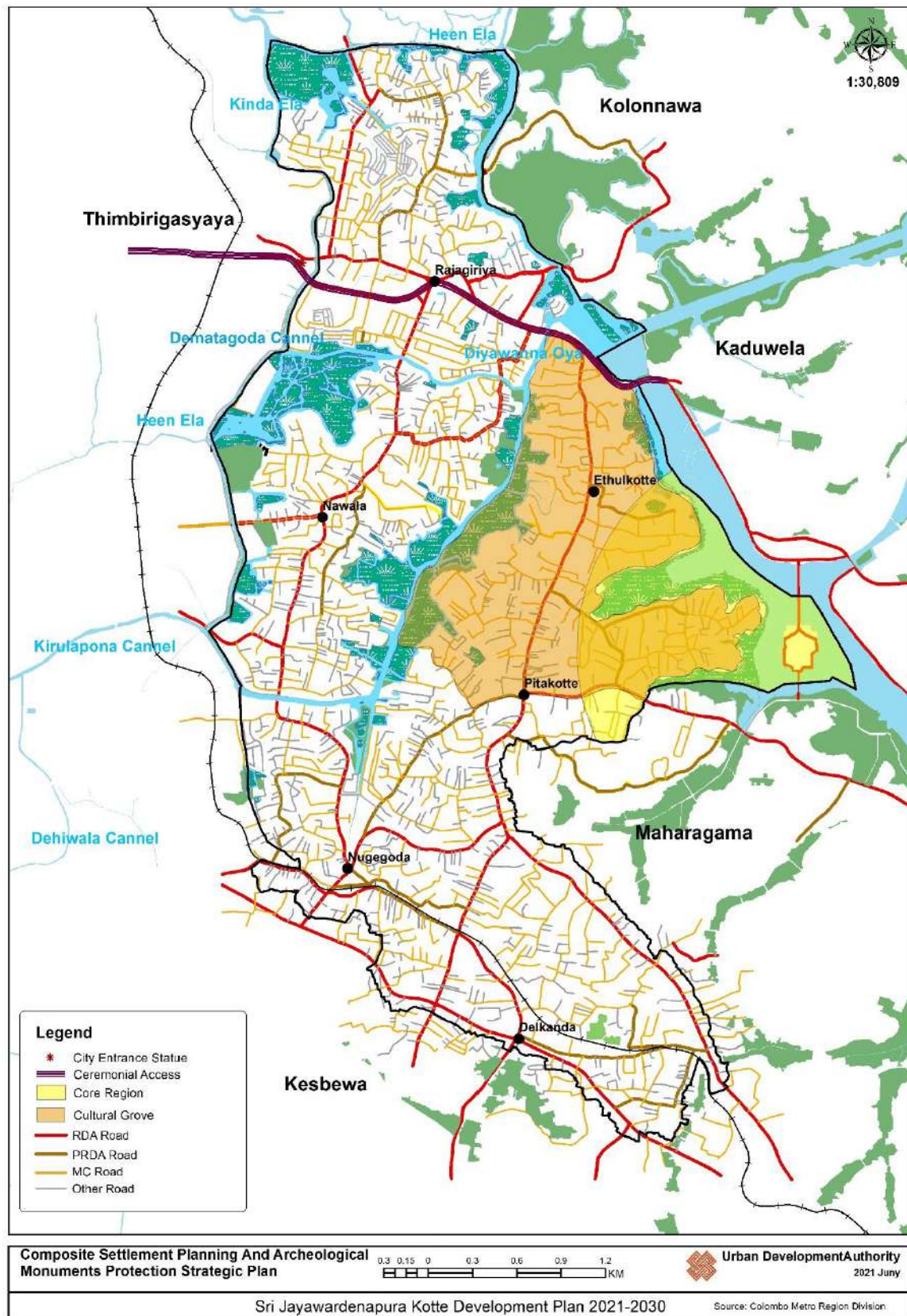


Figure 6.24: Present condition of the fortress and ramparts  
Source: Urban Development Authority, 2019



Map 6.10: Composite Settlement planning and Archeological monuments protection strategic plan  
Source: Urban Development Authority, 2021

## 6.2.8 Project Implementation Strategic Plan

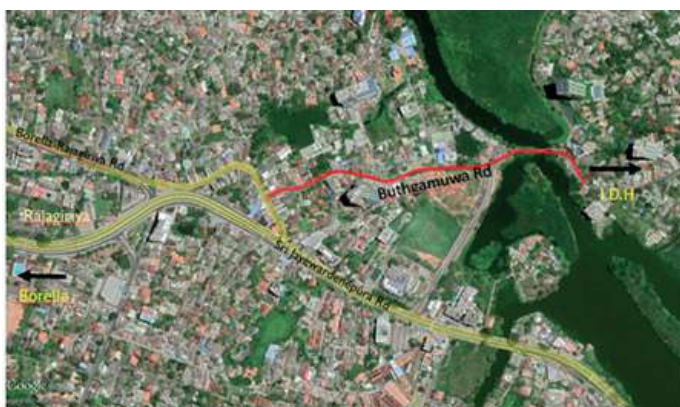
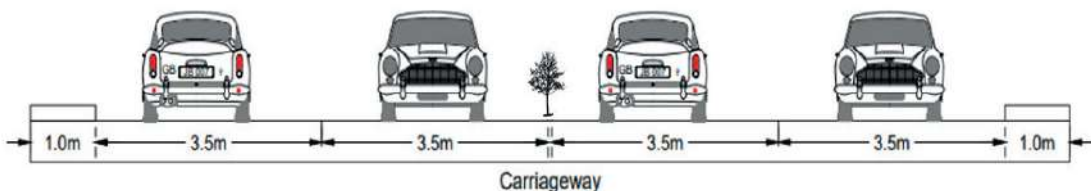
Project implementation strategic plan is responsible to detail out the way how development plan is going to plant in the ground through projects and their responsible agencies. This plan clearly introduces the projects, which are needed to implement in each strategy.

Project Implementation Strategic Plan aim to support for making it true the vision of the development plan which is formulated in before. Project prioritization is being done under the implementation plan based on the objectives, concepts, social environmental benefits and the compulsory budget. Each and every project is nominated with respective responsible agencies including private and state agencies in addition to the private public partnerships

### 6.2.8.1 Strategic planning projects

To dream Kotte as the grand gateway of excellency, following projects are proposed.


1. Buttugamuwa Road Expansion Project under the Highways and Transport Development Strategic Plan

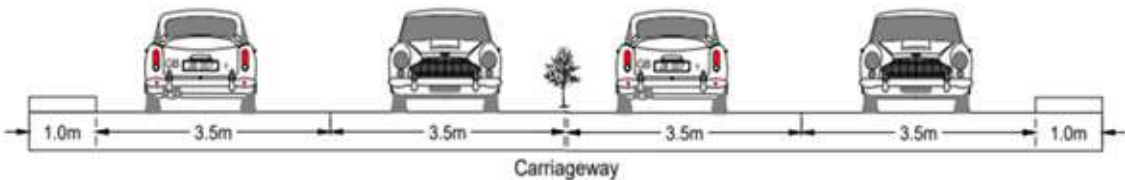
Project Identification					
Project Title	Buthgamuwa Road				
Project Proposal Location	Development up to 4 lane road including pedestrian path				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayaward-hanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Borella Rajagiriya road				
Borella Rajagiriya road					
					
Guide Plan					
					

Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>Improve good connection between proposed expressway</li> <li>Maintaining a good connection between roads in the road system</li> <li>A safe and secure environment for all road users (passengers, drivers, pedestrians)</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>To obtain maximum uses through proposed elevated highway</li> <li>To reduce high traffic congestion in the Rajagiriya town center and A safe and secure environment for pedestrians</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Road Development Authority					
	Financing Mechanism	Treasury funds & RDA funds	Project Approving Agencies	Road Development Authority			

2. Koswaththa Road Expansion Project under the Highways and Transport Development Strategic Plan


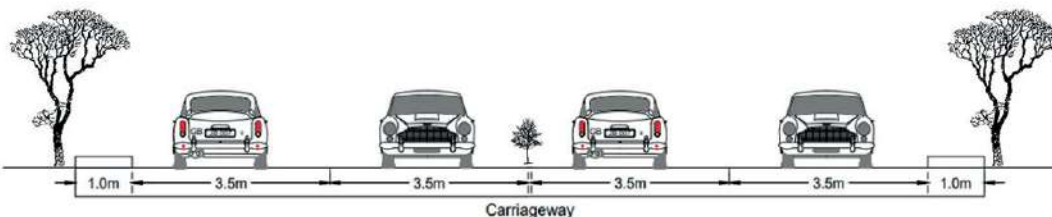
Project Identification					
Project Title	Koswaththa Road				
Project Proposal	Development up to 4 lane road				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayawardhanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road					

Location Map


Guide Plan



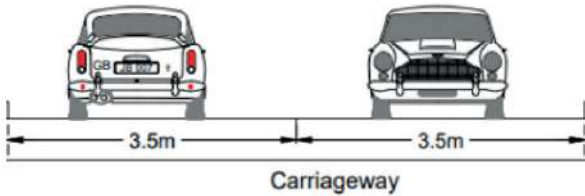
Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>Maintaining a good connection between roads in the road system</li> <li>A safe and secure environment for all road users (passengers, drivers, pedestrians)</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>Development of Existing road network</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Provincial Road Development Authority					
	Financing Mechanism		Project Approving Agencies		Provincial Road Development Authority		

3. Kirimandala Mawatha Expansion Project under the Highways and Transport Development Strategic Plan

Project Identification					
Project Title	Kirimandala Mawatha				
Project Proposal	Development up to 4lane road including pedestrian path				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayaward-hanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Nawala & Baseline road				
Location Map					
					
Guide Plan					
					

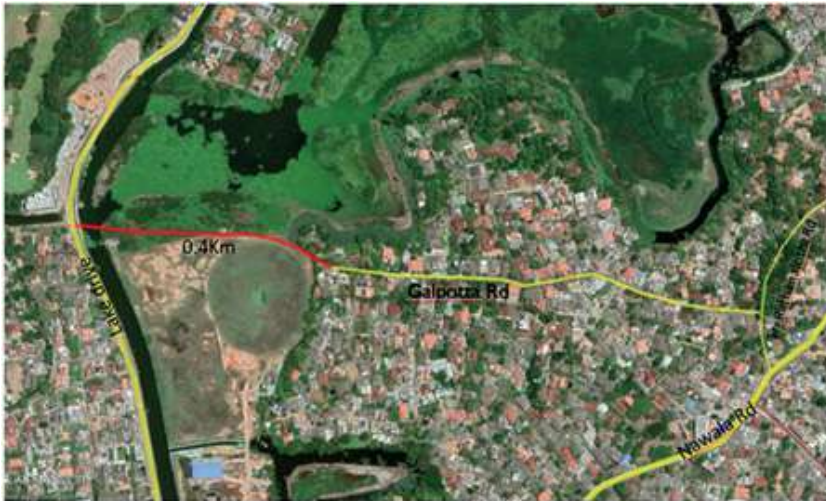
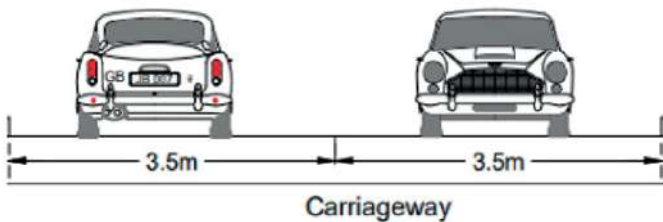
Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>• Maintaining a good connection between roads in the road system</li> <li>• A safe and secure environment for all road users (passengers, drivers, pedestrians)</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>• It can be identified as an existing short cut between the Baseline Road and Nawala Road.</li> <li>• At present Kirimandala Mawatha has been developed as a four lane section of the Colombo Municipal Council. Accordingly, to reduce heavy traffic and to ensure the safety for pedestrians</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Road Development Authority					
	Financing Mechanism	Treasury funds	Project Approving Agencies		Road Development Authority		

4. Madinnagoda road Expansion Project under the Highways and Transport Development Strategic Plan

Project Identification					
Project Title	Madinnagoda road				
Project Proposal	Development up to 4lane road including pedestrian path				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayaward-hanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road					
Location Map					
					
Guide Plan					
					



Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>Maintaining a good connection between roads in the road system</li> <li>A safe and secure environment for all road users (passengers, drivers, pedestrians)</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>Currently it has taken place the public bus transportation on this road, and congestion can be observed in peak hours, since the capacity is not adequate. This road facilitate for easy access for the people who are accessing from IDH to Rajagiriya &amp; Colombo.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Sri Jayawardhanapura Kotte Municipal Council / Provincial Road Development Authority					
	Financing Mechanism	Treasury funds & Municipal Council funds	Project Approving Agencies		Sri Jayawardhana- pura kotte Munici- pal Council		

5. Erection of linking road to connect Lake Drive road and Galpoththa road under the Highways and Transport

Project Identification					
Project Title	Expansion of Galpoththa road				
Project Proposal	Erection of linking road to connect Lake drive road and Galpoththa road				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayaward-hanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road					
Location Map					
					
Guide Plan					
					



Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>Maintaining proper connection with road network</li> <li>By-road development</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>To open proposed wetland park to the public by maintaining proper connectivity between lake drive road and Nawala road and reduce no of vehicle who passes rajagiriya to access Colombo</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Sri Jayawardhanapura Kotte Municipal Council					
	Financing Mechanism	Municipality Fund	Project Approving Agencies		Sri Jayawardhana- pura kotte Munici- pal Council		


6. Economic development Strategic plan-Mix development project at Rajagiriya town center-Ayurveda Junction

Project Identification					
Project Title	Mix development project - Ayurveda Junction				
Project Proposal	Mix development project at Rajagiriya town center- Ayurveda Junction				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Thimbiri-gasyaya		West	
	Local Authority	Municipal Council		South	
Access Road	Kotta road ,Borella, Sri Jayawardhanapura Mawatha				
Location Map					
					
Guide Plan					
					

Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape			Extension			
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"> <li>• Development of urban facilities</li> <li>• Proper utilization of town center lands</li> <li>• Development of city Economy</li> <li>• Highest and best use of underutilized lands</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>• This location is identified as the entrance gate to the Sri Jayawardanapura and need to be developed in a manner, which illustrate local identity. Further, it required to develop to serve administrative, residential and commuter use as administrative capital. Project plans to achieve Highest and best use of current underutilized lands.</li> </ul>						
Description about Project properties							
<p>The mix development projects which is proposed to implement by Colombo university is incorporated to this project. It is proposed to vest the land from irrigation department to UDA and to develop mix development use. Further it is proposed to erect a monument to illustrate the feeling of a ceremonial access with glamour.</p> <p>Benefits of the project</p> <ul style="list-style-type: none"> <li>• Promote teachings of indigenous medicine to face health challenges of the country and provide health services</li> <li>• Increment of commercial space use</li> <li>• Develop a common public outdoor space</li> <li>• Develop a ceremonial access for the area</li> </ul>							
Present Land ownership	UDA		Land Extent	2 acres 27 P	Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	University of Colombo and UDA					
	Financing Mechanism	Private partnership Private public partnership (PPP Model) Ministry of Higher Education studies		Project Approving Agencies		Urban Develop- ment Authority	



7. Economic development Strategic Plan - Institutional based mix development project at Rajagiriya town center

Project Identification					
Project Title	Institutional based Mixed development project at Rajagiriya				
Project Proposal	Institutional based Mixed development project at Rajagiriya focuses to develop Rajagiriya town center with high commercial value added to institutional use <ul style="list-style-type: none"><li>Urban public space</li><li>Institutional and Mixed development area</li><li>Relocation of Welikada polis station</li><li>Relocation of Victoria House</li></ul>				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayawardhanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Borella –Rajagiriya road , Sri Jayawardhanapura mawatha				
Location Map					
					
Guide Plan					
					

Project Justification																																											
Project Category	Conservation		Nature of the project	New																																							
	Landscape	√		Extension																																							
	Heritage			Land development																																							
	Restoration		Project Targets	Economic																																							
	Residential	√		Social																																							
	Road Development	√		Environmental																																							
	Other	√		Physical																																							
Project targets	<ul style="list-style-type: none"><li>Development of urban facilities</li><li>Proper utilization of town center lands</li><li>Development of city Economy</li></ul> Highest and best use of underutilized lands																																										
Project Base	<div><div><div><div>Description about Project properties</div><ul style="list-style-type: none"><li>This land is comprising extent of nearly 8 acres, surrounded with roads of Sri Jayawardhanepura and Borella. Existing uses of the land are listed below</li></ul><div><div></div><table><thead><tr><th>No</th><th>Existing use</th><th>Land Ownership</th><th>Land Size</th></tr></thead><tbody><tr><td>1</td><td>Victoria house for non-recoverable patients</td><td>state</td><td>636P</td></tr><tr><td>2</td><td>Deaf – service board</td><td>state</td><td>43P</td></tr><tr><td>3</td><td>Vacant land</td><td></td><td>96P</td></tr><tr><td>4</td><td>DS Office</td><td>state</td><td>25P</td></tr><tr><td>5</td><td>Post office</td><td>state</td><td>16P</td></tr><tr><td>6</td><td>Sanasa Bank</td><td></td><td>16P</td></tr><tr><td>7</td><td>Welikada police station</td><td>state</td><td>235P</td></tr><tr><td>8</td><td>Welikada plaza</td><td>Sri Jayawardhanepura Kotte MC</td><td>160P</td></tr></tbody></table></div><ul style="list-style-type: none"><li>Most of the above uses are recognized as underutilized uses and lands. Further, proposed Colombo Metro project is supposed to connect through the Borella – Rajagiriya strip. In order to utilize the lands in best way to contribute city development and harness the benefits of metro project as a catalyst to regenerate uses, project was proposed. Further, it required to develop to serve administrative, residential and commuter use as administrative capital</li></ul></div></div></div>							No	Existing use	Land Ownership	Land Size	1	Victoria house for non-recoverable patients	state	636P	2	Deaf – service board	state	43P	3	Vacant land		96P	4	DS Office	state	25P	5	Post office	state	16P	6	Sanasa Bank		16P	7	Welikada police station	state	235P	8	Welikada plaza	Sri Jayawardhanepura Kotte MC	160P
No	Existing use	Land Ownership	Land Size																																								
1	Victoria house for non-recoverable patients	state	636P																																								
2	Deaf – service board	state	43P																																								
3	Vacant land		96P																																								
4	DS Office	state	25P																																								
5	Post office	state	16P																																								
6	Sanasa Bank		16P																																								
7	Welikada police station	state	235P																																								
8	Welikada plaza	Sri Jayawardhanepura Kotte MC	160P																																								
<div><div><div>Description about Project properties</div><p>Police station Welikada is to be relocated to the premises of existing Police quarters and Victoria house to a land at Kalalgoda in Battaramulla - pannipitiya road. Deaf – service board, DS Office, Post office, Sanasa Bank is to be restored at the same premises</p><p>Benefits of the project</p><ul style="list-style-type: none"><li>Promote teachings of indigenous medicine to face health challenges of the country and provide health services</li><li>Develop much convenient and comfortable space for the patients in Victoria house</li><li>Increment of commercial space use</li><li>Develop a common public outdoor space</li><li>Developing the urban facilities</li></ul></div></div>																																											
Present Land ownership	UDA	√	Land Extent	9 acres	Survey Plan	Plan No																																					
	Government	√				Date																																					
	Other	√				Land extent																																					



Project implementation				
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority Sri Lanka Police Sri Jayawardhanapura Kotte Municipal Council		
	Financing Mechanism	Urban Development Authority Funds  Private public partnership	Project Approving Agencies	Urban Develop- ment Authority Sri Lanka Police Sri Jayawardhana- pura Kotte Muni- pal Council Management of Victoria house Deaf – service board Department of social service

8. Economic development Strategic Plan - Development of Rajagiriya police station and police quarters under town center development

Project Identification					
Project Title	Development of Rajagiriya Police station and Police quarters				
Project Proposal	Development of Rajagiriya Police station and Police quarters inside the premises of Police quarters.				
Location	Province	Western	Boundaries	North	Sri Jayawardhanapura Mawatha
	District	Colombo		East	Commercial buildings
	Local Boundary	Sri Jayawardhanapura Kotte		West	Residential uses
	Local Authority	Municipal Council		South	Janajaya city commercial complex
Access Road	Sri Jayawardhanapura Mawatha				
Location Map					
					
Guide Plan					
					


Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension	√		
	Heritage			Land	√		
	Restoration	√	Project Targets	Economic			
	Residential	√		Social			
	Road Development			Environ-mental			
	Other			Physical	√		
Project targets	<ul style="list-style-type: none"><li>Establishment of well-facilitated police station</li><li>Make highest and best use of city center lands</li><li>Achieve the economic development of the city</li><li>Highest and best use of underutilized lands</li></ul>						
Project Base	Existing police station and service facilities are at vulnerable level .There are 8 houses at the premises and this project expects to generate best use of existing underutilized lands to facilitate police station						
Description about Project properties							
Present Land ownership	UDA		Land Extent	2 acres 27 P	Survey Plan	Plan No	92/021
	Government					Date	1992,06,30
	Other	√				Land extent	Rood 3,10.79P
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	UDA Sri Lanka Police Sri Lanka Land Development corporation					
	Financing Mechanism	Urban Development Authority funds  State – Private partnership		Project Approving Agencies		Urban Development Authority Sri Lanka Police Sri Lanka Land Devel-opment corporation	

9. Economic development Strategic Plan - City hotel development project under town center development, Rajagiriya

Project Identification					
Project Title	City hotel development project				
Project Proposal	Economic development Strategic Plan - City hotel development project under town center development at Rajagiriya to boost the commercial value of the area				
Location	Province	Western	Boundaries	North	Residential uses
	District	Colombo		East	Borella –Rajagiriya road
	Local Boundary	Sri Jayawardhanapura Kotte		West	Residential uses
	Local Authority	Municipal Council		South	Residential uses
Access Road	High level road				
Location Map					
					
Guide Plan					
					


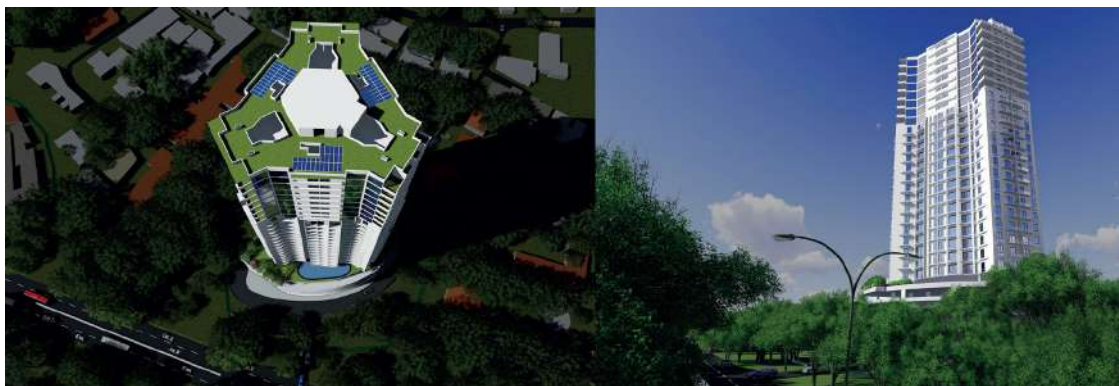
Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape			Extension			
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential			Social			
	Road Development			Environmental			
	Commercial	√		Physical	√		
	Other	√					
Project targets	<ul style="list-style-type: none"> <li>Establishment of well-facilitated city hotel</li> <li>Make highest and best use of city center lands</li> <li>Achieve the economic development of the city</li> <li>Highest and best use of underutilized lands</li> </ul>						
Project Base	Not having proper city hotel was highlighted, in the case of accommodation for visitors with in the city limit .This project fill the requirement of hotel by utilizing underutilized lands of the area.						
Description about Project properties							
Present Land ownership	UDA		Land Extent	2 Roods ,06 P	Survey Plan	Plan No	01/2008
	Government					Date	2008,01,01
	Other	√				Land extent	Rood 2, 6P
Project Description							
Establishment of well-facilitated modern city hotel							
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	Urban Development Authority Sri Jayawardhanapura Kotte Municipal Council					
	Financing Mechanism	State and Private Partnership	Project Approving Agencies		Urban Development Authority Sri Jayawardhanapura Kotte Municipal Council		

10. Economic development Strategic Plan - Housing apartment development project under town center development and settlement management plan at Rajagiriya park

<b>Project Identification</b>					
<b>Project Title</b>	Housing apartment development project				
<b>Project Proposal</b>	Middle and high income housing development project - Rajagiriya Park				
<b>Location</b>	Province	Western	Boundaries	North	Road
	District	Colombo		East	Road
	Local Boundary	Sri Jayaward- hanapura Kotte		West	Road
	Local Authority	Municipal Council		South	Road
<b>Access Road</b>	High level road				
<b>Location Map</b>					
					
<b>Guide Plan</b>					

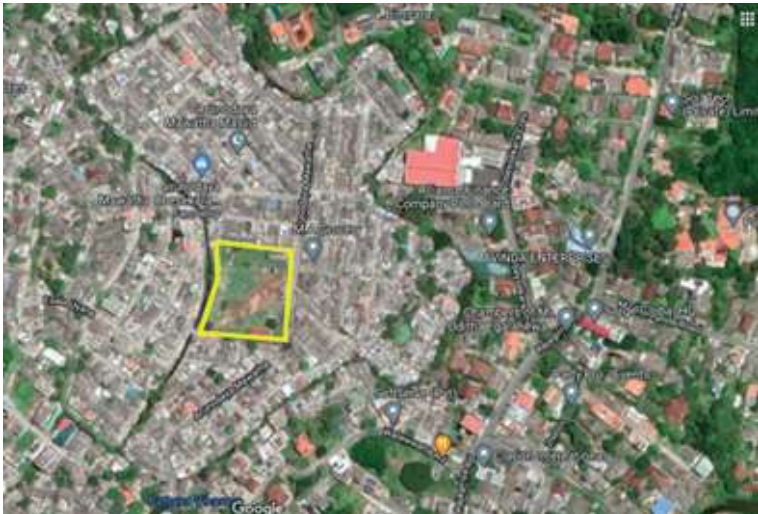
Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape			Extension			
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential	√		Social			
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Provide quality living for middle income people</li> <li>Strengthen the city economy through utilizing underutilized lands for the development</li> </ul>						
Project Base	It is necessary to address the middle-income housing deficit of the area, which is to be happen in future. This project will address the housing need of the area. In present, mentioned land was occupied by a pre-school and 6 quarters of Kotte MC. Project will ensure the best use of the mentioned underutilized lands.						
Description about Project properties							
Present Land ownership	UDA		Land Extent	2 Roods ,06 P	Survey Plan	Plan No	01/2008
	Government					Date	2008.01.01
	Other	√				Land extent	2 R 20 P
Project Description							
12 storied housing apartment (9+3 parking)							
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	Urban Development Authority					
	Financing Mechanism	State and Private Partnership	Project Approving Agencies		Urban Development Authority Sri Jayawardhanapura Kotte Municipal Council		

- 11 Economic developments Strategic Plan - Ceremonial Drive Housing apartment development project under town center development and settlement management plan at Rajagiriya park

Project Identification					
Project Title	Ceremonial drive Housing apartment development project				
Project Proposal	Middle income housing development project - Ceremonial drive				
Location	Province	Western	Boundaries	North	Private lands-Residential
	District	Colombo		East	Canal
	Local Boundary	Sri Jayaward-hanapura Kotte		West	Sri Jayaward-hanapura Mawatha
	Local Authority	Municipal Council		South	Private lands
Access Road	High level road				
Location Map					
					
Guide Plan					
					


Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape			Extension			
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential	√		Social			
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Provide quality living for middle income people</li> <li>Strengthen the city economy through utilizing underutilized lands for the development</li> </ul>						
Project Base	In order to address the middle-income housing deficit of the area, project is to be initiated. In this Project, it will ensure the best use of the mentioned underutilized lands.						
Description about Project properties							
Present Land ownership	UDA	√	Land Extent	1 acre ,2 Roods	Survey Plan	Plan No	1301
	Government					Date	2008.01.01
	Other					Land extent	1A 2 R
Project Description 27 storied housing apartment							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority					
	Financing Mechanism	State and Private Partnership	Project Approving Agencies		Urban Development Authority		

12. Housing apartment development project at Obesekarapura - Arunodaya Mawatha, under Settlement Management Strategic plan

Project Identification					
Project Title	Housing apartment development project at Obesekarapura - Arunodaya Mawatha				
Project Proposal	Low income housing development project –Obesekarapura - Arunodaya Mawatha				
Location	Province	Western	Boundaries	North	Residential use
	District	Colombo		East	Residential use
	Local Boundary	Sri Jayawardhanapura Kotte		West	Residential use
	Local Authority	Municipal Council		South	Canal
Access Road	High level road				
Location Map					
					
Guide Plan					

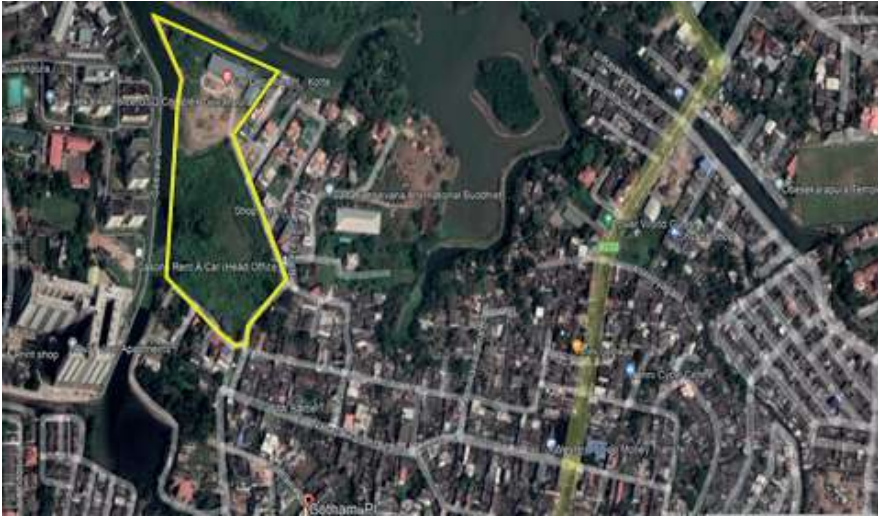
Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential	√		Social	√		
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Provide quality living for low income people</li> <li>Strengthen the city economy through utilizing underutilized lands for the development</li> </ul>						
Project Base	In order to address the low-income housing deficit of the area, project is to be initiated. In this Project, it will ensure the best use of the mentioned underutilized lands while managing the lands of state lands and reserved lands of the area.						
Description about Project properties							
Present Land ownership	UDA		Land Extent	31 acre ,1 Roods ,15P	Survey Plan	Plan No	1301
	Government					Date	2008.01.01
	Other	√				Land extent	1A 2 R
Project Description 12 storey housing apartment							
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	Urban Development Authority					
	Financing Mechanism	Treasury funds	Project Approving Agencies		Urban Development Authority		

13. Housing apartment development project at Bandaranayakapura, under Settlement Management strategic plan

<b>Project Identification</b>					
<b>Project Title</b>	Housing apartment development project at Bandaranayakapura				
<b>Project Proposal</b>	Middle income housing development project - Bandaranayakapura Mawatha				
<b>Location</b>	Province	Western	<b>Boundaries</b>	North	Residential use
	District	Colombo		East	Residential use
	Local Boundary	Sri Jayawardhanapura Kotte		West	Residential use
	Local Authority	Municipal Council		South	Canal
<b>Access Road</b>	High level road				
<b>Location Map</b>					
					
<b>Guide Plan</b>					




Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development			
	Restoration	√	Project Targets	Economic	√		
	Residential	√		Social	√		
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Provide residents for low income people</li> <li>Strengthen the city economy through utilizing underutilized lands for the development</li> </ul>						
Project Base	In order to address the middle-income housing deficit of the area, project is to be initiated according to the settlement development strategic plan.. In this Project, it will ensure the best use of the mentioned underutilized lands while managing the lands of state lands and reserved lands of the area.						
Description about Project properties							
Present Land ownership	UDA	√	Land Extent	31 acre ,1 Roods ,15P	Survey Plan	Plan No	1301
	Government					Date	2008.01.01
	Other					Land extent	1A 2 R
Project Description							
Multi storey housing apartment expects to facilitate existing dwellers of the land with relocation option							
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	Urban Development Authority					
	Financing Mechanism	Treasury funds	Project Approving Agencies		Urban Development Authority		

14. Housing apartment development project at Gothami road Kotte, under Settlement Management plan

<b>Project Identification</b>					
<b>Project Title</b>	Housing apartment development project at Gothami road Kotte				
<b>Project Proposal</b>	Low income housing development project at Gothami road Kotte				
<b>Location</b>	Province	Western	Boundaries	North	Canal
	District	Colombo		East	Residential use
	Local Boundary	Sri Jayaward- hanapura Kotte		West	Road
	Local Authority	Municipal Council		South	Canal
<b>Access Road</b>	High level road				
<b>Location Map</b>					
					
<b>Guide Plan</b>					


Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape			Extension			
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential	√		Social	√		
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Provide residents for 500 low income families</li> <li>Strengthen the city economy through utilizing underutilized lands for the development</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>In order to address the low-income housing deficit of the area, project is to be initiated according to the settlement development strategic plan. In this Project, it will ensure the best use of the mentioned underutilized lands while managing the lands of state lands and reserved lands of the area.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent	7 acres	Survey Plan	Plan No	1301
	Government					Date	2008.01.01
	Other	√				Land extent	1A 2 R
Project Description							
Project implementation							
Project implementation mechanism	Project implementation institute	Urban Development Authority					
	Financing Mechanism	Treasury funds & UDA funds	Project Approving Agencies		Urban Development Authority		

15. Public Commercial Complex development project under Economic development strategic plan

Project Identification					
Project Title	Housing apartment development project at Gothami road Kotte				
Project Proposal	Low income housing development project at Gothami road Kotte				
Location	Province	Western	Boundaries	North	Junction where it meets Stanly Thilakarathna Mawatha and old Kesbewa road
	District	Colombo		East	old Kesbewa road
	Local Boundary	Sri Jayaward-hanapura Kotte		West	By road to access Bus stand
	Local Authority	Municipal Council		South	Stanly Thilakarathna Mawatha
Access Road	High level road				
Location Map					
					
Guide Plan					
Option I					
Option II					



Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape	√		Extension			
	Heritage			Land development	√		
	Restoration	√	Project Targets	Economic	√		
	Residential	√		Social	√		
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Establishment of well-facilitated town center</li> <li>Make highest and best use of city centre lands</li> <li>Achieve the economic development of the city</li> <li>Highest and best use of underutilized lands</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>It is needed to improve one of main node located in the capital city which represent glamour of the city. In this Project, it will ensure the best use of the mentioned underutilized lands while managing the lands of state lands and reserved lands of the area.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA	√	Land Extent	2 acres 1 rood 10P	Survey Plan	Plan No	70/2008
	Government					Date	30/07/2008
	Other					Land extent	2 acres 1rood 10P
Project Description							
It is proposed to build 2 buildings and proposed to relocate all existing stalls to the new building I							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority					
	Financing Mechanism	Public private partnership Model	Project Approving Agencies		Urban Development Authority		

16. Wetland landscaping development project (pwp4) at Obesekarapura Welikada, under Environment Development Strategic plan.

Project Identification					
Project Title	Wetland landscaping development project(pwp4) at Obesekarapura Welikada				
Project Proposal	Wetland park development				
Location	Province	Western	Boundaries	North	Henn ela
	District	Colombo		East	Canal and New Kolonnawa road
	Local Boundary	Maharagama		West	Canal
	Local Authority	Municipal Council		South	Canal
Access Road	New Kolonnawa road				
Location Map					
<div><div>Proposed Wetland Park 4 (23ha)</div></div>					
Guide Plan					


Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape	√		Extension			
	Heritage			Land development			
	Restoration	√	Project Targets	Economic	√		
	Residential	√		Social	√		
	Road Development			Environmental	√		
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>• Use wetland for sustainable socio-economic and environmental development</li> <li>• Regulate unauthorized reclamations and upgrade the bio diversity values of the area</li> <li>• Develop water retention areas to control floods</li> <li>• Develop urban areas in to active and passive recreational spaces with landscaping</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>• Environmental strategies and projects were planned in hand in hand with other strategic plans to achieve sustainable development of wetland areas to ensure socio-economic and environmental well-being. Wetlands and associated areas were aimed to use for water retention and flood controlling while regulating encroachments and reclamations. project aims to develop wetland park by conserving the bio diversity of the area</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent	23 Ha	Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
<ol style="list-style-type: none"> <li>1. Natural wetland park /linear park</li> <li>2. Eco friendly restaurants - 1200 Sq. feet (elevated structures)</li> <li>3. Mini conference halls – Exceeding 1500 Sq. feet but not exceeding seat capacity of 75 (elevated structures)</li> <li>4. Outdoor Exercise facilities and gymnasiums</li> <li>5. Wetland museums-1000 Sq. feet (elevated structures)</li> <li>6. Elevated cabana structures and other uses included in the natural wetland conservation zone</li> </ol>							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority					
	Financing Mechanism	UDA funds and Treasury funds	Project Approving Agencies		Urban Development Authority		

17. Baddagana Wetland Park Phase II development under Environment Development Strategic plan.

Project Identification					
Project Title	Baddagana wetland park phase II development (pwp1)				
Project Proposal	Wetland park development				
Location	Province	Western	Boundaries	North	Beddagana Doowa road
	District	Colombo		East	Diyawanna oya and Parliament
	Local Boundary	Maharagama		West	Rest part of the Baddagana wetland
	Local Authority	Municipal Council		South	Residential buildings
Access Road	Thalawathugoda Road, Doowa road				
Location Map					
					
Guide Plan					
					


Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape	√		Extension	√		
	Heritage			Land development	√		
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development			Environmental	√		
	Commercial						
	Other			Physical			
Project targets	<ul style="list-style-type: none"> <li>Ensure the protection of wildlife habitats and removal of invasive plants.</li> <li>Development of canal network and canal banks while creating water retention areas for flood controlling</li> <li>Reserving the environmentally sensitive areas and rich biodiversity areas for educational research</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>In order to achieve sustainable development according to the envisioned plan existing natural resources need to be harness in a sustainable manner in advance. This project will ensure the wise use of the wetland and its natural resources.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA	√	Land Extent	7 acres	Survey Plan	Plan No	
	Government					Date	
	Other					Land extent	
Project Description							
It proposed to develop the area according to the recommendations of Wildlife Conservation Department, Irrigation Department and Sri Lanka Land Development Corporation							
Project implementation							
Project implementation mechanism	Project implementation institute	Urban Development Authority					
	Financing Mechanism	Private partnership and Treasury funds	Project Approving Agencies		Urban Development Authority, Wildlife Department		

18. Proposed Pagoda –Pitakotte wetland Park development under Environment Development Strategic plan.

Project Identification					
Project Title	Proposed Pagoda – Pitakotte wetland Park development - pwp3				
Project Proposal	Wetland park development				
Location	Province	Western	Boundaries	North	New Jayaweera road -AsantheK Pvt ltd
	District	Colombo		East	Kolonnawa Ela branches Ela road and the end location of 17th Lane
	Local Boundary	Sri Jayaward-hanapura Kotte		West	Wajira sri child development center ,Location where it meet Kolonnawa Ela and Kirulapana Ela
	Local Authority	Municipal Council		South	Residential buildings and the canal
Access Road	Thalawathugoda Road ,Doowa road				
Location Map					
<div><div>Proposed Wetland Park 3 (57ha)</div></div>					
Guide Plan					



Project Justification							
Project Category	Conservation		Nature of the project	New			
	Landscape	√		Extension	√		
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development			Environmental	√		
	Commercial						
	Other			Physical			
Project targets	<ul style="list-style-type: none"> <li>Ensure the protection of wildlife habitats and removal of invasive plants.</li> <li>Development of canal network and canal banks while creating water retention areas for flood controlling</li> <li>Reserving the environmentally sensitive areas and rich biodiversity areas for educational research</li> <li>Improve wetland connectivity by overcoming the “Ramsar” wetland fragmentation</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>In order to control the adverse effect due on happen to existing wetlands, this project was proposed. This attempt will ensure the availability of water retention areas to control flood and develop recreational facilities, it will helps to improve mental health of the people.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent	7 acres	Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
<ol style="list-style-type: none"> <li>Natural wetland park /linear park</li> <li>Eco friendly restaurants-1200 Sq. feet (elevated structures)</li> <li>Mini conference halls – Exceeding 1500 Sq. feet but not exceeding seat capacity of 75 (elevated structures)</li> <li>Outdoor Exercise facilities and gymnasiums</li> <li>Wetland museums-1000 Sq. feet (elevated structures)</li> <li>Elevated cabana structures and other uses included in the natural wetland conservation zone</li> </ol>							
Project implementation							
Project im-plementation mechanism	Project im-plementation institute	Urban Development Authority					
	Financing Mechanism	State and private Partnership	Project Approving Agencies		Urban Development Authority Wild Life Conserva- tion Department		

19. Proposed Rajagiriya wetland Park development under Environment Development Strategic plan. (pwp2)

Project Identification					
Project Title	Proposed Rajagiriya wetland Park development				
Project Proposal	Wetland park development				
Location	Province	Western	Boundaries	North	Canal, Royal park Housing apartment and residential uses.
	District	Colombo		East	Canal and the residential uses
	Local Boundary	Sri Jayaward-hanapura Kotte		West	Canal and the residential uses
	Local Authority	Municipal Council		South	Canal ,Lake drive road and residential uses
Access Road	2nd lane Nawala,2nd lane Galpoththa road ,Lake drive road				
Location Map					
<div><div>Proposed Wetland Park 2 (45ha)</div></div>					
Guide Plan					

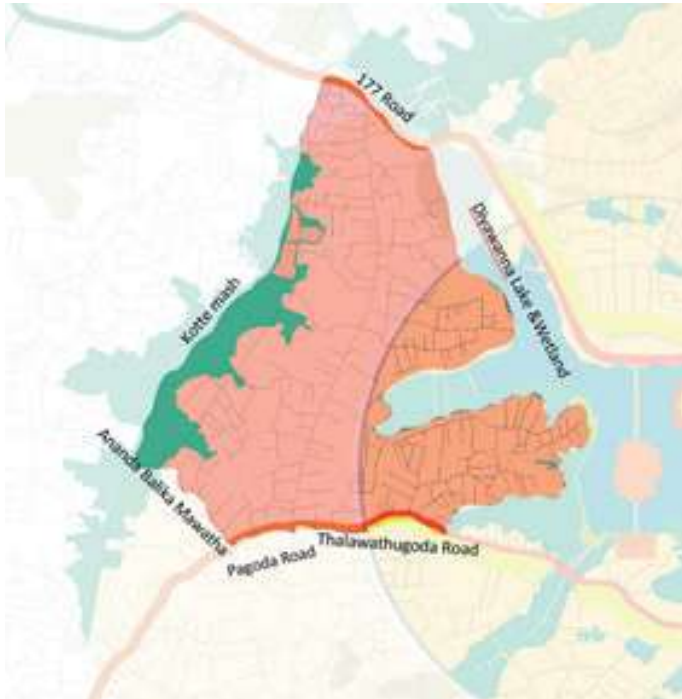
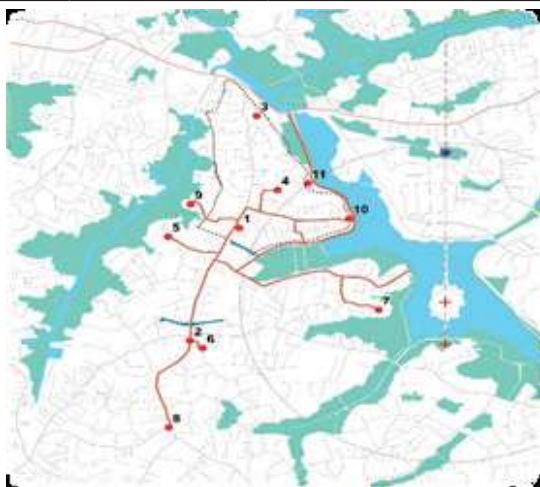
Project Justification							
Project Category	Conservation	√	Nature of the project	New	√		
	Landscape	√		Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development			Environmental	√		
	Commercial						
	Other			Physical			
Project targets	<ul style="list-style-type: none"> <li>Ensure the protection of wildlife habitats and removal of invasive plants.</li> <li>Development of canal network and canal banks while creating water retention areas for flood controlling</li> <li>Reserving the environmentally sensitive areas and rich biodiversity areas for educational research</li> <li>Improve wetland connectivity by overcoming the “Ramsar” wetland fragmentation</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>Based on the environmental conservation strategies of the plan, project was proposed to achieve sustainable and wise use of development where it harness the full potential of the context for economic development.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent	45 Ha	Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
<ol style="list-style-type: none"> <li>Natural wetland park /linear park</li> <li>Eco friendly restaurants-1200 Sq. feet (elevated structures)</li> <li>Mini conference halls – Exceeding 1500 Sq. feet but not exceeding seat capacity of 75 (elevated structures)</li> <li>Outdoor Exercise facilities and gymnasiums</li> <li>Wetland museums-1000 Sq. feet (elevated structures)</li> <li>Elevated cabana structures and other uses included in the natural wetland conservation zone</li> </ol>							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority					
	Financing Mechanism	State and private Partnership	Project Approving Agencies		Urban Development Authority, Wild Life Conserva- tion Department Sri Lanka Land De- velopment Corpora- tion		

20. City planning, designing and heritage conservation strategic plan –Erection of Entrance statue under developing a ceremonial access for the city.

Project Identification					
Project Title	Erection of Entrance statue under developing a ceremonial access for the city.				
Project Proposal	Erection of Entrance statue				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayawardhanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Borella, Kota road ,Sri Jayawardhanapura Mawatha				
Location Map					
					
Guide Plan					
					

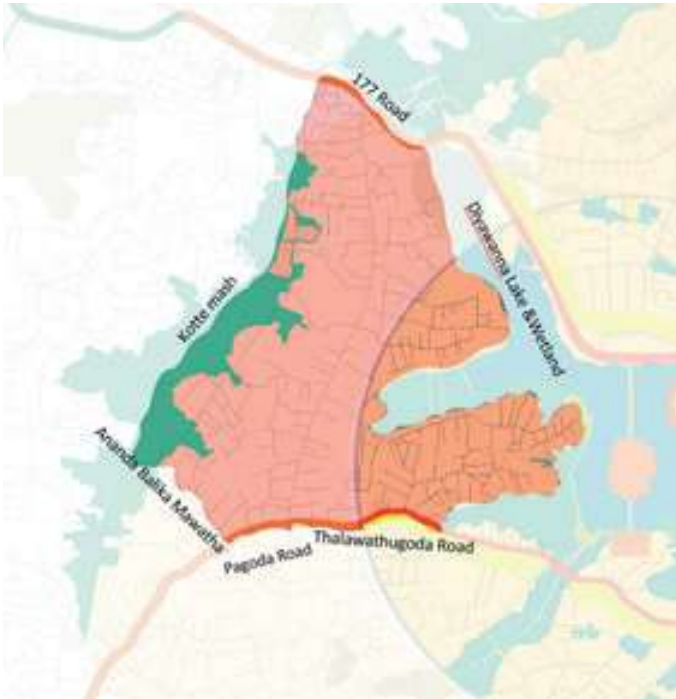
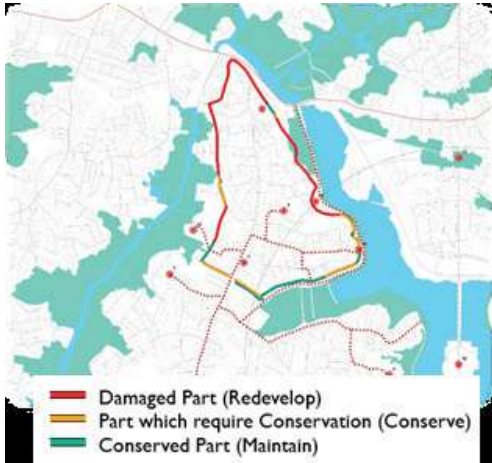
Project Justification							
Project Category	Conservation		Nature of the project	New	√		
	Landscape	√		Extension			
	Heritage			Land development			
	Restoration		Project Targets	Economic			
	Residential			Social			
	Road Development			Environmental			
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Providing a glamorous and proud entrance feeling for the capital city</li> <li>Develop Sri Jayawardhanepura Mawatha as a ceremonial access.</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>According to the vision of Kotte city development plan, city meant to be developed as the Grand gateway of capital city Sri Lanka. Since that city gateway need to be developed in a manner which illustrate the local identity of Kotte. This project expect to provide feeling of mighty Kotte as it's at the entrance point from Colombo</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
<ul style="list-style-type: none"> <li>Project provides a glamorous and proud entrance feeling for the capital city by erecting a unique monument or statue at the entrance which generate the local identity of mighty Kotte</li> <li>Develop identity of the Sri Jayawardenapura as a capital city of Sri Lanka</li> </ul>							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority					
	Financing Mechanism	Treasury funds	Project Approving Agencies		UDA, Colombo Municipal council		

21. City planning, designing and heritage conservation strategic plan – Developing heritage watching trails under the regeneration project of culturally valued premises.

