

**AN EXAMINATION OF THE MATARA NEW TOWN
DEVELOPMENT PROJECT IN LIGHT OF THE
CONCEPT OF BOUNDED RATIONALITY AND
POWER DYNAMICS**

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Declaration

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Abstract

This research aims to interpret and understand the case of Matara New Town Development in light of Bounded Rationality Concept which is brought by Bryan D. Jones who is a political economist / theorist. The concept of Bounded Rationality opens up an alternative interpretation for why the decision makers are often considered as irrational. He states that decision makers are intendedly rational; but there are limits in the rational decision. According to Jones (1999), there are two types of limits: procedural limits, which limit how we go about making decisions, and substantive limits, which affect particular choices directly. According to such limits the behavior of the decision makers could also be of two types: goal-oriented behavior (that is, rational action) and behavior that is a consequence of the limits of the decision making environment. In this research, I have attempted to examine the above mentioned explanation in the case of Matara New Town Development.

Matara New Town Development is very complex, slow and therefore, failed in achieving its broader objectives. The complexity in various decision making was emerged due to various limits that prevailed to the decision makers which led them make “irrational” decisions. I have attempted to interpret those limits using the Bounded Rationality Concept.

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LIST OF ABBREVIATIONS

Abbreviation	Description
UDA	Urban Development Authority
MC	Municipal Council

CHAPTER 01

INTRODUCTION

1.1 Background Of The Study

This research is based on the concept of Bounded Rationality. This particular concept was identified suitable for this research due to two main gaps that are identified in the already available researches and case studies of Rationality and Power.

Firstly, the study of the concept of rationality and its connection with power have been argued that power creates its own rationality and uses rationality to rationalize its decisions. However, not many researchers have paid their attention in understanding one of the developments of the theory of rationality, the “Concept of Bounded Rationality”. The Concept of Bounded Rationality explains that every person is a rational being. Each person intends to be rational in making decisions. People intend to pursue their goals rationally. However, they do not always succeed. The reason has three components: (a) the task environment, (b) the problem space prevails for the decision maker, and (c) the limits imposed by the cognitive architecture of decision makers (Jones, 1999). In other words, the Concept of Bounded Rationality expresses that the decision-making environment has its own demands. It limits the alternative choices of decision-makers. The decision that is made through such bounds, limits and barriers make the decision “irrational”. This alternative explanation is not found in many researches.

Secondly, the most popular study of Bent Flyvbjerg (1997) which elaborates Rationality and Power using the case of Aalborg gives little consideration to the role that the planners played in relation to the roles assigned to them in the case of Aalborg. Although Flyvbjerg’s analysis of the case of Aalborg has many stories to tell, according to Polic, 2009, an extension of the

Flyvbjerg's theory could be to explain how the bounds and limits of the decision-making environment pushes the decision-maker towards irrational decisions.

Considering the above mentioned gaps, this research attempts to analyze the case of Matara New Town Development in light of the Concept of Bounded Rationality. Power dynamics ultimately become a crucial factor that this concept could be related to.

1.2 Research Objective

The objective of this research is to examine the case of Matara New Town Development using the Concept of Bounded Rationality and power dynamics.

In order to apply the Concept of Bounded Rationality, this research uses the below three components of the Concept of Bounded Rationality that are described by Jones (1999).

1. Task Environment
2. The Problem Space
3. The Limits and Bounds Imposed on the Decision Makers

1.3 Research Question

This research attempts to address the below questions:

Are the so called "irrational" decisions intentionally made? What are the reasons behind such "irrational" decisions? What makes the decision makers to come up with such "irrational" decisions?

CHAPTER 02

LITERATURE REVIEW

2.1 Bounded Rationality

Bryan D. Jones (1999) has explained in the *Journal of Political Science* that the concept of Bounded Rationality opens up an alternative interpretation for why the decision makers are often considered as irrational. He states that decision makers are intendedly rational; that is, they are goal oriented and adaptive, but because of human cognitive and emotional architecture, they sometimes fail, occasionally in important decisions. The concept of Bounded Rationality mentions that there are limits in the rational decision. According to Jones (1999), there are two types of limits: procedural limits, which limit how we go about making decisions, and substantive limits, which affect particular choices directly. According to such limits the behavior of the decision makers could also be of two types: goal-oriented behavior (that is, rational action) and behavior that is a consequence of the limits of the decision making environment.

