

VOLUME 01

FORWARD

Ministers Forward

Local Authority Chairman's Foreword

CHAPTER 02

INTRODUCTION

2.1 Background of the Development Plan

Urban Development Authority law no: 41 of 1978 is provided for the establishment of an Urban development authority to promote integrated planning and implementation of economic, social and physical development of certain areas as may be declared by the minister to be urban development areas and for matters connected therewith or incidental thereto. According to the section number one where the Minister is of opinion that any area is suitable for development, the Minister may by order published in the Gazette, declare such area to be an Urban Development Area. Further sub section 3(1) under the section number one explains that the Authority shall develop every development area for the better physical and economic utilization of such area. Moreover, according to the powers and functions of the Authority which explains under the section number two, sub section 8 (a) has mention that the Urban Development Authority has power to carry out integrated planning and physical development within and among such areas, subject to any directions that may be given to the Authority by the Minister from time to time. Further sub section 8 (c) has explained that Urban Development authority has power to formulate and submit development plans including capital investment plans to the minister for approval by the government.

On 12th May 1987 by gazette notification No. 453/19 Nintavur area had been declared as a Pradeshiya Sabha. On 20th February 2001 gazette notification No. 1172/8 there was two divisional secretariats was functioned. On 1st December 2005 gazette notification No. 1421/26 Karaithivu PS was separated and Divisional Secretariat Division of Nintavur was declared as an “Urban Development Area” with effect from 30th June 2005 by the gazette notification No. 1399/16.

2.2 Planning Team

2.3 Scope of the Work

Nintavur Local Area is well connected with Batticaloa, Kandy, Ampara, Monaragela districts through A4 road (Colombo- Ratnapura- Wellawaya - Batticaloa). Road network provides significant contribution to goods and passenger movement. Nintavur local area acts as a service center for community who produces agricultural commodities in surrounding hinterland and also functions as an administrative and agricultural Service Centre for the entire Ampara district. Map 2.6 shows the regional linkages of NintavurPradeshiya Sabha area. Moreover the location of Nintavur is getting advantages for trading activities as the Oluvil harbor in operation is good potential for the area. As well as Nintavur P/S is located in between two famous tourist destinations of Arugambay in the South and Passikuda, Kalkuda in the North.

The Physical Plan for the Eastern Province has been prepared by the National Physical Planning Department (NPPD) in terms of the provisions of the Town and Country Planning Ordinance. Accordingly the National Physical Plan in 2040 Nintavur has located within the identified 'Economic Corridor' of Eastern Province.

2.4 The Planning Process

Background Study – Data Collection



Scoping – Establishment of a database, Analysis of Existing Situation



Problem & Potential Identification – Problem & Potential Identification in Planner view and stake holder view (By using NVIVO Analysis – Strategic Planning Division), Framing the problem and potential.



Vision, Goals & Objectives formulation – Problem and potential approach, Development trend approach and Public stakeholder approach



Detail Analysis- SWOT analysis, Space syntax analysis and Development pressure analysis



The plan - Strategy Formulation -



The Plan – Regulation – Establishment of planning & Building Regulations



Consent – Forward to the draft development plan to public comments & Local Authority consent and Draft development plan present to UDA professional



Submission – Final draft development plan submit to the main plan submit to the main planning committee / Development planning division



Approval and Publishing – Main planning committee approval

Translation in to three languages

Board of management approval

Minister approval

Gazetting & Distributing

Practice the new development plan

Continues monitoring & feedback

CHAPTER 03

PRELIMINARY SURVEY

3.1 The Study Area

Same as other cities Nintavur also has evaluated gradually. There were two different stories regarding the Nintavur got its name. Based on the strong evidence that in 18th century there was an Avliya (Saint of God) call Shahul Hameedoli came to Kalmunai, and Nintavur area and gave Jummah sermon and performed Friday prayer as mentioned in the poem which was written by the local poet, Eastern region of Sri Lanka was ruled by under sovereignty of Kandy kingdom in long time period. During this period Muslim people were permanently settled down in many part of the eastern region with the support of the kingdom while keep close relationship and lived in harmony with the Kandy king and the people. Then the king decided to give the rights to own the land of the people themselves in the region then the king donated the village especially who lived in coastal belt. Then the people began to call Ninthagam which was given by the King.

Also the king decided to give paddy filed as well for the livelihood of the local people who were newly settled down in that area this was looked as a historical milestone during that period. The Senerath kings divided the paddy filed and distributed the land pieces among the newly settled people which was belong to their ancestry. To call this kind of land in that time period people were used the term “Paraveni Ninthagam”. Still people use the same name for this paddy field. So later on in Tamil people began to call Ninthavur instead of Ninthagam. That is how the present village got the name as Ninthavur.

Another story is local ancients people were called Nintavur as a Pannichachai Wadduwaan. Based on another story which was very strongly believed by themselves in long time ago there was a small and oldest village called Malkkampity located 4 Km away from this village. People in this village were used to travel toward east direction and they were realized that there was a beautiful greenery place surrounded by large number of Pannichachai Trees. Later the people started to call this village as a Pannichachai Wadduwan for easy to identify tis place.