Project Identification					
Project Title	Heritage watching trails developing project				
Project Proposal	Developing heritage watching trails under the regeneration project of culturally valued premises by conserving the heritage.				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayawardhanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Borella, Kota road ,Sri Jayawardhanapura Mawatha				
Location Map					
					
Guide Plan					
					

Project Justification							
Project Category	Conservation	√	Nature of the project	New	√		
	Landscape	√		Extension			
	Heritage	√		Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development	√		Environmental	√		
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Project aims to conserve the existing heritage values by disseminating the awareness of its importance</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>Public carries very low awareness about local heritage in the context. since that it is necessary to conserve the heritage while opening them for public access and developing wise uses where it generate economic value for city economy.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
Project provides a glamorous and proud entrance feeling for the capital city by erecting a unique monument or statue at the entrance which generate the local identity of mighty Kotte							
Project implementation							
Project implementation mechanism	Project implementation institute	Urban Development Authority					
	Financing Mechanism	Treasury funds	Project Approving Agencies		Urban Development Authority		

22. City planning and heritage conservation strategic plan –Restoration of Kotte ramparts under the regeneration project of culturally valued premises

Project Identification					
Project Title	Restoration and regeneration of Kotte ramparts				
Project Proposal	Restoration of Kotte ramparts under the regeneration project of culturally valued premises				
Location	Province	Western	Boundaries	North	
	District	Colombo		East	
	Local Boundary	Sri Jayawardhanapura Kotte		West	
	Local Authority	Municipal Council		South	
Access Road	Borella, Kota road ,Sri Jayawardhanapura Mawatha				
Location Map					
					
Guide Plan					
					

Project Justification							
Project Category	Conservation	√	Nature of the project	New	√		
	Landscape	√		Extension			
	Heritage	√		Land development			
	Restoration		Project Targets	Economic	√		
	Residential			Social	√		
	Road Development			Environmental	√		
	Commercial			Physical	√		
	Other						
Project targets	<ul style="list-style-type: none"> <li>Project aims to conserve the existing heritage values by disseminating the awareness of its importance</li> </ul>						
Project Base	<ul style="list-style-type: none"> <li>Ancient monuments and rampart are not conserved at proper guidance and it getting destroyed day by day in the current context. Accordingly this project proposed to conserve the ancient monuments and rampart.</li> </ul>						
Description about Project properties							
Present Land ownership	UDA		Land Extent		Survey Plan	Plan No	
	Government					Date	
	Other	√				Land extent	
Project Description							
Following actions need to be taken <ul style="list-style-type: none"> <li>Restoration of destroyed premises</li> <li>Conserve or preserve the existing parts of the heritage</li> </ul>							
Project implementation							
Project im- plementation mechanism	Project im- plementation institute	Urban Development Authority Department of Archeology					
	Financing Mechanism	Treasury funds	Project Approving Agencies		Urban Development Authority Department of Archaeology		

# Volume II



## Chapter 07

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### Development Zones and Zoning Regulations

## **Chapter 07**

### **Development Zones and Zoning Regulations**

#### **7.1 Introduction**

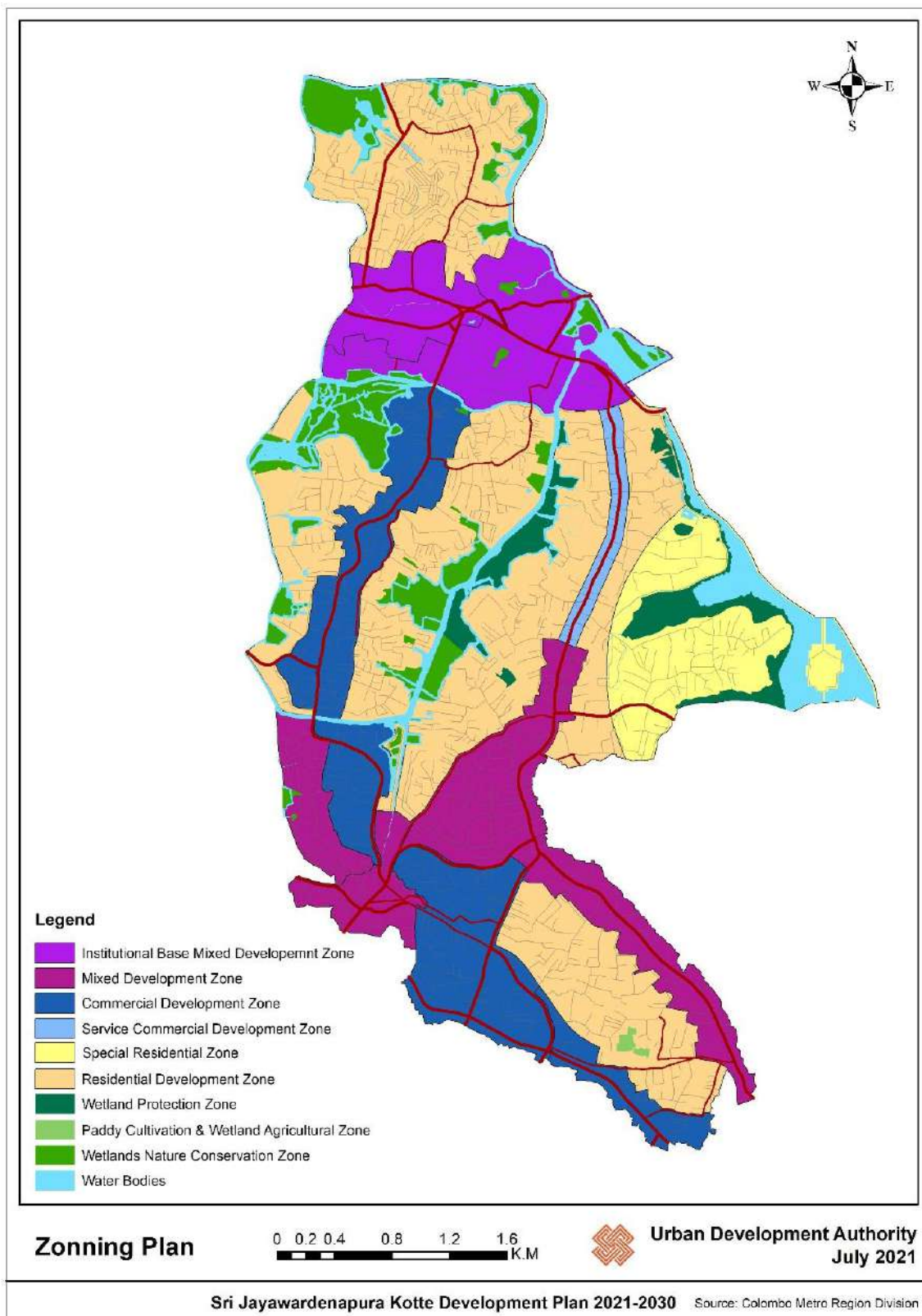
Sri Jayawardhanepura Kotte development plan introduces its planning and development regulations alongside with development zones and zoning regulations as strategic intervention, with the purpose of achieving mentioned vision, goals and objectives of land use plan for the period of 2022-2031. The plan has developed density based development determinations beyond conventional land use and zoning plans where it supports to achieve desired development opportunity that encourage the proposed urban form during the time period of 2022--2031.

This chapter explains development zones and related zoning regulations which are proposed to impose by the plan. Specially chapter forward to detail out proposed zones, zone factors, zoning boundary coordinates, permissible uses of zones and common regulations. Preparation of zoning plan and boundary demarcation was done based on the several scientific analysis results. Boundary demarcation of the zones are determined by the concept plan, development pressure analysis, environmental sensitivity analysis, residential suitability analysis alongside with the spatial potential analysis. Further, distance from main cities and infrastructure availability was considered for the decision making of zone demarcation.

According to the Concept of Kotte development plan 2022-2031, proposed to develop the context with nine main development zones as mentioned in Map 7.1

#### **7.2 Development zones**

- a) Institutional Based Mixed Development Zone
- b) Mixed Development Zone
- c) Commercial Development Zone
- d) Service Commercial Development Zone
- e) Residential Development Zone
- f) Special Development Zone
- g) Wetland Protection Zone
- h) Paddy Cultivation and Wetland Agricultural Zone
- i) Wetland Nature Conservation Zone



Map No 7.1: Zoning Plan 2022-2031  
Source: Colombo Metro Region Division, Urban Development Authority

## 7.3 Zone factor

Instead of conventional practice, the proposed zones based on existing and upcoming land use trend, density based approached was brought to the plan where it executes the expected density based development with the contextual understanding.

Developable land extent is determined based on the expected density of the relevant zone. Zone factor is defined based on the following factors where it decides the level of development to be maintained by the context.

- Environmental /cultural sensitivity of the locality.
- Distribution of infrastructure facilities (Access roads, water sources, sewer and waste water management).
- Geographical condition, Population density based on carrying capacity.

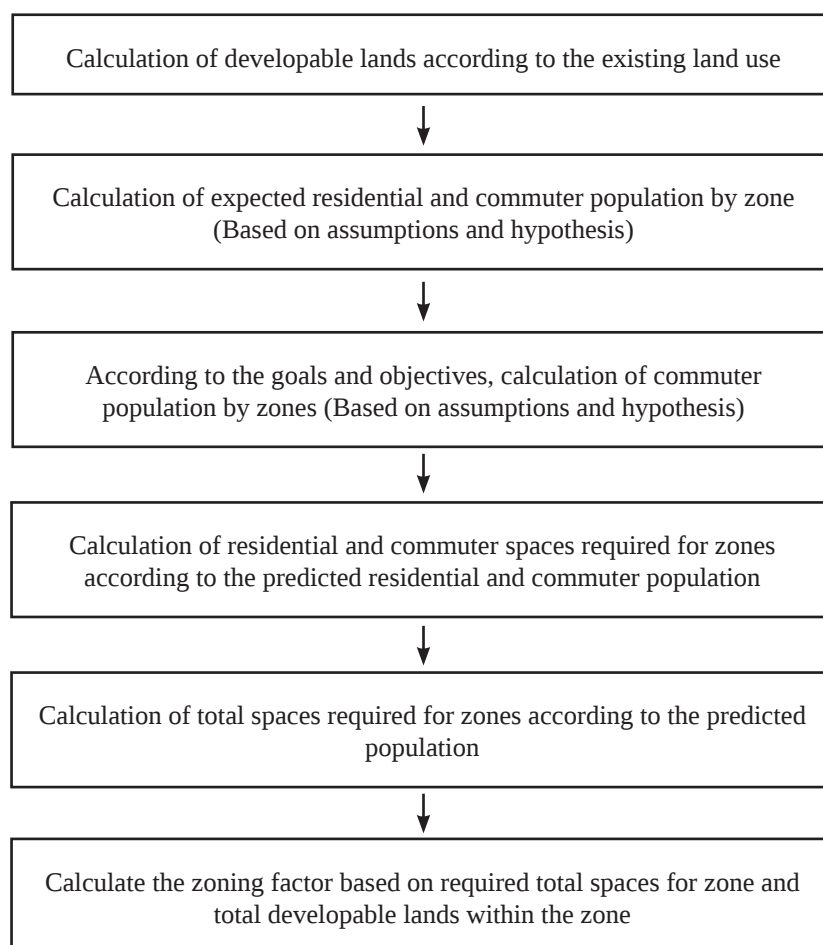


Figure 7.1: Determine the Zone Factor  
Source: Urban Development Authority, 2021

Development zone	Sub zone	Zone Factor
Institutional Based Mixed Development Zone	High density mixed development zone	3.25
	Moderate density mixed development zone	3.00
Mixed use Development Zone	High density mixed development zone	3.25
	Moderate density mixed development zone	2.75
Commercial Development Zone		2.75
Service Commercial Development Zone		2.75
Residential development zone		2.75
Special Development Zone	Parliament zone 1	-
	Parliament zone 2	-
	Parliament zone 3	2.25
Wetland Protection Zone		0
Paddy Cultivation and Wetland Agricultural Zone		0
Wetland Nature Conservation Zone		0
Water Bodies		0

Determining the permissible floor area for development as per the Form “A” and “B” of schedule 6 in special gazette 2235/54, dated Jul 8 2021 shown using the zone factor pertaining to the Kotte development plan.

Determining the open spaces of the building is denoting by the schedule “E” in above gazette and shown under the regulations of Kotte plan.

Form A - Permissible Floor Area Ratio (Applicable for the area having zoning factor based Development Plans)																												
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										
Land extent (Sq.M)	Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width		Minimum Road Width									
	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above				
150 less than 250	0.8	0.9	0.9	0.9	1.3	1.3	1.4	1.4	1.6	1.7	1.8	1.9	2.0	2.2	2.3	2.4	2.4	2.6	2.7	2.8	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	1.3	1.6	1.8	2.0	1.8	2.2	2.4	2.7	2.2	2.7	3.0	3.3	2.6	3.2	3.6	4.0	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	1.9	2.2	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	5.2
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	2.4	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	6.0
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	2.6	3.0	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	6.5
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	2.7	3.1	3.8	4.5	3.2	3.8	4.6	5.5	3.6	4.0	5.4	6.5	3.7	5.0	6.1	8.0
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	2.9	3.4	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	9.0
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	3.0	3.5	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	10.0
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	3.1	3.8	4.7	5.8	3.6	4.4	5.5	7.0	3.9	4.6	6.5	8.0	4.0	5.3	7.4	10.5
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	3.2	4.0	5.0	6.2	3.7	4.6	6.0	7.5	4.0	4.8	6.9	8.5	4.0	5.4	7.6	11.0
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	3.3	4.3	5.5	6.6	3.8	4.8	6.3	7.7	4.0	5.0	7.3	9.0	4.0	5.5	7.8	11.5
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	3.5	4.5	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	12.0

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	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width	Minimum Road Width											
**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	**6m	9m	12m	15m or above	
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	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	4.2	5.0	5.5	3.5	4.4	5.0	5.5	3.5	4.6	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	4.7	5.2	6.0	3.6	4.8	5.2	6.0	3.6	4.9	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	5.2	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	4.0	5.7	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	5.3	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	4.5	6.0	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	10.5	3.9	5.6	7.5	9.0	4.0	5.7	8.0	9.0	4.0	5.8	8.0	9.0	4.5	6.5	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	11.0	4.0	5.8	8.0	11.0	4.0	5.9	8.0	11.0	4.5	7.0	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	5.9	8.0	11.0	4.0	6.0	8.0	11.0	4.5	7.0	8.0	11.0
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	11.5	4.0	6.0	8.0	11.5	4.5	7.0	8.0	11.5
3000 less than 3500	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	11.5	4.0	6.0	8.0	11.5	4.0	6.0	8.0	11.5	4.5	7.0	8.0	11.5
3500 less than 4000	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	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.5	7.0	8.0	12.0
More than 4000	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	6.0	8.0	12.0	4.0	6.0	8.0	12.0	4.5	7.0	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 morethan 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																								

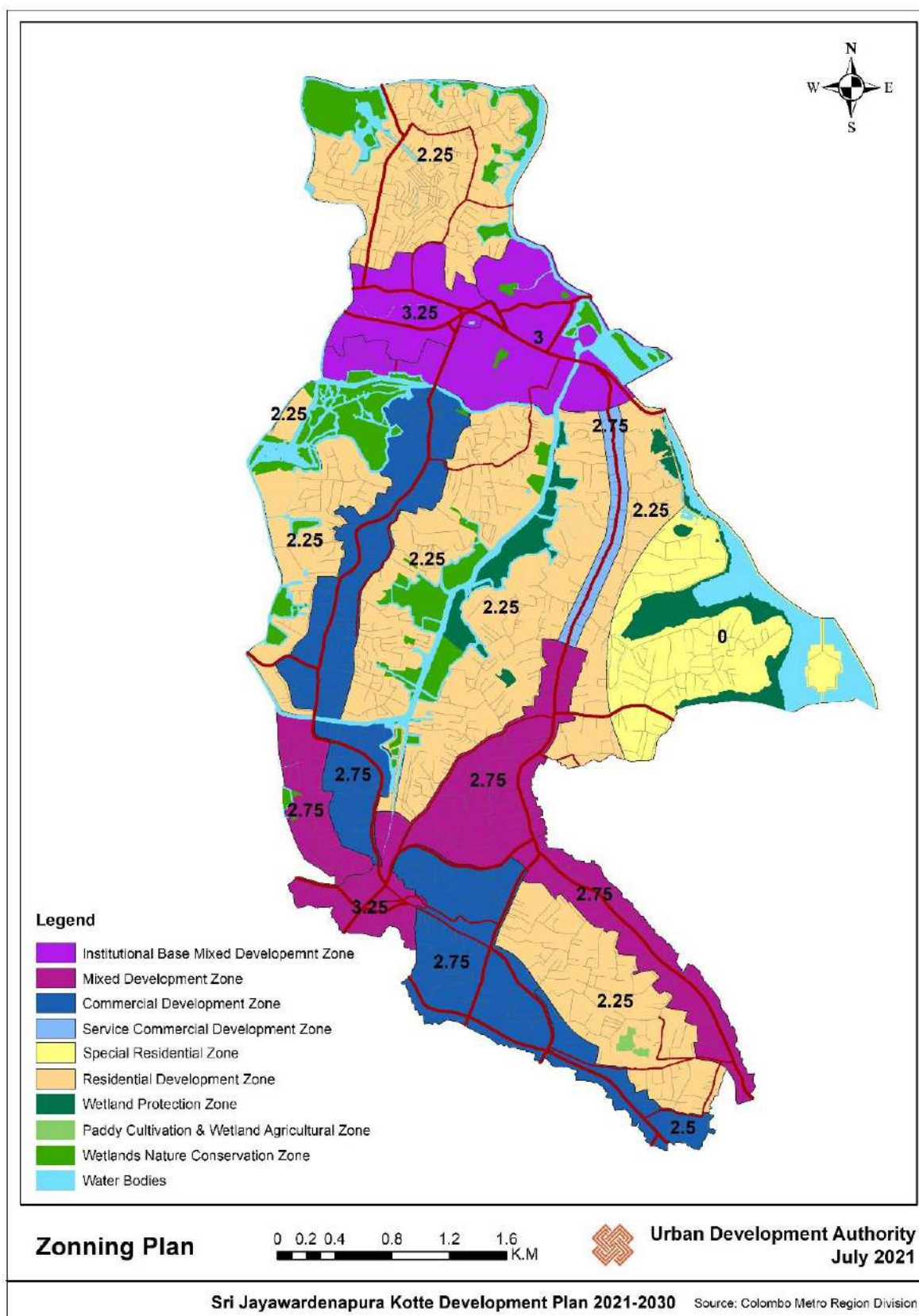
Table 7.2: Form "A" Permissible F.A.R as per Form "A" of section 6 in gazette 2235/54, dated Jul 8 2021  
Source: Urban Development Authority, 2021

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						

Table 7.3: Form "B" (No of floors for the development which having access through 3m and 4.5m road width under schedule 6 in gazette notification No.2235/54, dated Jul 8 2021)  
Source: Urban Development Authority, 2021

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	Min-	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										

Table 7.4: Form "E", Open space as per the Form "E" of section 6 in Gazette Notification No. 2235/54, dated Jul 8 2021.  
Source: Urban Development Authority, 2021



7.3.1 Zone factor for each zone  
Map No 7.2: Proposed Zone Factor 2022-2031  
Source: Colombo Metro Region Division, Urban Development Authority, 2021.

## 7.4 Common zoning regulation for the Development Plan area

Sri Jayawardenapura Kotte was declared as an urban development area by the special gazette No. 38/16 dated 1978.09.30 under section 3 of the Urban Development Authority Act No. 41 of 1978. Moreover, following regulations executing to all areas coming under above declared area.

Common zoning regulations, related to proposed Kotte development plan are mentioned below

1. These Regulations and guidelines shall apply to all areas within the administrative limits of the Sri Jayawardenapura Kotte Municipal Council area which have been declared as an Urban Development Area in the Extraordinary Gazette Notification No. 38/16 dated 1978.09.30 under Section 3 of the Urban Development Authority Act No. 41 of 1978.
2. In addition to the zoning regulation of this development plan, the Planning and Development Regulations published in the Gazette Notification No. 2235/54 dated 08th July 2021 by the Urban Development Authority is also applicable for the any development activity within Sri Jayawardenapura Kotte Municipal Council area.
3. In the matters of building development approvals, FAR or maximum number of floors which is imposed for relevant land parcel are need to be accordance with the form “A” and form “B” where open space requirement as per building height accordance with form “E”.
4. In issuing development approval for certain land plot where it is not imposed with minimum plot size in zoning regulations, need to be adhere to the 150m<sup>2</sup> extent as minimum plot size.
5. In the scene of waterfront developments, all building erections shall be constructed where 1/4 th of road frontage is open and which is set as visually accessible from the access road.
6. It is necessary to propose green landscape plan by covering 10% or more than of the total land where it supposed to develop building premises near water sources or wetlands.
7. All the low lands, paddy lands, which can be identified under Paddy Cultivation and Wetland Agricultural Zone and Wetland Nature Conservation Zone of Kotte development plan, need to be maintained as water retention and controlling areas (except the lands which are identified by UDA for projects)
8. Where a land is proposed for special dedicated use by the Kotte development plan, it should be used for mentioned purpose only.
9. In a case when authority decide certain development area as special project area, redevelopment area, Special residential project area, central business area, Aesthetic sensitive area, Conservation or cultural sensitive area or other, it can be declared with certain regulations.
10. Authority hold the power to decide the actions based on development proposals to conserve, develop or modify archaeologically valued places and spaces in Kotte development area, when it rises the need of doing with having the consent of Archaeological department alongside with other related institutions.
11. All the water resources are to be protected with the reservations proposed by relevant institutions, acts and gazettes as it is.
12. Swimming pools in backyards are allowed where it doesn't exceed 50% of rear space
13. Where solar energy is used for the building, the maximum height for the installation of solar panels on a flat roof shall be 1.2m.
14. If the tower cranes are being used for any development, an approval with the recommendation of qualified person and insurance cover shall be obtained from institution where relevant development approval was granted.
15. In issuing development permits for bars, 500m buffer distance need to be considered from any school or religious place.

16. Minimum plot size of 1000 m<sup>2</sup>, need to consider for approving fuel stations and minimum road frontage shall be 100 ft.
17. The maximum Plot coverage for schools, Educational institutes and hospitals should not exceed 50%.
18. Where the associated access road of provided survey plan is less than 3 m, Authority holds the power to reserve and maintain the road reservation from the proposed land which served by the mentioned narrow road when there are no other access ways.
19. Main planning committee of the Urban Development Authority shall have powers to made final decision when there is an issue regarding legalized plan, development or building regulation or its interpretation or practical application.
20. None shall be used, a land or a building except the use which it was approved by the development permit.
21. All the planning and development zones need to adhere to the acts and gazettes impose by other state institutions.
22. All signboards and billboards shall be set up perpendicular to the street and without having any disturbance to the building appearance. Further boards are not allowed where it causes vehicular traffic, road accidents and disturb the natural sceneries specially in boundary walls and scenery banks.
23. It is necessary to obtain preliminary planning clearance where it need to approves the lands associated with paddy, wetland, low lands, marshy or likely except the areas/ zones identified to regulate the development under public outdoor recreation space plan or Kotte zoning plan.
24. In case of nonresidential development where requires 9 m minimum width access road but having 6 m hence of the scale of development, land use, category of the development and service level of existing roads, authority holds the power to develop 9 m width road using its facilitated land plot as instructed by the preliminary planning clearance.
25. For the high lands where having proper access road in the areas of Paddy Cultivation and Wetland Agricultural Zone, it is allowed to develop residential and ecofriendly developments with the consents and approvals of relevant authorities /agencies under the recommendations of preliminary planning clearance.
26. The Authority shall have powers to decide final approval of any uses not mentioned in the permissible uses category as per zoning plan
27. In cases where any land belongs to two or more zones, the zone of the land shall determine by the zone that belongs to the main access road of the land. If both roads are in same width, the zone which the access road with greater frontage shall be applied.
28. Existing uses which are not permissible within particular zone can be considered only for continuing under prevailing status. Approval for any extension of those existing uses shall not be considered.
29. The boundaries shown in the zoning plan are defined by both the physical boundaries and the geographical coordinates and in case of a boundary difference the physical boundary should be considered as the boundary of the zone. However, the final decision regarding zoning boundary shall be taken by the authority.
30. When a zone is demarcated as the first block facing an access road as the zone boundary, the entire plot shall include in that zone. When the plots in the back is somehow merged with the first plot and approved as a single plot of land, the last boundary of that total land shall be considered as the zonal boundary.
31. If a piece of land falls between two Local Authority areas, the Authority shall determine the use of that land on the agreement of the relevant Local Authorities for the use of the zone which gets the main access.
32. Except the developments in residential zone and special development zone, where legally required parking space is unable to provide, approval shall be granted subject to a service charge up to 25% of the legal parking requirement accordance with schedule 2, Extraordinary Gazette No. 2235/54 dated 2021/07/08 issued by UDA. However, the Authority has the power to decide the amount of parking that can be fined in cases where the legal parking requirement and this cannot be imposed for the residential developments.

33. No permission will be granted for construction of newly proposed cemeteries / crematoriums and only upgrading of existing cemetery facilities shall be permitted.
34. In case of any problem regarding a wetland, the Planning Committee of the Urban Development Authority shall have power to take a decision subject to the recommendations after conducting joint inspection with Department of Agrarian Services, Central Environmental Authority, Sri Lanka Land Development Corporation and Environment and Landscape Division of the Urban Development Authority.



## Chapter 08

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### Zoning Regulations

## Chapter 08 8.1 Institutional Based Mixed Development Zone

### Zoning Regulations

<b>Name of the Main zone</b>	Institutional Based Mixed Development Zone	
<b>Zone Boundary</b>	Mentioned in annexure No.3	
<b>Name of the Sub zone</b>	High density zone	Medium density zone
<b>Zone Number</b>	IBMDZ01	IBMDZ02
<b>Zone Factor</b>	3.25	3.00
<b>Allowed maximum FAR/Number of Floors</b>	Should be accordance with “Form A and Form B” in Schedule 6 (Gazette notification No. 54/2235 dated 08.07.2021by the Urban Development Authority)	
<b>Allowed maximum plot coverage</b>	Should be accordance with “Form E” in Schedule 6 (Gazette notification No. 54/2235 dated 08.07.2021by the Urban Development Authority)	
<b>Open Spaces</b>	Should be accordance with “Form E” in Schedule 6	
<b>Minimum plot size for subdivision</b>	150 Sq.m	
<b>Permissible uses</b>	Main use	Permissible use (Should be accordance with allowed uses in Table 8.10 - Form “F” and minimum plot size)
	1. Residential	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
	2. Health	1,2,3,4,5,6,7,9,10
	3. Office and Institutional	1,2,3,4,5,6,7,8
	4.Commercial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21
	5. Educational	1,2,3,4,5,6,7,8,9,10,11
	6. Customer Care services	1,2,3,4,5
	7. Tourism	1,2,3,4,5,6,7,8
	8.Social service and religious	1,2,3,4
	9. Industrial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
	10 Recreational	1,2,3,4,5,6,7,8,9,10
	11.other	1,2,3
<b>Special regulations for the zones</b>	The sign boards are not allowed beside the road strip of Sri Jayawardhanapura Mawatha	

## 8.2 Mixed Use Development Zone

<b>Name of the Main zone</b>	Mixed Use Development Zone	
<b>Zone Boundary</b>	Mentioned in annexure No.3	
<b>Name of the Sub zone</b>	High density Mixed Use Development Zone	Medium density mixed use development zone
<b>Zone Number</b>	MDZ 01	MDZ 02
<b>Zone Factor</b>	3.25	2.75
<b>Allowed maximum FAR/ Number of Floors</b>	Should be Accordance with “Form A and Form B”	
<b>Allowed maximum plot coverage</b>	Should be Accordance with “Form E”	
<b>Open Spaces</b>	Should be Accordance with “Form E”	
<b>Minimum plot size for subdivision</b>	150Sqm	
<b>Permissible uses</b>	Main use	Permissible use(Should be Accordance with allowed uses in 2.10 and minimum plot size)
	1. Residential	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
	2. Health	1,2,3,4,5,6,7,9,10
	3. Office and Institutional	1,2,3,4,5,6,7,8
	4.Commercial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21
	5. Educational	1,2,3,4,5,6,7,8,9,10,11
	6. Customer Care services	1,2,3,4,5
	7. Tourism	1,2,3,4,5,6,7,8
	8.Social service and religious	1,2,3,4
	9. Industrial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
	10 Recreational	1,2,3,4,5,6,7,8,9,10
	11.other	1,2,3

## 8.3 Commercial Development Zone

<b>Name of the Main zone</b>	Commercial Development Zone	
<b>Zone Boundary</b>	Mentioned in annexure No.3	
<b>Zone Number</b>	CDZ 01	
<b>Zone Factor</b>	2.75	
<b>Allowed maximum FAR/ Number of Floors</b>	Should be accordance with “Form A and Form B”	
<b>Allowed maximum plot coverage</b>	Should be accordance with “Form E”	
<b>Open Spaces</b>	Should be accordance with “Form E”	
<b>Minimum plot size for subdivision</b>	150Sqm	
<b>Permissible uses</b>	Main use	Permissible use (Should be accordance with allowed uses in 8.10 – From “F” and minimum plot size)
	1. Residential	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
	2. Health	1,2,3,4,5,6,7,9,10
	3. Office and Institutional	1,2,3,4,5,6,7,8
	4.Commercial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21
	5. Educational	1,2,3,4,5,6,7,8,9,10,11
	6. Customer Care services	1,2,3,4,5
	7. Tourism	1,2,3,4,5,6,7,8
	8.Social service and religious	1,2,3,4
	9. Industrial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18
	10 Recreational	1,2,3,4,5,6,7,8,9,10
	11.other	1,2,3

## 8.4 Service Commercial Development Zone

<b>Name of the Main zone</b>	Service Commercial Development Zone	
<b>Zone Boundary</b>	Mentioned in annexure No.3	
<b>Zone Number</b>	SCDZ	
<b>Zone Factor</b>	2.75	
<b>Allowed maximum FAR/ Number of Floors</b>	Should be accordance with “Form A and Form B”	
<b>Allowed maximum plot coverage</b>	Should be accordance with “Form E”	
<b>Open Spaces</b>	Should be accordance with “Form E”	
<b>Minimum plot size for subdivision</b>	150Sqm	
<b>Permissible uses</b>	Main use	Permissible use(Should be Accordance with allowed uses in 8.10 – “Form F” and minimum plot size)
	1. Residential	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
	2. Health	1,2,3,4,5,6,7,9,10
	3. Office and Institutional	1,2,3,4,5,6,7,8
	4.Commercial	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19
	5. Educational	1,2,3,4,5,6,7,8,9,10,11
	6. Customer Care services	1,2,3,4,5
	7. Tourism	1,2,3,4,5,6,7,8
	8.Social service and religious	1,2,3,4
	9. Industrial	1,2,3,4,5,6,7,8,12,13,14,17,
	10 Recreational	1,2,3,4,5,6,7,8,9,10
	11.other	1,2,3

## 8.5 Residential Development Zone

<b>Name of the Main zone</b>	Residential Development Zone	
<b>Zone Boundary</b>	Mentioned in annexure No.3	
<b>Zone Number</b>	RZ	
<b>Zone Factor</b>	2.25	
<b>Allowed maximum FAR/ Number of Floors</b>	Should be accordance with “Form A and Form B”	
<b>Allowed maximum plot coverage</b>	Should be accordance with “Form E”	
<b>Open Spaces</b>	Should be accordance with “Form E”	
<b>Minimum plot size for subdivision</b>	150Sqm	
<b>Permissible uses</b>	Main use	Permissible use(Should be Accordance with allowed uses in 2.10 and minimum plot size)
	1. Residential	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17
	2. Health	2,3,6,7,10
	3. Office and Institutional	1,2,3,4,5,6,7,8
	4.Commercial	2,4,5,7,8,11,12,13,14,18,19
	5. Educational	1,9,11
	6. Customer Care services	1,2,4,5
	7. Tourism	3,4,5,6,7
	8.Social service and religious	1,2,3,4
	9. Industrial	1,2,3,4,5,6,7, 8,9,10,11,12,13,14,15,16,17,18
	10 Recreational	1,2,3,4,5,6,7,8,9,10
	11.other	1,2,3

## 8.6 Special Development Zone

Name of the Main zone	Special Development Zone		
Zone Boundary	Mentioned in annexure No.3		
Name of the Sub zone	Special development zone 1 - 500m	Special development zone 2 - 500m – Physical boundary	Special development zone 3 - Physical boundary – 1.5km
Zone Number	SRZ 01	SRZ 02	SRZ 03
Zone Factor			2.25
Allowed maximum FAR/Number of Floors	G+1	G+2	Should be accordance with “Form A and Form B” in Schedule 6
Allowed maximum plot coverage	65%	65%	Should be accordance with “Form E”
Architectural guidance and building establishment	<ol style="list-style-type: none"> <li>All the buildings within 1 mile radius of parliament shall adapt to the existing environment where thatched with tiles or sheet roofing.</li> <li>Flat roofs, terraces or open balconies which faces towards the parliament are not allowed.</li> <li>Outfit of the building should not comprise with the materials and colors, which helps elimination and reflections.</li> <li>Along the direction of parliament 10ft wide self-defensive zone should be maintain with the landscape</li> </ol>		External appearance of the building should be compatible with the context and existing pattern of buildings
Boundary walls	Not allowed for the boundary walls which directly faces parliament complex. Metal fences, Wire mesh or tree fences are allowed.		
Open Spaces	Should be accordance with “Form E”		
Minimum plot size for subdivision	150 Sq.m		
Permissible uses	Main use	Permissible use (Should be accordance with allowed uses in 8.10 and minimum plot size)	
	1. Residential	1,2,3,4,6,7,8,10,11,12,13,14,15	
	2. Health	2,3,6,7,10	
	3. Office and Institutional	1,2,3,4,5,6,7,8	
	4. Commercial	2,8,13,14	
	5. Educational	1,11	
	6. Customer Care service	1,2,3,5	
	7. Tourism	2	
	8. Social service and religious	2,3,4	
	9. Recreational	1,2,3,5,6,8,9,10	
	10. other	2,3	

<b>Other regulations for the zone.</b>	<ul style="list-style-type: none"> <li>Preliminary planning clearance should be obtained from the Urban Development Authority.</li> <li>Clearance from the parliament shall be obtain from the parliament secretary (When it deemed by Preliminary planning clearance of UDA.)</li> <li>Plot coverage plot size, building height and open space need to be considered on Geographical condition of the land.</li> <li>Such uses need to be compatible with existing uses. Interrupting the common usages, damaging the environment or violating the privacy in any means are not allowed</li> <li>Such uses should not disturb the transport need &amp; risks of transportation</li> <li>Proposed land extent should be sufficient for the proposed use. Since, it is required to facilitate the needs of parking, water supply, waste disposal, other infrastructure including fire protections within the site.</li> </ul>
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## 8.7 Wetland Protection Zone

<b>Name of the Main zone</b>	Wetland Protection Zone
<b>Name of the Sub zone</b>	Not applicable
<b>Zone Factor</b>	Not applicable
<b>Allowed maximum FAR/Number of Floors</b>	Not applicable
<b>Allowed maximum plot coverage</b>	Not applicable
<b>Open Spaces</b>	Not applicable
<b>Minimum plot size for subdivision</b>	Not applicable
<b>Permissible uses</b>	<p>Permissible uses</p> <p>Shall follow the recommendations of Department of Wild Life, Sri Lanka Land Development Corporation and Irrigation Department.</p>
<b>Other regulation for the Zone</b>	
<ol style="list-style-type: none"> <li>Volume of Flood Storage</li> <li>Allowed minimum plot size for building construction</li> <li>Allowed land sizes for filling</li> <li>Maximum plot coverage (Submerged area of the building)</li> <li>Allowed projects of maximum infrastructure (Electricity Supply, Telephone, Roads, etc...)</li> <li>Permissible maximum ground floor Area for separate buildings</li> <li>Allowed maximum building height</li> <li>Type of Building</li> <li>Sub division</li> <li>Demarcate the boundaries</li> <li>Relaxation of the above conditions in special cases</li> </ol>	Development regulations which were declared by gazette based on relevant acts can be imposed with regards to permissible uses

## 8.8 Wetland Nature Conservation Zone

<b>Name of the Main zone</b>	Wetland Nature Conservation Zone
<b>Name of the Sub zone</b>	Not applicable
<b>Zone Factor</b>	Not applicable
<b>Allowed maximum FAR/Number of Floors</b>	Not applicable
<b>Allowed maximum plot coverage</b>	Not applicable
<b>Open Spaces</b>	Not applicable
<b>Minimum plot size for subdivision</b>	Not applicable
<b>Permissible uses</b>	Permissible uses
	<ul style="list-style-type: none"> <li>i. Wetland nature parks</li> <li>ii. Echo friendly restaurants – 1200 sq.ft(Built on columns)</li> <li>iii. Small scale conference halls (Built on columns) 1500sqft,</li> <li>iv. Seat capacity -75,</li> <li>v. Stage 30'x 50</li> <li>vi. Outdoor fitness areas / Places with exercise facilities</li> <li>vii. Wetland Museums- 1000 sq.ft (Built on columns)</li> <li>viii. Cabana(Built on columns)</li> <li>ix. Places where can play only in dry weather</li> <li>x. Traditional fishing industries</li> <li>xi. Collecting flowers</li> <li>xii. Water transportations</li> <li>xiii. Scenic wetlands</li> <li>xiv. Government approved general infrastructure projects at national importance</li> <li>xv. Construction of new irrigation facilities / Construction of Flood Protections</li> <li>xvi. Education and research</li> </ul>
<b>Other regulations for the zone</b>	
<b>Storage of flood volume</b>	Shall be controlled according to the approved plan by the Sri Lanka Land Reclamation & Development corporation and compatible with Irrigation Department concerns.
<b>Allowed minimum plot size for building construction</b>	4 hectares (10 Arce) Permissible uses are the same as for small plots of land but the construction of building is not permitted.
<b>Permissible plot boundary for maximum land filling</b>	2% of land extent Roads, parking, Toilet facilities & waste disposal and remedies can be used to control the workplace if necessary.
Maximum plot coverage(Submerged areas for buildings)	1% of total project area All buildings which are on towers are permitted.(Except Toilet)
Allowed projects of maximum infrastructure (Electricity Supply, Telephone, Roads, etc...	4% of total project area
6.Permissible maximum ground floor Area for each building	100m <sup>2</sup>

<b>Allowed maximum building height</b>	7m from ground level (Except for the towers, Observation decks and places to watch animal hideouts as compatible to main concept)
<b>Type of Building</b>	All Buildings (Except Toilet) shall be constructed on columns. (unfilled areas) Buildings shall be placed individually or clusters with scenic roofs. Its scenery should also be eco-friendly as it does not cover the views from public roads and public areas adjacent to open areas.
<b>Sub divisions</b>	Not permissible
<b>Demarcate the boundaries</b>	Boundary walls are not permitted. A landscape boundary fence may be permitted where it does not disturb storm water runoff, only along a boundary, bond to an existing high ground. Marking of other boundaries shall be done by using the marks where it compatible to landscape (with a minimum spacing of 10 m). In both the above cases the work should be done subject to the approval of the Urban Development Authority on a site-specific basis
<b>Color and material usage in construction</b>	Secondary colors shall be used in a way that compatible to existing environment. Colors and materials shall be identified through landscape plan
<b>Relaxation of the above conditions in special cases</b>	The above conditions can be relaxed in rare cases where it is necessary to implement an important public infrastructure project.

## 8.9 Paddy Cultivation and Wetland Agricultural Zone

<b>Name of the Main zone</b>	Paddy Cultivation and Wetland Agricultural Zone
<b>Name of the Sub zone</b>	Not applicable
<b>Zone Factor</b>	Not applicable
<b>Allowed maximum FAR/Number of Floors</b>	Not applicable
<b>Allowed maximum plot coverage</b>	Not applicable
<b>Open Spaces Not applicable</b>	Not applicable
<b>Minimum plot size for subdivision</b>	Not applicable
<b>Permissible uses</b>	Permissible uses i. Only approved uses in accordance with the Agrarian Department Act are possible in the existing paddy cultivated land, fallow paddy lands and related areas such as Deniya, Ovita. ii. Wet land based Agriculture iii. orchid cultivation (Api Shaka) iv. Echo friendly aquaculture ponds, reed cultivation.

