Mihinthalaya Urban Development Plan 2019 - 2030

Volume 1



Urban Development Authority
North Central Provincial Office
Anuradhapura - 2019

Mihinthalaya Urban Development Plan

Volume One

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Honorable Minister's forward



Having been established under the provisions of the Urban Development Authority Law: Act No. 41 of 1978, the Urban Development Authority by now has completed 40 years of service contributing to planned urban development in Sri Lanka. At this moment the UDA marks another milestone by completing a comprehensive Development Plans for all urban development areas in the Anuradhapura District.

This development plan has been prepared for the implementation of the envisaged integrated development of the Mihinthalaya Pradeshiya Sabha area. This development plan covers the conservation and integration of unique archaeological value in to the development of Mihinthale and its surroundings area.

My understanding is that the preparation of this Plan involved extensive consultation with professionals, experts, stakeholders and the communities, while engaging modern methods, sound techniques and innovative approaches. In this regard, I appreciate the extraordinary efforts of the Chairman, Director General, Planning Team and all staff of the Urban Development Authority those who have contributed in numerous ways to successfully complete this work. I also appreciate the support and contribution of relevant local authorities, state and private sector agencies and general public by working equally on the same platform to make the Mihinthalaya Development Plan a success.

Honorable Minister, Patali Champika Ranawaka

Ministry of Western and Megapolis Development

Honorable Chairman's Forward - Urban Development Authority



Today, the Urban Development Authority (UDA) is the apex planning and plan implementation body in Sri Lanka that is responsible for managing the state of the urban environments of the nation. The Authority was established in 1978 with the objective of introducing integrated planning and implementation in order to promote and regulate the developments for the common benefit of all inhabitants of the urban areas.

Under the Amendment Act No 4 of 1982; (Part II section 8A [1]) the Urban Development Authority has been mandated to prepare Development Plans for the Urban Development Areas, declared by the Minister-in-charge. The development plan for Mihinthale Urban Development Area has been prepared and enforced under such provisions. As a result of the declaration of the part of Anuradhapura district as an urban development area, the Urban Development Authority initiated the preparation of Mihinthalaya Urban Development plan considering Physical, economic, social and environmental aspects of the Mihinthalaya Urban development Area and its surroundings.

For the implementation of this Plan, we have not forgotten that our path is not as smooth as silk, but as rough as gravel, full of challenges, filled with uncertainties, and fouled by vicious intents. Yet the UDA today is equipped with necessary systems, tools and strategies to face such challenges, withstand those uncertainties and to make the Mihinthalaya Urban Development area as "Residential garden in Cultural Spring"

I take this opportunity to offer my sincere gratitude to the Team of the UDA who had to work hard and was committed to deliver this comprehensive work and also to all those who have supported and contributed with various means towards its formulation and hope the equal and continuous support of the all of them will be there towards its successful implementation.

DR. Jagath Munasingha

Chairman, Urban Development Authority

Honorable Chairman Forward - Mihinthalaya Pradeshiya Sabha

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

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

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

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

D.R. Lal Senevirathne

Chairman

Mihinthale Pradeshiya Sabha



Forward

This plan indicates the physical, social, environmental and economic development of the Mihinthalaya Pradeshiya Sabha area for the next 11 years. The world's first sanctuary is located in Mihinthale, it also one of the important religious centers in Sri Lanka, Developed in an environmentally friendly manner. this development plan was prepared in order to preserve antiquity in the area and to develop the new development tendencies. Goal, Objectives and Strategic Projects, identified under this plan are in cooperated to the plan. This development plan is valid for the period from 2019 to 2030.12.31.



Acknowledgement

The development plans for the Mihinthale Urban area were prepared by the Planning Team of the North Central Provincial Office of the Urban Development Authority. The successful completion of this plan by a number of public and private sector organizations has been

successfully completed and should be remembered thanks to the assistance provided by organizations in the field of data and information. We warmly thank the resource persons who supported us directly and indirectly when preparing this development Plan.



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1 Introduction

1.1 Background of the Development Plan

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

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

In Mihinthalaya local authority area UDA has declared 25 GNDs and 23580 hectares as Urban development area. Out of them UDA prepared development plan for 15 GNDs and 8369 hectares including Zoning, planning and building regulations.



1.2 Planning Team

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

1.2.1 Main Institutions

Mihinthalaya Pradeshiya Sabha

Urban Development Authority

1.2.2 Main Consultation institutions

Rajarata University of Srilanka

National Physical Planning Department

Mihinthalaya Divisional Secretariat Office

Archeological Department

Central Cultural Fund

Road Development Authority

Provisional Road Development Authority

Forest conservation Department

Wild life department

Department of Agrarian development

Ceylon electricity Board

Disaster Management Center

Water supply and drainage Board



Srilanka transport Board

Education Department

Irrigation Department

1.2.3 Other Stakeholders

Mihinthalaya Rajamaha Viharaya

Doramadalawa Rajamaha Viharaya

Trade Association – Mihinthalaya

Hotel Association – Mihinthalaya

Chamber of Commerce

1.2.4 UDA Planning Team

01 Director (NCP)	-	Plnr.Jagath Liyanage
02 Deputy Director	-	Plnr. Rohini gunathilaka
03 Planning officer	-	Mr. M.P. Maurawanshe
04 Planning officer	-	Mrs. Sriyani Dahanayake
05 Planning officer	-	Mrs. Pushpini Indika
06 Planning officer	-	Mrs. Kumari Thalagune
07 Planning officer	-	Mrs. Renuka Dhanapala
08 Assistant Planning Officer	-	Mr. Suresh Madhuranga
09 Assistant Planning Officer	-	Mr. Hasitha Prabhath

1.2.5 Head Office Planning Team

01 Deputy Director General (Planning)

02 Development Planning Division

03 Environment & Landscape division

04 Research & Development Division

05 G.I.S Division

06 Enforcement Division

1.3 Scope of the Work

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

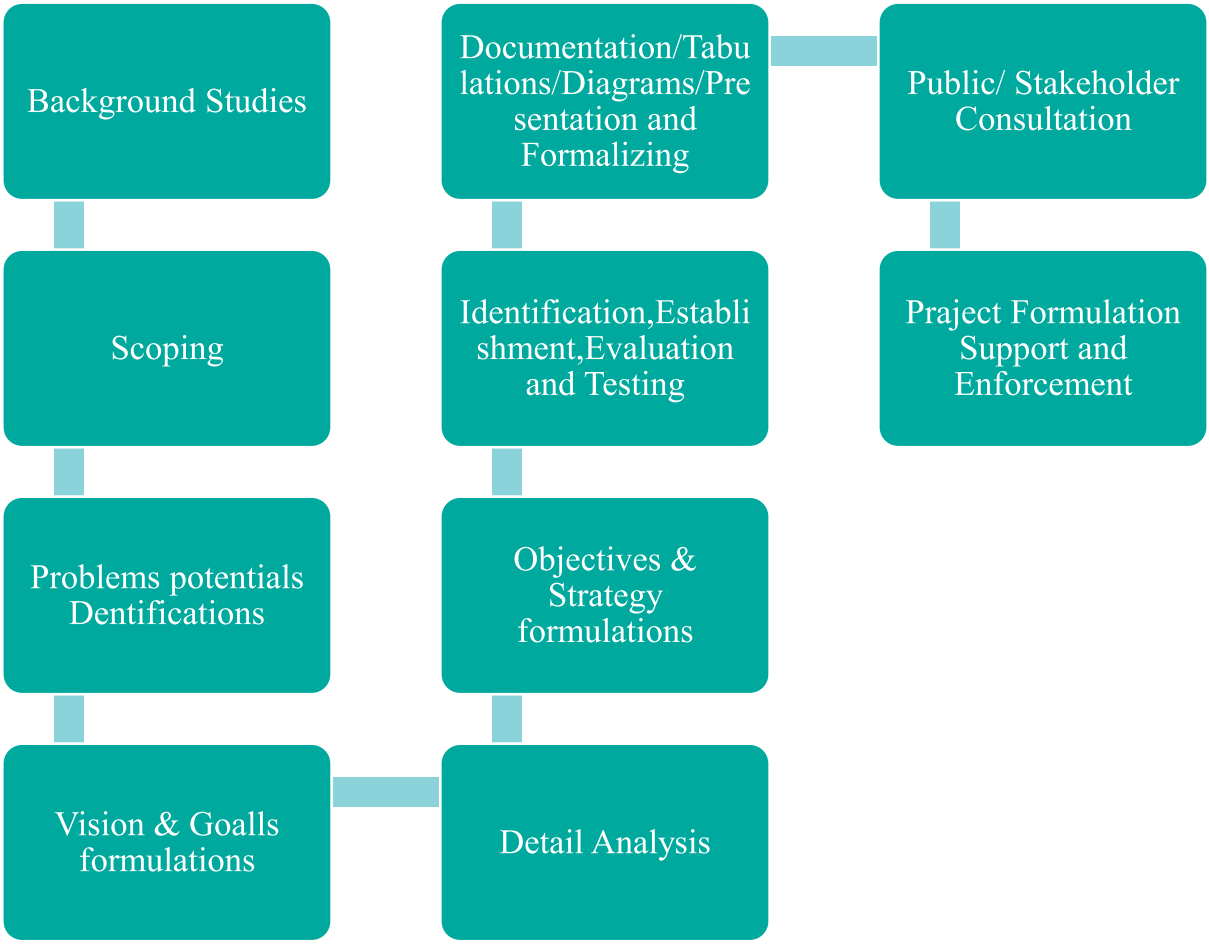
in here, mainly focused on, activities that are generation within Poson festival and facilitate to those activities and improve physical, social, economic and environment condition within the Area. At the same time in this plan also focused on to improve living conditions and to manage other important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

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



1.4 Planning Process

Figure 1: Planning Process



Source – Urban Development Authority

1.4.1 background Studies

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

1.4.2 scope of the work

A study has been done on locating the town according to the urban hierarchy, the considering needs in Mihinthalaya city according to the national level plans, development activities being implemented in the area, Vehicular movement, day to day life activities, pedestrian's movements and proposed development activities.

1.4.3 problem potential definition

In this phase planning team have been gained all of the necessary data from relevant institutions and organizations. As well as ideas gained from these people, how should plan prepared for Mihinthalaya Area for upgrade sustainable development as wish of people who are live in Mihinthalaya and people who area come to Mihinthalaya.

1.4.4 Vision and Gall Formulation

After analyzed all of the data by using basic and advance analysis, vision was prepared for Mihinthalaya Area. The rough vision was, Mihinthalaya Town should be developed as a Residential City. Based on this vision all of the goals have been prepared for achieve Vision for the Mihinthalaya Area.

1.4.5 Detail Analysis

To achieve Vision for the Mihinthalaya Area by 2030 all of the necessary analyzed done for the Mihinthalaya Area, at the same time various kind of advises gain from planning committee from UDA. As well as based on analysis planning team gained clear idea about environmental sensitive area, development pressure area and where the mostly developable lands area in Mihinthalaya Area.



1.4.6 Objective and Strategy Formulation

According to Vision for the Mihinthalaya development plan, there is 01 main goal. This goal is aim to achieve particular objectives in Mihinthalaya Development plan. In this section is aimed to get clear understand about how should be building hierarchy, building density, infrastructure fasciitis, in the Mihinthalaya Area.

1.4.7 Identification, evaluation and testing

In this part, basically identified what are the strategic projects should be implemented for achieve Vision for the Mihinthalaya Area, these strategic projects will supply heavy back up to Achieve Vision for the Mihinthalaya Area. At the same time for land use management strategies the new method has been introduced to achieve Vision and land management in the Area.

1.4.8 Documentation/Tabulations/Diagrams/Presentation and Formalizing

This step is beginning from the first step in the development plan. At the same time always updated data and other kind of scientific calculations in this phase.

1.4.9 Public/ Stakeholder Consultation

In this step, basically done several kinds of scenarios to achieve vision for the Mihinthalaya Area. As well as all of the Physical, Social, Environment and economic strategies link together to Achieve vision for the Mihinthalaya Area.

1.4.10 Project Formulation Support and Enforcement

In this phase development plan gazette by the Honorable Minister as legal document after completion of the necessary requirements.





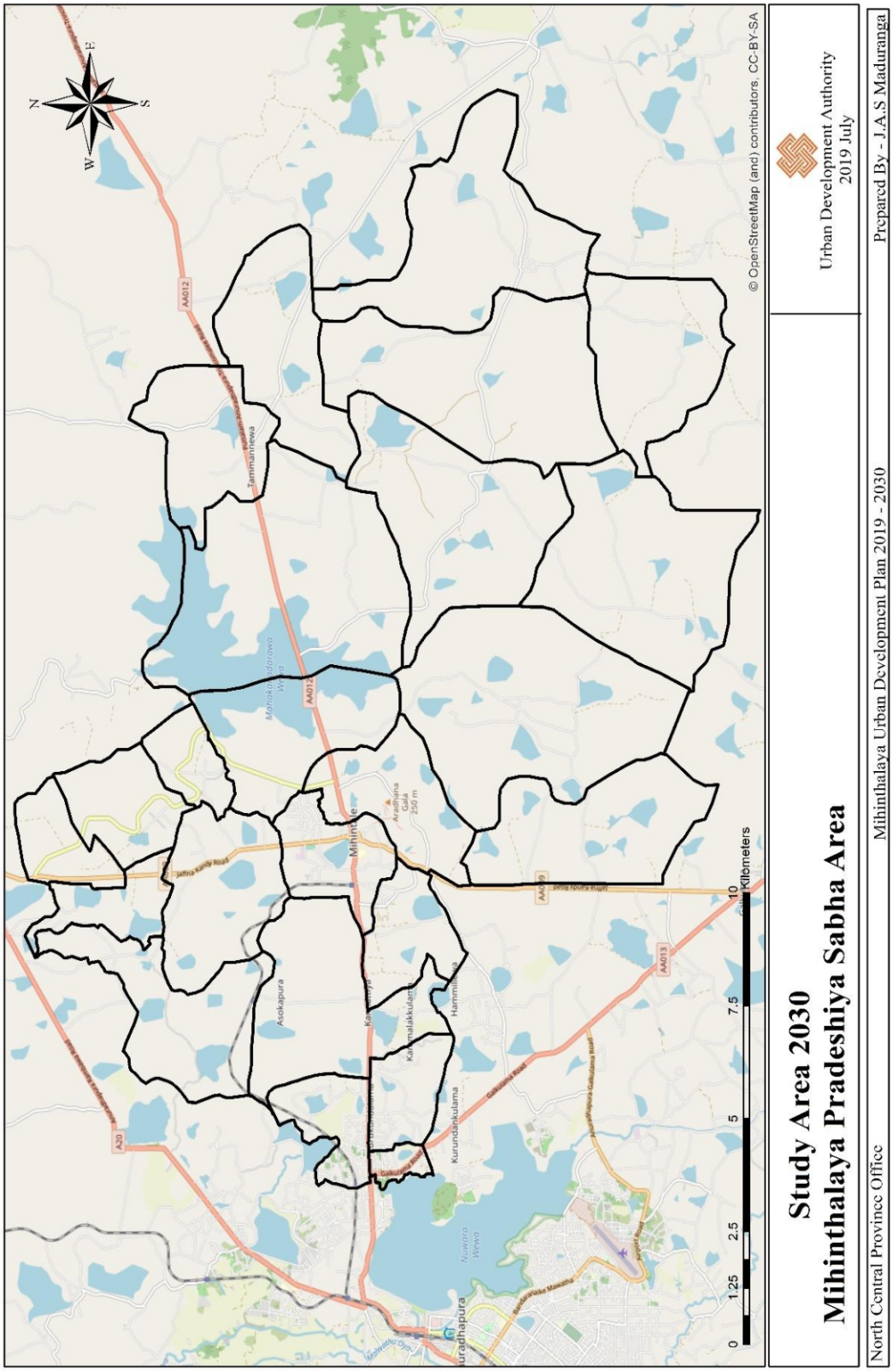
2 Preliminary Studies

2.1 Study Area

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

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





Map 1: Study Area

Source – Geographical Information System

2.2 Planning and situational context

2.2.1 Planning context

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

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

maximize development potentials in this area and as a result of that in 2030 the Mihinthalaya local authority area will get sustainable development to supporting those who are live in this area and people who are coming to the Mihinthalaya Urban Area.

2.2.2 Situational Context

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

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

When consider about physical conditions in the Area, Mihinthalaya belongs to dry Zone. Although actual temperature is 29^0C (Chart 06), feeling temperature is generally get 35^0C. when North – East monsoon is commencing area can get rainfall intensity in-between 1000 – 1500ml per year. But when analyses rainfall data within previous time period, its shows that it is gradually decreasing and as a result of that it is directly affected for the economic and agriculture sector (chart 08). The existing road network in the area can be mentioned as bellow.



Table 1: Road Density in Mihinthalaya Area

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

Source: Urban development Authority

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

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

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

In economic aspect, majority are farmers. Most of them area doing cultivations by using irrigation system and some of them are doing Chena cultivation by using rain water. 46.7% people were farmers and 28% were doing private sector jobs and 25.3% people were doing government sector jobs. On the other hand, 22057 (61.19%) belongs to labour force and people who are dependents 38.81%.

Other than that, there were some commercial and tourism supported activities like, Hotels, indigenous foods stalls were in Mihinthalaya town center. In this area, the main agriculture product is paddy and corn and other kind of indigenous grains were there. But when concern about 2010 - 2016-time period, Chena cultivation was reduced in 9% and there is an increasement for paddy cultivation.

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



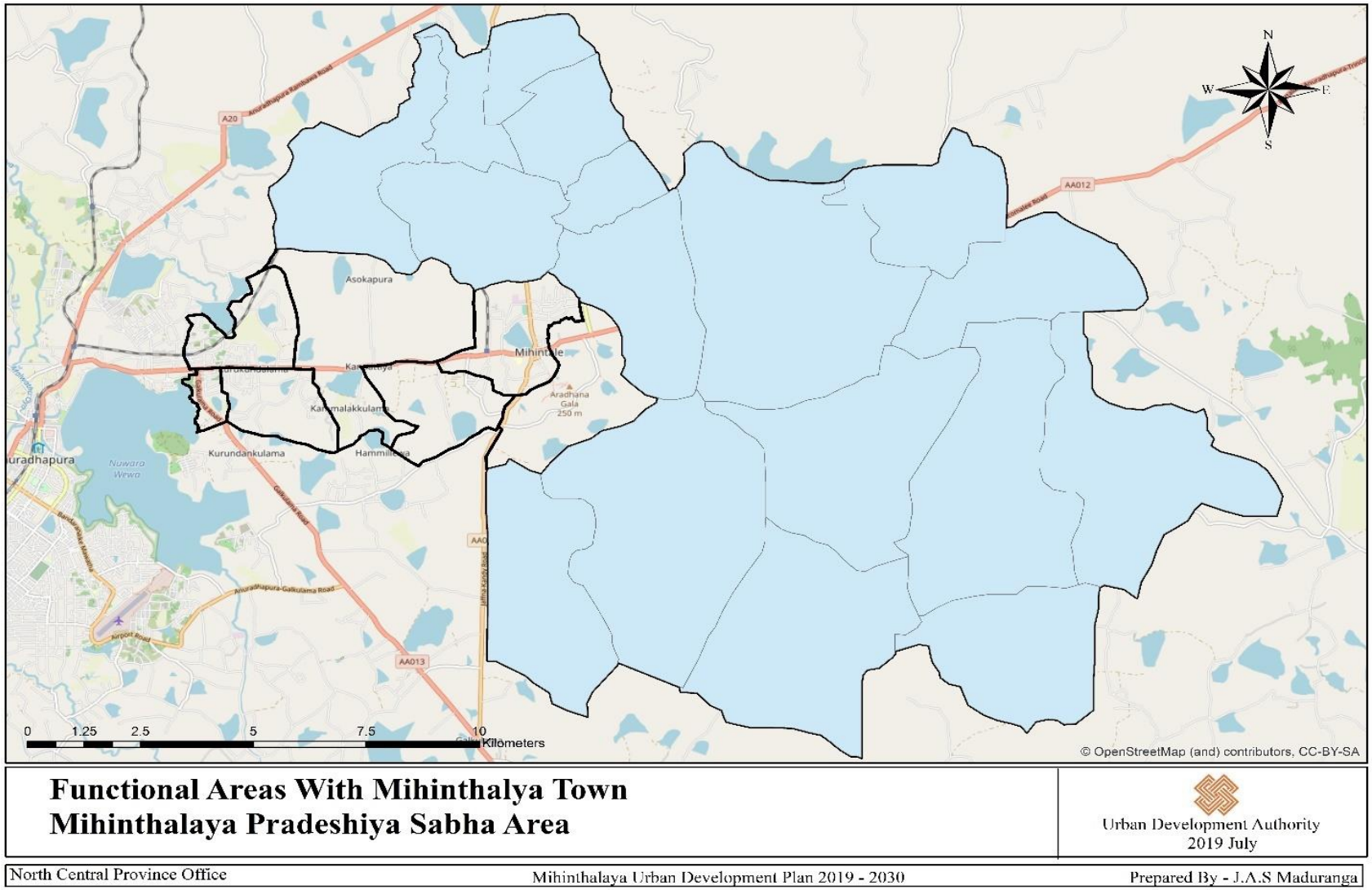
2.3 Delineation of the Planning boundary

2.3.1 Functional Boundary

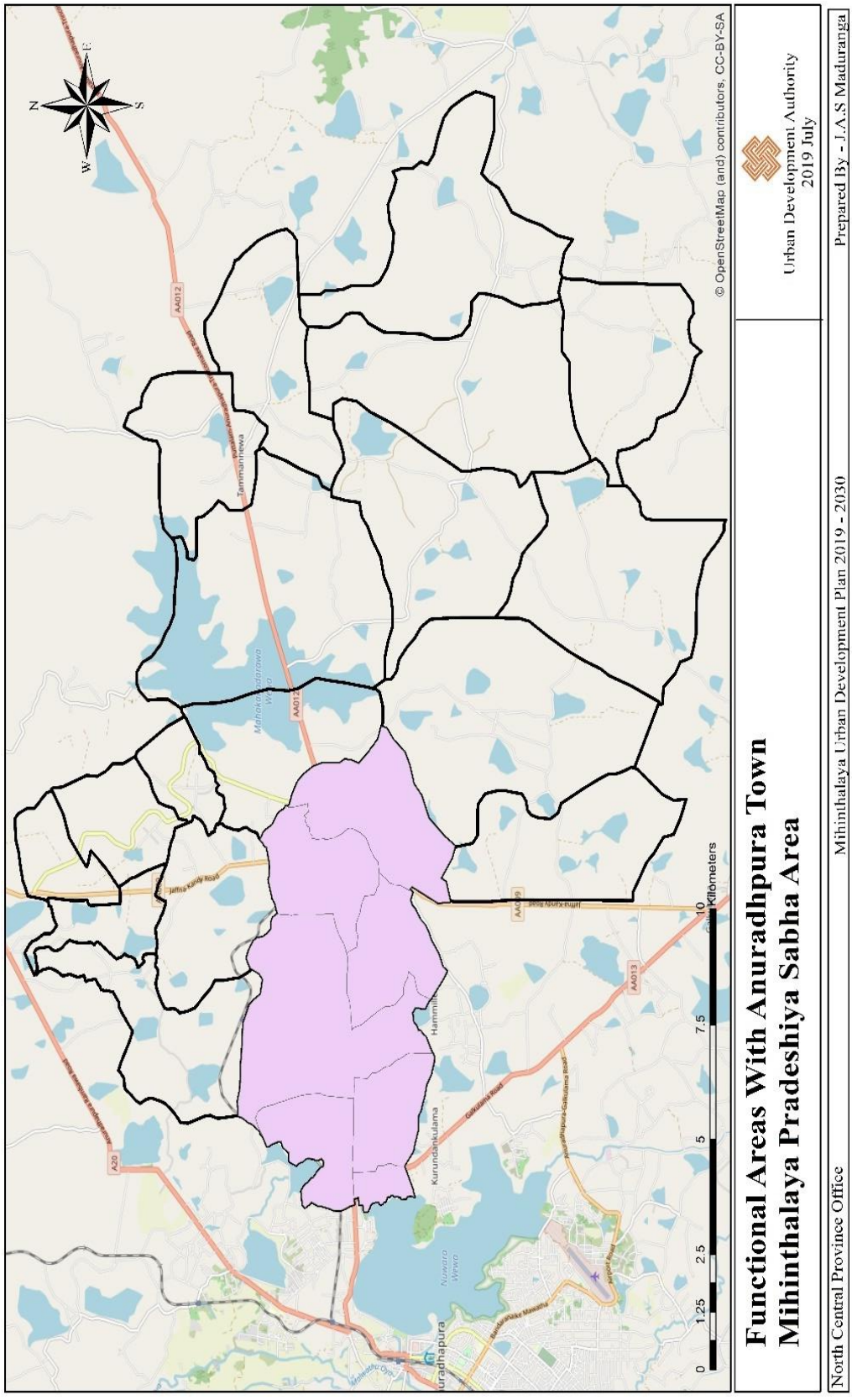
In Mihinthalaya urban area, there was functions related to Agriculture activities. Out of them, there were 2 functional area relating to economic sector. GNDs Like, Ukkulankulama, Doramadalawa, Bogahayaya, Wellaragama, Maradankalla, Kahapathwilagama, Kattambuwagama, Ihalagama, Pothana, Seeppukulama,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



Map 2: Functional Areas with Mihinthalaya Town



Source – Geographical Information system



Map 3:Functional Areas Anuradhapura MC Area

Source – Geographical Information system

2.3.2 Geographical Boundaries

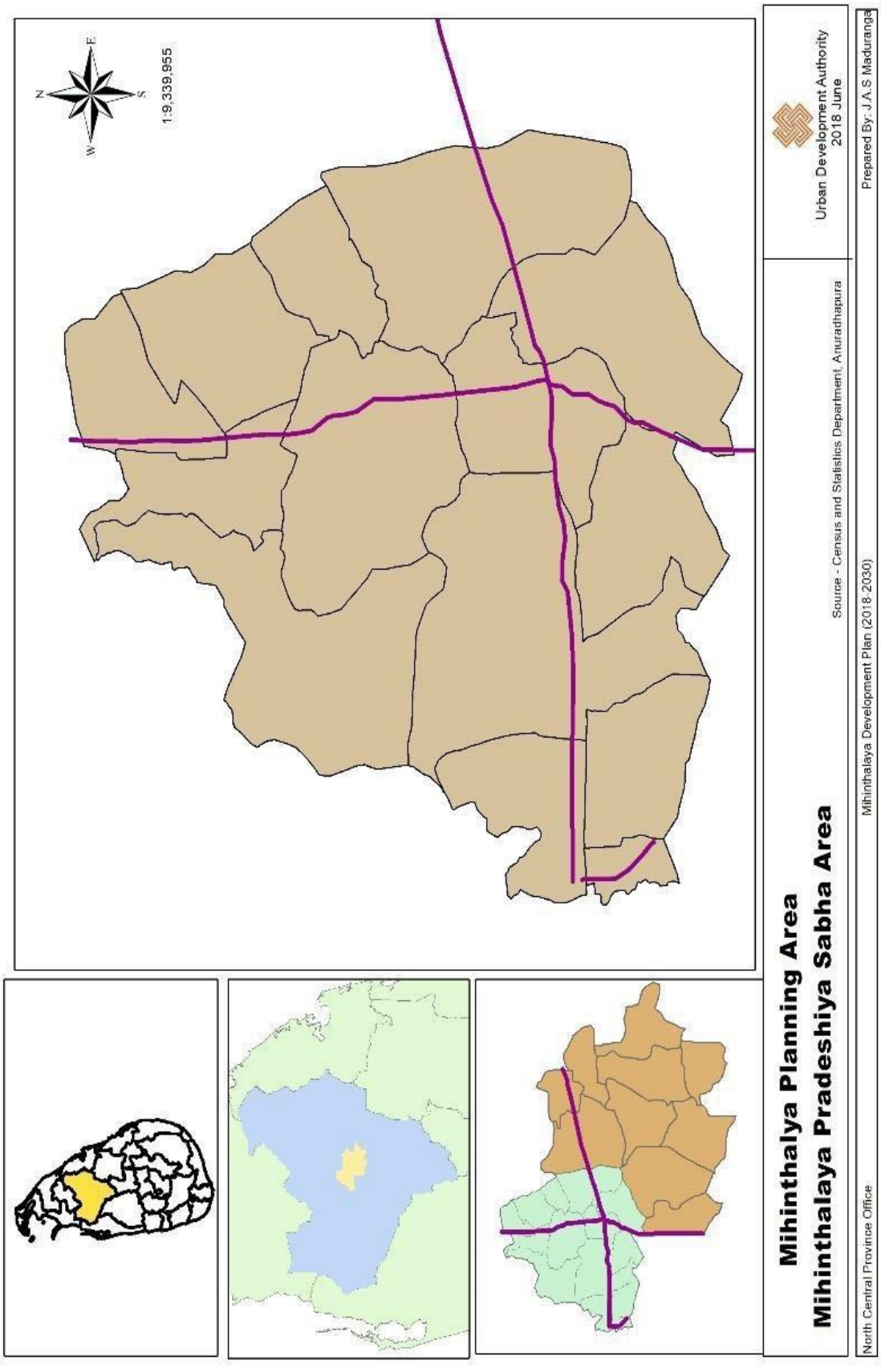
When consider about Geographical boundaries in this area, there are no clear boundary demarcations of Mihinthalaya area in relating to Geographical Boundaries. Generally, it's covered with Scrubs, Forests, reserved Forest and Mahakanadarawa Tank and other kind of general landscapes.

2.3.3 Administrative Boundaries

Mihinthalaya Administrative Area is consisting 25 GNDs. But in 2000, Anuradhapura Municipal council area was spread to Mihinthalaya Administrative Area covering Henewaththa and Nuwarawewa GNDs. Due to that reason there is a difference between Mihinthalaya Local Authority area and Mihinthalaya Administrative Area. In north, Rembewa PS area, in south, Thirappane PS Area, in East, Horowpothana and Galenbindunuwewa PS Area, in west Anuradhapura Municipal Council Area covering Mihinthalaya PS Area and whole PS Area declared by Urban Development Authority as Urban Development area. Based on that legal basement, basic analyzed cover whole PS area and derived an Urban Area out of the whole Area.

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

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



Map 4:Development Planning Area

Source -Urban Development Authority

3 Need of the Development Plan

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

On the other hand, in this development plan is concerning to preserve, protect archeological and environment sensitive area and improve importance of these places (Mao no 25,38). At the same time there are important archeological places like, Wasammale art cages, Mihinthalaya reserved forest, Doramadalawa Archeological place in Mihinthalaya town center. There is more development pressure on sensitive Archeological places in Mihinthalaya Area and it has been proved by the analysis (Map no 22). On the other hand, from 2014 up to date, the temperature level is increasing in 1^0C than other area (Chart no 06). Due to such kind of environmental factors, this development plan is focused on to maintain environmental balance by using natural environmental features.



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

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

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



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

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

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

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



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



Part Two

Minister's Approval



Gazette Notification



4 Planning Framework

4.1 Vision

“Residential Garden in Cultural spring”

4.2 Vision Statement

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

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



4.3 Goal

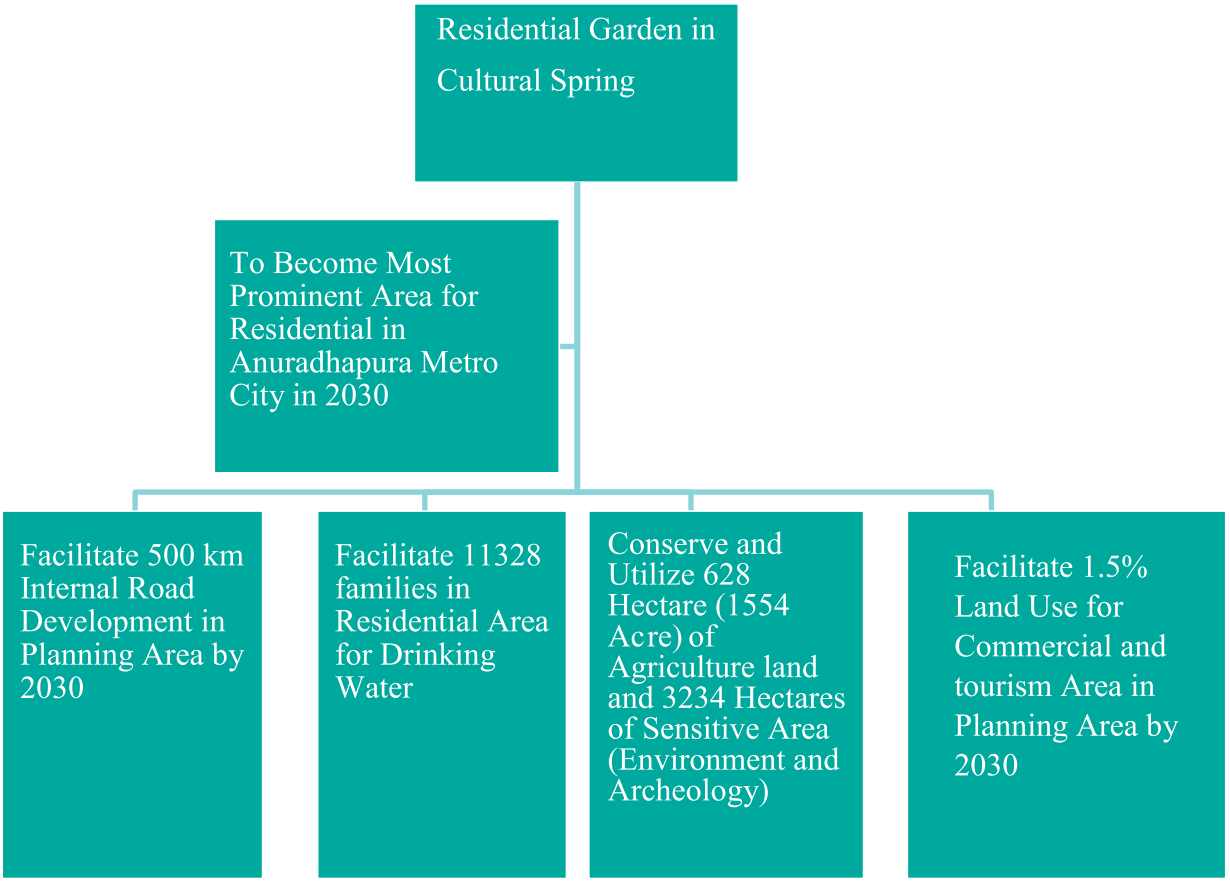
Goal - To Become Most Prominent Area for Residential in the Anuradhapura Metro City in 2030

This is the most important goal for the achieve vison for the Mihinthalaya urban area. Mihinthalaya urban area will be developed as superb residential city in Anuradhapura Metro City in 2030. At the same time this residential area will be spread out to Mihinthalaya Town Center, Mathalaya Junction and Rambewa local Authority Area.