In the local context the Nintavur is a Pradeshiya Sabah (PS) in the district and it contains twenty five Grama Niladhari areas. Divisional Secretariat Division of Nintavur was declared as an

“Urban Development Area” with effect from 30th June 2005 by the gazette notification No. 1399/16. On 12th May 1987 by gazette notification No. 453/19 Nintavur area had been declared as a Pradeshiya Sabha 20th February 2001 gazette notification No. 1172/8 that time two Divisional Secretariat was functioned, 1st December 2005 gazette notification No. 1421/26 Karaithivu PS was separated. Nintavur is situated in the coastal region of Ampara District and located at a distance of 8 km from the south of Kalmunai town.

According to the last census data Population within the Nintavur Pradeshiya Sabah was 26,361. It shares 4.07% of the Ampara District total population and in other way it's more than 1: 25 of Ampara District Population. The population of Nintavur Pradeshiya Sabah area was 24,625 in 2001, which increased by 1027 during the period of 2001-2007. Population growth rate was 0.66% in 2007, and it has increased significantly up to 0.67% during the period of 2012-2016. Out of total population 97% of population is Muslim and only 3% is Tamil. The gross population density of Nintavur is 930 per km² (including vegetation cover) and net population density is 3900 per km² (except vegetation cover). According to medium population growth rate of 0.67% population of Nintavur can be predicted in 2030 as 27966 (Refer Annexure).

Economic base of Nintavur includes Commercial, Agriculture, Industrial, and Fishing base. Nintavur is a service and administrative nodal centre of the area. Especially Nintavur Connecting three other local Authority limit Kalmunai M.C, Sammanthurai and Addalachenai P/S which have more Commercial Activities Commercial activities have been concentrated along Batticaloa – Pottuvil road (A4). Existing economical backbone of the city has given identity for Nintavur as an industrial and commercial township. Especially Rice Mills, Bricks Making industry, Hardware, Textiles, Power Generation and fishing sectors plays a vital role there. Highest numbers of ‘B’ category rice mills (Wet Processing & Production Capacity below 5000kg/day) are located at Nintavur. It is 47% from out of existing rice mills in Ampara District (Refer Table No :). And also 86 numbers of brick making industries are available in this area. There is a Bio mass power plant which located in this area to gain benefit out of this industrial cluster. Moreover there are three small scale biscuits processing centers which use 50% of rice Flore as raw material. All the industries are well inter- connected. This industrial cluster has emerging by obtaining all the locational advantages such as Availability of land, Access to raw materials, efficient information and communication, Strong infrastructure, Access to producer services and the ability to hire and retain skilled labors (Refer Annexure).

In Nintavur primary form of agriculture is rice production. Rice is cultivated during Maha and Yala seasons on average 27,041 Ha are cultivated during yala and 325 Ha during maha making the average annual extent sown with rice to about 27,366 ha. . Large portion of the land has covered by paddy fields (74%) which lead to agglomerate all the industries mentioned above. Further vegetables of Ladies Fingers, Beans, Leafy Vegetables and Bushitavo have higher production in percentage of 22%, 22% and 19%, 15% of the total yield respectively (Refer Annexure). Coconut cultivation also contributes in agriculture production of the area (Refer Annexure). Moreover, Livestock production makes considerable contribution to the agricultural economy by way of dairy farming contributes for livestock production. Cattle farming and goat farming are common animal husbandry in the area for meat production and dairy production. But for slaughtering purpose, cattle have been imported from the adjoining villages of Thirukkovil, Sagamam, Mahaoya (Refer Annexure). Further, Fisheries sector contribute a negligible share to the economy of the Nintavur Local Authority Area although there is 8 km length of marine stretch and resource in the PS limits. Fishing activities have been under taken by 830 person of the area. That is 2.57% in total population of Nintavur Pradeshiya Sabah has been undertaken fishing. The fishing activities mainly consist of coastal and off shore fishing while lagoon fishing has been undertaken at small scale.

The Service sector of the Nintavur P/S area depends on the commercial establishment, financial institution and administrative institutions. Floating population of 2000 per day visits the town area in order to get the medical facilities from the hospital, other administrative services especially most of regional office & institutions functioning in the area. In addition, community is floated to the town for shopping and to obtain education facilities from Vocational Training Centre, Local & International Non-Government Organization (NGOs) and Social Service Societies, also to get the financial services from financial institutions. Nintavur is function as a transit point for the commuters and the main industrial and commercial center for community in the hinterland area of the town, it makes a potential to develop the market range for retail and whole sale business in the Nintavur area.

Labor force of Nintavur also distributed among the economic sectors according to the contribution level. The labor force of the Nintavur area is 26% which amounts 26,329 of population. Out of Total labor force, 24% of the labor force falls under agriculture sector and 14% are in government sector. It's an important fact that 34% of employed population are in the sector of self-employment & other.

Accordingly, total land extent of the Nintavur Pradeshiya Sabah area is about 36.30Km². Out of total land extent 13% of land covered by built up area which used for residential, commercial and industrial purpose. Rest of the land has covered from water bodies, marshy lands and Coconut lands (Refer Annexure).