## 8.10 Minimum plots applicable for Permissible uses

Form “F” - Minimum plots sizes, applicable for Permissible uses			
Main use	No	Sub use	Minimum plot area (m2)
Residential	1	Single house/ Apartments	150
	2	Housing complex	150
	3	Hostels	150
	4	Daycare centers	250
	5	Treatment centers	500
	6	Elders home	500
	7	Children homes	500
	8	Rehabilitation centers for Disables	500
	9	Rehabilitation centers	1000
	10	Community Hall	500
	11	Holiday resorts	250
	12	Rest House	150
	13	Quarters	150
	14	Labour quarters	150
	15	Embassy Quarters	150
	16	Service apartments	150
	17	Studio apartments	150
Health	1	Hospital	1000
	2	Medical Centers (with one Doctor)	150
	3	Medical Centers (with two or more Doctors)	250
	4	Sample collecting centers	150
	5	Laboratory	150
	6	Pharmacy	150
	7	Animal clinics/ Veterinary Clinics	150
	8	Veterinarian/ Animal hospitals	500
	9	Quarantine centers	500
	10	Pediatric and Maternity/ Family Clinic Centers	250
Office and intuitional	1	Offices	250
	2	Professionals’ office	150
	3	Bank/ Insurance/ Finance institutions	250
	4	A.T.M Centers	
	5	Office complexes	1000
	6	Other institutions	250
	7	Embassies	1000
	8	Service offices	250

Form “F” - Minimum plots sizes, applicable for Permissible uses			
Main use	No	Sub use	Minimum plot area (m2)
Commercial	1	Shopping complex	500
	2	Groceries/ Retail shops	150
	3	Wholesale shops	250
	4	Departmental shops	500
	5	Hardware/ Building material shops	250
	6	Liquor outlets/ Bars	150
	7	Bakery (Except production)	150
	8	Vehicle showrooms	500
	9	Other showrooms	500
	10	Conference halls	500
	11	Filling Stations	1000
	12	Gas filling centers/Electric Charging centers	1000
	13	Vehicle Spare parts shops	500
	14	Furniture shops	250
	15	Restaurants (take away)	150
	16	Restaurants	250
	17	Hotels	250
	18	Reception halls	1000
	19	Broadcasting studios	500
	20	Super markets	500
	21	Open markets	150
Educational	1	Preschools/ Pre childhood development centers	500
	2	Primary Schools	3000
	3	Secondary Schools	5000
	4	Tertiary Schools	5000
	5	Private Schools/International schools	3000
	6	Higher educational centers(Campus)	3000
	7	Government/Private Universities	4000
	8	Technical Collages/Vocational training centers/ training centers	1000
	9	Tuition Classes(for 50 children)	500
	10	Art & performing centers	1000
Utility Services	1	Beauty culture centers/ Saloons	150
	2	Customer service center	150
	3	Spa	150
	4	Tailor shops	150
	5	Funeral Pallor	250

Form “F” - Minimum plots sizes, applicable for Permissible uses			
Main use	No	Sub use	Minimum plot area (m2)
Tourism	1	Star class hotels	2000
	2	Tourism Hotel/ Commercial hotels/ Boutique hotels	500
	3	Guest houses	500
	4	Lodges	500
	5	City hotels	500
	6	Rest House	500
	7	Motels	250
	8	Community hall	500
Social and Religious	1	Religious center	2000
	2	Religious education center	500
	3	Museum	500
	4	Social and Cultural center	500
	5	Cemeteries/Crematoriums(only allowed for new buildings within existing premises)	500
Industrial	1	Vehicle assembling/ repairing center	500
	2	Vehicle service center	1000
	3	Filling station	1000
	4	Vehicle emission testing center/ ECO testing center	500
	5	Warehouses for distribution works	500
	6	Stores/ Warehouse	1000
	7	Service Industry	500
	8	Bakery products	500
	9	Concrete Pre-caste industry	1000
	10	Cement block production machinery industry	500
	11	Tile and Brick Industry	500
	12	Domestic industry	250
	13	Packing industry	500
	14	Value addition industry	1000
	15	Dispose material collection Centers	1000
	16	Recycling industries	1000
	17	Furniture related industry	500
	18	Non polluted other industry ( as defined by the Central Environmental Authority )	1000

Form “F” - Minimum plots sizes, applicable for Permissible uses			
Main use	No	Sub use	Minimum plot area (m2)
Leisure	1	Indoor sport stadium	500
	2	Open Theaters	500
	3	Libraries	250
	4	Fitness Centers	150
	5	Children Park	500
	6	Open Ground	1000
	7	Cinema hall/ Open Cinema Hall	500
	8	Swimming Pool	250
	9	Parks	-
	10	Entertainment / recreational parks	-
Other		Roof Antenna	Not applicable
		Vehicle parks	250
		Electrical Substation	Not applicable
		Sand mining/Washing	Not Permissible
		Quarrying	Not Permissible
		Soil excavation/ clay excavation	Not Permissible
		Communication tower	Not applicable

## Chapter 09

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### Proposed Road Width and Building Lines

## Chapter 09 9.1 Street and Building lines

### Proposed Road Width and Building Lines

Proposed Street & Building lines

#### a) Street and Building lines owned by Road Development Authority

No.	Road Category	Road Name	Building line (m) from center of the road
1	A	Sri jayawardhanapura mawatha	24
2	A	High-level road	15
3	B	Borella –Rajagiriya Road (Ayurveda junction to Welikada)	15
4	B	Kotte Road (Ethul Kotte - Jubili Post)	15
5	B	Pagoda Road	15
6	B	Nawala Road	15
7	B	Stanly Thilakarathna Road	15
8	B	Obesekarapura road (New Kolonnawa road)	15
9	B	Buthgamuwa road	15
10	B	Rathmalana - Mirihana Road/ Pepiliyana road	15
11	B	Thalawathugoda – Pitakotte Road	15
12	B	Pepiliyana Road	15
13	B	Nawala- Narahenpita Road	15
14	B	The road connects, Nawala and Pagoda roads	15
15	B	Nawinna – Mirihana road (old Kottawa road)	15
16	B	Rathnapitiya road (Old Kesbewa road)	15

#### B) Street and Building lines owned by Provincial Road Development Authority

No.	Road Name	Building line (m) from center of the road
1	Alakeshawara Road (Ethul Kotte Alakeshwara Road)	7
2	Entrance road for Nugegoda railway Station	7
3	Chapel Road (Nugegoda Mirihana Road)	7
4	Gangodavila udhamulla (Udhamulla railway station Road)	7
5	Kandawatta Road (Nugegoda Kandawatta Road)	7
6	Koswatta Thuduwa Road (Nawala, Koswatta, Welikada)	7
7	N.J.V. Kure Mawatha	7
8	Old Nawala Road	9
9	Pitakotte – Beddagana	9
10	Nugegoda Railway Avenue	9
11	Rajagiriya – Madinnagoda	9
12	Rajagiriya – Moragasmulla- Madinnagoda	9
13	Rajagiriya – Madinnagoda (Obesekarapura – Moragasmulla)	9
14	Rajamaha Vihara Road Pitakotte	15

**C) Building lines of access roads under Sri jayawardhanapura Kotte Municipal council**

**Block No.1 (Rajagiriya)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
1(2)II	Peris Avenue	6.09
1(3)III	Kure Avenue	6.09
1(4)II	U.J. Fernando Avenue	6.09
1(5)II	St. Steven Road	6.09
1(6)II	Nanayakkara Mawatha 1st lane	6.09
1(7)II	Nanayakkara Mawatha 2nd lane	6.09
1(8)II	Charls Wickramage Avenue	6.09
1(9)II	Abinawarama Road	6.09
1(10)II	Sri Waishakaya Avenue	6.09
1(11)II	Skandha Devela road	6.09
1(12)III	Premadasa Kuruppuarachchi Avenue	6.09
1(13)II	Dharmashalawa Road	6.09
1(14)I	Siri vajirawansha Avenue	6.09
1(15)II	Esala Playground Road	6.09
1(16)II	Playground Road	6.09
1(17)II	U.E. Perera Mawatha	6.09
118)I	Bodhiraja Road	6.09
1(9)III	Donald Obesekara Road	6.09
1(20)III	Raja hewavitharana Road	6.09
1(22)III	Gramaodaya Avenue	6.09
1(23)III	U.E. Perera Avenue 1st lane	6.09
1(24)III	U.E. Perera Avenue 2nd lane	6.09
1(25)II	S.W. Perera Mawatha	6.09
1(26)III	Right side road of the Gomas Building	6.09
1(27)III	Left side road of the Gomas Building	6.09
1(28)II	Sarana Mawatha	6.09
1(29)III	Obesekarapura crescent	6.09

**Block No.02 (Rajagiriya – East)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m) from center of the road</b>
2(1)II	Moragasmulla 4th lane	6.09
2(2)II	Road in front of the Tank	6.09
2(3)Ili	Medawelikad 2nd Lane	6.09
2(4)II	Medawelikada Road	6.09
2(5)Ili	Silva Mawatha	6.09
2(6)II	Medawelikada 1st Lane	6.09
2(7)II	Bodhiraja Mawatha	6.09
2(8)II	Kamathawatta Road	6.09
2(9)Ili	Circular Road	6.09
2(10)II	Dharmapala Pedesa	6.09
2(11)II	Sapumal Pedesa	6.09
2(12)Ili	Salmal Pedesa	6.09
2(13)Ili	Orchid Avenue	6.09
2(14)Ili	No 456 by-road of Moragasmulla Road	6.09
2(15)Ili	By road of Madinnagoda Road	6.09
2(16)Ili	No 53 by-road of Dharmapala Avenue	6.09

**Block No 03 (Welikada)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m) from center of the road</b>
3(1)I	Bandaranayakepura road	6.09
3(2)II	Rajagiriya park	6.09
3(3)II	2nd lane	6.09
3(4)II	Sri Rathnajothe Avenue	6.09
3(5)II	Galpoththa Road	6.09
3(6)III	Galpoththa 1st lane	6.09
3(7)III	Galpoththa 2nd Lane	6.09
3(8)III	Walawwatta Pedesa	6.09
3(9)I	Sudarshana Avenue	6.09
3(10)III	Rudrigu Avenue	6.09
3(11)III	Malwatta Road	6.09
3(12)III	Millagahawatta Road	6.09
3(13)III	Liyanage Avenue	6.09
3(14)I	Kirimandala Mawatha	6.09
3(15)III	6th lane	6.09
3(16)III	Swarna Pedesa	6.09
3(17)III	Vimala vihara Road	6.09
3(18)III	Nuwarawatta Road	6.09
3(19)I	Volter Gunasekara Mawatha	6.09
3(20)III	No .29 sub road of Walawwatta road	6.09
3(21)III	No.13 sub road of 2nd Lane	6.09
3(22)III	No.15 sub road of 2nd Lane	6.09
3(23)III	Nawala Cemetery Road	6.09

**Block No.04**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
4(1)I	Park Avenue	6.09
4(2)II	Church Avenue	6.09
4(3)I	Welikadawatta road	6.09
4(4)III	Koswatta 1st Lane	6.09
4(5)II	Melwatta Road	6.09
4(6)II	Koswatta 2nd lane	6.09
4(7)II	Swarnadisi Pedesa	6.09
4(8)III	Orchid Pedesa	6.09
4(9)III	Hemasinghe Pedesa	6.09
4(10)II	Koswatta 4th lane	6.09
4(11)III	Koswatta cross road	6.09
4(12)III	Dharma Nikethana road	6.09
4(13)III	Chandra Weththasingha Mawatha	6.09
4(14)II	Gunasekara park	6.09
4(15)I	School Mawatha	6.09
4(16)II	School Avenue	6.09
4(17)II	Araliya Park	6.09
4(18)III	Rudrigu Mawatha	6.09
4(19)III	4th Lane	6.09
4(20)III	Sarathchandra Pedesa	6.09
4(21)III	5th lane	6.09
4(22)I	Senanayaka Mawatha	6.09
4(23)II	8th lane	6.09
4(24)I	Gnanendra Mawatha	6.09
4(25)III	7th lane	6.09
4(26)I	Temple Road	6.09
4(27)III	By road near No 157 of Koswatta road	6.09
4(28)III	By-road near No 150 of Koswatta road	6.09
4(29)III	Melwatta Antham housing scheme by road	6.09
4(30)III	Melwatta housing scheme by road	6.09
4(31)III	Koswatta Upasikaraama by road	6.09

**Block No.5 (EthulKotte)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
5(1)III	Adikaaram Mawatha	6.09
5(2)III	Wicrmasinha Mawatha	6.09
5(3)III	Adikaram watta Road	6.09
5(4)III	Uswatta Road	6.09
5(5)III	Victor Rudrigu Avenue	6.09
5(6)III	Maligawa Road	6.09
5(7)III	Veediya Bandara Road	6.09
5(8)III	New Jayaweera Mawatha	6.09
5(9)III	Jayaweera Mawatha	6.09
5(10)III	Thanthri Avenue	6.09
5(11)III	Mahindarama Road	6.09
5(12)III	Thotupala Road	6.09
5(13)III	Samudradevi Mawatha	6.09
5(14)III	Perera Mawatha	6.09
5(15)III	Diyawanna Road	6.09
5(16)II	Alakeshwara 1st lane	6.09
5(17)II	Priyadarshana Mawatha	6.09
5(18)II	Colombo Thanthri Mawatha	6.09
5(19)I	Kotubemma Road	6.09
5(20)III	Kotubemma 1st lane	6.09
5(21)III	Kotubemma 2nd lane	6.09
5(22)III	9th Lane	6.09
5(23)II	Angampitiya Road	6.09
5(24)III	Gunawardhana Avenue	6.09
5(25)III	No.941 sub road near Jaya Mawatha	6.09
5(26)III	Connecting road of Maligawa Road and Kotte Road	6.09
5(27)III	Cemetery Road of Maligawa Road	6.09
5(28)III	Mahindarama Primary School Road	6.09
5(29)III	Road near No.130 of Mahindarama Road	6.09
5(30)III	Road near No.90 of Thotupola Road	6.09
5(31)III	Connecting road of Colombathanthri road and Alakeshwara Road	6.09
5(32)III	Sub Road Alakeshwara Road	6.09
5(33)III	Kotubemma 3rd Lane	6.09
5(34)III	4th Lane	6.09
5(35)III	5th Lane of Kotubemma road	6.09
5(36)III	6th Lane of Kotubemma road	6.09
5(37)III	7th Lane of Kotubemma road	6.09

**Block No. 06 (Pitakotte)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
6(1)III	2nd Lane	6.09
6(2)III	Desi Avenue	6.09
6(3)I	Mission Mawatha	6.09
6(4)II	Mission Lane	6.09
6(5)III	3rd lane	6.09
6(6)I	Epitamulla Road	6.09
6(7)II	4th Lane	6.09
6(8)III	Epitamulla 1st Lane	
6(9)III	Meliban Arama Road	6.09
6(10)III	Beddagana 1st Lane	6.09
6(11)III	Beddagana 2nd Lane	6.09
6(12)III	Thalawathugoda 2nd Lane	6.09
6(13)III	Jayapura Mawatha	6.09
6(14)III	Ananda Mawatha	6.09
6(15)III	Ananda Lane	6.09
6(16)II	Weherakand Road	6.09
6(17)II	Baptist Mawatha	6.09
6(18)I	Doowa Road	6.09
6(19)I	Galwala Road	6.09
6(20)III	Suhada Mawatha	6.09
6(21)III	Samagi Mawatha	6.09
6(22)III	Jayasingha Mawatha	6.09
6(23)II	Beddagana Welfare Avenue	6.09
6(24)III	Road near No.36B of Beddagana Road	6.09
6(25)III	Kotte Road 430	6.09
6(26)III	Pelengahawatta Road	6.09

**Block No. 07 (Pagoda)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
7(1)II	Ananda Balika Avenue	6.09
7(2)II	Sri Naga vihara Road	6.09
7(3)III	Shramadana Mawatha	6.09
7(4)III	6th Lane	6.09
7(5)III	Udamulla Passage	6.09
7(6)III	Dharmadootha Mawatha	6.09
7(7)III	7th lane	6.09
7(8)II	1st lane	
7(9)III	8th lane	6.09
7(10)II	1st Cross Street	6.09
7(11)II	Devala road	6.09
7(12)III	Dewala Lane	6.09
7(13)III	Jayamangala Mawatha	6.09
7(14)III	Edirigoda Road	6.09
7(15)II	Pelwatta Road	6.09
7(16)III	Orphanages road	6.09
7(17)III	By road near No.54, Ananda Balika Mawatha	6.09
7(18)III	By road near No.40, Ananda Balika Mawatha	6.09

**Block No. 08 (Pagoda)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
8(1)I	D.M. Kolambage Mawatha	6.09
8(2)III	Nirmana Mawatha	6.09
8(3)III	Vijayaba Mawatha	6.09
8(4)III	Saman Mawatha	6.09
8(5)I	Sarasavi Park	6.09
8(6)I	Circular road of Sarasavi park	6.09
8(7)III	Albert Perera Mawatha	6.09
8(8)III	Mahasen Mawatha	6.09
8(9)III	Wijewardhanarama Road	6.09
8(10)III	Sri Priyarathna Mawatha	6.09
8(11)III	Nanda Mawatha	6.09
8(12)III	Road near no 189 of Nawala road	6.09
8(13)III	Road near of no.168/7	6.09
8(14)III	Road near of no.130	6.09
8(15)III	Road near of no 36	6.09

**Block No.9 (Nugegoda South)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
9(1)II	1st lane Nugegoda	6.09
9(2)II	Rupasinghe Mawatha	6.09
9(3)II	Nugegoda kirulapana road	6.09
9(4)I	Nugegoda railway station road	6.09
9(5)I	Samudradevi school road	6.09
9(6)III	Upananda Batugedara road	6.09
9(7)III	Chapale Avenue	6.09
9(8)I	Jambugasmulla Road	6.09
9(9)II	1st lane Jambugasmulla	6.09
9(10)III	Kottunnawatta road	6.09
9(11)III	2nd lane Jambugasmulla	6.09
9(12)I	Subadrarama Avenue	6.09
9(13)II	Old Kesbewa road 1st Lane	6.09
9(14)III	Jambugasmulla Road	6.09
9(15)III	Dilkushi Pedesa	6.09
9(16)III	Kahatagahawatta Road	6.09
9(17)III	Road near no.26 of public market road	6.09

**Block No.10 (Kottawa Road)**

<b>Road Number</b>	<b>Road Name</b>	<b>Building line (m)from center of the road</b>
10(1)II	Roopasiri Mawatha	6.09
10(2)II	Eloniyawa Road	6.09
10(3)I	Edirisinghe Road	6.09
10(4)I	Vimalawatta Road	6.09
10(5)II	Samagi Mawatha	6.09
10(6)II	1st Lane Edirisinghe Road	6.09
10(7)III	Pangiriwatta Road	6.09
10(8)I	1st Lane of Pangiriwatta road	6.09
10(9)II	Josewel Pedesa	6.09
10(10)III	Pangiriwatta Mawatha	6.09
10(11)III	Kottawa Avenue	6.09
10(12)III	3rd Lane of Pangiriwatta	6.09
10(13)III	2nd Lane of Pangiriwatta	6.09
10(14)I	Sumanasara mawaha	6.09
10(15)I	Saththanampitiya Road	6.09
10(16)II	Udahamulla Railwaystation Road	6.09
10(17)III	2nd lane Railway Station	6.09
10(18)III	Irida Pola road	6.09
10(19)III	Wanatha road	6.09
10(20)I	Wijerama road	6.09
10(21)II	Kanaththa road	6.09
10(22)III	Shramadana road	6.09
10(23)III	1st lane Wijerama	6.09
10(24)III	Udahamulla Suhada Mawatha	6.09
10(25)III	Road near No 57 , Saththanampitiya	6.09
10(26)III	Road near mentioned culvert	6.09
10(27)III	2nd Lane Kottawa	6.09
10(28)III	Road near the shop, Pengiriwatta road	6.09
10(29)III	Pengiriwatta Railway Avenue	6.09
10(30)III	Road near 58/1, 3rd Lane of Pangiriwatta	6.09
10(31)III	Pushparama Road	6.09
10(32)III	Road near the Electricity company, Edirisinghe Road	6.09
10(33)III	By road near no 60 , Edirisinghe Road	6.09

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## Annexures

### Annexure 1- Archaeological places with inherited values

In the process of studying the architectural elegance of Kotte Kingdom, archaeologically valued places can be categorized in to three categories as follows.

1. Royal Buildings
2. Religious places
3. Other types of Buildings

#### 1. Sri Perakumba Piriwena (Damma Academy)

Sri Perakumba Damma Academy can be identified as one of the prominent Buddhist temple and teaching academy where situated in the western region .It is located near by the access road of Ethul Kotte in Sri Jayawardhanapura Kotte Mawatha.Place was gazette as historical monument with the gazette no 14958 dated 14th May 1971 by the government.

It is known that, Sri Perakumba Damma Academy was erected by The King Parakramabhahu the VIth in his own premises of Gabadawaththa.His worship Chief incumbent Hingulawala Jinarathana thero initiated the damma academy to disseminate Buddhist philosophy. The monument of ancient water ditch and ramparts can be observed at the premises of damma academy. In addition to the elegance mentioned in above, special well can be observed at the premises, which is called as “Ura Keta Linda” and structured with clay cylinders where upper parts of the structure decorated with beautiful carvings.

#### 2. Monuments of “Alakashwara”

The tomb of king Alakeshwara who build the kingdom, hold a special place among other monuments in Kotte. Though it was not contributed on city functionality, monument can be identified as one of the heritage which tells the Kotte story which can be found with its unique values. Discourse reveal that, there are two stories regarding the place as Kings Palace or the place of king’s crematory.These monuments can be found in 200m from Alakeshwara Mawatha in the strip of Pitakotte Junction to Rajagiriya.



#### 3. Kotte Museum of Archaeology

Most of the historical utilities, tools, cloths and currencies are kept in the museum for public showcase. Mentioned museum was located 50m away from Nugegoda in the access way of Kotahena, Kotubemma road. Further this location and the premises was considered as the house which belongs to Mr E.W. Perera. Museum is opened for the public at present.



#### 4. Inner water ditch –Kotte

Kotte Inner water ditch can be observed at the Baddagana Weland Park, Precisely between the existing car park and the entrance. In present ,this ditch was converted to the culvert system .Further illegal construction of concrete bridge over the ditch was observed and complained to relevant institutions for legal actions since its necessary to protect these kind of historical monuments in advance.

#### 5. Outer water ditch –Kotte

Monuments of outer ditch can be found at the boundaries of Sirikota party office and its frontage. This was used as a tactic to protect the kingdom and comprises with different dimensions of width and height at different locations. Outer water ditch was constructed parallel to the inner one and few monuments of the ditch remains at present since most of the places are reclaimed itself.

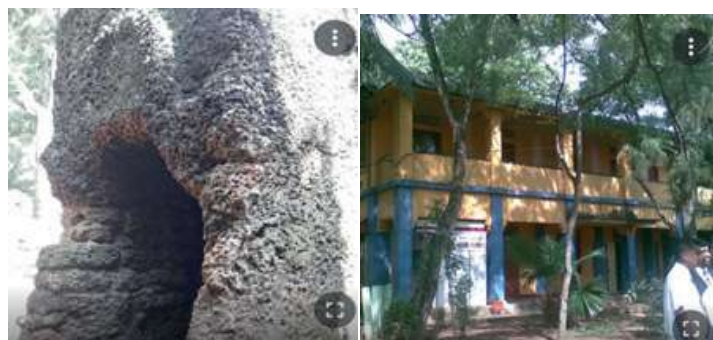
#### 6. “Gal Ambalama” - Pitakotte

“Gal Ambalama” –Pitakotte is considered as one of the most ancient “Ambalamas” in Sri Lanka.It is located at the three-way junction where it meets the roads of Nugegoda –Colombo,Battaramulla-Dehiwala and Borella –Thalawathugoda.Floor space of the building is around 25 m2 and still can be observed with stone pillars. In a map, which belongs to the era of 1413-1565, “Gal Ambalama” was clearly marked and mentioned.It is considered that, the place was used by the public who access Ethul Kotte from the way of Pitakotte as well as the visitors who waits to enter Ethul Kotte.



#### 7. Ananda Shasthralaya - Kotte

Kotte Ananda Shasthralaya can be identified as one of the most renowned schools which was started in 1890 as English-Buddhist mix school and in late of 1910, named as “Jayawardhane Shasthra Shalawa”.Later, the premises was attached to the Buddhist association”Paramawignartha” and the school was named as “Ananda Shastralaya”.It is a famous fact that ,the ancient tunnel which was dag for Princes Widiya Bandara locates with in the school premises. In 1952, the place with tunnel was declared as heritage and archaeological site by archaeological department. At the main entrance gate of the school, ancient foundation, which was made with laterite stone, can be found. Mentioned structure and the building is considered as the structure where allied as “Pohoya Geya”.Most of the literature sources confirms the elegance of this building in advance.



## 8. Rajamaha Viharaya Kotte

Kotte Rajamaha Viharaya is located nearby to the junction of Pitakotte, outside the ancient fortress limit. In the name book, written in 18th century, the premises was denoted as “Shanmukha Devalaya and Oth Pilimageya”. That proves the level of dignity owns by the place by 18th century . Kotte Rajamaha Viharaya was erected by King the Parakramabhahu the VI th and monuments suspects to be shanmuka dewalaya has found in the main shrine room of the temple. Few stone pillars can be observed at the premises, which believes to be possessed by the temple buildings. In present, this premises is limited to a small extent of land though it was not in past. According to the record of Mr H.C.P. Bell, the commissioner archaeology, it reveals that most of the pagodas were destroyed itself even by 1909. Main shrine room with Buddha statue was considered as most delicate and precious cultural artifact of the premises. It is believed that, construction works of the temple was finished by 1880 and most beautiful paintings which were painted in low country temples in 18th century can be observed here. Paintings of Dewadarma Jathakaya ,Manichara jathakaya, Chullapaduma, Sama,Sivi jathka can be observed here.



## 9. Beddagana Vehera Kanda -Kotte

Beddagana Vehera Kanda located somewhat outside the Kotte fortress boundary. In present this premises comprises with 2 acres and two roods. Location was taken in to the authority of Sri Lanka archaeological department on 19th December 1948. In the year of 1949 Mr Senerath paranavithana has started the excavation work for evidence and 2 pagodas were found at the premises. It is believe that these pagodas were built on the tombs of king Paracramabhahu the VIth and his wife's, Princess Manikya.



## 10. Royal Palace

None of the evidence were found about the royal palace and its architectural signs, which was built inside the fortress. Based on the literature facts, mentioned in poetries of Guththula kawya and other, it can identify that fascinating royal palace was there at Kotte. Though there was no strong evidence about the exact location of royal palace, it is suspect that the palace was located nearby the location of Parakumba piriwena towards Ethul Kotte Cemetery. In present, this place is called as Maligawatta and it is found several ruins including foundation stone, window step stone, and lime stone pillar with carved doorframe.



## 11. Old Ramparts

Ancient rampart was considered as one of the most prominent monuments that can be found in Kotte kingdom. Rampart itself demonstrate the engineering and architectural craft of the era and it totally constructed using “Kabok” stones. It is very clear that, natural contour setting and the elevation was sharply used for building fortress with unique shape of rampart arrangement.

It is possible to reach the rampart where attached to water ditch at the location 200m from Bangala junction on pitakotte –Rajagiriya road. Total length of the wall recorded as 12474 feet but some parts of the wall is already destroyed. It is identified that wall width was around 8 feet and extends up to 10 feet at some points. Currently, the rampart and the wall was declared as archaeological reservation.



## 12. Fortress Kotte

Selecting Kotte as a fortress city can be identified as a very crucial step of planning and this attempt was much highlighted since the fortress was built in an area of swamp. Mahawansha, the great history book reveals the attempt of making the fortress by King Nissanka Alakeshwara in Daramagama with elegant entrance gates and protective walls. These evidence prove that, the fortress was built in a strong and systematic manner where it intermingled with aesthetic quality. It is very clear that fortress covered almost one square mile area and it was proved by the ruins of fortress.

## 13. Temple of Tooth Relic

Temple of tooth relic is suspected to be located at present cemetery premises of Ethul Kotte. However the mentioned premises is remained with one stone pillar without any other evidence to prove that it was the exact location of tooth relic kept in protective but poetry of “Salalihini Sandeshaya” mentioned the temple was comprised with three storey building which disproves the current location confirmation as temple of tooth relic.

## 14. Vijayarama Temple

The temple, Vijayarama was located away from some distance to the old fortress and its south boundary. In a distance of 200m on Udumulla road from Vijayarama Junction, the temple was located in between Maharagama and Nugegoda cities in the strip of Colombo Awissawella road. Temple possess 8 acres premises at present and folklores mention that temple was built by King Vijayabhahu the VII th. Most of the monuments including carved stone doorframes, and pillars belongs to mentioned era above. This doorframe was totally constructed with stone and only upper part of the frame still remains. Length of the frame measured as 4 feet and 8 inches, while having one feet and 4-inch thickness. This can be identified as precious artifact that represent Kotte era.



#### 15. Diyawanna oya and associated wetlands

According to the legendary stories, Diyawanna oya was there at King Rawana's age too and these wetlands shows historically valued characteristics in advance. Most of associated wetlands of diyawanna oya and its beauty was described in historical poetries in past. These wetlands and waterways provided the required security for the fortress to prevent enemy invasions.

Fortress was surrounded by diyawanna oya in East and West directions and the water ditch by south where crocodiles were habited. At that time, existing parliament premises was an island and bunch of wetland clusters . The famous location "Konthaganthota " which could be identified as the access point to diyawanna oya in past, is identified at Sri Jayawardhanapura mawatha and locates nearby the bridge, constructed in recent past. At present, the location "Konthaganthota" was occupied by commercial use, running as a garage yard .Urban Development Authority has developed part of the Diyawanna wetland as Baddagana Wetland Park, and other wetland spaces were facilitated with jogging tracks.



#### 16. Ancient Tunnel Gate

This tunnel gate can be observed at the premises of Kotte Ananda Sathralaya. Entrance of the tunnel made after digging 5 feet deep and making two entrance doors. The crown symbol of Sinhala king was carved at the main entrance door .after entering the middle of the tunnel , four doors are made to enter the later parts and out them three were identified as fake and it helps to ensure the security of the tunnel.

This was made by the craftsmen of Mathurata who were brought by princes Samudra devi with the purpose of rescuing her husband ,Prince Vidiya Bandara who was captured in the battle of Portugese.In present ,only the entrance gate can be observed at the premises.



### 17. Sunethra Devi Pirivena – Pepiliyana

In the premises of Sunethra Devi Rajamaha Viharaya and pirivena, monuments of stone pillars, door frames, stone runes can be found even today. This place was destroyed due to the invasions of Portuguese and Dutch, which were happened in the latter part of the kingdom periods. Sunethra Devi Rajamaha Viharaya and pirivena was decorated with exquisite arfacts of paintings, which belongs to 19th century. The Statue of Buddha with the position of sleeping considered as the largest one which can be found in the area so far and premises was renowned as damma academy also.

### 18. Jubili Post (“Jubili Kanuwa”)

This monument was located at the three way junction where it meets the roads of Kotte, Mirihana and Nugegoda. In present, the junction was named as “Jubili Kanuwa Handiya”. In a memory of Britain princess Victoria ‘s 50th anniversary of crowning who ruled Britain since 1837, ceremonies were arranged all over the country in 1987 and this place was one of the locations ceremony took place. Stone Post with 5 feet height was laid in mentioned location and later it is called as “Jubili Kanuwa”. Purpose of the monument laying and initiators of the work, clearly mentioned in both languages, Sinhala and English, including the names of British and Sinhalese. However, due to road widening, at present this post can be observed at a corner of a pedestrian stop.



### 19. Obesekara Bungalow (“Walawwa”)

Bungalow was found in 1915 after bought from the family of Don Karolis Hewawitharana. Land was comprises with 50 Ha. previous ownership of the premises held by Mr Don Karolis Hewawitharana. According to the words of Fredric Obesekara, history of the buildings starts from 1820 and it was erected as one of the houses of Governor Edward Bams, on a small fascinating hill of Rajagiriya. However, the governor never came to reside here and later it became a Post office. In the front wall of the building, it has shown the name GPO, to depicts governors post office. Spacious verandah was erected around the house and ancient wood furniture can be observed which are made with calamander wood. Main living area comprise with several access doors and wood made staircase was used to connect upper floor which finished with strong manner using the system of “soldara”. Balcony was placed to watch surrounding from upper floor with beautiful carvings. This land was currently occupied by private party, by force and court case was filed against the incident.



## Annexure 2-Historically and Culturally valued art and ceremonies

### 1. Flag of the Kotte Kingdom

Flag of the Kotte Kingdom is right identical with Sri Lanka's national flag and it was decorated using a lion with a whip instead of lion with a sword in difference with national flag. This is designed to depict the whip flashing in front of "adhikarams" in the tooth relic procession. The flag, which was found at Kotte palace premises, was kept in the Colombo national museum. Kotte kingdom flag was selected as the flag of Colombo district since Kotte was the last kingdom of low country.



### 2. Procession of Kotte Rajamaha Viharaya

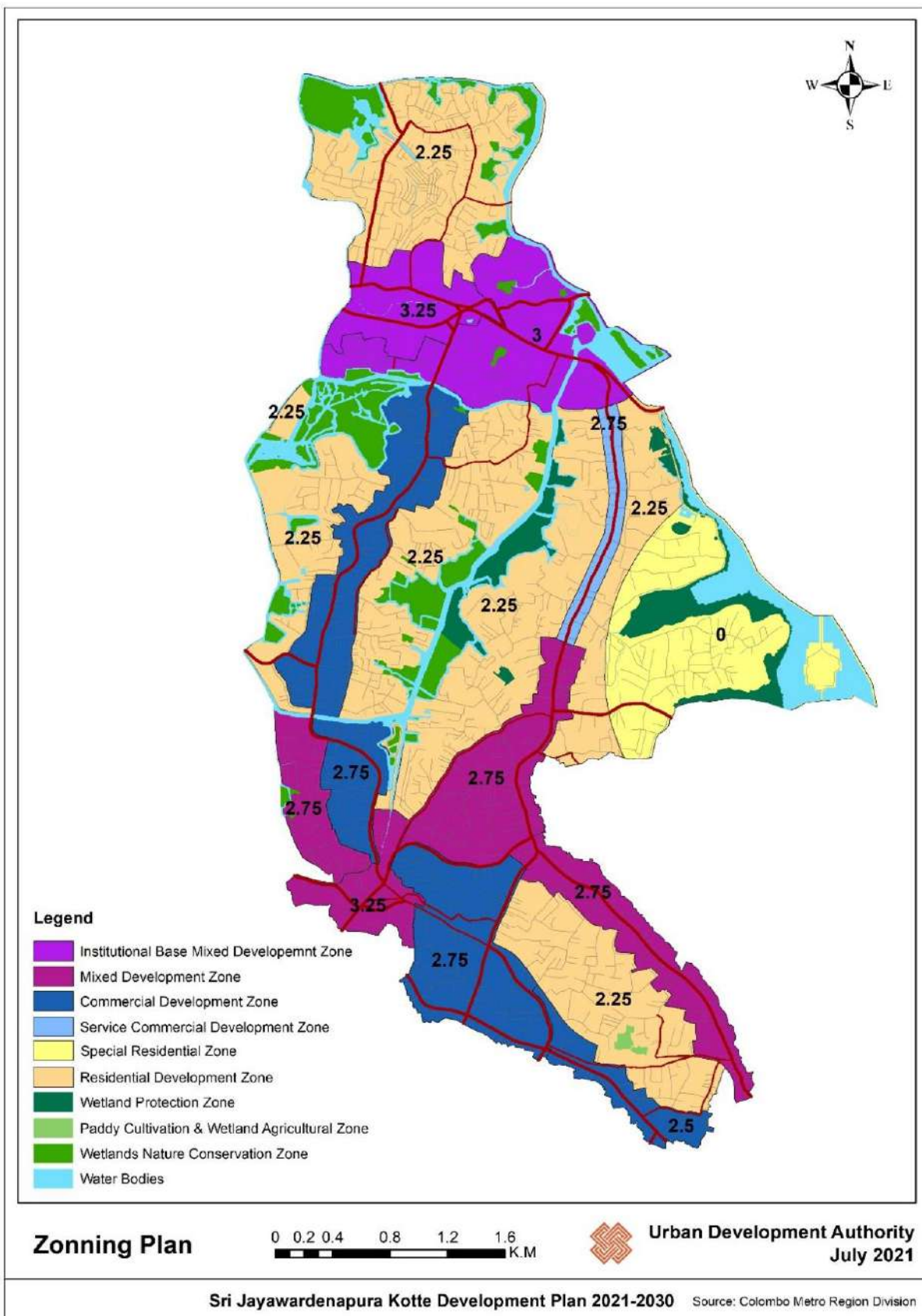


After the holy tooth relic was kept protective in Kotte Kingdom, Procession for tooth relic was started with the guidance of Venarabal Vidagama thero in 1415 and the elegance of the procession has been described in ancient literature sources and proven by historical evidence.

Mahawanshaya, the great literature source of Sri Lankan history clearly depicts the evidence to prove the mightiness of the procession. Procession had been a national custom and royal ceremony where illustrate the uniqueness and the richness of Sri Lankan culture. According to the past records of history, it is mentioned that, a man was sent along the streets with royal cloth and jewelries to disseminate the message of procession. IN the age of Portuguese invasion, procession was not held for few decades. Though, the tooth relic was taken away from the kingdom due to enemy invasions, after the kingdom and temple was regenerated, procession was started in 1901, with the advice of Ambulgama Wimalathissa thero. This procession was made elegant with the traditions of up country, low country and Sabaragamuwa.

### 3. Artifacts of Literature written in Kotte kingdom period

Period of Kotte kingdom is considered as the golden era of ancient literature of Sri Lanka since valuable artifacts were written such as Paravi sandeshaya, Gira Sandeshaya, Selalihini Sandeshaya, Hansa sandeshaya, Guththila kawya, Kawyashakaraya, Loweda Sangarawa and saddarma rathnakaraya.



Map 9.1: Zonning Plan  
Source: Colombo Metro Region Division, 2021



## 1. Institution based Mix Used Development Zone I (High Density Zone)

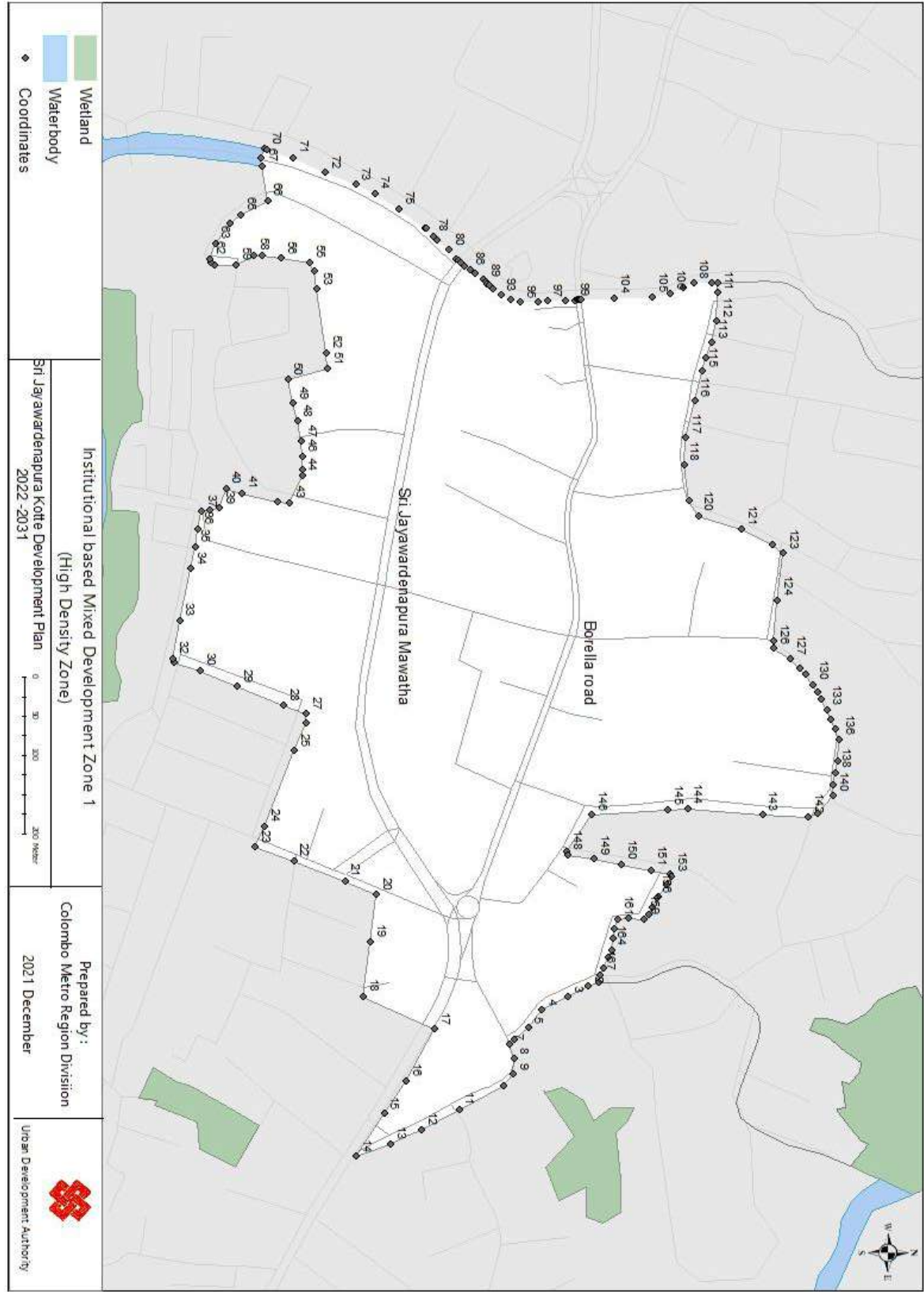
In North Direction	From the point of “Kinda” canal boundary, 60 54’ 44.97” N, 790 53’ 20.45” E, to East direction, from first lot of E.U Perara Avenue through first lot of Obesekarapura Mawatha and through the point of first lot where it meet Rajagiriya Mawatha and Silva Mawatha, towards first lots of Darmapala Mawatha and through the roundabout avenue in the direction of north to the starting point of where by-road connect Meda welikada road. Thence up to the first lot of Meda welikada road and then up to the first lot of Borella Rajagiriya Mawatha.
In East Direction	From the end point of northern boundary, through the first lot of Borella Rajagiriya Mawatha, up to the end point of the first lot of Sri Jayawardhanepura Mawatha.
In South Direction	From the end point of mentioned Eastern boundary, through the points of first lot at Sri Jayawardhanepura Mawatha up to the first lot at Nawala road and from there, in the direction of west, through the road close at Janadipathi college ground, Rajagiriya. Thence up to north direction through end point of land lot of Banking study center, up to the point it meet Bandaranayakepura Road. Along the road of Bandaranayakepura, up to Kinda Ela boundary and to directly meet Kinda Ela boundary following direct line.
In West Direction	From the point where Southern boundary ends and to the point of northern boundary starts.

### Institution based Mix Used Development Zone I (High Density Zone) - Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.911033	79.897	26	6.907659	79.894	51	6.907915	79.89
2	6.910906	79.897	27	6.907664	79.894	52	6.907895	79.89
3	6.910672	79.897	28	6.907407	79.894	53	6.90779	79.889
4	6.910379	79.897	29	6.906875	79.894	54	6.907759	79.889
5	6.910217	79.898	30	6.906444	79.893	55	6.907709	79.889
6	6.910061	79.898	31	6.90614	79.893	56	6.907379	79.889
7	6.909997	79.898	32	6.906135	79.893	57	6.90716	79.889
8	6.910055	79.898	33	6.906208	79.893	58	6.907059	79.889
9	6.910042	79.898	34	6.90634	79.892	59	6.906858	79.889
10	6.909937	79.898	35	6.906386	79.892	60	6.906607	79.889
11	6.909424	79.898	36	6.906422	79.892	61	6.906573	79.889
12	6.90899	79.899	37	6.906458	79.892	62	6.906559	79.889
13	6.908637	79.899	38	6.906559	79.892	63	6.90662	79.889
14	6.908238	79.899	39	6.906669	79.892	64	6.906792	79.888
15	6.908562	79.899	40	6.906742	79.891	65	6.90691	79.888
16	6.908814	79.898	41	6.906928	79.891	66	6.907221	79.888
17	6.90914	79.898	42	6.907334	79.891	67	6.907159	79.888
18	6.908322	79.897	43	6.907475	79.891	68	6.907145	79.888
19	6.908407	79.897	44	6.907618	79.891	69	6.907179	79.887
20	6.908472	79.896	45	6.907619	79.891	70	6.907206	79.887
21	6.908111	79.896	46	6.907619	79.891	71	6.907514	79.888
22	6.907524	79.896	47	6.907613	79.891	72	6.907882	79.888
23	6.907079	79.895	48	6.907561	79.891	73	6.908236	79.888
24	6.907185	79.895	49	6.907516	79.89	74	6.908454	79.888
25	6.907527	79.894	50	6.907455	79.89	75	6.908735	79.888

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.909038	79.888	101	6.9108	79.889	126	6.913043	79.893
77	6.909046	79.888	102	6.910816	79.889	127	6.913233	79.893
78	6.909123	79.888	103	6.910818	79.889	128	6.913339	79.893
79	6.909174	79.888	104	6.911213	79.889	129	6.913406	79.893
80	6.909305	79.889	105	6.911649	79.889	130	6.913492	79.894
81	6.909393	79.889	106	6.911855	79.889	131	6.913551	79.894
82	6.909411	79.889	107	6.911996	79.889	132	6.913593	79.894
83	6.909447	79.889	108	6.912118	79.889	133	6.913651	79.894
84	6.909483	79.889	109	6.912325	79.889	134	6.9137	79.894
85	6.909544	79.889	110	6.912394	79.889	135	6.913755	79.894
86	6.909545	79.889	111	6.912394	79.889	136	6.913791	79.894
87	6.909609	79.889	112	6.912388	79.889	137	6.913782	79.894
88	6.909701	79.889	113	6.912328	79.89	138	6.913751	79.895
89	6.909727	79.889	114	6.91226	79.89	139	6.913725	79.895
90	6.909748	79.889	115	6.91222	79.89	140	6.913721	79.895
91	6.90977	79.889	116	6.912132	79.89	141	6.913546	79.895
92	6.909806	79.889	117	6.912033	79.891	142	6.913441	79.895
93	6.909904	79.889	118	6.912011	79.891	143	6.912911	79.895
94	6.910018	79.889	119	6.912062	79.891	144	6.912051	79.895
95	6.910124	79.889	120	6.912175	79.892	145	6.911824	79.895
96	6.910334	79.889	121	6.912671	79.892	146	6.910946	79.895
97	6.910434	79.889	122	6.913031	79.892	147	6.910658	79.896
98	6.910643	79.889	123	6.913154	79.892	148	6.910669	79.896
99	6.910749	79.889	124	6.913079	79.893	149	6.910973	79.896
100	6.910779	79.889	125	6.913034	79.893	150	6.91129	79.896

No	Point X	Point Y	No	Point X	Point Y
151	6.911629	79.896	159	6.911548	79.896
152	6.911851	79.896	160	6.911374	79.896
153	6.911865	79.896	161	6.91125	79.896
154	6.911804	79.896	162	6.911203	79.896
155	6.911709	79.896	163	6.911197	79.897
156	6.911696	79.896	164	6.911176	79.897
157	6.911644	79.896	165	6.911141	79.897
158	6.911609	79.896			



Map 9.2: Institutional based Mixed Development Zone (High density)  
Source: Colombo Metro Region Division, 2021

## 2. Institution based Mixed Use Development Zone II (Medium Density Zone)

- In North Direction** From the end point of Northern boundary of Institution based Mix Used Development, High Density Zone, through the first lot points of Meda Welikada road and through first lot pints of its 1st lane, up to the canal through first lot points of Salmal Mawatha.
- In East Direction** From the end point of northern boundary, along the canal boundary towards South, up to the junction where it meets Kotte road, Sri Jayawardhanepura Mawatha.
- In South Direction** From the end point of Eastern boundary, through the last point of first lot at Kotte by-road to the direction of west to meet first lot point of Uswatta road .Thence towards west direction from the northern boundary of Ela ,and along the Ela to the point where it meet lake drive road.
- In West Direction** From the end point of above mentioned southern boundary, along the eastern boundary of Ela, parallel to lake drive road , up to the starting point of Institution based Mix Used Development, High Density Zone.