2.2 Origin Of The Concept Of Bounded Rationality

Bounded Rationality is a concept in decision making which explains that the rationality of individuals is limited by the information they have, the cognitive limitations of their minds, and the finite amount of time they have to make decisions. It was proposed by Herbert Simon (1978) as an alternative basis for the mathematical modeling of decision making, as used in economics and related disciplines; it complements rationality as optimization, which views decision making

as a fully rational process of finding an optimal choice given the information available. Another way to look at bounded rationality is that, because decision-makers lack the ability and resources to arrive at the optimal solution, they instead apply their rationality only after having greatly simplified the choices available. Thus the decision-maker is a satisficer, one seeking a satisfactory solution rather than the optimal one. The concept of bounded rationality accounts for the fact that perfectly rational decisions are often not feasible in practice due to the finite computational resources available for making them.

The term Bounded Rationality is thought to have been coined by Herbert Simon. In *Models of Man*, Simon points out that most people are only partly rational, and are emotional/irrational in the remaining part of their actions. In another work, he states "boundedly rational agents experience limits in formulating and solving complex problems and in processing (receiving, storing, retrieving, transmitting) information" (Williamson, 1981).

Bounded Rationality is a school of thought about decision making that developed from dissatisfaction with the "comprehensively rational" economic and decision theory models of choice. Those models assume that preferences are defined over outcomes that those outcomes are known and fixed, and that decision makers maximize their net benefits, or utilities, by choosing the alternative that yields the highest level of benefits. Bounded Rationality assumes that actors are goal-oriented, but bounded rationality takes into account the cognitive limitations of decision makers in attempting to achieve those goals. Its scientific approach is different; rather than making assumptions about decision

making, bounded rationality adopts an explicitly behavioral stance. The behavior of decision makers are examined in the field.

2.3 Application Of The Concept Of Bounded Rationality

Bounded Rationality has three components:

- (a) The task environment,
- (b) The problem space that is prevailing for the decision makers, and
- (c) The limits imposed by the cognitive/emotional architecture of decision makers (Jones, 1999).

The behavior of a fully rational decision maker would be completely determined by the task environment. It is important to examine the task environment and the goals of the decision maker. If, however, the decision maker intends to be rational but may fail, then we need to know something about the cognitive and emotional architecture of the decision maker.

Herbert Simon (1978) who challenged the rational choice with his concept of Bounded Rationality explains that the effects of internal limitations of the human mind, and the structure of external environments in which the mind operates are the main factors behind a political decision making.

By the middle 1950's, the theory of Bounded Rationality had been proposed as an alternative to classical rational choice. A significant number of empirical studies had been carried out that showed actual decision making to conform reasonably well with the bounded

rationality concept and they proved that a decision is always made with bounded rationality, not with perfect rationality.

2.4 Case Studies Of The Concept Of Bounded Rationality

Glenn Ellison (2006) discusses the use of bounded rationality in industrial organization. This study focuses on irrational firms and consumers. This study provides experimental evidence on consumer behavioral biases. Firms hire consultants to advise them on how to maximize profits and market competition may tend to eliminate firms that don't maximize profits. Ellison (2006) explains the market environment and the consumer behavioral biases as the limits and bounds which control the decision making in the firms.

Salant, Yuval (2011) studies how limited abilities to process information affect choice behavior. He models the decision-making process by an automaton, and measure the complexity of a specific choice rule by the minimal number of states an automaton implementing the rule uses to process information. He establishes that any choice rule that is less complicated than utility maximization displays framing effects. Jennifer Lombardo explains the concept of Bounded Rationality in a business environment using the story of how the founder of the concept Simon Smith came with the idea of Bounded Rationality. Her story goes as Simon who works as a manager in the customer service department of Blue Pool Cleaners was given a task by his boss Jane to make a determination within the hour of eliminating one of his employees due to a corporate layoff. Some managers make all their decisions based on gut feelings, but many aim for a more rational decision-making process in the interest of fairness. At this

point, Simon wants to use a rational process but knows that it's not always the most practical course of action. Not only does Simon have to eliminate one of his employees, but he has to complete the task within a specific time constraint (one hour). The immediacy of the task makes it very difficult to utilize a long step-by-step rational problem-solving process. This is the main problem identified by noted psychologist Herbert Simon regarding the limitations of using the rational decision-making process. Simon created the bounded rationality model to explain why limits exist to how rational a decision maker can actually be within a decision-making environment. His model earned him a Nobel Prize in 1978 and is also known as the administrative man theory.

2.5 Theories of New Town Development

Tracing back to the middle of 18th century, Industrial Revolution had brought exceptional economic growth and urbanization development. However, conflicts of urban spatial structure became increasingly heightened and urban diseases were extensive after Industrial Revolution. In this context, some pioneers who had idea of reforms had begun their attempt of building “ideal city”.

The early actual accomplishment of “ideal city” was too utopian which unavoidably failed. It was until the end of 19th century; Ebenezer Howard combined all the positive elements of ancient historical dreams into one integrated philosophy which called “Garden city” (Howard, 1902).