4.4 Objectives

Figure 2:Vision, Goal and Objectives

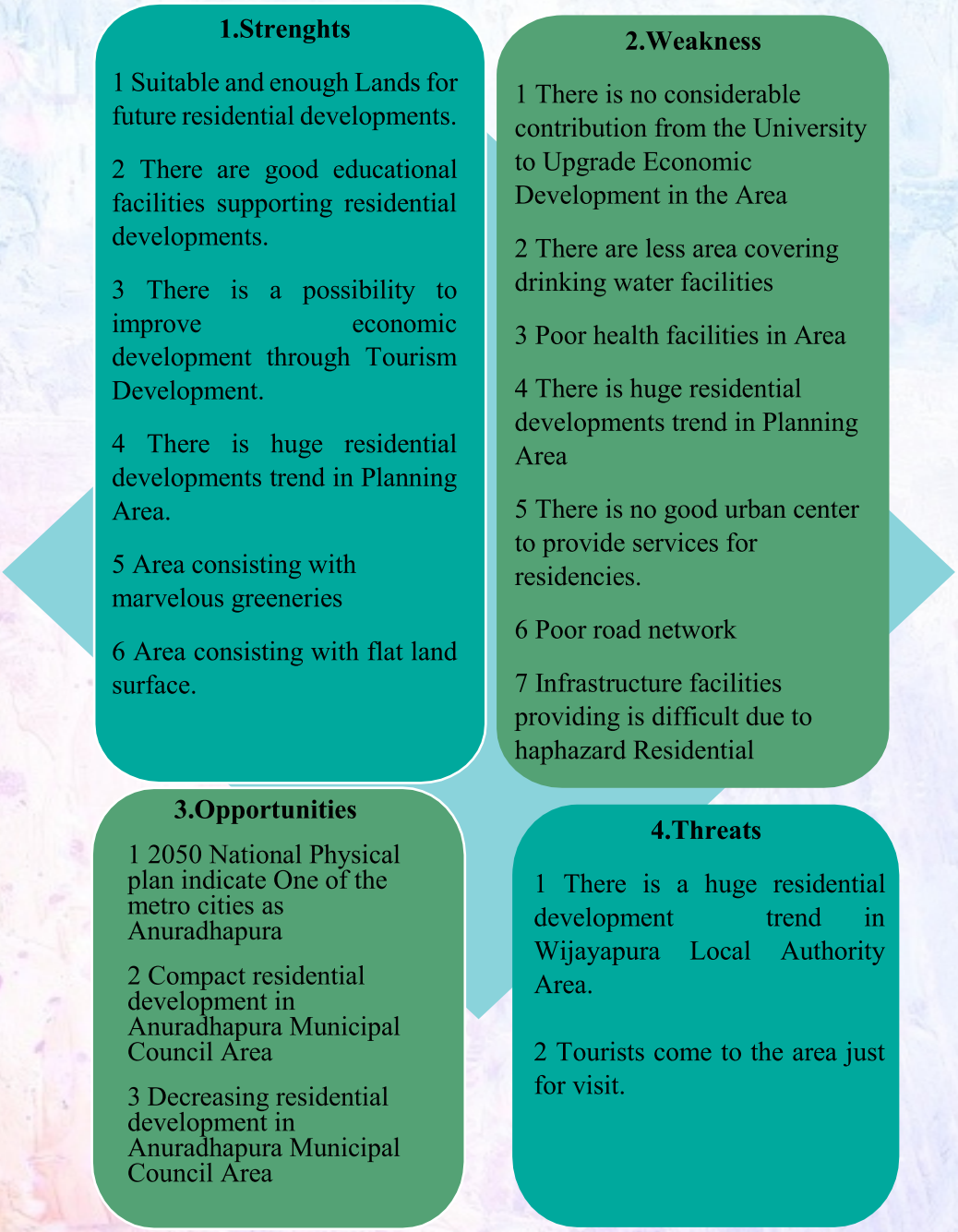


Source – Urban Development Authority

5 SWOT Analysis

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

Figure 3: SWOT Analysis



Source -Urban Development Authority

5.1 Strengths

5.1.1 Suitable and enough Lands for future residential developments.

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

5.1.2 Good educational facilities supporting residential developments.

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

Table 2: Schools in Mihinthalaya Urban Area

Name of the School	Medium	No of Students	No of Teachers	Teachers student's ratio
Kurundankulama Vidyalaya	Sinhala	147	22	1:7
Kammalakkulama Vidyalaya	Sinhala	178	16	1:11
Mihinthalaya central Collage	Sinhala	1200	65	1:19
Pathiraja Thennakoon Primary School	Sinhala	882	40	1:22
Mihinthalaya Muslim Collage	Tamil	49	09	1:5
Total		**2456**	**152**	**1:16**

Source – Divisional Secretariat office – Mihinthalaya

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

5.1.3 Possibility to improve economic development through Tourism Development.

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

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



Table 3: Potentials for Mihinthalaya Tourism Activities

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

Source: Rajarata University of Srilanka (Research)

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

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

Picture 1: Mihinthalaya Chaitya Scenery with Mahakanadarawa wewa



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

Picture 2: Tourist Hut in the Doramadalawa Jungle area



Source – Google Maps

Picture 3: Jungle Scenery in Doramadalawa Area



Source – Google Maps

Picture 4: Tourist Hut in the Doramadalawa Area

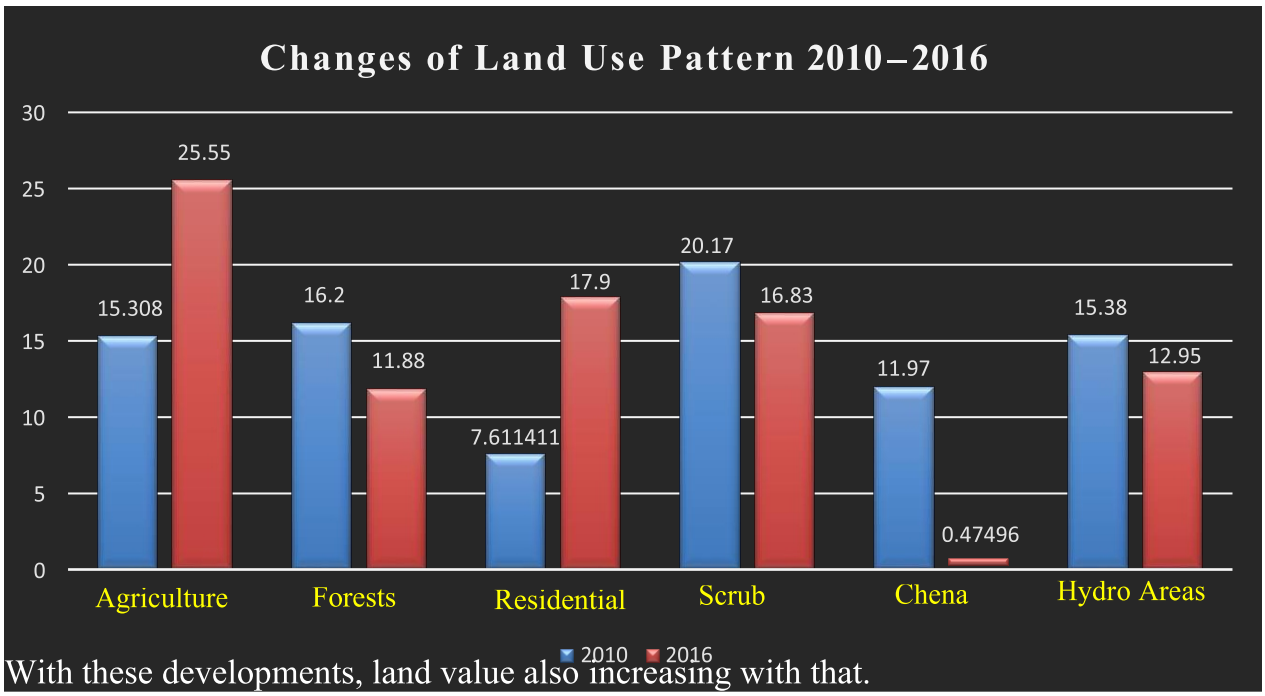


Source – Google Maps

5.1.4 High Intensity Residential Developments Trend in Planning Area

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

Charts 1:Changes of Land use 2010- 2016

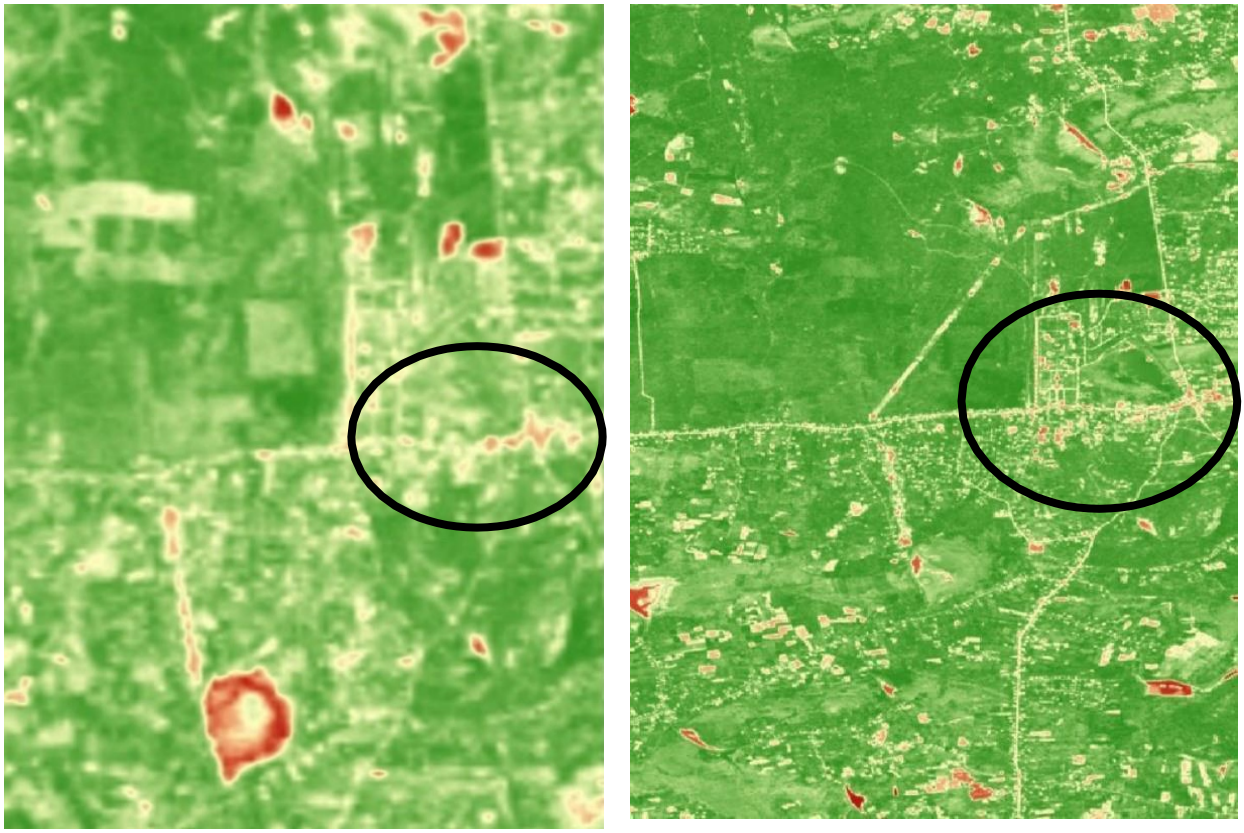


With these developments, land value also increasing with that.

Source – Urban Development Authority

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

Figure 4: Green Coverage Changes 2008 – 2017



Source – Landsat 8 Images

Table 4: Land Values of the area

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

Source: Urban Development Authority

5.1.5 Area consisting with marvelous greeneries

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

Land use in Planning Boundary

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

Area consisting with flat land surface.

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

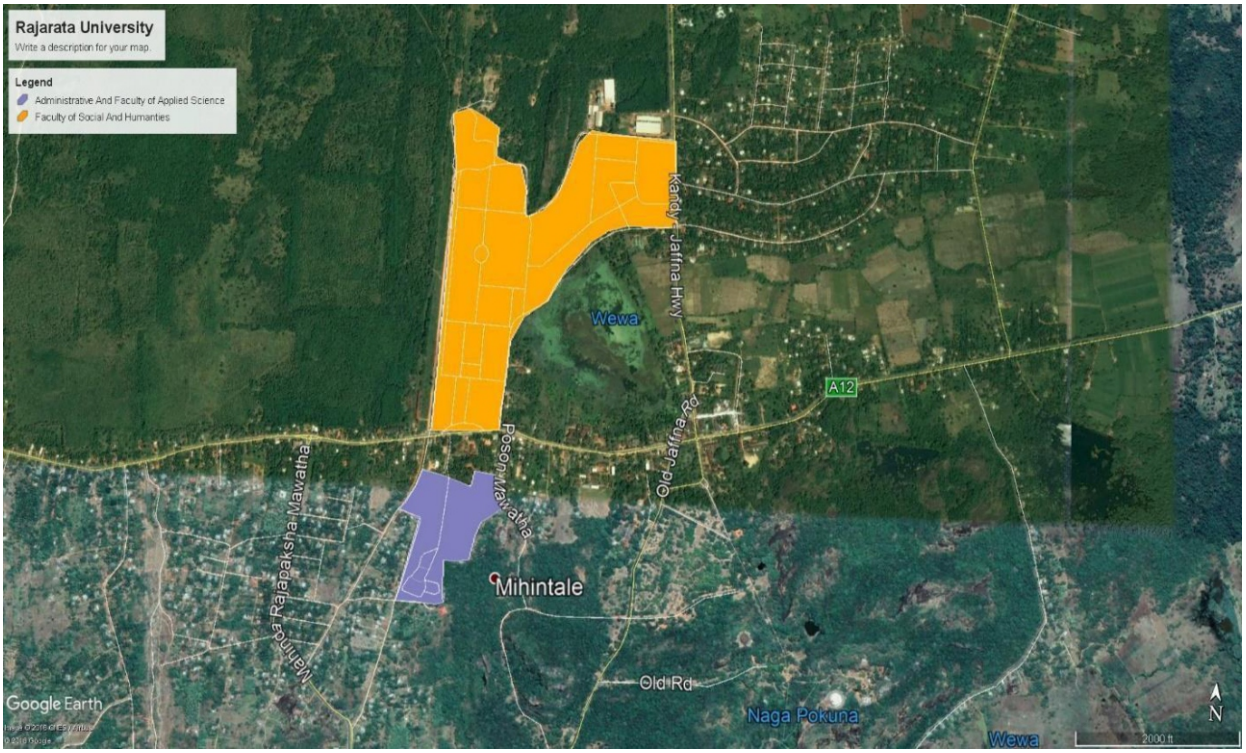


5.2 Weakness

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

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

Figure 5: Rajarata University Area



Source – Urban Development Authority , Google Maps

5.2.2 There are less area covering drinking water facilities

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

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

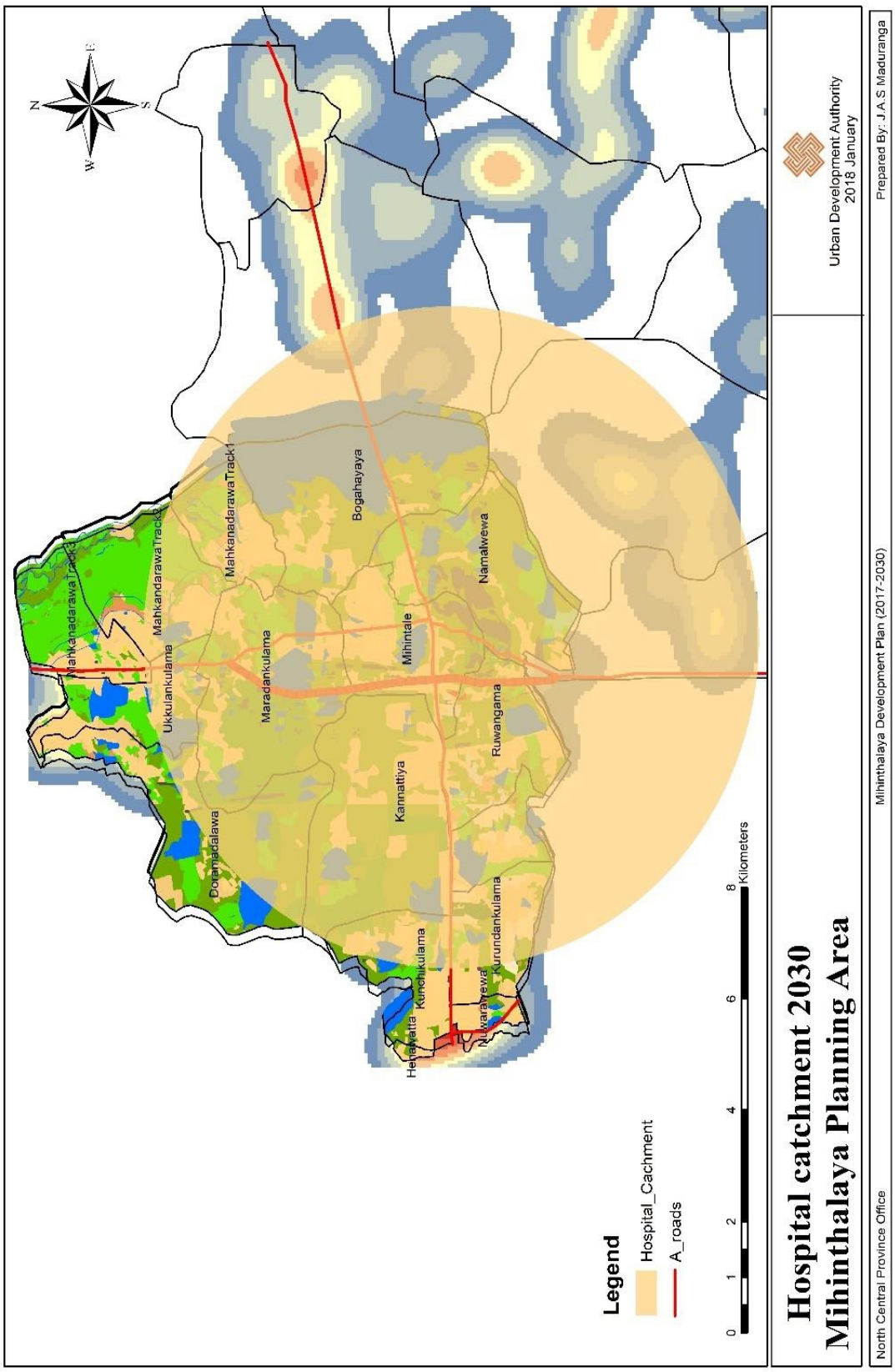
5.2.3 Poor health facilities in Area

Table 5: Health Infrastructure facilities

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

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

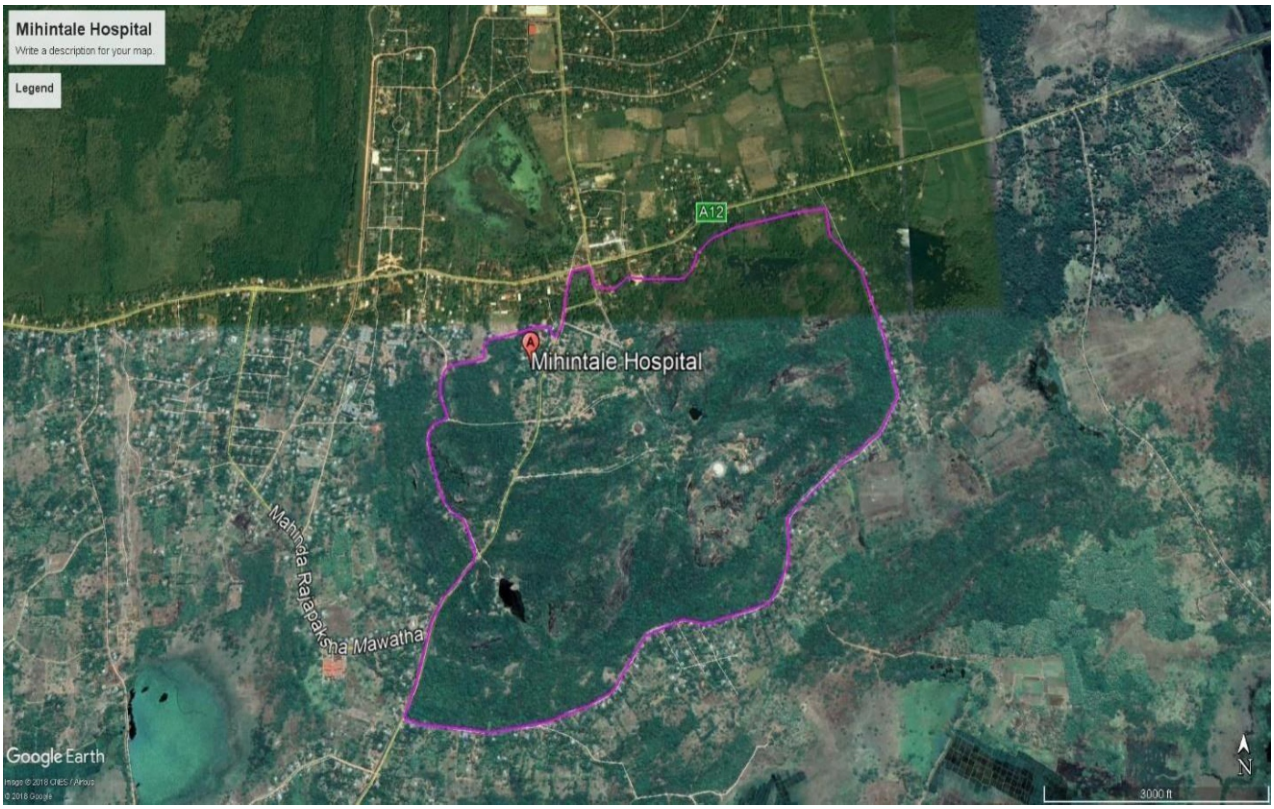
Poor health facilities within Mihinthalaya Urban Area is one of the main issues for achieve vison for Mihinthalaya urban Area. Although there are 2 hospitals were in area, these hospitals consisting lack of infrastructure facilities relevant to Health aspects. On the other hand, expected population in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



Map 5:Hospital Catchment

Source -Urban Development Authority

Figure 6: Mihinthalaya Hospital with Archeology area



Source - Urban Development Authority, Google maps

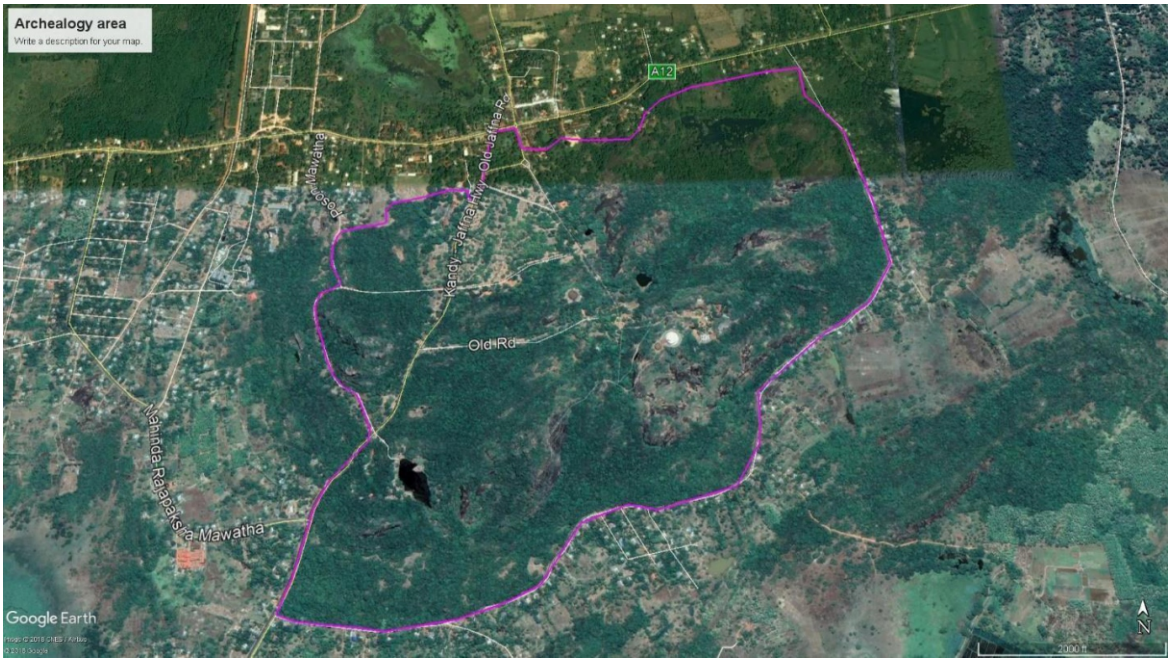
5.2.4 Increasing temperature level in the Area

Although, Mihinthalaya area consisting with good greenery areas, temperature level also increasing in previous years. It is 1.5 ^{0}C increasement. Specially this increasement is highlighted after 2014. From March to October this is increasing up to 2^{0}C. on the other hand, when compare with this condition with Thalawa area, it is 1^{0}C increasement (Chat no 06,07). Within previous years' rainfall intensity was considerably decreasing and this climate condition also one of the Reason for this situation. From 2011 up to now rainfall intensity was decreasing in-between 150 – 200mm.

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

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

Figure 7: Mihinthalaya Archeology Area



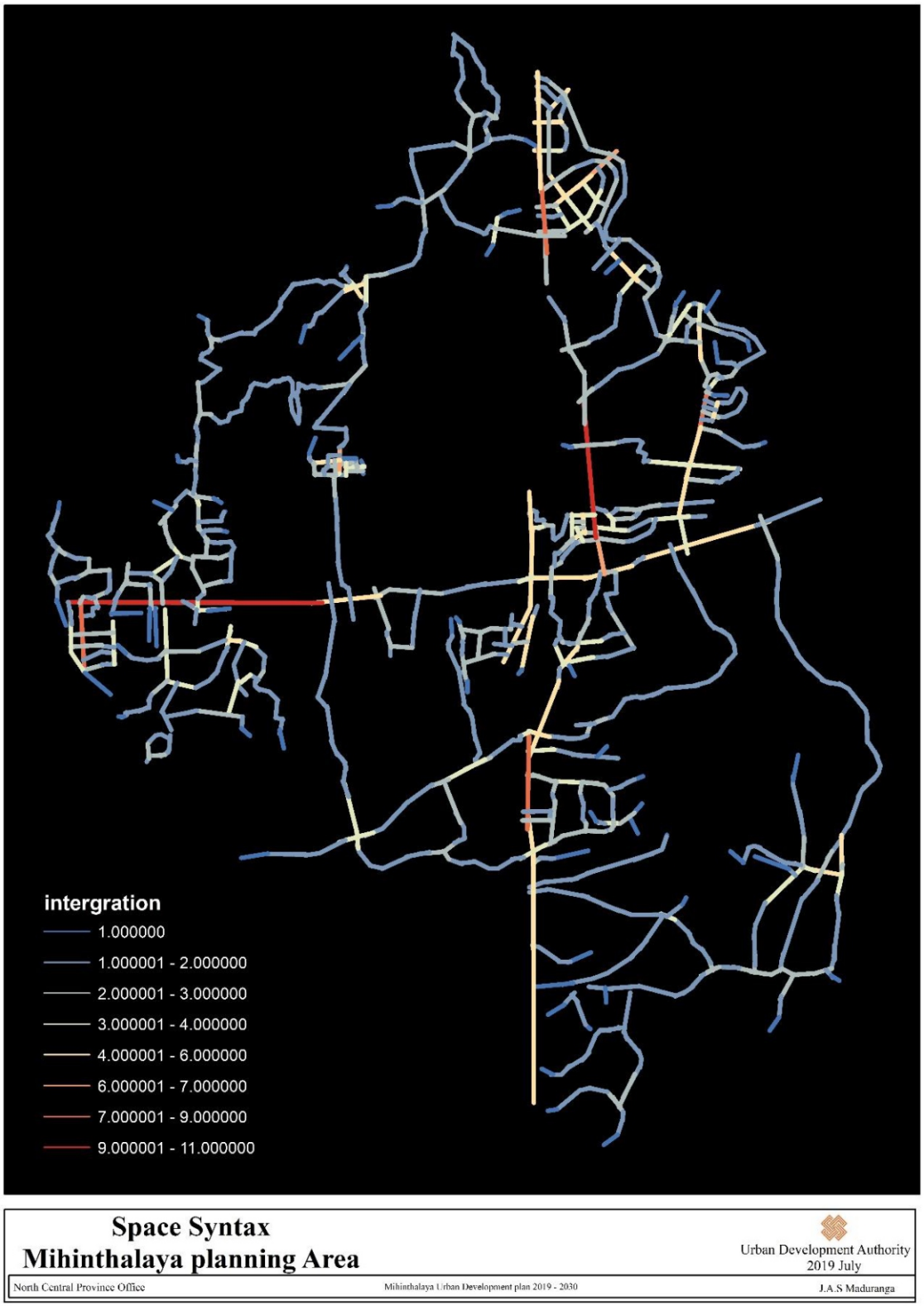
Source – Urban Development Authority

5.2.6 Poor road network

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



Map 6: Spatial Integration of Roads, Mihinthalaya



Source – Urban Development Authority

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

Kurundankulama, Kunchikulama, Henewaththa, Nuwarawewa are residential uses dominnent GNDs in Mihinathalaya planning Boundary. But some GNDs like Ukkuylankulama, Maradankulama, don't have well connected road network covering whole area. As well as infrastructure providing like, Water supply, Electricity also becoming as issue for this area and some infrastructure facilities (Ashokapura Railway Station) need be well functioning for achieve vision in 2030. At the same time public transportation also need be strengthen as much as possible (Mao no 32).

5.3 Opportunities

5.3.1 2050 National Physical plan indicate One of the metro cities as Anuradhapura

National physical planning department (NPPD) has been identified Anuradhapura as a metro city in 2050. Mihinthalaya is one of the cities in that. Based on that potential Mihinthalaya area can be developed as a sub city in Anuradhapura Metro City this City 14Km away from the Anuradhapura Town center. As well as it is directly link with Major Arteries in the Area. These potentials are very much supportive for achieve vision for the Area.

5.3.2 Compact residential development in Anuradhapura Municipal Council Area

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

5.3.3 Decreasing residential development in Anuradhapura Municipal Council Area

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

5.4 Threats

5.4.1 Huge residential development trend in Wijayapura Local Authority Area.

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

5.4.2 Tourists come to the area just for visit

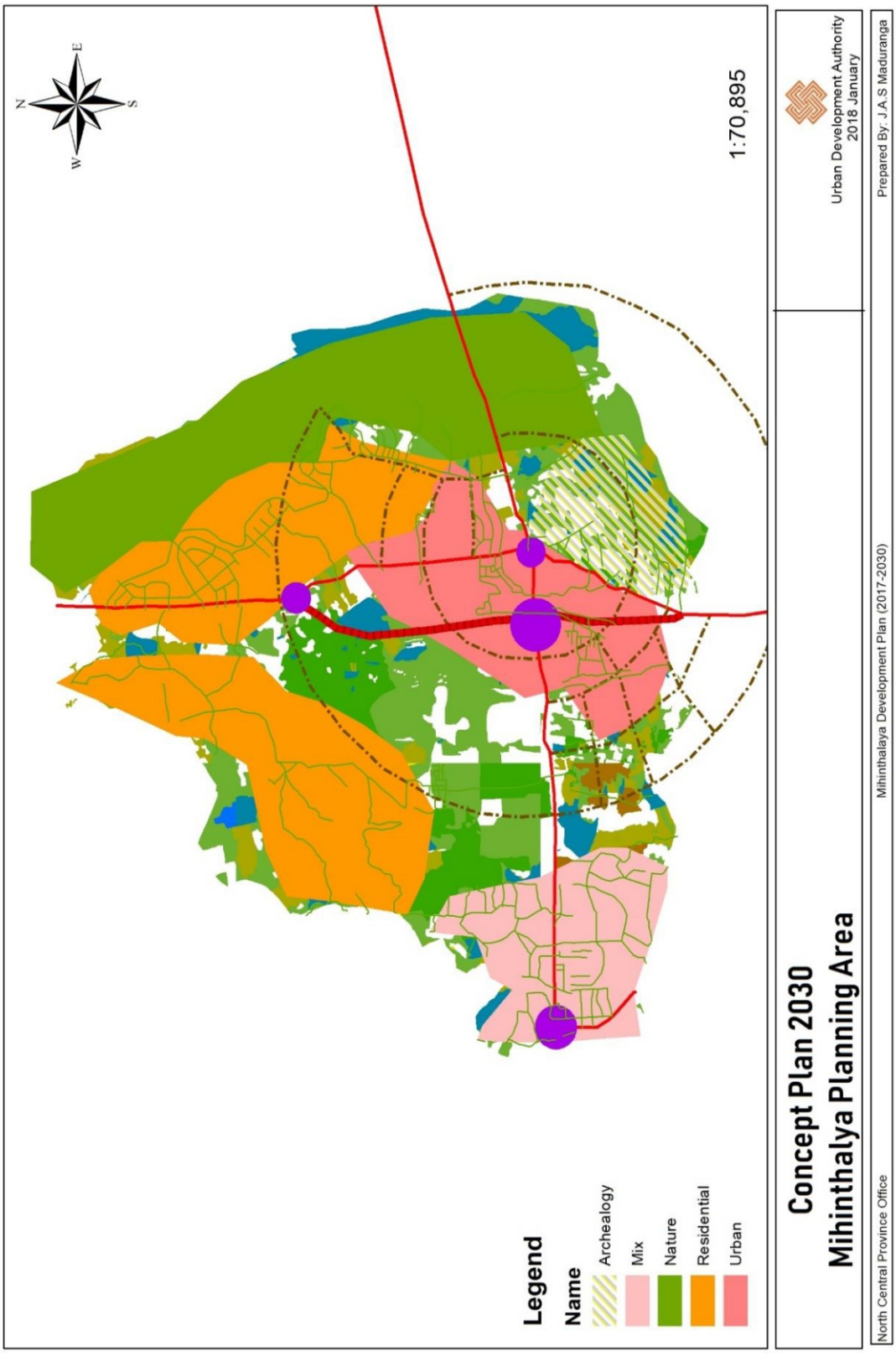
Anuradhapura is the main tourism destination in the region. As well as there is more tourist come to this place for their purposes. On the other hand, tourist who are come to Anuradhapura always, they arrange their accommodation facilities in Anuradhapura Urban Area. There for there is a less opportunity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

6 The Plan

6.1 Concept Plan

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





Map 7: Concept Plan

Source – Urban Development Authority

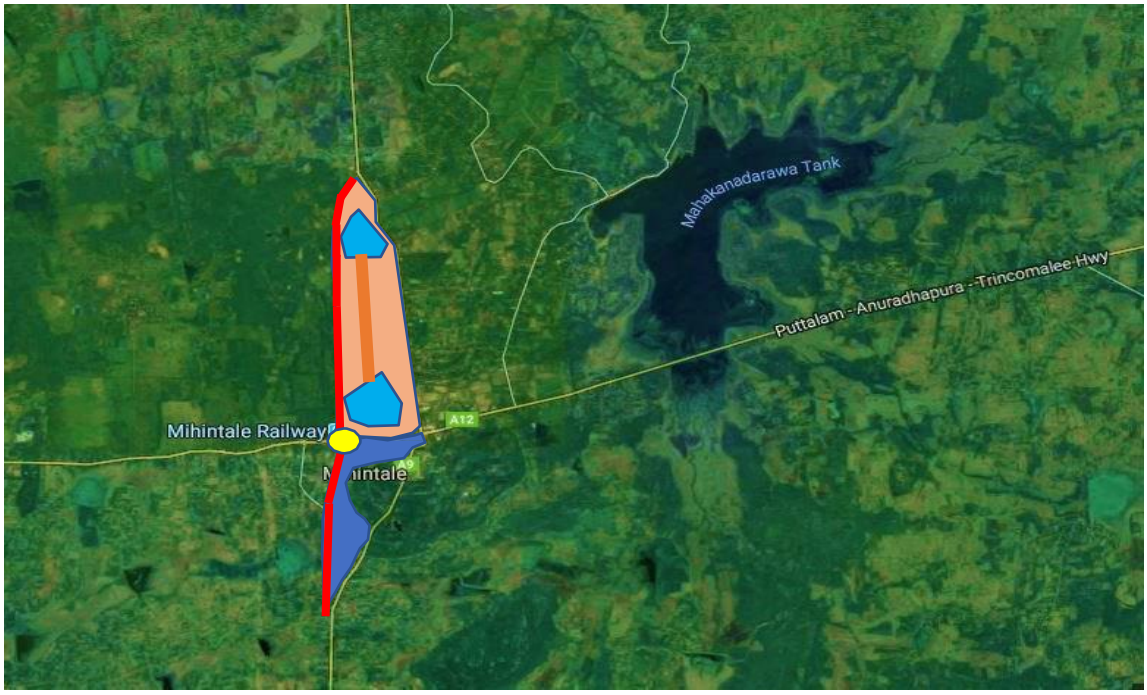
There is a mixed development area identified at the location of Mihinthale Planning area called in Matale junction where Puttalam - Trincomalee road and Galkulama – Anuradhapura road intersected. This is the closest area to the authority of the Anuradhapura Municipal Council, which aims to achieve equal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

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

Accordingly, the conceptual plan within 15 Grama Niladari divisions is being spread out in the planning area. It is expected to move mainly in the Matale junction, Mihinthalaya town and Mahakanadarawa areas to the higher residential development. Consisting with Paddy fields, natural forests, tanks and canal systems. The conceptual plan refers to the integration of residential areas between these systems through a well-connected local road network. This plan identifies a new town center built around the railway station area. According to the analysis, it is hard to find commercial land for expand of Mihinthale town due to archeological sensitive of the area. as solution for that new center was identified. The new city center is expected to be developed area between the proposed new alternative road and linking the current main road. Lands in the current town center are being used for development existing conditions and the proposed area is expected to be used for future development activities. It is expected to develop the city center to include higher education, tourism, religious activities and administrative sectors. Two new development

areas will be connected by the proposed alternative route and the two development areas will be developed as upper side of the Puttalam -Trincomalee road and south side of the Puttalam - Trincomalee road. It is expected to allow the development of upper area for commercial, higher education and recreational activities. Further, it is planned to develop government institutions to the south area from the railway junction and the facilities for pilgrims as an accessible area for archaeological purposes.