Nintavur consist with sensitive eco-system create with water bodies, marshy lands paddy field and sea. Nintavur P/S is located in Dry zone of the country. Climatic condition of the Nintavur P/S is tropical and characterized by seasonal rainfall distribution and prolonged dry season. However The region frequently experiences intensive rainfall with relatively high temperature. Temperature in the region records between 240C and 300C. Temperature is very high on April, May, June, July, August, September and October with a record of 320C. It is high in the coastal belt and low in the inland.

3.2 Delineation of the Planning Boundary

Boundary for Nintavur Devisional Secretary area has been clearly demarcated by existing natural features. It is bounded on the North by Vettaru River, on the east by Indian Ocean on the South by Kaliodai River, and the west by paddy fields adjoins to Sammanthurai region and an area of 36.30 sq km. North Karaitheevu Pradeshiya Sabha, East by an Indian Ocean. And also south is town bounded by Addalachenai Pradeshiya Sabha and the west is Sammanthurai Pradeshiya Sabha. However, the city functions of Nintavur Pradeshiya Sabha have spread towards the nearest areas of Kalmunei, Sainthamaruthu, Addalachenai and akkareipaththu. Pradeshiya Sabha. Hence, Physical boundary for the development plan has delineated according to the existing administrative boundary and functional boundary has also considered for prepare the development Plan.

CHAPTER 04

NEED OF THE DEVELOPMENT PLAN

Necessity of the Development Plan rose to enhance the existing potentials of the area and minimize the problems. Stakeholder meeting has conducted to identify existing problems and Potentials of the area. Under the process of conducting stakeholder meeting all the stakeholders were divided in to four groups such as Agriculture, Environment, Infrastructure and Admin & Business. Each group presented existing problems in each sectors and proposed solutions for them. However, all the problems which extracted from community perception has analyzed by using NVIVO analysis. The major problems and potentials in Nitavur DSD has extracted out and it leads to focus on Vision, Goals and Objectives formulation of Nintavur development plan.

Accordingly following problems and potentials has created the necessity of the development plan for Nintavur.

4.1 Problems

4.1.1 Sea Erosion and sand Accumulation

Nintavur area stretching from Wettaru in the north to Kalioda aru in the south with a coastline of 7 km. It is enriched with a series of saline, brackish and fresh water wetlands and a continuous sandy beaches. Rest of the entire area is covered with a green carpet of agricultural lands and buildup lands with blue ribbons of streams and water bodies. Accordingly Seasonal erosion and sand bar accumulation found in many places which is natural where in a strong monsoonal climate the coast is rough and takes away sand and deposits them back in seasons.

Block of Drainage System and rapid formation of sand bar / sand dune at the Nochchiayad estuary. The Nochiyadi estuary is situated nearly 4 Km away from the Oluvil Harbour in the North. This Estuary is blocked with sand due to high tides when the sea is rough waves. This sand block is usually removed or cut opened by few farmers (2-5) frequently. For the last 08-10 years, it is very severe for both seasons (Maha & Yala). The drainage water of around 5000 acres and the excess water through Segnapadai River is blocked at the Nochchiyadi estuary.

Consequently, around 75% Acres from adjacent paddy lands are inundated at present. If these lands would be abandoned in the near future affecting the regional and the national rice production due to the salinity problem. Within last 10 years Nochchiyadi estuary (sea out fall) has removed the sand more than 25 times with the contribution of the poor farmers. The cost for hiring heavy machinery Rs. 10, 000.00 – 15,000.00 per an opening.

4.1.2 Soil erosion and loss of soil fertility

There are about 400 acres of paddy lands that are low lying. During the rainy seasons they are severely affected by the floods. As a result of that the fertile soil is taken away very often through the damaged bunds. Paady lands around Kurinchapity and Pulpitty areas have lost its fertility because of sea water entering into the paddy lands through the damaged bunds.

4.1.3 Stagnation of Sea Water

When the sea is rough or during the period of high tides the sea water overflows and mixes with drained water and enters into paddy fields easily. Because of the stagnation of sea water, the fertility of paddy lands is affected. The soil becomes loose so that the farmers face a lot of difficulties in plugging, harrowing and sowing. At present it is worse and as a result around 150 acres of high fertile lands have been affected.

4.1.4 Abandoned Paddy Lands

There are nearly 125 acres of high fertile paddy lands that have been abandoned because of broken bunds by the last Tsunami. Because of above Problems around 492 Mt paddy products would be lost per year. The harvest of 150 acres of coconut estates around this area amounting Rs. 13,500,000.00 would be lost when these areas are abandoned due to the above problems.

4.1.5 Wild Elephant Attack

Human -Elephant conflict the most crucial issue in Nintavur. The local area major portion the covered by the paddy field patches. Therefore especially in harvesting season many numbers of elephant cross the paddy land for their foods and destroy the paddy land, injured the people also sometime. 2012-2016 – 20 properties damaged and one person has injured. Due to this the local area farmer's livelihood and income hugely affected. Therefore the local framers decided to protect their paddy field and take a prevention measure. In that case to protect their paddy lands

they are spending around 3Million per year as a wage of the paddy field guards for the whole area. Table 1: Number of Property damages, Wild Elephant Attacking Area

4.1.6 Development towards the Paddy Lands

The Nintavur area's main potential is Paddy field and the majority of the land covered by paddy field. The total area of Nintavur is 36 Sq.Km out of this 74% of the land covered by the paddy field. The resource potential of the local area is very high. Therefore the local people have very small portion of land for their development. So the local people step to fill the paddy land gradually for their own development purposes. Sri Lanka is faced with several aspects of land degradation, many of which are human induced. Land degradation is a major problem in Nintavur DSDs. According to that the Nintavur has been lost 130 Hectares paddy land from 1981 to 2011. The Land Use Change Detection in Nintavur 1981 – 2011.