2.5.1 Garden City Concept

The early actual accomplishment of “ideal city” was too utopian which inevitably failed. It was until the end of 19th century; Ebenezer Howard combined all the positive elements of ancient historical dreams into one integrated philosophy which called “Garden city” (Howard, 1902). A garden

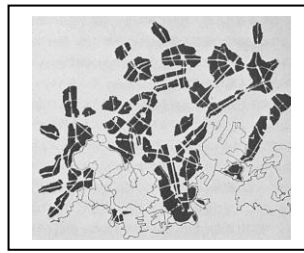
2.5.2 Concept of Satellite Cities

The concept of “Satellite Cities” was introduced by Graham Romeyn Taylor in 1915. Satellite towns, is a kind of small or media-sized settlement located around a large metropolis. It is physically separated from the main urban area, but economically they are an integral part of a large urban body (Golany, 1976; Weissbourd, 1972). The elements of satellite towns identified by many scholars are as follows: 1)The distance of a satellite town from a major urban area differs due to availability of land, accessibility, transportation network etc., but the distance should be close enough to justify both a rapid commuting distance and the open space needed to separate the town settlements. Also, it should be far enough to give a physical identity to the satellite town (Golany, 1976). 2) Satellite towns should be totally economic dependent on the neighboring urban center where the majority of satellite town residents find their jobs (Fisher-Cassie, 1943). 3) an independent local government should present and run the town to gives it identity so that it is different from normal urban suburb (Golany, 1976).

To distinguish the concepts of satellite towns and new towns, we can consider about the development process of satellite towns to new towns. The earliest satellite towns were basically dependent residential settlements attaching to metropolises. People only lived there with basic service facilities and needed to go to urban center for work and entertainment.

The second stage was semi-dependent satellites towns. It stemmed from the introduction of Theory of Organic Decentralization by Finnish architect Eliel Saarinen. In the Greater Helsinki Planning that was done by him accordance with his theoretical principles (Figure.2), some semi-dependent satellites towns were planned around Helsinki. These towns were equipped with some industries and service facilities.

Figure 2 Decentralization pattern of Greater Helsinki, Finland



Decentralization pattern of Greater Helsinki, Finland (Eliel Saarinen, 1913)

2.5.3 Theory of Spatial Mismatch

The theory of “spatial mismatch” was introduced in 1960s by John Kain (John, 1968). He presented that large-scaled employment suburbanization and racial discrimination in housing markets were the major reasons that caused high unemployment of the black people who lived in inner city. Then , the problems of urban poverty gathering in inner city and high unemployment of inner city were not solved . Some scholars introduced this theory again and pointed out that the suburbanization of employment were the major reason of agglomeration of urban poverty in inner city (Kasarda, 1985; Wilson, 1987).

Also, this theory has reflected the context of spatial restructuring of American metropolises: They are as follows i) with urban wealthy classes moved to suburban areas, employment also moved from inner city where agglomerated black people to suburban areas; ii) racial discrimination in American housing and mortgage markets had constrained migration ability of black people. iii) Some other institutional factors all worsened employability of black people, such as relying on cars has caused shortage of public transportation development, lacking of employment information. Research on this phenomenon has shown western academe’s attention on different impact of urban spatial restructuring, institutional factors like housing and employment markets on different urban class groups, and emphasizing “spatial barrier” was formed on vulnerable groups in choosing employment and residency (Galste & Killen, 1995).

CHAPTER 03

RESEARCH DESIGN

3.1 Case Study Area

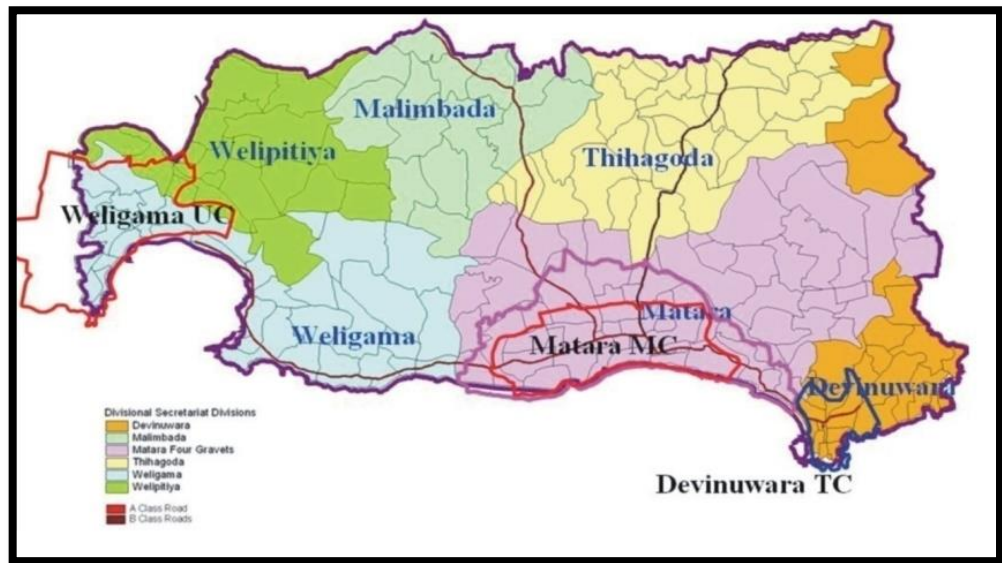
Matara Town is a prominent city in the Matara District, in Southern Province. This city has been identified to be developed as a first order urban centre under the Regional Structure Plan prepared by the National Physical Planning Department. The town is situated 160 km away from Colombo along the main coastal road of Colombo - Galle - Hambanthota and Wellawaya containing Nilwala river port. W.A. Nelson in his book called, "The Dutch Forts of Ceylon" has described Matara as the main city of southern Sri Lanka and as the centre of regional administration and commerce in the past. Further he states that, Galle was not a city of that importance. Dutch had used Matara as a place for their export trade in cinnamon and elephants, while internal trade was handled by Moors.