Figure 8: Town Center Concept



Source – Urban Development Authority

Figure 9: Expected Scenery in Mihinthalaya in 2030



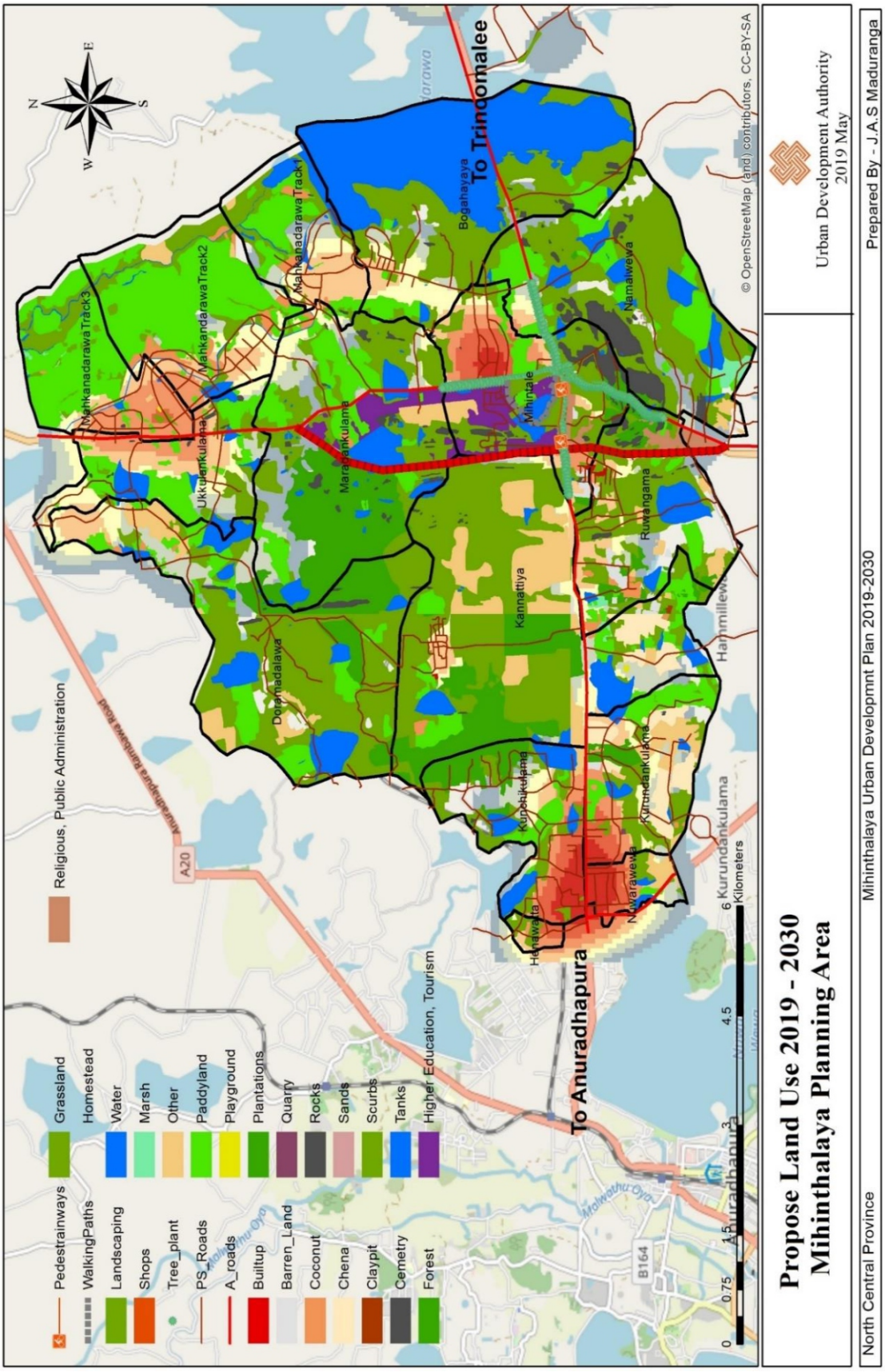


Source – Urban Development Authority

6.2 Proposed land use Strategies

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





Map 8: Propose land Use 2030

Source - Urban development Authority

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

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

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



1. Matale junction Development area

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

Figure 10: Matale Junction Development Area



Source – Urban development Authority

2. Mihinthale Town area

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

aims to develop the lands in order to protect natural ecosystems around the Mihinthale wewa and Archaeological Reserve

Figure 11: Mihinthalaya Town Development Area



Source – Urban development Authority

3. Mahakanadarawa Development Area

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

Figure 12: Mahakanadarawa Development Area



Source – Urban development Authority

6.3 Physical and Social Infrastructure Development Strategies

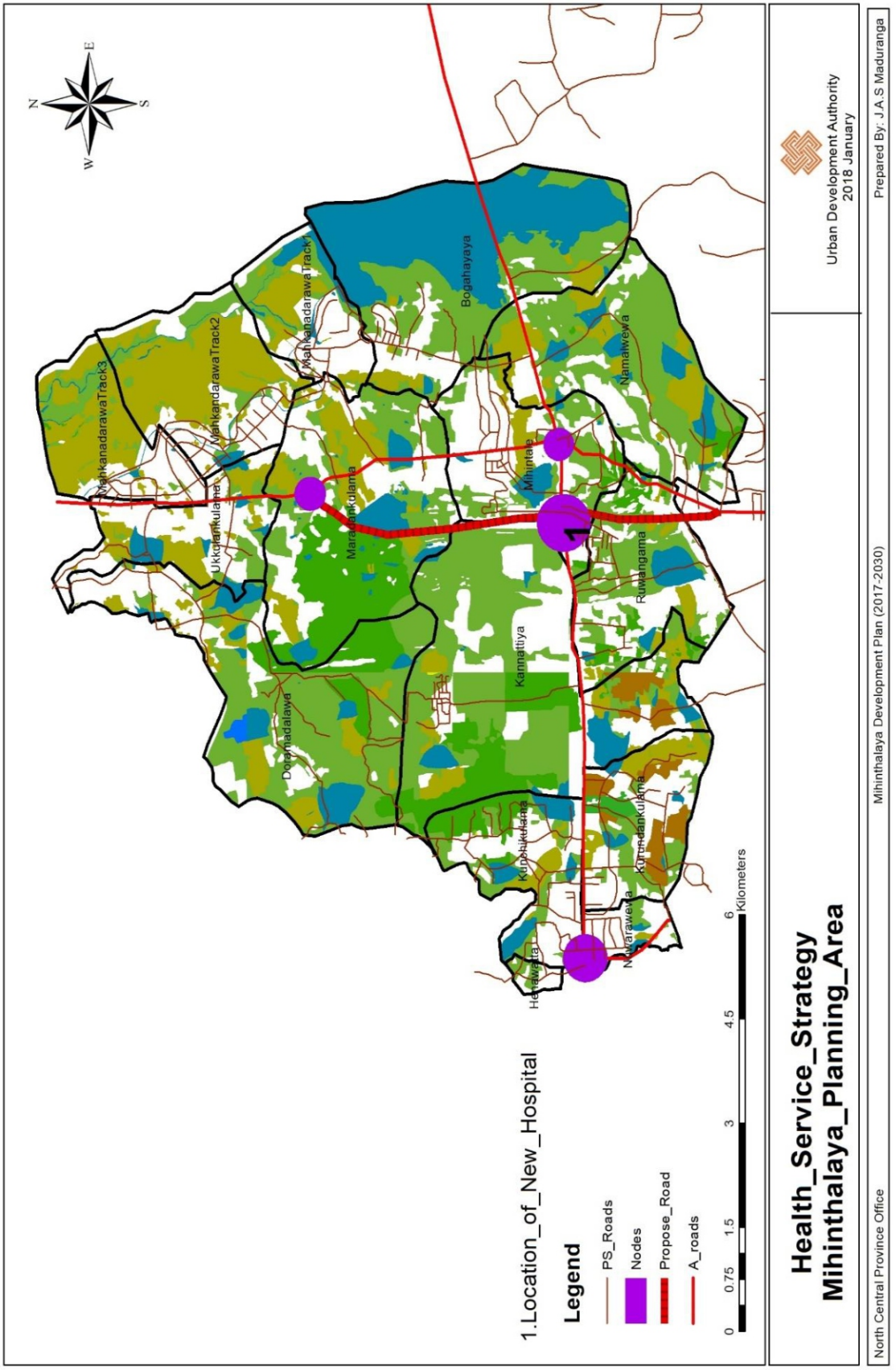
6.3.1 Proposed Service Plan

These service delivery strategies have been developed to help achieve the conceptual design of the "Residential Garden in Cultural Spring" in the identified vision of the development plan for the Mihinthale planning Area. This service plan indicating how education and health services, as well as commercial and administrative services, are organizing for the next 11 years. At the present time, there is no problem in these services in the planning area, but analysis can reveal that by 2030 the problem of supplying health and commerce services will arise.

6.3.1.1 Health sector

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





Map 9: Health Service Strategy

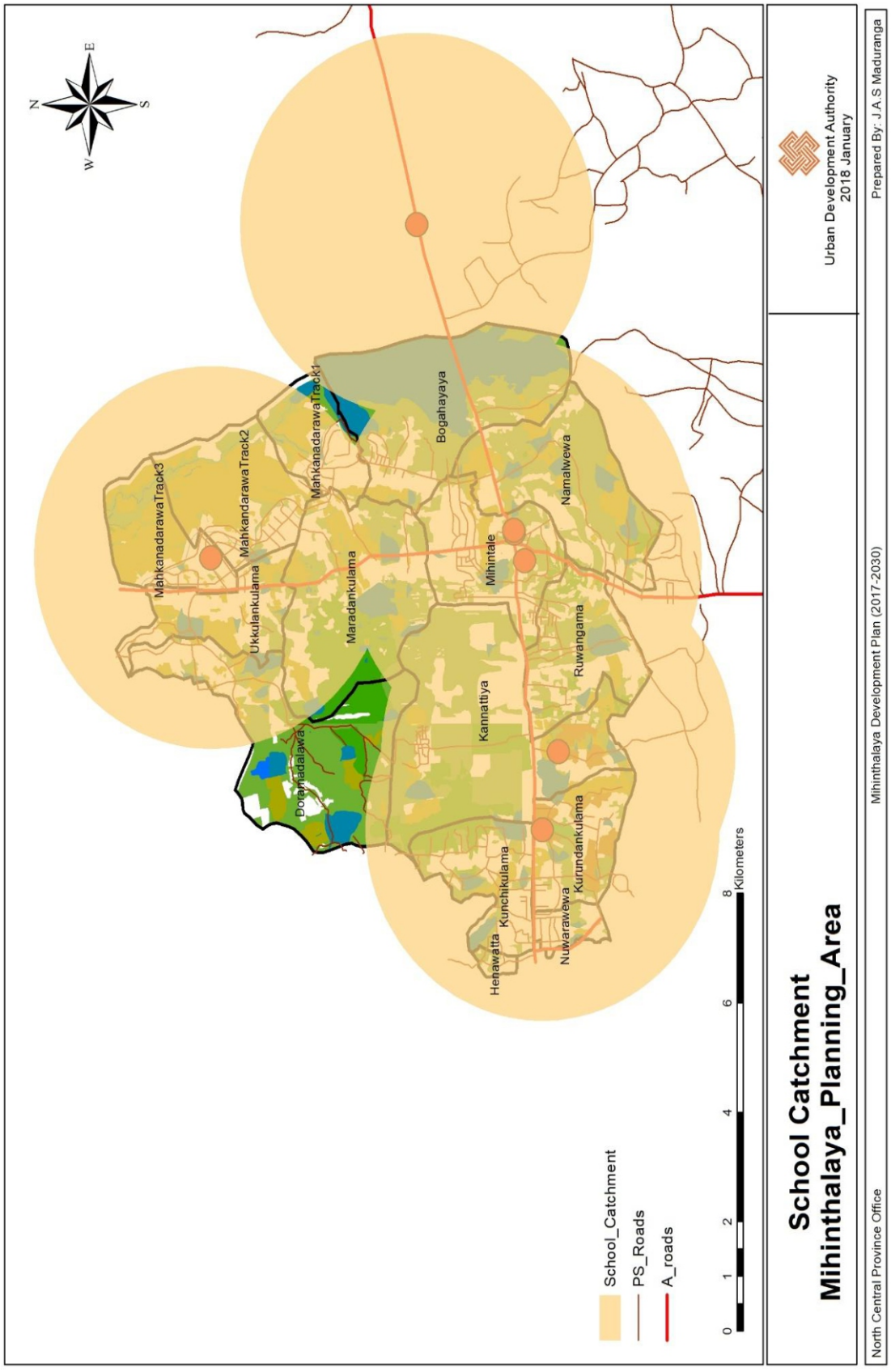
Source - Urban Development Authority

6.3.1.2 Education and Higher Education field

1. Proposals for the school education

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





Map 10: School Catchment Area

Source – Urban Development Authority

2. Proposals for Higher Education

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

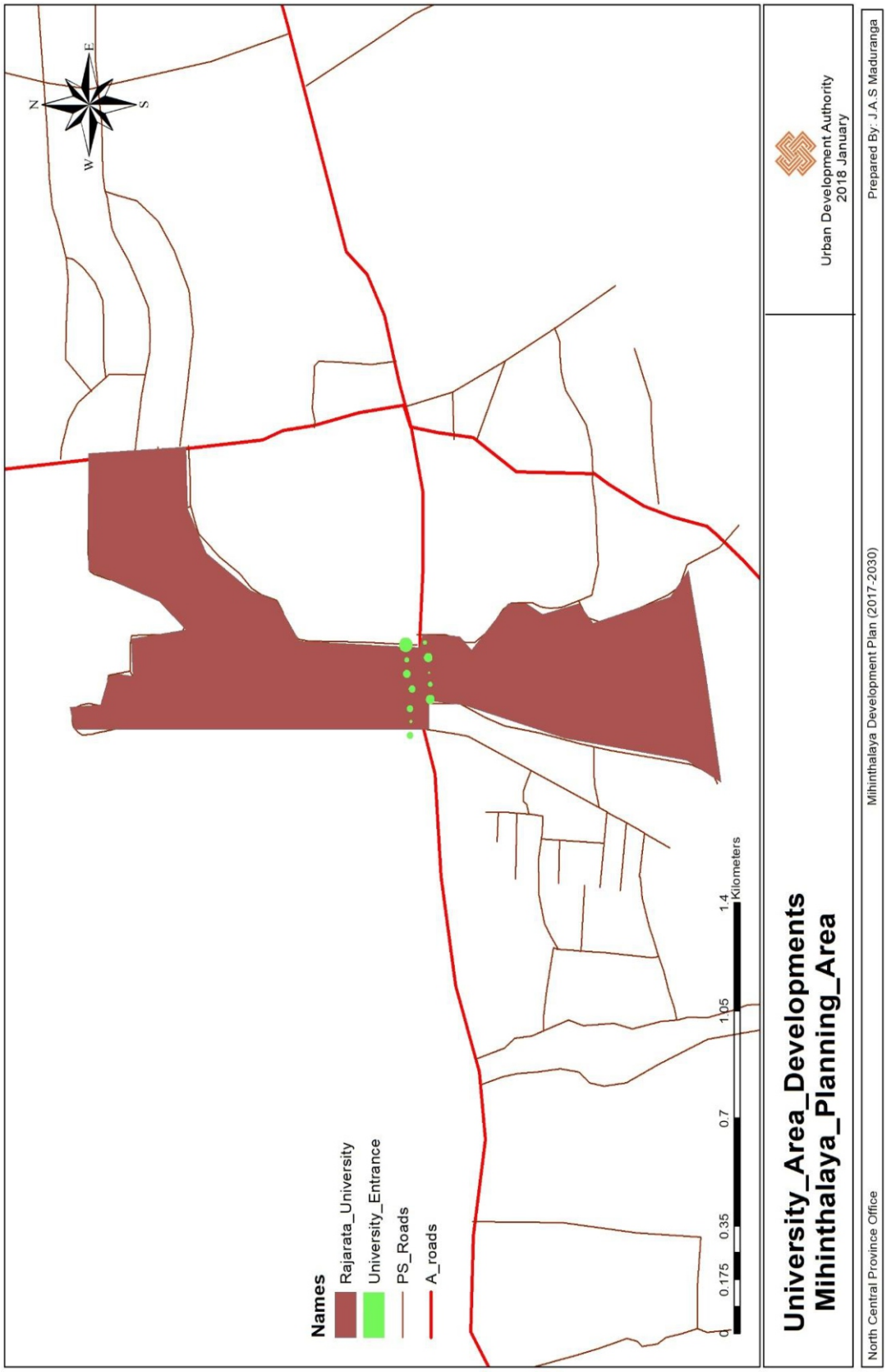
1 Developments of Residential facilities for university students

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

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

4 Construction of indoor sports complexes

5 Providing building required for the faculties



Map 11: University Development Area

Source – Urban Development Authority

6.3.2 Proposed Transport plan

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

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

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

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

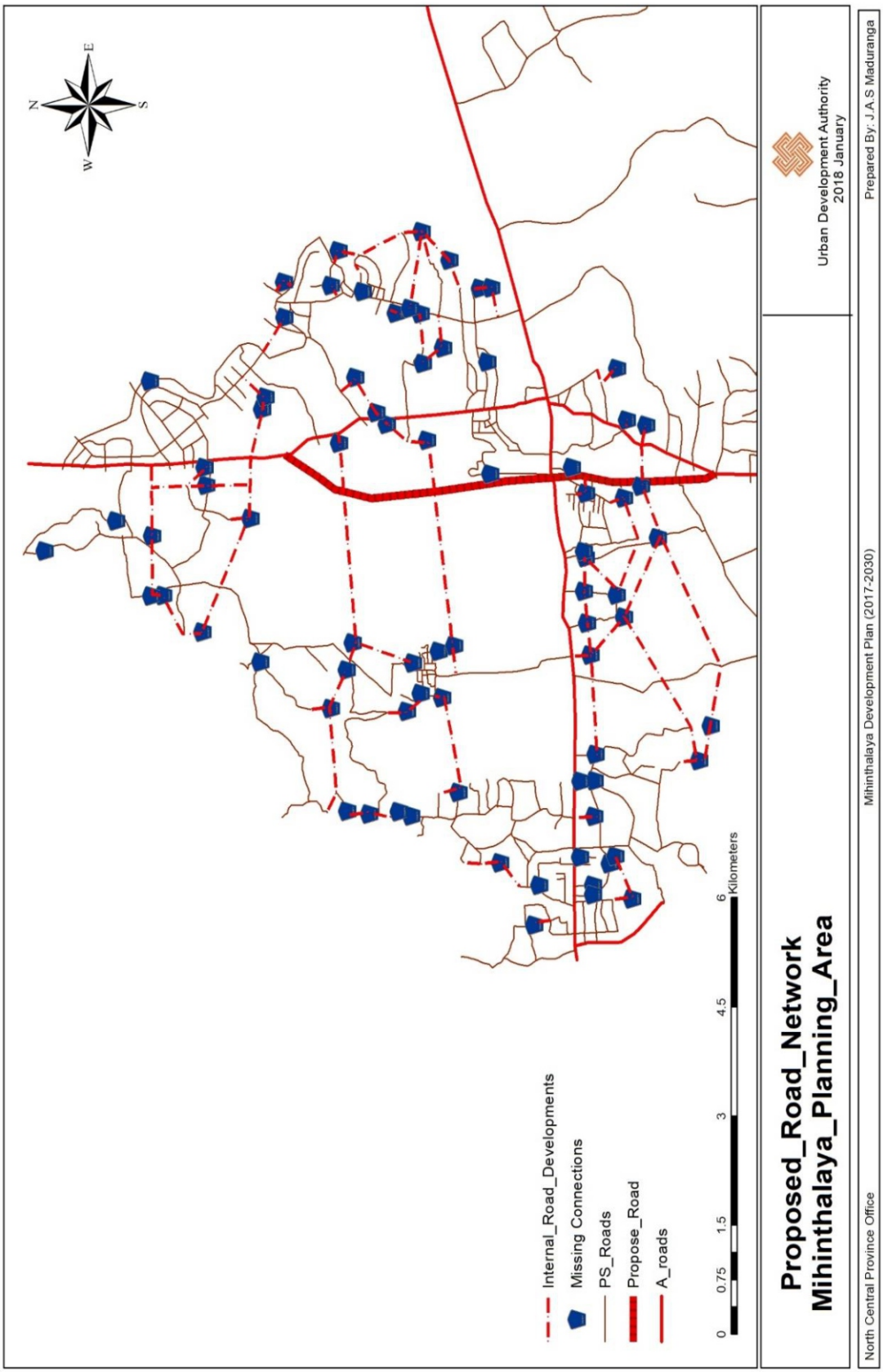
It is also identified to develop the road network connecting residential areas parallel to Puttalam - Trincomalee road. between residential areas It has been identified Around 61 road network dead ends in the local roads. This plan is identified to develop these roads to connect with the expansion of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

1 Enhance smooth interconnection between the residential areas.

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

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





Map 12: Propose Road Network

Source – Urban Development Authority

6.3.3 Proposed water supply Plan

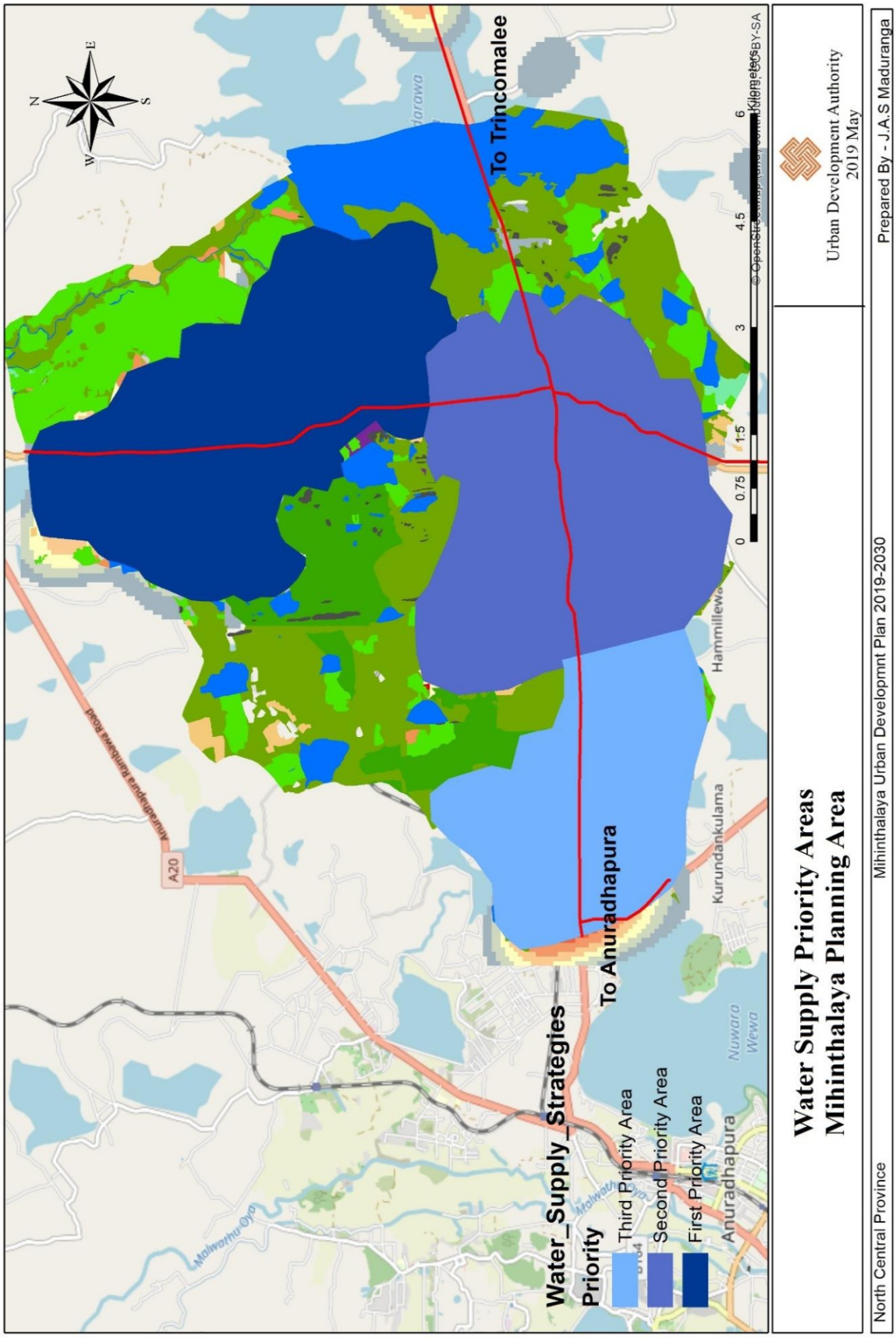
The Mihinthale Planning Region is endowed with frequent drought, and the main source of water is Mahakanadarawa. There are about 35 small tanks in the area. These tanks distribute water for agricultural purposes. Thuruwila reservoir and various community-based water projects fulfill the water requirement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

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

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

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





Map 13: Water Supply Strategies

Source – Urban Development Authority

6.3.4 Proposed Solid waste management plan.

Proposed plan

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

Solid Waste Management Strategies

The current solid waste management strategy in the Mihinthalaya Pradeshiya Sabha was not taken steps to reduce the generation of solid waste or to discard the environmentally friendly solid waste. Sole Responsibility of waste management is Pradeshiya Sabha, with that responsibility Pradeshiya Sabha can manage the waste, make it as way of income for Pradeshiya Sabha with the collaboration of public people in the area. Strategies for waste management can describe as below

Strategy 01 - Minimization of Solid Waste generation

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

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

Strategy 02 - Separation at the waste generating on site.

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

(A) Organic - Green Colour

(B) Paper - Blue Colour

(C) Plastic - Orange Colour

(D) Metal - Brown Colour

(E) Glass - Red Colour

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

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

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

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

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

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

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

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

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

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

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

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



1. Organizing attitudinal change workshops at school and institutional levels to promote the concept of “re-use of goods' at every level of the society.

2. Establishment of places where recyclable solid waste (glass, paper, metal) can be purchased and increase the market and entrepreneurs for promoting this methodology.

3. Registering the buyers of solid wastes which can be recycled by the local authorities and maintaining the continuous coordination with them and providing information to the public.

4. Implementation of garbage fair system for coconut shells, iron, plastics and electrical equipment among the collected garbage.

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

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

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

1. Implementing door to door collection method

2. Distribute the time table including the waste collecting dates and type of the solid waste (ex: plastic, coconut shells, glasses) collecting on each day among the houses through the local authorities

3.Ring the siren when waste collecting vehicle coming

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

Strategy 09 – establishment of Sanitary Land Filling sites

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

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

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

Strategy 11 - Establishment of a follow-up committee

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

Project that can Be implement through Strategy

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



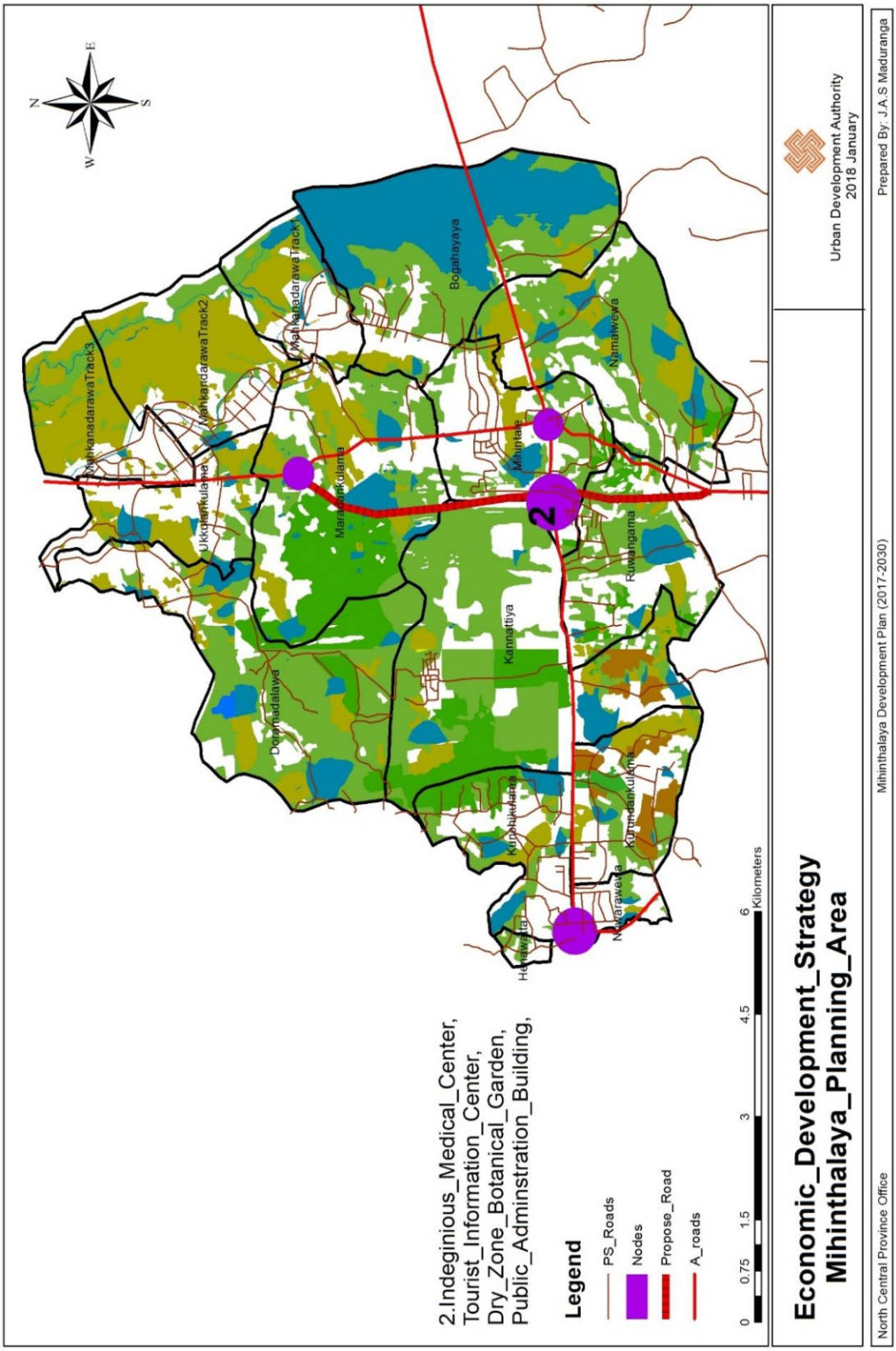
6.4 Economic development strategies

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

6.4.1 Commercial development targeting the Rajarata University

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





Map 14: Economic development Authority

Source - Urban development Authority

6.4.2 Improving Tourist facilities.

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

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

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

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

2. Creating of a bicycle Lane





Map 15: Propose Bicycle Lane

Source – Urban Development Authority

6.5 Sustainable environmental development strategies.

6.5.1 Proposed Environmental Conservation Plan.

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

6.5.1.1. Nature Reserves

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

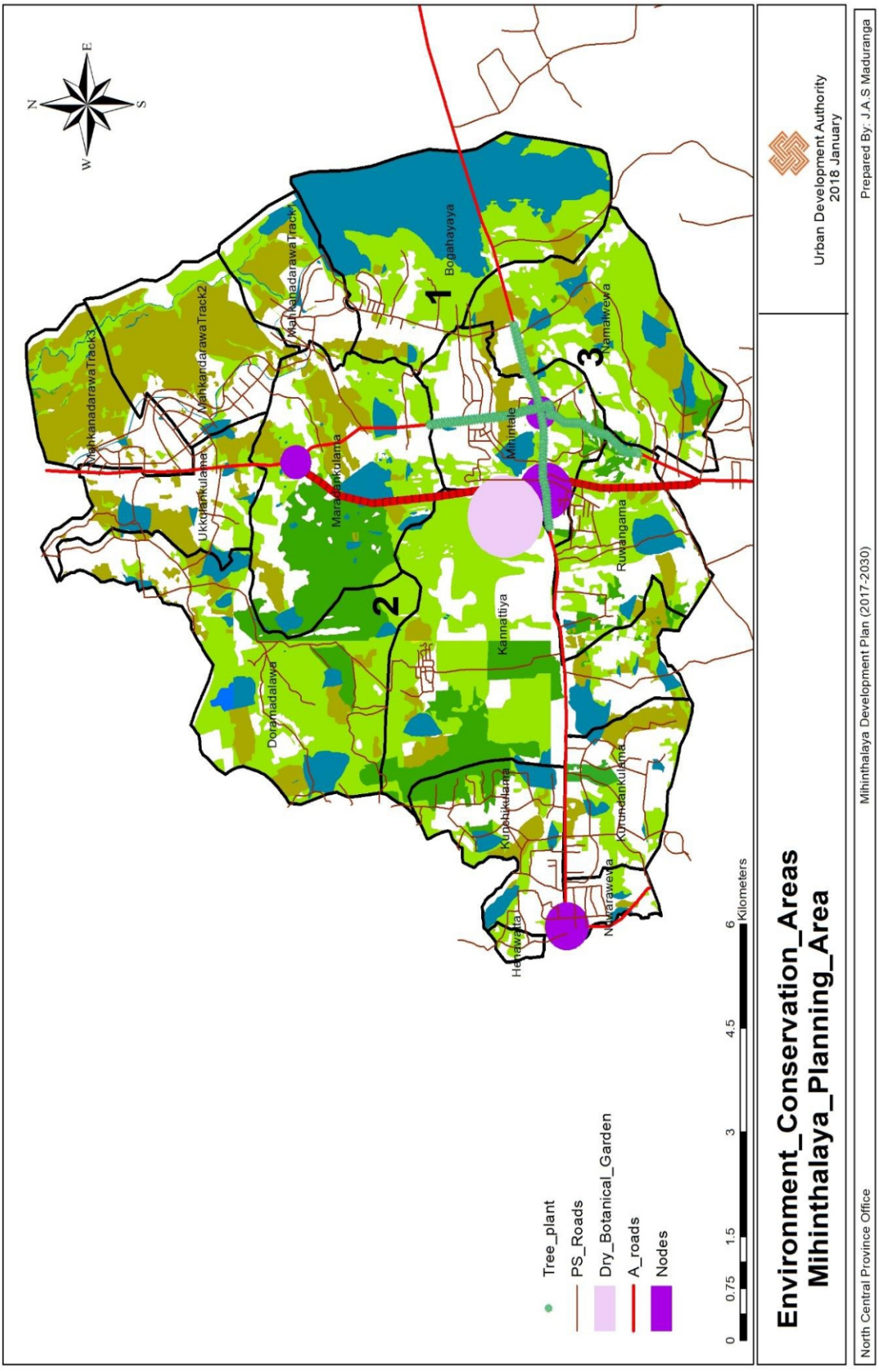
1 Archaeological site

2 conservation areas

3 catchment areas

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





Map 16: Environment Conservation Areas

Source – Urban Development Authority

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

6.5.1.2. Paddy fields / wetlands

Wetlands in Mihinthale urban area classified as below.

I. Fresh water reservoirs and waterways, marshes and leaf land

II. Abandoned paddy fields (fallow paddy fields)

III. Field landing / Deniya / Ovita / Madiththa / Asliyadda

IV. Non-paddy wetland agricultural areas

V. Reservoirs and Waterways

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

The need to retain flood water.

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

The positive (positive) willing of residents in Mihinthale Urban area.

Ecological value of wetlands.

Strategy to minimize problems.



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

1. Wetland Natural Reserve

2. Special Paddy field area

1. Wetland Natural Reserve

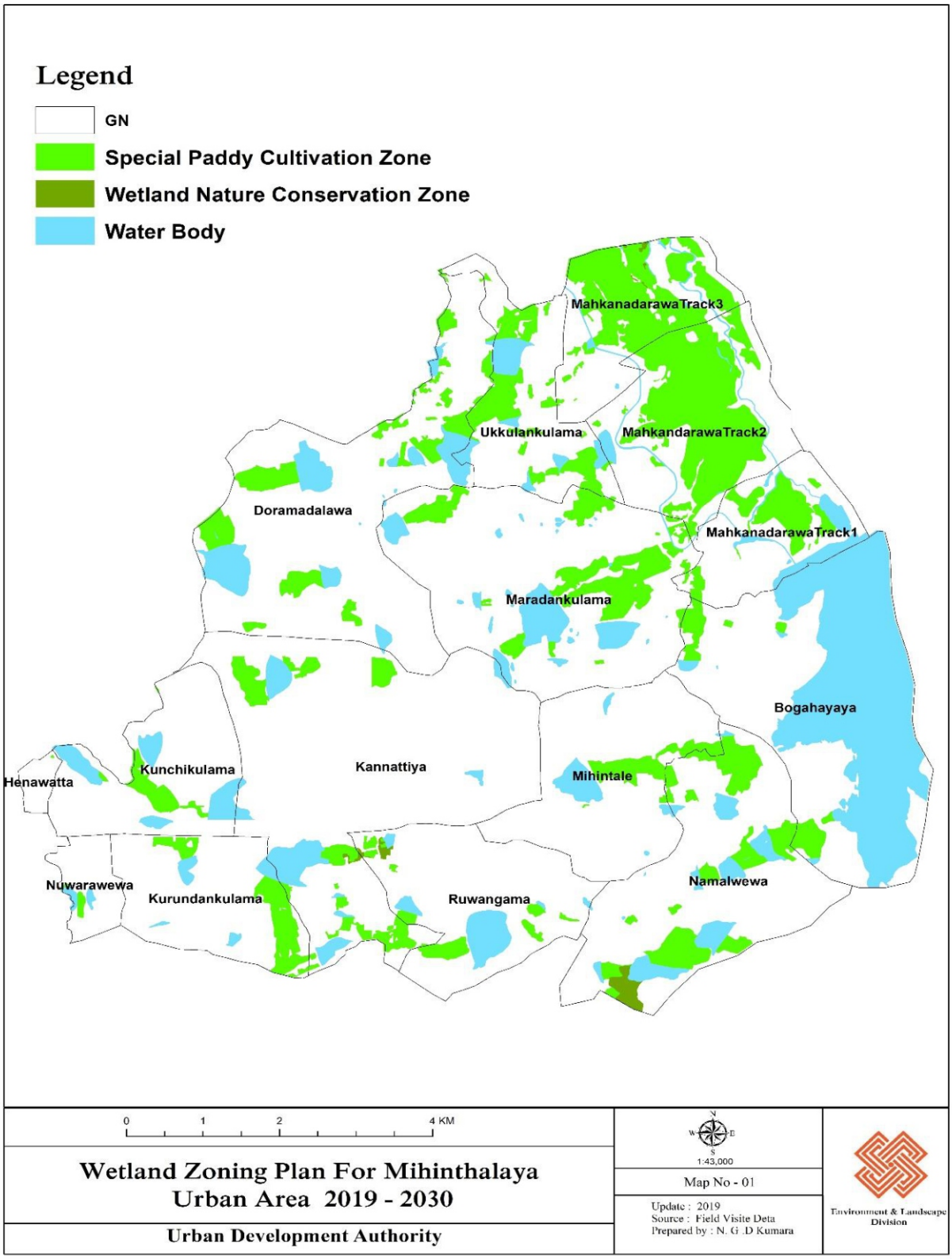
Wetlands have significant biodiversity values.

2. Special paddy field area

Paddy fields and fallow paddy lands belong to this zone.



Map 17: Propose Wetland Plan



Source – Urban development Authority

6.5.1.2.1. Paddy / Wetlands Conservation Guidelines

01. A clearly identifiable landscape / culture / archaeological / biological diversity is high Areas Must be conserved.

02. To ensure the proper functioning of wetlands, legalized public paths, common bath places, or other endowments should be established in a close vicinity.

03. The developers / investors should obtain the services of professionally qualified professional in all relevant fields relevant to design, planning and supervision.

04. All areas where fish and other aquatic animals are breeding should be specially protected.

05. Wetland areas should not be allowed to dispose of garbage. (Household, Corporate, Industrial, Trade, Electronics, and Clinical Waste)

06. In cases where waste water is disposed of, only the treated waters should be released subject to the approval of the Central Environmental Authority.

07. Fishery in wet areas should be done only by human powered row or boat.



6.5.2 Landscape Management Plan

1. Landscaping

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

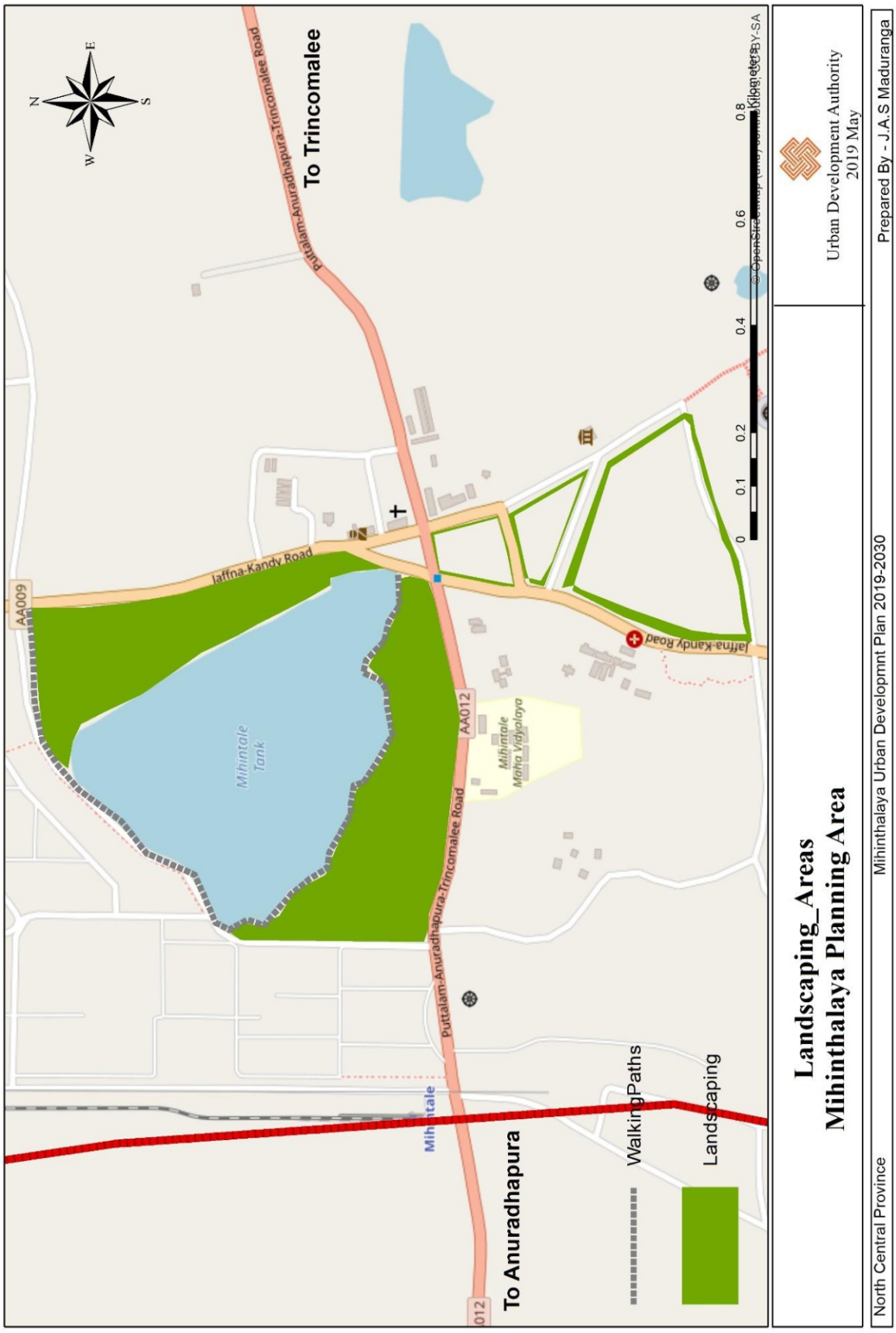
1. Development of the road connecting Rajarata University and Mihinthale Lake.