4.1.7 Deficiencies in Infrastructure Facilities

- i. Existing market place is not functioning properly.

The Nintavur area well divided in two patches with the A4 main road. According to that the paddy field dominantly covered in the land side and sea side covered by the settlement. But the existing market is located in the land side. Therefore it is very difficult to access to market. Also it is isolated and located away from the settlement, the core town Center and as the local people settle in other side of the market people need to cross the main road frequently. The market is isolated and not functioning properly. Due to this unsuitable of location most of the local people especially ladies not willing to go for shopping and fear to take the risk to cross the main road as well and others who come to the town center for different purposes also does not know where the market is located. Therefore the business people who selling in the market willingly have shifted and choose the business place as a Mosque junctions.

At present the market function as a weekend day market and also there is no good business and the business people also keep moving. Therefore the market not functions as properly.

- ii. No proper place for the solid waste dumping.

Nintavur Predehsiya Shaba has been practicing open dumping solid waste system presently in Pravatipity area which is located in the middle of the paddy patch without following any segregation of waste. It has been recorded 24mt waste generating per day in local area alone. The existing solid waste dumping site is located middle of the paddy field which is disturbing the ecosystem hence the paddy field is sensitivity.

- iii. Flash Flood

Flash flood is one of the issue in the Nintavur local area. Especially in the rainy season the low land area heavily affected and the livelihood, day to day life of the people disturbed. School children and the pedestrian, vehicles are unable to use the road because of improper drainage network. The area which affected by the flash flood following below.

4.2 Potentials

4.2.1 Industrial Cluster

Nintavur located in Ampara district which is predominantly covered by agricultural land especially paddy land. In that context the Nintavur 74% of land paddy land out of 3478.89 hectare of total land and also the Nintavur located in strategically located for Agro base industrial cluster. Therefore, there are many small-scale industries located in the local area based on utilizing the local potential. In that case there are 60 rice mills and 86 numbers of brick making center, one bio mass power plant and other food manufacturing center also located. It is one of the potential and those small-scale industries highly contribute to accelerate economy of the locality and its surrounding region.

4.2.2 Rice Mills Industry

Nintavur know as rice bowl of Ampara as 47% of rice mill alone located in Nintavur. It is one of the local potential and contributes to local economy. There are 74 registered rice mills located in Nintavur alone out of 154 rice mill while Ampara district having.

According to the Central Environmental authority categorization there are 29 numbers of B type rice mills and 45 number of C type rice mills located in Nintavur.

“B” – Category: Wet processing production capacity below 5000kg/day rice

“C” – Category: Dry processing and small scale rice mills. (Domestic purpose)

There are some issues also have identified in the rice mill industrial sector.

- Traditional Technology and Machinery
- Limited store capacity.
- No value added products.

4.2.3 Brick Making Centre

Brick making centers are locally contribute to accelerate the economy of Ninatavur and support to people livelihood and Nintavur brick famous and very demand in Ampara district. Especially the brick vaddi agglomerate due the availability of husk which come as waste from rice mills which is use for fuel to make brick. And clay use as a raw material for brick making and clay available in surrounding villages such as Nainnakadu and Samgamam, Amparra. There are 86 numbers of brick making center out of 86, 26 registered, 60 numbers of brick making center not registered. There are 05 labours get employment opportunity in one center. Accordingly around 50,000 brick block produce per monthly per brick vaddi. And also there are some issues have identified. Those are following.

- There is clay in some areas of Nintaur local area but there are no permits.
- Cost of raw materials has increased from rs.6000 per load (2015) to Rs. 12500 (2017) because of shortage in raw materials.
- Competition with Kokkadicholei and Ampara brick industry.
- Production cost has increase.

i. Local Industrial Network

Accordingly the Ninatvur predominantly covered by green lush paddy field with high production therefore the rice mills cluster located and enclosed in local area. Later on the brick makers find the land close to the rice mills where they can get husk as a fuel for making brick. Also very

recently the bio mass power plant located based on paddy husk as a main source of power generating. It is very well connected each other and depended on basically paddy field.

4.2.4 Fishing Industry

Nintavur area stretching from Wettaru in the north to Kalioda aru in the south with the coastline of 7 km and the sea boundary that they have is very resourceful and potential to accelerate the local economy. It is also one of the deepest sea and famous for deep sea fishing. But the local people engaging only Shallow fishing activities while doing shallow fishing the fisherman only can able to catch 14.13 MT annually. It is one of the lacking part of this fishing sector in the Ninatvur local area. Hence the fisherman allows to go up to 200 N. Miles but presently the fisherman using only 2 to 3 N. miles. This facts and figure very clearly shows that the local people not optimize the local potential and resources in the efficient manner while having around 806 active fishing families.