The land extent of the Matara town is 16.5 sq. k.m. and consisting of seven Grama Niladari divisions out of the total number of 41 Grama Niladari divisions in the Matara Divisional Secretariat Division. Matara Town was administered under Urban Council Ordinance from 1930 until it becomes a Municipal Council on 6th October 2001 with a council of 15 members. The institutions located within this town are Matara District secretariat, Divisional secretariat, hospital, courts, prison, Matara Municipal council, railway station, post office etc. Matara District secretariat, Divisional secretariat, courts and prison have been located within the Matara fort and hospital was located abutting the Nilwala river. These institutions were badly damaged due to tsunami disaster in 2004. As a result of that Greater Matara Urban Development Area was declared as an Urban Development area. The main objective of this declaration is to relocate identified institution which were badly damaged due to tsunami disaster.

The Greater Matara Urban Area has been Declared as “Development Area” under the UDA Law by the Gazette Notification No: 1409/08 dated 07th September 2005.(Figure No: 03). The Development Area is comprised parts of six Divisional Secretary Divisions in the Matara District. (Matara Municipal Council Area, Weligama Urban Council Area & Five Pradeshiya Saba Areas).

Figure No: 3

Greater Matara Urban Development Area



Source : UDA Matara District Office

Total Land Area is 175 sq. Kms. (Total Land Extent in the Matara District is 1247 sq.kms) Greater Matara Urban Area is the Largest Urban Agglomeration in the Matara District. And the area is linked with National Capital Territory and the Regional Capital (Galle) by Colombo- Matara-Wellawaya Coastal Road artery and the Southern Coastal Railway. Further it links with the internal parts of Southern Area by Matara – Akuressa Main Road and Matara- Hakmana Main Road. The Colombo- Matara Southern Expressway runs through the Development Area having it’s Nilwala Interchange at Godagama. According to the census of population and housing of the department of Census and statistics, Total District Population was

761,236 and the Average Annual Growth Rate in the District was- 0.8% (1981-2001).The total Population in the Greater Matara Urban Area was 268,500 in 2001. Average Annual Growth Rate was 0.9%. When consider about Population of major urban centers in the Greater Matara Urban Area, 71,128 of population was recorded in Matara Municipal Council Area and 21,783 in Weligama Urban Council Area. Existing land use of Greater Matara Urban Area in 2005 shows that 39.1% have been used for residential purposes while the 0.01% have been used for commercial activities. From the total land area 26.2% has been used for agricultural purposes.

3.2 Research Methodology

The primary argument in this dissertation is that most behavior in politics is adaptive and intendedly rational but that limits on adaptive behavior, imposed by human cognitive/emotional architecture, may be detected in even the most stable of environments. I advocate a research strategy that explicitly divides in to three parts that is task environment, The Problem Space and the Limits and Bounds Imposed on the Decision Makers. These three components of the Concept were considered under three areas. Those are, i. The location decision for Matara New Town Development, ii. The Decision of Establishing the Hospital Village and iii. The Decision of Establishing the Composting project. The primary Data was collected by interviewing relevant government officers and people of the area. Secondary data was collected using books and relevant articles. In this dissertation , I try to show the experience with the practical employment of power , worked out with a concept of power and bounded rationality with an emphasis on as “ strategies and tactics” exercised in more suitable way and social science research Methodology was used to do the study.

CHAPTER 4

ANALYSIS AND DISCUSSION

4.1 Introduction

In this chapter three areas of Matara New Town Development are discussed in relation to Bounded Rationality Concept: They are as follows.

