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The Gazette of the Democratic Socialist Republic of Sri Lanka

EXTRAORDINARY

අංක 2477/44 - 2026 පෙබරවාරි මස 27 වැනි සිකුරාදා - 2026.02.27

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PART I : SECTION (I) — GENERAL

Government Notifications

**DECLARATION OF THE UPDATED ANURADHAPURA SACRED AREA
DEVELOPMENT PLAN**

IN accordance with the powers vested in the Minister in charge of the subject of Urban Development under **Section 28(3)** of the **Town and Country Planning Ordinance No. 13 of 1946**, as amended by **Act, No. 49 of 2000, I, Bimal Niroshan Rathnayake**, Minister of Transport, Highways and Urban Development, do hereby publish for public notice the updated **Anuradhapura Sacred Area Development Plan** and the development criteria to be followed, approved on **October 8, 2025**, by virtue of the powers vested in me under **Section 31** of the said Ordinance.

BIMAL NIROSHAN RATNAYAKA (M.P.),
Minister of Transport, Highways and Urban Development.

Ministry of Transport, Highways and Urban Development,
6th Floor,
“Sethsiriripaya” Stage -II,
Battaramulla,
18th February, 2026.



Various constructions activities are happening within the boundaries of Anuradhapura sacred area without any prior approvals and supervision from the relevant institutions. Anuradhapura town is rapidly developing and becoming a densely populated city. Since the new town and the sacred area is located so close to each other, the urbanization is threatening to the sustainable development of the sacred area. Ever since the town was built based on Buddhism a new innovative urbanization phase is not suitable. Due to this, the congestion in the center of the city and the features of urbanization spreading throughout the sacred area has to be controlled properly. For this, it is a must to update the master plan which was prepared some 40 years ago in the year 1984.

Accordingly, the master plan should include the following information regarding more sacred shrines and places of archaeological value in the new extended sacred ground area, criteria to be followed when carrying out any development activities within the sacred area, a master plan for the shrines belonging to Atamasthana and strategic plans which will match with the present day.

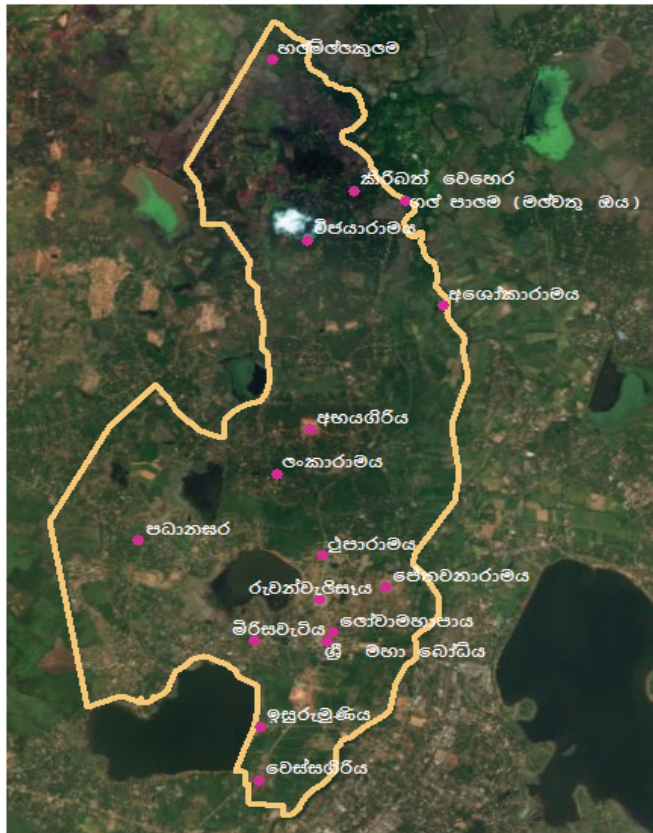
1.3 Sacred Area Boundary

In the year 1981, 28 square kilometer were *gazette* as the Anuradhapura Sacred area consisting both sensitive and highly sensitive zones with places of historical value including Atamasthana in order to minimize the impact of development on the regions. Since many shrines and ruins are being scattered outside the boundary of the sacred area and the adverse effects due to the growth of the population and urbanization, it was necessary to expand the boundaries of the sacred area in order to protect these sensitive and highly sensitive zones.

Map No. 1.2 Boundary of the Highly Sensitive zone of Anuradhapura Sacred Area



Map no 1.3 Boundary of the Anuradhapura sacred area including both sensitive and highly sensitive zones (sq km 28)



Goals

1. Conservation of archaeological values and protecting the unique environmental system.

A major goal is to protect the unique environmental systems of Anuradhapura sacred area comprising archaeologically valuable places and buildings, dagaba and viharas of religious significance, and irrigation systems covering forests, paddy fields, tanks, ponds and water catchment area

2. Provision of facilities for devotees and tourists.

Another major goal is to provide basic facilities to local and foreign devotees and tourists who visit annually on Vesak, Poson and other festive days to participate at various pujas including pichcha mal, aluth sahal festival, etc.

3. Uplifting of the living standards of inhabitants of the area.

Provision of facilities and new income sources for those whose livelihood revolves around agriculture, commerce and tourist industry is another major goal.

3.0 Conceptual Plan

Anuradhapura sacred area comprising the atamasthana and other sacred places is located in a green region surrounded by forests and fields fed by tanks and ponds. Originating as the first kingdom it has developed up to the present day. The sacred area is slowly succumbing to the ill effects of increase of population and visitors and resulting urbanization. Providing for the requirements of visitors also affects the heritage and religious values of Anuradhapura.

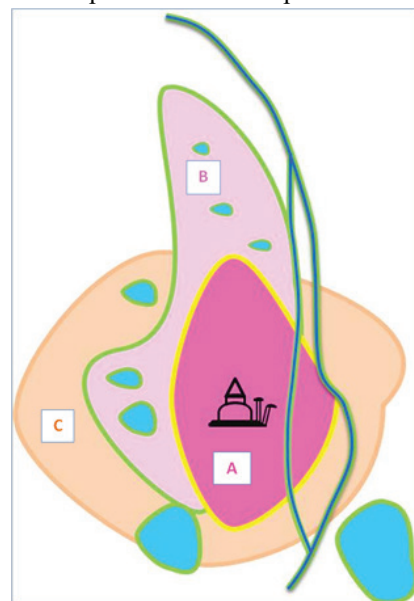
The concept plan indicates the manner Anuradhapura should develop in the future. The plan depicts the conservation of the highly sensitive zone (A) comprising the core sacred area including the atamasthana and other historic monuments and restricting the development.

The restriction of development is achieved by locating the basic facilities required by residents, devotees and tourists in the area outside the high sensitive area designated as sensitive zone (B)

The area outside sensitive zone designated as public facility zone (C) is renewed for economic development.

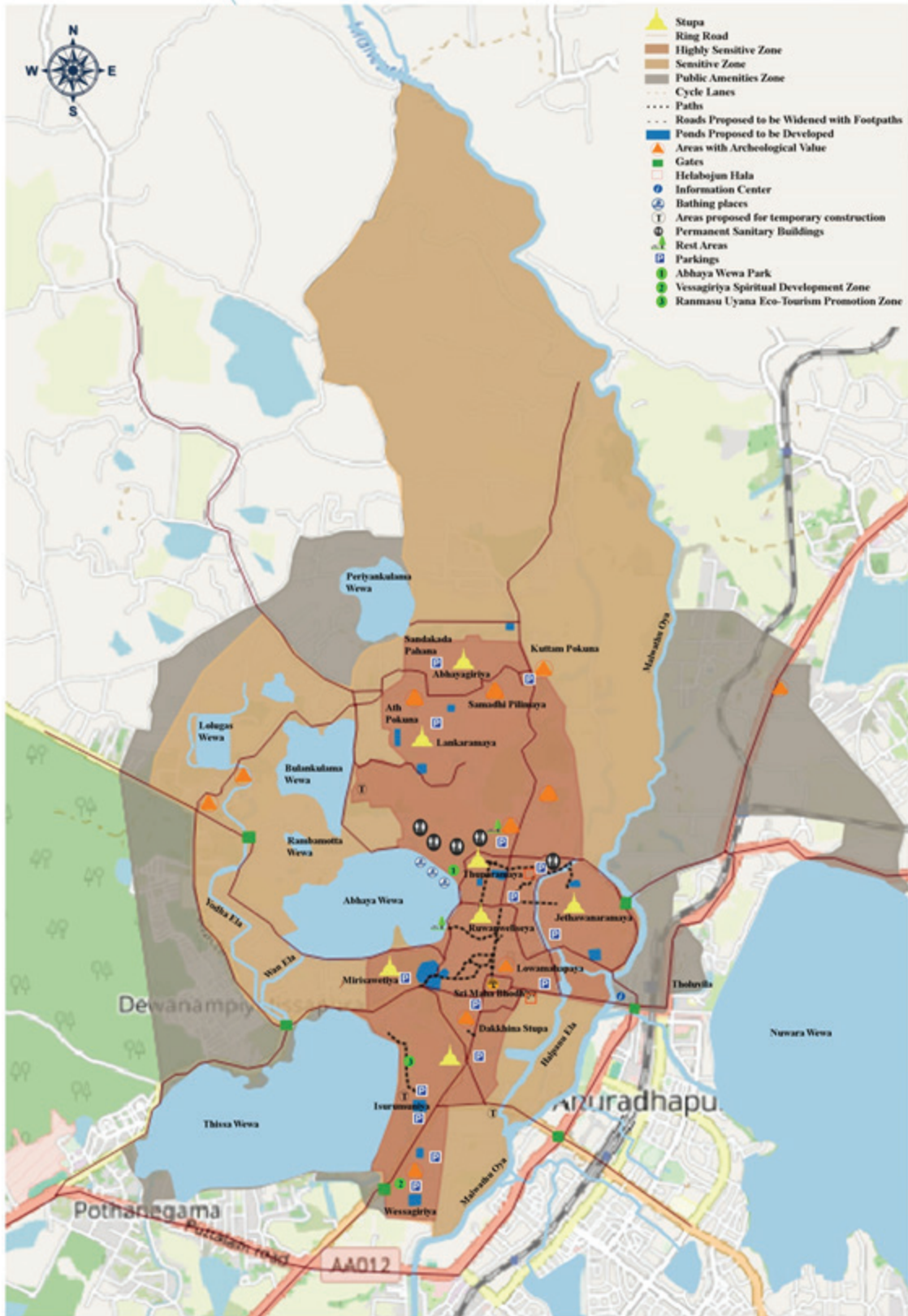
This concept is based as the rational that by reducing the development pressures as the high sensitive zone, the atamasthana and other places of archaeological significance would be preserved.