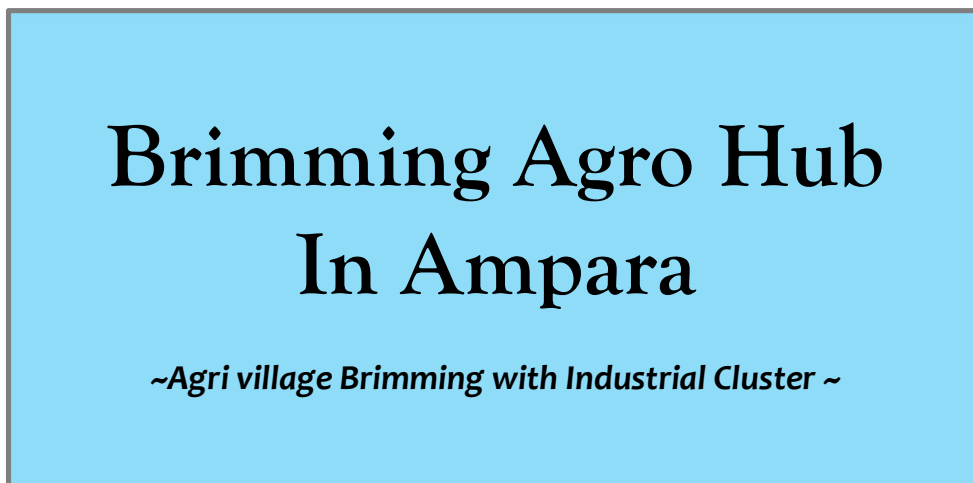
When look at this issue that why the local people not engaging in deep sea fishing the local fisherman have some lacking part to carry out or continue the deep sea fishing. Those are following.

- No investors to get large boats.
- No trained fishermen deep sea fishing.
- While using small boats their annual product is 14.13 Mt.

CHAPTER 05

THE PLANNING FRAMEWORK

5.1 The Vision



5.2 Vision Statement

“Protecting, Harnessing and optimizing the use of local resources to make a disaster resilience livable locality”

Nintavur earlier know as one of the agriculture village in the Ampara district and with the time period it is gradually grow as a rice bowl of Ampara district. In present the Nintavur area attract many types of industries such as Rice mill, Brick making center and Bio mass power generation, some small food processing center. Therefore in near future the Nintavur has a huge potential to grow as Agro Hub in Ampara district while producing its unique product.

The Goals

- To Make Disaster resilient town center to protect the local potential.
- To increase the economic development of the locality
- To Make walkable and environment friendly town center.

CHAPTER 06

SUMMARY OF DETAIL ANALYSIS

SWOT:

Goal 01: To increase the economic development of the locality:

Strength

- Availability of 74% paddy land (6534 acres) of total land extent.
- Fertile soil type (Reddish Brown)
- High yield. 150 Busals (3075 kg) Per acre while other areas in Ampara can produce maximum 120 Busals per acre.
- Skilled and Experienced farmers. (Knowledge of traditional cultivation).
- Located in Eastern coast belt. (Opportunity to Deep sea fishing)
- 53 Rice mills Industrial cluster has agglomerated in one center.
- Brick Industrial Cluster (86 Number of Industries available)
- Availability of Bio mass power plant (Capacity - 2.5 MW per day).
- Proper waste management system Practice by industries.
- Higher land value for the paddy land. 3 – 3.5 million rupees per acre.
- Strong Connectivity among the industries.

Weakness

- Traditional method of manufacturing process (technology and machinery) in Rice Mills.
- No quality Rice products for export market.
- No value-added products in Rice Mill industry.
- Limited paddy stores (only two stores are available).
- Shortage of paddy husks for Bio Mass Power Plant.
- Using non-organic fertilizer and chemical which leads to reduce natural fertility of the soil.

- Less interested young generation for paddy cultivation. (Existing labour force for entire paddy cultivation is 1633).
- No skilled and trained deep sea fishermen.
- No investors for large scale vessels for deep sea fishing.

Opportunity

- Olivil fishing harbor located close proximity to Nintavur. (4 Km). *market place and anchor the boats.
- Market stability for the Rice .(Galle, Badulla, Colombo, Kandy, Kahawaththa and Vavunia.).

Threat

- Natural and Manmade Disasters, Sea Erosion sand accumulation (GN1- GN 9: 52m and GN 10: 128m from 2008- 2016)
- Specially, in Nochchiyadi estuary 20m annually. Flood, Siltation, Salinization, Elephant attract (Spent 3M per year to protect the paddy fields)
- Competition with emerging brick industry. (Kokkadicholei and Ampara).
- Cost of raw materials in brick industry has increased from rs.6000 per load (2015) to Rs. 12500 (2017) because of shortage in raw materials.
- Increasing demand for the cement blocks.
- Increasing husk price. (Per 1kg - Rs.2.40).