- i. The location decision for Matara New Town Development
- ii. The Decision of Establishing the Hospital Village
- iii. The Decision of Establishing the Composting project

4.2 The Location Decision For The New Town Development Of Matara

4.2.1 Background

The present town center area of Matara (The Fort area and Kotuwegoda area) are the highly vulnerable areas in Matara due to seasonal floods. Also, it was highly damaged because of the Tsunami. There are many administrative buildings located inside the fort area and in year 2001 this area was badly damaged by the floods. Particularly Matara hospital is the major institution which is highly vulnerable for such natural disasters because of its location.(Figure No: 04) Considering the impacts of disasters to the present town, the Minister of Foreign Affairs and Harbor Development was advised to Urban Development Authority to identify new location to relocate all these institutions that are vital to provide life saving and assisting functions from the disaster prone locations, in order to ensure safety of the people.

Figure No: 04

Major Institution Located Within The Vulnerable Area



Source : Field survey

As a result of that, Deputy Director of Urban Development Authority launched a field inspection with the assistance of planning officers and planning assistants in Matara district office of UDA. They identified the Kotawila Labeema area as a potential location to establish a new town with all the selected institutions. This area was located in Weligama Pradeshiya Saba area and has not been declared as a urban development area.

The selection of Kotawila Labeema for the new town center development is a major decision in the process. The decision is entirely made by Matara UDA. None of the local government bodies or local public or other stakeholders involved in this decision. The first question that this research places is, is this decision rationale? Is Kotawila Labeema the most suitable area? Who made this decision and what drove this decision to be made? What was the nature of the decision making environment at this point? What were the limits and bounds in that the decision making environment brought? According to the three components of Bounded Rationality of Jones (1999), (a) what was the task environment, (b) what was the problem space that is prevailing for the decision makers, and (c) what were the limits and bounds imposed by the cognitive/emotional architecture of decision

makers. In order to explain the above three components in relation to the location decision of new town Matara, several interviews were conducted among UDA officials, local authority officials, and general public. Based on the findings of the interviews, the below interpretations were made.

The service area of Matara Town is not restricted to Matara city itself but it extends to the south-west of the Hambanthota District as well. Nevertheless its service to Matara District is more important as a prominent city of the district. Accordingly, physical, economical and social condition of Matara District maintain the regional balance that it has in the town.

4.2.2 The Task Environment

This study elaborates that the task environment in the location decision was not very well constructed by the decision makers. When the former Minister of Foreign Affairs ordered the UDA to find a suitable location for the new town development, the Deputy Director of Matara UDA transferred the task to the planning officers without any prior discussions or without working out a plan on how to accomplish the task. The team of the planning officers was not very well equipped with various resource persons, experts or officials although they are familiar with Matara area and the draft development plan prepared for Greater Matara Area was by them.

Further, a work plan was not prepared for the task of finding a new location. At the initial stage planning officers and planning assistants carried out a field inspection and they were selected physical boundaries for declaration and after that the area was visited by the Deputy Director of Matara District office to finalize the area. This was a very big task done by the UDA officers within a very short

period of time. The deputy director was guided all the planning staff because they were not very well experienced and all the officers had only a basic degree.

According to Jones, 1999, the task environment has to be specified tight enough to predict rational responses from decision makers. In this process UDA was the main actor, because it is the one of powerful planning agencies in Sri Lanka. It takes many decisions in planning and prepare planning and building guidelines for the country. The nature of the task was very clear and when Minister made a order to UDA to identify suitable lands from suitable location, As a decision maker UDA had to do a comprehensive study about the vacant lands and facilities available in an around the Matara city.

After considering all the factors They identified the Kotawila Labeema area as a potential location to establish a new town with all the selected institutions. These lands are well grown coconut lands and had been located in Weligama Pradeshiya Saba area and had not been declared as an urban development area. Because of that a board paper was prepared to get approval from Board of management of UDA. After getting approval selected area was introduced as a Greater Matara Urban Development Area and which was declared as an urban development area under the section 3(1) and (2) of the UDA law 41 of 1978 by extra ordinary gazette No: 1409/08 dated on 7th September 2005 (Appendix No: 07) by the Minister in-charge of Urban Development. Map No 04 shows the Urban Centers Declared under UDA).

In preparing this dissertation discussions were held with UDA officials, officials of local authority and general public. These

interviews were helped to collect many information about the new town development in Kotawila labeema Area.

As a planning agency UDA is responsible to prepare plans to get the optimum use of the lands .The lands along the coastal belt show high land values. The disasters like flash floods, tsunami creates after long period of time. Changing cities as a solution may not be necessary. Planers should plan cities intelligently to overcome such disasters. UDA officers have legal background and power to formulate strategies to reduce the disasters. The countries like Japan has reconstruct their cities within the same place with the safety environment. Evolution of a city is more practicable than the formation of the city .There is a big difference between evolution of cities and formation of cities. Hence before formation of a new city, it is necessary to study about the sustainability of the economy, society and environment in the area. In this process Planner should have a sound knowledge about the problems which are evolve with the Formation of cities. (Appendix 10). The accomplishment of the new town will be depending on this knowledge of the planner. Rathnapura new town and Digana new town are some example for the failed new towns in Sri Lanka. Hence although the political intervention are there UDA has a special task to identify problems in detail in relation to new town development and town expansion process.