Map No. 3.1 – Conceptual Plan



4.0 Anuradhapura Sacred Area Master Plan

4.1 Map No. 4.1 - updated anuradhapura sacred Area Masterplace



5.0 Conservation and Development Proposals

5.1 Sacred Area Boundaries and Entrance gate

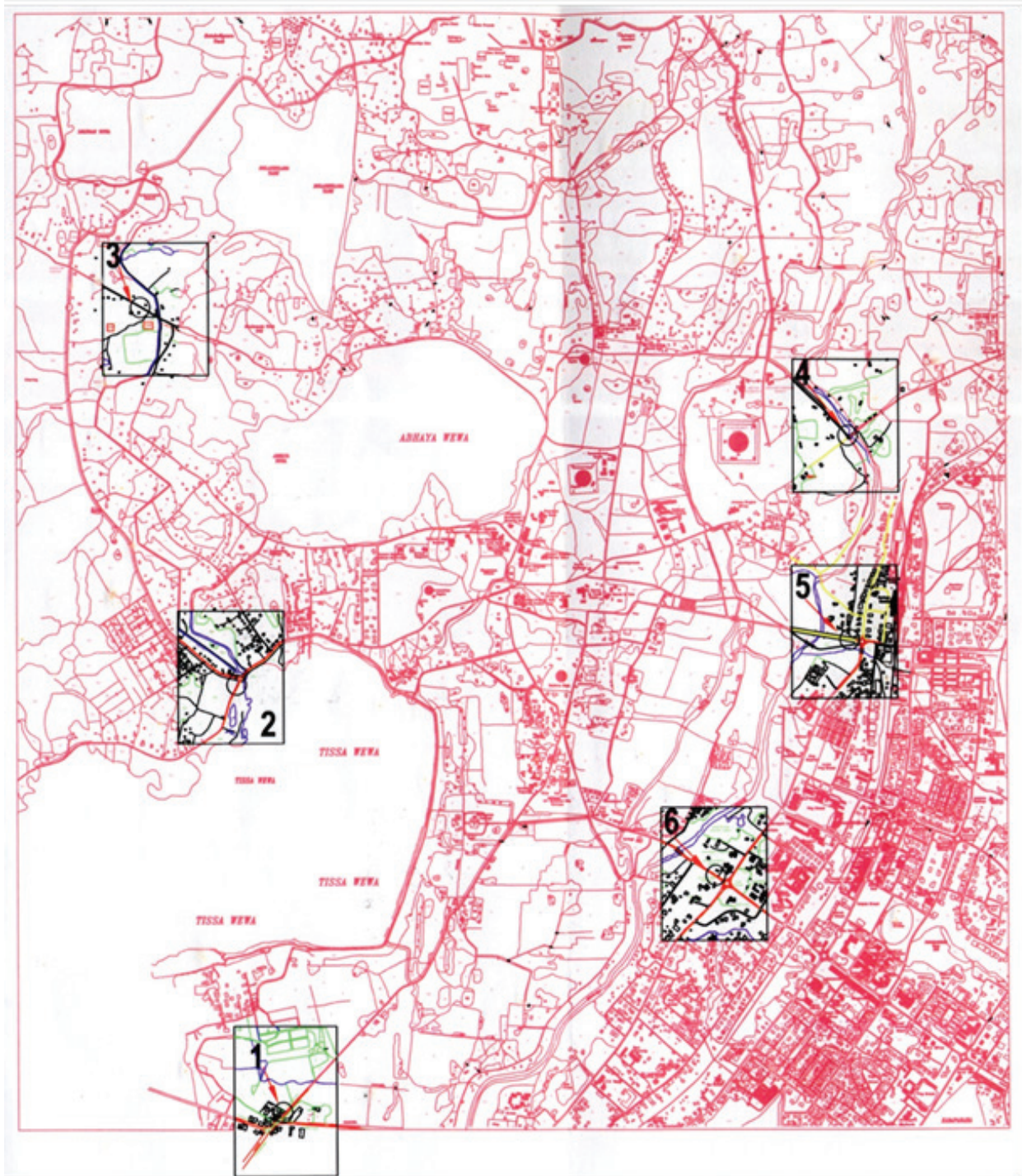
Requirements

To define the boundaries of the sacred area, to instill the feeling of entering a sacred area, to import information as each monument, inform area and various religious events to visitors.

Proposals

- Demarcate the boundaries of the sacred area, high sensitive zone and sensitive zone physically as shown (these boundaries are shown in annexure 3)
- Construction of security fence around Ruwenweliseya
- Construction of entrance gates at major entry points to the sacred area (the proposed locations area shown in map 5.1)
 - ❖ Near 2nd Milestone of the Kurunegala- Wessagiriya Road
 - ❖ Junction of the old Puttalam road which turning towards Wilachchiya
 - ❖ Near to junction of the Watawandana road which turning towards Lolugaswewa
 - ❖ Near to bridge of Malwatuoya on old Jaffna road
 - ❖ Near to lion post on Srimaha Bodhi east gate
 - ❖ Near to Mihidupura post
- Constructing of fence separating Isurumuniya and Ranmasu Uyana

Map No. 5.1 – Proposed Locations of the Entrance Gates of Anuradhapura Sacred Area



5.2 Places of Archaeological Value

Requirement

To protect places of archaeological value that has been suppressed by development activities, removal of unauthorized constructions, expansion of studies and research activities on Anuradhapura civilization.

Proposals

- Declare all areas of archaeological value as archaeological reserves and protect them.
- Relocate all unauthorized structures and settlers living in an area declared as archaeological reserves at suitable places.
- If by chance in future it is found that an area not declared as an archaeological reserve contains such remains, then declare that one as an archaeological reserve and relocate settlers if any.

5.3 Facilities in relation to sacred places.

Requirements

To complete all auxiliary items at atamasthana and other major viharas and develop facilities for the Sangha and pilgrims who engage in religious activities.

Proposal

- Develop facilities at atamasthana and other sacred places in sacred area.
 - o Restore vihara and auxiliary structures
 - o Construct new vihara structures

5.4 Facilities to Pilgrims

Requirements

The aim is to fulfill the basic requirement of devotees (Drinking water, sanitary facilities, accommodation, bathing places, etc) and to maintain clean and protect sacred area environment.

Proposals

5.4.1 Accommodation

- Provide accommodation to devotees who come to puja activities

5.4.2 Portable water

- Install portable water tanks at temple premises
- Plan for portable water supply points at suitable places on poson festival etc.

5.4.3 Health and sanitary facilities

- Provide regular sanitary facilities
- Identify places suitable for locating mobile first aid unit and mobile toilets for festival days

5.4.4 Facilities for bathing

- Introduce places suitable for bathing

5.4.5 Resting places

- Plan for resting places for devotees who are walking

5.5 Access roads and vehicle parks

Requirement

The aim is to provide for the movement of devotees / tourists among various monuments who have come using several modes of transport (public transport, private, on foot)