Institutional based Mixed development zone (High density zone) – Coordinates

### Institution based Mixed Use Development Zone II (Medium Density Zone) - Coordinates

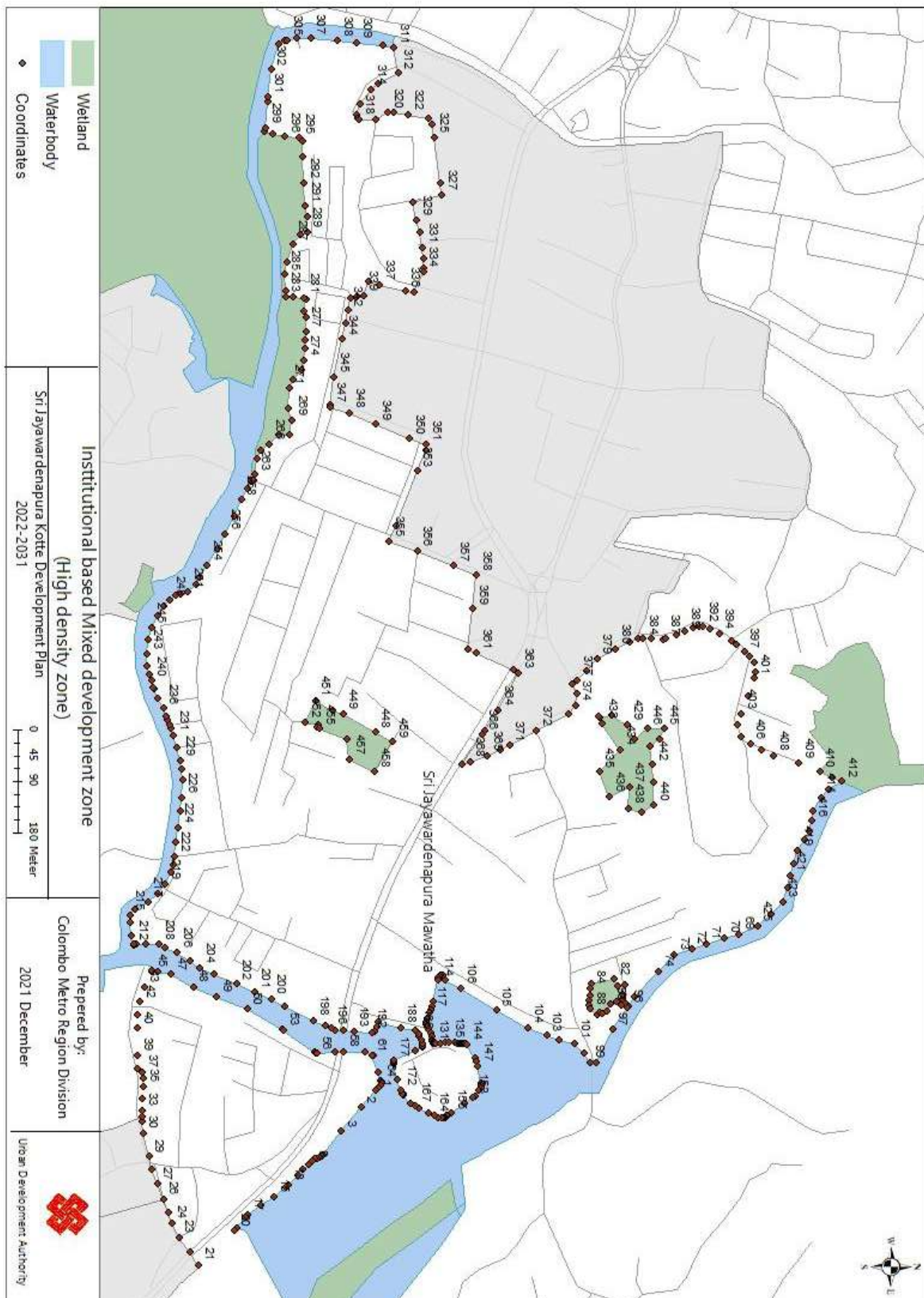
No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.906872	79.90418	26	6.90349	79.905916	51	6.905378	79.903212
2	6.90663	79.904452	27	6.903397	79.905674	52	6.905401	79.903229
3	6.906319	79.90483	28	6.90331	79.905439	53	6.905403	79.90323
4	6.906034	79.905203	29	6.903261	79.90524	54	6.905892	79.903583
5	6.90601	79.905227	30	6.903169	79.904867	55	6.905917	79.903601
6	6.90597	79.905252	31	6.903158	79.904673	56	6.905927	79.9036
7	6.905936	79.905263	32	6.903158	79.904604	57	6.906218	79.903581
8	6.905896	79.905277	33	6.903158	79.904507	58	6.906359	79.903572
9	6.905855	79.905305	34	6.903151	79.90431	59	6.906688	79.903572
10	6.90579	79.905366	35	6.903172	79.904129	60	6.90683	79.903627
11	6.90571	79.905446	36	6.903177	79.903988	61	6.906799	79.903641
12	6.905621	79.905542	37	6.903151	79.903897	62	6.906912	79.90389
13	6.905479	79.905683	38	6.90308	79.903838	63	6.90695	79.904025
14	6.905437	79.905718	39	6.903086	79.903634	64	6.906956	79.904047
15	6.905246	79.905876	40	6.903085	79.903198	65	6.906953	79.904075
16	6.905045	79.906016	41	6.903078	79.902993	66	6.906935	79.904109
17	6.904828	79.906166	42	6.903118	79.90278	67	6.906904	79.90415
18	6.904786	79.906203	43	6.903187	79.902544	68	6.906872	79.90418
19	6.904656	79.906369	44	6.903301	79.902305	69	6.912641	79.901708
20	6.904617	79.906419	45	6.903311	79.902283	70	6.912406	79.901758
21	6.904046	79.906957	46	6.903408	79.902298	71	6.912113	79.901858
22	6.903917	79.906748	47	6.903607	79.902341	72	6.911884	79.901936
23	6.903738	79.906522	48	6.903964	79.902541	73	6.911606	79.902029
24	6.903625	79.906296	49	6.904335	79.902698	74	6.911359	79.902291
25	6.903569	79.906122	50	6.904821	79.902898	75	6.910974	79.902705

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.910881	79.902844	101	6.91003	79.903439	126	6.907756	79.90333
77	6.910829	79.902802	102	6.90978	79.903389	127	6.907766	79.903387
78	6.910791	79.902745	103	6.90958	79.90331	128	6.907769	79.90341
79	6.910791	79.902659	104	6.909281	79.903189	129	6.907771	79.903426
80	6.91082	79.902517	105	6.908781	79.902918	130	6.907781	79.903437
81	6.910715	79.902521	106	6.908224	79.902561	131	6.907794	79.903445
82	6.910658	79.902417	107	6.907967	79.902425	132	6.907818	79.903445
83	6.910301	79.902498	108	6.907962	79.902436	133	6.907902	79.903432
84	6.910277	79.902564	109	6.907933	79.902352	134	6.907961	79.903422
85	6.910277	79.902683	110	6.907889	79.902363	135	6.908027	79.903418
86	6.910263	79.90275	111	6.907887	79.902365	136	6.908116	79.903427
87	6.910249	79.902836	112	6.907876	79.902378	137	6.908161	79.903439
88	6.910277	79.902893	113	6.907864	79.902398	138	6.908193	79.903444
89	6.910382	79.902983	114	6.907854	79.902439	139	6.908215	79.903446
90	6.91042	79.90294	115	6.907777	79.902778	140	6.908228	79.903445
91	6.910472	79.902974	116	6.907761	79.90285	141	6.908253	79.903441
92	6.910534	79.902931	117	6.907744	79.902904	142	6.908278	79.903438
93	6.910596	79.902821	118	6.907728	79.902946	143	6.908299	79.903442
94	6.910691	79.902769	119	6.907687	79.903038	144	6.90832	79.903457
95	6.910772	79.902836	120	6.907668	79.903093	145	6.908437	79.903666
96	6.910864	79.90287	121	6.907666	79.903131	146	6.908461	79.903734
97	6.910631	79.903219	122	6.907677	79.903165	147	6.908483	79.903801
98	6.910373	79.903753	123	6.907685	79.903182	148	6.908543	79.904062
99	6.910266	79.903738	124	6.907707	79.903218	149	6.908543	79.904103
100	6.91018	79.903596	125	6.907732	79.903265	150	6.908536	79.904137
151	6.908509	79.904188	176	6.907145	79.903726	201	6.90495	79.902626
152	6.908443	79.904274	177	6.907154	79.903713	202	6.904653	79.902497
153	6.908405	79.904303	178	6.907493	79.903555	203	6.904287	79.902339
154	6.908283	79.904397	179	6.907599	79.903505	204	6.904064	79.902234
155	6.908063	79.90455	180	6.907607	79.903492	205	6.903911	79.902124
156	6.908017	79.904575	181	6.90761	79.903474	206	6.90371	79.901996
157	6.907998	79.90458	182	6.907607	79.903445	207	6.903514	79.901913
158	6.907988	79.90459	183	6.907585	79.903386	208	6.903417	79.901868
159	6.907967	79.904616	184	6.907554	79.903327	209	6.903211	79.901854
160	6.907957	79.904624	185	6.907543	79.903322	210	6.903064	79.901862
161	6.907931	79.904629	186	6.907544	79.90328	211	6.903021	79.901883
162	6.907907	79.904629	187	6.907491	79.903234	212	6.903015	79.901868
163	6.907864	79.904621	188	6.907272	79.903186	213	6.902986	79.90173
164	6.90779	79.904592	189	6.906907	79.903106	214	6.902962	79.901515
165	6.907703	79.904548	190	6.906875	79.903168	215	6.902958	79.901401
166	6.907544	79.904466	191	6.906844	79.903255	216	6.903048	79.901301
167	6.907495	79.904437	192	6.906801	79.903271	217	6.903243	79.901187
168	6.907414	79.904397	193	6.906517	79.903244	218	6.9034	79.901063
169	6.907303	79.904268	194	6.906356	79.903234	219	6.903519	79.900906
170	6.907297	79.904237	195	6.906223	79.903225	220	6.903605	79.900725

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.907292	79.904234	196	6.90616	79.903203	221	6.903648	79.900606
172	6.907265	79.904181	197	6.90607	79.903156	222	6.903667	79.900468
173	6.907212	79.904014	198	6.905872	79.903078	223	6.903695	79.90025
174	6.90715	79.903771	199	6.905426	79.902852	224	6.903733	79.900007
175	6.907145	79.903745	200	6.905204	79.902738	225	6.903767	79.899745
226	6.903791	79.899536	251	6.903881	79.89627	276	6.905747	79.892264
227	6.903791	79.899261	252	6.904009	79.896152	277	6.905754	79.892132
228	6.903782	79.899079	253	6.904076	79.896028	278	6.905754	79.891903
229	6.903759	79.898939	254	6.90419	79.895837	279	6.905729	79.891807
230	6.903699	79.898734	255	6.904357	79.895571	280	6.905754	79.891621
231	6.903652	79.89855	256	6.904471	79.895342	281	6.905722	79.8916
232	6.903613	79.898438	257	6.904613	79.895073	282	6.905558	79.891585
233	6.903592	79.898377	258	6.904728	79.894801	283	6.905433	79.891582
234	6.903555	79.898296	259	6.904823	79.894635	284	6.905429	79.891493
235	6.903533	79.898246	260	6.90488	79.894516	285	6.905422	79.891228
236	6.903491	79.898116	261	6.904883	79.89449	286	6.905458	79.891025
237	6.903396	79.897955	262	6.904915	79.894484	287	6.905544	79.890747
238	6.903342	79.897815	263	6.904943	79.894406	288	6.905661	79.890582
239	6.903332	79.897784	264	6.90499	79.894152	289	6.905772	79.890554
240	6.903298	79.897681	265	6.905033	79.89402	290	6.905783	79.890297
241	6.90326	79.89757	266	6.905168	79.893917	291	6.90574	79.890143
242	6.903237	79.897443	267	6.905325	79.893777	292	6.905722	79.889772
243	6.903237	79.897255	268	6.9055	79.893767	293	6.905701	79.889351
244	6.903245	79.897032	269	6.90554	79.893535	294	6.905701	79.889108
245	6.903296	79.896833	270	6.905468	79.893349	295	6.905651	79.889051
246	6.903391	79.896654	271	6.90549	79.893035	296	6.905419	79.889033
247	6.903486	79.896497	272	6.905557	79.892885	297	6.90523	79.888991
248	6.903595	79.896399	273	6.905679	79.892746	298	6.905086	79.888946
249	6.903691	79.896318	274	6.905729	79.892589	299	6.905115	79.888896
250	6.903772	79.896304	275	6.905747	79.892407	300	6.905153	79.888483
301	6.90516	79.888407	326	6.907895	79.889772	351	6.907664	79.893925
302	6.905202	79.887973	327	6.907915	79.889958	352	6.907659	79.894023
303	6.905332	79.887562	328	6.907455	79.890081	353	6.907527	79.894347
304	6.905428	79.887515	329	6.907516	79.890356	354	6.907185	79.895214
305	6.905458	79.887508	330	6.907561	79.890559	355	6.907079	79.895458
306	6.905606	79.887473	331	6.907613	79.890794	356	6.907524	79.895616
307	6.905832	79.887473	332	6.907619	79.890964	357	6.908111	79.895849
308	6.90626	79.887509	333	6.907619	79.891118	358	6.908472	79.896005
309	6.90657	79.887544	334	6.907618	79.891181	359	6.908407	79.89654
310	6.90698	79.887592	335	6.907475	79.891496	360	6.908322	79.897173
311	6.907159	79.887625	336	6.907334	79.891487	361	6.908473	79.897243
312	6.907221	79.888025	337	6.906928	79.891383	362	6.909049	79.897509
313	6.90691	79.888188	338	6.906742	79.891332	363	6.90914	79.897551
314	6.906792	79.888283	339	6.906669	79.891556	364	6.908814	79.898145
315	6.90662	79.888512	340	6.906559	79.891584	365	6.908595	79.898472

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
316	6.906559	79.888696	341	6.906458	79.891597	366	6.908562	79.898522
317	6.906573	79.888737	342	6.906422	79.891798	367	6.908238	79.899014
318	6.906607	79.888757	343	6.906386	79.892	368	6.908362	79.898968
319	6.906858	79.888763	344	6.90634	79.892256	369	6.908637	79.898866
320	6.907059	79.888654	345	6.906208	79.892853	370	6.90885	79.898768
321	6.90716	79.888649	346	6.906135	79.893287	371	6.90899	79.898705
322	6.907379	79.888687	347	6.90614	79.893326	372	6.909424	79.898468
323	6.907709	79.888735	348	6.906444	79.893425	373	6.909937	79.898204
324	6.907759	79.888835	349	6.906875	79.893607	374	6.910042	79.898063
325	6.90779	79.889041	350	6.907407	79.893829	375	6.910055	79.897885
376	6.909997	79.897722	401	6.912879	79.897637	426	6.912641	79.901708
377	6.910061	79.897666	402	6.912777	79.897919	427	6.911183	79.898443
378	6.910217	79.89753	403	6.91267	79.898202	428	6.910969	79.898598
379	6.910379	79.897324	404	6.912619	79.898386	429	6.910862	79.898371
380	6.910672	79.897176	405	6.912669	79.898576	430	6.910612	79.898217
381	6.910906	79.897055	406	6.912815	79.898674	431	6.910421	79.898264
382	6.911033	79.897006	407	6.912993	79.898773	432	6.910404	79.898252
383	6.911032	79.897011	408	6.913193	79.898868	433	6.910464	79.898355
384	6.911117	79.897009	409	6.913595	79.898988	434	6.91075	79.898769
385	6.911249	79.89701	410	6.913923	79.899124	435	6.910421	79.899126
386	6.911426	79.897017	411	6.914123	79.899207	436	6.910578	79.899511
387	6.911468	79.897015	412	6.914273	79.899274	437	6.910897	79.899359
388	6.911637	79.896956	413	6.914067	79.899398	438	6.910885	79.899704
389	6.911786	79.896895	414	6.913941	79.899531	439	6.911088	79.899775
390	6.911902	79.896843	415	6.913817	79.899746	440	6.91129	79.899656
391	6.912003	79.896813	416	6.913803	79.899907	441	6.91129	79.899288
392	6.912064	79.896813	417	6.913765	79.900064	442	6.911266	79.899014
393	6.912177	79.896846	418	6.913679	79.900212	443	6.91123	79.898728
394	6.912323	79.896929	419	6.913565	79.900374	444	6.911373	79.898598
395	6.912512	79.89705	420	6.913503	79.900593	445	6.911445	79.898443
396	6.91259	79.897094	421	6.913451	79.900774	446	6.911183	79.898443
397	6.912721	79.897224	422	6.913422	79.900973	447	6.907135	79.898653
398	6.912804	79.8973	423	6.913332	79.901192	448	6.906857	79.898494
399	6.912874	79.897397	424	6.913141	79.901387	449	6.906345	79.8982
400	6.912894	79.897536	425	6.912934	79.901572	450	6.906175	79.898149

No	Point X	Point Y
451	6.905906	79.897988
452	6.905742	79.898331
453	6.905951	79.898372
454	6.905929	79.898424
455	6.90597	79.89844
456	6.906417	79.898614
457	6.906445	79.898928
458	6.906853	79.899126
459	6.907135	79.898653



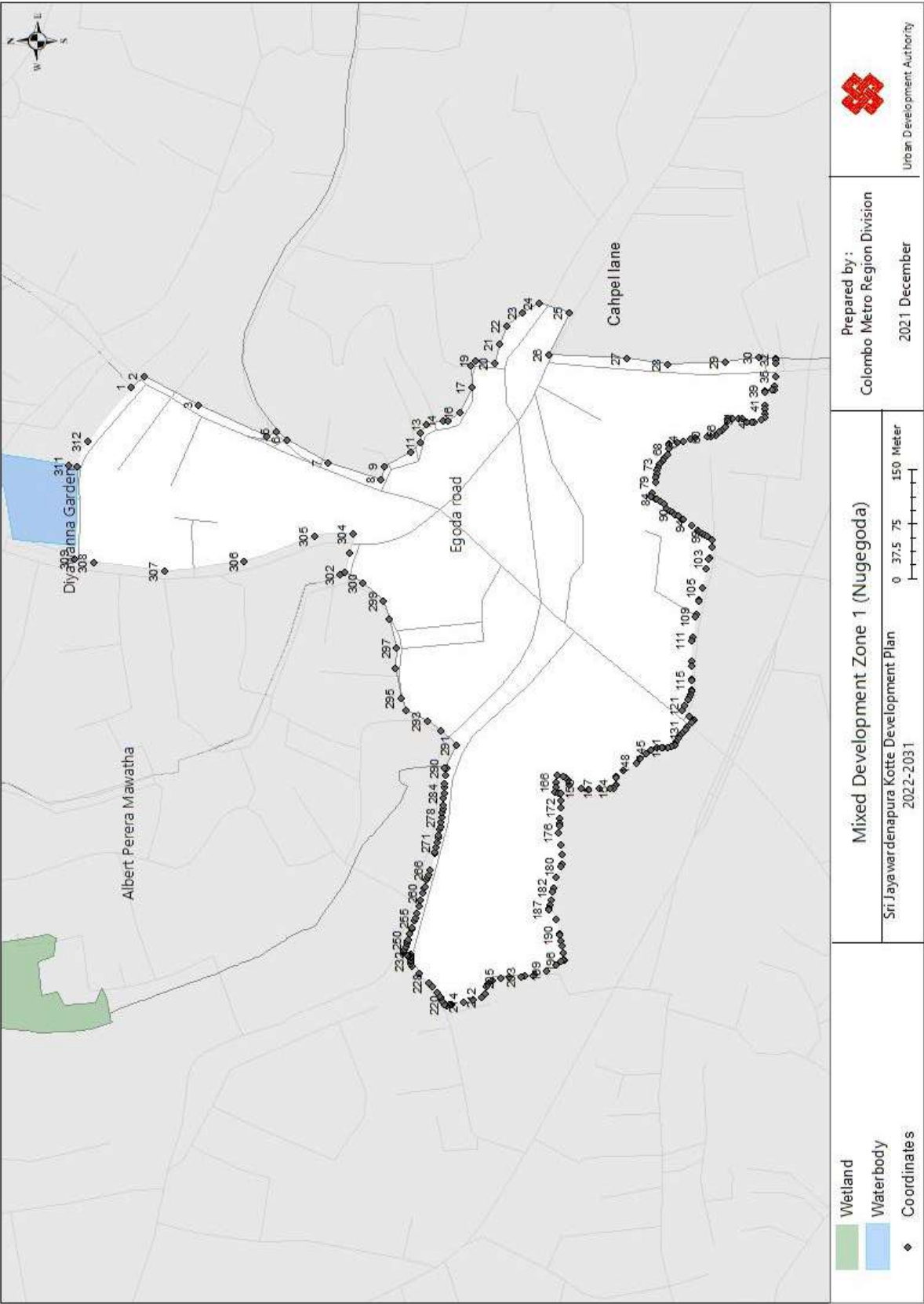
Map 9.3: Institutional based Mixed Development Zone (Medium density zone)  
Source: Colombo Metro Region Division, 2021

### 3. Mixed use Development zone I (Nugegoda)

- In North Direction** From, after point of first lot where cross road connects Nawala road and Pagoda road, along the first lot points of cross road up to the point where it meet Pagoda road and up to its first lot .
- In East Direction** From the point, it meets Nawala cross road with Pagoda road and its first lot, directing towards south through the first lot points along pagoda road and first lot points of Edirigoda road to the fist lot point of Chapell road. Thence, the point from 186 m Distance along chapel road through northern-sided first lot point, up to connect old Kesbewa road with direct line. Thence fist lot point, along old Kesbewa road towards west direction, up to Subadrarama avenue first lot point. From there in south directed, to the point of southwest boundary of Sri Jayawardhanepura Kotte MC boundary.
- In South Direction** Bounded from Dehiwala Municipality boundary (south west part of Sri Jayawardhanepura Kotte MC boundary)
- In West Direction** From the end point of above mentioned Southern boundary and Sri Jayawardhanepura Kotte MC boundary, up to the first lot point of D.W.Rupasinghe mawatha along a pre define north headed direct line .Thence towards North East directed road and its first lot point ,by following along first avenue first lot points up to Nawala road.Thence from the after point of first lot by excluding it, towards northern boundary starting point along lot points.

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.883913	79.886927	26	6.875178	79.890434	51	6.873993	79.887983
2	6.883472	79.886887	27	6.875012	79.890471	52	6.873918	79.887941
3	6.882998	79.886899	28	6.874872	79.890495	53	6.873941	79.88789
4	6.882824	79.887015	29	6.874742	79.890576	54	6.874006	79.887745
5	6.882696	79.887212	30	6.874683	79.890601	55	6.874112	79.887624
6	6.882527	79.887869	31	6.874458	79.890464	56	6.874122	79.887613
7	6.881991	79.887775	32	6.874208	79.890242	57	6.874127	79.887606
8	6.881275	79.887619	33	6.874142	79.890021	58	6.874186	79.88753
9	6.88075	79.887504	34	6.874042	79.889661	59	6.874253	79.887444
10	6.880455	79.887416	35	6.874057	79.889417	60	6.874279	79.88741
11	6.879636	79.88736	36	6.873989	79.889042	61	6.874351	79.887338
12	6.879418	79.887368	37	6.873926	79.888883	62	6.874382	79.887307
13	6.879267	79.887537	38	6.873664	79.88875	63	6.874425	79.887264
14	6.879278	79.888014	39	6.87349	79.888639	64	6.874475	79.887201
15	6.878884	79.887985	40	6.873309	79.888453	65	6.874507	79.887132
16	6.878392	79.887736	41	6.873446	79.888181	66	6.874546	79.887048
17	6.878092	79.887772	42	6.873523	79.88819	67	6.874563	79.887011
18	6.877052	79.888083	43	6.873527	79.88819	68	6.874567	79.887002
19	6.876871	79.888099	44	6.873543	79.888189	69	6.874578	79.886979
20	6.876759	79.888109	45	6.873555	79.888188	70	6.874625	79.886876
21	6.87676	79.888269	46	6.873597	79.888185	71	6.874657	79.886809
22	6.876383	79.888386	47	6.87378	79.888172	72	6.874707	79.886727
23	6.875901	79.888575	48	6.873913	79.888163	73	6.874828	79.886532
24	6.875719	79.888991	49	6.874016	79.888126	74	6.874863	79.886488
25	6.875407	79.889741	50	6.874012	79.888015	75	6.874955	79.886368

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.874989	79.886324	101	6.876178	79.885671	126	6.878384	79.88611
77	6.875024	79.88626	102	6.876229	79.885648	127	6.878507	79.886072
78	6.875042	79.886228	103	6.876261	79.885634	128	6.878983	79.885995
79	6.875166	79.886159	104	6.876324	79.885607	129	6.879145	79.886091
80	6.875212	79.88616	105	6.87633	79.885604	130	6.879183	79.88629
81	6.875277	79.886127	106	6.876332	79.885603	131	6.879516	79.885415
82	6.875284	79.886124	107	6.877015	79.885355	132	6.879731	79.884968
83	6.875416	79.886064	108	6.877118	79.885318	133	6.879743	79.884967
84	6.875409	79.88605	109	6.87719	79.885292	134	6.880738	79.884844
85	6.875451	79.886022	110	6.877196	79.885289	135	6.880775	79.884839
86	6.875471	79.886011	111	6.877219	79.885281	136	6.880787	79.884838
87	6.875491	79.885999	112	6.87734	79.885237	137	6.881097	79.884749
88	6.875615	79.885924	113	6.877526	79.88517	138	6.881503	79.884674
89	6.875636	79.885912	114	6.877592	79.885138	139	6.881895	79.884619
90	6.875691	79.885879	115	6.877608	79.885129	140	6.882535	79.884565
91	6.875748	79.885845	116	6.8776	79.885081	141	6.882543	79.884564
92	6.875773	79.885829	117	6.877644	79.885334	142	6.882547	79.884564
93	6.875801	79.885819	118	6.877703	79.885441	143	6.882547	79.884567
94	6.875866	79.885794	119	6.877786	79.885251	144	6.882591	79.884566
95	6.875898	79.885781	120	6.878167	79.885227	145	6.882605	79.884566
96	6.875998	79.885743	121	6.878262	79.885393	146	6.882641	79.884565
97	6.876008	79.885739	122	6.878453	79.885346	147	6.88325	79.884546
98	6.876044	79.885725	123	6.8785	79.885762	148	6.883486	79.884531
99	6.876045	79.885725	124	6.87831	79.885834	149	6.883627	79.884521
100	6.876118	79.885697	125	6.878279	79.886062	150	6.883919	79.8845
151	6.883966	79.8845	156	6.884296	79.884408	161	6.884107	79.885657
152	6.883992	79.8845	157	6.884586	79.884465	162	6.884015	79.886224
153	6.884055	79.8845	158	6.88462	79.884443	163	6.883925	79.886929
154	6.884274	79.884405	159	6.884598	79.884586	164	6.883913	79.886927
155	6.884287	79.884399	160	6.884303	79.884867			



Map 9.4: Mixed Development Zone (Nugegoda)  
Source: Colombo Metro Region Division, 2021

#### 4. Mixed use Development zone II (Nawala)

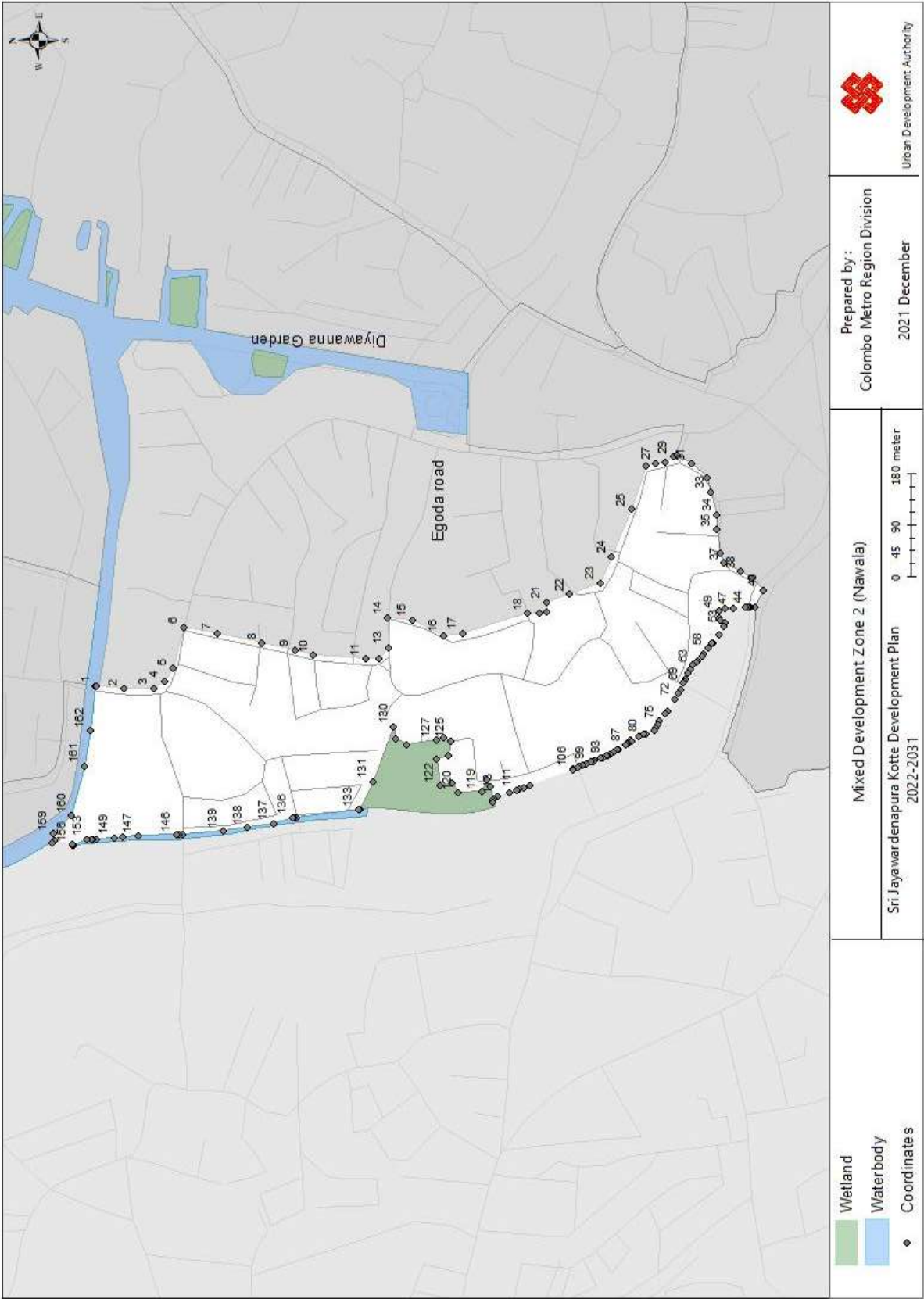
- In North Direction      From Eastern boundary of Colombo Municipal Council, along the canal near Open University premises up to the after point of first lot of Nawala road west.
- In East Direction        From the end point of Northern boundary at Nawala road first lot, along the first lot points of Wijayaba Mawatha, Kandewatta Mawatha and Nanada Mawatha up to the point where first lot of 1st lane locates.
- In South Direction      Starting at end point of above boundary, towards South West direction road and from the after point of first lot, up to the boundaries of Colombo and Kotte MC.
- In West Direction        Bounded by Colombo Municipal Council Boundary

#### Mixed use Development zone II (Nawala) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.877333	79.892889	26	6.872159	79.893291	51	6.869801	79.892512
2	6.877174	79.893023	27	6.87119	79.893244	52	6.869879	79.892505
3	6.876499	79.892665	28	6.87069	79.893177	53	6.869937	79.892503
4	6.87566	79.89229	29	6.869973	79.893207	54	6.869944	79.892478
5	6.87554	79.892338	30	6.869551	79.893258	55	6.869963	79.892407
6	6.875402	79.892237	31	6.869345	79.893251	56	6.87001	79.89236
7	6.874893	79.891952	32	6.869346	79.893231	57	6.870043	79.892338
8	6.874235	79.891745	33	6.869347	79.893195	58	6.870095	79.892304
9	6.8742	79.891916	34	6.869347	79.893184	59	6.870143	79.892285
10	6.873869	79.892084	35	6.869344	79.893032	60	6.870196	79.89228
11	6.873742	79.892201	36	6.869355	79.892912	61	6.870336	79.892261
12	6.87375	79.892324	37	6.869359	79.892864	62	6.870337	79.892261
13	6.873671	79.892428	38	6.86939	79.892859	63	6.870397	79.892248
14	6.873472	79.892473	39	6.869484	79.892846	64	6.870484	79.892228
15	6.873407	79.892478	40	6.869483	79.892827	65	6.870565	79.892209
16	6.873263	79.892581	41	6.869471	79.892665	66	6.870666	79.89219
17	6.873111	79.892888	42	6.869483	79.89263	67	6.870667	79.892174
18	6.873117	79.893153	43	6.869473	79.892566	68	6.870671	79.892133
19	6.873069	79.893218	44	6.86948	79.892517	69	6.870688	79.892065
20	6.872833	79.893193	45	6.869519	79.892496	70	6.870724	79.89201
21	6.872768	79.893424	46	6.869615	79.89246	71	6.870749	79.891984
22	6.872684	79.893649	47	6.869616	79.892459	72	6.870772	79.891959
23	6.872477	79.893822	48	6.869644	79.892461	73	6.870785	79.891934
24	6.872275	79.89394	49	6.869706	79.892465	74	6.870803	79.891892
25	6.871901	79.89382	50	6.869759	79.892499	75	6.870803	79.891892

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.870813	79.891869	101	6.870137	79.890912	126	6.87037	79.88876
77	6.870824	79.891824	102	6.870169	79.890776	127	6.870374	79.888755
78	6.870829	79.891771	103	6.870174	79.890758	128	6.870373	79.888754
79	6.870833	79.891717	104	6.8702	79.890646	129	6.870379	79.888746
80	6.870876	79.891583	105	6.870255	79.890412	130	6.870444	79.888676
81	6.870895	79.89154	106	6.870292	79.890253	131	6.870466	79.888654
82	6.870885	79.891535	107	6.870293	79.890247	132	6.870507	79.888609
83	6.870835	79.891508	108	6.870332	79.890084	133	6.870532	79.888583
84	6.870823	79.891502	109	6.870337	79.890054	134	6.870537	79.888576
85	6.87077	79.891471	110	6.870376	79.889801	135	6.870551	79.888553
86	6.870729	79.891447	111	6.870384	79.889752	136	6.870556	79.888545
87	6.870693	79.891393	112	6.870384	79.889499	137	6.870578	79.888501
88	6.870654	79.891365	113	6.870383	79.889437	138	6.870595	79.888467
89	6.870627	79.891345	114	6.870383	79.889272	139	6.870601	79.888462
90	6.870597	79.891311	115	6.870384	79.889256	140	6.870635	79.888436
91	6.870545	79.891296	116	6.87039	79.889147	141	6.870682	79.888428
92	6.870499	79.891262	117	6.870391	79.889124	142	6.870743	79.888421
93	6.870488	79.891254	118	6.870396	79.889084	143	6.870763	79.888421
94	6.870392	79.89118	119	6.87041	79.889049	144	6.870824	79.88842
95	6.87031	79.891118	120	6.870428	79.889019	145	6.870888	79.888391
96	6.870291	79.891104	121	6.870469	79.88895	146	6.870948	79.88835
97	6.870253	79.891081	122	6.870511	79.888887	147	6.871029	79.888297
98	6.870228	79.891066	123	6.870409	79.888814	148	6.871074	79.888232
99	6.870191	79.89104	124	6.870358	79.888777	149	6.871229	79.888146
100	6.870137	79.891001	125	6.870355	79.888775	150	6.871325	79.888074
151	6.871324	79.88805	176	6.872034	79.887368	201	6.872355	79.885603
152	6.871321	79.887971	177	6.872007	79.887219	202	6.872459	79.885594
153	6.871331	79.887951	178	6.871992	79.887096	203	6.872492	79.885591
154	6.871346	79.887921	179	6.871998	79.88698	204	6.872649	79.885581
155	6.871393	79.887921	180	6.872007	79.88696	205	6.872752	79.885574
156	6.871396	79.887921	181	6.872067	79.886827	206	6.87286	79.885543
157	6.871529	79.88792	182	6.872099	79.886684	207	6.872905	79.885511
158	6.871659	79.88791	183	6.872107	79.886646	208	6.872916	79.885493
159	6.871761	79.887925	184	6.872131	79.88654	209	6.872932	79.885462
160	6.871906	79.887971	185	6.872146	79.886471	210	6.872934	79.885459
161	6.871922	79.88803	186	6.872153	79.88644	211	6.872941	79.885382
162	6.871942	79.888054	187	6.872159	79.886414	212	6.872987	79.885325
163	6.871945	79.888057	188	6.872074	79.886296	213	6.873091	79.885297
164	6.871975	79.888066	189	6.872026	79.88612	214	6.873207	79.885275
165	6.872055	79.88809	190	6.872023	79.886108	215	6.87336	79.885245
166	6.872068	79.887993	191	6.872002	79.886024	216	6.873381	79.885241
167	6.872072	79.887935	192	6.87199	79.885973	217	6.873397	79.885238
168	6.872076	79.887871	193	6.871975	79.885889	218	6.87342	79.885228
169	6.872037	79.887862	194	6.871959	79.885797	219	6.873442	79.885244
170	6.872009	79.887859	195	6.871977	79.885788	220	6.873448	79.885248

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.872002	79.88777	196	6.872002	79.885776	221	6.873476	79.885291
172	6.872003	79.887688	197	6.872011	79.885772	222	6.873499	79.885326
173	6.872019	79.887549	198	6.872073	79.885731	223	6.8735	79.885327
174	6.872024	79.887493	199	6.872182	79.885665	224	6.873502	79.885331
175	6.872026	79.887458	200	6.872341	79.885608	225	6.873517	79.885353
226	6.873547	79.885397	251	6.873876	79.886122	276	6.873492	79.887504
227	6.873605	79.88546	252	6.873857	79.886178	277	6.873491	79.887511
228	6.873649	79.885508	253	6.873851	79.886198	278	6.873484	79.887571
229	6.873761	79.885628	254	6.873823	79.886283	279	6.873478	79.887622
230	6.873851	79.885725	255	6.873813	79.886314	280	6.873473	79.887665
231	6.873864	79.885746	256	6.873793	79.886378	281	6.873472	79.887672
232	6.87387	79.885775	257	6.873769	79.886456	282	6.873468	79.887715
233	6.873873	79.885799	258	6.873743	79.886539	283	6.873461	79.887804
234	6.873874	79.885828	259	6.873718	79.88662	284	6.873456	79.887864
235	6.873875	79.885845	260	6.873714	79.886633	285	6.87345	79.887931
236	6.873875	79.88587	261	6.873698	79.88669	286	6.873444	79.88798
237	6.873886	79.885859	262	6.873695	79.886699	287	6.873432	79.888082
238	6.87389	79.885855	263	6.873671	79.886783	288	6.873432	79.888083
239	6.873904	79.885853	264	6.873662	79.886815	289	6.873414	79.888177
240	6.873907	79.885854	265	6.87365	79.886856	290	6.873446	79.888181
241	6.873915	79.885856	266	6.873633	79.886914	291	6.873309	79.888453
242	6.873934	79.885862	267	6.873576	79.887114	292	6.87349	79.888639
243	6.873964	79.885875	268	6.873574	79.887123	293	6.873664	79.88875
244	6.873955	79.885898	269	6.873571	79.887132	294	6.873926	79.888883
245	6.87395	79.885911	270	6.873556	79.88719	295	6.873989	79.889042
246	6.873946	79.88592	271	6.873541	79.887254	296	6.874057	79.889417
247	6.873933	79.885958	272	6.873526	79.887318	297	6.874042	79.889661
248	6.873917	79.886002	273	6.873521	79.887341	298	6.874142	79.890021
249	6.873906	79.886036	274	6.873504	79.887422	299	6.874208	79.890242
250	6.873903	79.886045	275	6.8735	79.887449	300	6.874458	79.890464
301	6.874683	79.890601	306	6.875929	79.890728	311	6.878107	79.891921
302	6.874742	79.890576	307	6.876924	79.890623	312	6.877874	79.892225
303	6.874626	79.890835	308	6.877803	79.890718	313	6.877333	79.892889
304	6.874585	79.891077	309	6.878031	79.89077			
305	6.875062	79.891043	310	6.87801	79.891906			



### 5. Mixed use Development zone III (Pitakotte, Pagoda and old Kottawa road)

- In North Direction** From the point where it meet Epitamulla road and 4th Lane, staring at first lot of Epitamulla road ,through the first lots of road up to the point where it meet 1st cross lane of Wettasinghe Park .
- In East Direction** Starting at the end point of northern boundary, through the drive of left lane and right lane of Wettasinghe park towards south, up to the point it meet Thalawathugoda road .Thence from a point away in 43 m ,through west directed first lot of Kotte road,up to the UC boundary of Maharagama.
- In South Direction** Separation boundary of Kotte Municipal council and Maharagama Urban council
- In West Direction** From the end point of mentioned southern boundary, through west directed MC boundary of Kotte,along the Udahamulla railway station road ,until it meets Suhada Mawatha. Thence towards north ,up to the first bend of the lane(90 degree),then 28 m away East directed through Suhada mawatha.Thence with a north headed direct line through land lots boundaries to meet the west(rear) boundary of Udahamulla depot, up to connect north sided by road .Thence a west headed pre define direct line to drive through Santhanampitiya road up to the first bend point (90 degree) of the road from Kottawa old road side. Thence, west directed direct line up to the last point to meet first cross- road of first lane Kottawa. Through the by-road up to meet Kottwa fist lane point, then east headed drive to meet 1st bend of lane from Kottawa road side.From there, towards west to meet 2nd lane of Kottawa.Thence in east direction ,through 2nd lane Kottawa,to meet 2nd lane point from the side of old Kottawa road. From there to the end point of East directed by-road From there, through land lot boundaries up to the point meet Jeswel Avenue Point. Thence, through land lot boundaries directed towards North West, through the by road which located opposite side of the 1st lane, of Edirisinghe Mawatha up to it meets Edirisinghe Mawatha. Then up to the 3rd bend of Roopasinghe Mawatha in North West direction through 1st lane of Edirisinghe Mawatha. Then drive through the Lad lot boundaries in North West direction towards Northern boundary of police ground, up it meets Mirihana road. Thence towards East direction of Mirihana road (towards the junction to meets Mirihana and Old Kesbewa road) up to the 1st lane at opposite side of Mirihana police towards Stanly Thilakarathne Mawatha, in West directed, through 1st land lot points of Old Kesbewa road and Stanly Thilakarathne Mawatha up to the point it meets Mixed development zone I. Then along its boundary towards the points in west direction to meet Pitakotte Junction and drive through the 3rd by road in South, covering 87m along it and from there, through East directed direct line towards its by road up to second lane (at South) point of Pagoda road and heading towards north directed point up to the northern boundary of the zone.

### Mixed use Development zone II (Nawala) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.883701	79.903165	26	6.880522	79.900707	51	6.879332	79.900526
2	6.883604	79.902574	27	6.880501	79.900703	52	6.879305	79.900542
3	6.883614	79.902211	28	6.88046	79.900699	53	6.879277	79.900559
4	6.883291	79.902163	29	6.880396	79.900691	54	6.879258	79.900562
5	6.882663	79.901973	30	6.880357	79.900687	55	6.879195	79.900571
6	6.881825	79.901478	31	6.880348	79.900686	56	6.879119	79.900583
7	6.881597	79.90125	32	6.880298	79.90068	57	6.879111	79.900584
8	6.881391	79.901451	33	6.880241	79.900663	58	6.87908	79.900589
9	6.881309	79.901422	34	6.880225	79.900658	59	6.87899	79.900614
10	6.881213	79.901389	35	6.880182	79.900645	60	6.878985	79.900623
11	6.881163	79.901372	36	6.880182	79.900642	61	6.878966	79.900655

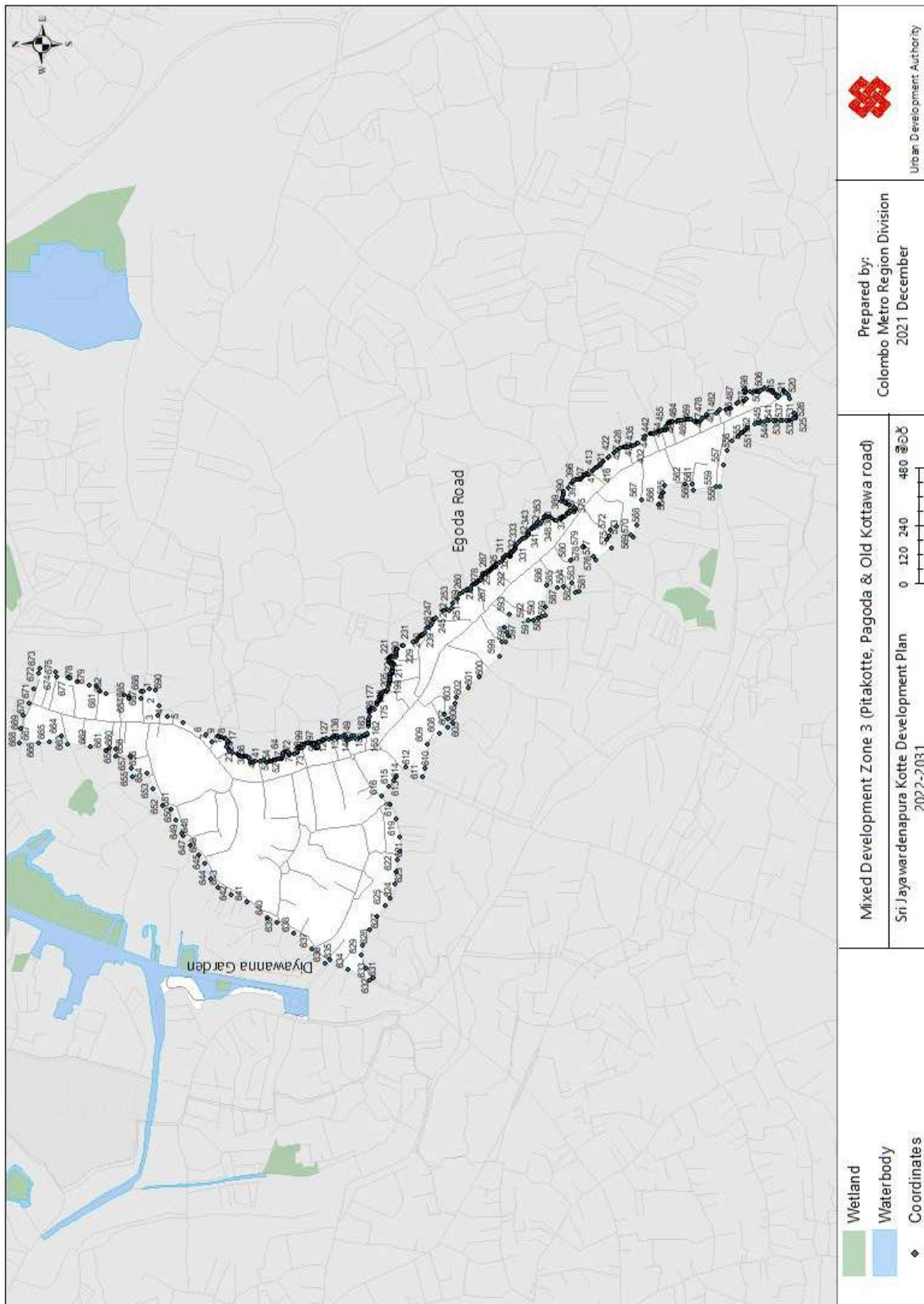
No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
12	6.881132	79.901361	37	6.880136	79.900474	62	6.878945	79.900703
13	6.881112	79.901354	38	6.880058	79.900479	63	6.878925	79.900749
14	6.881068	79.901335	39	6.879974	79.900485	64	6.878909	79.900825
15	6.880976	79.901237	40	6.879774	79.900521	65	6.878834	79.90085
16	6.880988	79.90121	41	6.879671	79.900536	66	6.878825	79.900853
17	6.881012	79.901155	42	6.879651	79.900539	67	6.878808	79.900859
18	6.881068	79.901029	43	6.879577	79.900472	68	6.87874	79.900873
19	6.880981	79.90098	44	6.879436	79.900489	69	6.878717	79.900745
20	6.880967	79.900924	45	6.879422	79.900491	70	6.878653	79.900758
21	6.88091	79.900882	46	6.879413	79.900492	71	6.8785	79.90079
22	6.880807	79.900833	47	6.879383	79.900495	72	6.878496	79.900791
23	6.880647	79.900756	48	6.879357	79.900511	73	6.878366	79.900813
24	6.880611	79.90074	49	6.879352	79.900514	74	6.878367	79.900847
25	6.880555	79.900713	50	6.879338	79.900522	75	6.878373	79.900983
76	6.878317	79.901055	101	6.87798	79.90118	126	6.87711	79.901359
77	6.878312	79.901041	102	6.877908	79.901171	127	6.877074	79.901372
78	6.878306	79.901026	103	6.877871	79.901166	128	6.877011	79.901439
79	6.878302	79.90102	104	6.877858	79.901159	129	6.876934	79.90145
80	6.878296	79.901016	105	6.877817	79.901168	130	6.876897	79.901461
81	6.878285	79.901013	106	6.877773	79.901179	131	6.876879	79.901386
82	6.878275	79.901014	107	6.877761	79.901151	132	6.876812	79.901404
83	6.878264	79.901015	108	6.877747	79.901117	133	6.876764	79.901417
84	6.878258	79.901016	109	6.877717	79.901002	134	6.876679	79.901444
85	6.878256	79.901016	110	6.877712	79.901002	135	6.876666	79.901448
86	6.878236	79.901022	111	6.877698	79.901003	136	6.876653	79.901452
87	6.878222	79.901022	112	6.877685	79.901006	137	6.87665	79.901453
88	6.87821	79.90102	113	6.877594	79.901023	138	6.876645	79.901455
89	6.878198	79.901015	114	6.877592	79.901034	139	6.876589	79.901478
90	6.878186	79.901006	115	6.877602	79.901206	140	6.876586	79.901463
91	6.878168	79.901034	116	6.877602	79.901215	141	6.876553	79.901346
92	6.878168	79.901057	117	6.877591	79.901218	142	6.876544	79.901312
93	6.878187	79.901119	118	6.877586	79.901219	143	6.876537	79.901283
94	6.878185	79.90112	119	6.877446	79.901253	144	6.876434	79.901306
95	6.878186	79.901141	120	6.877453	79.901314	145	6.876437	79.901338
96	6.878131	79.901152	121	6.877307	79.901362	146	6.876349	79.901371
97	6.87807	79.901164	122	6.877299	79.901365	147	6.876349	79.901445
98	6.87806	79.901166	123	6.877282	79.90137	148	6.876237	79.901473
99	6.878007	79.901174	124	6.877214	79.901322	149	6.876193	79.901357
100	6.877992	79.901177	125	6.877118	79.901356	150	6.876098	79.901362
151	6.875985	79.901428	176	6.875372	79.902743	201	6.874885	79.903782
152	6.875858	79.901473	177	6.875367	79.902758	202	6.874882	79.903791
153	6.875841	79.901479	178	6.875348	79.902781	203	6.874798	79.903794
154	6.875829	79.901479	179	6.875265	79.902804	204	6.874788	79.903831
155	6.875778	79.901479	180	6.875256	79.902806	205	6.874793	79.903907
156	6.875771	79.901534	181	6.875243	79.90285	206	6.87479	79.903994