4.2.3 The Problem Space

According to Simon (1978) the problem space is created when there are multiple natures of decision makers and multiple demands from each decision makers and related bodies. However, in the case of Matara new town development location decision, there was no such problem space that could be identified. It was entirely a internal and official decision making and it is purely carried out by the planning

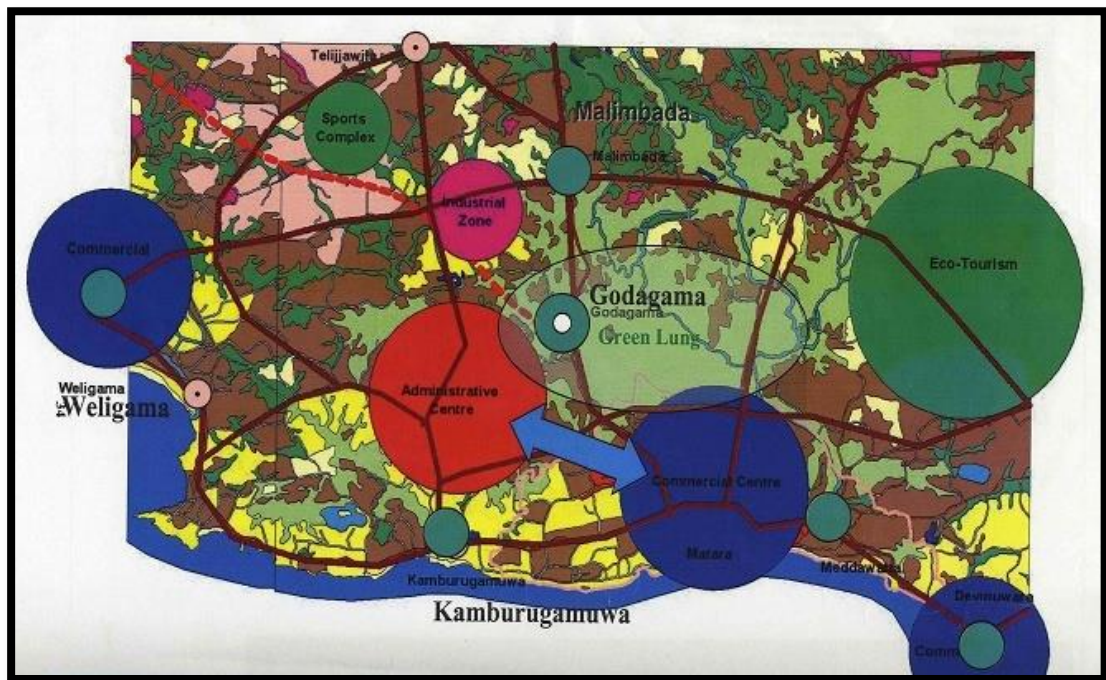
officers of UDA without any consultation from the other local bodies. The Planning Officers of UDA worked under the guidance of the Deputy Director(planning). In order to avoid the conflicts in the decision making environments, the Planning Document is made to set out the reasons for selecting the particular site for New Town. Matara town and Weligama town have grown in hap hazed manner since its inception. Therefore it can be seen several planning problems and issues which are interfere the proper functioning urban centers. Those Problems and issues are as follows.

- 1.0 Ribbon type development along main roads and secondary roads in two centers.
- 2.0 Non conforming and non compatible land uses speeded in the central area of the towns.
- 3.0 Traffic congestion on main roads due to narrowness of roads and on roads parking of vehicles.
- 4.0 Scarcity of suitable lands for development.
- 5.0 The possibility to develop Matara town as the regional Commercial centre.
- 6.0 Close proximity to Southern Express way

On the basis of existing situation, potentials for future development and addressing the issues of the area, it was proposed to spread the major development activities in to the urban centers located in the Greater Matara area. Those sites are shown in the Figure No:05.

Figure No: 05

Greater Matara Urban Development Area -Location of major development projects



Source : Greater Matara Development plan

4.2.4 The Limits and Bounds Imposed on the Decision Makers

According to Simon (1999) people use strategy for satisfying. They do not take into account all options and do not calculate which ones will give the greatest benefit and the smallest loss. They consider options one after the other and choose the first one that satisfies, i.e. meets the lowest level of acceptability. They consider the smaller number of options in forming the decision.