Proposals

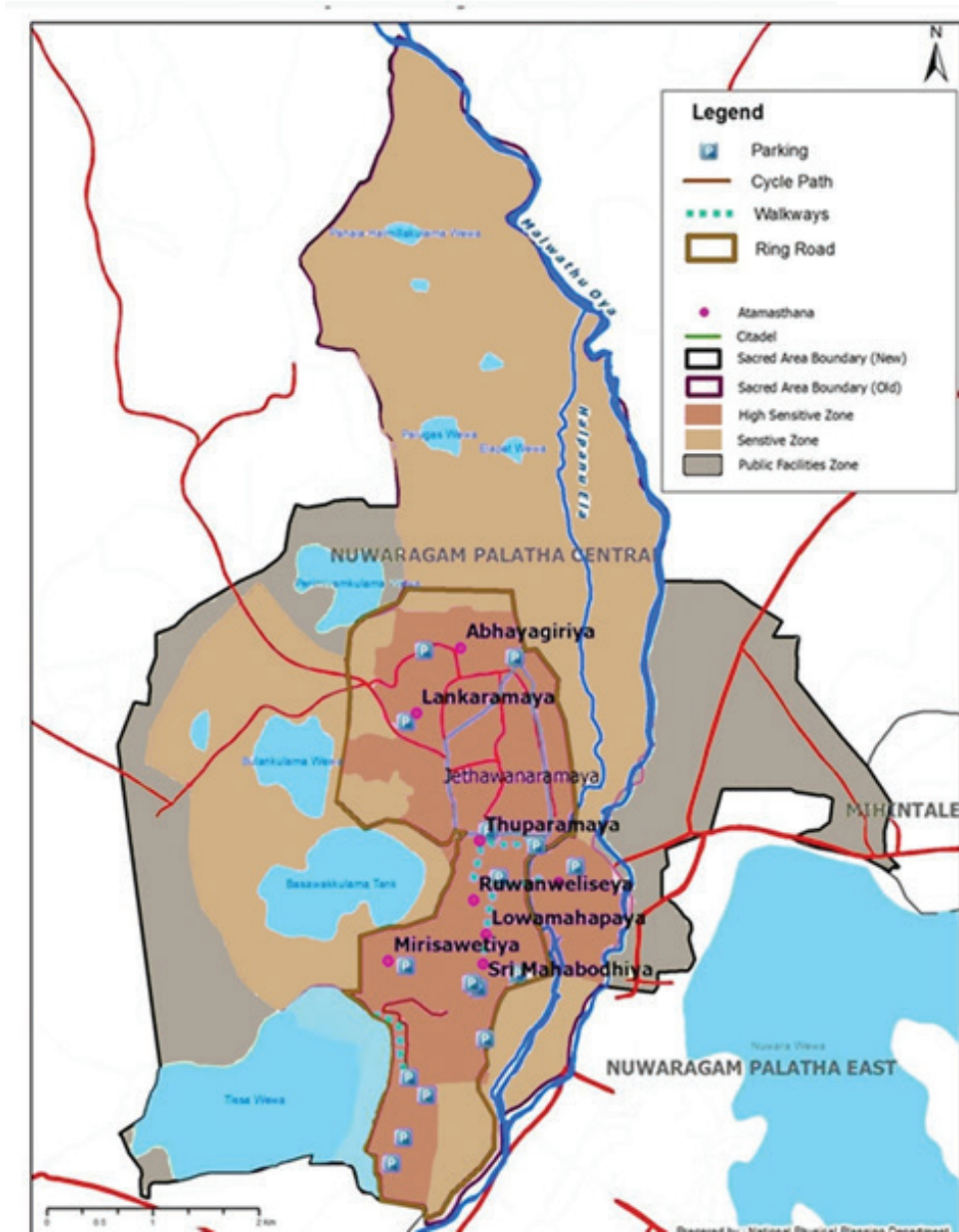
- Green transportation (electric vehicles, public transportation, cycling, and walking, etc.) shall be promoted within the sacred area.
- Develop the Ring road already constructed joining the monuments and areas of archaeological and tourists interests.
- Install direction boards indicating the direction and distance to various monuments at identified places on vatavandana road.
- Establish an internal public transport system.

It is proposed to establish this service at Watawandana road. The route is Jaya Sri Maha Bodhiya, Ruwanweliseya, Thuparamaya, Lankaramaya, Sadakadapahana, Abhayagiriya, Twinpond, Jethawanaramaya, Mirisawetiya, Isurumuniya, Ranmasu Uyana, Wessagiriya and then again to Anuradhapura Railway Station

- Identify pedestrian paths that can conveniently take pedestrians from one monument to another and develop each path.
- Establish cycle tracks
- Establish an alternative road avoiding Wessagiriya archaeological reserve.
- Widen roads with pedestrian paths.
- Develop vehicle parks.

Access roads and vehicle parks proposals for Anuradhapura sacred area are indicated in map no. 5.2

Map No. 5.2 The access roads and vehicle parks in the sacred area.



5.6 Landscape

To create a clean and regulated environment by increasing the forest area of the sacred area which has to decreased as a result of expanding settlement and development activities and thereby fostering a balance between the built and natural

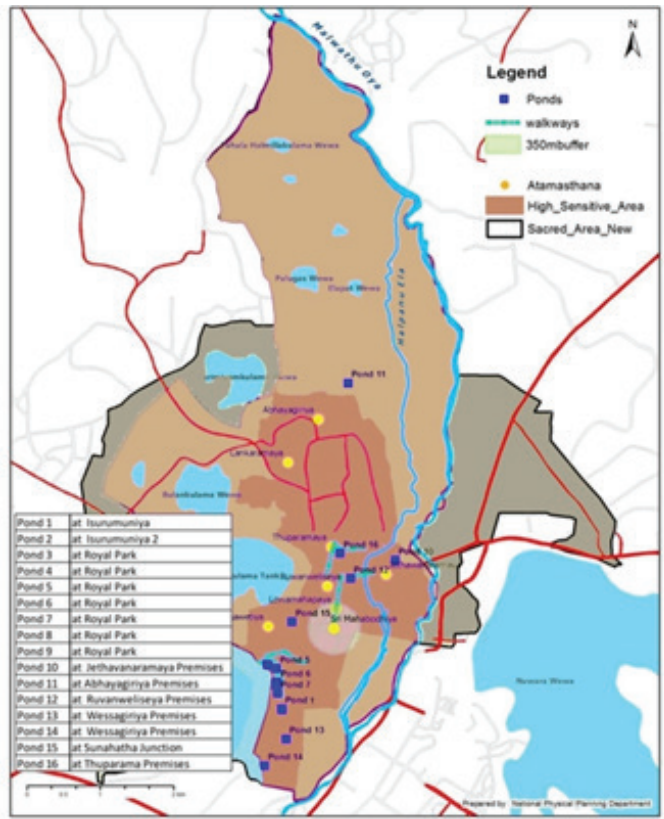
environment protecting the unique environmental systems.

Proposal

- Removal of old, decayed and unsafe trees in the sacred area and plant new trees.
 The NPPD and department of Archaeology shall inform the Nuwaragam Palath Central DS and for the state timber corporation to remove these trees. Any party may obtain the approval of the scared area committee and plant new trees.
- Plant shady trees in either side of proposed walkways and lighten up the walkways to be used during the night.
- To prevent visual blight due to toilet blocks, resort to tree curtains.
- Inventorize and name valuable trees in the sacred area.
- Landscape and maintain places of archaeological significance until the Department of Archaeology declares them as reserves and engage in excavation.
- Develop tanks and ponds.
- Maintain all catchment Areas of tanks as forests.
- Install information and direction panels of historic / archaeological places indicating their location, access route, etc.

Landscaping proposals for Anuradhapura sacred area are indicated in map no. 5.3

Map No. 5.3 Landscaping proposals for Anuradhapura sacred area



5.7 Commercial Activities

Requirement

To relocate appropriately all irregular trading activities destroying the calm environment and to uplift the living standards of people of the area by facilitating the marketing of food and craft products – made using local materials.

Proposal

Permanent Trading

- Construct trade stalls for selling food items, local products, puja items according to plan approved by the NPPD in vehicle parks within the sacred area (shown in the layout plan)

Temporary Trading

- Allow for mobile trading in vehicle parks.
- It is proposed to use environmental friendly wrappers and bags made from local materials when food and puja items are sold.

5.8 Tourists Activities

Requirement

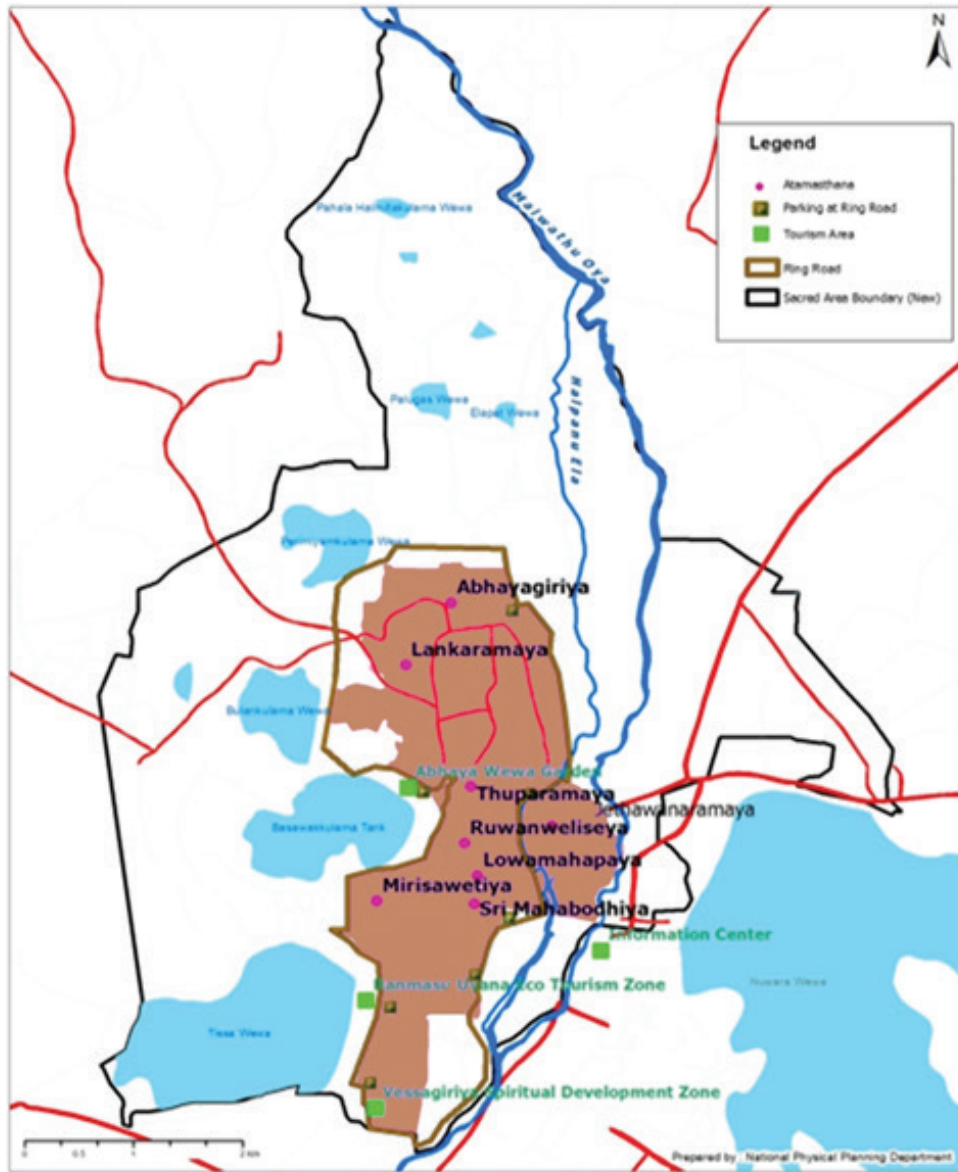
The aim is to rectify the present deficiency in guiding devotees and tourists and supplying information to introduce places not attracting tourists and to improve facilities.