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
157	6.875732	79.901802	182	6.875274	79.90291	207	6.874794	79.904031
158	6.875714	79.901928	183	6.875289	79.902965	208	6.874781	79.904123
159	6.87571	79.90196	184	6.87526	79.903009	209	6.874786	79.904184
160	6.875699	79.902038	185	6.87525	79.903016	210	6.874795	79.90422
161	6.875696	79.902064	186	6.875197	79.903051	211	6.874853	79.904225
162	6.875694	79.902077	187	6.87517	79.903072	212	6.874893	79.904222
163	6.875676	79.902176	188	6.87515	79.903088	213	6.874919	79.90423
164	6.87566	79.90236	189	6.875123	79.903109	214	6.874927	79.904261
165	6.875648	79.902432	190	6.875052	79.90315	215	6.874931	79.904303
166	6.87564	79.902449	191	6.874993	79.90318	216	6.874929	79.904378
167	6.87563	79.902463	192	6.874968	79.903236	217	6.874918	79.9044
168	6.875618	79.902472	193	6.874949	79.90335	218	6.874907	79.904423
169	6.875605	79.902479	194	6.874935	79.903431	219	6.874889	79.904429
170	6.875594	79.902481	195	6.874919	79.903489	220	6.87485	79.90444
171	6.875581	79.902481	196	6.874913	79.903512	221	6.87483	79.904451
172	6.875552	79.902476	197	6.874912	79.903517	222	6.874781	79.904447
173	6.875495	79.902467	198	6.874907	79.903538	223	6.874684	79.904441
174	6.875399	79.902648	199	6.874893	79.903588	224	6.874677	79.904544
175	6.87538	79.902715	200	6.874888	79.903694	225	6.874674	79.904616
226	6.874673	79.904619	251	6.872674	79.906159	276	6.871434	79.907514
227	6.874652	79.904703	252	6.872582	79.906241	277	6.871428	79.907535
228	6.874627	79.904735	253	6.872562	79.906437	278	6.871408	79.907542
229	6.874464	79.904865	254	6.872374	79.906611	279	6.871331	79.907548
230	6.874417	79.904871	255	6.872269	79.906784	280	6.871276	79.907551
231	6.874032	79.904989	256	6.872171	79.906861	281	6.871254	79.907608
232	6.873893	79.905031	257	6.872139	79.90688	282	6.871238	79.907654
233	6.873858	79.905116	258	6.872127	79.906894	283	6.871219	79.907669
234	6.873807	79.905185	259	6.872119	79.906899	284	6.871157	79.907673
235	6.873766	79.905211	260	6.872047	79.906911	285	6.871157	79.907674
236	6.873741	79.905227	261	6.87196	79.906912	286	6.871124	79.90768
237	6.873725	79.905237	262	6.871891	79.906927	287	6.871108	79.907715
238	6.873662	79.905277	263	6.87186	79.906999	288	6.871094	79.907727
239	6.873654	79.905282	264	6.871838	79.90709	289	6.871094	79.907761
240	6.873592	79.905348	265	6.871814	79.90711	290	6.871054	79.907762
241	6.873489	79.905508	266	6.87177	79.907148	291	6.871042	79.907771
242	6.873377	79.905617	267	6.871737	79.907176	292	6.871008	79.907779
243	6.873305	79.90572	268	6.871704	79.907204	293	6.870953	79.907779
244	6.873253	79.905828	269	6.871631	79.907217	294	6.870926	79.907822
245	6.87323	79.905848	270	6.871582	79.907262	295	6.870925	79.907829
246	6.873196	79.905878	271	6.87158	79.907271	296	6.870932	79.907878
247	6.873174	79.905897	272	6.871496	79.907311	297	6.870934	79.907892
248	6.87289	79.906149	273	6.871456	79.907347	298	6.870919	79.907903
249	6.872775	79.906187	274	6.871441	79.90743	299	6.870912	79.907908
250	6.872751	79.906187	275	6.871438	79.907482	300	6.870898	79.907918

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
301	6.870858	79.907937	326	6.870244	79.908418	351	6.869122	79.90964
302	6.870791	79.907968	327	6.870199	79.908484	352	6.869104	79.90968
303	6.870784	79.907971	328	6.870177	79.90855	353	6.869083	79.909724
304	6.870778	79.907974	329	6.87018	79.908594	354	6.869004	79.90971
305	6.870691	79.908018	330	6.870166	79.908638	355	6.868923	79.909697
306	6.870682	79.908032	331	6.87011	79.908691	356	6.868913	79.909689
307	6.870659	79.908116	332	6.870003	79.908775	357	6.868905	79.909683
308	6.87065	79.908159	333	6.869977	79.908814	358	6.868836	79.90963
309	6.870609	79.908189	334	6.869893	79.908898	359	6.868685	79.909562
310	6.870548	79.908227	335	6.869808	79.908915	360	6.868656	79.909546
311	6.870488	79.908229	336	6.869753	79.908946	361	6.868492	79.909593
312	6.870435	79.908209	337	6.869707	79.909017	362	6.868454	79.90964
313	6.870392	79.908214	338	6.869701	79.909093	363	6.868412	79.909687
314	6.87038	79.908233	339	6.869682	79.90915	364	6.868392	79.909708
315	6.870363	79.90825	340	6.869647	79.909183	365	6.868333	79.909696
316	6.870358	79.908255	341	6.869581	79.90922	366	6.868287	79.90975
317	6.87036	79.908273	342	6.869546	79.909268	367	6.868239	79.909827
318	6.87037	79.908303	343	6.869518	79.909307	368	6.868235	79.909824
319	6.870365	79.908315	344	6.869483	79.909302	369	6.868198	79.90983
320	6.870354	79.908327	345	6.869419	79.909342	370	6.868161	79.90981
321	6.870332	79.90834	346	6.86936	79.909459	371	6.868099	79.909937
322	6.870322	79.908355	347	6.869328	79.909488	372	6.867977	79.909881
323	6.870305	79.908372	348	6.869255	79.90944	373	6.867938	79.90998
324	6.870286	79.908388	349	6.869181	79.909514	374	6.867928	79.910024
325	6.870266	79.908406	350	6.869181	79.909516	375	6.867984	79.910057
376	6.868149	79.910135	401	6.867623	79.911244	426	6.866058	79.912329
377	6.868274	79.910198	402	6.867599	79.911268	427	6.866056	79.912329
378	6.868299	79.910211	403	6.867537	79.911313	428	6.866029	79.912328
379	6.868323	79.910224	404	6.867481	79.911269	429	6.865938	79.912323
380	6.868428	79.910281	405	6.867455	79.911252	430	6.865925	79.912329
381	6.868457	79.910297	406	6.867444	79.911254	431	6.865815	79.912348
382	6.868461	79.910299	407	6.867428	79.911263	432	6.865755	79.912358
383	6.868434	79.91038	408	6.86729	79.911421	433	6.865647	79.912394
384	6.868416	79.910432	409	6.867275	79.911437	434	6.865604	79.912454
385	6.868395	79.910492	410	6.867249	79.911463	435	6.865558	79.912471
386	6.868394	79.910495	411	6.867207	79.911516	436	6.86537	79.912636
387	6.868394	79.910495	412	6.867161	79.91156	437	6.865291	79.912717
388	6.868396	79.910536	413	6.867123	79.911553	438	6.865123	79.912795
389	6.8684	79.910631	414	6.867053	79.911595	439	6.865119	79.912797
390	6.868202	79.910788	415	6.86705	79.911598	440	6.865086	79.912798
391	6.868055	79.910967	416	6.867024	79.911629	441	6.865022	79.912801
392	6.868027	79.911005	417	6.867007	79.911648	442	6.865013	79.912801
393	6.868019	79.911016	418	6.866974	79.911675	443	6.864878	79.91288
394	6.868	79.911042	419	6.866911	79.911784	444	6.864811	79.912896
395	6.867934	79.911077	420	6.866725	79.91192	445	6.864793	79.912912

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
396	6.867864	79.911081	421	6.866657	79.911955	446	6.864769	79.912915
397	6.86777	79.911102	422	6.866505	79.912086	447	6.864742	79.912919
398	6.86772	79.911139	423	6.866376	79.912158	448	6.86467	79.912928
399	6.867665	79.911188	424	6.866279	79.912251	449	6.864594	79.912938
400	6.867646	79.911205	425	6.866143	79.912313	450	6.864531	79.91295
451	6.864495	79.912977	476	6.86304	79.913468	501	6.861076	79.914401
452	6.864519	79.913054	477	6.863	79.913474	502	6.861031	79.914412
453	6.864533	79.913097	478	6.862985	79.913554	503	6.860943	79.914449
454	6.864525	79.913103	479	6.862634	79.913571	504	6.860884	79.914497
455	6.864448	79.913198	480	6.862626	79.913581	505	6.860807	79.914524
456	6.864398	79.913228	481	6.86254	79.913683	506	6.860725	79.914503
457	6.864374	79.913243	482	6.862503	79.913734	507	6.860622	79.914444
458	6.864323	79.913274	483	6.862277	79.913718	508	6.860533	79.914423
459	6.864249	79.913278	484	6.862121	79.913747	509	6.860489	79.914345
460	6.864127	79.913283	485	6.862084	79.91378	510	6.860432	79.914318
461	6.864105	79.913289	486	6.861885	79.913953	511	6.860399	79.914301
462	6.864078	79.913297	487	6.86182	79.913967	512	6.86039	79.914266
463	6.864023	79.913312	488	6.861578	79.914041	513	6.860372	79.914224
464	6.863973	79.913326	489	6.861565	79.914057	514	6.86035	79.914174
465	6.863822	79.913362	490	6.861527	79.914144	515	6.860292	79.914228
466	6.863702	79.913375	491	6.861536	79.914329	516	6.860111	79.914399
467	6.863673	79.913367	492	6.861535	79.914338	517	6.860088	79.914421
468	6.863571	79.913342	493	6.861559	79.914381	518	6.860075	79.914409
469	6.863442	79.913266	494	6.861589	79.914436	519	6.859999	79.914341
470	6.863341	79.913256	495	6.861593	79.914455	520	6.859941	79.914266
471	6.863331	79.913256	496	6.861533	79.914476	521	6.859878	79.914143
472	6.863295	79.913257	497	6.861375	79.914389	522	6.859706	79.913596
473	6.863252	79.913259	498	6.861261	79.91436	523	6.859651	79.913441
474	6.863221	79.913295	499	6.861174	79.914376	524	6.85965	79.913436
475	6.86315	79.913378	500	6.861111	79.914392	525	6.859641	79.91341
526	6.859682	79.913389	551	6.861735	79.912811	576	6.867149	79.908039
527	6.859771	79.913355	552	6.861744	79.912803	577	6.867268	79.908185
528	6.859864	79.913326	553	6.861778	79.912769	578	6.867608	79.908553
529	6.859938	79.913311	554	6.861808	79.912733	579	6.867681	79.90854
530	6.859984	79.913309	555	6.862053	79.912524	580	6.868093	79.908084
531	6.860019	79.913308	556	6.862234	79.912195	581	6.8678	79.906893
532	6.860138	79.913307	557	6.862382	79.911628	582	6.867937	79.906853
533	6.86026	79.913305	558	6.862518	79.910803	583	6.868071	79.907221
534	6.860365	79.913307	559	6.862651	79.910803	584	6.868378	79.907069
535	6.860369	79.913307	560	6.863513	79.910687	585	6.868596	79.907035
536	6.860404	79.913308	561	6.86356	79.910906	586	6.868997	79.907109
537	6.860516	79.913307	562	6.863814	79.910904	587	6.86905	79.906295
538	6.860626	79.913304	563	6.864582	79.910871	588	6.869073	79.905967
539	6.860724	79.913295	564	6.864621	79.910609	589	6.869209	79.905917
540	6.860732	79.913294	565	6.864704	79.910451	590	6.86934	79.905901

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
541	6.860843	79.913274	566	6.864795	79.910141	591	6.869512	79.905787
542	6.860955	79.913244	567	6.865466	79.910317	592	6.869704	79.905806
543	6.861017	79.913225	568	6.865637	79.90939	593	6.870414	79.906045
544	6.861107	79.913199	569	6.86574	79.908912	594	6.870603	79.905509
545	6.861201	79.91316	570	6.86585	79.908999	595	6.8705	79.90533
546	6.861446	79.913029	571	6.866379	79.909341	596	6.870455	79.905197
547	6.861558	79.912951	572	6.866606	79.909176	597	6.87055	79.905006
548	6.861662	79.912878	573	6.866683	79.908947	598	6.870706	79.904974
549	6.861677	79.912867	574	6.866773	79.908853	599	6.870804	79.904452
550	6.861705	79.91284	575	6.866573	79.908529	600	6.871558	79.903657
601	6.871973	79.903283	626	6.875409	79.89465	651	6.883154	79.898709
602	6.872406	79.902896	627	6.875681	79.894149	652	6.883455	79.898847
603	6.872452	79.902674	628	6.875932	79.893561	653	6.883816	79.899473
604	6.872862	79.902267	629	6.875971	79.893206	654	6.884041	79.90007
605	6.87273	79.902073	630	6.875791	79.892701	655	6.884564	79.899907
606	6.872569	79.901955	631	6.875514	79.892349	656	6.884616	79.900235
607	6.872741	79.901768	632	6.87554	79.892338	657	6.884666	79.900666
608	6.873049	79.901533	633	6.87566	79.89229	658	6.8852	79.90068
609	6.873512	79.901131	634	6.876499	79.892665	659	6.885222	79.900963
610	6.873581	79.900227	635	6.877174	79.893023	660	6.885462	79.901021
611	6.873689	79.899921	636	6.877333	79.892889	661	6.885573	79.900932
612	6.874296	79.9003	637	6.877835	79.89343	662	6.886168	79.90107
613	6.874692	79.899905	638	6.878535	79.894021	663	6.887048	79.901161
614	6.87476	79.899775	639	6.879175	79.89442	664	6.887239	79.901462
615	6.874947	79.899567	640	6.879517	79.894626	665	6.887701	79.901221
616	6.875218	79.899181	641	6.880296	79.895189	666	6.888103	79.901173
617	6.874889	79.898892	642	6.880858	79.895483	667	6.88885	79.901189
618	6.874677	79.89835	643	6.881373	79.895766	668	6.888813	79.901717
619	6.874527	79.897646	644	6.881628	79.896063	669	6.888701	79.902212
620	6.87456	79.89712	645	6.881859	79.896638	670	6.888493	79.902667
621	6.874648	79.896792	646	6.882115	79.896975	671	6.888306	79.9032
622	6.874684	79.896322	647	6.882408	79.897334	672	6.88813	79.903818
623	6.874706	79.895876	648	6.882679	79.897694	673	6.888074	79.904006
624	6.87489	79.895335	649	6.882741	79.897776	674	6.887499	79.903861
625	6.875059	79.895063	650	6.882943	79.898305	675	6.88743	79.903694
676	6.886988	79.903651	681	6.885824	79.903126	686	6.884281	79.902835
677	6.886923	79.903639	682	6.885597	79.903018	687	6.884259	79.90311
678	6.886647	79.903473	683	6.884879	79.902976	688	6.884158	79.903119
679	6.886209	79.903347	684	6.884718	79.902966	689	6.883947	79.903217
680	6.885951	79.903301	685	6.884718	79.902841	690	6.883701	79.903165



Map 9.6: Mixed Development Zone (Pitakotte, pagoda & Old Kottawa road)  
Source: Colombo Metro Region Division, 2021

## 6. Commercial Development Zone I (Nawala Road)

In North Direction	From the canal at Eastern boundary of wetland which locate in the west direction of Nawala road and along it, towards East direction up to the point it meets the bend of De. Mela Watta by road and along the north directed direct line to meet canal point.
In East Direction	From the end point of motioned Northern boundary, in the direction of south, through the first lot points of De. MelWatta road up to the 1st point of first lane. Thence, towards West direction, along the 1st lot points of Koswatta road towards South direction through the 1st lot points of Dharma Nikethana Road across the Koswatta road and through a direct line towards South until it meets Gunasekara Park road, from there in West direction through the first lot points of Gunasekara Park road, along East directed direct line to meet School Avenue point. Thence, in the direction of South through the first lot point of Nawala road up to the point it meets Temple road, then along the canal towards East direction through West boundaries of Nawala Wetland Park up to the West boundary of Mixed development zone I.
In South Direction	From the end point of above-mentioned Eastern boundary through the point of 1st lane 1st lot up to the point where it meets mixed development zone II boundary.
In West Direction	Starting from above mention Southern boundary end point, along the boundary of Mixed development zone II, after passing the canal to the point where it meets Walter Gunasekara Mawatha including 1st lots up to the point it meets Nawala Narahenpita road. Thence, in North East direction through the 1st lot point of Nawala Narahenpita main road and through the 1st lot point of Jasmin park road, towards North direction to the point of Swarna avenue, from there, through the 1st lot point of Swarna Avenue towards south located by roads point then along north directed direct line until it meets 6th lane point. Thence through 6th lane up to 1st bend (90 degrees) from the direction of Nawala road. From there in west direction up to the last point of 1st lane, Kirimandala Mawatha and thence through the by road up to Kirimandala Mawatha. Then drive towards West including 1st lots of Kirimandala Mawatha (From Nawala road) up to 2nd by lane in South direction and up to its last point till it meets Liyanage Mawatha. From there in North West direction, through Liyanage Mawatha up to its last point then through land boundaries towards Sudarshana road. Then from its land boundaries towards the last point of Malwatta road through Malwatta Mawatha towards Millagahawatta road and its last point in North East direction. From there through Galpoththa road along the 1st by road up to Galpoththa road and to continue Galpoththa road towards East direction to reach 1st by road locates in South. Then along the by road up to its last point then through direct line (45 degrees) until it meets canal point and drive across the canal towards North up to meet first point of North boundary of the zone.

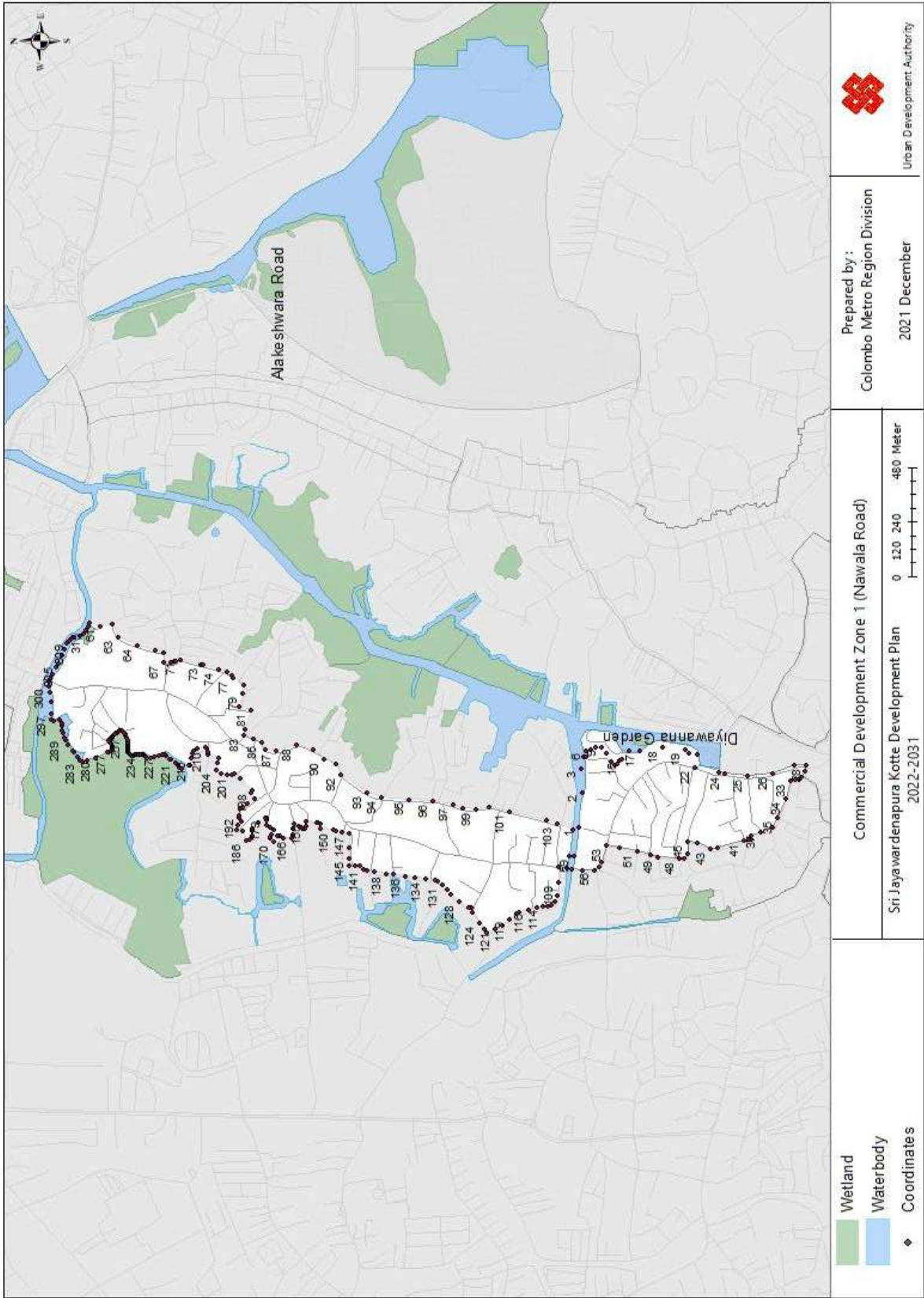
### Commercial Development Zone I (Nawala Road) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.883608	79.888593	26	6.875929	79.890728	51	6.881275	79.887619
2	6.883608	79.889973	27	6.875062	79.891043	52	6.881991	79.887775
3	6.883608	79.890905	28	6.874585	79.891077	53	6.882527	79.887869
4	6.883608	79.89141	29	6.874626	79.890835	54	6.882696	79.887212
5	6.883608	79.891419	30	6.874742	79.890576	55	6.882824	79.887015
6	6.883608	79.891619	31	6.874872	79.890495	56	6.882998	79.886899
7	6.883608	79.891679	32	6.875012	79.890471	57	6.883472	79.886887
8	6.883608	79.891794	33	6.875178	79.890434	58	6.883913	79.886927
9	6.883608	79.891779	34	6.875407	79.889741	59	6.883808	79.887431
10	6.883608	79.891534	35	6.875719	79.888991	60	6.883608	79.888593
11	6.883608	79.891207	36	6.875901	79.888575	61	6.902654	79.896661
12	6.883608	79.891067	37	6.876383	79.888386	62	6.902187	79.896664

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
13	6.883608	79.89112	38	6.87676	79.888269	63	6.901953	79.896177
14	6.88198	79.891234	39	6.876759	79.888109	64	6.901175	79.895806
15	6.88189	79.89132	40	6.876871	79.888099	65	6.900451	79.895631
16	6.881602	79.891628	41	6.877052	79.888083	66	6.900146	79.895555
17	6.881207	79.891657	42	6.878092	79.887772	67	6.900137	79.895171
18	6.880285	79.891793	43	6.878392	79.887736	68	6.899825	79.895161
19	6.879382	79.891685	44	6.878884	79.887985	69	6.899714	79.895186
20	6.87923	79.891532	45	6.879278	79.888014	70	6.899672	79.895204
21	6.878927	79.891483	46	6.879267	79.887537	71	6.89949	79.895277
22	6.878998	79.89099	47	6.879418	79.887368	72	6.89867	79.895084
23	6.878031	79.89077	48	6.879636	79.88736	73	6.898579	79.89506
24	6.877803	79.890718	49	6.880455	79.887416	74	6.897942	79.894885
25	6.876924	79.890623	50	6.88075	79.887504	75	6.8976	79.894792
76	6.897399	79.894658	101	6.886357	79.88923	126	6.887884	79.88538
77	6.897366	79.894521	102	6.884913	79.888855	127	6.887993	79.885421
78	6.896932	79.894251	103	6.88448	79.888745	128	6.888388	79.885648
79	6.89701	79.893913	104	6.883867	79.888515	129	6.888715	79.885932
80	6.897144	79.893393	105	6.884007	79.887431	130	6.888855	79.886104
81	6.896664	79.893266	106	6.884074	79.886952	131	6.889049	79.886318
82	6.896899	79.892506	107	6.884077	79.886952	132	6.889215	79.886457
83	6.896957	79.892261	108	6.884435	79.887008	133	6.889341	79.886487
84	6.896543	79.892132	109	6.884448	79.886389	134	6.889705	79.886525
85	6.896255	79.891976	110	6.884498	79.885895	135	6.890138	79.88658
86	6.896078	79.891705	111	6.884573	79.885634	136	6.890532	79.88666
87	6.895673	79.891631	112	6.884717	79.885503	137	6.891002	79.886729
88	6.894828	79.891876	113	6.884834	79.885464	138	6.89127	79.886757
89	6.894199	79.891669	114	6.885046	79.885441	139	6.891777	79.886807
90	6.89374	79.891317	115	6.885306	79.88541	140	6.892056	79.886881
91	6.89328	79.891108	116	6.885618	79.885299	141	6.892202	79.886948
92	6.893094	79.890665	117	6.885986	79.885223	142	6.892308	79.887049
93	6.892065	79.889971	118	6.886109	79.885173	143	6.892522	79.887066
94	6.891491	79.889787	119	6.886391	79.884935	144	6.892761	79.887076
95	6.890372	79.889707	120	6.886685	79.884675	145	6.89277	79.887332
96	6.889419	79.889649	121	6.886959	79.884549	146	6.892777	79.887764
97	6.888606	79.889493	122	6.887306	79.884399	147	6.892733	79.888348
98	6.88824	79.889367	123	6.8874	79.884531	148	6.893021	79.888397
99	6.887691	79.889324	124	6.887591	79.884796	149	6.893271	79.888438
100	6.887172	79.889401	125	6.887841	79.885207	150	6.893374	79.888491
151	6.893901	79.888541	176	6.896037	79.888691	201	6.89742	79.890677
152	6.893916	79.888749	177	6.896034	79.888865	202	6.8976	79.890674
153	6.893988	79.888789	178	6.896031	79.888992	203	6.897837	79.890754
154	6.894051	79.888792	179	6.896068	79.888987	204	6.898056	79.890862
155	6.894451	79.888815	180	6.896366	79.888783	205	6.89797	79.891138
156	6.894478	79.888616	181	6.896596	79.888536	206	6.897922	79.891331
157	6.8945	79.888552	182	6.896617	79.888465	207	6.897958	79.891357

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
158	6.894613	79.888544	183	6.896614	79.888264	208	6.898378	79.891479
159	6.894683	79.88861	184	6.89664	79.888177	209	6.898385	79.891574
160	6.89475	79.888647	185	6.896717	79.888137	210	6.898409	79.891744
161	6.894945	79.888756	186	6.896843	79.888072	211	6.898468	79.89176
162	6.894958	79.888743	187	6.89699	79.88843	212	6.898806	79.89172
163	6.894989	79.888541	188	6.89722	79.888488	213	6.898924	79.891657
164	6.895008	79.888328	189	6.89717	79.888691	214	6.898977	79.891556
165	6.895027	79.888177	190	6.897025	79.888816	215	6.89902	79.891345
166	6.895042	79.888164	191	6.897147	79.888981	216	6.899088	79.891058
167	6.895362	79.888141	192	6.897157	79.889052	217	6.899148	79.891048
168	6.895513	79.888236	193	6.897106	79.889338	218	6.899437	79.890925
169	6.895601	79.888256	194	6.896985	79.889422	219	6.899527	79.890994
170	6.895757	79.888022	195	6.896789	79.889565	220	6.899604	79.891119
171	6.895913	79.888163	196	6.896512	79.889744	221	6.899644	79.891184
172	6.895913	79.888224	197	6.896669	79.889963	222	6.899841	79.891281
173	6.895872	79.888305	198	6.896616	79.890046	223	6.899878	79.891295
174	6.895764	79.888502	199	6.897103	79.890522	224	6.900028	79.891423
175	6.895905	79.888589	200	6.897315	79.890729	225	6.900086	79.891473
226	6.90016	79.891511	251	6.901545	79.891882	276	6.902169	79.89167
227	6.900331	79.891462	252	6.901549	79.891937	277	6.902224	79.891645
228	6.900505	79.8914	253	6.901542	79.891982	278	6.902305	79.891608
229	6.900678	79.891358	254	6.901563	79.89206	279	6.90235	79.891587
230	6.900792	79.891358	255	6.901586	79.892147	280	6.902837	79.891368
231	6.900908	79.891454	256	6.901592	79.89217	281	6.903168	79.891242
232	6.900938	79.891478	257	6.901639	79.892247	282	6.903369	79.891219
233	6.900998	79.891506	258	6.901676	79.892309	283	6.903445	79.891234
234	6.901045	79.891506	259	6.901715	79.892372	284	6.903568	79.891375
235	6.901101	79.891503	260	6.901805	79.892439	285	6.903697	79.891567
236	6.901197	79.891487	261	6.901875	79.892451	286	6.903753	79.891639
237	6.90127	79.891474	262	6.901938	79.892405	287	6.903946	79.891884
238	6.901332	79.89146	263	6.901994	79.892364	288	6.904036	79.892071
239	6.90138	79.891449	264	6.902038	79.892332	289	6.904084	79.892171
240	6.901419	79.891458	265	6.902089	79.892281	290	6.904132	79.892328
241	6.90146	79.891491	266	6.902158	79.89221	291	6.904175	79.892468
242	6.901492	79.891524	267	6.90219	79.892178	292	6.904182	79.892628
243	6.901515	79.891549	268	6.902232	79.892135	293	6.904187	79.892742
244	6.901549	79.891602	269	6.902269	79.892096	294	6.904268	79.892868
245	6.901554	79.891639	270	6.902309	79.892053	295	6.904502	79.892848
246	6.90156	79.891676	271	6.902275	79.891984	296	6.904612	79.892889
247	6.90157	79.891736	272	6.902234	79.891902	297	6.904612	79.893132
248	6.901574	79.891766	273	6.902195	79.891825	298	6.904612	79.893589
249	6.901563	79.891845	274	6.902184	79.891803	299	6.904657	79.893989
250	6.901562	79.891853	275	6.902176	79.891737	300	6.904695	79.894227

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
301	6.9047	79.894379	308	6.903967	79.895897	315	6.903235	79.896427
302	6.904667	79.894507	309	6.903882	79.896002	316	6.903116	79.89657
303	6.904572	79.894693	310	6.903791	79.896092	317	6.903073	79.896733
304	6.904424	79.89495	311	6.903691	79.896149	318	6.902654	79.89661
305	6.904305	79.895121	312	6.903477	79.896182			
306	6.904167	79.895464	313	6.903458	79.896197			
307	6.904067	79.895683	314	6.903337	79.896305			



## 7. Commercial Development Zone II (High-level road-Delkanda Junction)

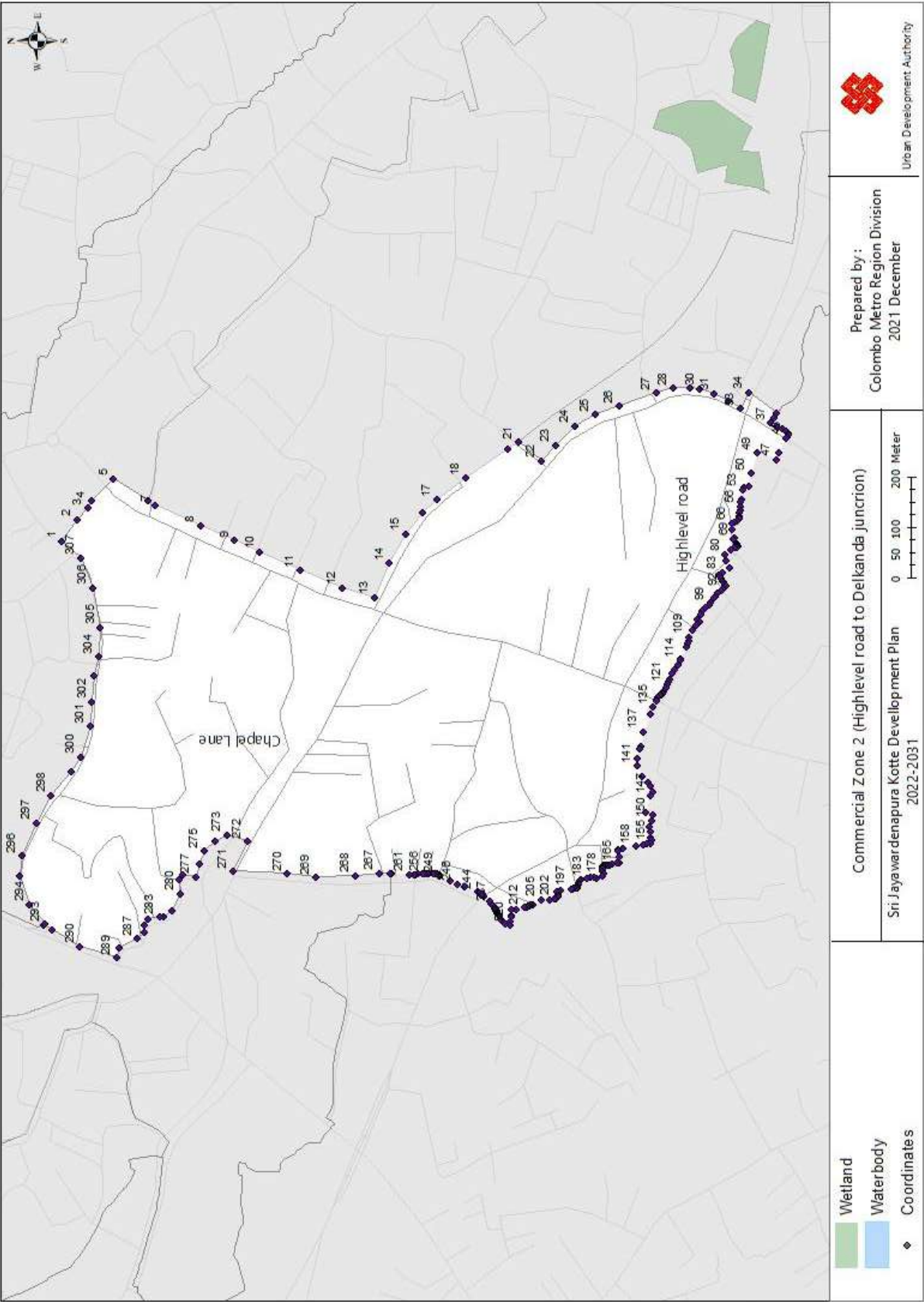
- In North Direction** From the point where it meets Edirigoda road with Stanly Thilakarathne Mawatha, after the 1st lot point directing North East direction up to the boundary of Mixed Development Zone I, thence along the boundary of Mixed Development Zone III through the points of East and South East to meet Mirihana road point till the 1st lot point.
- In East Direction** From the end point of above Northern boundary, towards South West, from the point of 1st lot in Mirihana road along consecutive 1st lot point, headed towards Kattiya junction through 1st lot points of 1st lane, Pengiriwatta until it meets Edirisinghe road, thence towards South West direction to the canal west boundary which running parallel to Old Kesbewa road up to Maharagama Urban Council boundary.
- In South Direction** Maharagama Urban Council boundary.
- In West Direction** From the Maharagama Urban Council boundary to the point where it meets Sri Jayawardhanepura Municipal Council boundary with Maharagama & Dehiwala Mount Lavinia Urban Council boundaries. Thence along Dehiwala Mount Lavinia Urban Council boundary, directed towards the starting boundary of Northern boundary of zone.

### Commercial Development Zone II (High-level road-Delkanda Junction) - Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.875218	79.899181	26	6.865266	79.901594	51	6.86295	79.900167
2	6.874947	79.899567	27	6.8646	79.901836	52	6.863032	79.900152
3	6.87476	79.899775	28	6.864299	79.901919	53	6.863064	79.900107
4	6.874692	79.899905	29	6.864004	79.901922	54	6.863077	79.899942
5	6.874296	79.9003	30	6.863824	79.901902	55	6.863092	79.899879
6	6.873689	79.899921	31	6.863561	79.901817	56	6.8631	79.899802
7	6.873549	79.899833	32	6.863321	79.901688	57	6.863108	79.899739
8	6.872743	79.899462	33	6.863097	79.901551	58	6.86311	79.899731
9	6.872132	79.899199	34	6.862959	79.901842	59	6.863112	79.899701
10	6.871681	79.898998	35	6.862462	79.901485	60	6.863112	79.8997
11	6.870963	79.898661	36	6.862499	79.901393	61	6.863114	79.89964
12	6.870214	79.898352	37	6.86256	79.901298	62	6.863121	79.899605
13	6.869643	79.898182	38	6.862458	79.90124	63	6.863122	79.899587
14	6.869366	79.898793	39	6.862436	79.901228	64	6.863174	79.89955
15	6.869077	79.899318	40	6.862358	79.901187	65	6.863199	79.899533
16	6.868767	79.899686	41	6.862293	79.901152	66	6.863251	79.89951
17	6.868527	79.899926	42	6.862236	79.901114	67	6.863247	79.899399
18	6.868007	79.900308	43	6.862244	79.901099	68	6.863216	79.899244
19	6.867258	79.900836	44	6.862276	79.901036	69	6.863219	79.899225
20	6.867069	79.900963	45	6.86228	79.901029	70	6.863172	79.899131
21	6.867061	79.900957	46	6.862415	79.900764	71	6.863168	79.899123
22	6.866659	79.900628	47	6.862458	79.900647	72	6.863156	79.899097
23	6.866402	79.900898	48	6.862801	79.900775	73	6.863151	79.899088
24	6.866065	79.90124	49	6.862806	79.900758	74	6.86316	79.899088
25	6.86569	79.901448	50	6.862914	79.900398	75	6.863168	79.899087

76	6.863174	79.899085	101	6.863712	79.898	126	6.864498	79.896461
77	6.863204	79.899072	102	6.863776	79.897931	127	6.86451	79.896436
78	6.863263	79.89904	103	6.863812	79.897877	128	6.864531	79.896446
79	6.863377	79.898957	104	6.863874	79.897786	129	6.864568	79.896405
80	6.863374	79.898946	105	6.863838	79.897757	130	6.864578	79.896394
81	6.863347	79.898843	106	6.863871	79.897713	131	6.864581	79.89639
82	6.863294	79.89872	107	6.863892	79.897685	132	6.864592	79.896366
83	6.863427	79.898627	108	6.863964	79.89759	133	6.864593	79.896364
84	6.863486	79.898585	109	6.864028	79.897472	134	6.864604	79.896341
85	6.863485	79.898583	110	6.86403	79.897411	135	6.864657	79.896223
86	6.863468	79.898556	111	6.864047	79.897364	136	6.864717	79.896091
87	6.86344	79.898511	112	6.864073	79.897296	137	6.864841	79.895782
88	6.863414	79.898471	113	6.864173	79.897078	138	6.86488	79.895527
89	6.863398	79.898447	114	6.864179	79.897066	139	6.864905	79.895471
90	6.863379	79.898419	115	6.864225	79.896981	140	6.864945	79.895296
91	6.863355	79.898385	116	6.864272	79.896895	141	6.864945	79.895171
92	6.863402	79.898343	117	6.864313	79.896819	142	6.864861	79.89499
93	6.863422	79.898325	118	6.86436	79.896718	143	6.864748	79.894883
94	6.863436	79.898313	119	6.86436	79.896718	144	6.864741	79.894869
95	6.863503	79.898253	120	6.864385	79.896672	145	6.86471	79.894805
96	6.863552	79.898204	121	6.864411	79.896625	146	6.864667	79.894716
97	6.863577	79.89817	122	6.864439	79.896573	147	6.864697	79.894631
98	6.863635	79.898089	123	6.86447	79.896514	148	6.864803	79.894336
99	6.863642	79.89808	124	6.864474	79.896507	149	6.864661	79.894294
100	6.863665	79.89805	125	6.864491	79.896475	150	6.864693	79.894193
151	6.864719	79.894078	176	6.865556	79.893287	201	6.866352	79.892837
152	6.864714	79.893998	177	6.865552	79.893247	202	6.866408	79.892806
153	6.8647	79.893902	178	6.865568	79.893207	203	6.866415	79.892805
154	6.864694	79.893855	179	6.86568	79.893171	204	6.866507	79.892787
155	6.864701	79.893785	180	6.865715	79.893176	205	6.866663	79.892782
156	6.864775	79.893776	181	6.865775	79.893185	206	6.866796	79.892702
157	6.864843	79.893768	182	6.865775	79.893179	207	6.86685	79.892684
158	6.864964	79.89374	183	6.865832	79.893155	208	6.866878	79.892675
159	6.865203	79.893696	184	6.865939	79.893135	209	6.866887	79.892672
160	6.86528	79.893668	185	6.865969	79.893117	210	6.866922	79.89266
161	6.865283	79.893663	186	6.865987	79.893073	211	6.866958	79.892648
162	6.865283	79.893661	187	6.865995	79.893053	212	6.866958	79.892648
163	6.86527	79.893541	188	6.866009	79.893019	213	6.867098	79.8926
164	6.86526	79.893447	189	6.866021	79.892992	214	6.867184	79.892611
165	6.8653	79.893437	190	6.866022	79.89299	215	6.867199	79.892505
166	6.865398	79.893413	191	6.866039	79.892987	216	6.867201	79.892489
167	6.865442	79.893402	192	6.866077	79.892983	217	6.867211	79.892399
168	6.865482	79.893392	193	6.866081	79.892982	218	6.867211	79.892398
169	6.865512	79.893393	194	6.866099	79.89298	219	6.867219	79.892332
170	6.865529	79.893407	195	6.866108	79.892979	220	6.86722	79.892328
171	6.865532	79.893409	196	6.866109	79.892979	221	6.867305	79.892342

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
172	6.865565	79.893371	197	6.866129	79.892976	222	6.867356	79.892413
173	6.865564	79.89336	198	6.866307	79.892946	223	6.867377	79.892446
174	6.865563	79.893356	199	6.866371	79.892929	224	6.867408	79.892502
175	6.86556	79.893326	200	6.866359	79.892871	225	6.867408	79.892503
226	6.86742	79.892523	251	6.86852	79.893258	276	6.872768	79.893424
227	6.867444	79.892553	252	6.868542	79.893257	277	6.872833	79.893193
228	6.867454	79.892575	253	6.868593	79.893255	278	6.873069	79.893218
229	6.867456	79.89258	254	6.868675	79.893251	279	6.873117	79.893153
230	6.867459	79.892585	255	6.868693	79.893251	280	6.873111	79.892888
231	6.867462	79.892591	256	6.868744	79.893248	281	6.873263	79.892581
232	6.867468	79.8926	257	6.868771	79.893246	282	6.873407	79.892478
233	6.86748	79.892618	258	6.868862	79.89324	283	6.873472	79.892473
234	6.867487	79.89263	259	6.868913	79.893237	284	6.873671	79.892428
235	6.867493	79.892639	260	6.868935	79.893237	285	6.87375	79.892324
236	6.867519	79.892674	261	6.869009	79.893239	286	6.873742	79.892201
237	6.86754	79.892703	262	6.869326	79.89325	287	6.873869	79.892084
238	6.86755	79.892717	263	6.869333	79.893251	288	6.8742	79.891916
239	6.867581	79.892758	264	6.869345	79.893252	289	6.874235	79.891745
240	6.867687	79.892833	265	6.869345	79.893251	290	6.874893	79.891952
241	6.867726	79.89286	266	6.869345	79.893251	291	6.875402	79.892237
242	6.867719	79.892868	267	6.869551	79.893258	292	6.87554	79.892338
243	6.8677	79.892888	268	6.869973	79.893207	293	6.875514	79.892349
244	6.8678	79.892925	269	6.87069	79.893177	294	6.875791	79.892701
245	6.868025	79.893006	270	6.87119	79.893244	295	6.875971	79.893206
246	6.868161	79.893056	271	6.872159	79.893291	296	6.875932	79.893561
247	6.868293	79.893125	272	6.871901	79.89382	297	6.875681	79.894149
248	6.86847	79.893216	273	6.872275	79.89394	298	6.875409	79.89465
249	6.868476	79.893227	274	6.872477	79.893822	299	6.875059	79.895063
250	6.8685	79.893238	275	6.872684	79.893649	300	6.87489	79.895335
301	6.874706	79.895876						
302	6.874684	79.896322						
303	6.874648	79.896792						
304	6.87456	79.89712						
305	6.874527	79.897646						
306	6.874677	79.89835						
307	6.874889	79.898892						
308	6.875218	79.899181						



Map 9.8: Commercial Development Zone (Highlevel road to Delkanda Junction)  
Source: Colombo Metro Region Division, 2021

### 8. Commercial Development Zone III (High-level road - Delkanda Junction towards Maharagama)

- In North Direction      The boundary of Commercial Development Zone II which drives through the 1st lane of Pengiriwatta.
- In East Direction        From the end point of above mention Northern boundary through the 1 st lot of 1st lane in the direction of South, along the Mendis road towards the 1st lot points of Udahamulla railway road. Thence from the 1 st by road of Wanatha road in the drive of East direction, up to its last point and along direct line to meet the last point of first by road, Wijerama Avenue. Thence towards East through the by road of Wijerama Avenue through the 1st lot points of Wijerama Avenue and Wijerama Mawatha up to Maharagama Urban Council boundary.
- In South Direction      From the end point of Eastern boundary bounded by the edges of Kotte Municipal Council South East boundary (Maharagama Urban Council boundary).
- In West Direction        The Boundary that differentiate Kotte Municipality and (Maharagama Urban Council area.