Simon uses the metaphor of a pair of scissors, where one blader presents cognitive limitations of actual humans and the other the structure of the environment. Bounded minds can nevertheless be successful using structures in the environment, or in Simon's words "a great deal can be learned about rational decision making by taking account of the fact that the environments to which it must adapt

possess property is that permit further simplification of its choice mechanisms”. As Gigerenzer and Selten (1978) believes, the bounded rationality is about ‘step-by-step rules that function well under the constraints of limited search, knowledge, and time, whether or not an optimal procedure is available’. The repertoire of these rules or heuristics they called ‘adaptive toolbox’, which is

(1) Collection of rules (heuristics) and not general-purpose decision-making algorithm,

(2) Heuristics are fast, frugal, and computationally cheap, rather than consistent, coherent, and general,

(3) Heuristics are adapted to particular environments, where This ecological rationality, i.e. match between the structure of a heuristic and the structure of an environment allows just mentioned characteristics of heuristics, and

(4) The bundle of heuristics in the adaptive toolbox is coordinated by some not well understood mechanism reflecting the importance of conflicting motivations and goals. Any decision as having two components: environmental demands (seen by the individual as incentives, positive or negative) and bounds on adaptability in the given decision-making situation. Ideally, analysis is based on rational choice should be able to specify what the environmental incentives are and to predict decisions based on those incentives.

In the case of Matara New Town, the location decision of new town development has been taken within a very short period of time as the upper level officers did not give adequate time for the task. As a result of that Deputy Directors and provincial directors of UDA had to work very quickly with their existing resources. Planning Officers and Planning Assistants were worked under the Deputy Director of Matara District Office. They were not experts in taking decisions. But they had over five years’ experience in planning field. Many officers of this

office were residents of the Matara town and had overall knowledge about land availability in Matara town.

The Deputy Director said that He was bound to do land identification, declaration, land acquisition and documentation with in a very limited period of time. Although they didn't have experts , they had to take decision as experts to solve those problems within the limited time .As this was the broader tasks consisting of the problem definition, understanding of meaningful solutions, acting for goals achievement, the time and the lack of experience and expertise they had among the team was the major limit.(Appendix No 01 & 02) The Deputy Director, told that they didn't have enough time to consult expertise. As a result of that, there was no any guidance in making the decision. Hence planning team was taken decision with the help of the Deputy Director. They didn't have enough time to consider about alternative locations and in-depth study. When the order was given by the minister, Deputy Director and planning staff had a goal to select suitable locations to relocate the identified institutions within a limited time and which is not affected by natural disasters such as tsunami and flash floods.

In this process they have to consider about the government policies and policies of the other agencies. That was the other major bound that they had to face. By considering the existing situation future development and locational advantage, Finally Kotawila Labeema area was selected as it is a suburb of Matara with enough land for development. Many lands located closer to Matara town were environmental sensitive areas. The team of decision makers was not provided with time, resources or guidance to conduct surveys, consult stakeholders or to do a detail study for this decision. They prepared a concept plan and based on that took all the development decisions.

New Towns, or Planned Communities, are cities in which all aspects of development are determined before construction begins. Eichler and Kaplan (1967) and Griffin (1974) have defined “new community” as a large development, generally over 1000 hectares (2500 acres) that has a comprehensive and mixed-use design conforming to a single master plan and a socially diverse population. The most self-contained are also called “new towns”. The related term, refers to a community that seeks to produce a range of valuable social, environmental, and economic benefits than more conventional, less comprehensively planned developments are likely to achieve. Such communities have been proposed as creative alternatives to conventional developments for many years and in many countries.

New Towns are generally thought of as being of two types: ‘independent’, if they contain employment for their own residents and ‘satellite’ if a substantial number of residents commute to another metropolis. Development of New Towns is expensive, particularly the provision of their infrastructure. Despite a high level of subsidy from central government and often regional authorities as well, the new towns remain heavily in debt, a problem exacerbated by the currently much reduced rates of demographic and economic growth.

Urban planning, falls in to the category of government planning and conveys a pre occupation with the allocation of uses of the earth’s surface. Planning is usually undertaken where resources are limited in order to achieve optimal benefits by exploiting these resources and is essentially concerned with the preparations for carrying out development , ie. the changers in uses on the surface of the earth as the platform for man’ s changing activities . In order to influence the future the government must take steps to place in the hands of the Authorities, powers to initiate, stimulate, guide, regulate or prevent certain activities on land.

When the benefits that accrue to a community are considered, planning invariably pervades rights and would even be seen as interfering with one's legitimate rights. This aspect is more explicitly seen in urban areas where due to the concentration of population and the agglomeration of various activities, the main resource, ie. Land get increasingly limited since the total supply of land is fixed. There is special concerned that land should be conserved and used as efficiently as possible.