Proposal

- Construct an information center with modern facilities.
Information from pre-historic to present times should be unpaid to all at any age in an inclusive manner. This information center should embody architectural characteristics unique to Anuradhapura sanitary facilities, parking, disability access, restaurant and ability to hire vehicles / bicycles to visit sacred area should be made available. Information on each monument, events and festivals as well as documentaries on video should be available.
- Display digital information on historic / archaeological values of each monument at the duwara mandapa to be erected at the main entrance points.
- Develop Abhayawewa park. Establish a vehicle park, changing rooms, bathing facilities, facilities for eating and sanitary facilities.
- Plan Wessagiriya area to be suitable for meditation.
- Develop Ranmasu Uyana as an eco-tourist zone
- Production and marketing of items for tourists (wood carvings, hats) using local materials freely available.
- Facilities to hire bicycles at vehicle parks as Watawandana Road.

These proposals are shown on map No. 5.4

Map No.5.4 - Tourism Development Proposals



5.9 Residential Facilities

Requirement

The aim is to allow Department of Archaeology to conserve archaeological reserves by locating unauthorized settlements in sacred area.

Proposal

- Allow residential activities in the sensitive zone and common facilities zone as per guidelines given at 4.3 and 4.4 under “criteria for development activities within sacred area.”

5.10 Power and Communication

Requirement

To lighten up monuments at the night to facilitate tourism, and to increase awareness of monuments of the scared area by means of modern communication systems.

Proposals

- Provide electricity to sacred area by 03 methods – regular supply, stand-by supply and special supply.
- Use underground cables for power supply and communication purposes.
- Use daylight bulbs for street lights
- Launch a website to important information, an access and monuments of Atamasthana.

5.11 Education

Requirement

To impart information on aspects of Anuradhapura civilization to future generations, to promote studies on Buddhist Philosophy and culture.

Proposal

- Provide required facilities for Buddhist institutions in the sacred area by using criteria for development activities within sacred area.

5.12 Solid waste disposal

Requirement

The aim is to ensure cleaner and sustainability of the environment by minimizing harmful effects of polythene and plastic.

Proposal

- Introduce environment friendly wrappers and receptacles using degradable materials in selling of flowers, incense sticks and puja items.
- Eliminate re-use of clay pots for offering of food items and introduce instead products using reed, paper, and areal leaves.
- Produce fertilizer from discarded flowers and other degradable items.
- Place garbage bins at sacred places, vehicle parks, trade stalls, resting places and bathing spots for sorted disposal of waste.

Criteria to be followed for Development Activities in the Anuradhapura Sacred Area

1.0 General Criteria to be Followed when Undertaking Development Activities in Highly Sensitive and Sensitive Zones

1.1 General Information

1.1.1 No development activities are permitted in areas declared as **Archaeologically Reserved Lands** by the Department of Archaeology.

1.1.2 However, if a development activity is required by the Department of Archaeology, permission may be granted for it.

1.1.3 The construction of new religious places of worship in **Highly Sensitive** and **Sensitive Zones** should not be undertaken.

1.1.4 The erection and display of promotional billboards in **Highly Sensitive** and **Sensitive Zones** should not be undertaken.

1.1.5 Only boards prepared according to designs approved by the Department of Archaeology are permitted to be installed in **Highly Sensitive** and **Sensitive Zones**.

1.2 Permanent Constructions

1.2.1 If any development activity is to be carried out in or around **Archaeologically Reserved Lands** and areas **with ruins**, the recommendations of the National Physical Planning Department and the Department of Archaeology must be obtained for the development activity and relevant plans. These must then be submitted to the **Sacred Area Development Review Committee** (established according to Cabinet Decision No. අම/ප/18/0497/724/020 dated April 04, 2018) and their concurrence must be obtained. However, in cases where a special problem arises in approved residential areas located within the **Sensitive Zone**, these problems must be submitted to the Sacred Area Development Review Committee, and their concurrence must be obtained.

1.2.2 Approval for the relevant development activity must be obtained from the **Urban Development Authority** and the relevant **Local Authority**.

1.2.3 If any institution or person carries out constructions in violation of these criteria, they shall be considered **unauthorized constructions**. Legal action regarding such unauthorized constructions shall be taken by the Urban Development Authority according to the provisions of the Urban Development Authority Act, No. 41 of 1978, or by the Anuradhapura Municipal Council according to the provisions of the Municipal Councils Ordinance No. 84 of 1944, or by the Nuwaragam Palatha Central Pradeshiya Sabha according to the provisions of the Pradeshiya Sabhas Act, No. 15 of 1987.

1.2.4 The **National Physical Planning Department**, the **Urban Development Authority**, the **Anuradhapura Municipal Council**, or the **Nuwaragam Palatha Central Pradeshiya Sabha** must act in accordance with these criteria when preparing or updating a **zonal plan** or a **development plan** for their respective areas of authority.

1.3 Temporary Constructions

1.3.1 Temporary constructions such as temporary sanitary facilities and water tanks, flower and offering stalls, exhibition booths, dan sal, first aid and firefighting units for religious or other festive events are permitted. When undertaking such temporary constructions, the approval of the Anuradhapura Municipal Council or the Nuwaragam Palatha Central Pradeshiya Sabha must be obtained with the recommendation of the Department of Archaeology. These activities must be carried out under the supervision of the Department of Archaeology. Upon completion of the task, the temporary constructions must be removed, and a written notification of such removal must be provided to the relevant Local Authority.

1.4 Access Roads and Drainage Systems

1.4.1 Footpaths (internal roads) leading to sacred sites should be constructed using **environmentally friendly materials** to allow devotees to walk easily even during the daytime (e.g., internal roads constructed in the Vessagiriya Archaeological Conservation Area – a mixture of gravel, lime, and cement).

1.4.2 Drainage systems should be constructed underground or with surface covers as required by the specific area.

1.5 Parking Facilities

1.5.1 The construction of parking facilities is permitted only at the locations indicated in the **Anuradhapura Sacred Area Layout Plan** (as specified in Schedule 01).

1.6 Paddy Fields and Forest Reserves

1.6.1 Existing **paddy fields** and **forest reserves** should be maintained as they are, and will not be permitted for other uses. During the paddy cultivation season only, permission will be granted to erect a hut or a temporary bed on the paddy fields. For this, the approval of the Grama Niladhari of the relevant division must be obtained, and upon completion of the work, the temporary structures must be removed, and the Grama Niladhari must be informed in writing.

1.6.2 Tanks supervised by the Department of Irrigation, Provincial Department of Irrigation, and the Department of Agrarian Services should maintain a buffer zone. Trees suitable for the dry climatic and environmental conditions of the Anuradhapura area should be planted as a forest plantation.

1.6.3 Within the sacred area, the removal of dead and dangerous trees and the planting and nurturing of suitable trees in their place should be carried out by the Nuwaragam Palatha Central Pradeshiya Sabha and the relevant Local Authority, under the supervision of the National Physical Planning Department and the Department of Archaeology.

1.7 Water ways, Tanks, and Ponds

1.7.1 Waterways, tanks, and ponds should be maintained by the Department of Irrigation, Provincial Department of Irrigation, Department of Agrarian Services, and the relevant Local Authority as natural resources for the benefit of local residents and pilgrims.

1.8 Waste water Disposal

1.8.1 The plan approval committee should affirm that the wastewater discharged from buildings are treated and managed within the premises.

1.9 Solid Waste Disposal

1.9.1 All solid waste within the sacred area must be categorized as degradable and non-degradable (plastics, glass, and clay pots) and disposed of. This waste should be handed over to a recycling centre by the Anuradhapura Municipal Council or the Nuwaragam Palatha Central Pradeshiya Sabha.

1.9.2 Solid waste categorized and collected from the villages of Devanampiyatissa Pura I, II, III, IV, and the proposed Lolugaswewa should be properly disposed of by the Nuwaragam Palatha Central Pradeshiya Sabha.