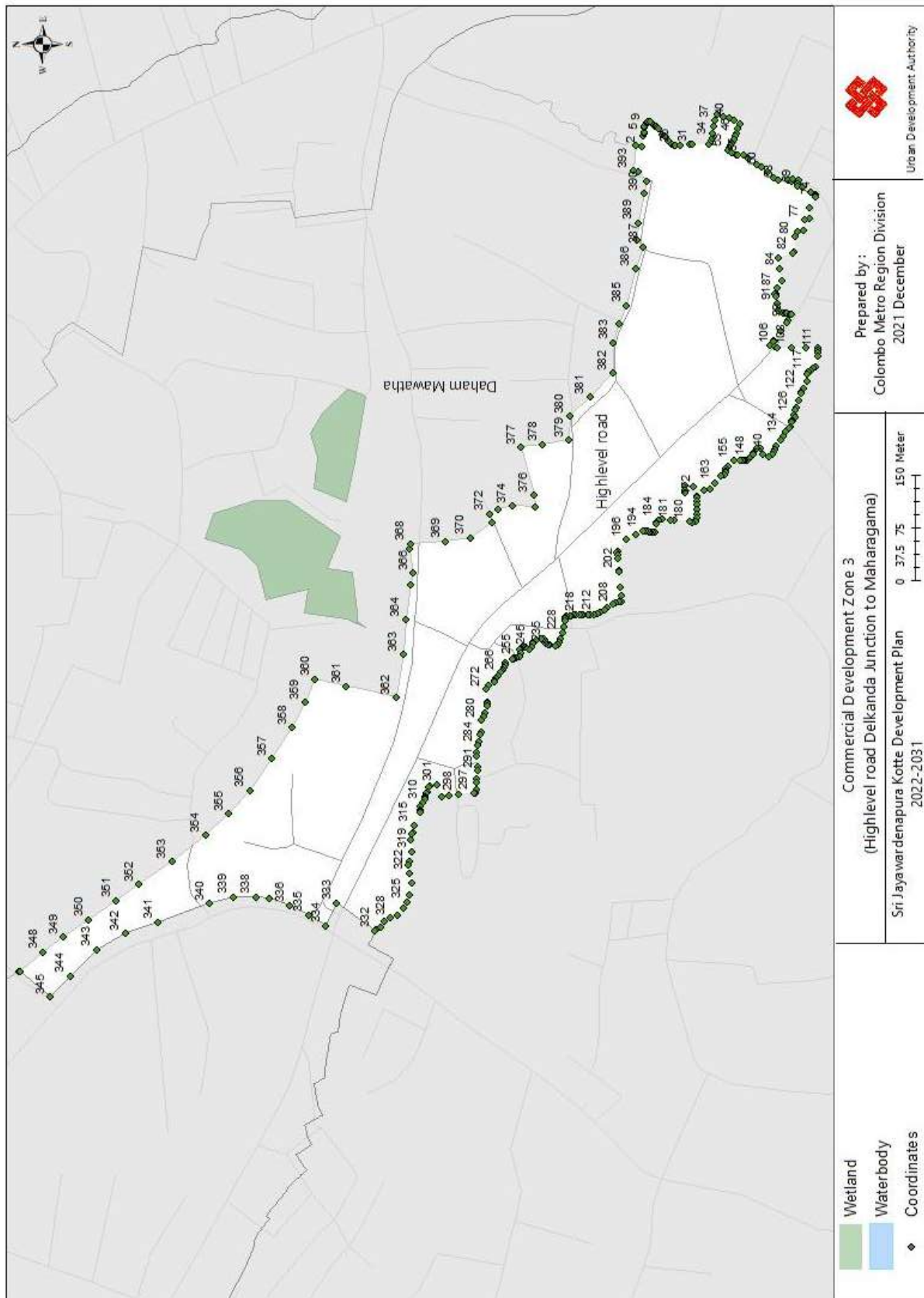
### Commercial Development Zone III (High-level road - Delkanda Junction towards Maharagama)

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.859093	79.911628	26	6.858585	79.91164	51	6.857873	79.91163
2	6.859027	79.911619	27	6.858532	79.91163	52	6.857889	79.91161
3	6.859001	79.911751	28	6.858519	79.91163	53	6.857905	79.91158
4	6.858996	79.911792	29	6.858402	79.91164	54	6.857859	79.91154
5	6.858995	79.911795	30	6.858394	79.91164	55	6.857803	79.91151
6	6.858988	79.911857	31	6.858363	79.91164	56	6.857786	79.91151
7	6.858984	79.911884	32	6.858147	79.91165	57	6.857704	79.91151
8	6.858984	79.911886	33	6.858118	79.9117	58	6.857646	79.91146
9	6.858963	79.911923	34	6.858113	79.91173	59	6.857532	79.91139
10	6.858947	79.911931	35	6.858104	79.91178	60	6.857467	79.91135
11	6.858936	79.911937	36	6.858086	79.91189	61	6.857399	79.91129
12	6.858916	79.911935	37	6.858075	79.91195	62	6.857311	79.91122
13	6.858865	79.911898	38	6.858052	79.91204	63	6.857249	79.91118
14	6.858843	79.911881	39	6.857963	79.91201	64	6.857139	79.91118
15	6.858837	79.911874	40	6.857883	79.91198	65	6.857093	79.91116
16	6.858835	79.911873	41	6.857822	79.91196	66	6.857065	79.91112
17	6.858823	79.911858	42	6.857823	79.91196	67	6.856997	79.91118
18	6.858809	79.911843	43	6.857747	79.91192	68	6.857003	79.91114
19	6.858749	79.911774	44	6.857776	79.91184	69	6.857011	79.91111
20	6.858729	79.911751	45	6.8578	79.91178	70	6.856951	79.91109
21	6.858714	79.911735	46	6.857801	79.91178	71	6.856831	79.91104
22	6.858682	79.911702	47	6.857814	79.91175	72	6.856783	79.911
23	6.858634	79.911652	48	6.857835	79.91171	73	6.856777	79.91098
24	6.858631	79.911651	49	6.857857	79.91166	74	6.856771	79.91096
25	6.8586	79.91164	50	6.857858	79.91166	75	6.856848	79.91083

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.856856	79.91068	101	6.857229	79.90924	126	6.857062	79.90815
77	6.856915	79.91067	102	6.857231	79.90923	127	6.857041	79.90813
78	6.856928	79.91053	103	6.857317	79.90911	128	6.857073	79.90808
79	6.857003	79.91052	104	6.857324	79.9091	129	6.857081	79.90807
80	6.857041	79.91045	105	6.857364	79.90906	130	6.857086	79.90805
81	6.857063	79.91025	106	6.85731	79.90904	131	6.8571	79.908
82	6.857074	79.91025	107	6.857266	79.90902	132	6.857115	79.90798
83	6.857255	79.91018	108	6.857087	79.90902	133	6.857158	79.90793
84	6.857233	79.91005	109	6.856896	79.90901	134	6.857194	79.90788
85	6.857215	79.90988	110	6.856743	79.90902	135	6.857225	79.90782
86	6.857214	79.90988	111	6.856745	79.90899	136	6.857283	79.90776
87	6.857275	79.90979	112	6.856748	79.90896	137	6.857308	79.9077
88	6.857294	79.90972	113	6.856752	79.9089	138	6.857324	79.90767
89	6.857296	79.90971	114	6.856771	79.90878	139	6.857339	79.90763
90	6.857294	79.90969	115	6.856805	79.90875	140	6.857388	79.90762
91	6.857279	79.90959	116	6.856841	79.90872	141	6.857452	79.90765
92	6.857259	79.90949	117	6.856869	79.90871	142	6.857495	79.90772
93	6.857189	79.90947	118	6.856878	79.90868	143	6.857534	79.90772
94	6.857158	79.90946	119	6.856883	79.90859	144	6.857577	79.90766
95	6.857158	79.90946	120	6.856931	79.9085	145	6.857581	79.90765
96	6.857155	79.90946	121	6.856959	79.90844	146	6.857589	79.90764
97	6.857103	79.90946	122	6.856962	79.90843	147	6.857589	79.90764
98	6.857085	79.90945	123	6.857	79.90833	148	6.857624	79.90759
99	6.857134	79.90938	124	6.857031	79.90825	149	6.857658	79.90756
100	6.857154	79.90935	125	6.857041	79.90822	150	6.857685	79.90756
151	6.857698	79.90756	176	6.858313	79.90687	201	6.859314	79.90614
152	6.857718	79.90756	177	6.858315	79.90682	202	6.859312	79.90613
153	6.857718	79.90756	178	6.858317	79.90677	203	6.859298	79.90593
154	6.857757	79.90756	179	6.858364	79.90677	204	6.859288	79.90582
155	6.85783	79.90756	180	6.8584	79.90677	205	6.85928	79.90574
156	6.857902	79.90748	181	6.8586	79.90679	206	6.859309	79.90573
157	6.857936	79.90745	182	6.858649	79.90678	207	6.859354	79.90572
158	6.857937	79.90743	183	6.858764	79.90681	208	6.859386	79.9057
159	6.857943	79.9074	184	6.858807	79.90679	209	6.859462	79.90566
160	6.85796	79.90739	185	6.858827	79.90676	210	6.859503	79.90564
161	6.857995	79.90737	186	6.858838	79.90674	211	6.859559	79.90561
162	6.857998	79.90737	187	6.858857	79.90663	212	6.859597	79.90559
163	6.858071	79.90727	188	6.858879	79.90664	213	6.859639	79.90558
164	6.858134	79.9072	189	6.858909	79.90664	214	6.859679	79.90557
165	6.858217	79.90718	190	6.858924	79.90664	215	6.859711	79.90557
166	6.85836	79.90722	191	6.858938	79.90665	216	6.859781	79.90557
167	6.858456	79.90724	192	6.858971	79.90665	217	6.859798	79.90557
168	6.858464	79.90717	193	6.858971	79.90665	218	6.859818	79.90557
169	6.858467	79.90715	194	6.859008	79.90665	219	6.859874	79.90557
170	6.858468	79.90714	195	6.859104	79.9066	220	6.859902	79.90556

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.85831	79.90711	196	6.859214	79.90654	221	6.859934	79.90556
172	6.858309	79.90708	197	6.859326	79.90639	222	6.859952	79.90556
173	6.858308	79.90704	198	6.85934	79.90637	223	6.859997	79.90555
174	6.858307	79.90699	199	6.859334	79.90634	224	6.860009	79.90555
175	6.85831	79.90693	200	6.85933	79.90629	225	6.860011	79.90552
226	6.860015	79.90549	251	6.860588	79.90513	276	6.861015	79.9044
227	6.860022	79.90542	252	6.860591	79.90512	277	6.861041	79.9043
228	6.860043	79.90534	253	6.860582	79.90508	278	6.861042	79.9043
229	6.860074	79.90527	254	6.860592	79.90503	279	6.861069	79.90425
230	6.860091	79.90522	255	6.860637	79.90502	280	6.861095	79.9042
231	6.860102	79.90519	256	6.860675	79.90501	281	6.861096	79.90406
232	6.86013	79.90517	257	6.860679	79.905	282	6.861104	79.90401
233	6.860206	79.90518	258	6.860698	79.905	283	6.86112	79.90394
234	6.860226	79.90519	259	6.860783	79.90496	284	6.861133	79.90388
235	6.860253	79.90519	260	6.860789	79.90492	285	6.861156	79.90379
236	6.860267	79.90522	261	6.860793	79.90488	286	6.861153	79.90374
237	6.860275	79.90524	262	6.860811	79.90486	287	6.861157	79.90374
238	6.860278	79.90524	263	6.860827	79.90484	288	6.861138	79.9036
239	6.860289	79.90525	264	6.860829	79.90484	289	6.861137	79.9036
240	6.860323	79.90525	265	6.860843	79.90482	290	6.861133	79.90356
241	6.860376	79.90524	266	6.860843	79.90482	291	6.861132	79.90356
242	6.86042	79.90521	267	6.860875	79.90478	292	6.861148	79.90345
243	6.860423	79.9052	268	6.860904	79.90474	293	6.861155	79.9034
244	6.860425	79.9052	269	6.860927	79.90471	294	6.861155	79.90331
245	6.860447	79.90515	270	6.86093	79.90471	295	6.861163	79.90326
246	6.860471	79.90513	271	6.860996	79.90466	296	6.861168	79.90326
247	6.860528	79.90515	272	6.861037	79.90461	297	6.861189	79.90326
248	6.860551	79.90516	273	6.861022	79.90444	298	6.861391	79.90325
249	6.86056	79.90515	274	6.861021	79.90443	299	6.861514	79.90323
250	6.860583	79.90513	275	6.861015	79.9044	300	6.861606	79.90321
301	6.861662	79.90338	326	6.862095	79.90178	351	6.865806	79.90188
302	6.861763	79.90335	327	6.862171	79.90169	352	6.865511	79.90208
303	6.861777	79.90335	328	6.862262	79.90165	353	6.865085	79.90238
304	6.861778	79.90335	329	6.862348	79.90161	354	6.864648	79.90272
305	6.861789	79.90329	330	6.862393	79.90152	355	6.86435	79.903
306	6.861798	79.90326	331	6.862453	79.90151	356	6.864083	79.9033
307	6.861814	79.90321	332	6.862462	79.90149	357	6.863796	79.90371
308	6.861818	79.9032	333	6.862959	79.90184	358	6.86353	79.90411
309	6.861824	79.90318	334	6.863097	79.90155	359	6.863374	79.90444
310	6.861847	79.90314	335	6.863321	79.90169	360	6.863237	79.90473
311	6.86188	79.90309	336	6.863561	79.90182	361	6.862833	79.90464
312	6.861884	79.90304	337	6.863824	79.9019	362	6.862189	79.90449
313	6.861885	79.90304	338	6.864004	79.90192	363	6.862105	79.90505
314	6.861888	79.90301	339	6.864299	79.90192	364	6.86207	79.90551
315	6.861964	79.90285	340	6.8646	79.90184	365	6.861999	79.90596

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
316	6.86198	79.90276	341	6.865266	79.90159	366	6.861969	79.90611
317	6.861983	79.90274	342	6.86569	79.90145	367	6.86202	79.90641
318	6.861999	79.90266	343	6.866065	79.90124	368	6.862003	79.90648
319	6.861984	79.90251	344	6.866402	79.9009	369	6.86155	79.90652
320	6.862024	79.90239	345	6.866659	79.90063	370	6.861235	79.90657
321	6.862029	79.90233	346	6.867061	79.90096	371	6.860947	79.90676
322	6.862021	79.90223	347	6.867055	79.90097	372	6.860982	79.90687
323	6.861988	79.9021	348	6.866751	79.90121	373	6.860869	79.90693
324	6.862016	79.90194	349	6.866485	79.90141	374	6.860694	79.90697
325	6.862056	79.90186	350	6.866159	79.90163	375	6.860394	79.90696
376	6.860418	79.90711						
377	6.860578	79.90773						
378	6.860298	79.90777						
379	6.859959	79.90782						
380	6.859946	79.90813						
381	6.859692	79.90838						
382	6.859394	79.90869						
383	6.859385	79.90908						
384	6.85932	79.90933						
385	6.859218	79.90956						
386	6.859101	79.91003						
387	6.858999	79.91032						
388	6.859089	79.91042						
389	6.859069	79.91063						
390	6.858989	79.91101						
391	6.858957	79.91116						
392	6.859061	79.91129						
393	6.859132	79.9113						
394	6.859093	79.91163						



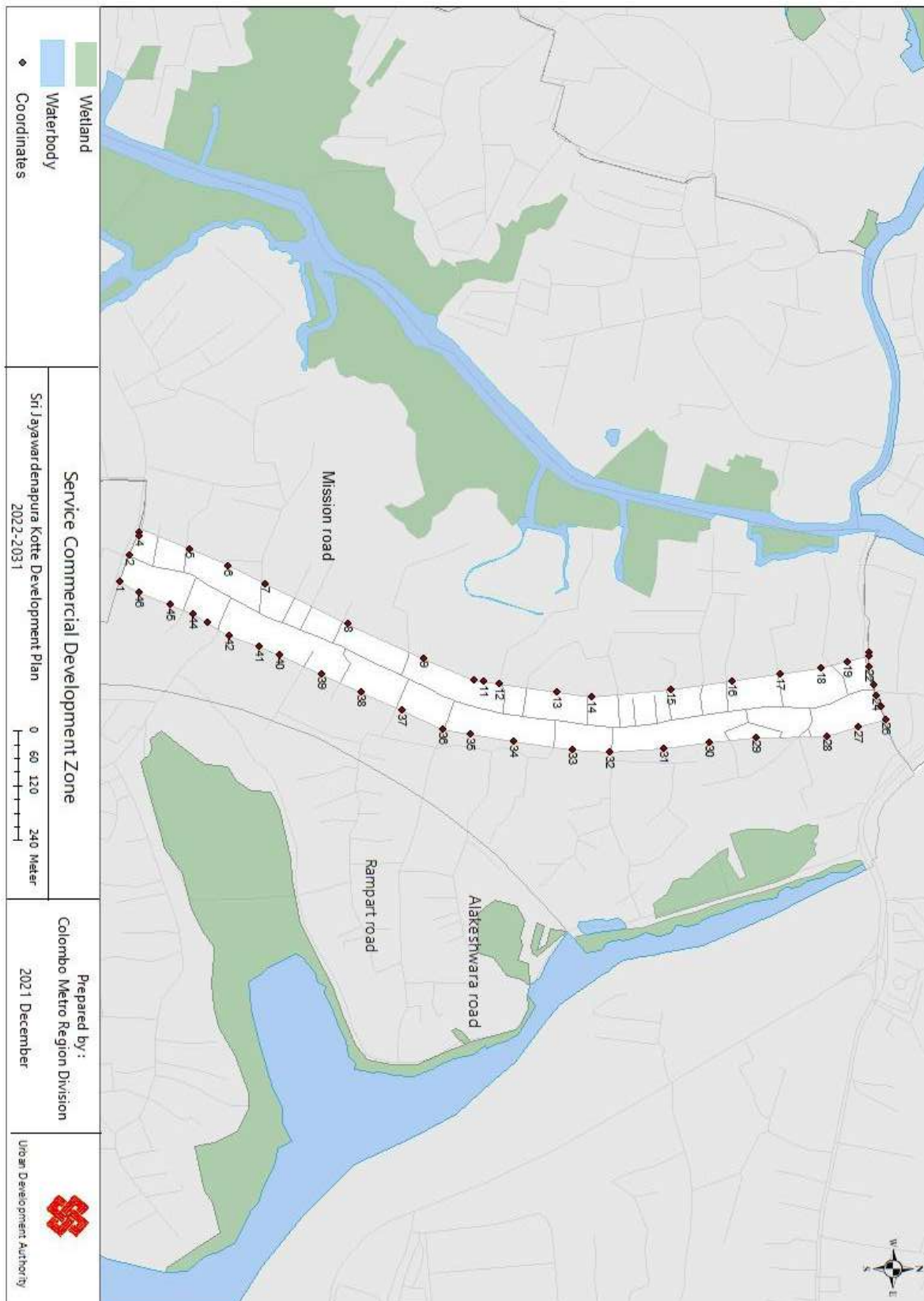
Map 9.9: Commercial Development Zone (High-level road - Delkanda Junction towards Maharagama)  
Source: Colombo Metro Region Division, 2021

## 9. Service Commercial Development Zone

- In North Direction From the point where it meets Kotte road and Institution Based Mixed Development zone II towards the points 1st and second lots along the roads.
- In East Direction Towards East direction from Kotte road up to 1st and 2nd lots.
- In South Direction From Epitamulla road up to 1st lots from North including the points of 1st and 2nd lots (Northern boundary of Mixed Development Zone III)
- In West Direction From Kotte road 1st and 2nd lots in West direction.

### Service Commercial Development Zone – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.888306	79.9032	17	6.901406	79.905022	33	6.89728	79.906514
2	6.888493	79.902667	18	6.902213	79.904909	34	6.896112	79.906355
3	6.888701	79.902212	19	6.902728	79.90478	35	6.895253	79.906219
4	6.888685	79.902282	20	6.903158	79.904604	36	6.894712	79.906105
5	6.889685	79.902541	21	6.903158	79.904673	37	6.893902	79.905738
6	6.890455	79.90289	22	6.903169	79.904867	38	6.893084	79.905368
7	6.891198	79.903228	23	6.903261	79.90524	39	6.892317	79.905018
8	6.89283	79.904014	24	6.90331	79.905439	40	6.891476	79.904629
9	6.894331	79.904701	25	6.903397	79.905674	41	6.891076	79.904477
10	6.895343	79.905147	26	6.90349	79.905916	42	6.890477	79.904249
11	6.895532	79.905174	27	6.90295	79.906071	43	6.890045	79.90399
12	6.895841	79.905217	28	6.902326	79.906247	44	6.889763	79.90382
13	6.896977	79.905377	29	6.900932	79.90628	45	6.889315	79.903644
14	6.897663	79.905474	30	6.899989	79.906368	46	6.888695	79.903399
15	6.899239	79.905325	31	6.899094	79.906487	47	6.888306	79.9032
16	6.900439	79.905157	32	6.898022	79.906571			



Map 9.10: Commercial Development Zone (High-level road - Delkanda Junction towards Maharagama)  
Source: Colombo Metro Region Division, 2021

## 10. Special Development Zone

In North Direction	The boundaries of associated wetlands of Diyawanna Oya and 1.5km radius area from the parliament.
In East Direction	The boundaries of Diyawanna Oya associated wetlands
In South Direction	The boundary that differentiate Kotte Municipal Council and Maharagama Urban Council Area
In West Direction	The 1.5km radius of distance from parliament.

## 11. Residential Zone 1 ( Obesekarapura )

In North Direction	Northern boundary of Kotte Municipal council
In East Direction	From the end point of above mentioned northern boundary towards south, along the Heen Ela and wetland avenue up to the point after first lot point of Salmal Mawatha.
In South Direction	From the location of Institution based Mixed Development Zone II, up to the boundary of Institution based Mixed Development Zone I.
In West Direction	From the point of southern boundary, towards north along Heen Ela (West boundaries of Kotte Municipal council) up to the point of Kotte Municipal council northern boundary.

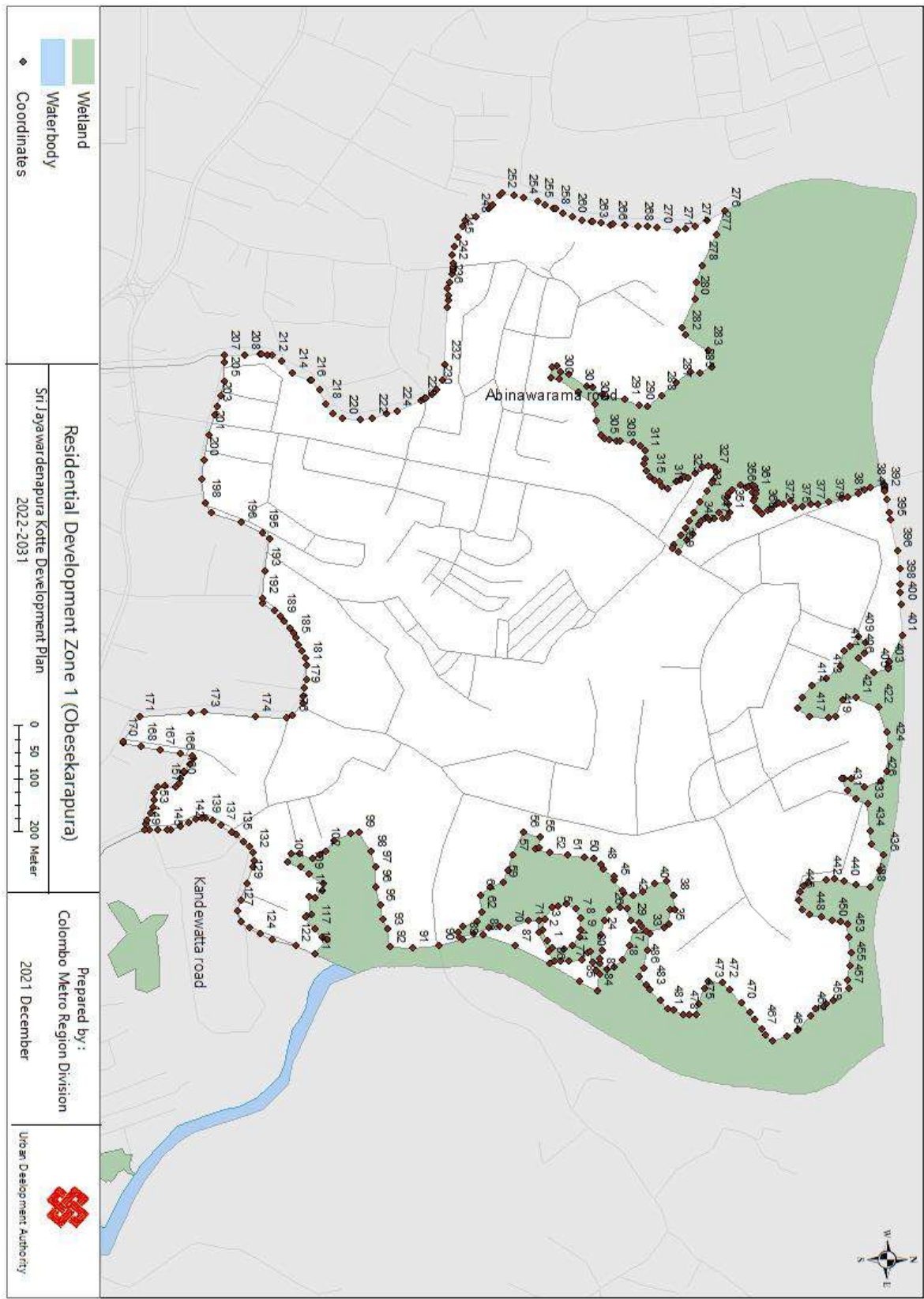
### Residential Zone 1 ( Obesekarapura ) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.917871	79.898888	26	6.918913	79.89837	51	6.918209	79.897447
2	6.917795	79.898707	27	6.919103	79.898323	52	6.917917	79.897404
3	6.917833	79.898541	28	6.919227	79.898357	53	6.917662	79.897343
4	6.91795	79.89834	29	6.919289	79.898555	54	6.917738	79.897309
5	6.918045	79.898301	30	6.919418	79.898587	55	6.917742	79.897138
6	6.918193	79.898267	31	6.919466	79.898655	56	6.917471	79.897052
7	6.918362	79.898345	32	6.91955	79.898726	57	6.91729	79.897447
8	6.918425	79.898507	33	6.91955	79.898726	58	6.9172	79.897704
9	6.918444	79.898709	34	6.919851	79.898679	59	6.917114	79.897904
10	6.918411	79.898845	35	6.919931	79.898622	60	6.91689	79.897994
11	6.9183	79.898978	36	6.91995	79.898361	61	6.916729	79.898132
12	6.918147	79.899046	37	6.920027	79.898361	62	6.916748	79.898418
13	6.91795	79.899015	38	6.920022	79.898123	63	6.916685	79.898573
14	6.917871	79.898888	39	6.919884	79.897885	64	6.916429	79.898658
15	6.91955	79.898726	40	6.919684	79.897923	65	6.916348	79.89876
16	6.91935	79.898716	41	6.919484	79.89807	66	6.916367	79.898832
17	6.919255	79.898983	42	6.919318	79.898123	67	6.916619	79.898779
18	6.919151	79.89923	43	6.919165	79.898089	68	6.916876	79.898675
19	6.918998	79.899345	44	6.919137	79.898042	69	6.917067	79.898646
20	6.918881	79.89938	45	6.919003	79.897866	70	6.917205	79.898665
21	6.918758	79.899288	46	6.918994	79.897809	71	6.917552	79.898551
22	6.918765	79.899198	47	6.918813	79.897685	72	6.917728	79.898559
23	6.918794	79.899051	48	6.91878	79.897599	73	6.917726	79.898758
24	6.918785	79.898794	49	6.918651	79.897504	74	6.917882	79.899078
25	6.918842	79.898561	50	6.918488	79.897473	75	6.917995	79.899251

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.918094	79.899241	101	6.914254	79.897198	126	6.912669	79.898576
77	6.918237	79.899246	102	6.914099	79.897371	127	6.912619	79.898386
78	6.918456	79.899227	103	6.913998	79.897436	128	6.91267	79.898202
79	6.918551	79.899103	104	6.913891	79.897496	129	6.912777	79.897919
80	6.918605	79.899078	105	6.913659	79.897424	130	6.912879	79.897637
81	6.918632	79.899263	106	6.913522	79.897424	131	6.912894	79.897536
82	6.918705	79.8994	107	6.913469	79.897561	132	6.912874	79.897397
83	6.918769	79.899472	108	6.913683	79.897638	133	6.912804	79.8973
84	6.918721	79.899737	109	6.913814	79.897757	134	6.912721	79.897224
85	6.918416	79.899592	110	6.914058	79.897924	135	6.91259	79.897094
86	6.917909	79.89929	111	6.914039	79.898041	136	6.912512	79.89705
87	6.917323	79.898986	112	6.913921	79.898174	137	6.912323	79.896929
88	6.916775	79.898801	113	6.913832	79.898144	138	6.912177	79.896846
89	6.916439	79.898875	114	6.913873	79.898442	139	6.912064	79.896813
90	6.916025	79.898976	115	6.913784	79.898465	140	6.912003	79.896813
91	6.91559	79.899008	116	6.913772	79.898495	141	6.911902	79.896843
92	6.915205	79.899	117	6.913927	79.898685	142	6.911786	79.896895
93	6.915158	79.898703	118	6.914046	79.898834	143	6.911637	79.896956
94	6.915075	79.898525	119	6.914134	79.898878	144	6.911468	79.897015
95	6.915027	79.898293	120	6.913923	79.899123	145	6.911426	79.897017
96	6.914956	79.897978	121	6.913923	79.899124	146	6.911249	79.89701
97	6.914956	79.89765	122	6.913595	79.898988	147	6.911117	79.897009
98	6.914873	79.897389	123	6.913193	79.898868	148	6.911032	79.897011
99	6.914682	79.897056	124	6.912993	79.898773	149	6.911033	79.897006
100	6.914528	79.897085	125	6.912815	79.898674	150	6.911047	79.896923
151	6.911081	79.896847	176	6.913546	79.895075	201	6.912132	79.890321
152	6.911141	79.896726	177	6.913721	79.894869	202	6.91222	79.889979
153	6.911176	79.896636	178	6.913725	79.89474	203	6.91226	79.88983
154	6.911197	79.896507	179	6.913751	79.894598	204	6.912328	79.889656
155	6.911203	79.896396	180	6.913782	79.894471	205	6.912388	79.889402
156	6.91125	79.896291	181	6.913791	79.894218	206	6.912394	79.889084
157	6.911374	79.89627	182	6.913755	79.894093	207	6.912394	79.888961
158	6.911548	79.896287	183	6.9137	79.893982	208	6.912737	79.888956
159	6.911609	79.89623	184	6.913651	79.893876	209	6.912998	79.888946
160	6.911644	79.896154	185	6.913593	79.893757	210	6.91301	79.888948
161	6.911696	79.896038	186	6.913551	79.893678	211	6.913114	79.888958
162	6.911709	79.896022	187	6.913492	79.893592	212	6.913198	79.888967
163	6.911804	79.895895	188	6.913406	79.893471	213	6.913351	79.889056
164	6.911865	79.895792	189	6.913339	79.893399	214	6.913545	79.889263
165	6.911851	79.895768	190	6.913233	79.893296	215	6.913849	79.889394
166	6.911629	79.895723	191	6.913043	79.893172	216	6.913859	79.889399
167	6.91129	79.895653	192	6.913034	79.893091	217	6.914011	79.889553
168	6.910973	79.895595	193	6.913079	79.892618	218	6.914111	79.88979
169	6.910669	79.895543	194	6.913154	79.892078	219	6.914237	79.889962
170	6.910658	79.895511	195	6.913031	79.891974	220	6.914399	79.890041
171	6.910946	79.895085	196	6.912671	79.891803	221	6.914686	79.890058
172	6.911824	79.895028	197	6.912175	79.891644	222	6.914905	79.890036
173	6.912051	79.89501	198	6.912062	79.891466	223	6.915145	79.889957

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
226	6.915761	79.88971	251	6.917054	79.886259	276	6.920884	79.88652
227	6.91578	79.889699	252	6.917095	79.886206	277	6.920732	79.886927
228	6.915797	79.889689	253	6.917308	79.88626	278	6.920499	79.88744
229	6.915902	79.889629	254	6.917455	79.886298	279	6.920399	79.887739
230	6.915988	79.889542	255	6.917713	79.886365	280	6.920367	79.888022
231	6.916081	79.889388	256	6.917829	79.886415	281	6.920149	79.888504
232	6.916129	79.889123	257	6.91798	79.886476	282	6.920213	79.888616
233	6.916175	79.888151	258	6.918005	79.88648	283	6.920591	79.888876
234	6.91618	79.888029	259	6.918124	79.886561	284	6.920667	79.889161
235	6.916184	79.887958	260	6.918289	79.886622	285	6.920449	79.88926
236	6.916178	79.887829	261	6.91846	79.88668	286	6.920287	79.889256
237	6.916201	79.887733	262	6.918627	79.886706	287	6.920054	79.889423
238	6.916258	79.887599	263	6.918635	79.886707	288	6.919807	79.889644
239	6.916274	79.887529	264	6.918775	79.886714	289	6.919572	79.889834
240	6.916272	79.887504	265	6.918946	79.88675	290	6.919437	79.889812
241	6.916268	79.88746	266	6.918974	79.886748	291	6.919189	79.889721
242	6.916264	79.887413	267	6.919187	79.886753	292	6.918803	79.88963
243	6.916253	79.887273	268	6.919413	79.886776	293	6.918632	79.889502
244	6.916301	79.88712	269	6.919565	79.886788	294	6.918542	79.889494
245	6.916358	79.886971	270	6.919731	79.886803	295	6.918224	79.889297
246	6.916434	79.886789	271	6.920074	79.886849	296	6.918084	79.88924
247	6.916477	79.886683	272	6.920214	79.886827	297	6.918039	79.889139
248	6.916649	79.886626	273	6.920375	79.886783	298	6.917947	79.889162
249	6.916883	79.886482	274	6.920385	79.886782	299	6.917939	79.889349
250	6.916937	79.886411	275	6.920572	79.886686	300	6.918064	79.889366
301	6.918405	79.889594	326	6.920609	79.89085	351	6.920959	79.891642
302	6.918669	79.889797	327	6.920695	79.890873	352	6.920941	79.891503
303	6.918701	79.890085	328	6.920743	79.890949	353	6.920916	79.891375
304	6.918771	79.89031	329	6.920672	79.891088	354	6.920941	79.891303
305	6.918836	79.890371	330	6.92067	79.891135	355	6.921002	79.89125
306	6.918923	79.890397	331	6.920573	79.891275	356	6.921148	79.891178
307	6.919043	79.89042	332	6.920466	79.891453	357	6.921248	79.891207
308	6.919101	79.890426	333	6.920348	79.891635	358	6.921294	79.89119
309	6.919324	79.890433	334	6.920284	79.891778	359	6.921355	79.891171
310	6.919442	79.890493	335	6.920213	79.891896	360	6.921398	79.891196
311	6.919519	79.89059	336	6.920131	79.892017	361	6.921401	79.89125
312	6.919526	79.890719	337	6.920013	79.892174	362	6.921351	79.8913
313	6.919517	79.890799	338	6.919988	79.892238	363	6.921405	79.891321
314	6.919543	79.890934	339	6.920095	79.892303	364	6.921387	79.891392
315	6.91961	79.891031	340	6.920238	79.892096	365	6.921369	79.891439
316	6.919692	79.891096	341	6.920334	79.892006	366	6.921408	79.89156
317	6.919779	79.891117	342	6.92043	79.891846	367	6.921469	79.891617
318	6.919817	79.891189	343	6.92048	79.891782	368	6.921512	79.891653
319	6.919917	79.891225	344	6.920538	79.891728	369	6.921615	79.891585
320	6.920045	79.891103	345	6.920577	79.891717	370	6.921669	79.891574

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
321	6.920138	79.891078	346	6.920627	79.891757	371	6.921744	79.891496
322	6.920195	79.891032	347	6.920705	79.891732	372	6.92179	79.891482
323	6.920248	79.891039	348	6.920792	79.891639	373	6.921865	79.891503
324	6.920373	79.890964	349	6.920844	79.891739	374	6.921999	79.89144
325	6.920502	79.890868	350	6.920916	79.891707	375	6.922076	79.89155
376	6.922197	79.891542	401	6.92389	79.893721	426	6.923534	79.896179
377	6.922333	79.891485	402	6.923681	79.894161	427	6.923248	79.896284
378	6.922465	79.8915	403	6.923652	79.894247	428	6.923029	79.89615
379	6.922643	79.891457	404	6.923648	79.894285	429	6.922896	79.896141
380	6.922858	79.891396	405	6.92341	79.894342	430	6.922858	79.89615
381	6.922968	79.891367	406	6.923153	79.894095	431	6.922962	79.89635
382	6.923147	79.891307	407	6.923258	79.894018	432	6.923105	79.896493
383	6.923247	79.891246	408	6.923277	79.893847	433	6.923315	79.896569
384	6.923357	79.891203	409	6.923153	79.893733	434	6.923343	79.897026
385	6.923579	79.891144	410	6.923001	79.893904	435	6.923362	79.897255
386	6.923586	79.891178	411	6.922905	79.89399	436	6.923581	79.897445
387	6.923586	79.891181	412	6.922839	79.894247	437	6.923505	79.897702
388	6.923595	79.891227	413	6.922601	79.894447	438	6.923353	79.897978
389	6.923595	79.891228	414	6.922353	79.89457	439	6.923115	79.897949
390	6.923596	79.891235	415	6.922201	79.894761	440	6.922915	79.897883
391	6.9236	79.891253	416	6.922115	79.894951	441	6.922734	79.897854
392	6.923603	79.891266	417	6.922325	79.895094	442	6.922601	79.897864
393	6.923635	79.891407	418	6.922639	79.895123	443	6.922293	79.897911
394	6.923671	79.891638	419	6.922763	79.895103	444	6.922217	79.897973
395	6.9237	79.891759	420	6.922886	79.894818	445	6.92215	79.898073
396	6.92381	79.892291	421	6.923115	79.89478	446	6.922136	79.898211
397	6.923856	79.892577	422	6.923486	79.894942	447	6.922193	79.898368
398	6.923863	79.892841	423	6.923629	79.895351	448	6.922326	79.898459
399	6.923866	79.892982	424	6.923676	79.895598	449	6.922526	79.898487
400	6.92388	79.893201	425	6.923629	79.896017	450	6.922702	79.898558
451	6.922855	79.898563	466	6.92157	79.900486	481	6.919909	79.900059
452	6.922964	79.898611	467	6.921503	79.900391	482	6.919788	79.899906
453	6.922988	79.898835	468	6.921398	79.900229	483	6.919617	79.899725
454	6.923022	79.899101	469	6.921303	79.90011	484	6.919541	79.899649
455	6.923008	79.899321	470	6.92116	79.899953	485	6.919417	79.899497
456	6.922976	79.899567	471	6.92097	79.899729	486	6.919512	79.899354
457	6.922983	79.899696	472	6.920846	79.899596	487	6.919569	79.899069
458	6.922721	79.89991	473	6.920604	79.899586	488	6.919607	79.898783
459	6.922612	79.899977	474	6.920537	79.899701	489	6.91955	79.898726
460	6.92256	79.9	475	6.920437	79.899962			
461	6.922417	79.900048	476	6.920389	79.900153			
462	6.922341	79.900162	477	6.92028	79.900153			
463	6.922107	79.90041	478	6.92018	79.900148			
464	6.921936	79.90051	479	6.920023	79.900077			
465	6.921684	79.900595	480	6.919918	79.900043			



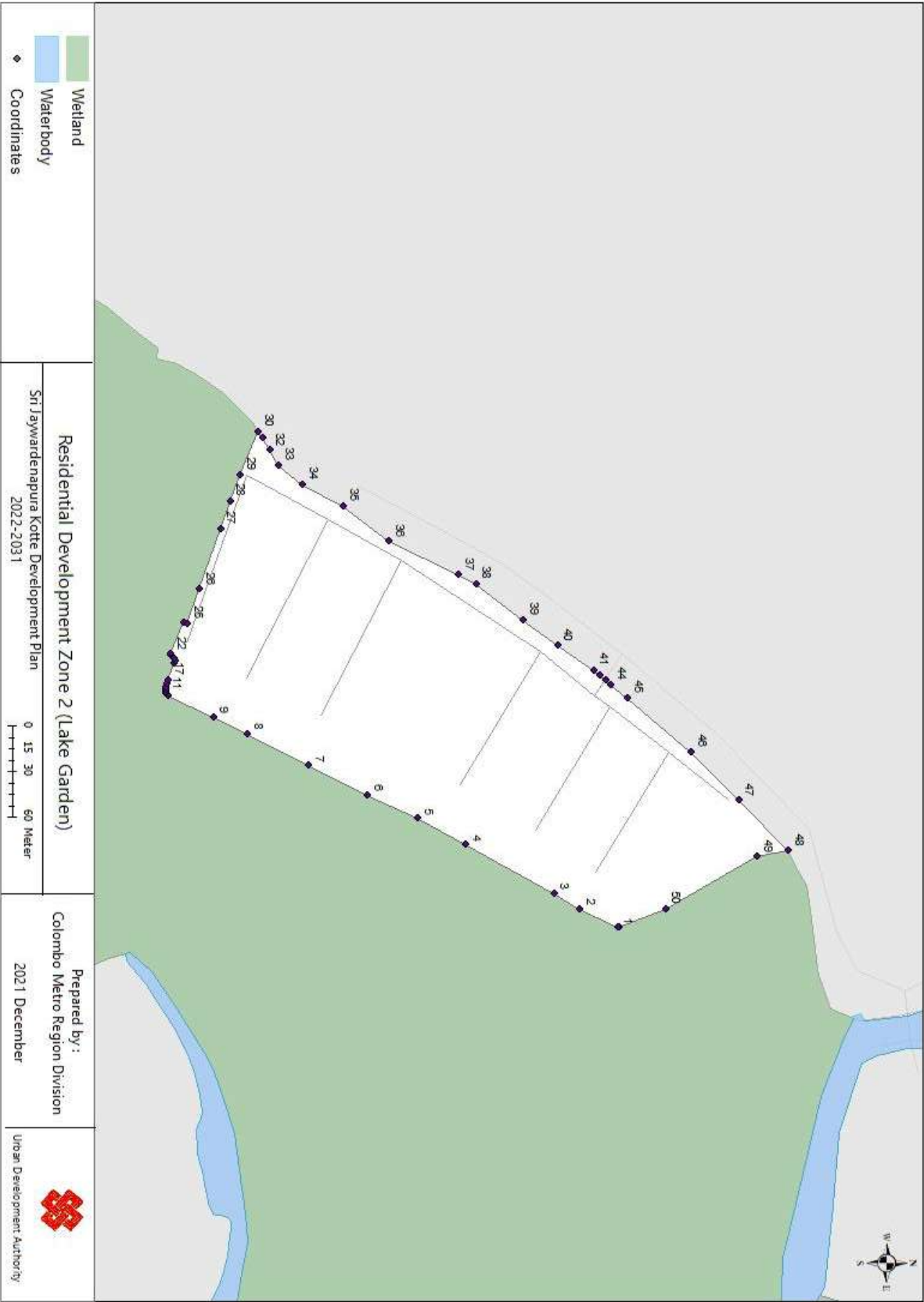
Map 9.11: Residential Development Zone 1 (Obesekarapura)  
Source: Colombo Metro Region Division, 2021

## 12. Residential Zone II (Lake Garden)

- In North Direction    After the southern boundary of Institution based Mixed Development Zone II, wetland boundary, beyond the canal.
- In East Direction      Wetland Boundary
- In South Direction    Wetland Boundary
- In West Direction     Canal boundary, which locates parallel to Lake Drive road.

### Residential Zone 1 ( Obesekarapura ) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.903876	79.886756	22	6.901215	79.885129	43	6.903805	79.885282
2	6.903653	79.886646	23	6.901292	79.88494	44	6.903838	79.885309
3	6.903499	79.886553	24	6.901292	79.884939	45	6.903935	79.885389
4	6.902974	79.886263	25	6.901316	79.884947	46	6.904313	79.885712
5	6.902687	79.886107	26	6.901387	79.884744	47	6.904597	79.885998
6	6.902389	79.885966	27	6.901512	79.884384	48	6.904892	79.886299
7	6.902039	79.885792	28	6.901571	79.884219	49	6.90471	79.886335
8	6.901674	79.885603	29	6.901632	79.884061	50	6.904163	79.886644
9	6.90147	79.885502	30	6.901737	79.883803	51	6.903889	79.886751
10	6.901199	79.885373	31	6.901763	79.883844	52	6.903876	79.886756
11	6.901189	79.885362	32	6.901805	79.883914			
12	6.901186	79.885357	33	6.90186	79.884002			
13	6.901185	79.885353	34	6.902	79.884116			
14	6.901185	79.885341	35	6.902244	79.884245			
15	6.90119	79.885323	36	6.902514	79.884457			
16	6.901195	79.885306	37	6.902928	79.884658			
17	6.901204	79.885283	38	6.903033	79.884712			
18	6.901237	79.885183	39	6.903317	79.884923			
19	6.901241	79.885167	40	6.903519	79.885077			
20	6.901236	79.885158	41	6.903734	79.885224			
21	6.901215	79.885131	42	6.90377	79.885253			



Map 9.11: Residential Development Zone 1 (Obesekarapura)  
Source: Colombo Metro Region Division, 2021

### 13. Residential Zone III (Nawala West)

In North Direction	Wetland Canal Boundary
In East Direction	Western boundaries of Commercial development zone 1 (up to the canal near Open University)
In South Direction	From the boundary of Commercial Development Zone I, along the northern canal boundary near Open University, through the boundaries, which differentiate Colombo and Kotte Municipalities along canal.
In West Direction	Canal Boundary (Western boundaries of Kotte Municipality)

#### Residential Zone III (Nawala West) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.899822	79.883103	26	6.898801	79.885868	51	6.897697	79.88548
2	6.899105	79.883175	27	6.898778	79.885867	52	6.897652	79.885456
3	6.899172	79.883424	28	6.898754	79.885861	53	6.897583	79.885434
4	6.899397	79.884437	29	6.898735	79.885857	54	6.897442	79.885386
5	6.899396	79.884482	30	6.89871	79.885846	55	6.897378	79.885369
6	6.89944	79.884513	31	6.898573	79.885818	56	6.897293	79.885352
7	6.899548	79.884626	32	6.898552	79.885814	57	6.897251	79.885345
8	6.89953	79.88474	33	6.898504	79.885806	58	6.897219	79.885339
9	6.899392	79.884911	34	6.898458	79.8858	59	6.897206	79.885332
10	6.899424	79.885441	35	6.898422	79.8858	60	6.897198	79.885326
11	6.899371	79.885484	36	6.898351	79.885804	61	6.897192	79.885315
12	6.899294	79.885508	37	6.898325	79.885804	62	6.897184	79.885304
13	6.89927	79.88557	38	6.898273	79.885802	63	6.897178	79.885291
14	6.899264	79.885589	39	6.898192	79.885789	64	6.897178	79.885275
15	6.899248	79.885619	40	6.898149	79.885779	65	6.897167	79.88514
16	6.899223	79.885646	41	6.898094	79.885762	66	6.897165	79.885128
17	6.899204	79.885662	42	6.898054	79.885746	67	6.897164	79.885124
18	6.899166	79.885702	43	6.898018	79.885727	68	6.897161	79.885115
19	6.899096	79.885807	44	6.897977	79.885707	69	6.897148	79.885108
20	6.899084	79.88583	45	6.897957	79.885696	70	6.897136	79.885104
21	6.89907	79.885841	46	6.897936	79.885678	71	6.897125	79.885104
22	6.899056	79.885844	47	6.89792	79.885664	72	6.896924	79.885115
23	6.89896	79.885853	48	6.897834	79.885568	73	6.896701	79.885131
24	6.898882	79.885859	49	6.897804	79.885542	74	6.896691	79.885131
25	6.898834	79.885862	50	6.897781	79.885529	75	6.896679	79.885133

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.89668	79.88513	101	6.899548	79.882833	126	6.899713	79.890184
77	6.896664	79.885125	102	6.899822	79.883103	127	6.899613	79.890218
78	6.896648	79.88512	103	6.901372	79.889131	128	6.899529	79.890247
79	6.896641	79.885108	104	6.901329	79.889208	129	6.899476	79.89027
80	6.896637	79.885091	105	6.901296	79.889273	130	6.899436	79.890293
81	6.896633	79.885071	106	6.901286	79.889287	131	6.89941	79.890309
82	6.896626	79.885048	107	6.901275	79.889294	132	6.899382	79.890336
83	6.896618	79.885028	108	6.901247	79.889301	133	6.899365	79.89035
84	6.896607	79.885003	109	6.901215	79.889312	134	6.899346	79.890361
85	6.896597	79.884986	110	6.90114	79.889344	135	6.899335	79.890364
86	6.896584	79.884976	111	6.900916	79.889467	136	6.89931	79.890359
87	6.896571	79.88497	112	6.900795	79.889529	137	6.899302	79.89036
88	6.896565	79.884963	113	6.900753	79.889547	138	6.899294	79.890363
89	6.896564	79.884897	114	6.900505	79.889663	139	6.899287	79.890371
90	6.896571	79.884699	115	6.900339	79.889746	140	6.899277	79.890393
91	6.89657	79.884629	116	6.900265	79.889795	141	6.899271	79.890415
92	6.896566	79.884539	117	6.900188	79.889853	142	6.899264	79.890449
93	6.896562	79.884496	118	6.900133	79.889908	143	6.899255	79.890529
94	6.89651	79.884143	119	6.899968	79.89006	144	6.899252	79.89058
95	6.896499	79.88407	120	6.899935	79.890089	145	6.89925	79.890666
96	6.896471	79.883879	121	6.899888	79.890127	146	6.89925	79.890735
97	6.896468	79.883864	122	6.899871	79.890136	147	6.899289	79.890911
98	6.8974	79.88369	123	6.899848	79.890146	148	6.89933	79.89097
99	6.897655	79.883605	124	6.899818	79.890152	149	6.899148	79.891048
100	6.898948	79.883072	125	6.899775	79.890164	150	6.899088	79.891058
151	6.89902	79.891345	176	6.897025	79.888816	201	6.895027	79.888177
152	6.898977	79.891556	177	6.89717	79.888691	202	6.895008	79.888328
153	6.898924	79.891657	178	6.89722	79.888488	203	6.894989	79.888541
154	6.898806	79.89172	179	6.89699	79.88843	204	6.894958	79.888743
155	6.898468	79.89176	180	6.896843	79.888072	205	6.894945	79.888756
156	6.898409	79.891744	181	6.896717	79.888137	206	6.89475	79.888647
157	6.898385	79.891574	182	6.89664	79.888177	207	6.894683	79.88861
158	6.898378	79.891479	183	6.896614	79.888264	208	6.894613	79.888544
159	6.897958	79.891357	184	6.896617	79.888465	209	6.8945	79.888552
160	6.897922	79.891331	185	6.896596	79.888536	210	6.894478	79.888616
161	6.89797	79.891138	186	6.896366	79.888783	211	6.894451	79.888815
162	6.898056	79.890862	187	6.896068	79.888987	212	6.894051	79.888792
163	6.897837	79.890754	188	6.896031	79.888992	213	6.893988	79.888789
164	6.8976	79.890674	189	6.896034	79.888865	214	6.893916	79.888749
165	6.89742	79.890677	190	6.896037	79.888691	215	6.893901	79.888541
166	6.897315	79.890729	191	6.895905	79.888589	216	6.893374	79.888491
167	6.897103	79.890522	192	6.895764	79.888502	217	6.893271	79.888438
168	6.896616	79.890046	193	6.895872	79.888305	218	6.893021	79.888397
169	6.896669	79.889963	194	6.895913	79.888224	219	6.892733	79.888348
170	6.896512	79.889744	195	6.895913	79.888163	220	6.892777	79.887764