Goal 02: To Make Disaster resilient locality to protect the local potential:

Strength

- Local Knowledge of people to mitigate disaster (Planting special tree to mitigate elephant attack/ planting bamboo bush to mitigate soil erosion).
- Take some precaution to mitigate disaster. (Elephant watch Hut)
- Maintain the buffer zone by Coast Conservation Department

Weakness

- Improper drainage System, Illegal Sand mining and Wetland filling.

Opportunity

- Proposed project to mitigate elephant attack by Disaster Management Center, Ampara (10 km elephant fence erection).

Threat

- Oluvil fishing harbour located close proximity to Nintavur. (4 Km).
- Natural and Manmade Disasters, Sea Erosion sand accumulation (GN1- GN 9 : 52m and GN 10: 128m from 2008- 2016)
- specially in Nochchiyadi estuary 20m annually. Flood, Siltation, Salinization, Elephant attract (Spent 3M per year to protect the paddy fields.

Goal 03: To Make walkable and environment friendly town centre:

Strength

- High Aesthetic Quality of either side of roads (Paddy field, river, canals and sea)
- Identified Projects by Nintavur Development Welfare Society.
- Wide main road

Weakness

- Lack of vehicle parking space.
- Lack of public resting places.
- Scarcity of land for further township development.

VOLUME II

CHAPTER 07

THE PLAN

7.1 Concept Plan

“නින්දවුර්” කියු පමණින් මුඛ්‍යාර්ථයෙන් නොවැටහුනද, නින්දගම යන්න අප ඉතා හොඳින් අසා ඇති හුරු පුරුදු වචනයකි. ඒ අනුව “නින්දවුර්” යනු අනෙකක් නොව නින්දගමකි. ඓතිහාසිකව නොනැසී පවතින හා දැනට ලංකාවේ පවතින නින්දගමවලට එකම ආදර්ශය නින්දවුර් විය හැකිය. එය යම් යම් වෙනස්කම් වලට භාජනය වෙමින් නව සහග්‍රයේ නින්දගම ලෙස පරිණාමය වී ඇත.

සාම්ප්‍රදායික ජීවන රටාවේ සජීවී අභියෝගන්ගෙන් සමන්විත එනම් ක්ෂිතිජය තෙක් ව්‍යාප්තව පවතින සුන්දර රටා මවන වෙල්යය මෙම නගරයේ ජීවනාලියයි. එය නගරයේ සුන්දරත්වය හා පැවැත්ම තීරණය කර ඇත. අභස්දිය, වැව් අමුණු හා ඇළ දොළින් පෝෂණය වන වෙල්යය ජන ජීවිතයෙන් වෙන් කළ නොහැකි ලෙස ඔවුන්ගේ අපේක්ෂාව හා ජීවනෝපාය ලෙස පවතී. එයින් තොර පැවැත්මක් එම ජනතාවට හෝ මෙම නගරයට නොමැත.

සාම්ප්‍රදායිකව පවතින ගැමි ජීවන රටාවේ වෙල්යය හා ගම ඒකාබද්ධව පැවතුන අතර පරිණාමය විපරිතයන් සමඟ එය නව අරුතක් එක් කරමින් ඒ නින්දගම අද කුඩා මංසන්ධියක නගරයක් ලෙස පරිවර්තනය වී ඇත. නාගරික ලක්ෂණ වලින් ගැවසී ගත්ත ද, එම නගරයේ එකම ජීවනාලිය නගරය වටා පවතින කෘෂි කර්මාන්තයයි. වී ගොවිතැන හා (කෘෂි කර්මාන්තය) බද්ධව පවතින සෘජු නිෂ්පාදන කර්මාන්ත හා වක්‍ර කර්මාන්ත බොහෝමයක් මෙම නගරයේ ආර්ථික කටයුතු වල සුක්කානම් ලෙස ආර්ථික කටයුතු හසුරුවමින් සිටී.