2. Management of landscapes in the archeology area of Mihinthale.

3. Development of a place to see scenic view of Mihinthalaya Chaitya based on the Mahakanadarawa wewa in Puttalam-Trincomalee road.

4. Landscaping and decorating of the Deer park in Town Center





Map 18: Landscaping Areas

Source – Urban development Authority

2. Road Decorations in the city center

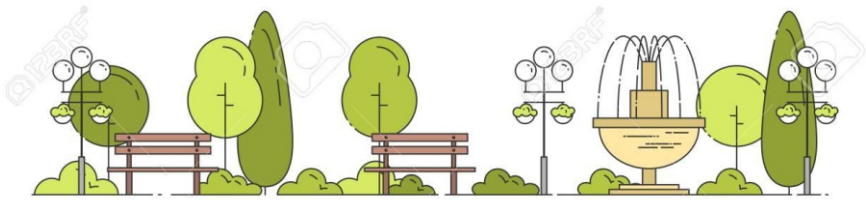
Urban designs guidance has been included in the plan for, leaving the urban environment unheard of and unclean and unhealthy, including urban design and urban planning, providing city-friendly services to the people who arrive in the city and the city's residents.

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

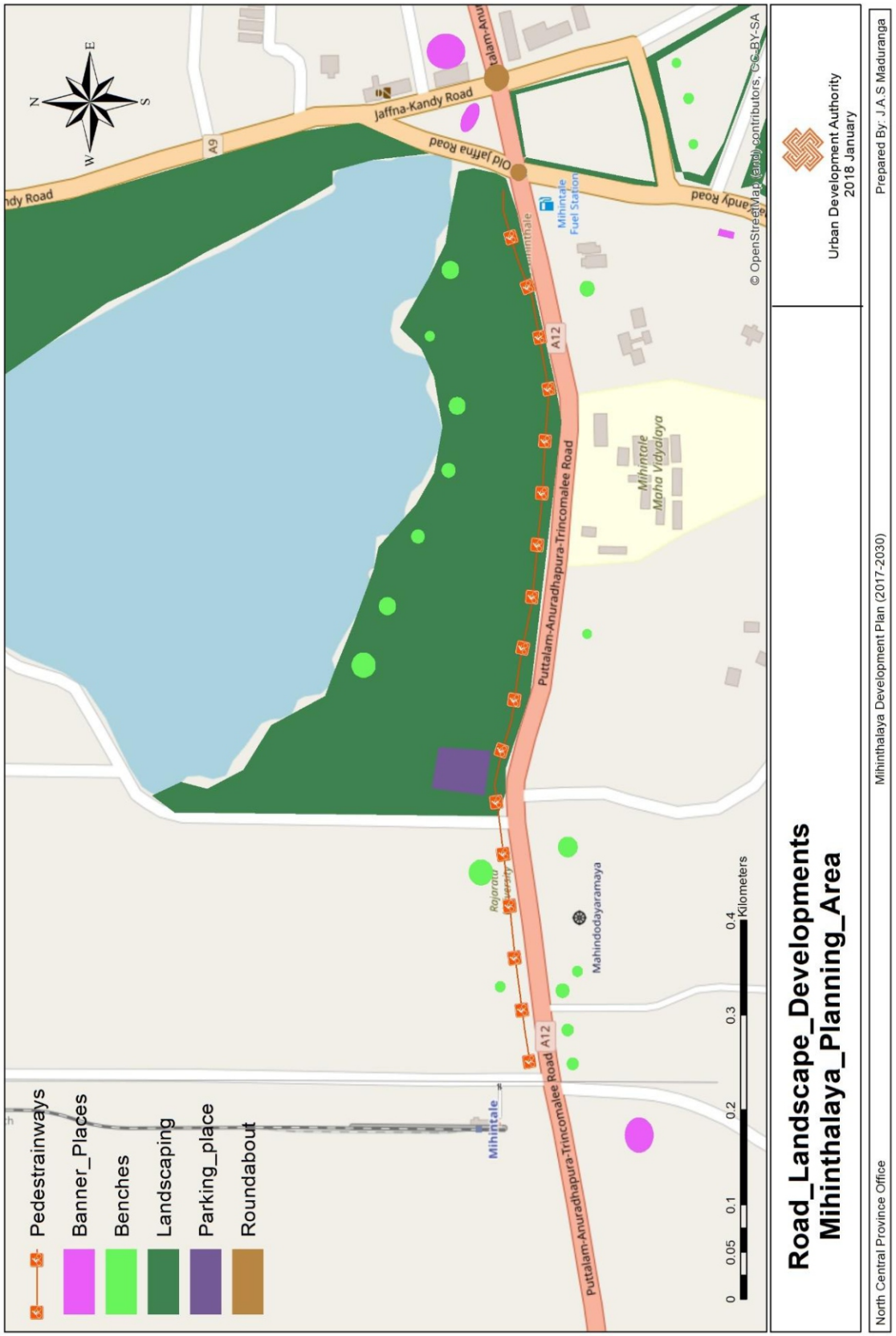
Roundabout and sidewalks should be built as to protect the identity of the city. This is proposed to replace the concrete with granite, as much as possible using granite. It is planned to plant this tree line along the main roads from the center of the town, planting it as a tree branch along with the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

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

Figure 13: Road Landscape Cross Section in Town Center



Source -Urban Development Authority



Map 19: Town Center Beautification strategies

Source - Urban development Authority

6.5.3 Proposed public outdoor Recreational space plan

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

6.5.3.1 public open space in the Present day in Mihinthale urban area

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

Table 6: Extent of Public open Space

Serial Number	Category	Extent (Hectares)
01	Mini Park	4'9
02	Local Park	4'2
	Total	9'1

Source – Urban Development Authority

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

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

Table 7:Proposed land Extent for Public open Spaces

Serial Number	Category	Extent (Hectare)
01	Proposed Mini Park	1'0
02	Proposed Local Park	1'1
03	Proposed Linear Park	245'0
	Total	247'1

Source – Urban Development Authority

6.5.3.2 Strategies

6.5.3.2.1. landscaping and Rehabilitation of tanks in the Mihinthale Planning area

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

Development activities that is not harm to Tank environment can be approved such as, recreational facilities and camping facilities, jogging tracks etc. Furthermore, it is proposed to develop the rest of the proposed parks in the town with the possibility of providing rest facilities for the general public in accordance with landscape concepts.

These concepts such as scenic view places, Pavements, places for road side benches, conservation spaces are included.



6.5.3.2.2 Rehabilitations of playgrounds in the Mihinthale urban area

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

6.5.3.2.3 Improvement of social entertainment facilities

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

6.5.3.2.4 Improving Tourism and Pilates facilities

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

It is proposed to set up and develop high quality health centers, Ayurveda centers and holiday bungalows

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



Tree Lines

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

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

Road that can be Plants the Trees

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

Suitable Trees for Plants

Big Trees

1 Temarindus indicus

2 Dialium avoideum

3 Bombax ceiba

4 Mimosups elengi

5 Pterocarpus indicus

6 Temarindus indicus

7 Cassia siamea

8 Sterculia foetida

9 Berrya cordifilia



Medium type Trees

01 Azadirachra indica

02 Cassina glauca

03 Albizia lebbeck

04 Butea mosperma

05 Pongania pinnata

06 Cassia roxburghii

07 Nauclea orientalis

08 Gmelina arborea

09 Cassine glauca

10 Erythrina variegta

Small Trees

01 Bauhinia tomentosa

02 Morinda tinctoria

03 Cochlospermum religiosum

04 Cordia dichroma

05 Aegle marmelos

06 Bauhinia racemosa

07 Baohinia variegata

08 Saraca indica

09 Hibiscus tiliceus

10 Phyllanthus acidus



6.5.3.3 Objectives

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

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

Increasing the green cover of the city and surrounding areas by planting trees

The introduction of the green roof

Implementation of water diversion in green crevices.

Introduced with dyed color for buildings.

Introduction of green stops for parking spaces (With tree coverings)

It is necessary to minimize the use of floor paving and only Use light colors when it needed.

Use of paving's that water can absorb to the ground

identified more space for open areas, more space for the park.

Sustainable development of environmentally sensitive areas or use appropriate uses for sensitive areas

Strategies

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



6.5.3.5 Existing areas for public opens spaces in Mihinthalaya Urban planning area

Table 8: Existing Public space with GN Divisions

Serial No	Category	Extent (Hectares)	Present Use	GN Division
	Mini Park			
01	EPP_1	0.5	Mini Park	Mahakadarawa Yaya 03
02	EPP_2	0.6	Mini Park	Mahakadarawa Yaya 02
03	EPP_3	0.2	Mini Park	Mihinthalaya
04	EMP_1	0.9	Mini Park	Mihinthalaya
05	EMP_2	0.7	Mini Park	Kurundankulama
06	EMP_3	0.3	Mini Park	Nuwarawewa
07	EMP_4	0.8	Mini Park	Henewatta
08	EMP_5	0.9	Mini Park	Kannattiya
	Total	**4.9**		
	Local Park			
09	EMP_1	1.1	Sport Ground	Bogahayaya
10	EMP_2	1.8	Sport Ground	Mihinthalaya
11	EMP_3	1.3	Sport Ground	Ruwangama
	Total	**4.2**		
	All Total	**9.1**		

Source - Urban Development Authority



6.5.3.6 Proposed areas for public opens spaces in Mihinthalaya Urban planning area

Table 9: Proposed Public Space with GN Divisions

Serial No	Category	Extent (Hectares)	Present Use	GN Division
	Proposed Pocket Park			
01	PMP_1	0.1	Mini Park	Maradankulama
02	PMP_2	0.2	Mini Park	Ruwangama
	Total			
	Proposed Local Park			
03	PLP_1	0.1	Local Park	Mahakanadarawa yaya 03
	Total			
	Proposed Linear Parks (PLiP)			
04	PLiP $_1$	0.6	Linear Park	Mihinthalaya wewa
05	PLiP $_2$	0.2	Linear Park	Namal wewa
06	PLiP $_3$	0.2	Linear Park	Ihalamaduwa wewa
07	PLiP $_4$ Small tanks Reservation 20m	31.0	Linear Park	Parks
08	PLiP $_4$ Medium Scale Tanks 20m	70.0	Linear Park	

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

Source – Urban Development Authority

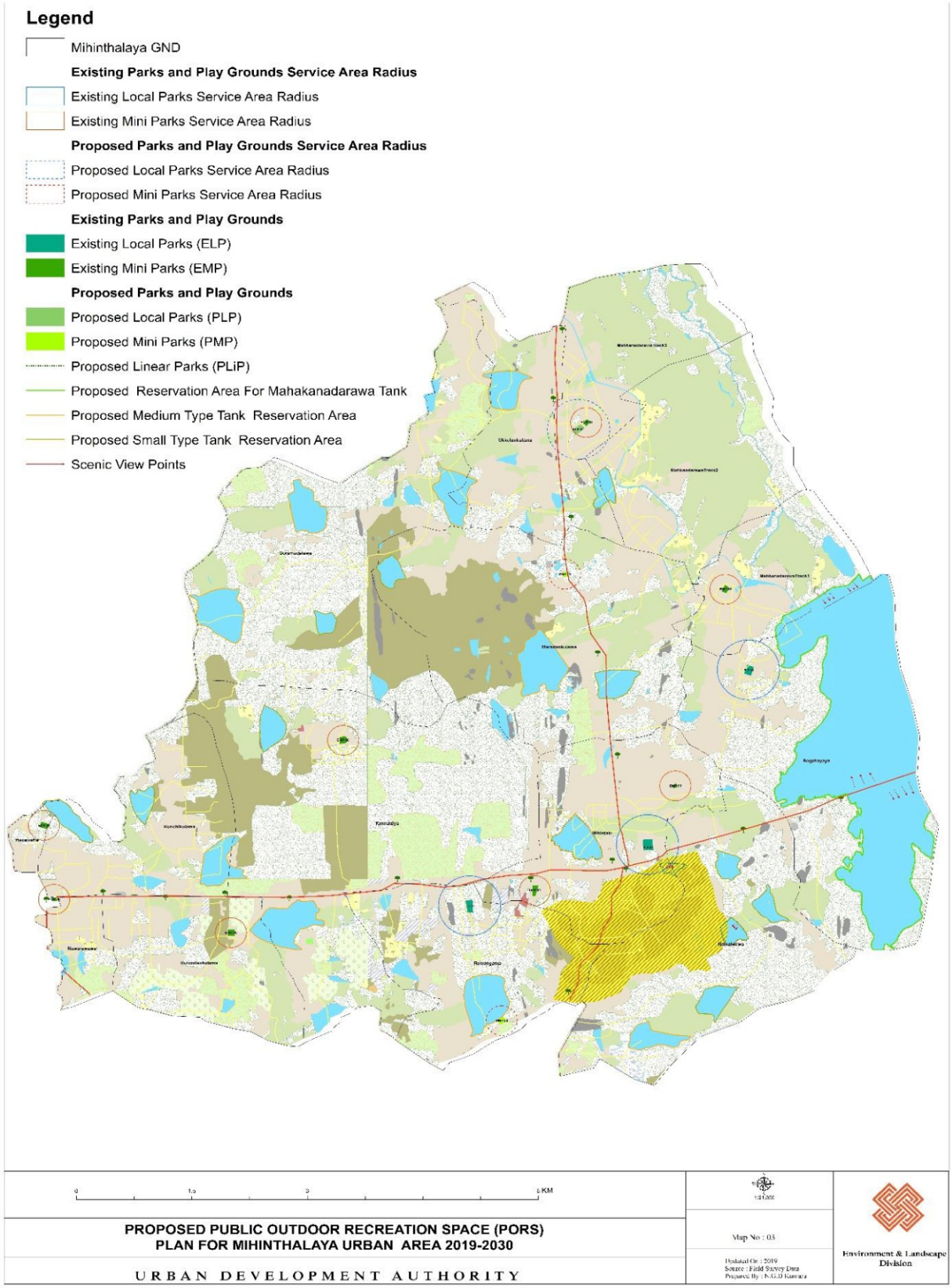
6.5.3.7 Permissible uses for public open spaces plan

Table 10: Uses For Public open Spaces

Serial No	Type of Park	Extent	Permissible Uses
01	Mini Park	(0.2-1.0 Hectares) (0'5-25 Acre)	• Ground for the children • Small grounds • Linear forest park • Resting park
02	Local Parks	10-30 Less than Hectares (2'5-7'5 Acre)	• Children Playground with Football court • Informal area with for resting • Small forest parks • Training tracks
03	Linear park	Existing water /Cannel / Wawa leaner Park will be according to the Reservation	• walking • to exercise and cyclin • Natural tracks

Source - Urban Development Authority

Map 20: PORS Plan



Source – Urban Development Authority

6.6 Cultural and heritage management Strategies

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

1 connected indirectly to economic development.

2. Conservation of archaeological features.

3. Landscaping.

4. Facilitate the devotees

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



1. Establishment of Guide Boards

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

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

02. Construction of lightening lamps and decorating the roads.

2. Development of infrastructure facilities in archeology

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

01 Rest Places for Pilgrims

02 Vehicle parking places

3. Establishment of a Buddhist center to study Buddhism.

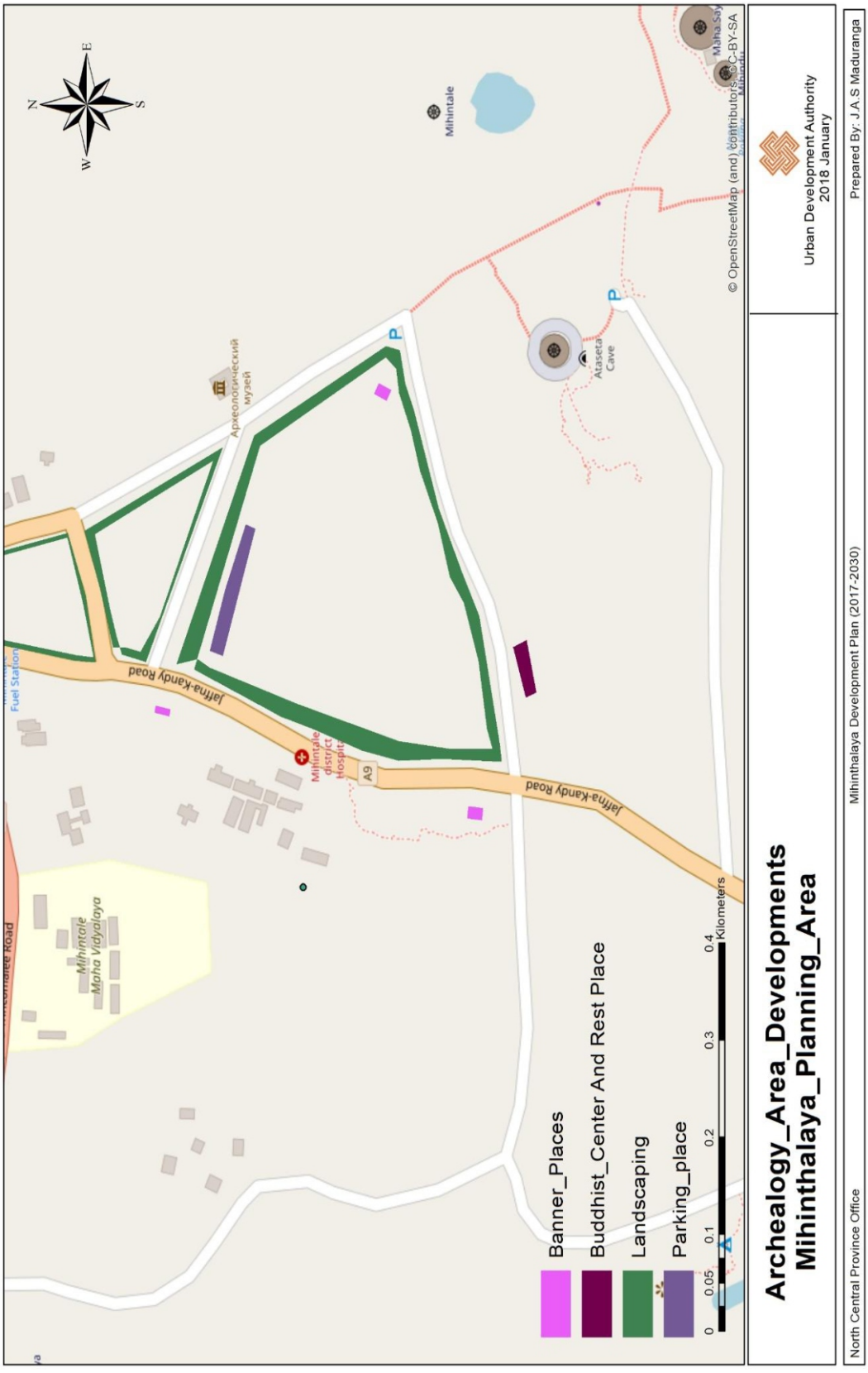
Although Mihinthale is historically important, it has not yet established a research center suitable for it. Establishing such a research center will be advantage to the, researchers in the Theravada Buddhism, meditation practical researchers, and it is a valuable resource to illustrate the historical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

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

01- Archaeological Research Areas, Online Publications and Library Activities

02- Meditation (Environmental Protection Appointed Obtained Fulfilled Area)





Map 21: Archaeology Area Development

Source -Urban Development Authority

6.7 Implementation strategies

6.7.1 Project Priority

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

1. Designing of bicycle tracks
2. Construction of Ambathalagama Multitask Building
3. Development of the road links to Rajarata University and Mihinthale Lake
4. Tree planting project
5. Design A walking Track along the Mihinthale Wewa.
6. Creating a Place fro view scenic of Mihinthalaya Chaitya on Mahakanadarawa wewa area from A12 road
7. Relocate Mihinthalaya Hospital in Ambathalagama junction
8. Establish a buddhist center
9. Establish waste and Dumping Management center
10. Internal Road Development Project
11. Memorial Dry zone Botanical Garden
12. Environment and Landscape Project near to the Mihinthale wewa.
13. Museum Evolution of Sri Lanka Medical System
14. Implementation of the proposed water supply plan (use the Institutional plan)
15. Road Development (Use the Institutional Plan)
    - I. Rehabilitation of resident routes related to the main road.
    - II. Development of an alternate road for the Kandy-Jaffna main road
16. Relocate Mihinthale Hospital to Ambathalagama Junction (Use the Corporate Plan)
17. Implementation of development projects at the Rajarata University (use of the Corporate Plan)
18. Construction of Vehicle Parking places
19. Landscaping of Mihinthale Archeology Area
20. Landscaping of Deer Park

21 Road Landscaping

I. Upgrade Pavements and Roundabouts

II. Landscaping of Besides of Main roads

III. Street Lightning

IV. Establish Street Fences

V. Establish Notice boards and Guide Boards

VI. Street Benches

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



6.7.2 Projects for Implement the Strategies

Project Identification

1 Creating A Bicycle Track

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

Project Location

Location	Province	**North Central**	District	Anuradhapura
	DS Division	**Mihinthale DS**	LA	Mihinthale PS
Boundary	North	East	South	West
	A12	A9	Residential	Residential
Access				
Location Map				
Adjacent Land Uses (explain with map)	Government Institution, Residential uses, Private lands			

Project Justification

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

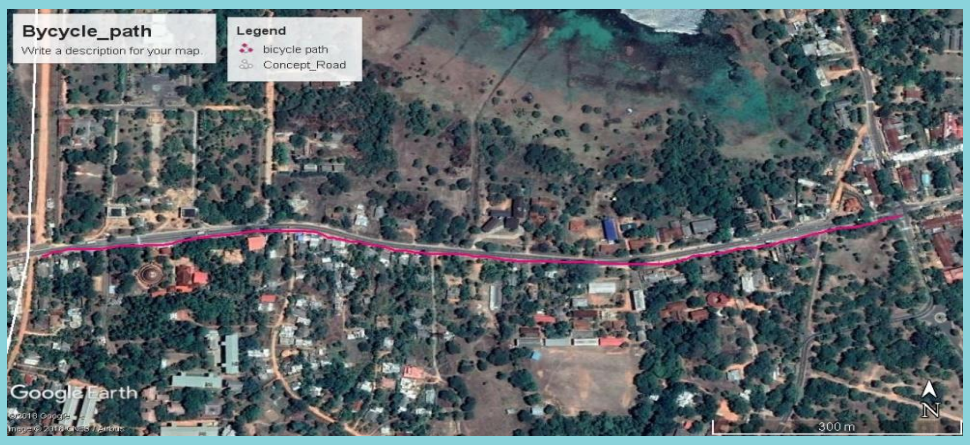
Project Category			√				√
Project Aspect	Environment	√	Economic	√	**Social**		
Project Objective	Upgrade tourist attraction Creating options for Economic development						
Rational of project	Currently, tourists arriving in Mihinthalaya to after they visit Anuradhapura. The objective of this project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

Property Description

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

Project Description

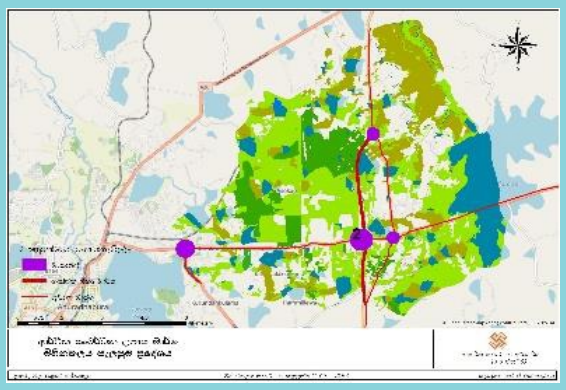
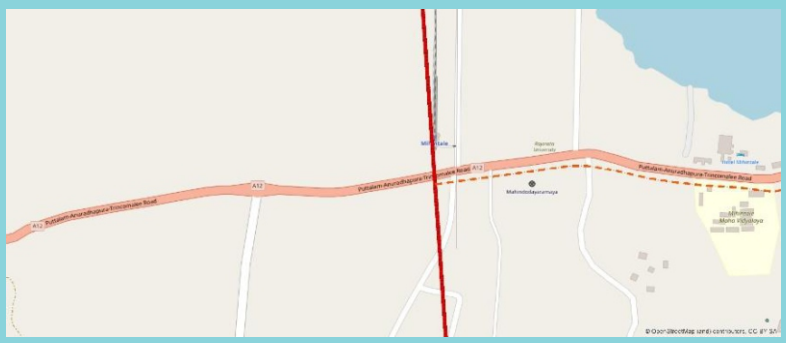
Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long term (3< year)		Total Estimated Cost (Rs. Mn)	
Financing Method	Treasury funded							

Description of the Project (with map)	from railway junction to archelogy site, it will be developed as parallel to the Puttalam - Trincomalee road 
Exiting Conditions Residential, Government offices, Small scale commercial uses near to the 	
1 Proposed Projects i. Bicycle Track	

2 Establish a Multitask Building in Amabathalagama

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

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Scrubs	Scrubs	A12	scrubs
Access				
Location Map	 			
Adjacent Land Uses (explain	**Government lands, Residential uses, Scrubs**			

with map)	

Project Justification

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

Property Description

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

Project Description

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

Description of the Project (with map)	It is expected to integrate Ambathalagama area with new commercial development of Rajarata University and other town facilities  

Exiting Conditions



Proposed Projects

2 Information Centre

3 Food Center (Indigenous)

4 Books, Stationary, education equipment

5 Garment shops

6 Electronic equipment shops

3 Landscaping of Rajarata University, Mihinthalaya lake, archaeology area

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

Project Location

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

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only						
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure						
		√					√						
Project Aspect	Environment		Economic	√	Social								
Project Objective	The Mihinthalaya Wawa and the University of Rajarata, as well as the archeology area, are located close to each other. These plans include the landscaping and foot paths and the development of pedestrian movement and the development of a suitable urban area for walking.												
Rational of project	Especially manage the pedestrian flowing in the Poson Season and contribute to the town economy by Rajarata University, this landscaping and public facility development project will be developed.												

Property Description

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

Project Description

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

Description of the Project (with map)	It is expected to integrate Ambathalagama area with new commercial development of Rajarata University and other town facilities  

Exiting Conditions



Proposed Projects

2 Information Centre

3 Food Center (Indigenous)

4 Books, Stationary, education equipment

5 Garment shops

6 Electronic equipment shops

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only						
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure						
			√				√						
Project Aspect	Environment	√	Economic	√	Social								
Project Objective	The Mihinthalaya Wawa and the University of Rajarata, as well as the archeology area, are located close to each other. These plans include the landscaping and foot paths and the development of pedestrian movement and the development of a suitable urban area for walking.												
Rational of project	Especially manage the pedestrian flowing in the Poson Season and contribute to the town economy by Rajarata University, this landscaping and public facility development project will be developed.												

Property Description

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

Project Description

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

Description of the Project (with map)	 					
Zone	Active Zone	Accordance with Zoning regulations	Yes	√	No	

History

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

Existing Conditions

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





Proposed Projects

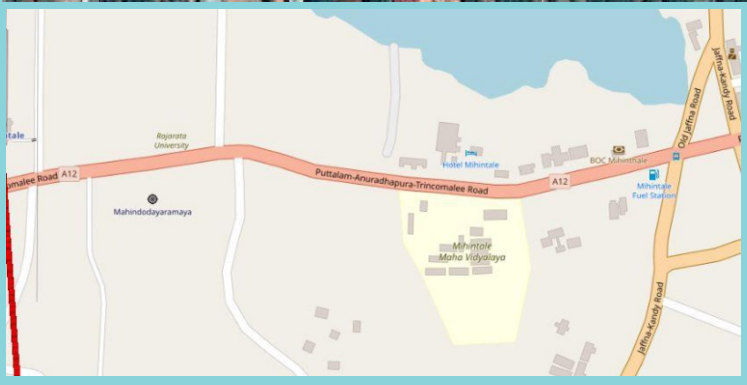
1. Landscaping Archaeology Area
2. Establish walking ways link with Rajarata University and Mihinthale lake

Project Identification

4 Tree Planting, Creating roundabout, Street Benches

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

Project Location

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

Project Justification

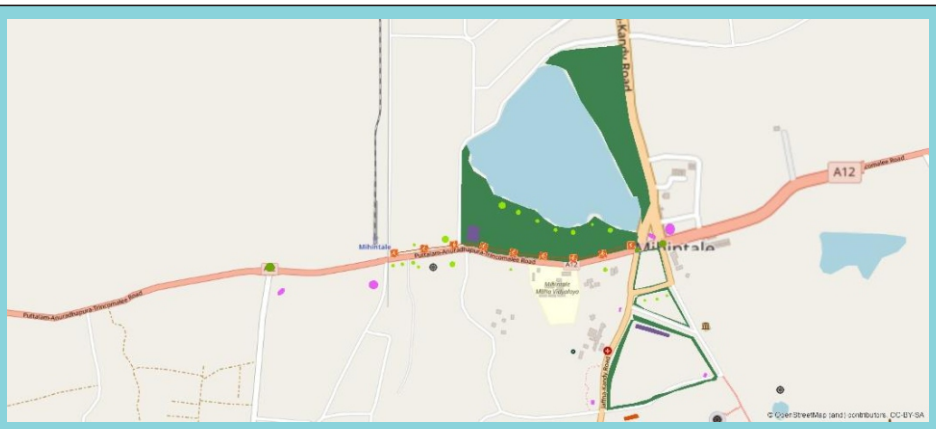
Project Type	New	√	Improvement	√	Extension		Land Development only						
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure						
			√				√						
Project Aspect	Environment	√	Economic		Social	√							
Project Objective	To maintain the urban area without irregularities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

Property Description

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

Project Description

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

Description of the Project (with map)	 

Exiting Conditions





7 Proposed Projects

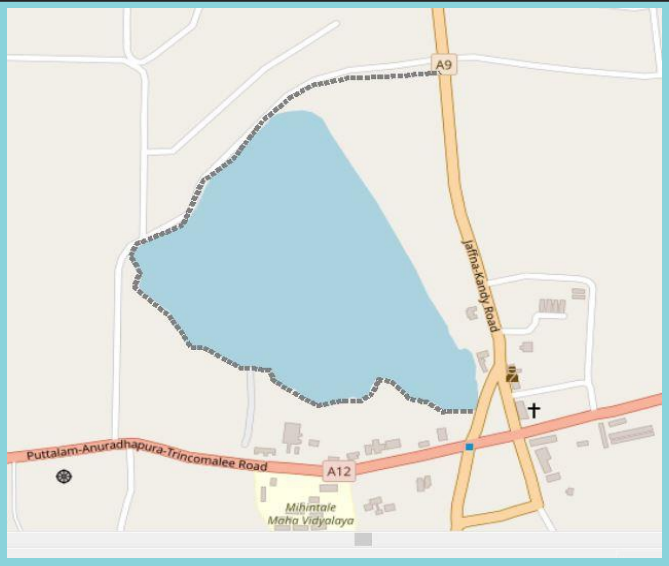
1. Design of Roundabouts
2. Notice Board Places and Guide Board Places
3. Tree Planting Along the road

Project Identification

5 Design A walking Track along the Mihinthale Wawa

Project Title	Design a Walking Track
Project Proposal	Promotion of Tourism facilities also health facilities in 2019 - 2030

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Residential	Rajarata University	A12 Main Road and Commercial uses	A9 Main Road
Access	From A12 M			
Location Map				
Adjacent Land Uses (explain with map)	Government Institution, Residential uses, Scurbs			

Project Justification

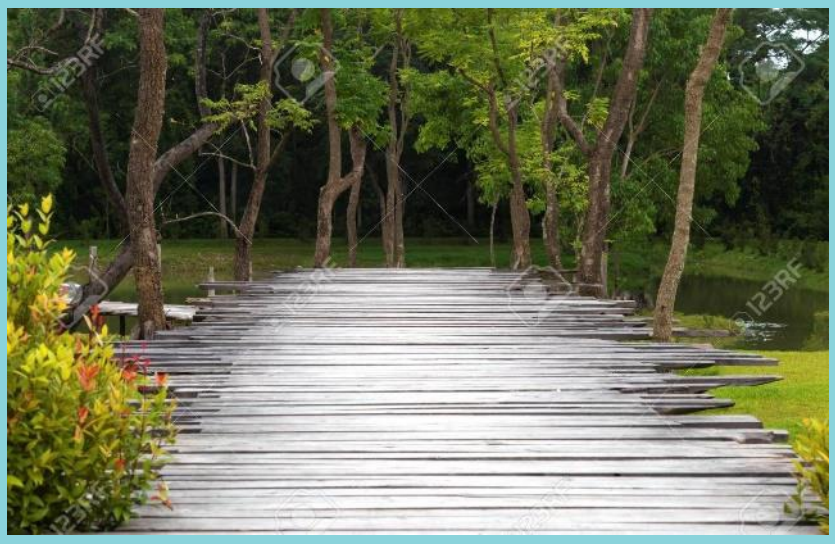
Project Type	New	√	Improvement		Extension		Land Development only						
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure						
		√	√										
Project Aspect	Environment	√	Economic	√	Social	√							
Project Objective	Until now, there are no new tourist sites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

Property Description

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

Project Description

Project Period	Short term (1> year)	√	Mid Term (1-3 year)		Long term (3< year)		Total Estimated	

								Cost (Rs. Mn)	
Financing Method	Treasury funded								
Description of the Project (with map)									
Zone		Urban Zone		Accordance with Zoning Regulation	Yes	√	No		

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

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

Project Location

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

Project Justification

Project Type	New	√	Improvement	√	Extension		Land Development only	

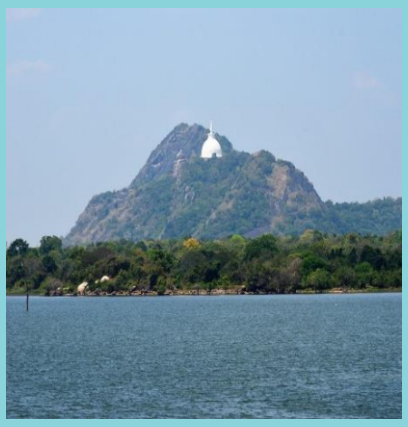
Project Category	Conservation	Commercial	Landscape	Heritage	Housing	Relocation	Infrastructure
	√	√	√	√	√	√	√
Project Aspect	Environment	√	Economic	√	**Social**		
Project Objective	Make options for Tourist who come for the Mihinthalaya town go remote areas of planning area						
Rational of project	Tourist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

Property Description

Present Land Ownership	Private		√	State	√	Other					
Free Encumbrances	Yes	√	No		If No give details						
Details of the Ownership	**Lands are belonging to irrigation department, its proposed to develop the project without any permeant structures**										
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent					
						……A	…R	…..P			

Project Description

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

<table>
<tr><td>Project Description (with maps)</td><td colspan="6"> </td></tr>
<tr><td>Zone</td><td>Residential Zone</td><td>Accordance with Zoning Regulations</td><td>Yes</td><td></td><td>No</td><td></td></tr>
<tr><td colspan="7">History

Mahakanadarawa Reservoir is a main irrigation scheme in Anuradhapura district, also it has vast scenic view from A12 road and some hidden archaeological places around the reservoir</td></tr>
<tr><td colspan="7">Exiting Conditions

</td></tr>
</table>

7 Relocate Mihinthalaya Hospital in Ambathalagama Junction

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

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	A12 Road	Residential	Scrub	Scrub
Access	A12 Puttalam – Trincomalee road			
Location Map				
Adjacent Land Uses (explain with map)	Government and Residential lands			

Project Justification

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

Project Aspect	Environment	√	Economic	√	Social	√
Project Objective	Currently Mihinthalaya Hospital Locate with in Archeological area, in 2030 health facilities need to improve with increasing population, to do that hospital need to relocate.					

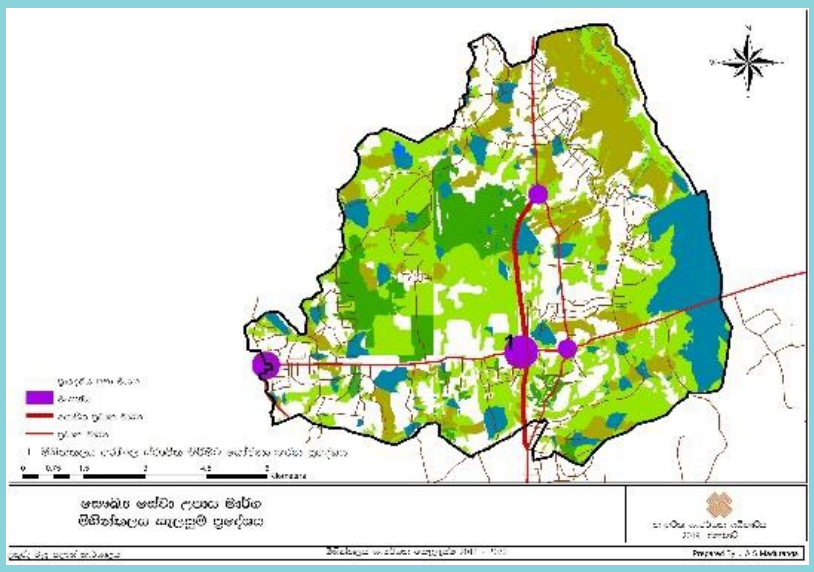
Property Description

Present Land Ownership	Private		√	State	√	Other					
Free Encumbrances	Yes	√	No		If No give details						
Details of the Ownership	Lands are owned by Divisional secretary, to developments works relevant institutions need to acquire the lands.										
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent					
						……A	…R	…..P			

Project Description

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



Description of the Project (with map)	

Zone	Active Zone	Accordance with Zoning regulation	Yes	√	No	

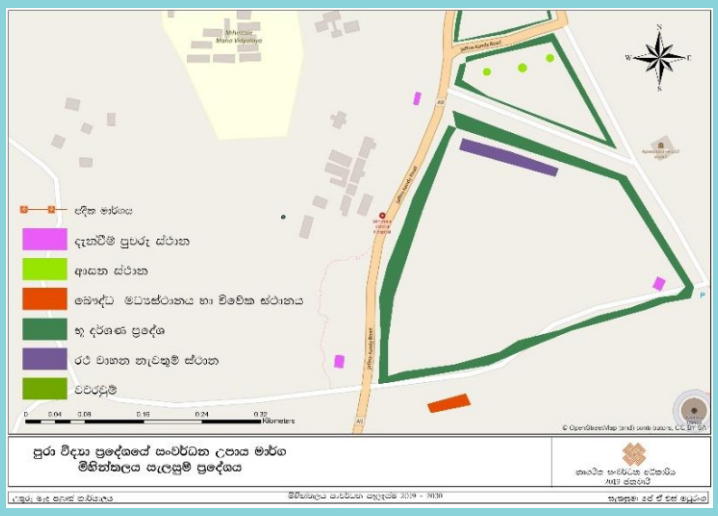
Exiting Conditions

Currently, the Mihinthalaya Hospital is operated as a terminal hospital and operates with outpatient care unit and 05 treatment ward hospitals. The hospital needs to be modernized to minimize the congestion caused to the Anuradhapura Hospital.