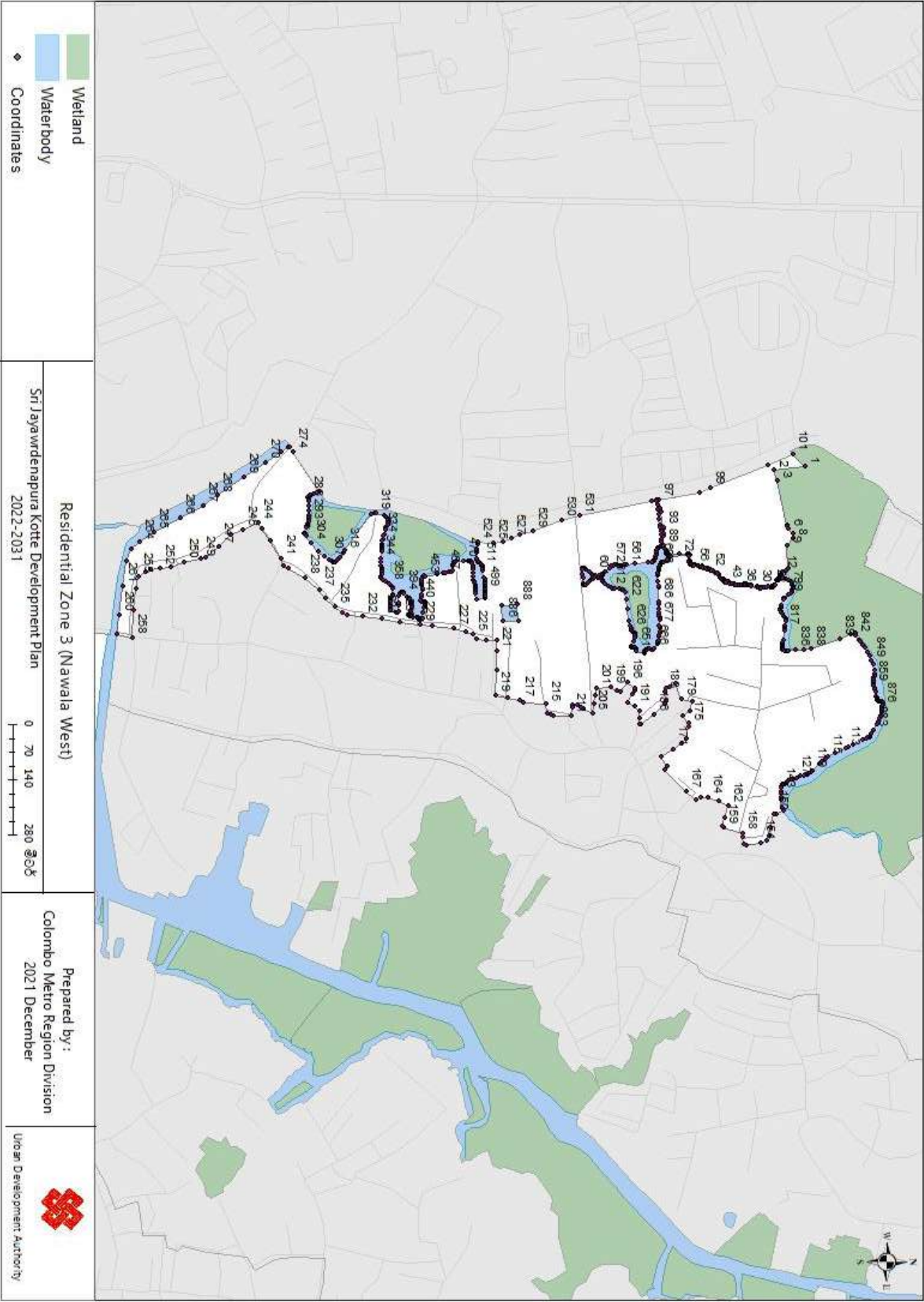
No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.896789	79.889565	196	6.895757	79.888022	221	6.89277	79.887332
172	6.896985	79.889422	197	6.895601	79.888256	222	6.892761	79.887076
173	6.897106	79.889338	198	6.895513	79.888236	223	6.892522	79.887066
174	6.897157	79.889052	199	6.895362	79.888141	224	6.892308	79.887049
175	6.897147	79.888981	200	6.895042	79.888164	225	6.892202	79.886948
226	6.892056	79.886881	251	6.885306	79.88541	276	6.888646	79.883701
227	6.891777	79.886807	252	6.885046	79.885441	277	6.888567	79.883737
228	6.89127	79.886757	253	6.884834	79.885464	278	6.888526	79.883747
229	6.891002	79.886729	254	6.884717	79.885503	279	6.888503	79.883751
230	6.890532	79.88666	255	6.884573	79.885634	280	6.888484	79.883755
231	6.890138	79.88658	256	6.884498	79.885895	281	6.888475	79.883762
232	6.889705	79.886525	257	6.884448	79.886389	282	6.888462	79.88378
233	6.889341	79.886487	258	6.884435	79.887008	283	6.888435	79.883825
234	6.889215	79.886457	259	6.884077	79.886952	284	6.888447	79.883834
235	6.889049	79.886318	260	6.88413	79.886488	285	6.888459	79.883848
236	6.888855	79.886104	261	6.884195	79.885846	286	6.888461	79.883869
237	6.888715	79.885932	262	6.884291	79.885274	287	6.888458	79.883907
238	6.888388	79.885648	263	6.884398	79.884983	288	6.888457	79.884006
239	6.887993	79.885421	264	6.884594	79.88484	289	6.888459	79.884114
240	6.887884	79.88538	265	6.884921	79.884608	290	6.888466	79.884227
241	6.887841	79.885207	266	6.885528	79.884287	291	6.888465	79.884286
242	6.887591	79.884796	267	6.886039	79.884001	292	6.888458	79.884332
243	6.8874	79.884531	268	6.886367	79.883769	293	6.888449	79.884372
244	6.887306	79.884399	269	6.886967	79.883347	294	6.888432	79.88441
245	6.886959	79.884549	270	6.887467	79.883026	295	6.88843	79.884429
246	6.886685	79.884675	271	6.887824	79.882764	296	6.888429	79.884448
247	6.886391	79.884935	272	6.887996	79.882655	297	6.888422	79.884466
248	6.886109	79.885173	273	6.888019	79.882674	298	6.888413	79.884484
249	6.885986	79.885223	274	6.8881	79.882768	299	6.888403	79.884505
250	6.885618	79.885299	275	6.888697	79.883664	300	6.888359	79.884627
301	6.888363	79.884644	326	6.890278	79.884389	351	6.890131	79.885554
302	6.888373	79.884662	327	6.890255	79.884439	352	6.890117	79.885629
303	6.88839	79.884685	328	6.89022	79.884506	353	6.890116	79.885651
304	6.888513	79.884862	329	6.890216	79.884527	354	6.890118	79.885665
305	6.888681	79.88504	330	6.890222	79.884536	355	6.890129	79.885675
306	6.888807	79.885152	331	6.890223	79.884543	356	6.890165	79.885705
307	6.888921	79.885246	332	6.890222	79.88455	357	6.890211	79.885736
308	6.88897	79.885277	333	6.89018	79.88466	358	6.890295	79.885793
309	6.888994	79.885283	334	6.890169	79.884693	359	6.890348	79.885833
310	6.889023	79.885286	335	6.890146	79.884769	360	6.890377	79.885856
311	6.889054	79.885286	336	6.890138	79.884804	361	6.890388	79.885873
312	6.889078	79.885275	337	6.890123	79.884886	362	6.89039	79.885887
313	6.889114	79.885249	338	6.890123	79.884908	363	6.890388	79.885906
314	6.889177	79.885181	339	6.890127	79.88494	364	6.890375	79.886023
315	6.889253	79.885071	340	6.890134	79.884975	365	6.890366	79.886063

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
316	6.889295	79.885031	341	6.89014	79.884999	366	6.890351	79.886098
317	6.889875	79.884184	342	6.890145	79.885017	367	6.890337	79.886123
318	6.889977	79.884168	343	6.890143	79.88504	368	6.890324	79.886144
319	6.889999	79.884173	344	6.890102	79.885215	369	6.890314	79.886167
320	6.890195	79.884228	345	6.890102	79.885305	370	6.890313	79.8862
321	6.890218	79.884243	346	6.890117	79.885381	371	6.890316	79.886307
322	6.890241	79.88427	347	6.89013	79.885425	372	6.890319	79.886352
323	6.890266	79.884305	348	6.890136	79.885461	373	6.890321	79.886384
324	6.890279	79.884332	349	6.890139	79.88548	374	6.890325	79.886395
325	6.890283	79.884362	350	6.890137	79.885509	375	6.890334	79.886403
376	6.890448	79.886443	401	6.890793	79.886209	426	6.891044	79.886571
377	6.890474	79.886447	402	6.8908	79.886235	427	6.891058	79.886569
378	6.890487	79.886445	403	6.890803	79.886254	428	6.891075	79.886447
379	6.890495	79.886444	404	6.890805	79.886285	429	6.891088	79.886335
380	6.890501	79.886437	405	6.890806	79.886332	430	6.891114	79.886287
381	6.890504	79.88642	406	6.890797	79.88639	431	6.891115	79.886285
382	6.890505	79.886407	407	6.890787	79.886426	432	6.891115	79.886259
383	6.890502	79.886275	408	6.890774	79.886468	433	6.891114	79.886239
384	6.890506	79.886216	409	6.890769	79.886488	434	6.891111	79.886219
385	6.890523	79.886073	410	6.890768	79.886503	435	6.891108	79.886208
386	6.890527	79.886059	411	6.890772	79.886515	436	6.891104	79.886205
387	6.890554	79.886003	412	6.890785	79.88653	437	6.891092	79.886204
388	6.890561	79.885993	413	6.890814	79.88654	438	6.891055	79.886201
389	6.890574	79.88598	414	6.890844	79.886544	439	6.891031	79.886195
390	6.890582	79.885976	415	6.890919	79.886549	440	6.89102	79.886184
391	6.890593	79.885973	416	6.890934	79.886553	441	6.891046	79.886102
392	6.890607	79.885973	417	6.890952	79.886566	442	6.891033	79.886088
393	6.890619	79.885978	418	6.890963	79.886584	443	6.891044	79.886024
394	6.890637	79.885994	419	6.890969	79.886607	444	6.891054	79.885934
395	6.890717	79.886094	420	6.890993	79.886612	445	6.891057	79.885892
396	6.890737	79.886113	421	6.890996	79.886603	446	6.891048	79.885823
397	6.890754	79.886125	422	6.891004	79.886596	447	6.891037	79.885787
398	6.890763	79.886137	423	6.891011	79.886588	448	6.891036	79.885758
399	6.890772	79.886156	424	6.891018	79.886576	449	6.891037	79.885723
400	6.890785	79.886189	425	6.891029	79.886573	450	6.891044	79.885672
451	6.891057	79.885634	476	6.892196	79.885327	501	6.892486	79.885819
452	6.891081	79.885595	477	6.892204	79.88537	502	6.892487	79.885788
453	6.891106	79.885614	478	6.892204	79.885408	503	6.892486	79.885752
454	6.891379	79.885578	479	6.892206	79.885455	504	6.89248	79.885718
455	6.891402	79.885543	480	6.892209	79.885551	505	6.892476	79.885685
456	6.891533	79.885538	481	6.892218	79.885629	506	6.892469	79.885661
457	6.891598	79.885534	482	6.892228	79.885692	507	6.892463	79.885637
458	6.891666	79.885526	483	6.892242	79.885739	508	6.892441	79.885499
459	6.891722	79.885518	484	6.892253	79.885772	509	6.892428	79.885421
460	6.891734	79.885507	485	6.892263	79.885813	510	6.892423	79.885387

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
461	6.891742	79.885494	486	6.892268	79.885841	511	6.892414	79.885362
462	6.891746	79.885479	487	6.892269	79.885864	512	6.892406	79.885343
463	6.891752	79.88537	488	6.892268	79.885887	513	6.892392	79.885331
464	6.891758	79.885338	489	6.892265	79.88592	514	6.892373	79.885318
465	6.891765	79.885317	490	6.892268	79.885954	515	6.892358	79.885307
466	6.891776	79.885299	491	6.892275	79.886012	516	6.892337	79.885297
467	6.891788	79.885289	492	6.892294	79.886134	517	6.892318	79.885273
468	6.891801	79.885281	493	6.892489	79.88611	518	6.892309	79.885241
469	6.89183	79.885269	494	6.892486	79.88609	519	6.892304	79.885202
470	6.89199	79.885269	495	6.892485	79.88606	520	6.892304	79.885079
471	6.892102	79.88527	496	6.892486	79.886005	521	6.892306	79.885014
472	6.892133	79.885272	497	6.892487	79.885958	522	6.892306	79.885003
473	6.892154	79.885277	498	6.892487	79.885938	523	6.89232	79.884878
474	6.892172	79.885286	499	6.892485	79.88591	524	6.892329	79.884836
475	6.892186	79.8853	500	6.892486	79.885849	525	6.892688	79.884859
526	6.892911	79.884835	551	6.896403	79.885065	576	6.895172	79.885583
527	6.893102	79.884751	552	6.896399	79.885123	577	6.895157	79.885592
528	6.893294	79.884668	553	6.896393	79.88517	578	6.895084	79.885597
529	6.893597	79.88458	554	6.896386	79.88521	579	6.895017	79.8856
530	6.894247	79.884331	555	6.896369	79.885245	580	6.894967	79.885593
531	6.894666	79.884235	556	6.896352	79.885267	581	6.894928	79.885567
532	6.896314	79.883893	557	6.896327	79.885287	582	6.894902	79.885543
533	6.896413	79.883875	558	6.896296	79.885294	583	6.894865	79.885507
534	6.896415	79.883904	559	6.896231	79.885298	584	6.894802	79.885455
535	6.896428	79.883983	560	6.895909	79.885327	585	6.89477	79.885429
536	6.896444	79.884078	561	6.895731	79.885351	586	6.894744	79.885418
537	6.896462	79.884207	562	6.895662	79.885362	587	6.894725	79.885422
538	6.896478	79.884315	563	6.895611	79.885369	588	6.894716	79.885435
539	6.896495	79.884437	564	6.895581	79.885372	589	6.894714	79.885464
540	6.896503	79.884506	565	6.895556	79.885371	590	6.894714	79.885558
541	6.896512	79.884583	566	6.895529	79.885365	591	6.894726	79.885663
542	6.896512	79.884668	567	6.895505	79.885359	592	6.894746	79.885797
543	6.896512	79.884759	568	6.89549	79.885355	593	6.894752	79.885816
544	6.896509	79.884817	569	6.895467	79.885355	594	6.894762	79.885827
545	6.896501	79.884925	570	6.895441	79.885358	595	6.89478	79.885827
546	6.896495	79.88495	571	6.895413	79.885365	596	6.894795	79.885818
547	6.896475	79.884953	572	6.895378	79.885386	597	6.894847	79.88576
548	6.896445	79.884969	573	6.895332	79.885418	598	6.894916	79.885693
549	6.896426	79.88499	574	6.89522	79.885522	599	6.894931	79.885684
550	6.896412	79.88503	575	6.89519	79.885563	600	6.894956	79.885674
601	6.894993	79.885663	626	6.895827	79.886809	651	6.895952	79.88733
602	6.895055	79.885655	627	6.895843	79.886848	652	6.896135	79.887367
603	6.895101	79.885652	628	6.895866	79.886874	653	6.896135	79.887348
604	6.895139	79.885652	629	6.895888	79.886899	654	6.896142	79.887335
605	6.89515	79.885654	630	6.895905	79.886913	655	6.896152	79.887316

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
606	6.895163	79.885665	631	6.895919	79.886931	656	6.896163	79.887303
607	6.895176	79.885692	632	6.895922	79.886944	657	6.896175	79.887294
608	6.89519	79.88572	633	6.895926	79.886963	658	6.896194	79.887284
609	6.895217	79.885764	634	6.895925	79.886979	659	6.896226	79.887279
610	6.895244	79.885799	635	6.895906	79.887034	660	6.896255	79.88728
611	6.895304	79.885847	636	6.895883	79.887093	661	6.896295	79.887295
612	6.895369	79.885879	637	6.895839	79.88722	662	6.896309	79.887302
613	6.895409	79.885894	638	6.895838	79.887229	663	6.896317	79.887308
614	6.895448	79.885899	639	6.895841	79.887237	664	6.896326	79.887304
615	6.895552	79.88591	640	6.895848	79.887238	665	6.896337	79.887291
616	6.895611	79.885916	641	6.895854	79.887234	666	6.896354	79.887275
617	6.895634	79.88592	642	6.895865	79.887229	667	6.89643	79.887154
618	6.895656	79.885929	643	6.895876	79.887231	668	6.896439	79.887137
619	6.895681	79.885942	644	6.895896	79.887235	669	6.89645	79.887112
620	6.8957	79.885966	645	6.89593	79.887247	670	6.896462	79.887067
621	6.895709	79.885991	646	6.895945	79.887257	671	6.896472	79.887007
622	6.895722	79.886134	647	6.895955	79.887273	672	6.896479	79.886968
623	6.895745	79.88637	648	6.895955	79.887292	673	6.896484	79.886917
624	6.895777	79.88663	649	6.895954	79.887312	674	6.896487	79.886872
625	6.895798	79.886742	650	6.895952	79.887319	675	6.896491	79.886812
676	6.896487	79.886779	701	6.896523	79.885307	726	6.89722	79.885359
677	6.896479	79.886742	702	6.896535	79.885296	727	6.897232	79.885364
678	6.896487	79.886597	703	6.896547	79.88529	728	6.897265	79.885367
679	6.896486	79.886567	704	6.896586	79.885282	729	6.89741	79.885391
680	6.896483	79.886553	705	6.896632	79.885273	730	6.897439	79.885399
681	6.896477	79.886532	706	6.896641	79.885269	731	6.897457	79.885405
682	6.896475	79.886507	707	6.896648	79.885259	732	6.897487	79.88542
683	6.896474	79.886448	708	6.896655	79.88525	733	6.897525	79.885434
684	6.896474	79.886352	709	6.896656	79.885244	734	6.897572	79.88545
685	6.896475	79.886252	710	6.896675	79.885154	735	6.897606	79.88546
686	6.896475	79.886206	711	6.896701	79.885153	736	6.897647	79.885473
687	6.896458	79.885878	712	6.89673	79.885151	737	6.897683	79.885489
688	6.896456	79.885844	713	6.897132	79.885126	738	6.897723	79.885512
689	6.896448	79.885744	714	6.89714	79.885127	739	6.897752	79.88553
690	6.896443	79.885582	715	6.897147	79.885131	740	6.89778	79.88555
691	6.896443	79.885555	716	6.897152	79.885135	741	6.897807	79.885573
692	6.896447	79.88553	717	6.897155	79.885148	742	6.897863	79.885639
693	6.896454	79.885497	718	6.897157	79.885169	743	6.897893	79.885674
694	6.896463	79.885468	719	6.897159	79.885254	744	6.897911	79.885695
695	6.896473	79.885437	720	6.897161	79.885271	745	6.897938	79.88572
696	6.896479	79.885411	721	6.897164	79.885292	746	6.897961	79.885735
697	6.896487	79.885383	722	6.897169	79.88531	747	6.897985	79.885748
698	6.896496	79.885362	723	6.897177	79.885325	748	6.898006	79.885756
699	6.896504	79.885342	724	6.89719	79.885338	749	6.898081	79.885777
700	6.896517	79.885323	725	6.897202	79.885348	750	6.898127	79.885791

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
751	6.898192	79.885807	776	6.899191	79.885708	801	6.899318	79.886121
752	6.898234	79.885815	777	6.8992	79.885698	802	6.899309	79.886141
753	6.898312	79.885822	778	6.89921	79.885688	803	6.899259	79.886288
754	6.898354	79.885823	779	6.899222	79.885678	804	6.899253	79.886328
755	6.898354	79.885823	780	6.899234	79.885668	805	6.899249	79.88636
756	6.898417	79.885819	781	6.899245	79.885658	806	6.899249	79.886389
757	6.898444	79.885817	782	6.899257	79.885648	807	6.899255	79.886417
758	6.898481	79.885817	783	6.899269	79.885642	808	6.899264	79.886441
759	6.898509	79.885818	784	6.89928	79.88564	809	6.899289	79.886476
760	6.898538	79.885823	785	6.899295	79.88564	810	6.899327	79.886522
761	6.898557	79.885827	786	6.899364	79.885674	811	6.899343	79.886545
762	6.898584	79.885835	787	6.899441	79.885707	812	6.899355	79.886565
763	6.898702	79.885861	788	6.899478	79.885728	813	6.899361	79.886591
764	6.898737	79.885875	789	6.899497	79.885749	814	6.899363	79.886613
765	6.898763	79.885883	790	6.899509	79.88577	815	6.899364	79.886639
766	6.8988	79.885883	791	6.899521	79.885802	816	6.899351	79.886745
767	6.898869	79.885872	792	6.899528	79.885837	817	6.899342	79.886803
768	6.898933	79.885869	793	6.899529	79.885865	818	6.899336	79.886836
769	6.89903	79.885866	794	6.899526	79.885907	819	6.899332	79.886866
770	6.899052	79.885862	795	6.899518	79.885936	820	6.899307	79.887084
771	6.899064	79.885857	796	6.89951	79.885958	821	6.899299	79.887139
772	6.899078	79.88585	797	6.899496	79.885979	822	6.899294	79.887172
773	6.899095	79.885838	798	6.899473	79.886001	823	6.899286	79.887207
774	6.89911	79.885824	799	6.899421	79.88604	824	6.899281	79.887228
775	6.899127	79.885801	800	6.899332	79.886108	825	6.899279	79.887246
826	6.899278	79.88727	846	6.901176	79.887248	869	6.901488	79.888469
827	6.89928	79.887287	847	6.901236	79.887346	870	6.901518	79.88847
828	6.899288	79.887298	848	6.901283	79.887436	871	6.901538	79.888472
829	6.899296	79.887301	849	6.901328	79.887533	872	6.901557	79.888481
830	6.899305	79.887305	850	6.901364	79.887631	873	6.901574	79.888495
831	6.899323	79.887309	854	6.901395	79.887906	874	6.901583	79.888513
832	6.89934	79.887311	855	6.90138	79.887938	875	6.90158	79.888548
833	6.899406	79.887312	856	6.901373	79.887962	876	6.901576	79.888592
834	6.89942	79.887311	857	6.90137	79.887995	877	6.901567	79.88865
835	6.899583	79.887303	858	6.901377	79.888046	878	6.901556	79.88871
836	6.899585	79.887303	859	6.90138	79.888093	879	6.901536	79.888802
837	6.899786	79.887289	860	6.901384	79.88813	880	6.901514	79.88887
838	6.899938	79.887281	861	6.901393	79.888163	881	6.901485	79.888933
839	6.900606	79.887038	862	6.901406	79.888204	882	6.901458	79.888983
840	6.900848	79.886938	863	6.901416	79.888245	883	6.901372	79.889131
841	6.900954	79.88691	864	6.901436	79.888353	884	6.893236	79.886254
842	6.900955	79.886955	865	6.901445	79.888399	885	6.892869	79.88627
843	6.901058	79.887076	866	6.901458	79.888432	886	6.892888	79.886631
844	6.901071	79.887092	867	6.901463	79.888446	887	6.893269	79.886631
845	6.901133	79.887181	868	6.901475	79.88846	888	6.893236	79.886254



Map 9.13: Residential Development Zone 3 (Nawala West)  
Source: Colombo Metro Region Division, 2021

#### 14. Residential Zone IV ( Nawala East)

- In North Direction      From the end of D.Melwattha mawatha, through the direct line to meet canal and from there towards east, along the canal boundary, until it meets the canal perpendicular to drive.
- In East Direction        From the end point of mentioned northern boundary, through the Nawala wetland and canal boundary.
- In South Direction      From the cross point of Kotte wetland canal and the canal near at open university, in the direction of north ,along the canal up to commercial development zone.
- In West Direction       Eastern boundary of the Commercial development zone 1

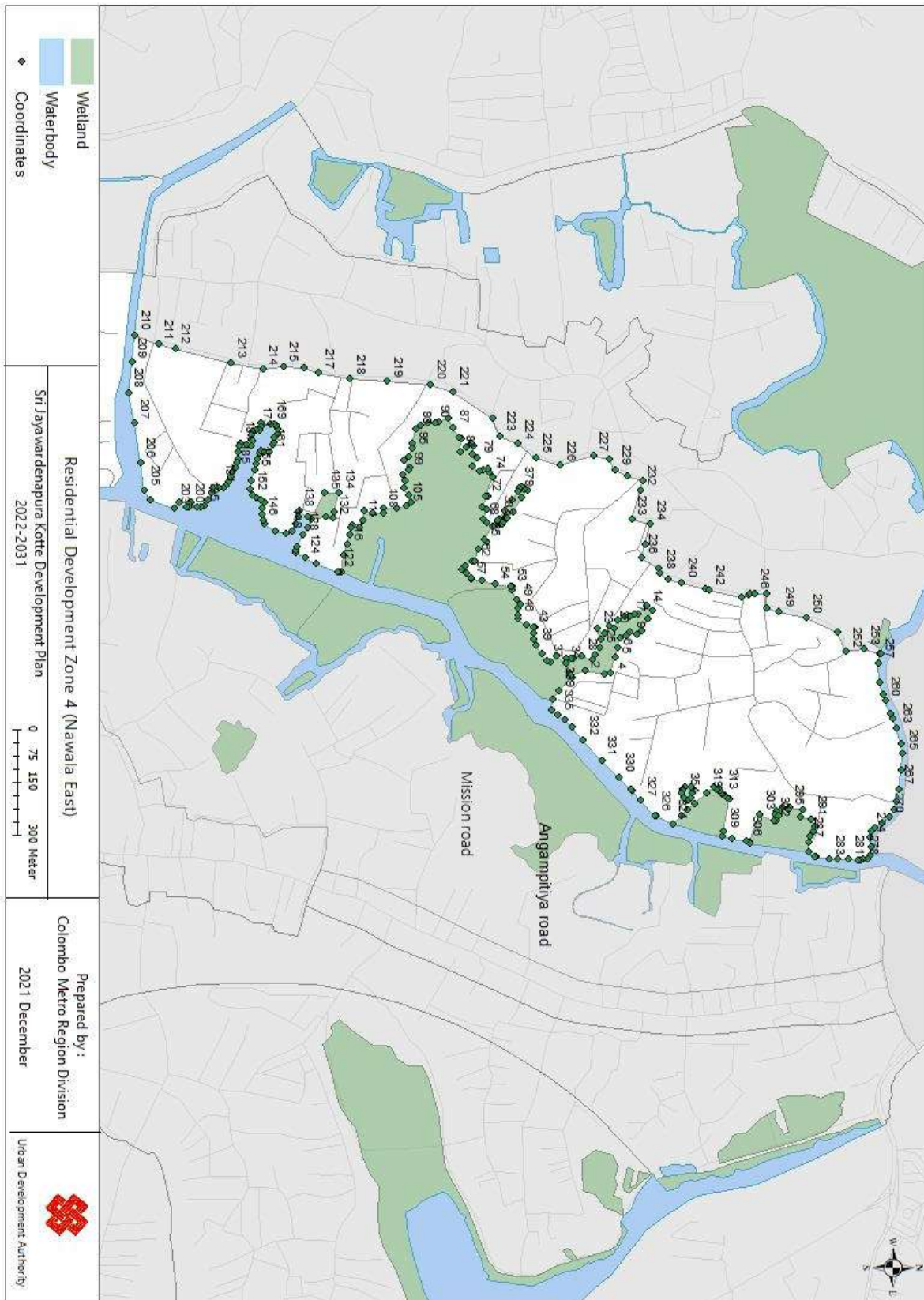
#### Residential Zone IV ( Nawala East) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.895105	79.897279	26	6.895726	79.896748	51	6.893563	79.894985
2	6.895459	79.897167	27	6.895649	79.896891	52	6.893576	79.89498
3	6.895964	79.897262	28	6.895392	79.896777	53	6.893562	79.894978
4	6.896116	79.897205	29	6.895174	79.896834	54	6.893142	79.894921
5	6.89624	79.896805	30	6.895107	79.896834	55	6.892809	79.894838
6	6.896297	79.896577	31	6.894983	79.896853	56	6.892529	79.89482
7	6.896382	79.89632	32	6.895105	79.897279	57	6.892523	79.894778
8	6.896525	79.896253	33	6.895079	79.897216	58	6.89241	79.894665
9	6.89663	79.896158	34	6.894965	79.896966	59	6.892286	79.894564
10	6.896811	79.896215	35	6.894722	79.89678	60	6.892369	79.894463
11	6.896925	79.89613	36	6.894586	79.896945	61	6.892553	79.894338
12	6.897077	79.895825	37	6.894487	79.896923	62	6.892636	79.894338
13	6.89721	79.895606	38	6.894358	79.896716	63	6.892708	79.894017
14	6.897058	79.895492	39	6.894201	79.896509	64	6.892922	79.893856
15	6.89683	79.895701	40	6.894151	79.896366	65	6.89288	79.893796
16	6.896754	79.895692	41	6.894151	79.896202	66	6.893095	79.893457
17	6.89662	79.895749	42	6.89418	79.896052	67	6.89294	79.893338
18	6.896506	79.895749	43	6.89413	79.896038	68	6.892851	79.893273
19	6.896297	79.895844	44	6.893951	79.895967	69	6.892928	79.893005
20	6.896202	79.896073	45	6.893744	79.895817	70	6.892809	79.892934
21	6.896087	79.896025	46	6.893751	79.895738	71	6.892964	79.89266
22	6.895973	79.896196	47	6.893751	79.895538	72	6.89291	79.89266
23	6.895783	79.896063	48	6.893787	79.895467	73	6.893095	79.892178
24	6.895887	79.896349	49	6.893716	79.895346	74	6.892999	79.892065
25	6.895849	79.896568	50	6.893573	79.895074	75	6.892964	79.891952

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.892851	79.891988	101	6.890822	79.892256	126	6.88802	79.894069
77	6.892755	79.892018	102	6.890804	79.892446	127	6.888059	79.893961
78	6.892559	79.891887	103	6.890917	79.892631	128	6.888213	79.893675
79	6.89269	79.891679	104	6.890971	79.892821	129	6.888331	79.893461
80	6.892565	79.891601	105	6.89087	79.892916	130	6.888416	79.893251
81	6.892583	79.891381	106	6.890608	79.892976	131	6.888785	79.893209
82	6.892518	79.891316	107	6.890281	79.892982	132	6.888985	79.893237
83	6.892404	79.891417	108	6.890263	79.893095	133	6.888999	79.89308
84	6.892244	79.891536	109	6.889995	79.893095	134	6.889142	79.892581
85	6.892291	79.891173	110	6.889775	79.893041	135	6.888756	79.892581
86	6.892238	79.891167	111	6.889734	79.893303	136	6.888416	79.893251
87	6.892071	79.890905	112	6.889668	79.893487	137	6.888339	79.893195
88	6.891952	79.890644	113	6.889466	79.893416	138	6.888096	79.893056
89	6.891691	79.890739	114	6.889436	79.893469	139	6.888064	79.893081
90	6.891595	79.890781	115	6.889412	79.893666	140	6.888064	79.893209
91	6.891429	79.890775	116	6.889353	79.893898	141	6.888021	79.893388
92	6.891227	79.89084	117	6.889264	79.894183	142	6.887911	79.89357
93	6.89112	79.890923	118	6.889201	79.894625	143	6.887778	79.893623
94	6.891024	79.891304	119	6.889144	79.894617	144	6.887486	79.893559
95	6.89103	79.891441	120	6.88914	79.894611	145	6.887225	79.893395
96	6.890935	79.891649	121	6.889139	79.894616	146	6.887172	79.893273
97	6.890792	79.891744	122	6.889102	79.894607	147	6.887147	79.893131
98	6.890953	79.891923	123	6.888538	79.8944	148	6.887165	79.89297
99	6.890911	79.891988	124	6.888249	79.89425	149	6.887204	79.892817
100	6.890757	79.892125	125	6.888024	79.894139	150	6.887129	79.892763
151	6.886986	79.892695	176	6.886865	79.891204	201	6.885211	79.892956
152	6.886893	79.892627	177	6.886901	79.891239	202	6.885011	79.892827
153	6.88685	79.89247	178	6.886859	79.891382	203	6.884887	79.892974
154	6.886883	79.892274	179	6.886758	79.891349	204	6.884281	79.892753
155	6.886965	79.891992	180	6.886601	79.891311	205	6.884123	79.89251
156	6.886989	79.891843	181	6.886574	79.891364	206	6.884009	79.891796
157	6.887023	79.891724	182	6.886544	79.891516	207	6.883859	79.89079
158	6.887073	79.89157	183	6.886523	79.891697	208	6.883709	79.890005
159	6.887111	79.891504	184	6.886502	79.891805	209	6.883802	79.889219
160	6.887225	79.891527	185	6.886455	79.891932	210	6.883867	79.888515
161	6.887336	79.891538	186	6.886377	79.892048	211	6.88448	79.888745
162	6.887427	79.891338	187	6.88636	79.892176	212	6.884913	79.888855
163	6.887444	79.891281	188	6.886288	79.892289	213	6.886357	79.88923
164	6.887473	79.891159	189	6.886211	79.892402	214	6.887172	79.889401
165	6.887539	79.891049	190	6.886151	79.892465	215	6.887691	79.889324
166	6.887551	79.890931	191	6.88605	79.89245	216	6.88824	79.889367
167	6.887528	79.890851	192	6.885896	79.892462	217	6.888606	79.889493
168	6.887457	79.890822	193	6.885839	79.892574	218	6.889419	79.889649
169	6.887377	79.890805	194	6.885746	79.892752	219	6.890372	79.889707
170	6.887127	79.890787	195	6.885653	79.892909	220	6.891491	79.889787

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.887121	79.890865	196	6.885564	79.892938	221	6.892065	79.889971
172	6.887085	79.890957	197	6.885464	79.892945	222	6.893094	79.890665
173	6.887005	79.890981	198	6.885311	79.892838	223	6.89328	79.891108
174	6.886901	79.890998	199	6.885275	79.892863	224	6.89374	79.891317
175	6.886865	79.891094	200	6.885261	79.892963	225	6.894199	79.891669
226	6.894828	79.891876	251	6.901953	79.896177	276	6.902816	79.901918
227	6.895673	79.891631	252	6.902187	79.896664	277	6.902741	79.902003
228	6.896078	79.891705	253	6.902654	79.89661	278	6.902628	79.902023
229	6.896255	79.891976	254	6.903052	79.896727	279	6.902543	79.902039
230	6.896543	79.892132	255	6.903073	79.896733	280	6.90248	79.90205
231	6.896957	79.892261	256	6.903079	79.896735	281	6.902259	79.902025
232	6.896899	79.892506	257	6.903032	79.896971	282	6.901974	79.902025
233	6.896664	79.893266	258	6.90305	79.89747	283	6.901756	79.902018
234	6.897144	79.893393	259	6.90315	79.897781	284	6.901415	79.901955
235	6.89701	79.893913	260	6.903199	79.897934	285	6.901393	79.901938
236	6.896932	79.894251	261	6.903339	79.898283	286	6.901231	79.901814
237	6.897366	79.894521	262	6.903383	79.898393	287	6.90122	79.901578
238	6.897399	79.894658	263	6.903491	79.898642	288	6.901242	79.901414
239	6.8976	79.894792	264	6.903604	79.899029	289	6.901342	79.901314
240	6.897942	79.894885	265	6.903648	79.899294	290	6.901377	79.901168
241	6.898579	79.89506	266	6.903601	79.899726	291	6.901292	79.901
242	6.89867	79.895084	267	6.903537	79.900204	292	6.901014	79.900933
243	6.89949	79.895277	268	6.903483	79.900526	293	6.901078	79.900754
244	6.899672	79.895204	269	6.903412	79.900747	294	6.900717	79.900669
245	6.899714	79.895186	270	6.903291	79.90094	295	6.90071	79.900743
246	6.899825	79.895161	271	6.903123	79.901083	296	6.900547	79.90067
247	6.900137	79.895171	272	6.902916	79.901204	297	6.900485	79.900778
248	6.900146	79.895555	273	6.902827	79.901293	298	6.90039	79.900768
249	6.900451	79.895631	274	6.902809	79.901457	299	6.900349	79.900879
250	6.901175	79.895806	275	6.90283	79.901707	300	6.900449	79.900911
301	6.900389	79.901018	326	6.897276	79.900891	351	6.897983	79.900208
302	6.900328	79.901032	327	6.896894	79.90051	352	6.897963	79.900258
303	6.899957	79.900864	328	6.896671	79.900247	353	6.897957	79.900327
304	6.899719	79.901589	329	6.896656	79.90023	354	6.898013	79.900431
305	6.899714	79.901603	330	6.896353	79.899909	355	6.893215	79.893293
306	6.899625	79.901545	331	6.895896	79.899473	356	6.89321	79.893305
307	6.899238	79.901479	332	6.895417	79.898945	357	6.893211	79.893316
308	6.89901	79.901438	333	6.895118	79.898624	358	6.893232	79.893336
309	6.899041	79.901315	334	6.894946	79.898431	359	6.893278	79.89338
310	6.899197	79.900476	335	6.894768	79.898296	360	6.893292	79.893387
311	6.899132	79.900435	336	6.894596	79.898167	361	6.893302	79.893387
312	6.899065	79.900387	337	6.894621	79.897908	362	6.893316	79.893384
313	6.899008	79.90034	338	6.894636	79.89791	363	6.893323	79.893376
314	6.898969	79.900297	339	6.894793	79.897694	364	6.893355	79.893323
315	6.898932	79.900249	340	6.895129	79.897337	365	6.893409	79.893233

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
316	6.898891	79.900188	341	6.895105	79.897279	366	6.89342	79.893218
317	6.898841	79.900214	342	6.898013	79.900431	367	6.893432	79.893218
318	6.898794	79.900147	343	6.898071	79.900495	368	6.893439	79.893223
319	6.898611	79.900298	344	6.898131	79.900499	369	6.893435	79.893233
320	6.898292	79.90058	345	6.898183	79.90045	370	6.893471	79.893241
321	6.898103	79.900755	346	6.898212	79.90031	371	6.893601	79.893067
322	6.89796	79.900887	347	6.898236	79.900198	372	6.89384	79.892703
323	6.897736	79.901114	348	6.898179	79.900166	373	6.893994	79.892503
324	6.897721	79.90111	349	6.898038	79.900158	374	6.893894	79.892465
325	6.897287	79.900902	350	6.898037	79.900158	375	6.893888	79.892475
376	6.893825	79.892412						
377	6.893769	79.892469						
378	6.893739	79.89254						
379	6.893737	79.892546						
380	6.893584	79.892768						
381	6.893401	79.893054						
382	6.893256	79.893247						
383	6.893235	79.89327						
384	6.893215	79.893293						



Map 9.14: Residential Development Zone 4 (Nawala East)  
Source: Colombo Metro Region Division, 2021

## 15. Residential Zone V ( Ethul Kotte west and Pitakotte west)

- In North Direction From the canal boundary that drive across Kotte wetland, in east direction up to the first lot point of Uswatta road (institution based mixed development zone II southern boundary), up to the prior points of first and second lots in Kotte road
- In East Direction From the last point of northern boundary, in the direction of south, along the first and second lots of Kotte road west side up to the first lots of Epitamulla road. Thence through the boundaries of northern and western of mixed development, zone III up to the last point of Mixed development zone I northern boundary.
- In South Direction Northern boundary of Mixed use development zone 1.
- In West Direction Kotte wetland and canal boundaries

### Residential Zone V ( Ethul Kotte west and Pitakotte west) – Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.888283	79.897602	26	6.889424	79.896748	51	6.88986	79.896424
2	6.888355	79.897654	27	6.889435	79.896742	52	6.889866	79.896404
3	6.888447	79.897591	28	6.889449	79.896738	53	6.889875	79.896387
4	6.888658	79.8974	29	6.88946	79.896736	54	6.889891	79.896362
5	6.888668	79.897393	30	6.889475	79.896735	55	6.889908	79.896345
6	6.888673	79.897384	31	6.889487	79.896727	56	6.889925	79.896335
7	6.888677	79.897376	32	6.889506	79.896715	57	6.889943	79.896324
8	6.888797	79.897239	33	6.889523	79.896707	58	6.889973	79.896312
9	6.888834	79.897207	34	6.889546	79.896697	59	6.889993	79.896305
10	6.888846	79.897203	35	6.889571	79.896687	60	6.890011	79.896294
11	6.888858	79.897203	36	6.889609	79.896676	61	6.890056	79.896265
12	6.888871	79.897201	37	6.889645	79.896669	62	6.890162	79.896203
13	6.888898	79.897182	38	6.889665	79.896662	63	6.890184	79.896192
14	6.889037	79.897072	39	6.889688	79.896652	64	6.890203	79.896182
15	6.889049	79.897064	40	6.88971	79.896639	65	6.890215	79.896178
16	6.889058	79.89706	41	6.889731	79.896623	66	6.89023	79.896173
17	6.889076	79.897061	42	6.889788	79.896572	67	6.890264	79.89617
18	6.889094	79.897052	43	6.889805	79.896556	68	6.890281	79.896172
19	6.889247	79.896961	44	6.889818	79.896541	69	6.89031	79.896165
20	6.889259	79.896948	45	6.88983	79.896527	70	6.890334	79.896153
21	6.889275	79.896925	46	6.889842	79.89651	71	6.890352	79.896144
22	6.889326	79.896849	47	6.889851	79.896494	72	6.890374	79.896137
23	6.889351	79.896816	48	6.889852	79.896484	73	6.890391	79.896133
24	6.889387	79.896777	49	6.889853	79.896465	74	6.890411	79.896133
25	6.889405	79.89676	50	6.889856	79.896445	75	6.890437	79.896137

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.890458	79.896144	101	6.891266	79.896403	126	6.891517	79.896641
77	6.890489	79.896165	102	6.891273	79.896408	127	6.89153	79.896649
78	6.890561	79.896184	103	6.891279	79.896423	128	6.891537	79.896653
79	6.890632	79.896204	104	6.89128	79.896451	129	6.891546	79.896657
80	6.89064	79.896203	105	6.891278	79.896487	130	6.891556	79.896656
81	6.89065	79.8962	106	6.891277	79.896508	131	6.891564	79.896654
82	6.890657	79.896193	107	6.891277	79.896527	132	6.891572	79.89665
83	6.890729	79.896119	108	6.891279	79.896542	133	6.891584	79.896648
84	6.890735	79.896115	109	6.891286	79.896554	134	6.891601	79.89665
85	6.890742	79.896112	110	6.891297	79.896572	135	6.891627	79.896655
86	6.890753	79.896109	111	6.891309	79.896588	136	6.891671	79.896668
87	6.890778	79.896109	112	6.891321	79.896597	137	6.891699	79.896681
88	6.890814	79.896115	113	6.891341	79.896607	138	6.891719	79.896694
89	6.890847	79.896122	114	6.891357	79.896611	139	6.89173	79.896705
90	6.890972	79.896152	115	6.891377	79.896611	140	6.891738	79.896721
91	6.891014	79.896164	116	6.891389	79.896602	141	6.891743	79.89674
92	6.891098	79.896199	117	6.891398	79.896593	142	6.891743	79.89676
93	6.891136	79.896218	118	6.891405	79.896587	143	6.891743	79.896777
94	6.891151	79.896229	119	6.891411	79.896582	144	6.89174	79.896794
95	6.891158	79.896243	120	6.891415	79.896581	145	6.891734	79.896806
96	6.891208	79.896343	121	6.891417	79.896581	146	6.891725	79.896814
97	6.891214	79.896362	122	6.891421	79.896582	147	6.891713	79.89682
98	6.89122	79.896377	123	6.891441	79.896595	148	6.891696	79.896826
99	6.891237	79.896391	124	6.891453	79.896602	149	6.891681	79.896833
100	6.891253	79.896399	125	6.891482	79.896618	150	6.891672	79.896843
151	6.891668	79.896852	176	6.891874	79.897005	201	6.892017	79.897491
152	6.89167	79.896864	177	6.891871	79.897012	202	6.892026	79.897557
153	6.891675	79.896871	178	6.891875	79.897024	203	6.892034	79.897598
154	6.891682	79.89688	179	6.891883	79.897032	204	6.892041	79.897626
155	6.891688	79.896888	180	6.891893	79.89704	205	6.892047	79.897655
156	6.891695	79.896891	181	6.891904	79.897049	206	6.892052	79.897678
157	6.891707	79.896893	182	6.891915	79.897059	207	6.89206	79.89771
158	6.89172	79.896888	183	6.891923	79.897068	208	6.892081	79.897786
159	6.891734	79.896881	184	6.891926	79.897074	209	6.892093	79.897834
160	6.891741	79.896873	185	6.891927	79.897082	210	6.892107	79.897895
161	6.891748	79.896864	186	6.891926	79.897087	211	6.892111	79.897911
162	6.891759	79.896851	187	6.891921	79.897088	212	6.892121	79.897955
163	6.891781	79.896829	188	6.891917	79.897091	213	6.89213	79.897993
164	6.891795	79.896826	189	6.891917	79.897097	214	6.89213	79.898005
165	6.891815	79.896829	190	6.89192	79.897123	215	6.89213	79.898007
166	6.891845	79.89684	191	6.891928	79.897182	216	6.892123	79.898016
167	6.891875	79.896857	192	6.891932	79.897202	217	6.892118	79.898021
168	6.891894	79.896881	193	6.89194	79.897228	218	6.892099	79.89803
169	6.891905	79.89691	194	6.891955	79.897262	219	6.892072	79.898035
170	6.891907	79.896928	195	6.891965	79.897285	220	6.892043	79.898038