1.9.3 Solid waste generated in other areas of the sacred land not covered by 1.9.1 and 1.9.2, i.e., within the Anuradhapura Municipal Council limits, should be categorized and properly disposed of by the Anuradhapura Municipal Council. Solid

waste generated within the Pradeshiya Sabha area should be categorized and properly disposed of by the Nuwaragam Palatha Central Pradeshiya Sabha.

1.9.4 The use of environmentally friendly containers made from materials like cardboard and Arecanut leaf sheath for offering milk products, flowers, and other religious items should be promoted.

1.9.5 The Sacred Area of Anuradhapura must be transformed into an eco-friendly zone free of polythene and plastics. Furthermore, the Minister in charge of Physical Planning holds the authority to take necessary measures to maintain this eco-friendly status, based on the recommendations of the Sacred Area Development Review Committee.

1.10 Bathing Places

1.10.1 Permission for bathing places will only be granted in areas allowed by the sacred area layout plan. (Included in Appendix 01)

1.11 Mobile Vending

1.11.1 Mobile vending is permitted only within the parking areas designated in the Sacred Area Layout Plan. Such permissions are restricted to the sale of flowers, ritual offerings (puja items), sweets, and food and beverages

1.12 Shops

1.12.1 The construction of stalls for flowers and ritual offerings, food items (short eats, tea, and beverages), and local handicrafts is permitted within specifically identified areas of the Sacred Area. These must be built according to plans prepared by the Department of National Physical Planning or the Urban Development Authority (UDA).

1.12.2 The maximum floor area for a flower and religious item shop should be 50 square feet. For other food retail shops, the maximum floor area should be 100 square feet. For a local handicraft shop, the maximum floor area should be 100 square feet.

1.12.3 When constructing these shops, the roof structure should be made of timber, and the roofing sheets should be tile-shaped zinc aluminum sheets in colours that match the ancient landscape and are environmentally harmonious, such as brown/dark green/earthy tones. The walls should be made of brick, and the floor should be cement-coloured.

1.13 Electricity

1.13.1 Whenever possible, underground electrical cables or covered electrical cables that do not obstruct the view should be used for electricity transmission.

1.14 Prohibited Uses

1.14.1 Meat and fish shops, liquor production and sales outlets, cinemas, large shopping complexes, fuel stations, vehicle service centres, factories, religious statues/symbols at intersections or along roadsides, and new cemeteries are not permitted. Only the existing cemeteries in the sensitive zone, namely Katukeliya, Tisawewa, and Bulankulama, are allowed to continue as they are.

2.0 Constructions / Development Activities in the Highly Sensitive Zone

2.1 The following criteria must be followed when undertaking any development activity in the highly sensitive zone,

2.1.1 Only activities related to worship and religious practices for devotees are permitted in this zone.

2.2 Facilities for Devotees

2.2.1 Construction of buildings related to the safety of devotees, buildings to provide sanitary facilities, and essential infrastructure facilities will only be permitted subject to the recommendations of the relevant authorities.

2.3 Development Activities

2.3.1 New constructions at sacred sites must not exceed a maximum height of 10 metres from the ground level to the roof, including the roof height. They should be limited to a maximum of two stories (G+1). Underground floors are not permitted.

2.3.2 All other constructions approved under clause 10.2.2.1 should be single-story buildings not exceeding 7.5 metres from the ground level. Underground floors are not permitted.

2.3.3 Building roofs should be designed as hip roofs. Timber should be used for the roof structure, doors, windows, and door frames, and its coating should be in timber colour. If aluminum is used for interior building applications, it should have a timber-coloured finish.

2.3.4 For roof coverings of all buildings, tiles or tile-shaped zinc aluminum sheets in colours that match the ancient landscape and are environmentally harmonious, such as brown/dark green/earthy tones, should be used.

2.3.5 When painting the exterior walls of these buildings, white or the colour of clay should be used. When selecting paint types, environmentally friendly coatings free of heavy metals should be used.

2.4 Housing

2.4.1 No residential use is permitted in the highly sensitive zone. If people currently reside in areas declared as archaeologically reserved land by the Department of Archeology or in lands with ruins or other areas within this zone, they should be relocated or provided with alternative housing. Areas with archaeological remains that have not yet been declared as archaeological conservation zones should be declared and conserved by the Department of Archeology.

2.4.2 Unused lands in the highly sensitive zone should be landscaped and maintained by the Department of Archeology in accordance with the National Physical Planning Department's plan until archaeological excavations and conservation activities are carried out.

3.0 Constructions / Development Activities in the Sensitive Zone

When undertaking any development activity in the sensitive zone, the following criteria must be followed:

3.1 Sacred Sites

3.1.1 Construction of new sacred sites is not permitted in this zone. However, if ruins of an ancient temple or archaeological artifacts are found during future archaeological excavations, only those sites should be conserved and maintained.

3.1.2 Permitted uses within the sensitive zone are listed in Appendix 02.

3.2 Development Activities

3.2.1 When constructing new houses and buildings, the maximum height from the ground level to the roof should not exceed 9 metres, and buildings should be no more than two storeys high. Accordingly, only the ground floor and first floor are permitted, and the construction of underground floors is not allowed. These constructions should not obstruct the distant view of religious sites.

3.2.2 Walls are permitted to be constructed up to a height of 2 feet 6 inches, and a fence-like material that does not obstruct the view can be used to extend the height up to a maximum of 6 feet.

3.2.3 When constructing the roofs of new houses and buildings, tiles or tile-shaped zinc aluminum sheets should be used as roofing material. Their colour should be brown/dark green/earthy tones, and timber should be used for the roof structure. The roof pitch should be 23.5 degrees.

3.2.4 When painting the exterior walls of new houses and buildings, light colours should be used. When selecting paint types, environmentally friendly coatings free of heavy metals should be used.

3.3 Housing

3.3.1 Land fragmentation is done in residential areas within the sacred area, the minimum plot size should be 15 perches.

3.3.2 All lands with archaeological ruins that have not yet been declared as archaeologically reserved land should be declared as such. If people currently reside in those areas, the Department of Archeology should prepare a programme for their relocation.

3.4 Special Projects

As it is the only university in Sri Lanka established for Buddhist education to create a generation of monks enriched with Dhamma knowledge and virtuous monastic attitudes, buildings constructed within the monastic university premises located in the sensitive zone are permitted a maximum height of 15 metres(G+3) from the ground level to the roof. These constructions should not obstruct the distant view of stupas.

4.0 Constructions / Development Activities in the Public Facilities Zone

The zoning regulations presented by the Urban Development Authority will apply to development activities within this zone.

5.0 Interpretation

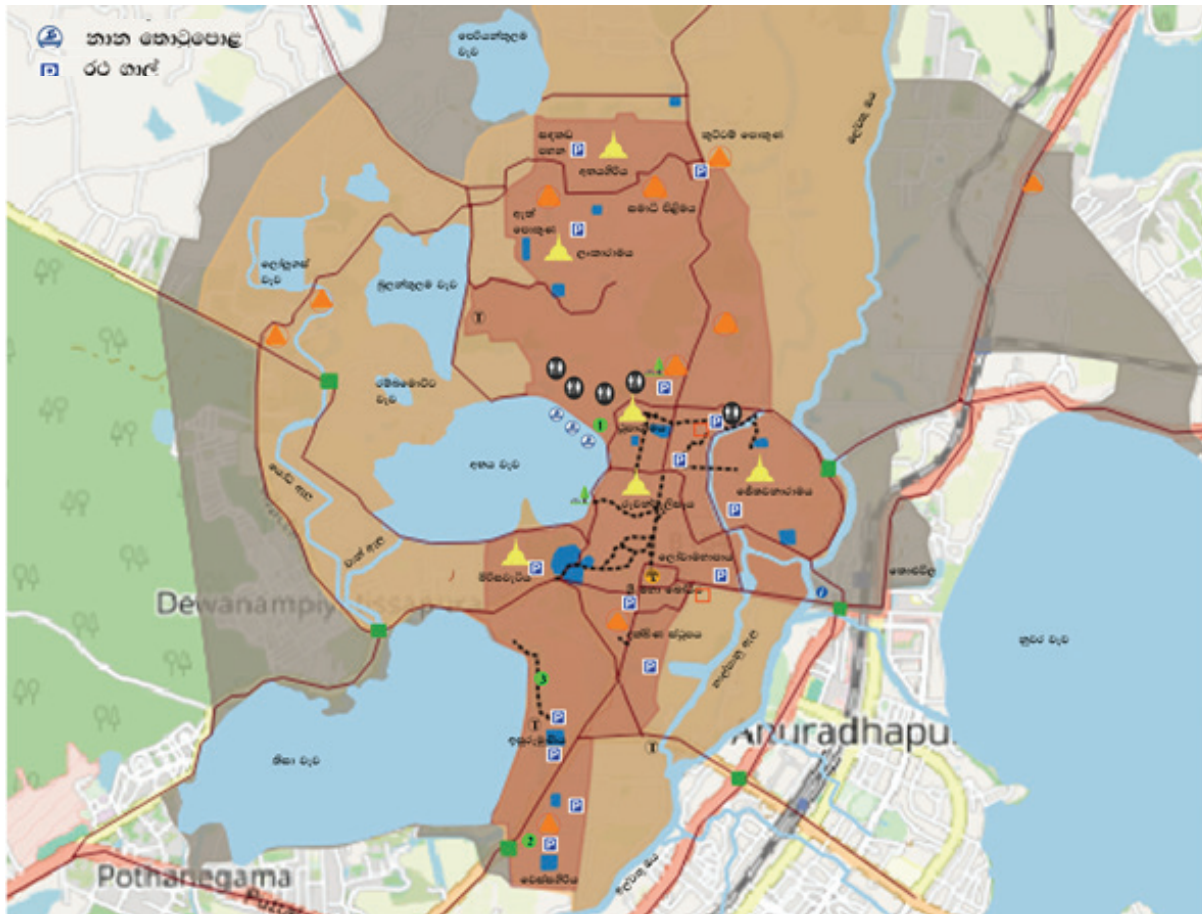
5.1 "Development activity" means the subdivision or re-subdivision of land, the construction or reconstruction thereon, the carrying out of building, engineering, and other operations on, over, or under the land, and the carrying out of cultivation and landscaping operations.