8 Establish a Buddhist center

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

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Archaeology reservations	Archaeology Reservations	Archaeology Reservations	Archaeology reservations
Access	From Jaffna – Kandy Road (A9)			
Location Map				
Adjacent Land Uses (explain with map)	Proposed lands locate near to the Kaludiya Pokuna (In Archaeology area)			

Project Justification

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

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

Property Description

Present Land Ownership	Private		√	State	√	Other					
Free Encumbrances	Yes	√	No		If No give details	This area lands owned by government and privates					
Details of the Ownership	lands owned by Archaeology Department, to development purposes need to get clearance from the department										
Survey Plan Detail	Survey Plan No.		Name of the Surveyor			Date	Land Extent				
							……A	…R	…..P		

Project Description

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

<table>
<tr><td>Description of the Project (with map)</td><td colspan="6">In order to provide a good support for Visitors who come to Mihinthale obtaining a spiritual healing as well as Preservation of meditation chambers and creating meditation paths in the natural ecosystem and mountainous climates surrounded by the kaludiya Pokuna area

</td></tr>
<tr><td>Zone</td><td>Spiritual Zone</td><td>Accordance with Zoning Regulations</td><td>Yes</td><td>√</td><td>No</td><td></td></tr>
</table>

9 Establish Waste and Dumping Management center

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

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Government Lands	Scrubs	Scrubs	Scrubs
Access	Nochchikulama Road			
Location Map				
Adjacent Land Uses (explain with map)	Government Lands, Scrubs, Agriculture lands			

Project Justification

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

Project Aspect	Environment	√	Economic	√	Social	√
Project Objective	Creation of a suitable environment for residents and visitors in Mihinthale Increasing the income of the Pradeshiya Sabha with value given to waste. Minimize environmental issues					
Rational of project	Its demanding project for estimated population by 2030 and the visiting population during the Poson festivities to dump the waste					

Property Description

Present Land Ownership	Private			State	√	Other				
Free Encumbrances	Yes	√	No		If No give details					
Details of the Ownership	This land is owned by Divisional Secretary									
Survey Plan Detail	Survey Plan No.		Name of the Surveyor		Date	Land Extent				
						……A	…R	P		…...

Project Description

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

Description of the Project (with map)	This project is expected to form a building with solid waste collection, urban waste collection, sewage disposal, degrading of waste, recycling of compost and recycling of non-decayed waste. 

Exiting Conditions

Currently there is open dumping methods practicing by Pradeshiya Sabha





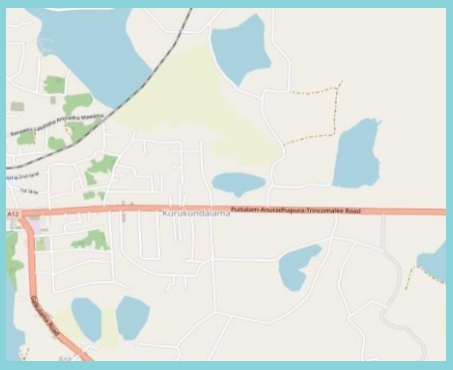
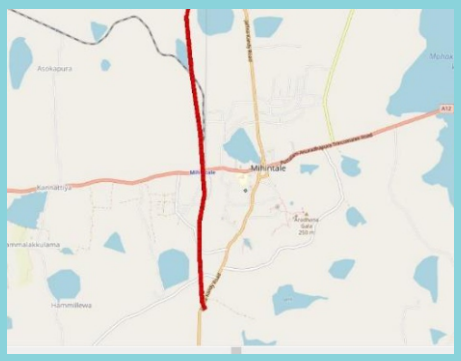
Relevant authorities to get approval

1 Forest conservation department
2 Central environment authority
3 Divisional Secretary Mihinthale

10 Internal Road Development project

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

Project Location

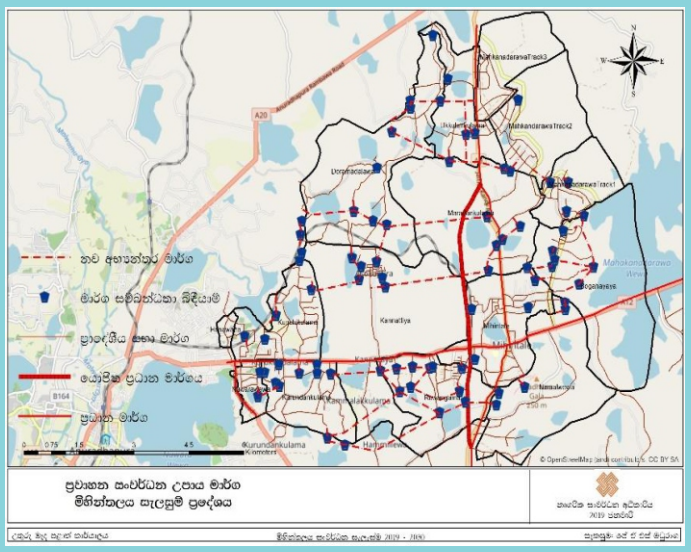
Location	Province	**North Central**	District	Anuradhapura
	DS Division	**Mihinthale DS**	LA	Mihinthale PS
Location Map	 			

Project Justification

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

Project Objective	Development of alternative roads to main roads. Most of the byroads in area not met the proper development, objective of this project is developing that road with side drains and culverts. Development of new roads identified by the proposed transport plan.
Rational of project	1 To make Mihinthale best residential areas in the proposed metro city by NPPD plan, the city's main urban internal road network needs to increase to 500 km in present-day areas. Developing local area that connect with other towns also important 2 Improving the quality of access roads and develop new road linkage from residential areas such as Kannattiya, Kurundankulama, kunchikulama, Mahakanadarawa Yaya 01, Mahakanadarawa Yaya 02, Ruwangama are considered to the project.

Project Description

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

Implementation institutions

Mihinthalaya Pradeshiya Sabha
Road Development Authority
Provincial Road development Authority

10.1. Proposals for develop alternative main road

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

10.2. Identified road for the development

Serial no	Road Name	Length (K.M)	Proposed Width	Side Drain Length	Responsible Authority
01	Ambathalagama byroads	3.5	7	7	Mihinthalaya Pradeshiya Sabha
02	Kammalakkulama Road	3.3	10	6.6	Mihinthalaya Pradeshiya Sabha
03	Illuppukanniya Road	2.2	10	4.4	Mihinthalaya Pradeshiya Sabha
04	Maradankalla Road	5.5	107	11	Mihinthalaya Pradeshiya Sabha
05	Bodhiraja road	2	7	4	Mihinthalaya Pradeshiya Sabha
06	Bodhirajapura 7^{tn} Lane	1	7	2	Mihinthalaya Pradeshiya Sabha
07	Kanadarawa byroads	14	10	28	Mihinthalaya Pradeshiya Sabha
08	Surrounding Roads of Matale Junction (2nd lane, 1st lane, Gurugedara Mawatha)	21.5	7	43	Mihinthalaya Pradeshiya Sabha
09	Kurundankualam byroads Ranaviru lakshitha Anuradha Mawatha, Methsiri lane, Maura Lane ,W. A Gunasekara Mawatha"	9	7	18	Mihinthalaya Pradeshiya Sabha
10	Missaka Mawatha Byroads	12	7	24	Mihinthalaya Pradeshiya Sabha
11	Mahakanadarwa Main road	10	15	20	Provincial Road development authority
12	Kalaththawa - Mihinthalaya road	15	15	30	Provincial Road development authority

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

11 Memorial Dry zone Botanical Garden

Project Title	**Memorial Dry zone Botanical Garden**
Project Proposal	Increase the Tourism Attraction in Mihinthale

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Railway reservations	A12 road	Residential Uses	Teak Plantations
Access	A12 road			
Location Map				
Adjacent Land Uses (explain with map)	Adjacent land owned by forest department, there was a matured teak plantation, and now its implement “khaya” plantations program			

Project Justification

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

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

Property Description

Present Land Ownership	Private				State	√	Other				
Free Encumbrances	Yes	√	No		If No give details						
Details of the Ownership	Currently there is teak plantation in the land, also forest department expect to plant Kaya Plant										
Survey Plan Detail	Survey Plan No.		Name of the Surveyor			Date	Land Extent				
							……A	…R	…..P		

Project Description

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

Financing Method	Initial financing will be by Mihinthale PS after that self-generated funds will be use to the project
Description of the Project (with map)	This Project will have Different stages • In the first stage site preparation, road designing will be done in five-acre lands and 5000of tree will be plants by selected occasions of their life in public people • Second stage there will be a recreational space development inside the park with accommodations 

	Waste Management System	yes	✓	No		If not, how dispose done	
Zone	Nature Zone			Accoredence with Zonning regulations	Yes	✓	No

	Activity	Relavant Instituions	Responsible officer
	Design the project	Urban Development Authority	Provincial Diector
	Surveying	Survey department	Survey General
	Land clerence, selection of trees,, plant new trees	Mihinthale Pradeshiya Sabha Urban Development Authority	Chairman provincial director
	Canal Development	Provincial irrigation Department	Provincial Director
	Linear Park development	Mihinthale pradeshiya sabha	Chairman
	Maintenance and conduct	Mihinthale Pradeshiya sabha	Chairman

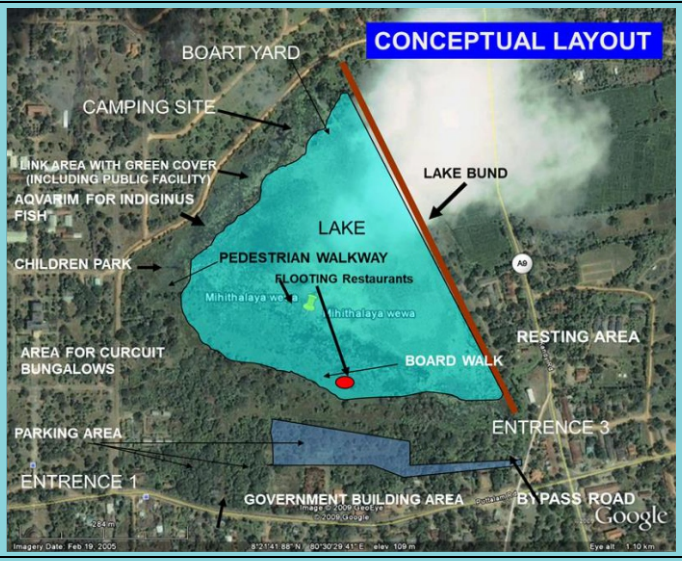
Regulations and Guidance	Regulations	Guidance
	Planning and building regulation	Need to get approval from Central Environment Authority Need to mark reservation according to forest conservation Departments and wildlife departments natural canals reservations should be mark. According to recommendations of provincial irrigation department. No constructions in the Reserve should be performed trees should be used as not cover the water lines of in the linear development of the canals on both sides of the canal. Use as much as possible when it comes to building materials as environmentally friendly Cultivation of endemic trees, vines and plants only in the dry zone.



12 Environment and Landscape Project near to the Mihinthale wewa

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

Project Location

Location	Province	North Central	District	Anuradhapura
	DS Division	Mihinthale DS	LA	Mihinthale PS
Boundary	North	East	South	West
	Railway reservations	Kandy – Jaffna Road	Puttalam – Trincomalee road	Local Roads
Access	Puttalam – Trincomalee road			
Location Map				
Adjacent Land Uses (explain with map)	Institutions, Commercial and residential uses			

Project Justification

Project Type	New	√	Improvement		Extension		Land Development only	

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

Property Description

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

Project Description

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

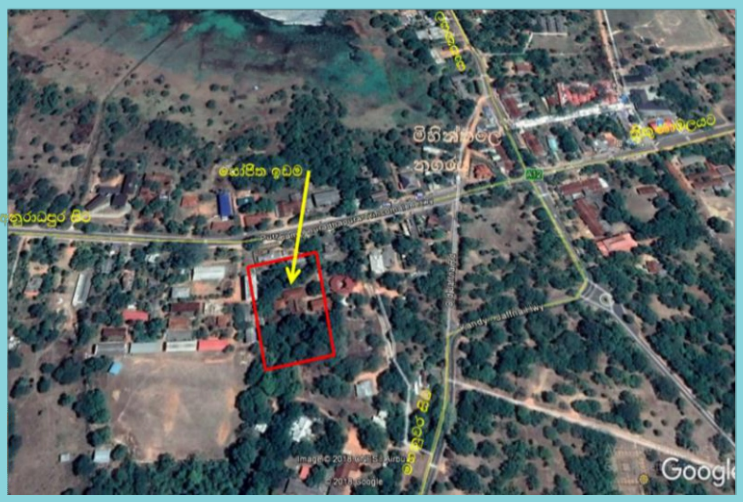
Description of the Project (with map)	According to the landscape plan of this project its identified four phases to implement the sub projects 01. Tank related projects I. Increase the water capacity of the tank ii. Sludge removal iii. Remove unwanted plants and create a separate zone for it. iv. Crete place for bath 02. Recreation Facilities i. Creating camp sites for guest ii. Construction of wooden bridges in the tank. iii create resting places iv. Children's Park 03. Educational projects i. Building an aquarium ii. Creation of an indoor water tree park. iii. Construction of an information center. iv. Conservation of key features that should be included in a tank 04. Common Facility Projects i Development of 3 entrances points to the lake. ii Car Parking Facilities iii Creating latrines, rest homes and Restaurants for tourists

Zone	Active Zone	Accordance with regulations	yes	✓	no	
Existing conditions and details of the project	This wewa already get abandoned and it located in the city center					
Intuitions need to get Approval	i. Agrarian service department ii. Central Environment authority iii. Mihinthalaya Pradeshiya Sabha iv. Mihinthalaya divisional secretariat					

13 Museum in Evolution of Sri Lankan Medical Systems

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

Project Location

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

Project Justification

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

Project Aspect	Environment	√	Economic	√	Social	√
Project Objective	■ Awareness of the general Public about the ancient pharmacy of Mihinthale which belongs to the age of king Pandukabhaya. ■ In the past, demonstration of equipment used in ancestry medicine and western medicine ■ Increase tourist attraction in Mihinthale. ■ Creating direct and indirect employment opportunities. ■ Raising the economy of Mihinthale.					
Rational of project	In the Mihinthale archelogy area there is first hospital located in Srilanka history, meanwhile there is no any place for showing evidence of how indigenous and western medical system evaluated through time. This reason will be affected to the young generation willingness about those medical systems. Mihinthale ayurvedic research center, Mihinthale hospital, Mihinthale Ayurveda hospital and some of indigenous ayurvedic doctors are also found in the area. Those indigenous doctors' specialists in snake poisoning, eye specialists etc. this reason is indicating Mihinthale is best suitable place for museum that shows the evolution of local medical process, in the British and old colonial era there is different type of equipment and process to use for medical clinical and operations. This museum will make a place for showing that items make a unique opportunity for increasing and attract the more tourist for area.					

Property Description

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

Project Description

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

<table>
<tr><td>Financing Method</td><td colspan="6">Provisional funding</td></tr>
<tr><td>Description of the Project (with map)</td><td colspan="6">    </td></tr>
<tr><td></td><td>Waste Management System</td><td>yes</td><td>✓</td><td>No</td><td></td><td>If not, how dispose done</td><td></td></tr>
<tr><td>Zone</td><td colspan="2">Nature Zone</td><td>Accoredence with Zonning regulations</td><td>Yes</td><td>✓</td><td>No</td></tr>
</table>

Institution need to get approval				
	Activity	**Responsible institution**	**Responsible officer**	
	1 Project planning	Urban Developmnet authority Provincial Health department	Provincial Director Provincial Director	

6.7.3 Project Identified by Mihinthalaya Pradeshiya Sabha

1. Construction of a Circuit Bungalow in the land of the Pradeshiya Sabha adjoining the land belonging to the Mihinthale Pradeshiya Sabha (577 Mihinthale)

2. Construction of a tourist rest park on the right side near Mahakanadarawa reservoir on Pothana Ihalagama road (4 km away from Mihintale and 1 km away from Pothana junction on Trincomalee road) (564 Pothana)

3. Construction of a Public Library at Mihinthale Pradeshiya Sabha (577 Mihinthale)

4. Improvement of Mihinthale house 20 Road (Carpeting 577 Mihinthale)

5. Construction of a security fence around Mihinthale Town Park (577 Mihinthale)

6. Construction of Road from Gonewa via Duramadalawa Temple from A09 (587 Doramadalawa)

7. Construction of Road from Isuru Uyana Industrial Area to Doramadalawa Rajamaha Viharaya through Dooramadalawa Stage 2 (577 Mihintale, 586 Maradankulam, 587 Dooramadala)

8. Construction of Town Hall at Mahidodaramaya (577 Mihintale)

9. Holiday Bungalow and Multipurpose Building for Local and Foreign Travelers on Government Land in front of Doramadalawa Raja Maha Viharaya

10. Construction of a Circuit Bungalow in the Land opposite Gemunu Vidyalaya, Mahakanadarawa Yaya 02 (584 Mahakanadarawa Yaya 02)

11. Construction of Maradankulama Public Ground (586 Maradankulam)

12. Construction of a Housing Scheme near Iluppukanniya North Police Village (578 Ruwangama)

13. Construction of a Playground Day and Night Volleyball Playground near Iluppukanniya South Road, close to lake Tawalla (578 Ruwanagama)

14. Incorporation of the Pothana GN division to town plan from Mihintale to Galkulama on the A9 main road (580 Wellaragama)



15. Construction of a Multipurpose Building near Upper Mudawa Junction on Road 12 (579 Namalwewa)

16. Construction of Multipurpose Building at Katukeliya Junction (579 Namalwewa)

17. New Trade Complex fostered by the World Bank in Mihintale (Opposite the church)

18. Implementation of tourist boat service in Mihintale tank.

19. Developing a tourist zone connecting the historic Dooramadalawa Rajamaha Viharaya (No. 587) and the Mihinthale sacred area.

(i) Develop the Ukkulankulama Doramadalawa road and develop the Ukkulankulama tank, Baduwewa and attract tourists in agriculture.

(ii) Develop the Pudukulama tank and conserve the ancient Ashoka Mala mountain from the A9 road to Doramadalawa road to Gonawa and bring in foreign tourists.

(iii) Improve the tourism zone in the jungle by rehabilitation of Doramadalawa Stage II to Ashokapura Forest Conservation period (Nelumkulama Tank - Attikulama Tank, Kudamarandankulama Tank).

(iv) Establishment of a local and foreign training center and an archaeological museum in the vicinity of the Duramadalawa temple.

(v) Inviting tourists in Doramadalawa village to develop local cuisine, ancient Hela medicine and ancient plant system.

(vi) Developing the Ashoka Pura Railway as a tourist holiday center and developing the forest conservation area by removing the teak trees and making arrangements for fatigue by traveling by car or bike in the forest.



6.7.4 Institutional Setting

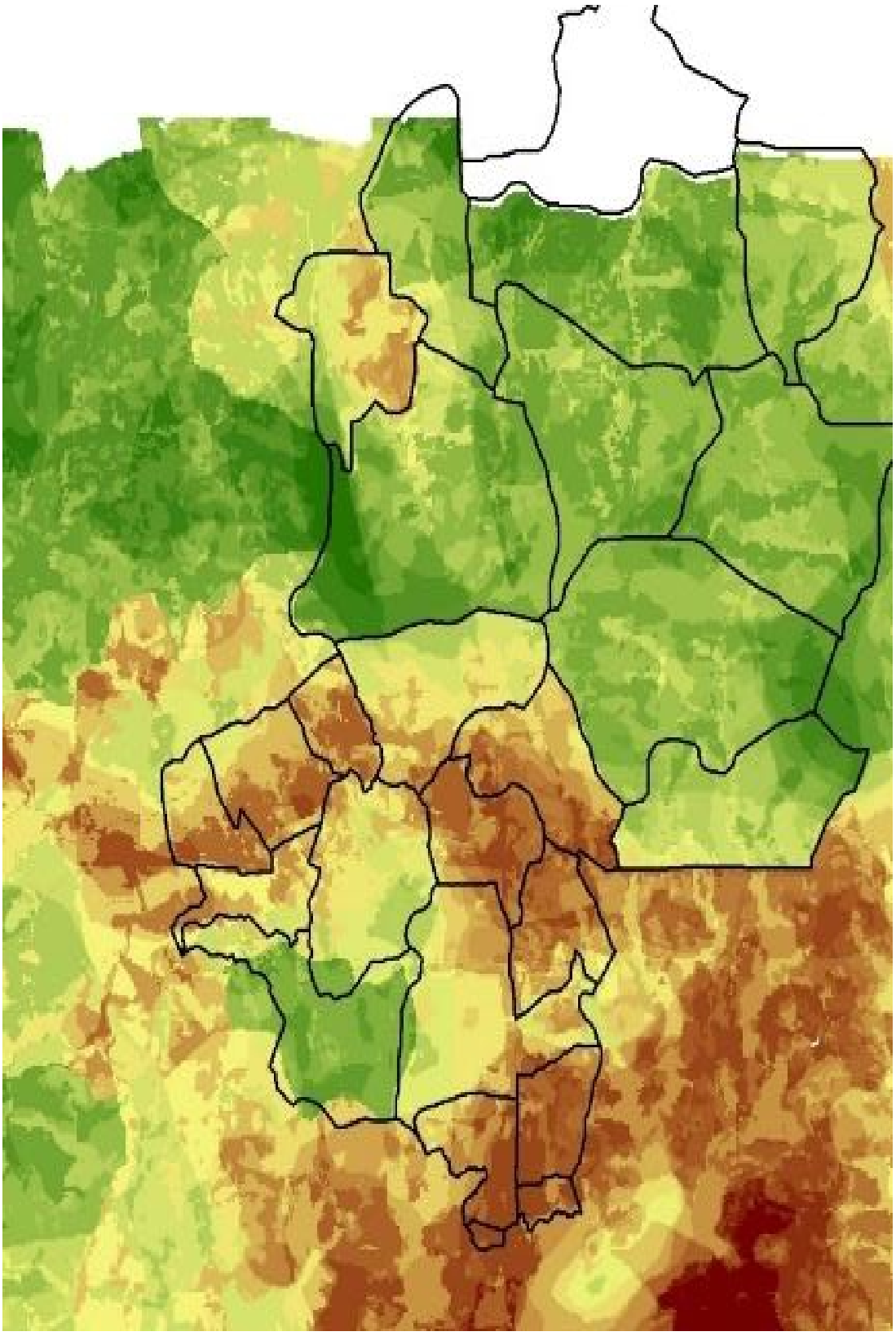
The implementation of identified strategic projects under the Mihinthale Development Plan is expected to be supported by state, semi government and private institutions, civil society organizations and active persons in the area. The implementation of development projects, which are relevant to the various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



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

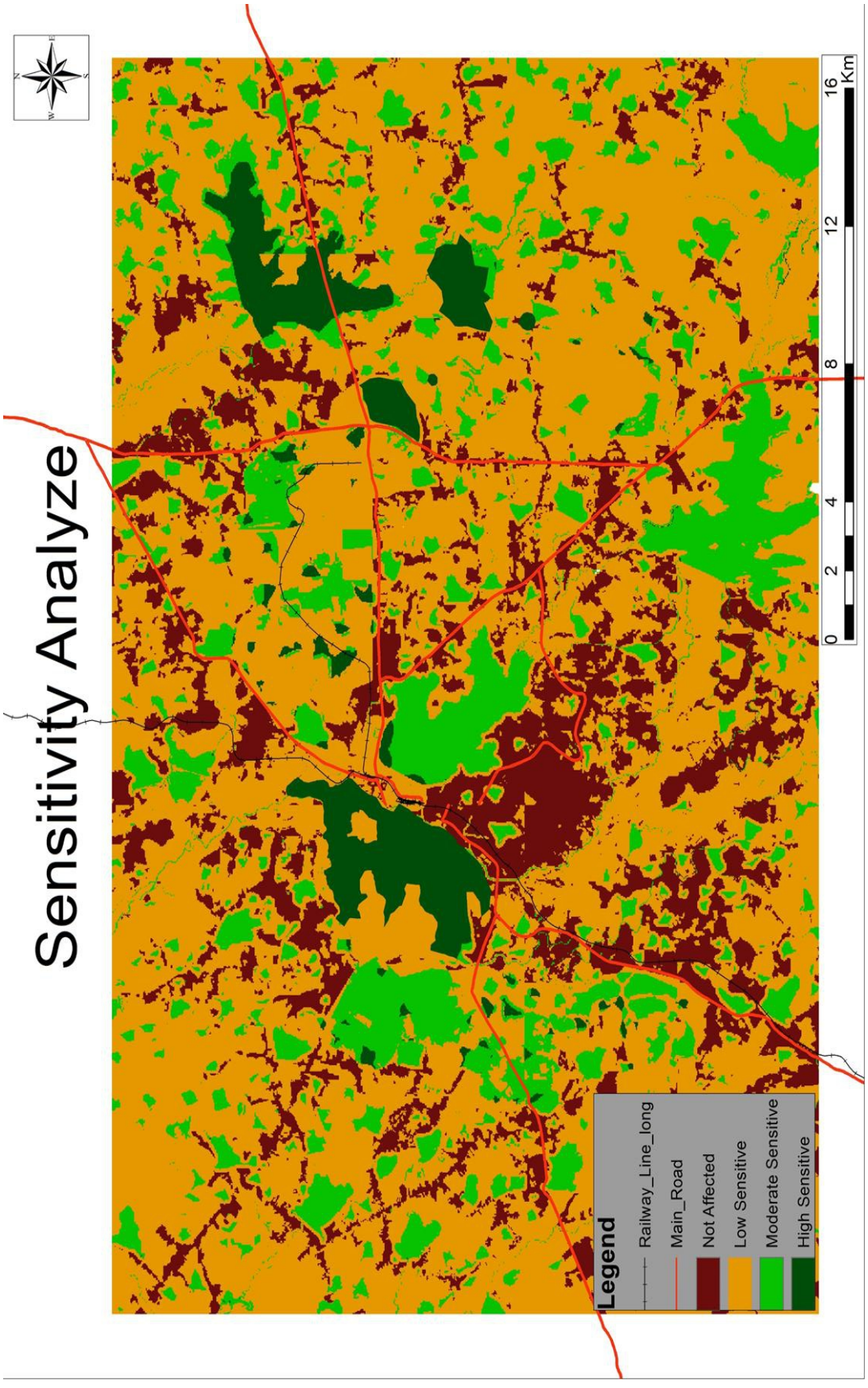
07	Dry Zone Botanical Garden		Mihinthale Pradeshiya Sabha, Urban development authority, National Botanical Garden Department, Forest conservation Department	Preparation of Identified sub Projects Grant Funds Implement the Project
08	Solid waste management Project		Mihinthale Pradeshiya Sabha, Forest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