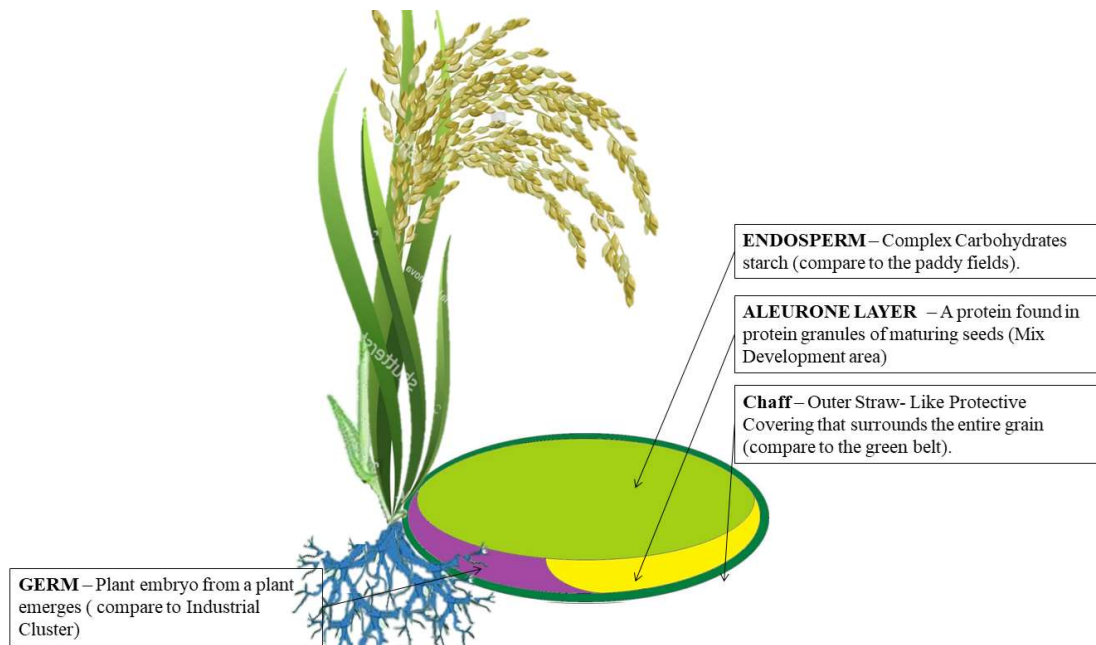
ඓතිහාසික නින්දගම හි පැවති ජීවන රටාව අභිබවා යන ආර්ථික ක්‍රියාවලියක් මේ නිසා වර්ධනය වී ඇති අතර ජන ජීවනයේ සියළු අපේක්ෂා හා හෙට දවස ඒ මත රැදී ඇත. ඒ අනුව නගරය ප්‍රධාන වශයෙන් කෘෂි කර්මාන්තය හා බද්ධව පවතින කර්මාන්ත හා මෙම ද්විකටයුතු ගැටෙන ජනතාව වෙසෙන කලාපයක් ලෙස නගරය ප්‍රධාන කොටස්වලට බෙදී පවතී.

ඉහත සියළු කටයුතු හා පවතින ක්‍රියාවලීන් සියුම්ව පරීක්ෂා කිරීමේදී නගරය වි බීජයක සංයුතියට උපමා කළ හැකි අතර, එය මෙම නගරය සඳහා සංකල්පනාව ද වේ. එමෙන්ම එම සංකල්පනාව මෙම නගරය සඳහා යෝග්‍ය සංකල්පනාව බව ද පෙන්වා දිය හැකිය.

සංකල්පනාවේ වි බීජයේ මූල පද්ධතිය ගංහා, ඇළ, දොළ වේ. වැව් හා ඇළ, දොළ වි බීජයේ මූල පද්ධතිය ලෙස ක්‍රියා කරමින් වි බීජයේ සුරක්ෂාව හෙවත් කෘෂි කර්මාන්තයේ හෙට දවස තීරණය කරනු ඇත. වි බීජයෙන් ලබා ගන්නා එල නගරයට සංකීර්ණ අර්ථයක් එක් කරන අතර එය නාගරික වැසියන්ගේ ආහාර අවශ්‍යතාවයේ සිට ආර්ථික කටයුතු (කර්මාන්ත) දක්වා සියල්ල තීරණය කරන ගාමක බලය වී ඇත. ඒ අනුව කෘෂි කර්මාන්තය හා කෘෂි කටයුතු හා බැඳුණු ක්‍රියාවලියක් නාගරික ජීවිතයේ රිද්මය වී ඇත.

වී බීජය හා බැඳී පවතින වී ඇටය මඟින් අරුත් ගන්වනුයේ සමස්ථ ක්‍රියාවලියම රැදියාවයි. ඒ අනුව නගරයේ හෙට දවසේ දිශානතිය, ගමන් මග හා පැවැත්ම වී ඇටය හෙවත් වී ඵලය මත තීරණය වී ඇත. ඒ අනුව මෙම නගරයේ විවිධ අංශ අතර පවතින වෙනස්කළ නොහැකි අන්‍යෝන්‍ය සබැඳියාව එක් එක් අංශයේ වර්ධනයට හා පැවැත්මට බලපාන අතර එය වක්‍රීයව නොනැවතී පවතින ක්‍රියාවලියක් ලෙස සංකල්පනාව වූ වී බීජයේ සංයුතියෙන් පෙන්වාදිය හැකිය. ඒ අනුව සමස්ථයක් ලෙස නගරයේ පැවැත්ම හා ස්ථාවරත්වය මෙම අන්‍යෝන්‍ය සම්බන්ධතාවය අනුව ඉදිරියේදී සිදුවනු ඇත. ඒ අනුව සංකල්පනාව යනු නගරයේ සියළු ක්‍රියාවලීන්ගේ වක්‍රය හෙවත් සජීවී බව ආරෝපණය වූ දැකුම් වක්‍රයකි.