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.891906	79.896953	196	6.891975	79.897312	221	6.891939	79.898075
172	6.891903	79.896973	197	6.891998	79.897382	222	6.891909	79.898109
173	6.891895	79.896991	198	6.892004	79.897407	223	6.891887	79.898138
174	6.891885	79.897	199	6.892008	79.897439	224	6.891869	79.898164
175	6.891879	79.897003	200	6.892013	79.897465	225	6.891851	79.898194
226	6.891843	79.898213	251	6.892018	79.898989	276	6.894238	79.900944
227	6.891836	79.89824	252	6.892023	79.898982	277	6.894333	79.901267
228	6.891828	79.898269	253	6.892008	79.898923	278	6.89439	79.901486
229	6.891828	79.898295	254	6.892006	79.898911	279	6.894048	79.901686
230	6.891831	79.898345	255	6.892009	79.898901	280	6.893876	79.901743
231	6.891846	79.898401	256	6.892016	79.898895	281	6.893705	79.901648
232	6.891896	79.898507	257	6.892028	79.898888	282	6.893562	79.901715
233	6.891941	79.898569	258	6.892046	79.898885	283	6.893753	79.901914
234	6.891973	79.898613	259	6.892049	79.898954	284	6.893953	79.902019
235	6.89199	79.898639	260	6.892192	79.898954	285	6.894019	79.902162
236	6.892003	79.898668	261	6.892363	79.898802	286	6.894229	79.902324
237	6.892004	79.898686	262	6.892572	79.898735	287	6.894371	79.902276
238	6.891998	79.898712	263	6.892677	79.899059	288	6.894466	79.902162
239	6.89198	79.89876	264	6.89282	79.899154	289	6.894533	79.901905
240	6.891951	79.898813	265	6.892963	79.899107	290	6.894657	79.90181
241	6.891937	79.898834	266	6.893343	79.899259	291	6.894781	79.901734
242	6.891929	79.898859	267	6.893496	79.89923	292	6.894971	79.901448
243	6.891928	79.898879	268	6.893657	79.899278	293	6.895199	79.901324
244	6.891933	79.898904	269	6.893981	79.899706	294	6.895428	79.901334
245	6.891941	79.898933	270	6.894048	79.899868	295	6.895609	79.901334
246	6.891956	79.898977	271	6.89401	79.900068	296	6.895799	79.901458
247	6.891965	79.899004	272	6.894066	79.900122	297	6.895818	79.901724
248	6.891974	79.899005	273	6.894181	79.90023	298	6.895961	79.901886
249	6.891994	79.899002	274	6.8942	79.90043	299	6.896085	79.902067
250	6.892009	79.898995	275	6.894181	79.900696	300	6.89617	79.902057
301	6.896198	79.901998	326	6.89552	79.902815	351	6.895704	79.90355
302	6.896222	79.902046	327	6.895392	79.902869	352	6.895845	79.903592
303	6.896251	79.902108	328	6.895346	79.902897	353	6.896004	79.903638
304	6.896276	79.902157	329	6.8953	79.902935	354	6.896196	79.903696
305	6.896297	79.902193	330	6.895269	79.902965	355	6.896353	79.903743
306	6.896307	79.902212	331	6.895232	79.903008	356	6.896582	79.903821
307	6.89631	79.902223	332	6.895206	79.90305	357	6.896661	79.903833
308	6.896312	79.902246	333	6.895182	79.903105	358	6.896701	79.903838
309	6.896308	79.902274	334	6.895174	79.903138	359	6.896702	79.903819
310	6.896297	79.902317	335	6.895167	79.903166	360	6.896663	79.903817
311	6.896289	79.902345	336	6.895165	79.903193	361	6.896583	79.903804
312	6.896276	79.90238	337	6.895165	79.903226	362	6.896361	79.903733
313	6.896262	79.902409	338	6.895166	79.90326	363	6.896202	79.903679
314	6.896243	79.902442	339	6.89517	79.903287	364	6.89601	79.90362
315	6.896217	79.902481	340	6.895181	79.903321	365	6.89585	79.903572

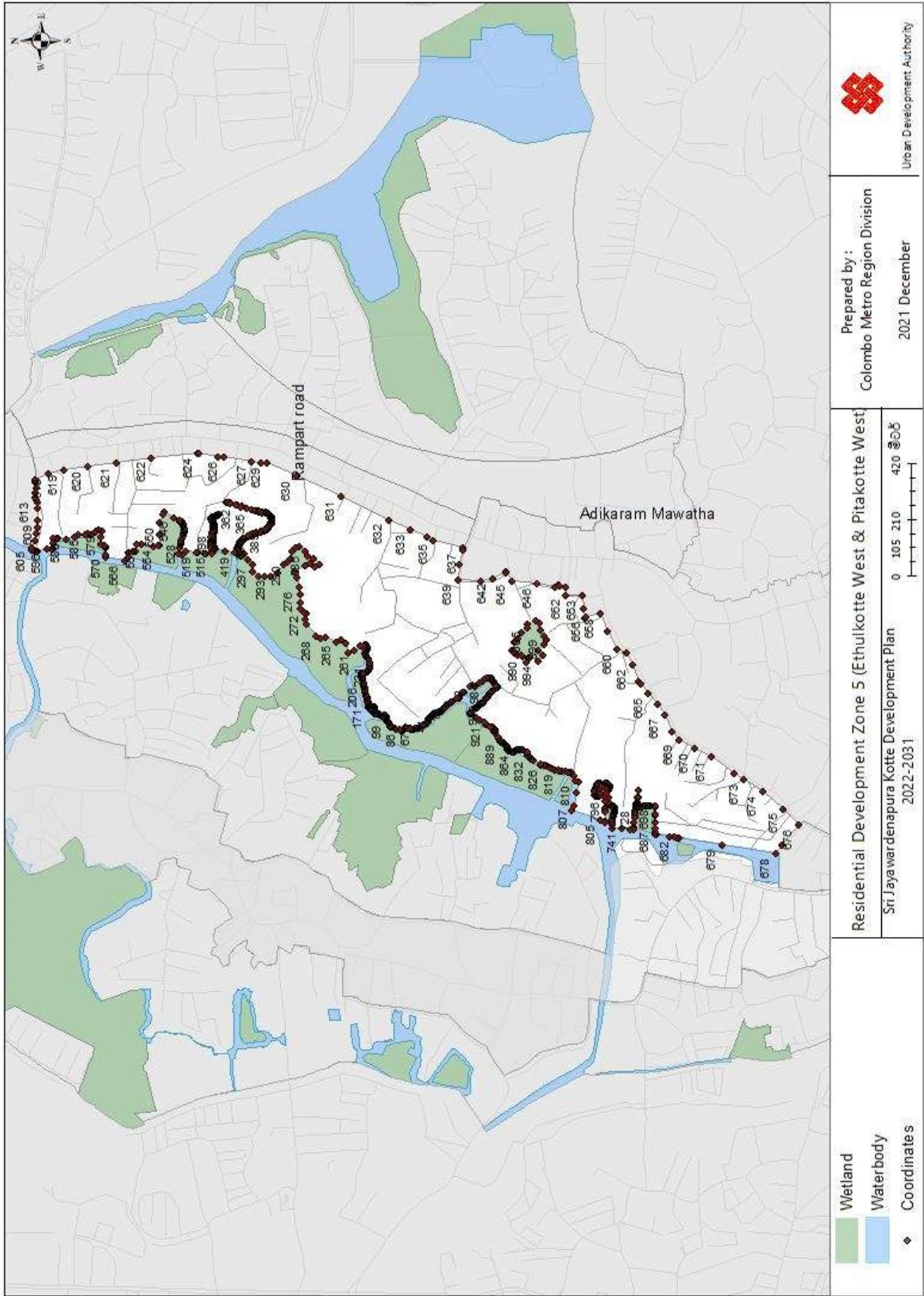
No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
316	6.896189	79.902515	341	6.895199	79.903362	366	6.895713	79.903532
317	6.896151	79.902544	342	6.895214	79.903389	367	6.895613	79.903503
318	6.896118	79.902571	343	6.895232	79.903411	368	6.895561	79.903492
319	6.896078	79.902599	344	6.895263	79.903438	369	6.895477	79.903479
320	6.89597	79.902656	345	6.895304	79.903464	370	6.895379	79.903469
321	6.895871	79.902704	346	6.89533	79.903474	371	6.895338	79.903461
322	6.895785	79.90274	347	6.895374	79.903486	372	6.895314	79.903452
323	6.895726	79.902762	348	6.895474	79.903497	373	6.895271	79.903429
324	6.89569	79.902772	349	6.895554	79.903509	374	6.895239	79.9034
325	6.895557	79.902804	350	6.895606	79.903522	375	6.895223	79.90338
376	6.895208	79.903355	401	6.896201	79.902532	426	6.897148	79.90239
377	6.895192	79.903318	402	6.896228	79.902497	427	6.897154	79.90242
378	6.89518	79.903286	403	6.89626	79.902453	428	6.897159	79.90247
379	6.895177	79.903258	404	6.896278	79.902418	429	6.897161	79.902502
380	6.895177	79.903223	405	6.896295	79.902381	430	6.897161	79.902556
381	6.895178	79.903193	406	6.896305	79.902355	431	6.897159	79.902622
382	6.895181	79.90317	407	6.896315	79.902317	432	6.897157	79.902674
383	6.895187	79.903144	408	6.896324	79.902278	433	6.897155	79.9027
384	6.895196	79.903111	409	6.896329	79.902251	434	6.897143	79.902749
385	6.895218	79.903066	410	6.896337	79.90223	435	6.897132	79.902794
386	6.895245	79.903032	411	6.896343	79.902223	436	6.897123	79.90282
387	6.895278	79.902995	412	6.89635	79.902214	437	6.897115	79.902848
388	6.895314	79.902962	413	6.896357	79.902196	438	6.897109	79.902877
389	6.895362	79.902922	414	6.896368	79.902141	439	6.897107	79.902908
390	6.895405	79.902897	415	6.896373	79.902129	440	6.897107	79.902932
391	6.895521	79.902846	416	6.896378	79.90212	441	6.897107	79.902957
392	6.895561	79.902831	417	6.896388	79.902114	442	6.897107	79.902986
393	6.895695	79.902795	418	6.896396	79.902109	443	6.897107	79.903015
394	6.895731	79.902784	419	6.896411	79.902108	444	6.897109	79.903039
395	6.895794	79.902761	420	6.896732	79.902169	445	6.897113	79.903056
396	6.895881	79.902725	421	6.897062	79.902252	446	6.897122	79.9031
397	6.895978	79.902673	422	6.897078	79.902262	447	6.897128	79.903127
398	6.896086	79.90262	423	6.897098	79.902283	448	6.897134	79.903148
399	6.896129	79.902591	424	6.897126	79.902321	449	6.89714	79.903171
400	6.896162	79.902564	425	6.897135	79.902348	450	6.897143	79.903188
451	6.897144	79.903218	476	6.897203	79.90331	501	6.897204	79.902698
452	6.897143	79.903241	477	6.897209	79.903291	502	6.897213	79.902633
453	6.897134	79.903277	478	6.897212	79.903273	503	6.897222	79.902546
454	6.897123	79.903301	479	6.897212	79.903254	504	6.897225	79.902497
455	6.897111	79.90332	480	6.897211	79.903241	505	6.897223	79.902449
456	6.897094	79.903334	481	6.897207	79.903216	506	6.897222	79.902412
457	6.897048	79.903362	482	6.897198	79.903199	507	6.897222	79.902352
458	6.896995	79.903385	483	6.897182	79.903168	508	6.897214	79.902287
459	6.896978	79.903392	484	6.897166	79.90314	509	6.897201	79.902194
460	6.896968	79.903397	485	6.897156	79.903116	510	6.897187	79.902136

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
461	6.896963	79.903401	486	6.897146	79.903095	511	6.897183	79.902119
462	6.896961	79.903408	487	6.897142	79.903078	512	6.897183	79.902108
463	6.896965	79.903414	488	6.897137	79.903065	513	6.89719	79.902099
464	6.896969	79.903416	489	6.897133	79.903049	514	6.897199	79.902094
465	6.896979	79.90341	490	6.897131	79.903033	515	6.897199	79.902094
466	6.897018	79.903392	491	6.897131	79.903007	516	6.897385	79.902083
467	6.89705	79.903375	492	6.897131	79.902978	517	6.897429	79.902067
468	6.897087	79.903354	493	6.897132	79.90296	518	6.897657	79.902106
469	6.897103	79.903347	494	6.897135	79.902929	519	6.897703	79.902114
470	6.897118	79.903342	495	6.897141	79.902905	520	6.898083	79.902171
471	6.897133	79.903335	496	6.897159	79.902865	521	6.898199	79.902063
472	6.897148	79.903332	497	6.897168	79.902851	522	6.898301	79.902088
473	6.897168	79.903329	498	6.897178	79.902827	523	6.898272	79.902282
474	6.897191	79.903321	499	6.897188	79.902793	524	6.898256	79.902412
475	6.897198	79.903317	500	6.897195	79.902755	525	6.898254	79.902433
526	6.898245	79.902488	551	6.898981	79.902729	576	6.900957	79.902401
527	6.89824	79.902504	552	6.898987	79.902366	577	6.900954	79.902419
528	6.898228	79.902548	553	6.898988	79.902366	578	6.900953	79.902668
529	6.898213	79.902596	554	6.899004	79.902364	579	6.900917	79.902848
530	6.89817	79.902708	555	6.899178	79.902342	580	6.901017	79.902883
531	6.898147	79.902779	556	6.899588	79.902395	581	6.901108	79.902855
532	6.898138	79.902813	557	6.899755	79.902395	582	6.901154	79.902814
533	6.89813	79.902843	558	6.899755	79.902392	583	6.901293	79.902731
534	6.898128	79.902865	559	6.899796	79.902181	584	6.9014	79.902755
535	6.898129	79.902889	560	6.899797	79.902181	585	6.901495	79.902731
536	6.898137	79.90295	561	6.899868	79.902168	586	6.901709	79.902725
537	6.898145	79.903004	562	6.900028	79.90214	587	6.901834	79.902648
538	6.898158	79.903049	563	6.900028	79.902136	588	6.902138	79.902576
539	6.898176	79.903106	564	6.900028	79.901983	589	6.902417	79.902612
540	6.898188	79.903133	565	6.900141	79.901851	590	6.90244	79.902594
541	6.898211	79.90316	566	6.90015	79.901842	591	6.90255	79.902598
542	6.898232	79.903172	567	6.900783	79.90197	592	6.902562	79.902448
543	6.898271	79.903191	568	6.900775	79.902054	593	6.902569	79.902261
544	6.898297	79.9032	569	6.900777	79.902054	594	6.902575	79.902258
545	6.898297	79.90321	570	6.900775	79.902056	595	6.902618	79.902254
546	6.89847	79.903312	571	6.900769	79.902285	596	6.902785	79.902231
547	6.898821	79.903496	572	6.900793	79.902331	597	6.903089	79.902186
548	6.898844	79.903436	573	6.900849	79.902338	598	6.903129	79.902182
549	6.898957	79.903121	574	6.900841	79.902368	599	6.903164	79.902183
550	6.898957	79.903121	575	6.900954	79.902398	600	6.903233	79.902191
601	6.903268	79.902199	626	6.896804	79.905353	651	6.885222	79.900963
602	6.903313	79.90221	627	6.895841	79.905217	652	6.8852	79.900068
603	6.90328	79.902278	628	6.895532	79.905174	653	6.884666	79.900666
604	6.903311	79.902283	629	6.895343	79.905147	654	6.884616	79.900235
605	6.903301	79.902305	630	6.894331	79.904701	655	6.884564	79.899907

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
676	6.877333	79.892889	701	6.88243	79.893543	726	6.88282	79.893557
677	6.877874	79.892225	702	6.88248	79.893537	727	6.88282	79.893538
678	6.878107	79.891921	703	6.882536	79.893532	728	6.882821	79.893523
679	6.879927	79.8922	704	6.882583	79.893528	729	6.882832	79.893479
680	6.881353	79.89245	705	6.882623	79.893527	730	6.882846	79.893427
681	6.881446	79.892466	706	6.882658	79.893527	731	6.882851	79.893403
682	6.881517	79.892479	707	6.882703	79.893536	732	6.88286	79.893355
683	6.881708	79.892512	708	6.882723	79.893548	733	6.882866	79.8933
684	6.882132	79.892586	709	6.882743	79.893564	734	6.882875	79.893221
685	6.882194	79.892597	710	6.882752	79.893582	735	6.882882	79.893155
686	6.882185	79.892661	711	6.882761	79.893586	736	6.882901	79.892984
687	6.882178	79.892789	712	6.882776	79.893594	737	6.88291	79.892838
688	6.882171	79.892988	713	6.882783	79.893599	738	6.882913	79.892783
689	6.882162	79.893234	714	6.882784	79.893607	739	6.882925	79.892724
690	6.882163	79.893253	715	6.882779	79.893639	740	6.883034	79.892734
691	6.882168	79.893261	716	6.882763	79.89382	741	6.883295	79.89276
692	6.882172	79.893273	717	6.882742	79.89408	742	6.883644	79.892794
693	6.882162	79.893506	718	6.882753	79.89408	743	6.88364	79.892908
694	6.882161	79.893529	719	6.882773	79.893821	744	6.883655	79.892913
695	6.882161	79.893539	720	6.88279	79.893666	745	6.883638	79.89293
696	6.882162	79.893548	721	6.882795	79.893646	746	6.883631	79.893005
697	6.882169	79.893554	722	6.882805	79.89363	747	6.883622	79.893083
698	6.882179	79.893555	723	6.882811	79.893616	748	6.883611	79.89318
699	6.882355	79.893564	724	6.882814	79.893603	749	6.883602	79.893207
700	6.882387	79.893553	725	6.882818	79.893572	750	6.883594	79.893231
751	6.883586	79.893255	776	6.883763	79.893841	801	6.88387	79.893426
752	6.883581	79.893279	777	6.883737	79.894088	802	6.88389	79.893327
753	6.883575	79.89332	778	6.883723	79.894136	803	6.883885	79.893015
754	6.883572	79.893354	779	6.88372	79.894157	804	6.883888	79.892995
755	6.883567	79.893397	780	6.883722	79.894179	805	6.884031	79.893044
756	6.883566	79.893432	781	6.883727	79.8942	806	6.885008	79.893403
757	6.883567	79.893487	782	6.883736	79.894226	807	6.884939	79.893552
758	6.88357	79.893511	783	6.883744	79.894247	808	6.884856	79.894001
759	6.883573	79.893521	784	6.88376	79.894269	809	6.884788	79.894358
760	6.883577	79.893527	785	6.88378	79.89429	810	6.884873	79.894394
761	6.883588	79.893538	786	6.883804	79.894305	811	6.884936	79.894563
762	6.883601	79.893544	787	6.883896	79.894335	812	6.88501	79.894682
763	6.88362	79.893551	788	6.883916	79.89423	813	6.8851	79.894699
764	6.883674	79.893565	789	6.883894	79.894219	814	6.885101	79.894699
765	6.883701	79.893572	790	6.883866	79.894205	815	6.885138	79.8947
766	6.88372	79.893577	791	6.883853	79.894195	816	6.885197	79.894704
767	6.883736	79.893584	792	6.883844	79.894178	817	6.885232	79.894707
768	6.883751	79.893594	793	6.883837	79.894155	818	6.885328	79.89472
769	6.883761	79.893607	794	6.883837	79.89412	819	6.885411	79.894732
770	6.883762	79.893609	795	6.883849	79.894004	820	6.885467	79.894746

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
771	6.883761	79.893618	796	6.88387	79.893812	821	6.885576	79.894775
772	6.883767	79.89362	797	6.883878	79.893729	822	6.885659	79.894802
773	6.883769	79.893624	798	6.88388	79.893699	823	6.885722	79.89483
774	6.883772	79.893651	799	6.883881	79.893466	824	6.88582	79.894877
775	6.88377	79.893674	800	6.883881	79.893457	825	6.88591	79.894912
826	6.885938	79.894922	851	6.886691	79.895445	876	6.887189	79.895514
827	6.886044	79.894942	852	6.886701	79.895445	877	6.887199	79.895542
828	6.886081	79.894962	853	6.886717	79.895446	878	6.887208	79.895567
829	6.886291	79.895066	854	6.8868	79.895453	879	6.887219	79.895586
830	6.886385	79.895116	855	6.886825	79.895455	880	6.887246	79.895614
831	6.886397	79.895141	856	6.88685	79.895456	881	6.887282	79.89565
832	6.886441	79.895194	857	6.886861	79.895456	882	6.887303	79.895668
833	6.886455	79.895219	858	6.886872	79.895454	883	6.887326	79.895688
834	6.886461	79.895235	859	6.886884	79.89545	884	6.887346	79.895701
835	6.886465	79.895242	860	6.886892	79.895442	885	6.887356	79.895705
836	6.886471	79.895249	861	6.886907	79.895425	886	6.887382	79.895711
837	6.886485	79.895253	862	6.886916	79.895415	887	6.887395	79.895715
838	6.88649	79.895254	863	6.886926	79.895404	888	6.887412	79.895727
839	6.88651	79.895336	864	6.886935	79.895395	889	6.887424	79.895742
840	6.886508	79.895342	865	6.886945	79.895388	890	6.887434	79.89576
841	6.886505	79.895348	866	6.886966	79.895384	891	6.887438	79.895771
842	6.886507	79.895354	867	6.886995	79.895381	892	6.887463	79.895806
843	6.886515	79.895358	868	6.887036	79.895384	893	6.887483	79.895839
844	6.886653	79.89546	869	6.887071	79.895389	894	6.887497	79.895862
845	6.886664	79.895465	870	6.887101	79.895395	895	6.887507	79.895878
846	6.886675	79.895467	871	6.887139	79.895408	896	6.8876	79.896003
847	6.886682	79.895467	872	6.887159	79.895424	897	6.887608	79.896017
848	6.886687	79.895465	873	6.887171	79.895443	898	6.887622	79.896038
849	6.886685	79.895453	874	6.887177	79.895464	899	6.887632	79.896056
850	6.886688	79.895448	875	6.887182	79.895484	900	6.887634	79.896067
901	6.887631	79.89608	926	6.888431	79.896677	951	6.887941	79.897139
902	6.887625	79.896091	927	6.888433	79.896688	952	6.887919	79.89717
903	6.887621	79.896099	928	6.888429	79.8967	953	6.88789	79.897211
904	6.887618	79.896106	929	6.88842	79.896712	954	6.887863	79.897245
905	6.887615	79.89612	930	6.888344	79.8968	955	6.88782	79.897304
906	6.887616	79.896132	931	6.888294	79.89685	956	6.88779	79.897341
907	6.887627	79.896146	932	6.888274	79.89687	957	6.887762	79.897367
908	6.887664	79.896188	933	6.888259	79.896877	958	6.887742	79.897382
909	6.887681	79.896202	934	6.888237	79.896882	959	6.887704	79.897416
910	6.887691	79.896209	935	6.888224	79.896886	960	6.887657	79.897456
911	6.887695	79.896218	936	6.888206	79.896892	961	6.887615	79.897496
912	6.887698	79.896224	937	6.888186	79.896902	962	6.887545	79.89756
913	6.887716	79.896232	938	6.888168	79.896916	963	6.887535	79.897571
914	6.887732	79.896238	939	6.888143	79.896945	964	6.887535	79.897578
915	6.887736	79.89623	940	6.888117	79.896979	965	6.887538	79.897585

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
916	6.887743	79.896225	941	6.888102	79.897	966	6.887546	79.897597
917	6.887755	79.89622	942	6.888085	79.897017	967	6.887581	79.897651
918	6.887756	79.89622	943	6.888067	79.897029	968	6.887649	79.897746
919	6.887917	79.896282	944	6.888047	79.897039	969	6.88767	79.897775
920	6.88791	79.896296	945	6.88803	79.897042	970	6.887685	79.897791
921	6.88791	79.896352	946	6.888013	79.897044	971	6.887708	79.89781
922	6.887967	79.896385	947	6.887995	79.897048	972	6.887717	79.897821
923	6.888123	79.896473	948	6.887987	79.897053	973	6.887719	79.897829
924	6.888249	79.896554	949	6.887969	79.897089	974	6.887721	79.897848
925	6.888421	79.896664	950	6.887954	79.897119	975	6.887722	79.897869
976	6.887723	79.89788	1001	6.88607	79.899485	1026	6.884229	79.894052
977	6.887724	79.897886	1002	6.886117	79.899732	1027	6.884232	79.894015
978	6.88773	79.89789	1003	6.886241	79.899818	1028	6.88423	79.893914
979	6.887735	79.897892	1004	6.886498	79.899694	1029	6.884217	79.893881
980	6.88778	79.897896	1005	6.886521	79.899578	1030	6.884188	79.893869
981	6.887824	79.897894	1006	6.886707	79.899421	1031	6.884184	79.893863
982	6.88786	79.897892	1007	6.886828	79.899207	1032	6.884156	79.893867
983	6.887864	79.897891	1008	6.886943	79.899085	1033	6.884123	79.893872
984	6.887954	79.897836	1009	6.887021	79.898807	1034	6.884085	79.893882
985	6.888059	79.89775	1010	6.886971	79.89875	1035	6.884068	79.893895
986	6.888145	79.897699	1011	6.886836	79.89865	1036	6.884054	79.89392
987	6.888147	79.897698	1012	6.886721	79.89865	1037	6.884044	79.893989
988	6.888283	79.897602	1013	6.8867	79.89865	1038	6.884021	79.894107
989	6.8867	79.89865	1014	6.884007	79.894196	1039	6.884007	79.894196
990	6.886657	79.898586	1015	6.884004	79.894242			
991	6.886564	79.898421	1016	6.884015	79.894288			
992	6.88645	79.898564	1017	6.884025	79.894311			
993	6.886412	79.898552	1018	6.88405	79.894322			
994	6.886146	79.898438	1019	6.884079	79.894319			
995	6.885965	79.898647	1020	6.884114	79.894307			
996	6.886136	79.898809	1021	6.884143	79.894283			
997	6.885956	79.899018	1022	6.884165	79.894242			
998	6.885879	79.89918	1023	6.884201	79.894143			
999	6.885956	79.899304	1024	6.884218	79.894097			
1000	6.886069	79.899484	1025	6.884229	79.894055			



## 16. Residential Zone VI (Ethulkotte East & Pitakotte East)

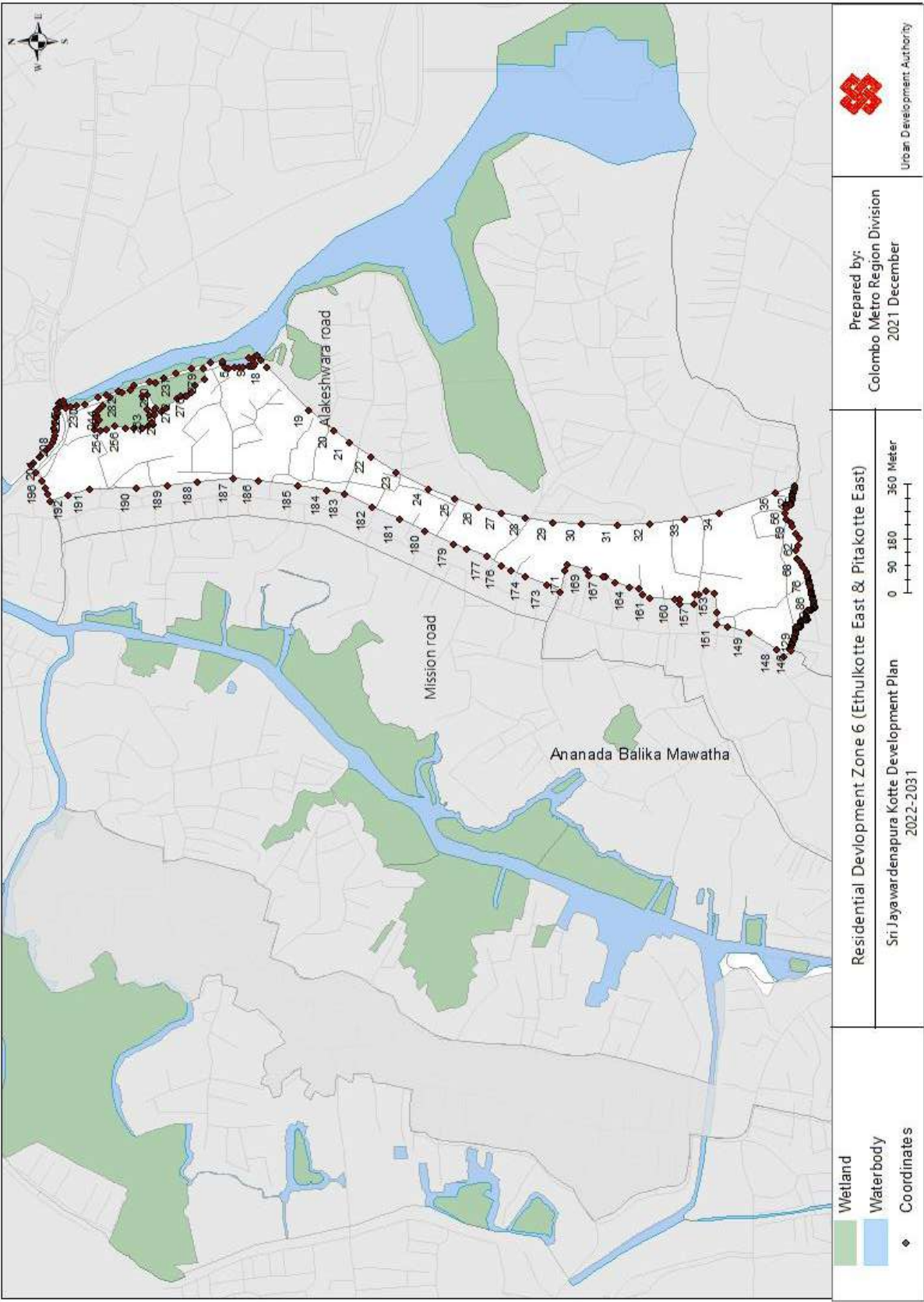
- In North Direction From the eastern boundary of first and second land lots at Eastern side of Kotte road, through the points of first lots of Kotte cross-road up to the Sri Jayawardhanepura mawatha and boundaries of Diyawanna oya.
- In East Direction Along the western boundary of Diyawanna oya where locates at the eastern boundary side of Kotte Municipality, up to the point of northern boundary, Mahindarama temple and includes the 1.5 K distance boundary from parliament
- In South Direction Boundaries of Kotte Municipal council and Maharagama urban council.
- In West Direction From the end point of southern boundary, through the point of Mix development zone III, along the eastern boundaries of that zone, through eastern boundary of service and commercial development zone in north direction. Up to the point meet Institutional based mixed development zone.

### Residential Zone VI (Ethulkotte East & Pitakotte East) - coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.898347	79.910076	26	6.890731	79.90572	51	6.881426	79.905801
2	6.898353	79.910007	27	6.890044	79.90555	52	6.88144	79.905796
3	6.898277	79.909912	28	6.889339	79.905386	53	6.881546	79.905787
4	6.898177	79.909864	29	6.888517	79.905242	54	6.88158	79.905788
5	6.897987	79.909893	30	6.887652	79.905213	55	6.88158	79.905786
6	6.897868	79.909883	31	6.886573	79.905186	56	6.881551	79.905699
7	6.897739	79.909883	32	6.885609	79.905223	57	6.881585	79.905531
8	6.897568	79.909921	33	6.884569	79.905354	58	6.881528	79.905357
9	6.897487	79.909931	34	6.883548	79.905542	59	6.88141	79.905264
10	6.89743	79.909931	35	6.881878	79.906134	60	6.881377	79.905161
11	6.897406	79.910012	36	6.881281	79.906377	61	6.881241	79.904947
12	6.897478	79.910111	37	6.881288	79.906354	62	6.881154	79.904779
13	6.897579	79.910179	38	6.8813	79.906315	63	6.881198	79.904576
14	6.897385	79.910213	39	6.88131	79.906272	64	6.881244	79.904444
15	6.897332	79.910264	40	6.881325	79.906214	65	6.88122	79.904202
16	6.89722	79.910129	41	6.881339	79.906159	66	6.88122	79.9042
17	6.8972	79.910105	42	6.881344	79.906134	67	6.88121	79.904185
18	6.897033	79.909903	43	6.881347	79.906118	68	6.88119	79.904157
19	6.895779	79.908598	44	6.881355	79.906074	69	6.881152	79.904101
20	6.895051	79.907996	45	6.881362	79.906041	70	6.881095	79.904018
21	6.894568	79.907638	46	6.881376	79.905961	71	6.881046	79.903953
22	6.893946	79.90723	47	6.881379	79.905948	72	6.880998	79.90389
23	6.893168	79.906776	48	6.881398	79.905856	73	6.880939	79.903813
24	6.892213	79.90627	49	6.881406	79.905824	74	6.880923	79.903765
25	6.89142	79.905967	50	6.881414	79.905811	75	6.880898	79.903688

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.88091	79.903678	101	6.880717	79.902721	126	6.881202	79.902149
77	6.880895	79.903613	102	6.880742	79.902704	127	6.881248	79.90215
78	6.880895	79.903613	103	6.880763	79.90269	128	6.881246	79.902098
79	6.88088	79.903552	104	6.880779	79.902685	129	6.881247	79.902088
80	6.880867	79.903499	105	6.880797	79.902669	130	6.881251	79.902019
81	6.88086	79.903469	106	6.880833	79.902655	131	6.881262	79.901959
82	6.880854	79.903444	107	6.880863	79.902644	132	6.881267	79.901933
83	6.880842	79.903391	108	6.880886	79.902638	133	6.881269	79.901927
84	6.880828	79.903328	109	6.880928	79.902627	134	6.881276	79.9019
85	6.880805	79.90323	110	6.880934	79.902612	135	6.881281	79.901888
86	6.880796	79.903191	111	6.880953	79.902572	136	6.881295	79.901846
87	6.880788	79.903156	112	6.880935	79.902477	137	6.88131	79.901801
88	6.880779	79.903122	113	6.880928	79.902436	138	6.881312	79.901794
89	6.880775	79.903098	114	6.880926	79.902424	139	6.881345	79.901709
90	6.880773	79.903089	115	6.880919	79.902384	140	6.881363	79.901663
91	6.880767	79.90306	116	6.880916	79.902364	141	6.881382	79.901617
92	6.880765	79.903051	117	6.880941	79.902361	142	6.881386	79.901607
93	6.88076	79.903027	118	6.880981	79.902357	143	6.881412	79.901552
94	6.880755	79.903	119	6.881051	79.902349	144	6.881435	79.901501
95	6.880749	79.902969	120	6.881119	79.902342	145	6.881452	79.901472
96	6.880739	79.902923	121	6.881122	79.902296	146	6.881391	79.901451
97	6.880727	79.902861	122	6.881115	79.902228	147	6.881597	79.90125
98	6.880711	79.90278	123	6.881113	79.902206	148	6.881825	79.901478
99	6.880704	79.902744	124	6.88111	79.902166	149	6.882663	79.901973
100	6.880701	79.902731	125	6.88114	79.902148	150	6.883291	79.902163
151	6.883614	79.902211	176	6.890045	79.90399	201	6.90377	79.907255
152	6.883604	79.902574	177	6.890477	79.904249	202	6.90361	79.907435
153	6.883701	79.903165	178	6.891076	79.904477	203	6.903491	79.907558
154	6.883947	79.903217	179	6.891476	79.904629	204	6.903441	79.907649
155	6.884158	79.903119	180	6.892317	79.905018	205	6.903397	79.907755
156	6.884259	79.90311	181	6.893084	79.905368	206	6.903354	79.907862
157	6.884281	79.902835	182	6.893902	79.905738	207	6.903354	79.907874
158	6.884718	79.902841	183	6.894712	79.906105	208	6.903354	79.907974
159	6.884718	79.902966	184	6.895253	79.906219	209	6.903379	79.90809
160	6.884879	79.902976	185	6.896112	79.906355	210	6.903341	79.90821
161	6.885597	79.903018	186	6.89728	79.906514	211	6.90332	79.908391
162	6.885824	79.903126	187	6.898022	79.906571	212	6.903315	79.908424
163	6.885951	79.903301	188	6.899094	79.906487	213	6.9033	79.908524
164	6.886209	79.903347	189	6.899989	79.906368	214	6.903295	79.908533
165	6.886647	79.903473	190	6.900932	79.90628	215	6.903297	79.908541
166	6.886923	79.903639	191	6.902326	79.906247	216	6.903324	79.908659
167	6.886988	79.903651	192	6.90295	79.906071	217	6.903323	79.90866
168	6.88743	79.903694	193	6.90349	79.905916	218	6.903243	79.908711
169	6.887499	79.903861	194	6.903569	79.906122	219	6.903222	79.908726
170	6.888074	79.904006	195	6.903625	79.906296	220	6.903208	79.908735

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
171	6.88813	79.903818	196	6.903738	79.906522	221	6.903228	79.908784
172	6.888306	79.9032	197	6.903917	79.906748	222	6.903248	79.908832
173	6.888695	79.903399	198	6.904064	79.906987	223	6.903211	79.908848
174	6.889315	79.903644	199	6.904011	79.907034	224	6.903191	79.908857
175	6.889763	79.90382	200	6.903815	79.907213	225	6.903118	79.90889
226	6.903075	79.908778	251	6.902168	79.908029	276	6.899279	79.909139
227	6.903025	79.9087	252	6.902007	79.908015	277	6.899163	79.909371
228	6.902882	79.908714	253	6.901991	79.908008	278	6.898901	79.90956
229	6.902725	79.908764	254	6.901812	79.908055	279	6.898938	79.909849
230	6.902475	79.908807	255	6.90158	79.908159	280	6.900364	79.909435
231	6.902068	79.909021	256	6.901249	79.908082	281	6.901091	79.909218
232	6.901825	79.909064	257	6.901004	79.908093	282	6.901337	79.909142
233	6.901447	79.9092	258	6.900755	79.908093			
234	6.900997	79.909349	259	6.900587	79.908144			
235	6.900519	79.909478	260	6.90042	79.90819			
236	6.900112	79.909592	261	6.900446	79.908258			
237	6.899734	79.909728	262	6.900531	79.908481			
238	6.89927	79.909849	263	6.900595	79.908648			
239	6.898699	79.910049	264	6.900742	79.909031			
240	6.898347	79.910076	265	6.900605	79.909086			
241	6.901337	79.909142	266	6.900351	79.908694			
242	6.901697	79.908998	267	6.900376	79.908621			
243	6.901697	79.908997	268	6.900376	79.908479			
244	6.901925	79.90875	269	6.900191	79.908571			
245	6.902039	79.908643	270	6.900169	79.908593			
246	6.902104	79.908593	271	6.900034	79.908678			
247	6.902089	79.908457	272	6.899727	79.908957			
248	6.902132	79.908386	273	6.899605	79.909057			
249	6.90204	79.908345	274	6.899448	79.909057			
250	6.902154	79.908193	275	6.89942	79.909057			



Map 9.16: Residential Development Zone 6 (Ethulkotte East & Pitakotte East)  
Source: Colombo Metro Region Division, 2021

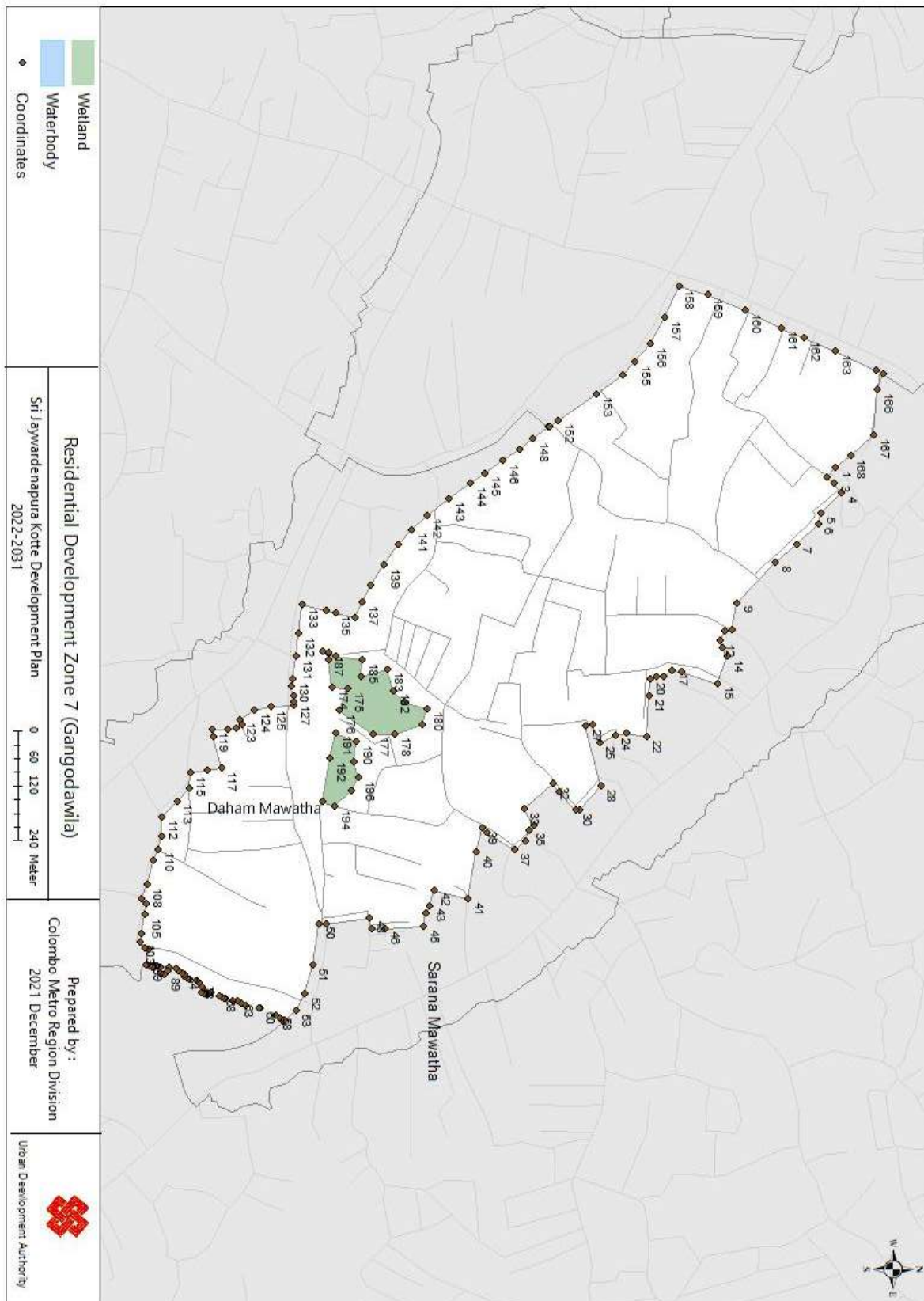
## 17. Residential Zone VII (Gangodawila)

- In North Direction      From the after point (place where meet commercial development zone II and mix development zone III) of first lot in Mirihana road, towards east, through the northern boundary of Mirihana Police ground, up to the limits of eastern boundary of the zone.
- In East Direction      Western boundary of Mix development zone.
- In South Direction      The boundary that differentiate the Kotte Municipal council limit and Maharagama Urban council limit.
- In West Direction      Boundaries of Commercial development zone III and II

### Residential Zone VII (Gangodawila) - Coordinates

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
1	6.872741	79.901768	26	6.867937	79.906853	51	6.862382	79.911628
2	6.872569	79.901955	27	6.8678	79.906893	52	6.862234	79.912195
3	6.87273	79.902073	28	6.868093	79.908084	53	6.862053	79.912524
4	6.872862	79.902267	29	6.867681	79.90854	54	6.861808	79.912733
5	6.872452	79.902674	30	6.867608	79.908553	55	6.861816	79.912724
6	6.872406	79.902896	31	6.867268	79.908185	56	6.861824	79.912715
7	6.871973	79.903283	32	6.867149	79.908039	57	6.861735	79.912658
8	6.871558	79.903657	33	6.866573	79.908529	58	6.861662	79.912611
9	6.870804	79.904452	34	6.866773	79.908853	59	6.861339	79.912488
10	6.870706	79.904974	35	6.866683	79.908947	60	6.861322	79.912482
11	6.87055	79.905006	36	6.866606	79.909176	61	6.861059	79.91242
12	6.870455	79.905197	37	6.866379	79.909341	62	6.860966	79.912376
13	6.8705	79.90533	38	6.86585	79.908999	63	6.860904	79.912342
14	6.870603	79.905509	39	6.86574	79.908912	64	6.860791	79.91233
15	6.870414	79.906045	40	6.865637	79.90939	65	6.860661	79.912287
16	6.869704	79.905806	41	6.865466	79.910317	66	6.860635	79.912278
17	6.869512	79.905787	42	6.864795	79.910141	67	6.860584	79.912261
18	6.86934	79.905901	43	6.864704	79.910451	68	6.860545	79.912248
19	6.869209	79.905917	44	6.864621	79.910609	69	6.860365	79.912166
20	6.869073	79.905967	45	6.864582	79.910871	70	6.860314	79.912186
21	6.86905	79.906295	46	6.863814	79.910904	71	6.860271	79.912202
22	6.868997	79.907109	47	6.86356	79.910906	72	6.860248	79.912195
23	6.868596	79.907035	48	6.863513	79.910687	73	6.860222	79.912187
24	6.868378	79.907069	49	6.862651	79.910803	74	6.860181	79.912175
25	6.868071	79.907221	50	6.862518	79.910803	75	6.860183	79.912169

No	Point X	Point Y	No	Point X	Point Y	No	Point X	Point Y
76	6.860209	79.912071	101	6.859132	79.911303	126	6.862003	79.906484
77	6.860184	79.912056	102	6.859061	79.911289	127	6.86202	79.906412
78	6.860125	79.911979	103	6.858957	79.911163	128	6.862001	79.9063
79	6.860078	79.911933	104	6.858989	79.911008	129	6.861969	79.906106
80	6.859934	79.911905	105	6.859069	79.910629	130	6.861999	79.905961
81	6.859903	79.911893	106	6.859089	79.910417	131	6.86207	79.905505
82	6.85984	79.911869	107	6.858999	79.910317	132	6.862105	79.905054
83	6.859842	79.911816	108	6.859101	79.910032	133	6.862189	79.904494
84	6.859806	79.911791	109	6.859218	79.909559	134	6.862663	79.904602
85	6.859724	79.911743	110	6.85932	79.909326	135	6.862833	79.904641
86	6.859676	79.911698	111	6.859385	79.909079	136	6.863237	79.904734
87	6.859537	79.911668	112	6.859394	79.90869	137	6.863374	79.904437
88	6.859509	79.911736	113	6.859692	79.908379	138	6.86353	79.904112
89	6.85944	79.91181	114	6.859946	79.908129	139	6.863796	79.903706
90	6.85936	79.911787	115	6.859959	79.907824	140	6.864083	79.903301
91	6.85937	79.911669	116	6.860298	79.907772	141	6.86435	79.902998
92	6.85931	79.911656	117	6.860578	79.907729	142	6.864648	79.902718
93	6.859283	79.91165	118	6.860418	79.907111	143	6.865085	79.902379
94	6.859224	79.911637	119	6.860394	79.906964	144	6.865511	79.902083
95	6.859218	79.911672	120	6.860694	79.906969	145	6.865806	79.901878
96	6.859197	79.911664	121	6.860869	79.906932	146	6.866159	79.901632
97	6.859149	79.911654	122	6.860982	79.906871	147	6.866485	79.901406
98	6.859148	79.911635	123	6.860947	79.906759	148	6.866751	79.901207
99	6.859103	79.911629	124	6.861235	79.906565	149	6.867055	79.900966
100	6.859093	79.911628	125	6.86155	79.906515	150	6.867061	79.900957
151	6.867069	79.900963	169	6.872741	79.901768	187	6.862694	79.905444
152	6.867258	79.900836	170	6.862694	79.905444	188	6.8633	79.907911
153	6.868007	79.900308	171	6.862592	79.905401	189	6.863205	79.907602
154	6.868527	79.899926	172	6.862695	79.905469	190	6.863253	79.907197
155	6.868767	79.899686	173	6.862699	79.905579	191	6.862844	79.907025
156	6.869077	79.899318	174	6.862771	79.906114	192	6.862729	79.90753
157	6.869366	79.898793	175	6.863092	79.90615	193	6.862586	79.908387
158	6.869643	79.898182	176	6.862914	79.906578	194	6.862824	79.908482
159	6.870214	79.898352	177	6.863592	79.907042	195	6.863158	79.908173
160	6.870963	79.898661	178	6.86402	79.907042	196	6.8633	79.907911
161	6.871681	79.898998	179	6.864555	79.906864			
162	6.872132	79.899199	180	6.864663	79.906543			
163	6.872743	79.899462	181	6.864199	79.9064			
164	6.873549	79.899833	182	6.863984	79.906186			
165	6.873689	79.899921	183	6.863877	79.905757			
166	6.873581	79.900227	184	6.863342	79.9059			
167	6.873512	79.901131	185	6.863378	79.905579			
168	6.873049	79.901533	186	6.862842	79.905508			



Map 9.17: Residential Development Zone 7 (Gangodawila)  
Source: Colombo Metro Region Division, 2021