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



Map 22:Development pressure Index

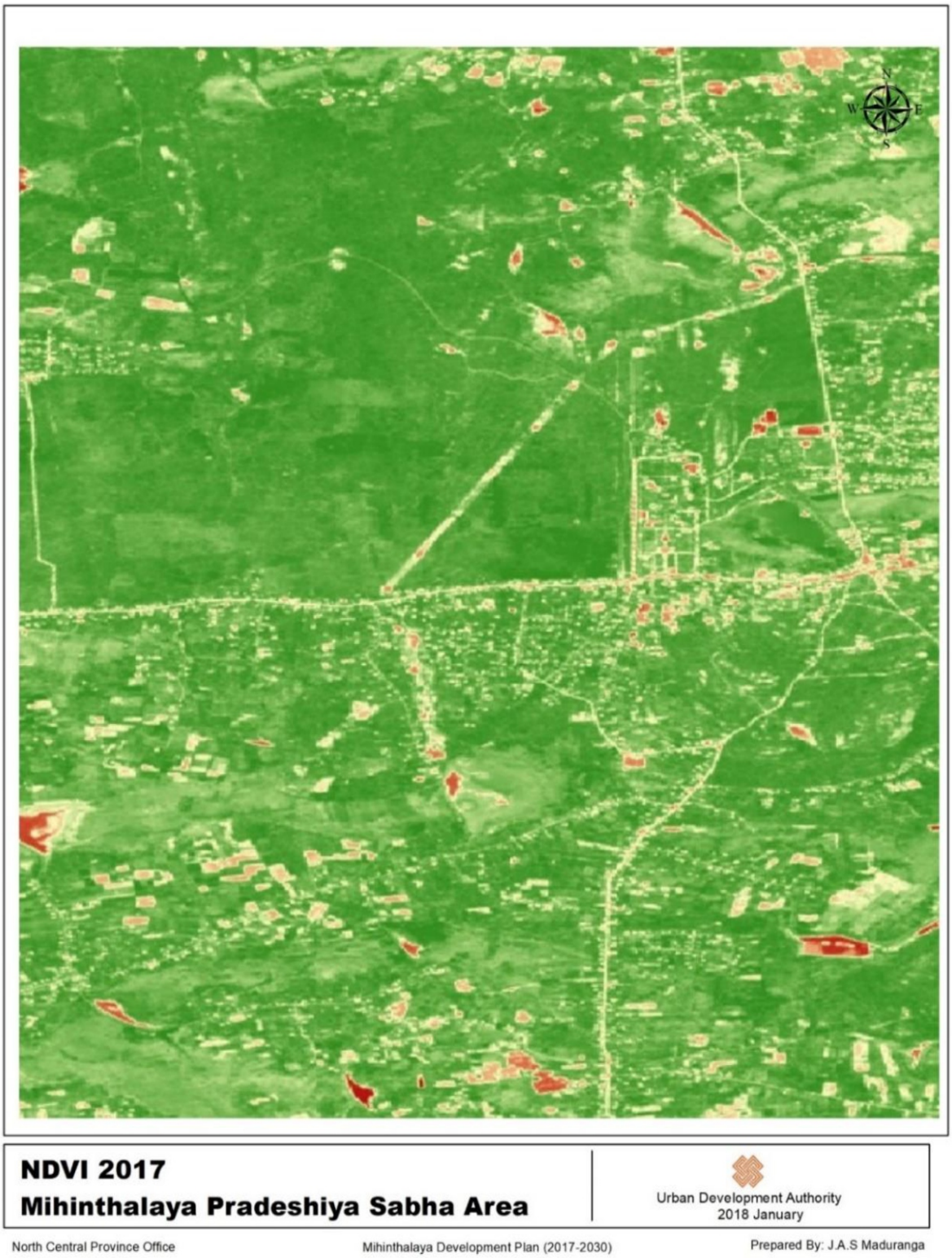
Source – Urban Development Authority



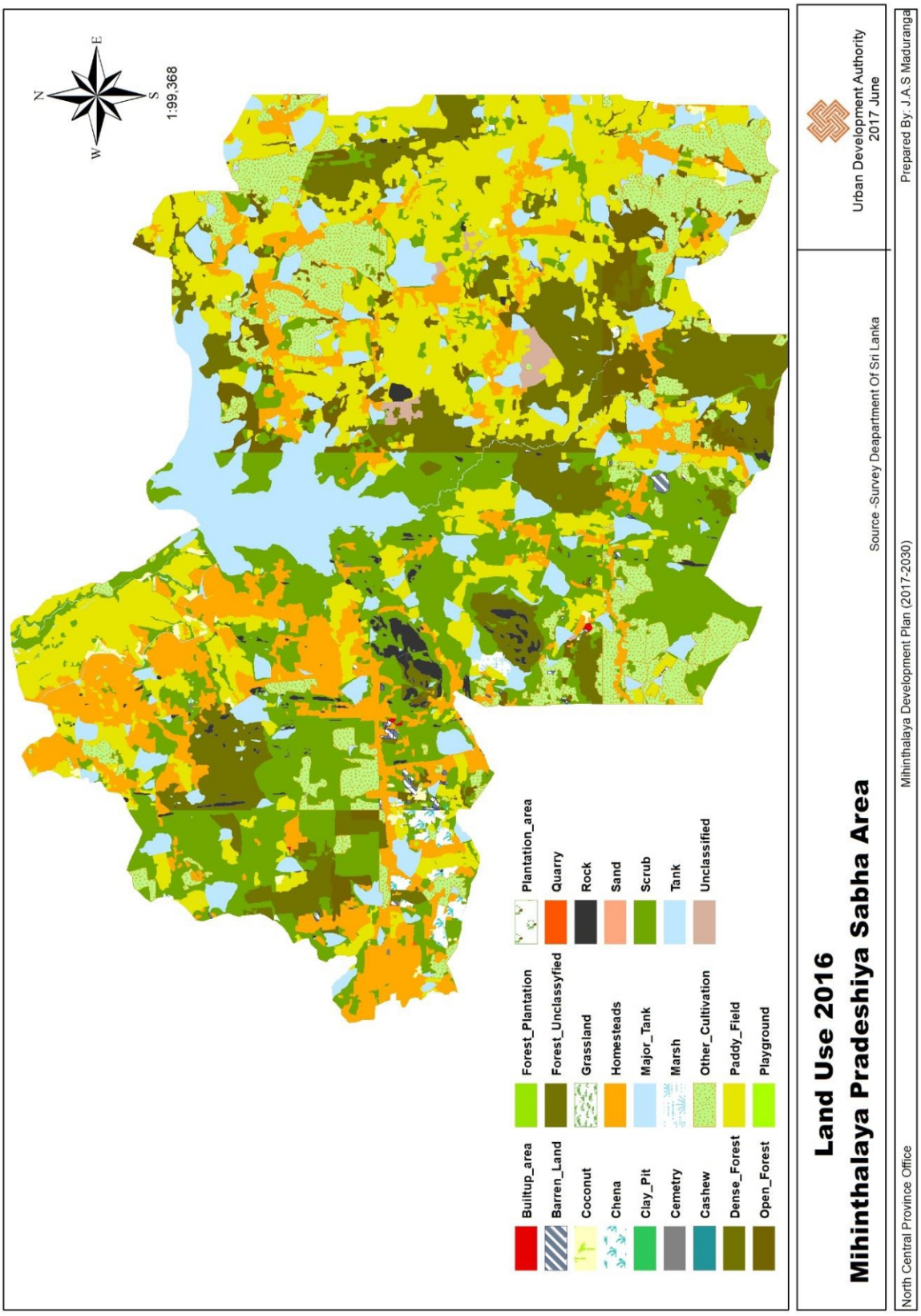
Map 23: Sensitivity Analyze

Source – Urban Development Authority

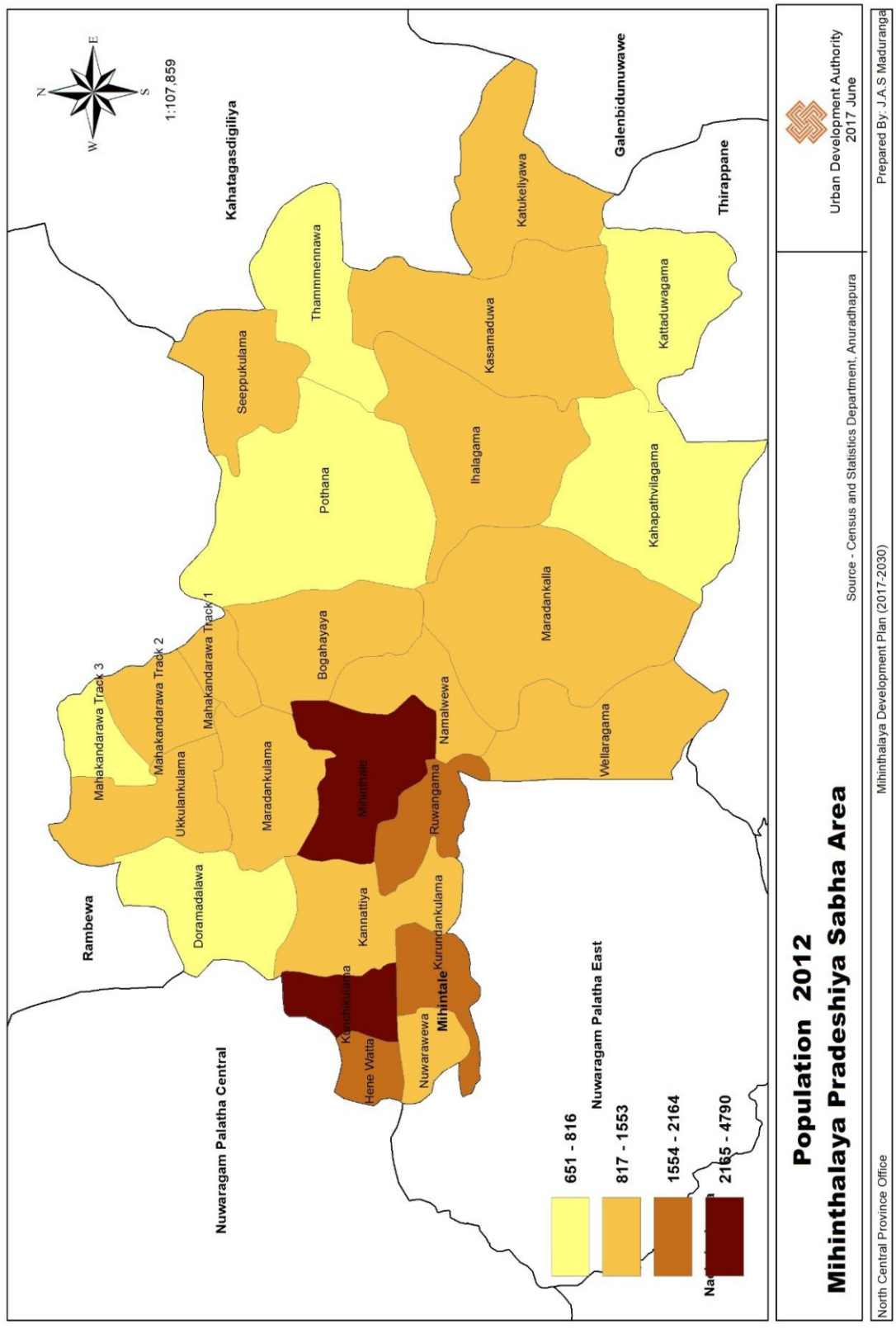
Map 24: NDVI Analyze



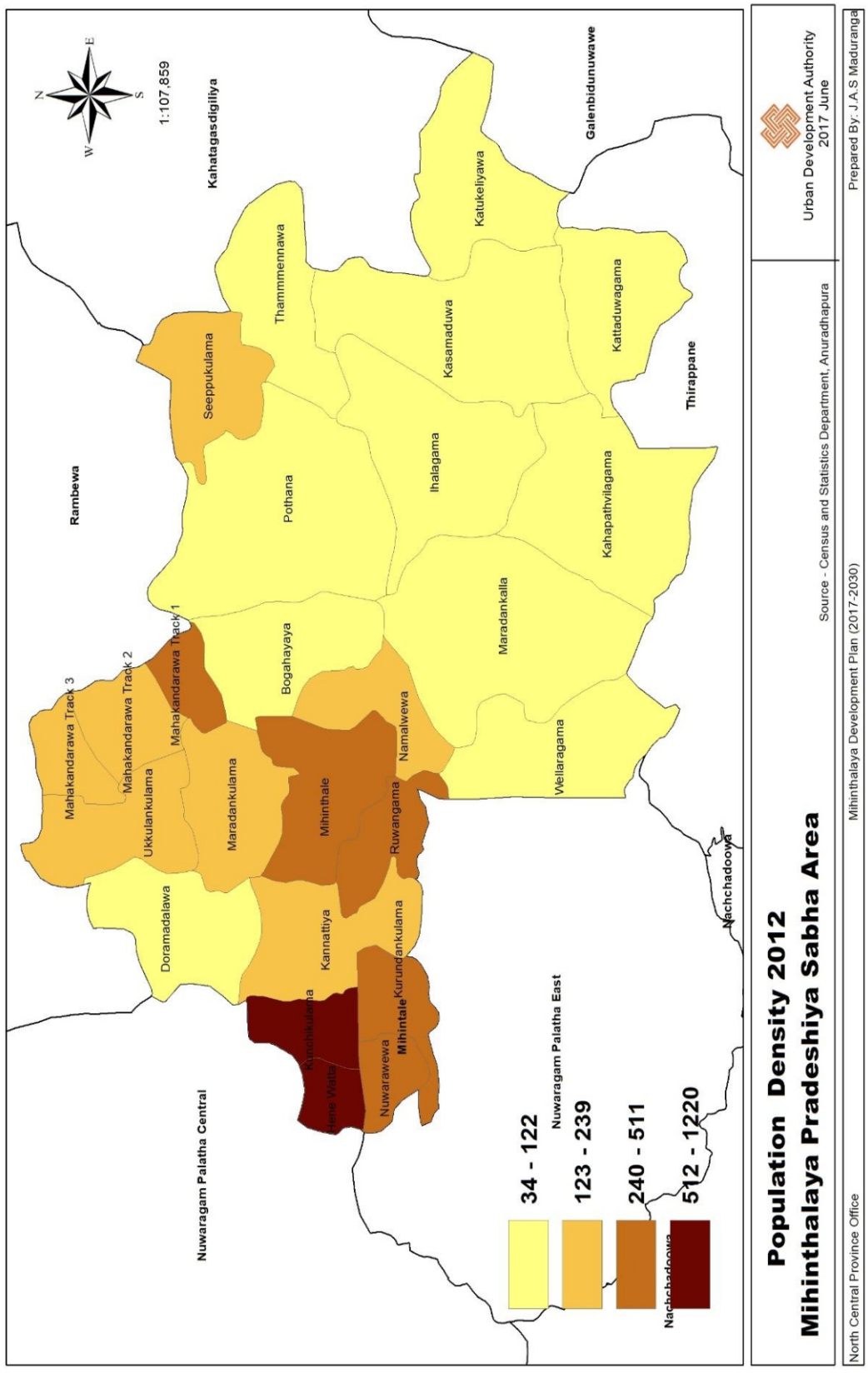
Source – Landsat 8 Images



Map 25:Land Use 2016

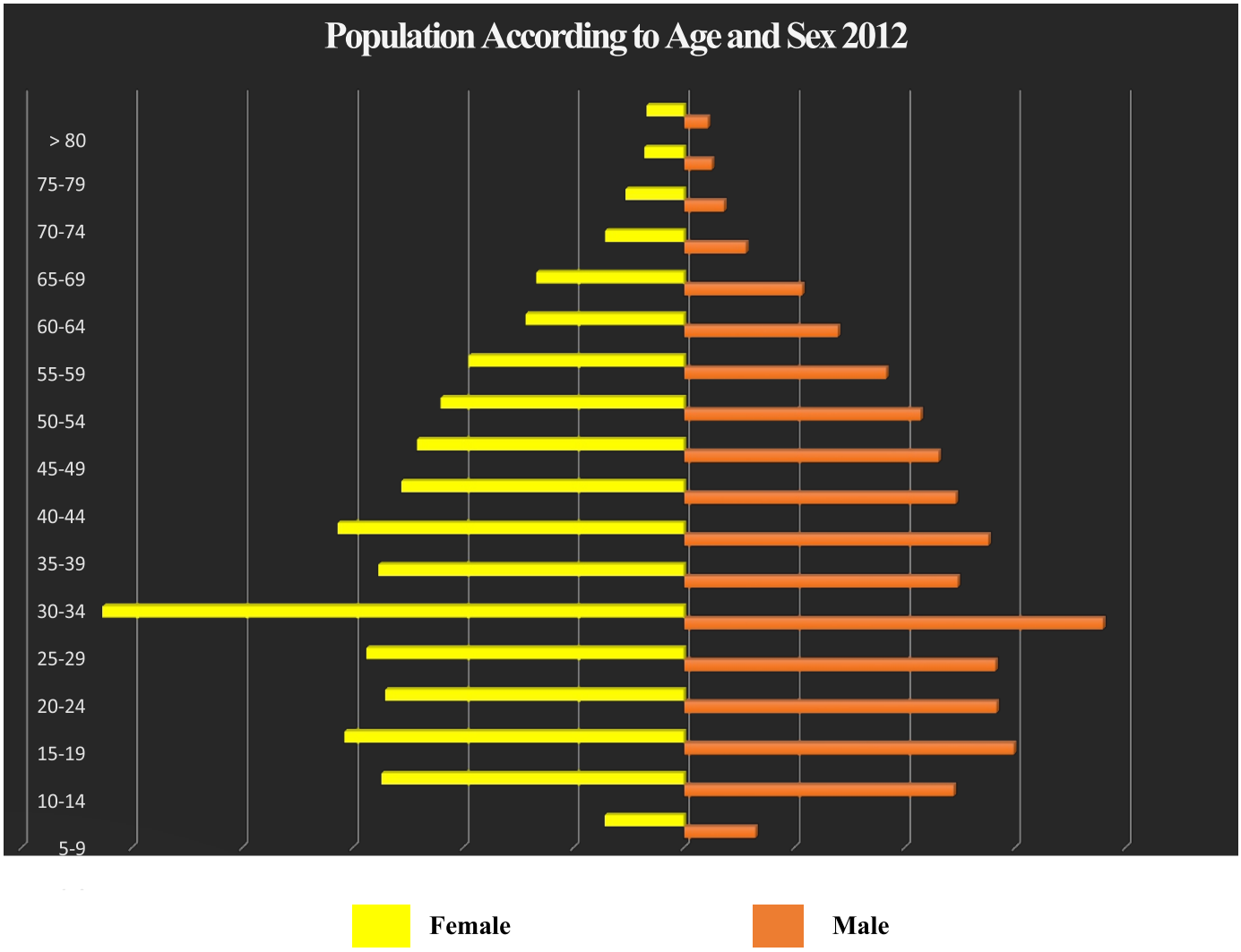


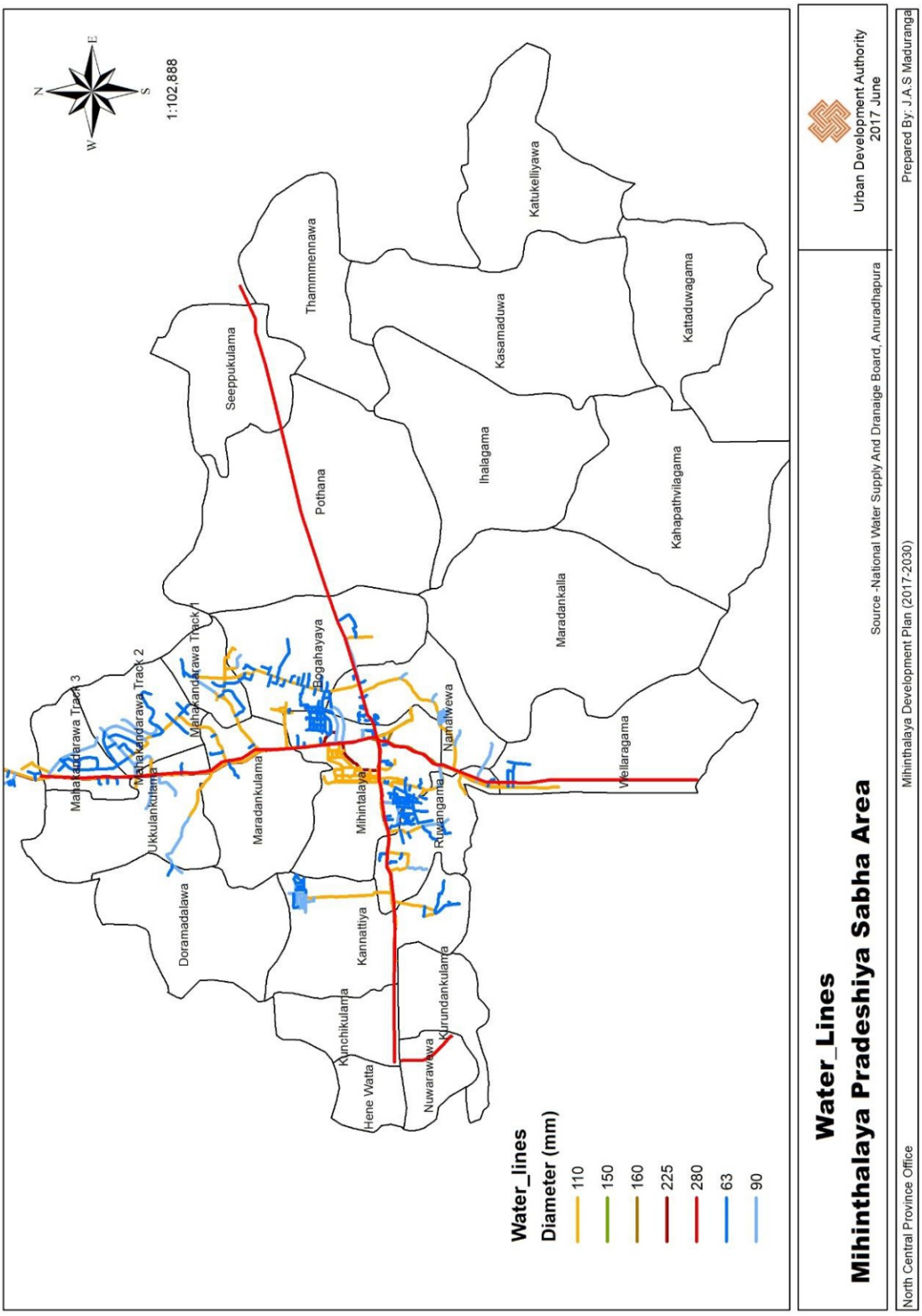
Map 26: Population 2012



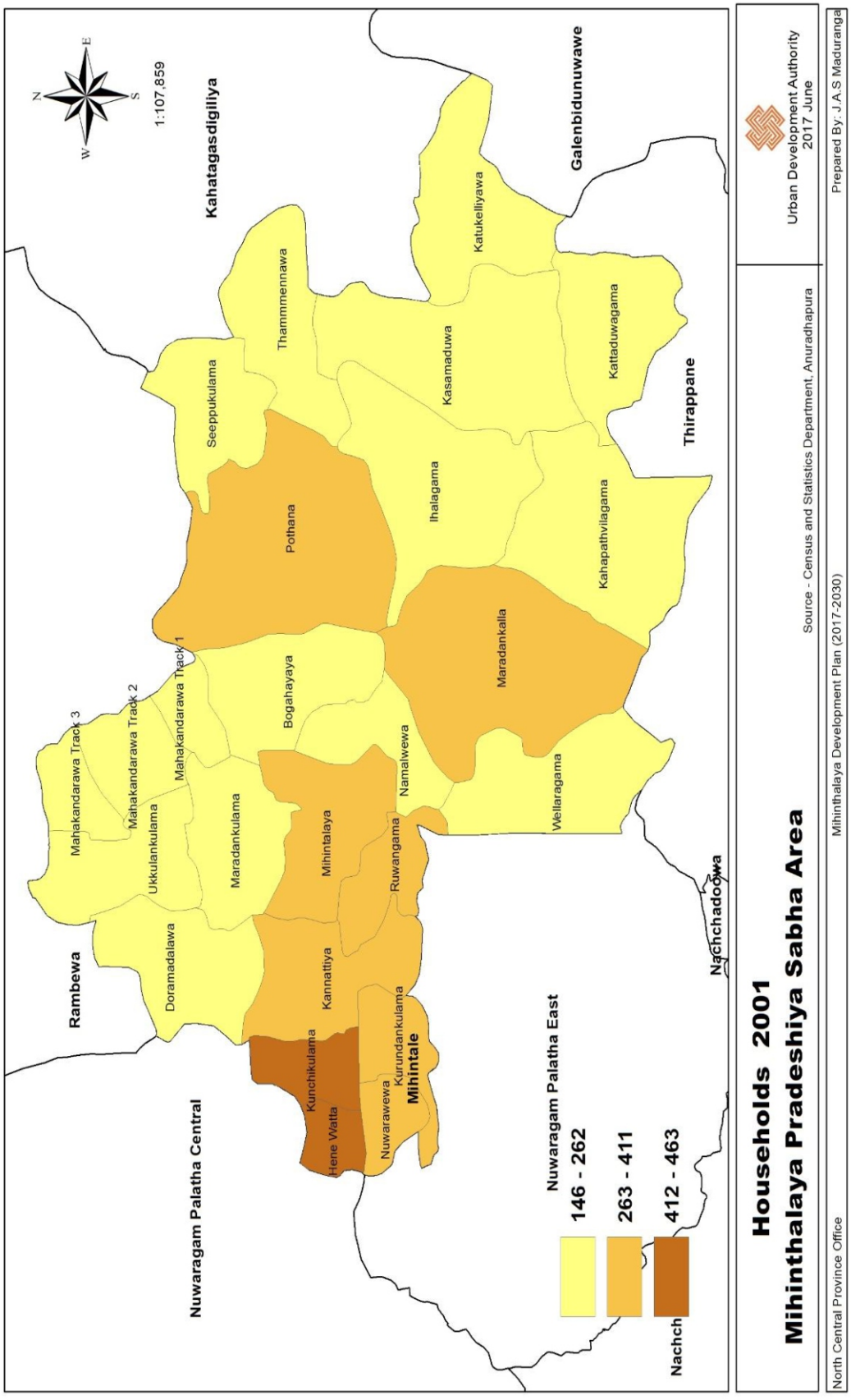
Map 27: Population Density 2012

Charts 2: Population by Age and Sex 2012

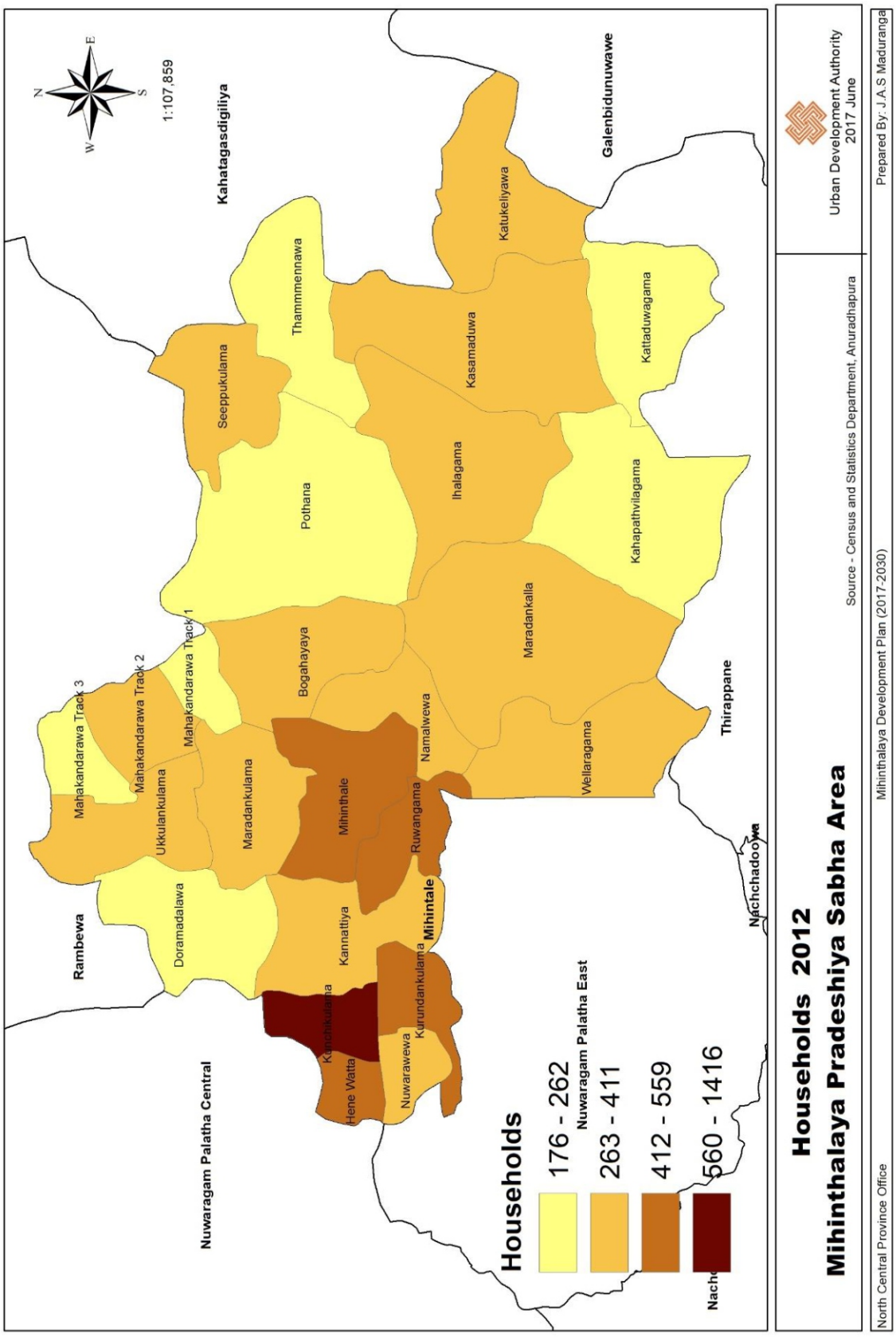




Map 28: Water Line Distribution in Mihinthalaya Area



Map 29:Household 2001

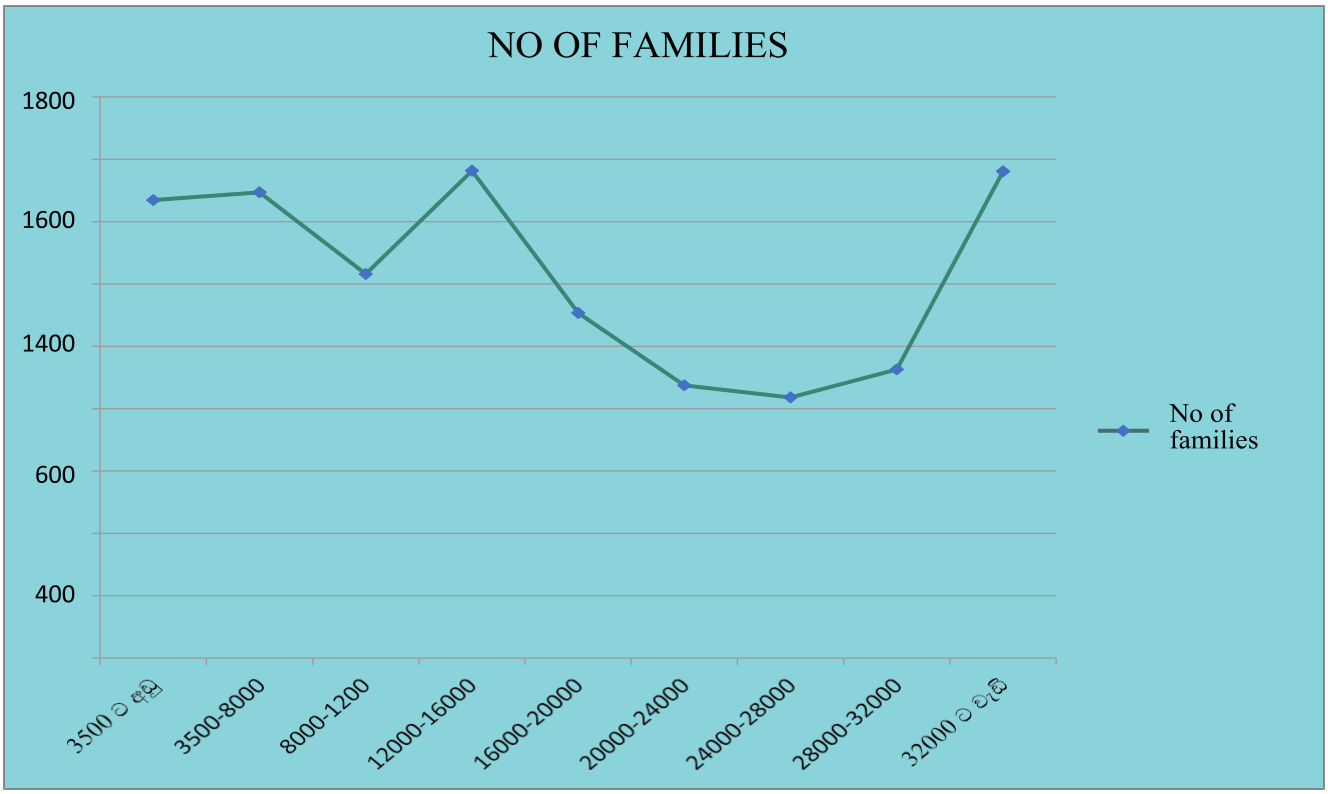


Map 30: Households 2012

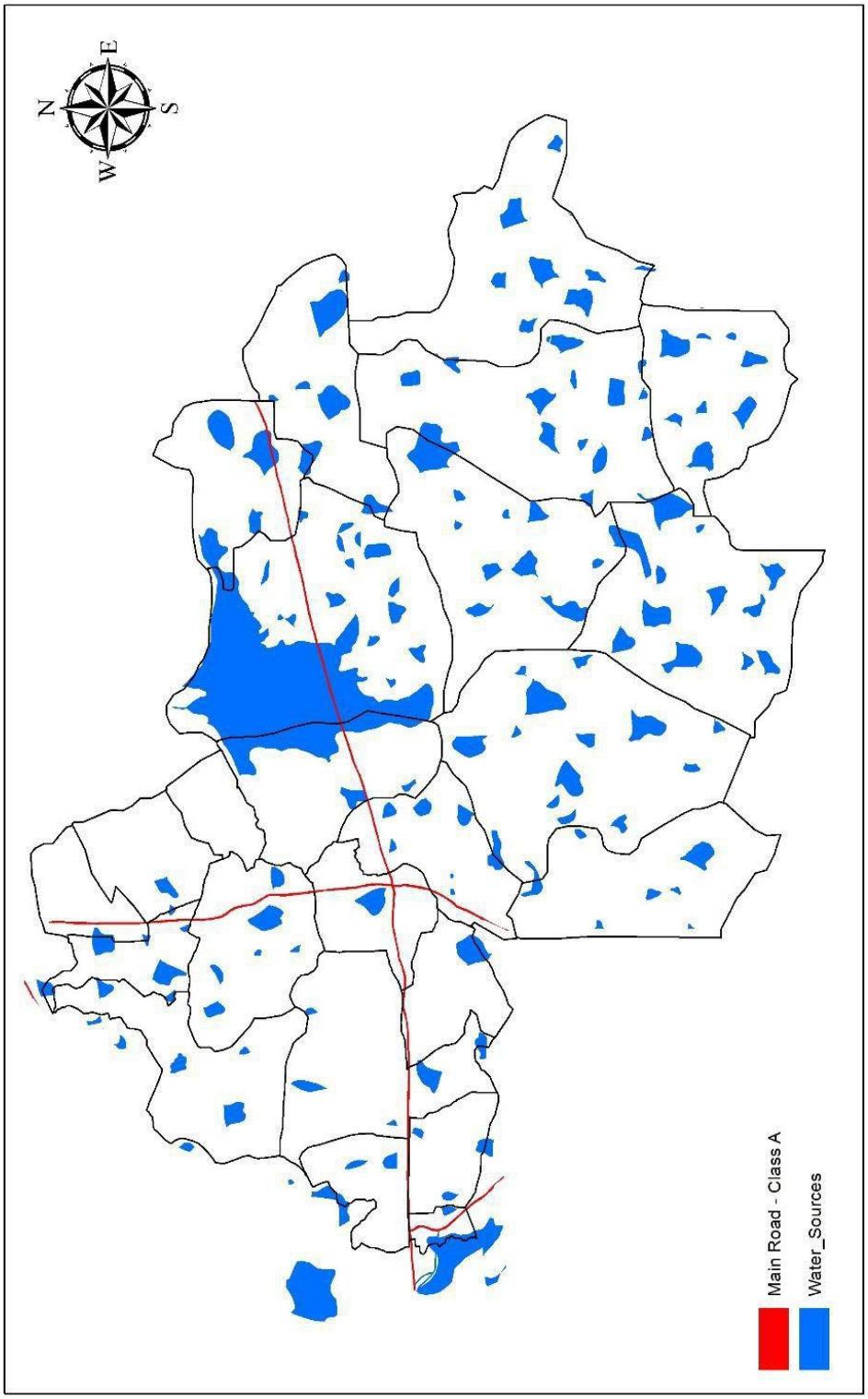
Table 11: No of Families with Income Level

Income Level	No of Families
Less than 3500	1469
3500-8000	1494
8000-1200	1232
12000-16000	1563
16000-20000	1107
20000-24000	875
24000-28000	836
28000-32000	926
More than 32000	1561

Charts 3: No of families by Income Level



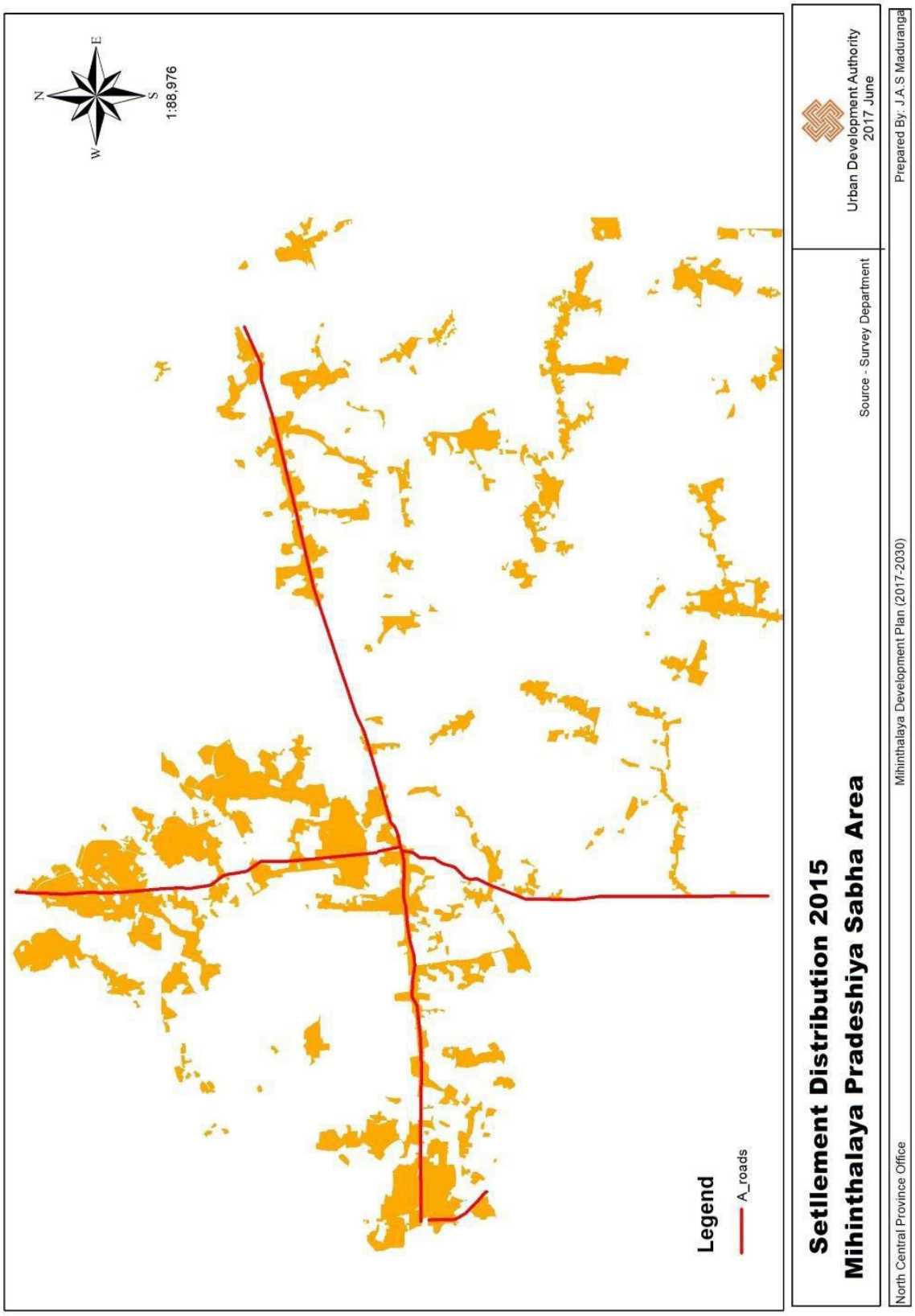
Source – Resources profile, Mihinthalaya Divisional secretariat



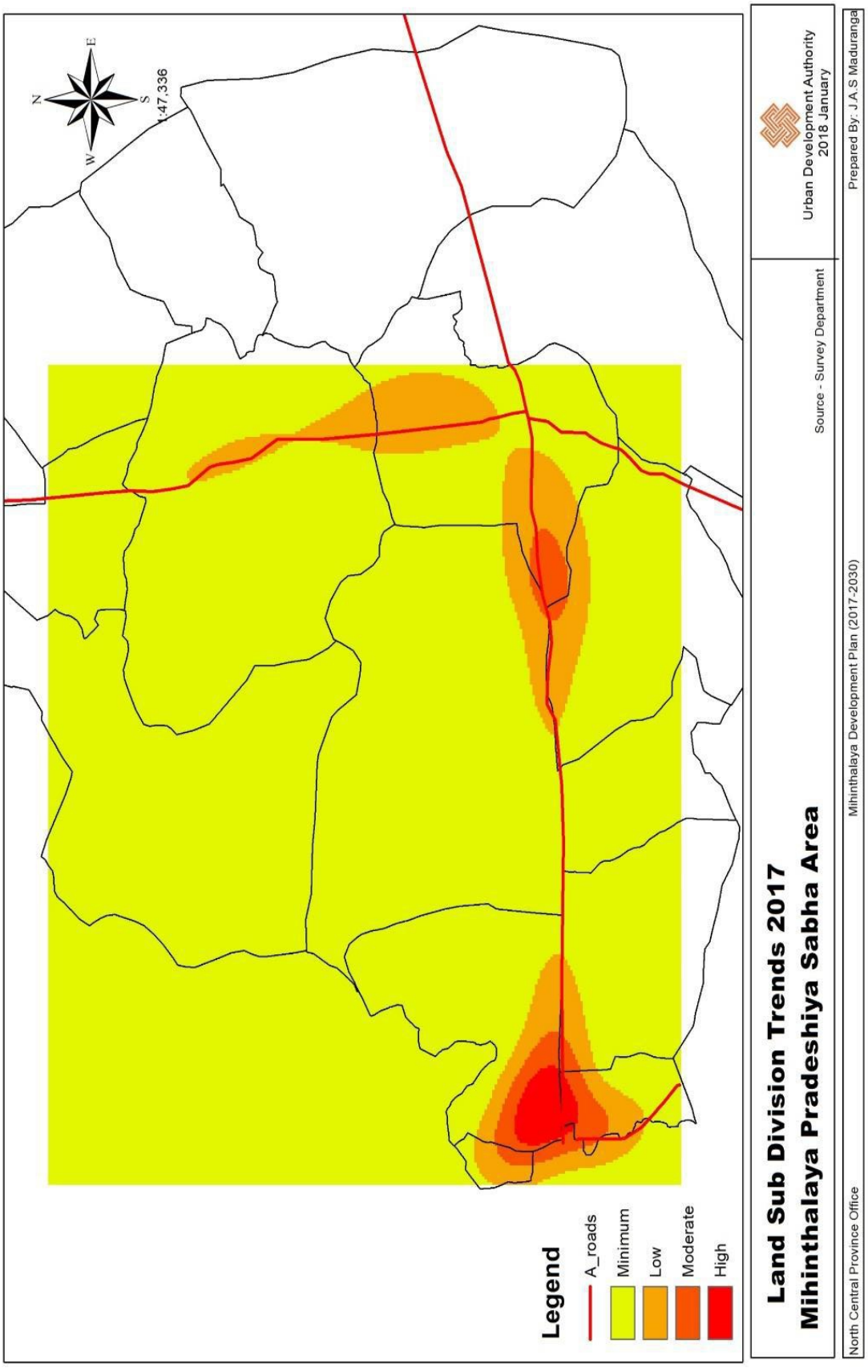
Map 31:Hydrology System in Mihinthalaya Area