5.2 "Mobile vending" means vending that is easily movable and not fixed in one place without a permanent cover. Vending from large lorries, vans, or similar vehicles is not permitted.

Note :

If any development activity has obtained recommendations from the Department of Archaeology, the National Physical Planning Department, the Urban Development Authority, and other relevant institutions, then the relevant approval should be granted after having a discussion at the Urban Development Authority's Planning Committee in accordance with those recommendations.

Schedule 01 - Location of Parking Lots and Bathing Places in Anuradhapura Sacred Area



Schedule 02 - Permitted Uses in the Sensitive Zone

No.	Use	Approved Quantity	Description
01.	Housing	Minimum 15 perches.	Only permitted within the residential zone. Clause No. 10.3.2 is applicable.
02.	Holiday Resorts, Guest Houses	10 rooms	The total number of rooms should not exceed 10.
03.	Garages	50 sq.m	only for existing garages, except on main access roads.
04	Pharmacies, Retail Shops, Groceries	25 sq.m	
05	Medical Centres	50 sq.m	
06	Preschools	-	According to Local Authority criteria.
07	Day Care Centres	-	According to Local Authority criteria.
08	Veterinary Centres	25 sq.m	
09	Community Halls	50 sq.m	
10	Restaurants	50 sq.m	The total floor area should be within 50 sq.m.

Annexure 01 - Sacred Area Declared by Gazette No. 159 dated 18.09.1981, covering 28 sq.km

The boundaries of the 28 sq.km area of the Anuradhapura Sacred Area are as follows;

The entire area encompassing the following boundaries located in the Permiyankulama (15A), Katukeliyawa (15A), Lolu-gaswewa (15A), Bandara Bulankulama (14A), Ihala Hammillewa (15A), Basawakkulama (14) Grama Niladhari Divisions in the Meda Nuwaragam Palatha Divisional Secretariat Division of the Anuradhapura District, North Central Province, and within the limits of the Anuradhapura Municipal Council.

North: Beginning at the intersection point of the centrelines of Arippu Mawatha and Wata Wandana Mawatha, proceed approximately 965.61 metres (3168 feet) in a northwesterly direction along the centerline of Arippu Mawatha. Continue approximately 2011.68 metres (5600 feet) in a northeasterly direction until reaching the centerline of Lankarama Mawatha. From there, proceed southeast along the centerline of Lankarama Mawatha until it intersects with the centerline of Perini-yankulama Tank Bund Mawatha. From there, proceed approximately 2529.34 metres (8300 feet) north along the centerline of Periniyankulama Wewa Bund Mawatha, and then northeast. From there, approximately 1005.84 metres (3,300 feet) northeast until reaching the intersection with the centerline of Abhayabhumi Mawatha. From there, continue approximately 804.67 metres (2,640 feet) to the intersection with the centerline of Jethawanarama Abhaya Bhumi Mawatha and beyond that point in the same direction, continuing indefinitely.

East: From the last mentioned point, proceed south along the centerline of Malwathu Oya, crossing the Anuradhapura-Mi-hintale Main Road. From there, proceed along the centerline of Malwathu Oya, crossing Sri Maha Bodhi Mawatha. From there, proceed southwest along the centerline of Malwathu Oya for a distance of 2829.4 metres (9250 feet).

South: From the last mentioned point, proceed west along an unspecified boundary for a distance of 487.68 metres (1,600 feet). From there, proceed northwest along an unspecified boundary for a distance of 701.04 metres (2300 feet) until meeting the centerline of a tank bund. From there, proceed west along the centerline of the eastern bund of the tank for 1615.44 metres (4000 feet) until meeting the centerline of Puttalam Mawatha. From there, proceed west along a cart road for until a point at approximately 518.46 metres (1700 feet) away.

West: From the last mentioned point, the line extends north along an unspecified boundary until the starting point.

Annexure 02 - Sacred Area Boundary and Public Facilities Zone Declared by Gazette No. 159 dated 18.09.1981, including the 38 sq.km area

The boundaries of the 38 sq.km area including the Public Facilities Zone of the Anuradhapura Sacred Area are as follows:

The land area belonging to the trace showing the perimeter survey for updating the boundaries of the sacred land dated 22 December 2023 and No. Aa/ NCP/2023/2338 according to Survey Request No. NCP/LND/ACQSN4/4/49 from the Divisional Secretary (Nuwaragam Palatha Central), Anuradhapura District, North Central Province.

Lot No.	Extent Ha.	Ownership	Name of Land	North	East	South	West
A	3097.4410	Public and Private	Anuradhapura sacred area sensitive zone	Baladaksha Mawatha, Mahila mawatha, Malwatu Oya and Bandarapuliyankulama Mawatha	Malwatu Oya and Bandarapuliyankulama Mawatha , Road(Road Development Authority) Road , Saliya Mawatha, Nuwaraa wawa bund, Road (Municipal Council Road), Road (Road Development Authority), Road (Municipal Council) part of Nuwara wewa, Road, Road (Road Development Authority)	Nuwara Wewa bund, Road, (MC) Road, (RDA), Road (MC), part of Nuwara wewa, Road, Road, (RDA) Malwatu Oya Road, Canal Road, Tisa wewa bund, part of Pothanegama, Road, (Pradeshiya Sabha) Road, (Road Development Authority) and Road, (Pradeshiya Sabha)	Road (Pradeshiya Sabha) Teak forest, Road, (Pradesiya Sabha) Baladaksha Mawatha, Mahila Mawatha and Road
B	707.4820	Public and Private	Anuradhapura sacred area sensitive zone	Lot A of this trace.	Lot A of this trace.	Lot A of this trace and a part of the road.	Part of the road and lot A of this trace.

Detail boundaries of Lot No. A

Northern Boundary

From Northwest to North: From the last point of the Western boundary, proceed approximately 1885 metres northeast along Baladaksha Mawatha, cross Katukeliyawa New Village Road, and from that intersection point, proceed 900 metres east along the boundary of Katukeliyawa New Village, then curve approximately 1935 metres north along the road running through the catchment area of Galkadawala Wewa, cross the tank bund, proceed approximately 1680 metres from that point, and from that point, come along the middle of Mal Oya over the Halpanu Ela until Galkadawala Anicut, and from the anicut bund until the middle of Malwathu Oya, this section marks the boundary from Northwest to North of the Northern boundary.

From North to Northeast: The distance that goes from the North, to the southeast along the middle of Malwathu Oya for approximately 5300 metres from the middle point of the river, is the Northern boundary from North to Northeast.

Eastern Boundary

From Northeast to East:

The following section is the Eastern boundary from Northeast to East. From the point where the Northern boundary ends, proceed southeast along the middle of Malwathu Oya for 213 metres, then approximately 560 metres further southeast from that point, then 220 metres south from that point, and from that point, go 650 metres south along the middle of Malwathu Oya, then proceed along the road entering Mullagama, then 520 metres southeast, then 670 metres east until the intersection with the Jaffna Main Road. From that intersection point, proceed 160 metres southwest, and from that point, 240 metres east, and from that point, south until the intersection with Saliya Mawatha. After crossing Saliya Mawatha, proceed approximately 350 metres southeast from that intersection point.

From East to Southeast: The following section from the point on Saliya Road from Northeast to East, proceed southeast along the Trincomalee Main Road for approximately 1500 metres until the intersection point. From that point, proceed approximately 170 metres further southeast along a road, and from that point, 120 metres southwest to the Nuwara Wewa bund. From there, proceed northwest along the Nuwara Wewa bund for an approximate distance of 930 metres. From there, proceed northeast, cross the Trincomalee Main Road, and again proceed northeast along a canal for 330 metres until meeting a ridge. Along this ridge, proceed 220 metres until meeting the railway line. Cross the railway line, and from that intersection point, proceed along the railway line over the Jaffna Road railway junction until the intersection point with Jaffna Road. From there, proceed 450 metres southwest along the Old Jaffna Road. From that point, proceed 150 metres south, and proceed southeast along the boundary of the Tholuvila Archaeological Reserve and from that point until the intersection point with Jaffna Road is the Eastern boundary from East to Southeast.

Southern Boundary

From Southeast to South:

From the intersection point with Jaffna Road where the boundary from East to Southeast ends, proceed south to Market Junction. From Market Junction, proceed west, cross the railway line, and go until Sinha Kuluna. From near Sinha Kuluna, proceed west along Sri Maha Bodhi Mawatha, cross the middle of Malwathu Oya, and from that intersection point, proceed along the middle of Malwathu Oya for 2950 metres. This section is the Southern boundary from Southeast to South.