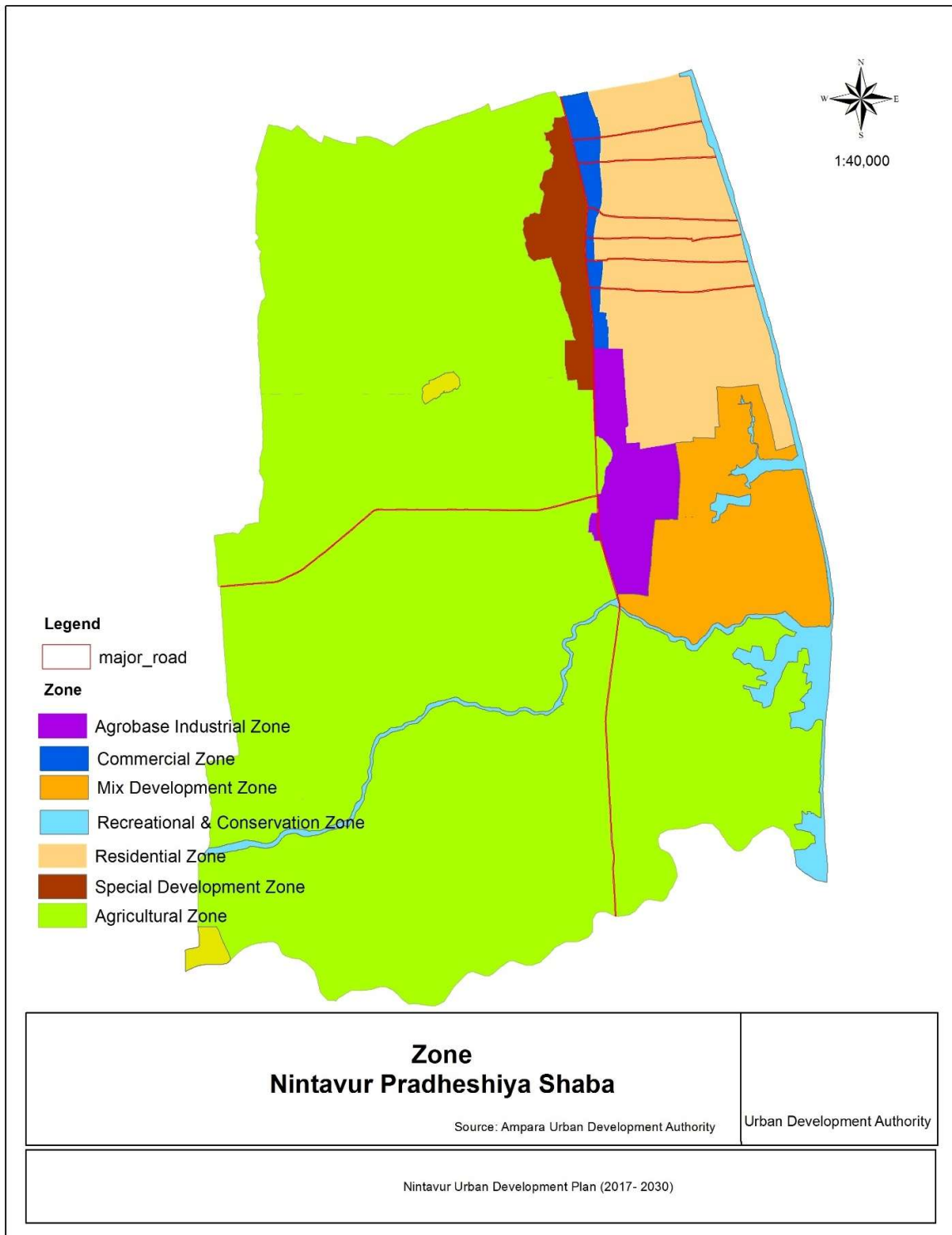


7.2 Land and Building Development Strategies

7.2.1 Proposed Land use Plan

The land use has proposed by using the existing land use as a basic tool hence the Ninatvur local area's people using the land in a manner. Accordingly, the proposed land use categorized as seven main zones by considering the four main components of planning such as Environmental, Physical, Social and Economic. The following zone

1. Agricultural Zone
2. Agro base industrial zone
3. Commercial Zone
4. Mix development zone
5. Special development zone
6. Recreational and Conservation zone
7. Residential zone



7.2.2 Zoning and Permitted Activities

7.2.3 Residential Density (Unit per area)

7.2.4 Floor Area Density (FAR) Distribution

7.2.5 Built up Area (Plot Cover) Distribution

7.2.6 Roads, Street Lines and building Lines

7.2.7 Height Limits

7.2.8 Other Regulations

7.3 Social and Physical Infrastructure Development Strategies

7.3.1 Service Plan

7.3.2 Transportation

7.3.3 Water Supply

7.3.4 Electricity, Data Lines

7.3.5 Drainage and Sewer Lines

7.3.6 Waste Management

7.3.7 Other Utilities

7.3.8 Special Concerns

7.4 Economic Development Strategies

7.4.1 Economic Plan

7.4.2 Industrial Plan

7.5 Environment Sustainable Strategies

7.5.1 Conservation

7.5.2 Landscape Management

7.5.3 Disaster Risk Management

7.5.4 Public Open Spaces

7.5.5 Agriculture

7.6 Implementation Strategy

7.6.1 Strategic Action Projects

7.6.2 Development Guide Plans for selected areas

7.6.3 Enforcement mechanism

7.6.4 Institutional Setting

7.6.5 Review, Updating and Amendment Process

CHAPTER 08

ANNEXURES

8.1 Maps

8.2 Tables

8.3 Figures

8.4 Preliminary Planning Clearance Format

8.5 Certificate of Conformity Format