Hydrology System In Mihinthalaya DS Area

Source – Urban Development Authority

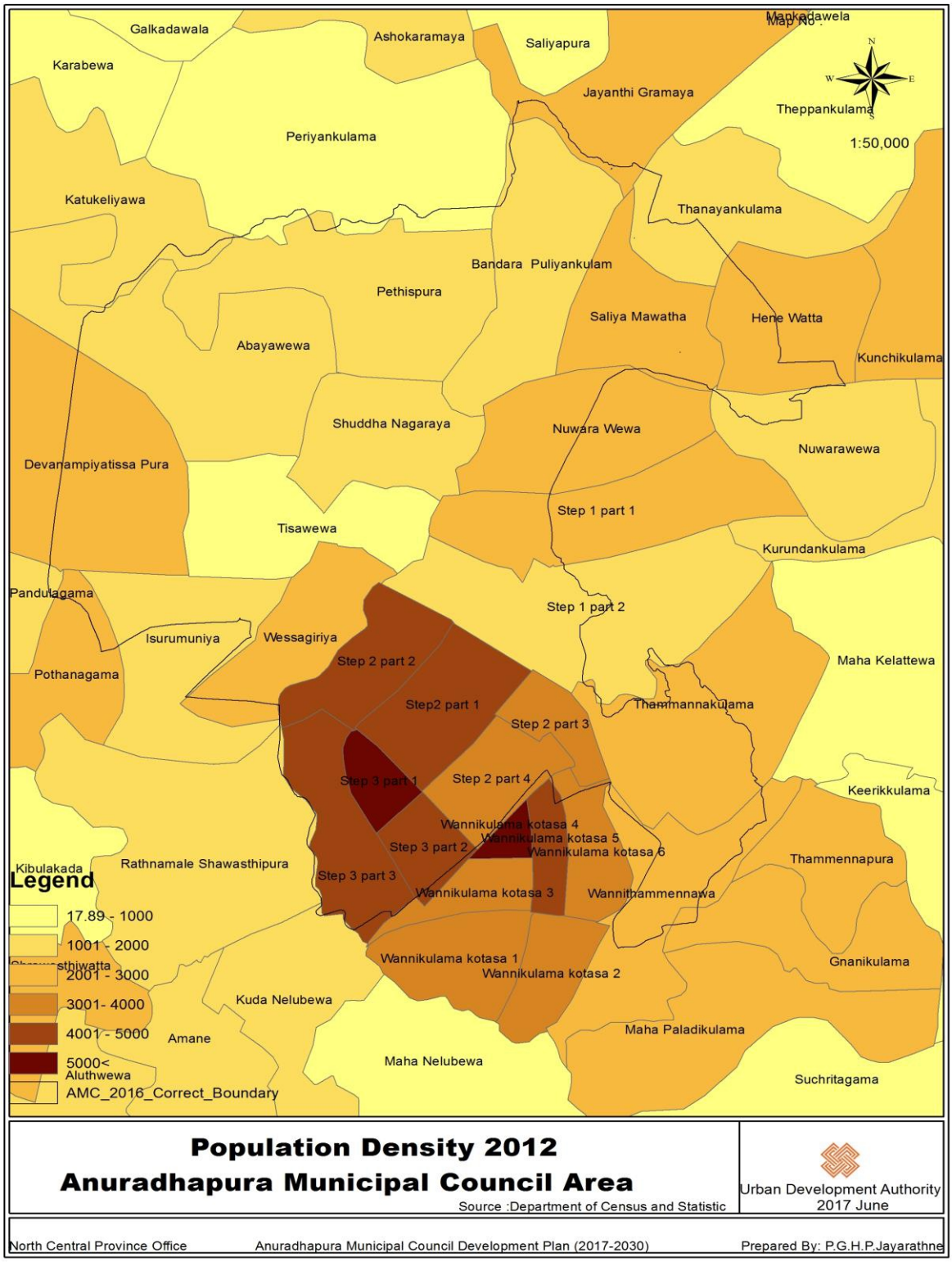


Map 32:Setllement Distribution Pattern in Mihinthalaya area

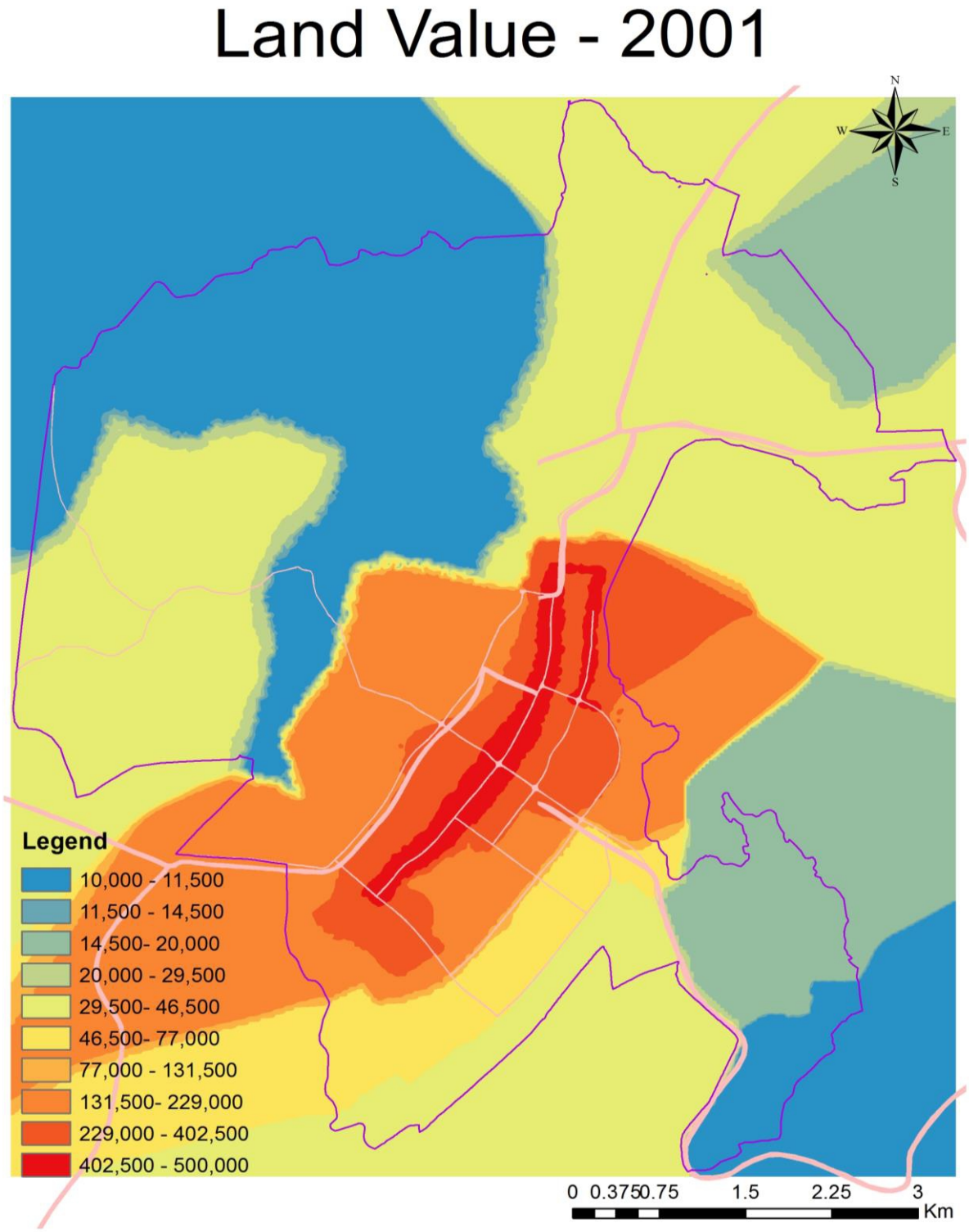


Map 33:Land Sub Division Trends in Mihinthalaya area

Map 34:Population Density in AMC Area

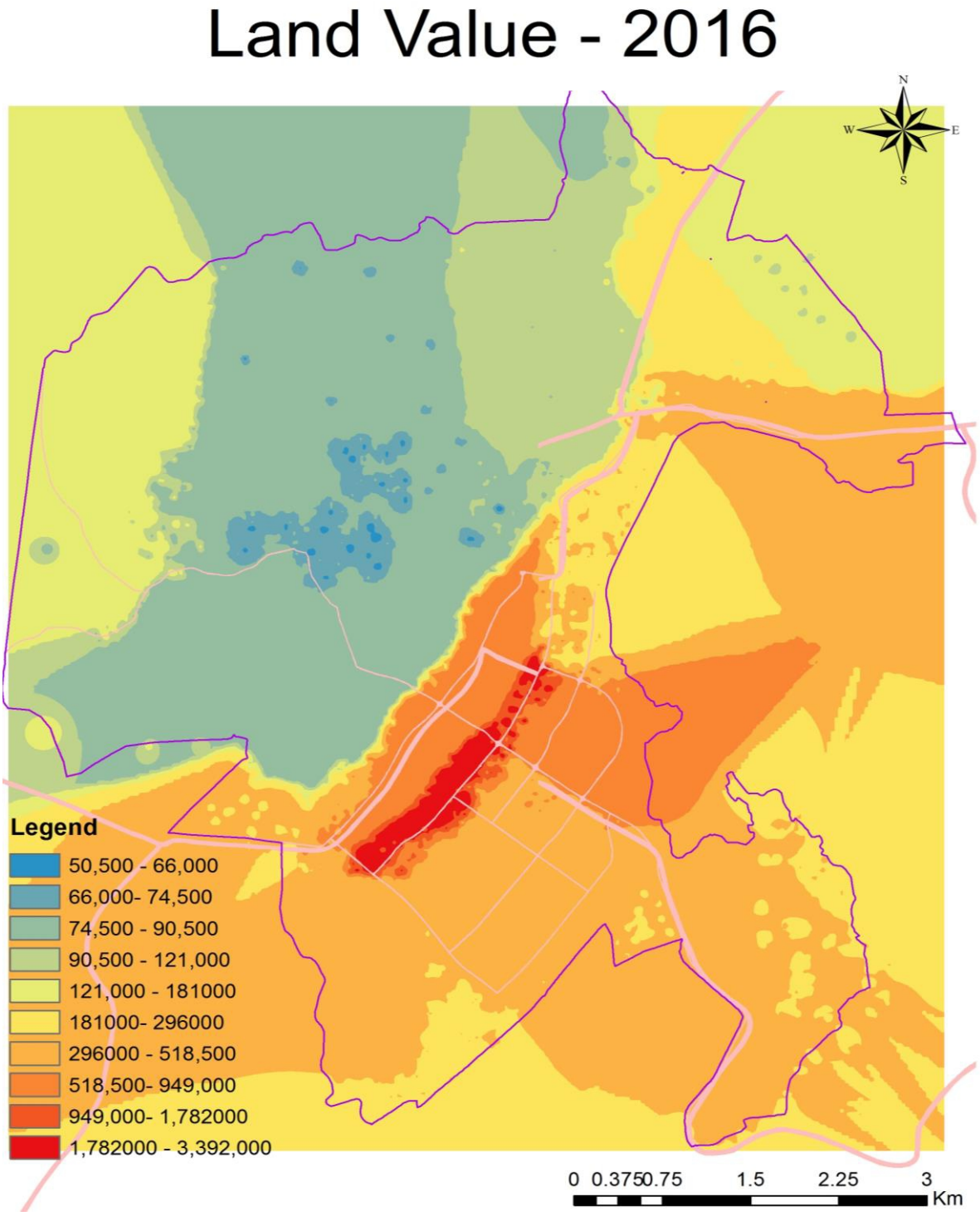


Map 35:Land Values in AMC area 2001



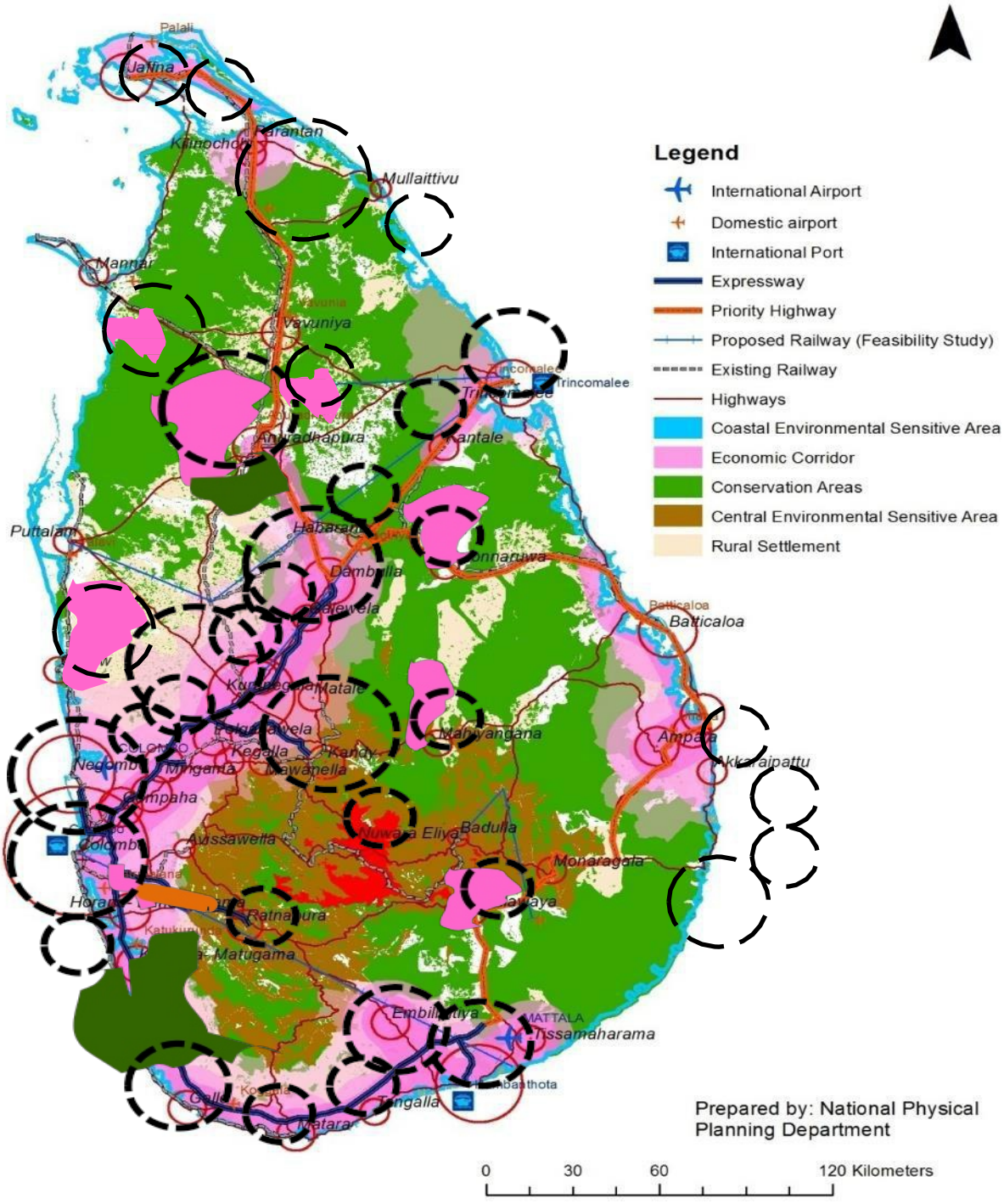
Source – Urban Development Area

Map 36:Land Values in AMC area 2016

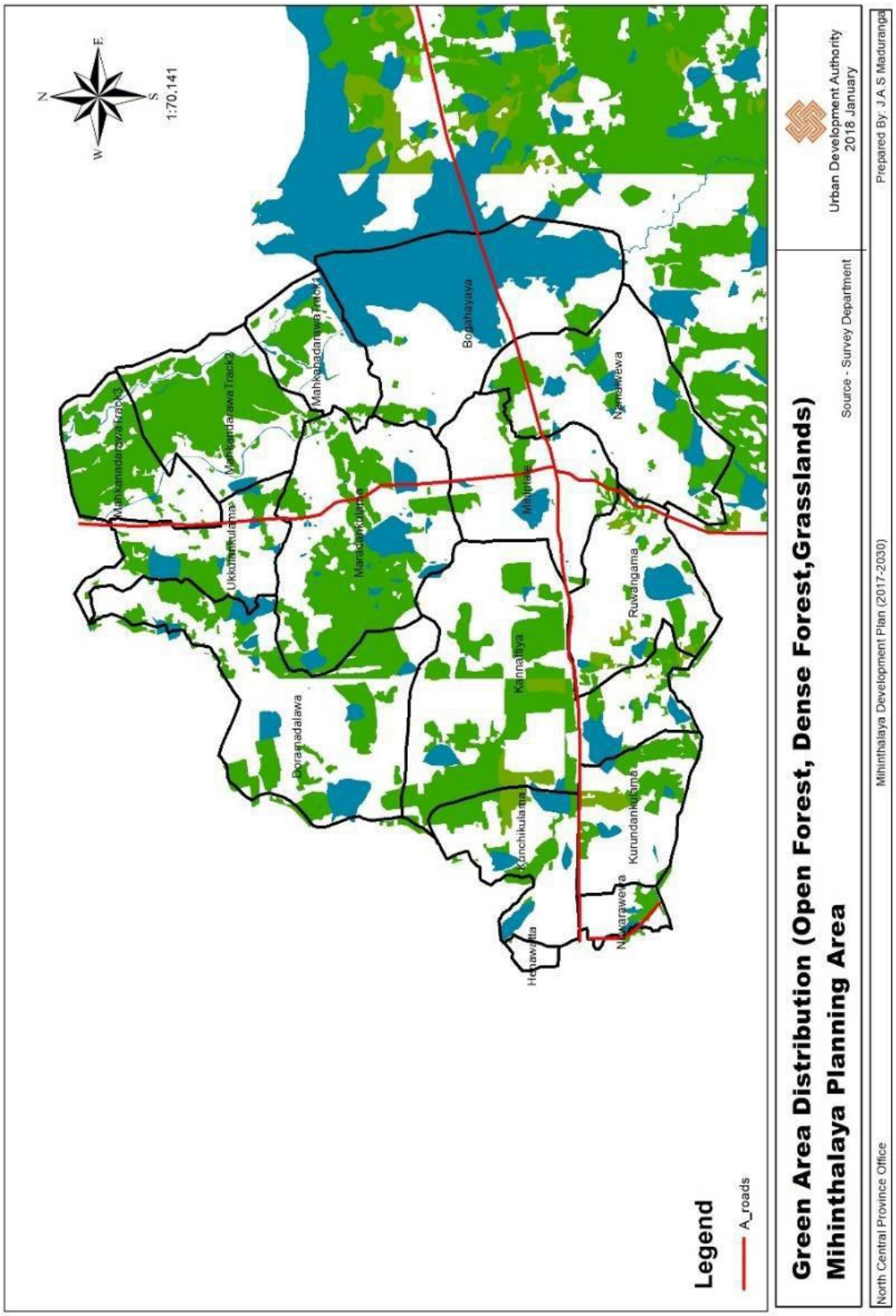


Source – Urban Development Authority

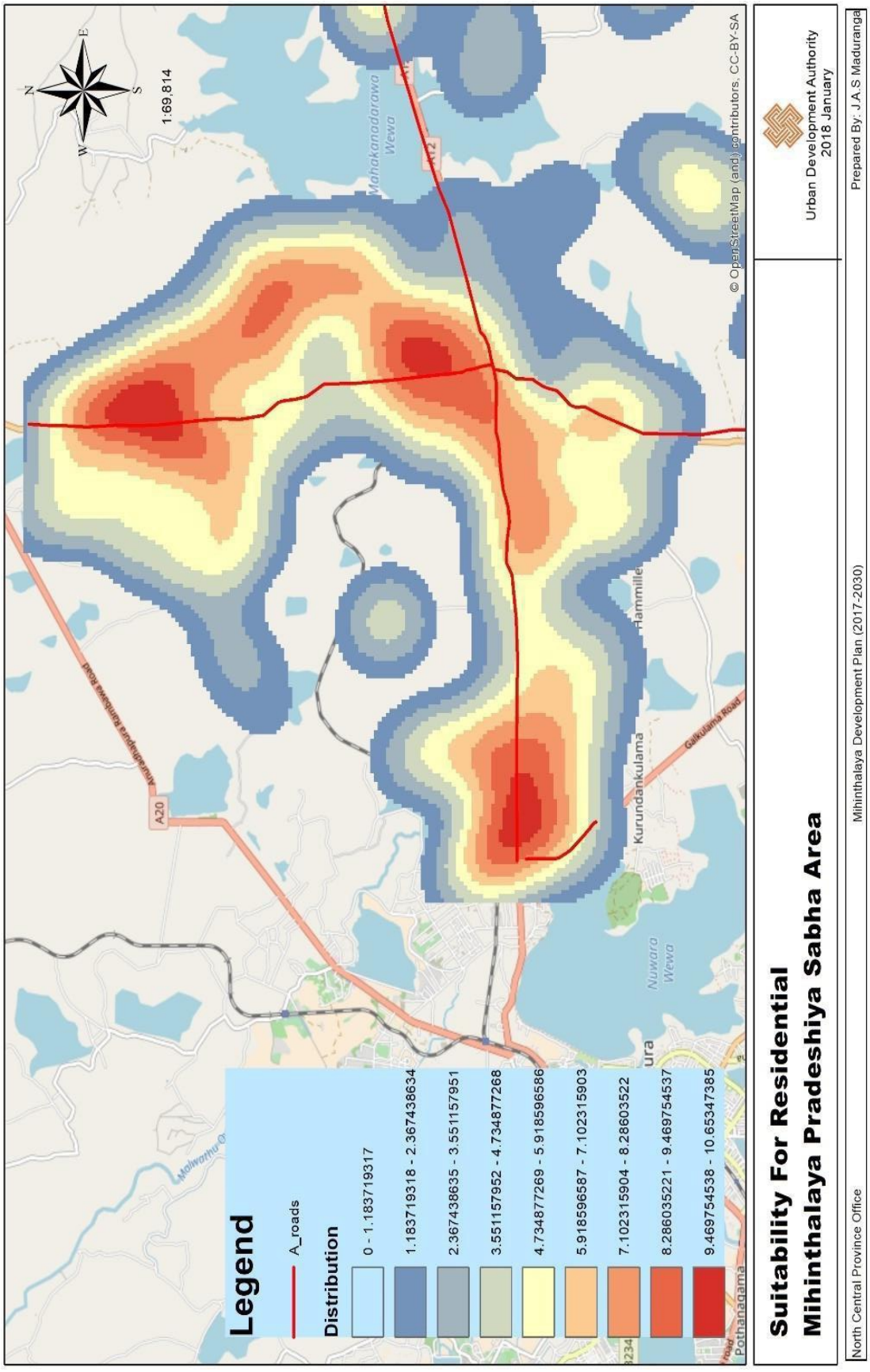
Figure 14: Propose National Physical Plan 2050