From South to Southwest:

From the last point of the boundary from Southeast to South, which is the middle point of Malwathu Oya, cross the New Ellakattuwa Road, and from that intersection point, proceed approximately 166 metres north along a road to the east of the Bhikku University. Then, proceed approximately 430 metres west along the same road, and then approximately 250 metres in a curve north along that road, crossing the Anuradhapura-Padeniya Road. From that intersection point, proceed approximately 200 metres northwest along the irrigation supply canal. From there, proceed west, to the place where the Goda Sorowwa crosses the main canal, and from that intersection point, proceed west along the middle of Tissa Wewa bund until the southern spillway of Tissa Wewa. From that point, proceed 1470 metres west along the road located at the boundary of Pothanagama School. From that point, proceed 152 metres south along the southern bank of Yoda Ela. From the intersection point with New Puttalam Road, proceed 79 metres northwest along New Puttalam Road. At that point, proceed 145 metres along the gravel road parallel to Yoda Ela. Then, curve northeast and proceed 416 metres northwest along the same road until Puttalam Road. This section is the Southern boundary from South to Southwest.

Western Boundary

From Southwest to West:

From the point where the boundary from South to Southwest ends, which is the intersection with the Old Puttalam Road, proceed 750 metres northeast along that road until meeting the tarred road. From that point, proceed 2971 metres north, including the Devanampiyatissa Pura village and about half of the Lolugaswewa area, until the place where the Grama Prabodhi Mawatha is located. This section is the Western boundary from Southwest to West.

From West to Northwest:

From the point where the boundary from Southwest to West ends, proceed approximately 1170 metres north along Grama Prabodhi Mawatha until the intersection with Baladaksha Mawatha. This intersection point marks the Western boundary from West to Northwest.

Coordinates of Lot B (High Sensitive Area)

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
1	649803.162	459383.647	CL
2	649828.379	459389.779	CL
3	649752.808	459465.721	CL
4	649738.807	459483.717	CL
5	649640.721	459584.86	CL
6	649566.346	459670.333	CL
7	649547.038	459690.482	CL
8	649512.283	459714.569	CL
9	649489.329	459727.024	CL
10	649385.929	459759.392	CL
11	649226.352	459868.778	CL
12	649189.4	459888.831	CL
13	649146.336	459901.149	CL
14	649091.637	459900.882	CL
15	649055.751	459892.896	CL
16	649012.915	459873.741	CL
17	648850.506	459778.706	CL
18	648815.9	459750.798	CL
19	648785.748	459708.38	CL
20	648760.396	459644.931	CL
21	648672.384	459672.116	CL
22	648446.267	459671.049	CL
23	648462.841	459576.17	CL
24	648532.727	459175.296	CL
25	648591.123	458829.267	CL
26	648590.906	458823.009	CL
27	648584.615	458821.717	CL
28	648587.392	458824.828	CL
29	648406.041	458750.451	CL
30	648330.126	458709.528	CL
31	648281.307	458675.739	CL
32	648266.876	458670.557	CL
33	648143.983	458643.946	CL
34	648117.793	458637.171	CL
35	647960.449	458584.342	CL
36	647892.995	458567.361	CL
37	647837.536	458558.137	CL
38	647796.906	458561.042	CL
39	647740.682	458572.889	CL
40	647725.542	458573.826	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
41	647704.513	458563.018	CL
42	647563.148	458479.306	CL
43	647549.694	458471.895	CL
44	647524.729	458500.108	CL
45	647524.13	458498.224	CL
46	647523.834	458451.06	CL
47	647522.294	458216.066	CL
48	647520.756	458064.323	CL
49	647501.695	458051.925	CL
50	647469.765	458030.401	CL
51	647328.968	457931.652	CL
52	647231.074	457867.263	CL
52	647231.074	457867.263	CL
53	647226.353	457876.127	CL
53	647227.523	457877.935	CL
54	647215.133	457919.205	CL
54	647219.316	457908.537	CL
55	647213.869	457926.193	CL
55	647215.055	457926.37	CL
56	647141.225	457915.331	CL
56	647141.225	457915.331	CL
57	647102.075	457911.62	CL
57	647102.075	457911.62	CL
58	647098.754	457915.09	CL
58	647098.754	457915.09	CL
59	647068.444	457914.753	CL
59	647069.131	457912.836	CL
60	647046.521	457908.878	CL
60	647046.187	457909.787	CL
61	647027.681	457908.432	CL
61	647027.6	457909.364	CL
62	647029.386	457888.681	CL
62	647029.386	457888.681	CL
63	647051.287	457813.04	CL
63	647051.287	457813.04	CL
64	647000.488	457814.343	CL
65	646969.144	457811.406	CL
66	646968.063	457813.986	CL
67	646939.625	457825.65	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
68	646935.287	457828.559	CL
69	646899.168	457867.705	CL
70	646894.278	457869.417	CL
71	646863.113	457871.556	CL
72	646863.291	457864.955	CL
73	646835.196	457857.878	CL
74	646830.079	457853.835	CL
75	646828.988	457849.375	CL
76	646794.369	457846.371	CL
76	646794.369	457846.371	CL
77	646793.027	457889.196	CL
77	646793.027	457889.196	CL
78	646792.864	457893.171	CL
78	646792.864	457893.171	CL
79	646792.168	457900.021	CL
80	646764.765	457894.256	CL
81	646684.045	457874.315	CL
82	646667.085	457879.973	CL
83	646642.629	457874.484	CL
84	646636.247	457875.461	CL
85	646624.758	457872.433	CL
86	646599.025	457869.186	CL
87	646613.937	457796.971	CL
88	646610.74	457794.945	CL
89	646628.027	457748.468	CL
90	646589.781	457723.862	CL
91	646578.065	457701.097	CL
92	646570.459	457672.106	CL
93	646536.155	457627.658	CL
94	646552.16	457571.433	CL
95	646595.989	457568.299	CL
96	646615.108	457560.232	CL
97	646625.588	457559.303	CL
98	646695.453	457567.831	CL
99	646706.462	457567.078	CL
100	646733.862	457557.684	CL
101	646726.608	457535.746	CL
102	646760.779	457519.838	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
103	646779.586	457518.558	CL
104	646875.64	457530.067	CL
105	646879.603	457533.176	CL
106	646892.721	457527.865	CL
107	646901.005	457518.876	CL
108	646901.325	457525.922	CL
109	646904.402	457517.564	CL
110	646917.479	457464.525	CL
111	646920.092	457464.89	CL
112	646923.397	457425.888	CL
113	646919.826	457417.159	CL
114	646904.745	457389.734	CL
115	646907.982	457384.417	CL
116	646916.944	457397.077	CL
117	646926.55	457404.28	CL
118	647063.865	457463.769	CL
119	647265.592	457539.34	CL
120	647397.986	457586.51	CL
121	647519.463	457625.848	CL
122	647602.521	457640.743	CL
123	647664.606	457652.718	CL
124	647784.653	457670.589	CL
125	647922.37	457676.465	CL
126	648030.237	457669.645	CL
127	648055.027	457664.339	CL
128	648069.059	457658.007	CL
129	648078.647	457646.663	CL
130	648120.946	457577.635	CL
131	648177.937	457454.936	CL
132	648186.832	457441.827	CL
133	648204.643	457429.042	CL
134	648270.262	457393.163	CL
135	648290.595	457377.039	CL
136	648314.975	457346.593	CL
137	648392.44	457214.192	CL
138	648401.744	457214.269	CL
139	648386.755	457326.684	CL
140	648385.037	457358.756	CL
141	648386.438	457375.287	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
142	648528.251	457373.475	CL
143	648716.687	457372.017	CL
144	648875.852	457370.093	CL
145	648889.759	457370.298	CL
146	648959.063	457587.957	CL
147	648969.45	457642.345	CL
148	648971.688	457720.68	CL
149	648987.04	457826.636	CL
150	649053.624	458038.179	CL
151	649070.334	458067.836	CL
152	649097.279	458083.056	CL
153	649136.347	458094.07	CL
154	649258.456	458135.202	CL
155	649276.409	458145.963	CL
156	649294.562	458163.42	CL
157	649350.901	458201.47	CL
158	649414.411	458230.929	CL
159	649467.491	458247.893	CL
160	649488.252	458248.668	CL
161	649521.366	458239.349	CL
162	649538.212	458231.841	CL
163	649580.765	458210.601	CL
164	649598.904	458200.967	CL
165	649612.502	458192.052	CL
166	649623.613	458182.805	CL
167	649636.913	458169.156	CL
168	649648.059	458155.239	CL
169	649744.04	458022.26	CL
170	649833.486	457903.371	CL
171	649877.394	457828.342	CL
172	649888.462	457801.604	CL
173	649893.352	457786.539	CL
174	649902.606	457750.772	CL
175	649905.331	457727.612	CL
176	649905.717	457721.333	CL
177	649921.501	457721.308	CL
178	649929.979	457711.267	CL
179	649947.634	457726.856	CL
180	649953.574	457736.641	CL