Source – National Physical Planning Department



Map 37:Green area Distribution



Map 38:Suitability for Residential

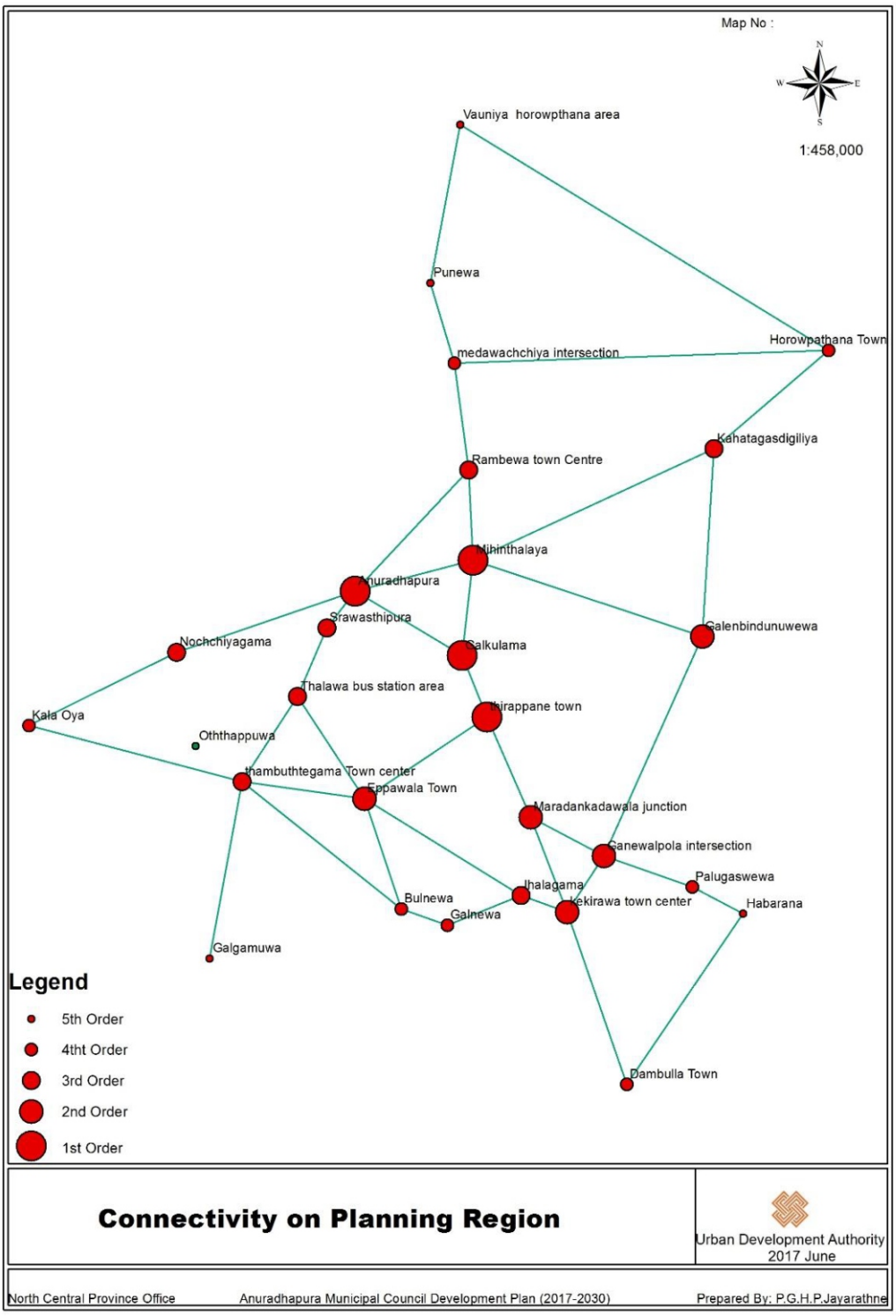
Source -Urban Development Authority



Figure 15: Rajarata University Area

Source – Urban Development Authority, Google

Map 39: Connectivity Analyze



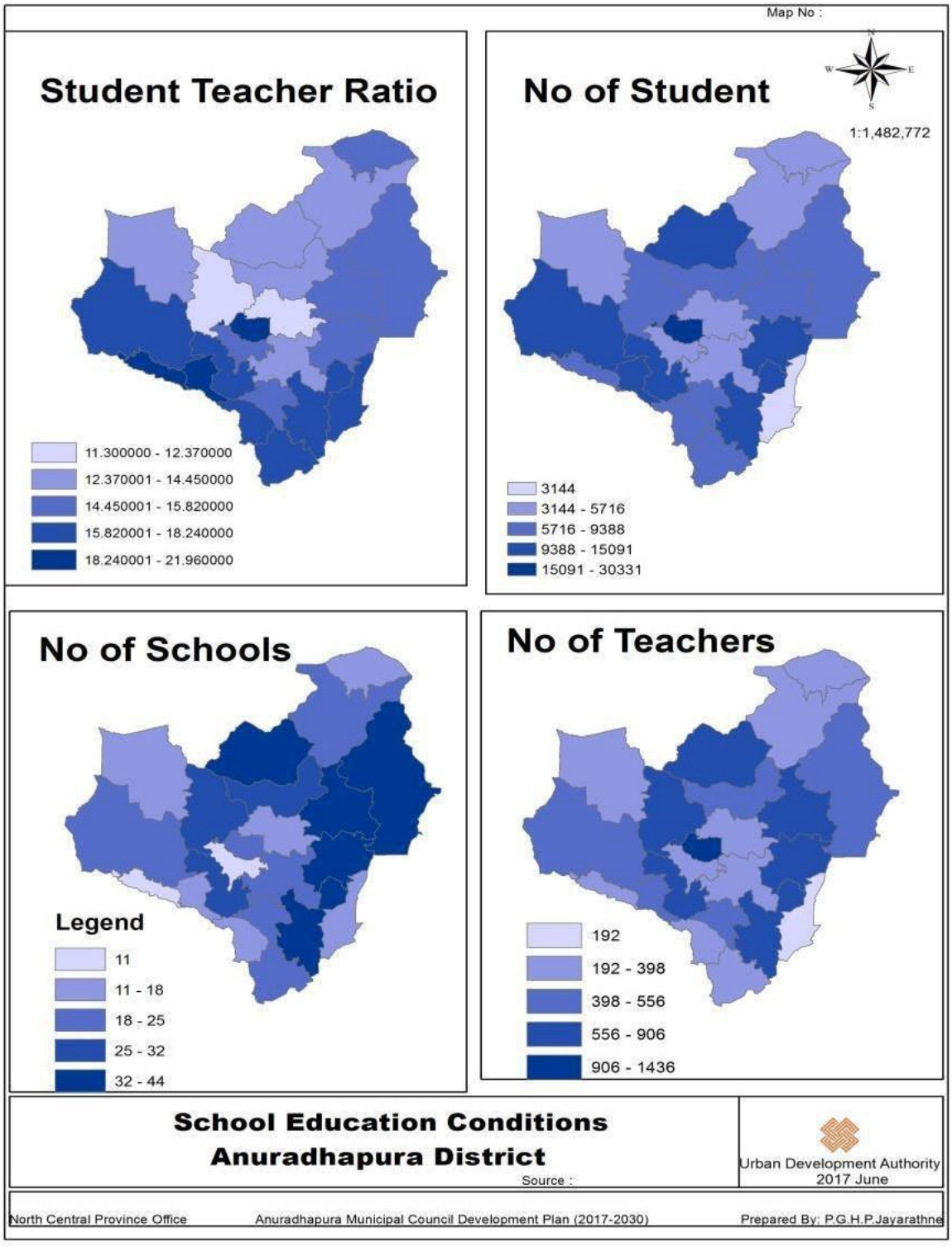
Source – Urban Development Authority



Figure 16: Mihinthalaya Hospital Location

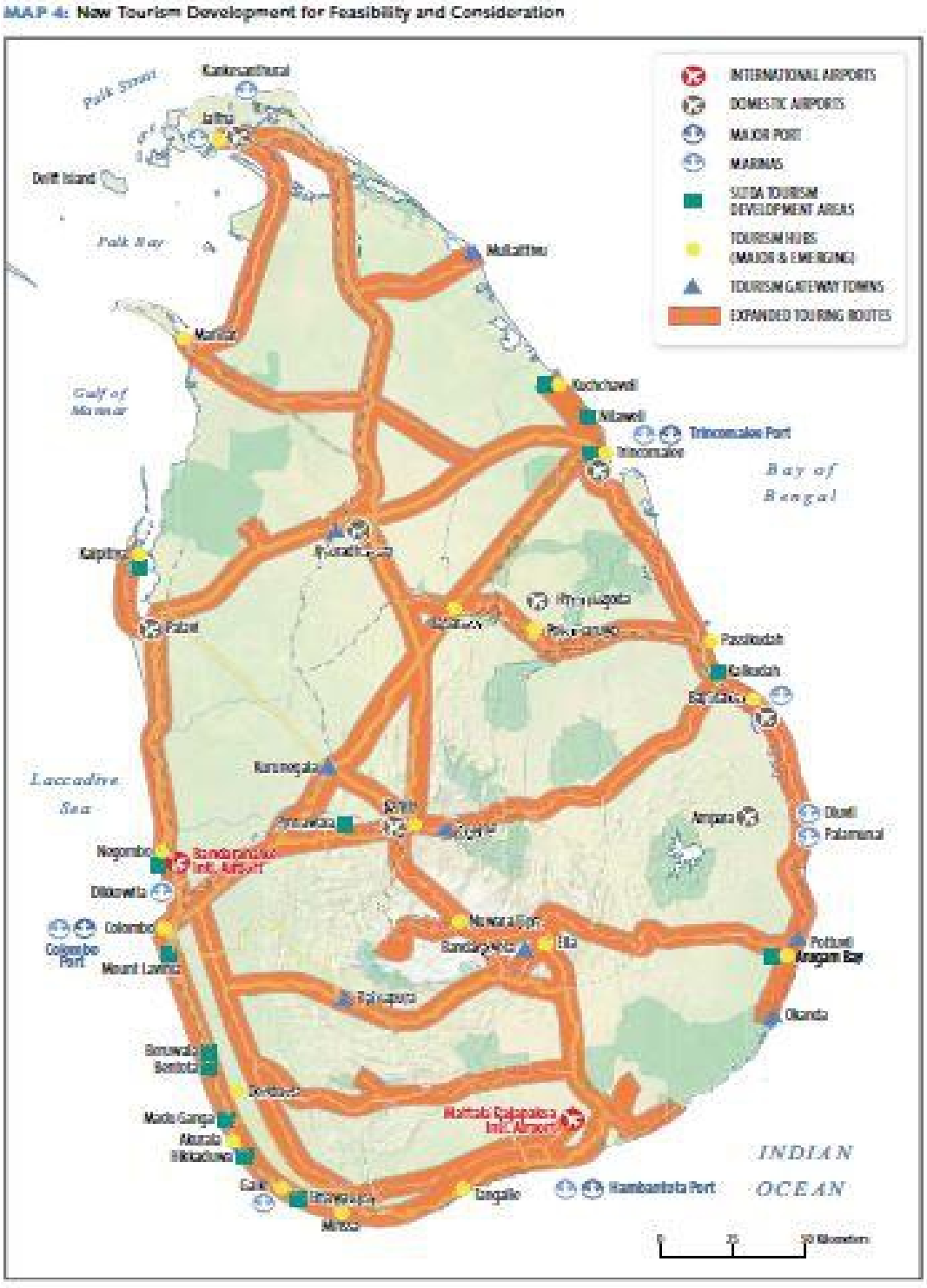
Source -Urban development Authority

Map 40: Student Teacher Ratio

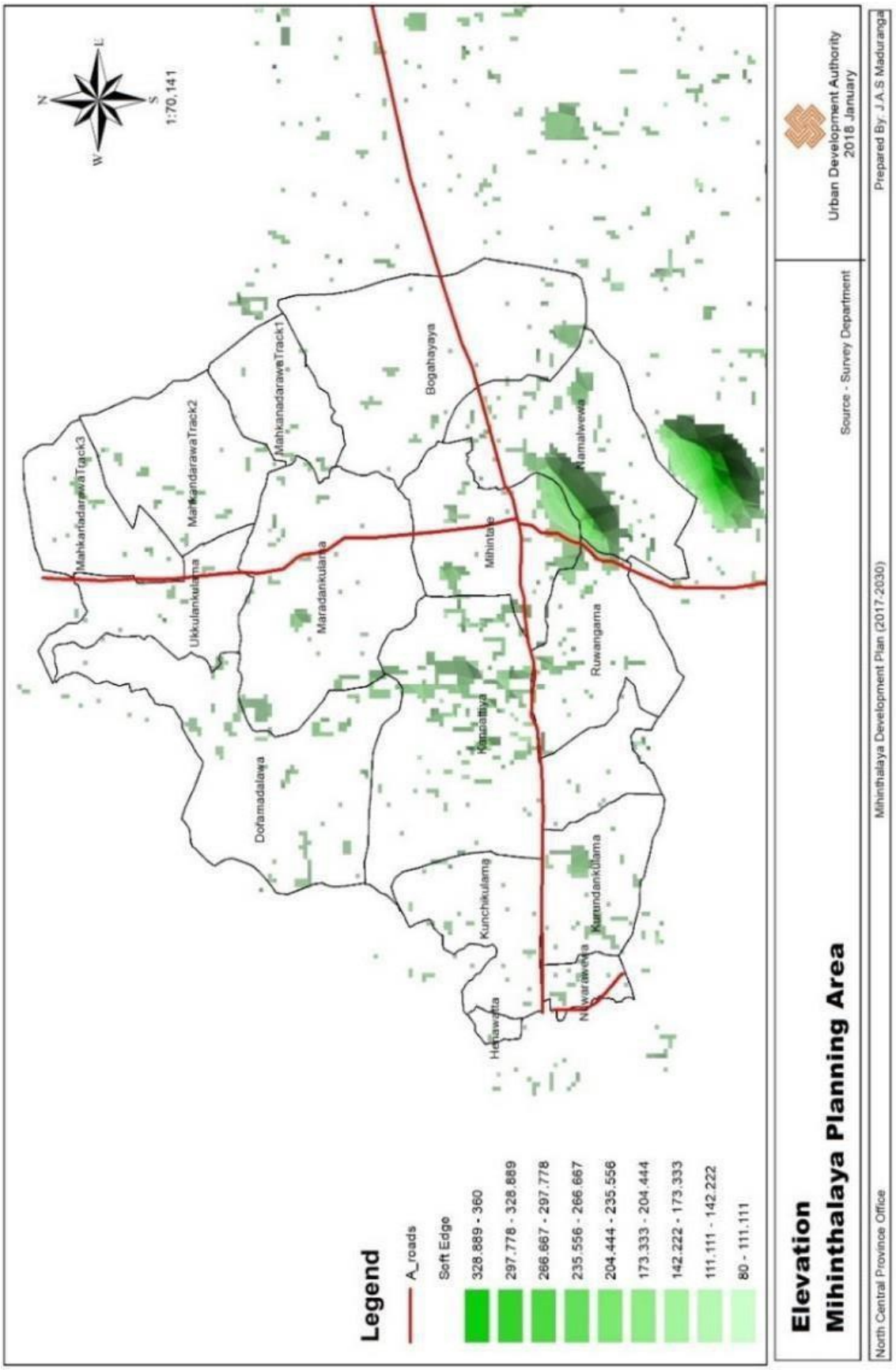


Source – Urban development Authority

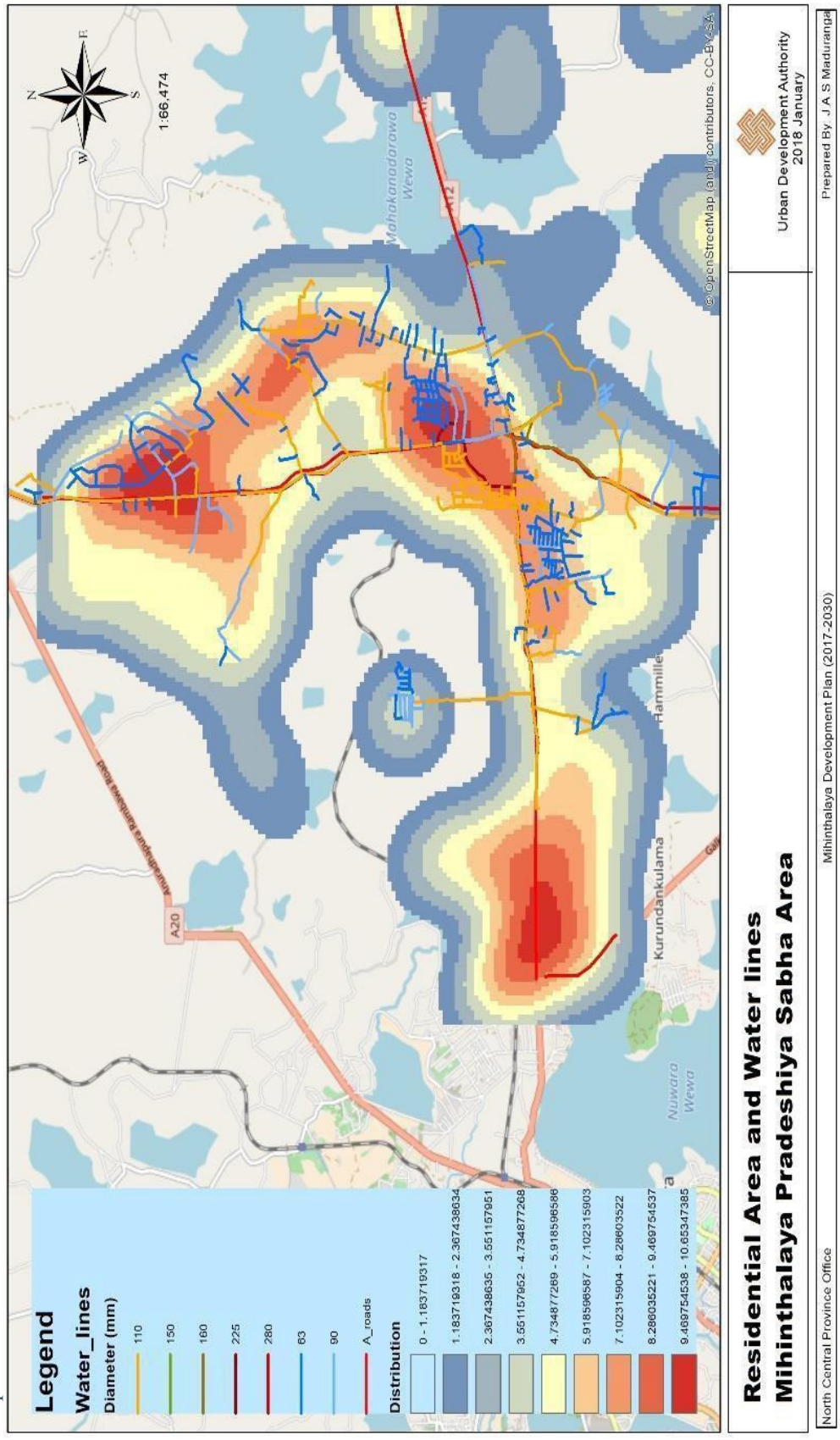
Map 41:Tourism Routes in Sri Lanka



Source -Sri Lanka Tourism Development Authority



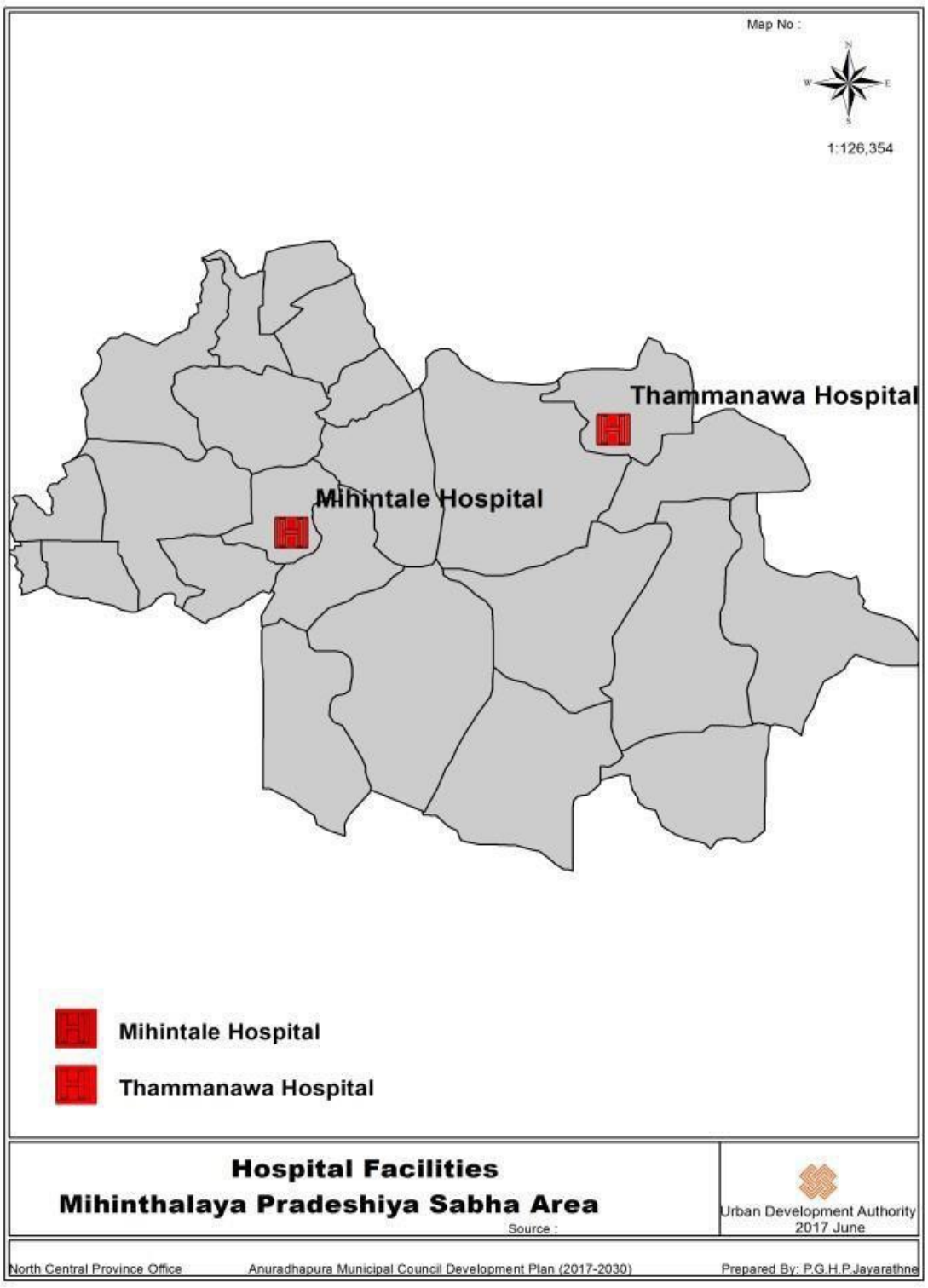
Map 42: Elevation of Mihinthalaya Area



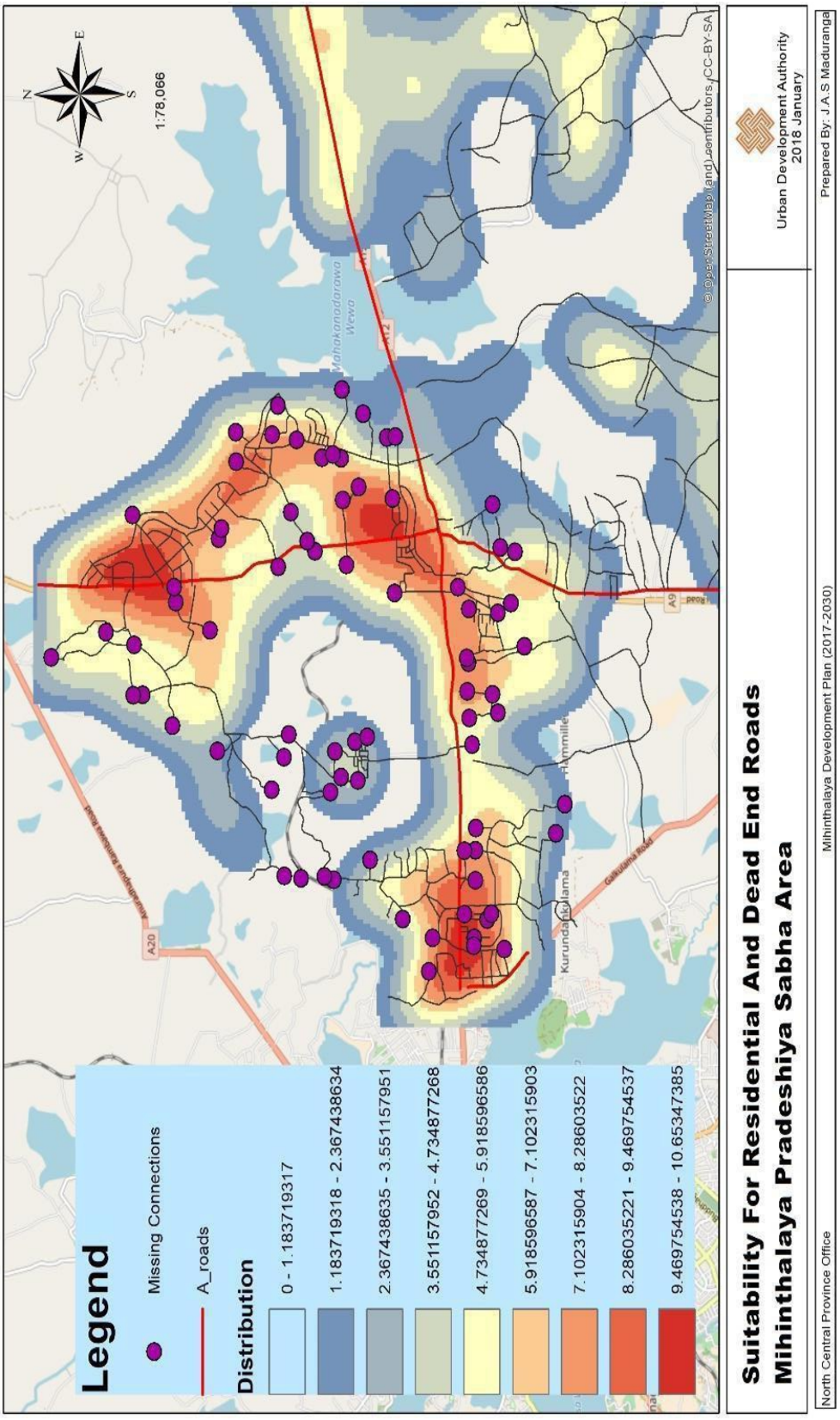
Map 43:Residential Area with Water Lines

Source – Urban Development Authority

Map 44: Hospital Facilities in Planning Area

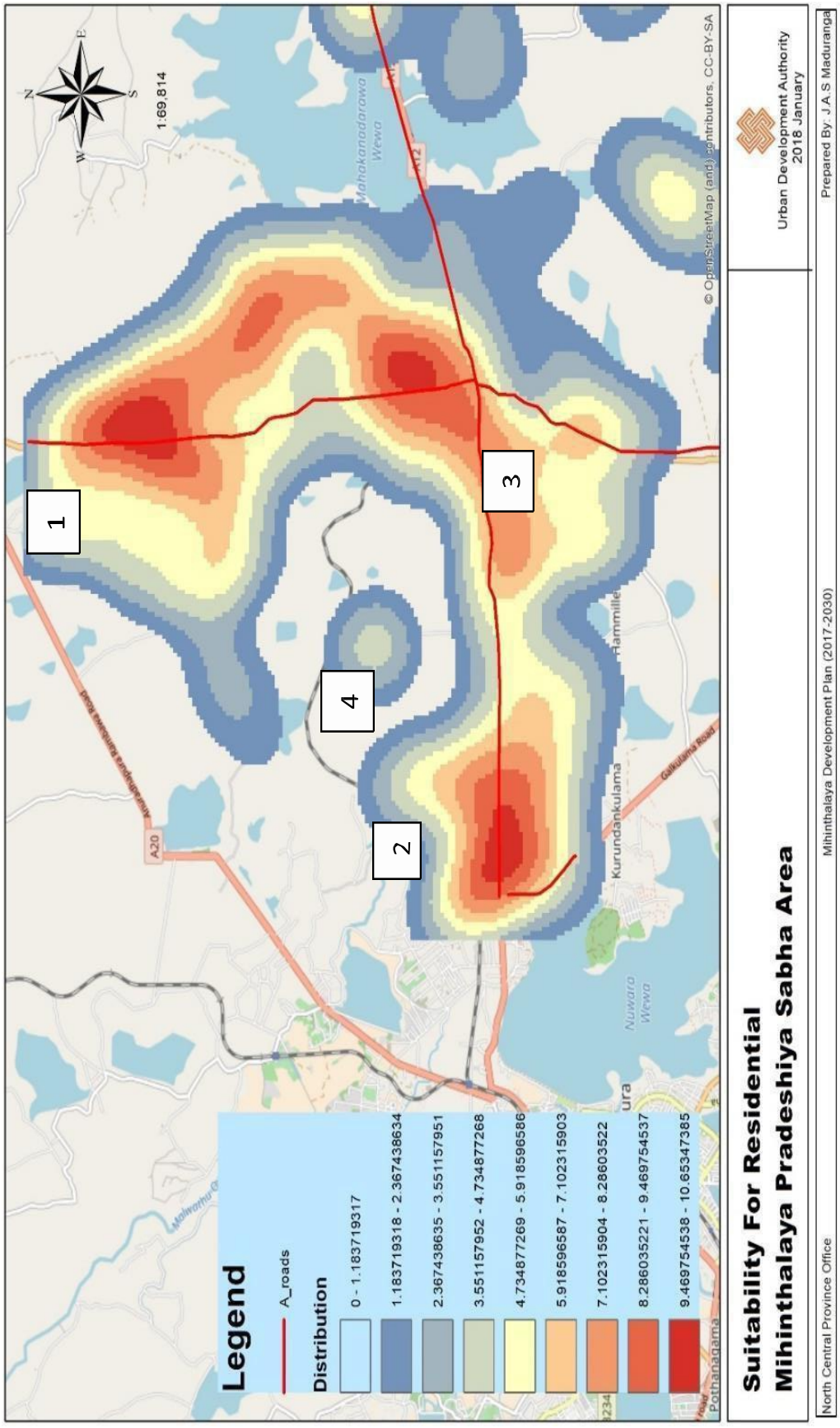


Source – Urban Development Authority



Map 45:Suitability for Residential and Dead-end Roads

Source – Urban Development Authority



Map 46: Suitable areas with Residential and Spatial Location

Source – Urban Development Authority

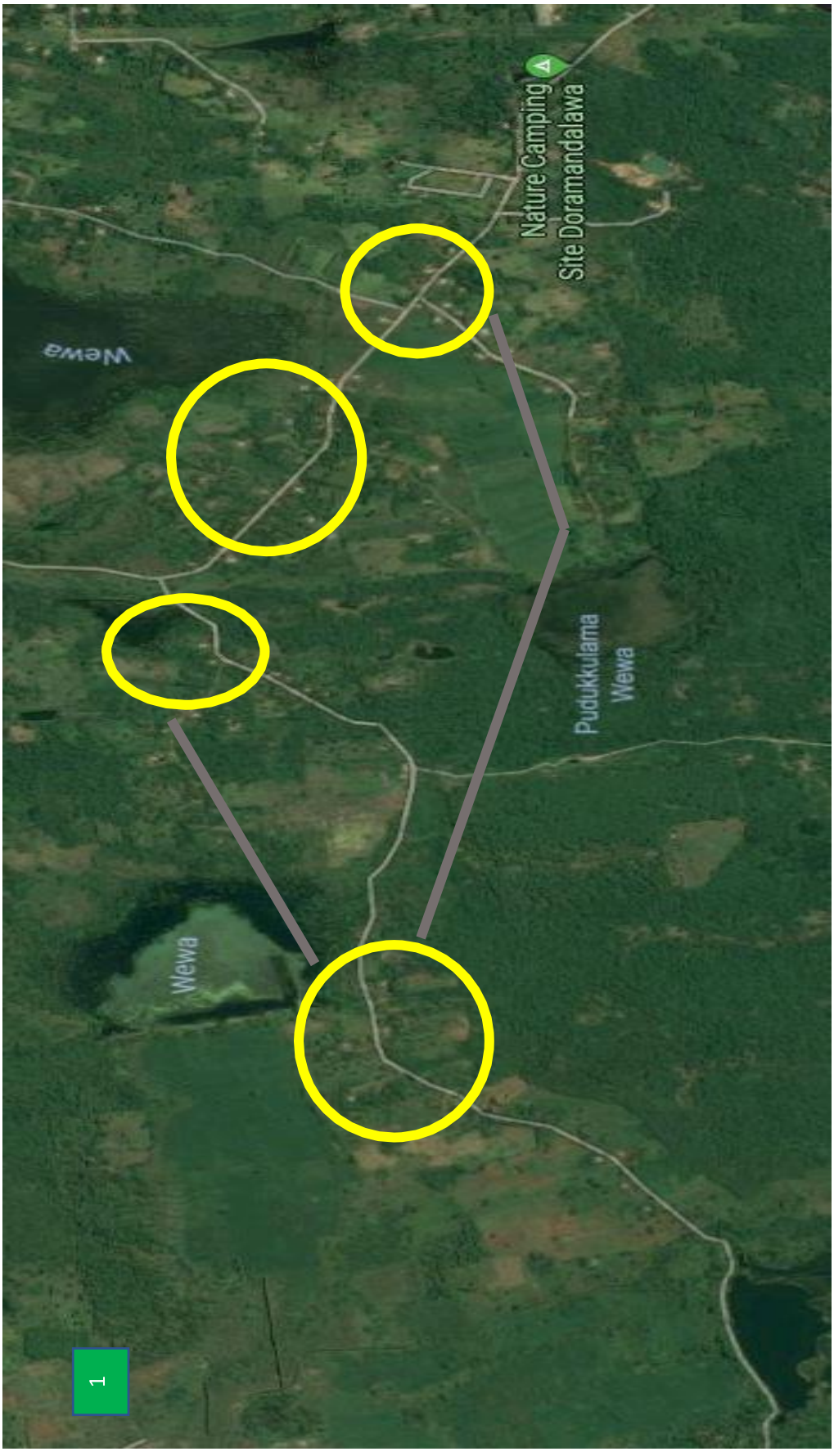


Figure 17:Poor Internal Road Connection

Source – Urban Development Authority, Google

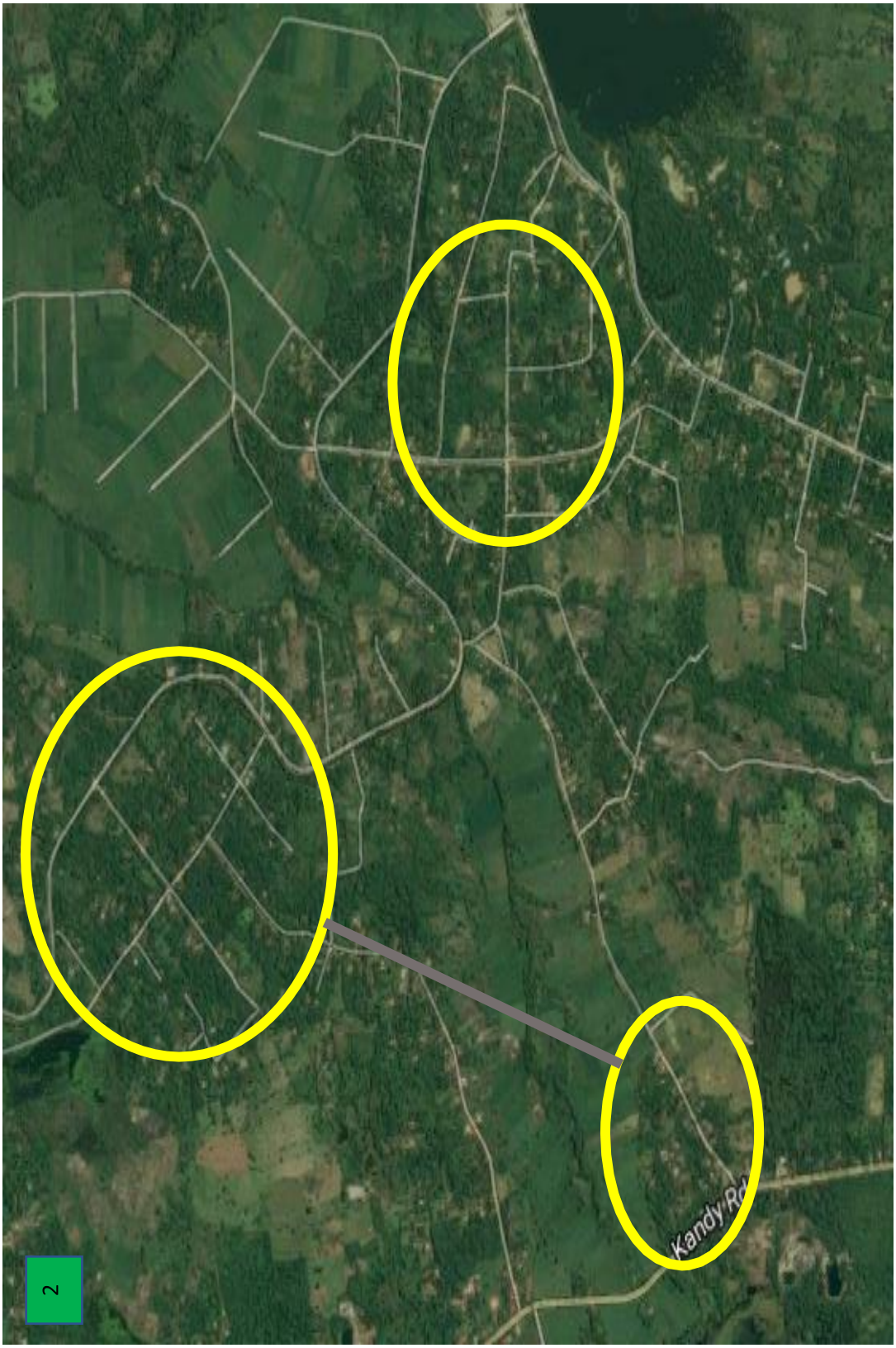


Figure 18: Poor Internal road Connection

Source Urban development Authority



Figure 19:Poor Internal Road Connection

Source – Urban Development Authority, Google



Figure 20:Poor Internal Road Connection

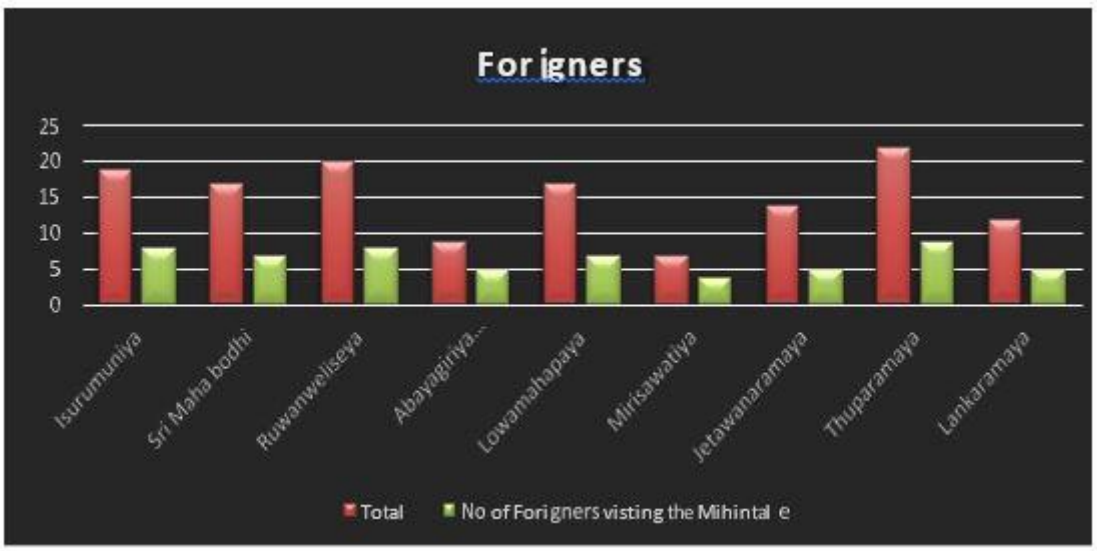
Source -Urban Development Authority



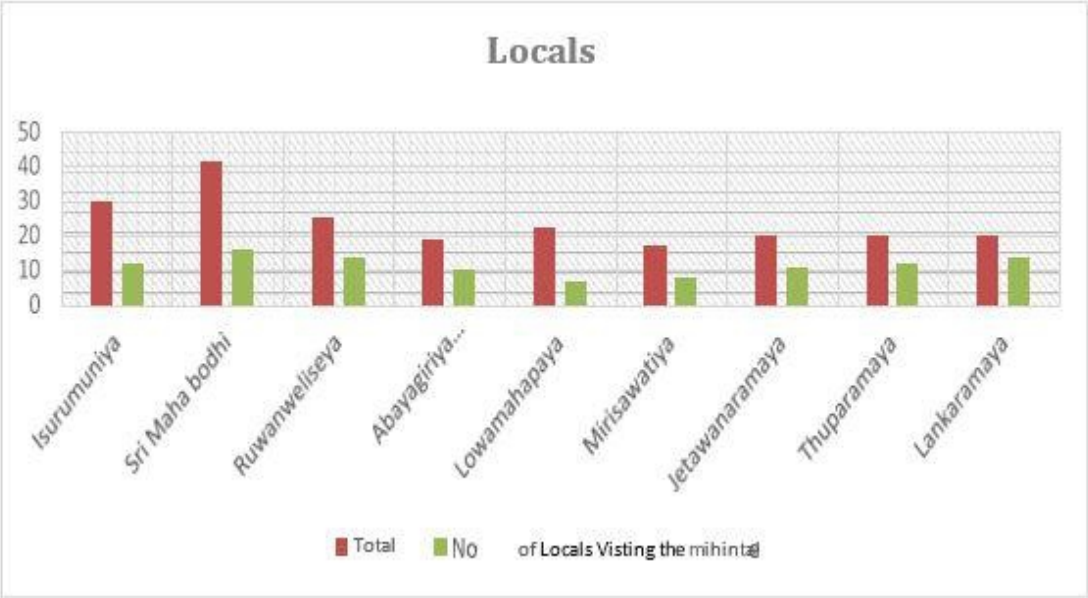
Figure 21:Archealogy Area

Source – Urban development Authority

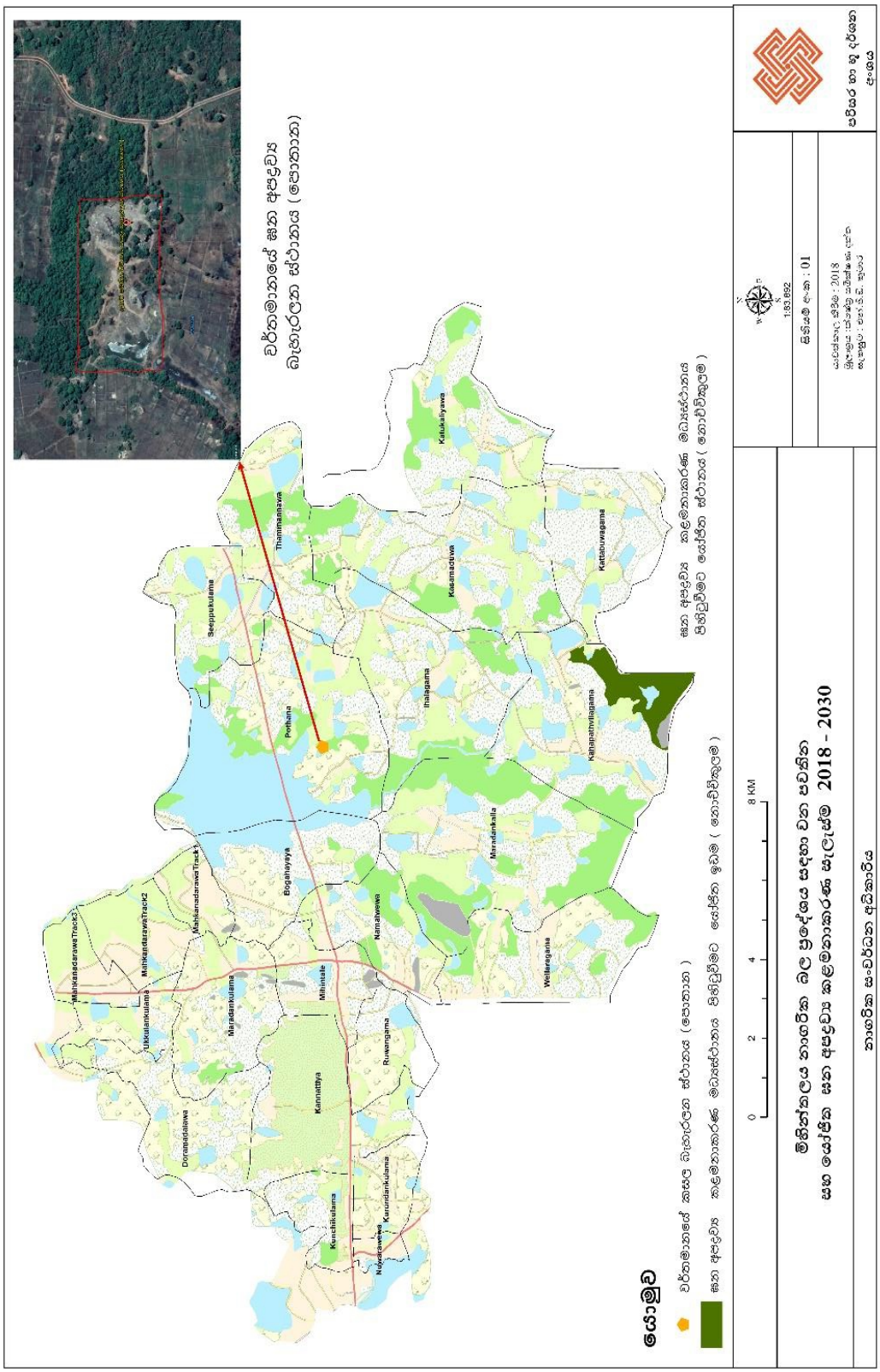
Charts 4: No of foreign Visitors to Mihinthalaya Area



Charts 5: No of Local visitors to Mihinthalaya Area

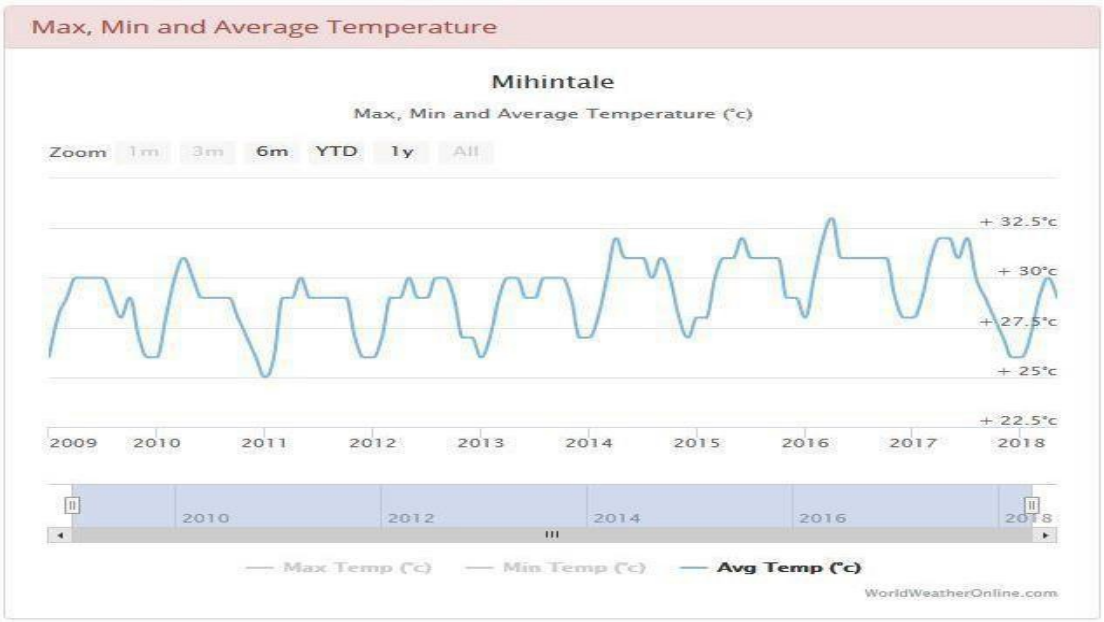


Source - Urban development Authority Survey Data

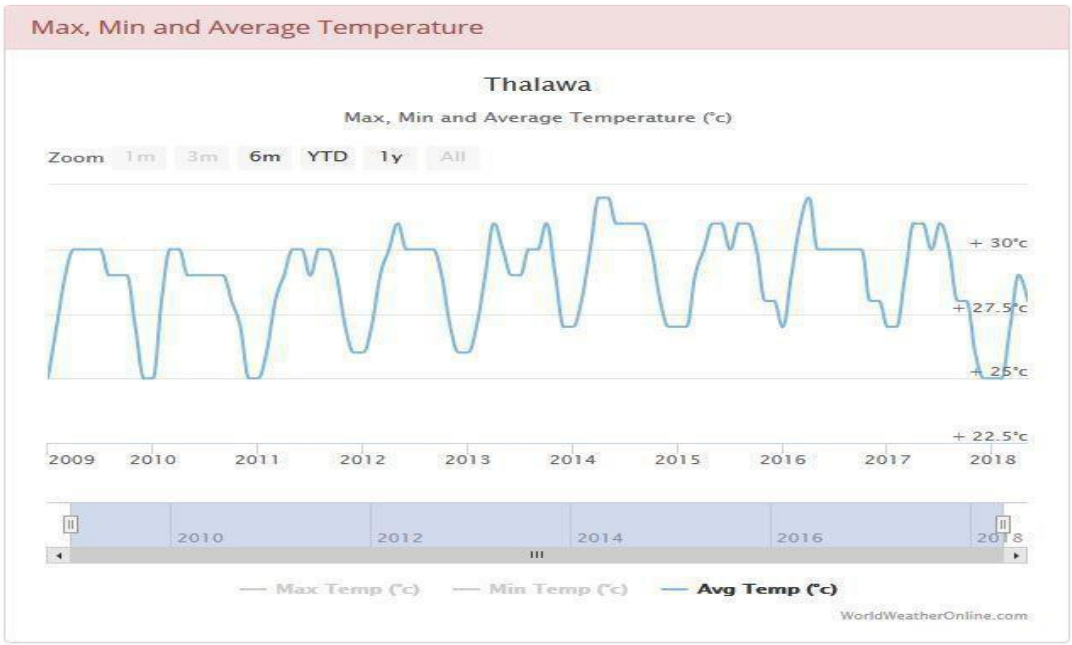


Map 47:Solid Waste Map

Charts 6: Temperature Details in Mihinthalaya area



Charts 7: Temperature Details in Thalawa area

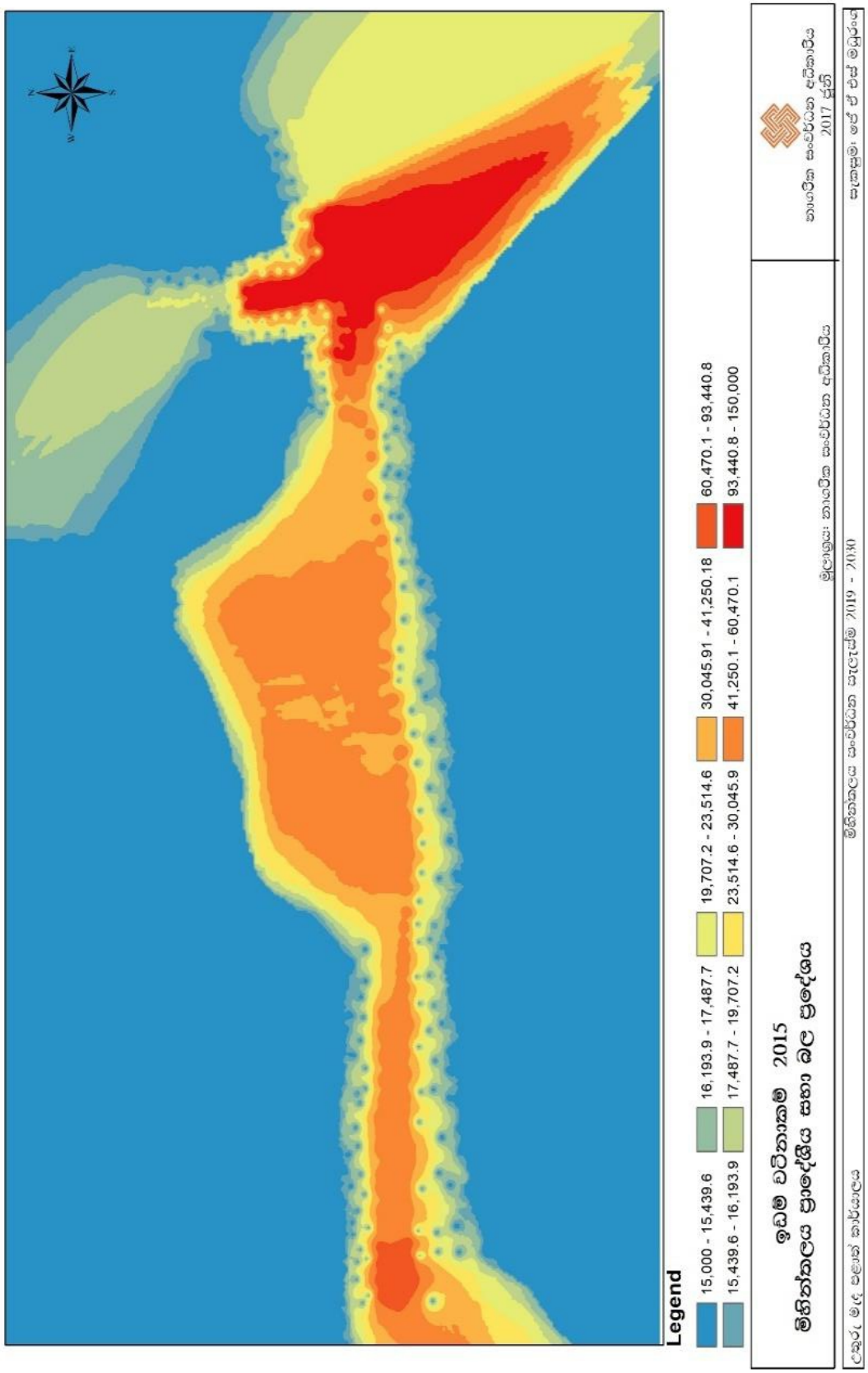


Source – worldweatheronline.com

Charts 8 : Rainfall intensity in Mihinthalaya Area



Source – worldweatheronline.com



Map 48: Land Value of the Area

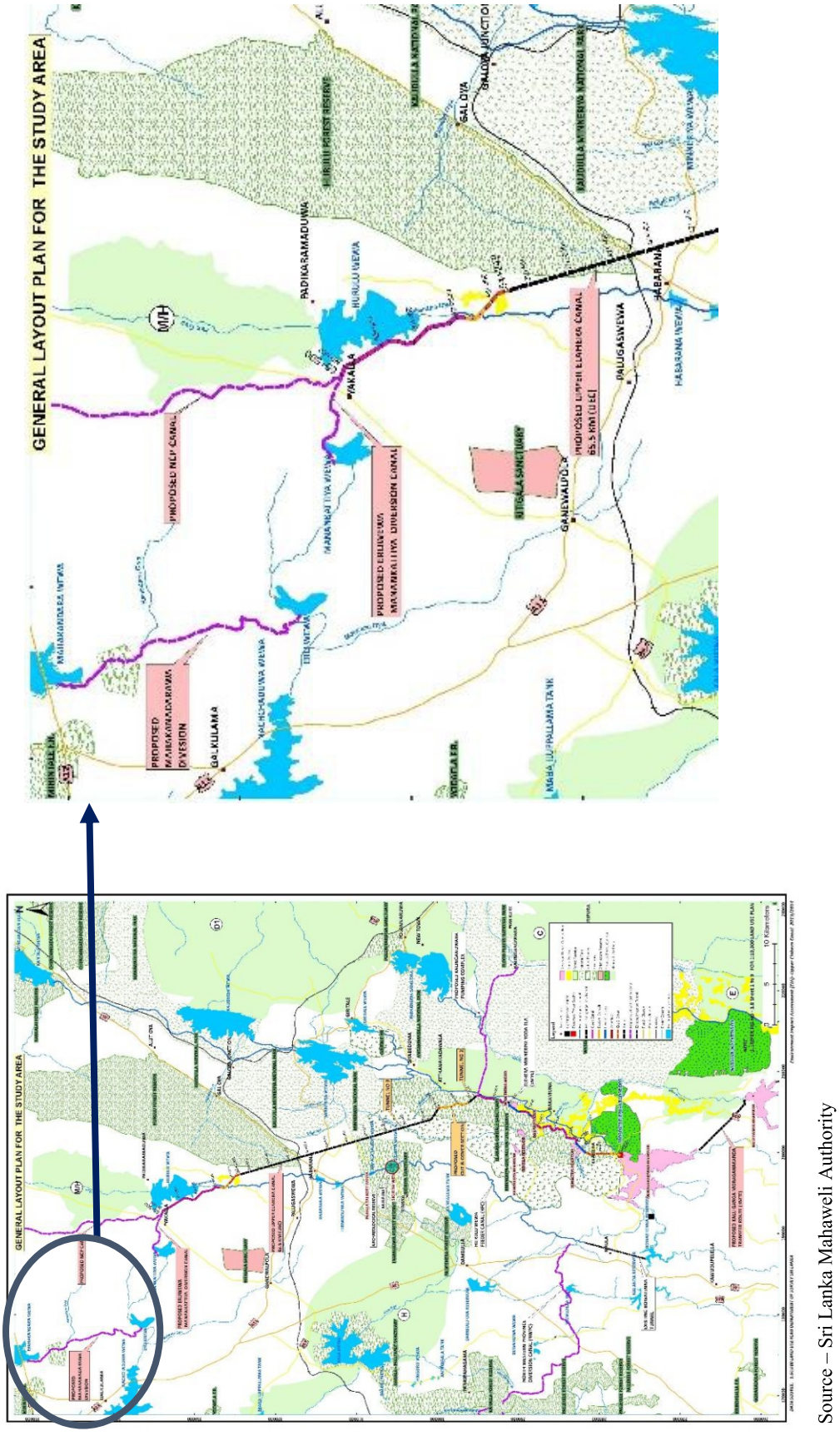


Figure 22:Moragahakanda Water Supply Scheme for Mahakanadarawa

Source – Sri Lanka Mahaweli Authority