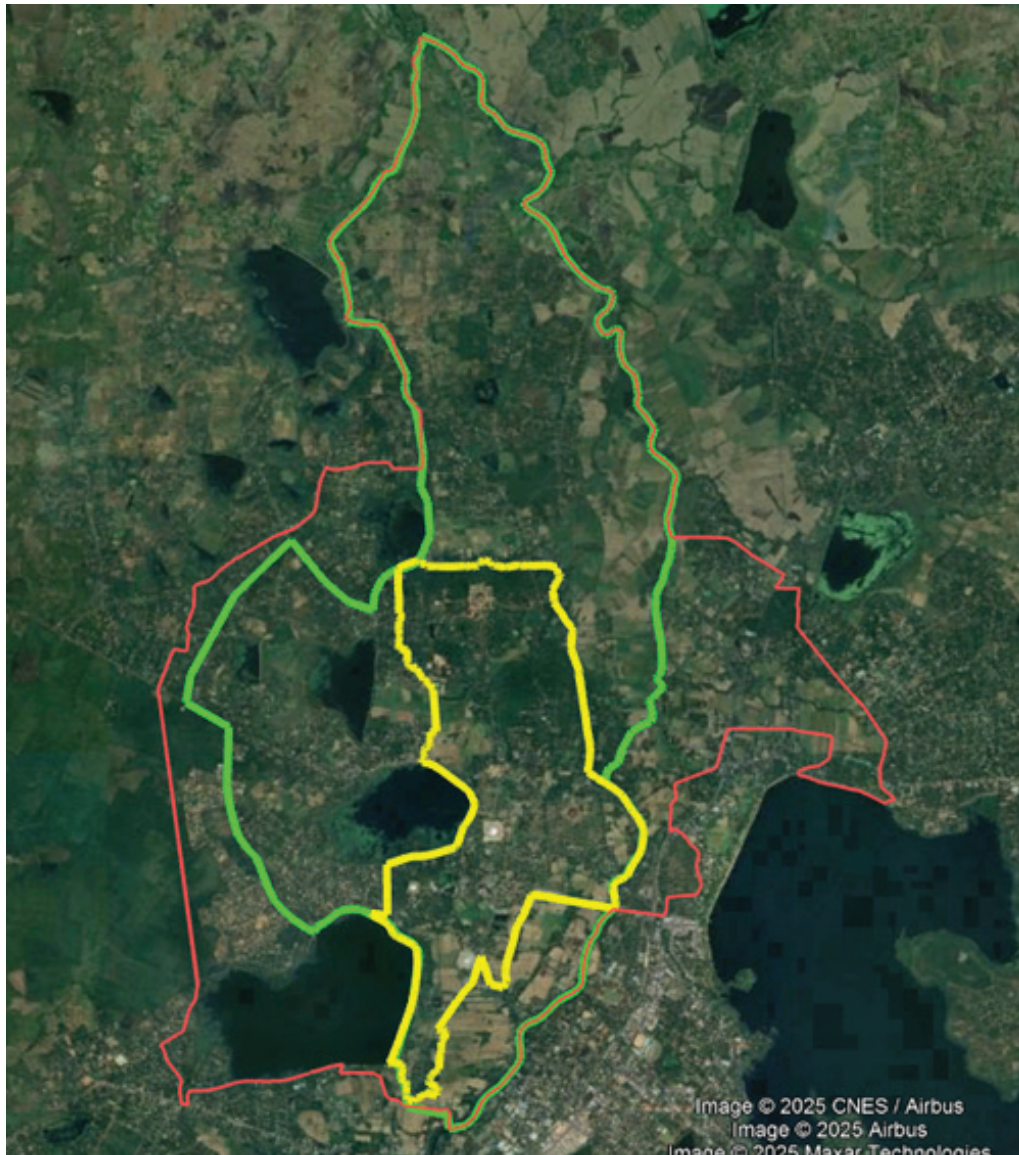
<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
181	649953.436	457750.16	CL
182	649970.477	457751.99	CL
183	649977.779	457743.841	CL
184	649993.936	457746.062	CL
185	649998.762	457743.171	CL
186	650015.93	457745.674	CL
187	650047.702	457754.241	CL
188	650051.049	457756.502	CL
189	650056.577	457768.922	CL
190	650058.634	457775.727	CL
191	650060.14	457790.788	CL
192	650063.916	457800.646	CL
193	650068.814	457804.531	CL
194	650098.814	457806.247	CL
195	650106.764	457801.321	CL
196	650112.865	457797.909	CL
197	650121.473	457790.251	CL
198	650127.492	457788.203	CL
199	650140.047	457789.317	CL
200	650140.729	457791.174	CL
201	650141.896	457800.212	CL
202	650144.898	457806.069	CL
203	650147.947	457810.222	CL
204	650153.349	457810.448	CL
205	650162.309	457808.954	CL
206	650190.795	457805.437	CL
207	650203.798	457803.661	CL
208	650207.887	457798.491	CL
209	650208.249	457823.59	CL
210	650208.789	457862.393	CL
211	650231.282	457866.756	CL
212	650262.307	457872.742	CL
213	650309.426	457882.459	CL
214	650513.92	457919.286	CL
215	650519.407	457925.028	CL
219	650527.259	457915.78	CL
220	650555.328	457903.007	CL
221	650594.759	457893.44	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
222	650603.388	457882.251	CL
223	650615.518	457855.551	CL
224	650626.36	457834.245	CL
225	650641.118	457822.099	CL
226	650666.661	457811.808	CL
227	650685.59	457800.632	CL
228	650699.46	457783.422	CL
229	650714.03	457766.644	CL
230	650827.453	457767.362	CL
231	650832.133	457757.758	CL
232	650833.414	457735.109	CL
233	650841.565	457681.394	CL
234	650842.991	457642.019	CL
235	650837.052	457611.289	CL
236	650842.224	457594.465	CL
237	650869.099	457592.553	CL
238	650890.972	457581.941	CL
239	650907.046	457574.146	CL
240	651010.747	457581.656	CL
241	651024.227	457572.557	CL
242	651025.757	457506.11	CL
243	651036.781	457492.99	CL
244	651126.265	457494.534	CL
245	651140.966	457496.054	CL
246	651156.858	457500.553	CL
247	651167.501	457499.684	CL
248	651186.314	457495.068	CL
249	651288.125	457494.441	CL
250	651310.073	457496.328	CL
251	651344.42	457514.058	CL
252	651372.189	457520.214	CL
253	651382.513	457509.563	CL
254	651384.415	457493.9	CL
255	651422.986	457492.024	CL
256	651483.935	457494.007	CL
257	651593.136	457491.228	CL
258	651622.483	457491.001	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
259	651712.044	457489.55	CL
260	651830.621	457484.745	CL
261	651854.039	457536.482	CL
262	651897.07	457653.366	CL
263	651901.2	457670.131	CL
264	651902.801	457703.124	CL
265	651910.161	457715.279	CL
278	651903.083	457705.128	CL
279	651881.931	457720.955	CL
280	651867.831	457764.713	CL
281	651850.85	457781.039	CL
282	651848.757	457816.776	CL
283	651848.43	457883.091	CL
284	651845.264	457960.333	CL
285	651846.332	458037.192	CL
286	651849.052	458115.064	CL
287	651852.716	458201.124	CL
288	651855.937	458286.033	CL
289	651885.205	458287.159	CL
290	651892.194	458295.747	CL
291	651899.266	458365.863	CL
292	651904.008	458404.524	CL
293	651898.075	458414.658	CL
294	651873.2	458417.75	CL
295	651860.09	458426.549	CL
296	651855.562	458434.706	CL
297	651860.322	458479.474	CL
298	651839.783	458566.141	CL
299	651837.953	458582.375	CL
300	651852.704	458641.594	CL
301	651856.952	458687.137	CL
302	651849.013	458713.203	CL
303	651849.678	458739.255	CL
304	651858.325	458780.144	CL
305	651857.043	458807.236	CL
306	651854.383	458828.421	CL
307	651854.781	458865.828	CL
308	651859.547	458904.511	CL
309	651854.511	459008.496	CL

<i>Pt.no.</i>	<i>North(m)</i>	<i>East(m)</i>	<i>Code</i>
310	651837.167	459080.963	CL
311	651829.191	459138.102	CL
312	651761.449	459129.086	CL
313	651706.406	459087.285	CL
314	651661.937	459066.212	CL
315	651615.203	459031.245	CL
316	651603.261	459034.207	CL
317	651598.359	459060.012	CL
318	651589.749	459082.698	CL
319	651579.019	459133.963	CL
320	651543.904	459146.063	CL
321	651490.773	459131.675	CL
322	651428.4	459089.638	CL
323	651393.391	459119.854	CL
324	651370.137	459133.424	CL
325	651329.507	459153.901	CL
326	651302.238	459173.68	CL
327	651239.801	459227.606	CL
328	651219.464	459237.443	CL
329	651201.286	459238.697	CL
330	651065.302	459220.46	CL
331	651033.999	459221.106	CL
332	650941.736	459253.362	CL
333	650878.159	459274.322	CL
334	650832.153	459293.067	CL
335	650802.924	459297.897	CL
336	650742.808	459303.749	CL
337	650691.133	459313.674	CL
338	650632.822	459321.648	CL
339	650595.898	459329.755	CL
340	650558.571	459335.471	CL
341	650478.909	459343.26	CL
342	650399.105	459357.491	CL
343	650347.801	459366.588	CL
344	650214.263	459382.638	CL
345	650134.873	459398.409	CL
346	650060.94	459409.951	CL
347	649980.515	459409.984	CL
348	649865.434	459395.28	CL

Annexure 03 – Zonal Boundaries of the Anuradhapura Sacred Area



- Highly Sensitive Area**

- Boundary of the Anuradhapura sacred area including both sensitive and highly sensitive zones (sq km 28)**

- Boundary of the Anuradhapura sacred area including both sensitive and highly sensitive zones (sq km 28) and Public Facility Area including the 38 sq.km area**