The term development comprises a very wide meaning covering the socio – economic , physical and environmental aspects as observed by Lichfied, by development is meant bringing together all factors of production concerned with physical development (land, development agencies construction industry, finance, etc.) need for city building, matched to the needs and demands of the users. Therefore, it emphasis that development multidimensional changing process sirected at attaining a better standard of living for the members of the community. In the field of Urban planning legislation, the term development is more oriented towards physical development on land.

At the initial stage Kotawila Labeema area was identified to relocate the identified institutions which were badly damaged by the tsunami disaster and flash flood. With the political changes that area was transform in to a new town. (Appendix 09)

4.3 The Decision Of Establishing The Hospital Village In Kotawila Labeema

4.3.1 Background

When the decision was made to shift the identified institutions to Kotawila Labeema area, the Minister of Foreign Affairs conveyed that there is an agreement between Korean government and Sri Lanka to establish a hospital village under the donation given by Korean government. The Minister who was powerful at that time was instructed to UDA to acquire a suitable land for the Hospital Village project. (Appendix No: 05) UDA proposed to establish the hospital village in Kotawila Labeema Area. It was planned to provide 1,428 beds with many modern facilities to the hospital. 15 million of US dollars was received from the Korean government. Also, the Sri Lankan Government agreed to spend Rupees. 600 million to provide infrastructure facilities to the site. UDA took actions to acquire suitable land for this task and total extent was 142 acres. (Annexure No: 08) Construction of the hospital started. It went on smoothly. At this time, a change occurred in the power. The Minister of Foreign Affairs is changed. That was the end of hospital village project and greater Matara concept. No one paid attention or no supervision occurred for the hospital project. Therefore, the construction was very poor in quality. After completing construction works, the Korean government donated the instruments as per the agreement. But hospital was not opened because doctors refused to work in Kotawila Labeema hospital without necessary facilities. Due to the pushing of Korean government, some units were opened but not functioned well.

4.3.2 Task Environment

The task environment in the decision making of the hospital village had multiple influences of the actors of various levels. When the agreement was made between the Korean Government and Sri Lankan Government to establish a Hospital Village in Sri Lanka, the Minister

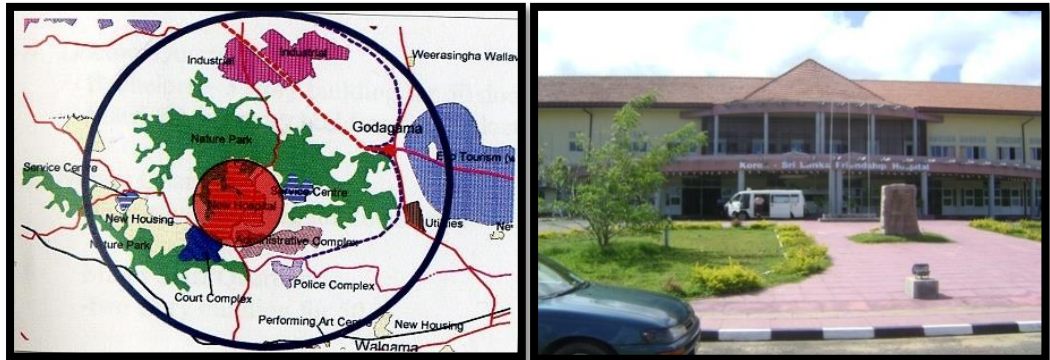
of Foreign Affairs who was a Matara resident influenced the decision and brought the Hospital Village project to Matara. When the UDA Director was given the task by the Minister to find a land for the project, the Director made the decision to establish the project in the vacant land located close to new town development site. Based on the land extent and location the planning team was decided to selected site located in kotawila labeema area For this task.

But when the Minister of Foreign Affairs changed, the Minister of Youth Affairs wanted to wipe out this concept. The Minister of Youth Affairs wanted to revoke some lands which were owned by the friend of the president of Sri Lanka and relocate all the projects within the remaining area of hospital village premises. As a result of that the Minister of Youth Affairs was ordered to UDA to revoke 30 acres of land from the hospital village premises and readjust the projects according to existing land area. Later UDA was prepared papers to revoke identified lands. Here, the task environment is not certain but contradictory. The Hospital Village project sounded appropriate to be located in the newly identified site. Further, the larger extent of land required for the hospital project as there was no such buildable lands in Matara area ,except the vacant lands in Katawila Labeema area .

The pioneer of the concept of Bounded Rationality Jones (1999) said that people have trouble figuring what factors are relevant to a given decision making situation, and these framings are subjected to radical shifts in a short period of time. This decision also a radical decision for the Minister of Youth Affairs. Hence he had ignored about the task environment. He further explains that there are multiple degrees of complexity in decision making situations. Decision makers may be better able to adopt a strategy to fit the situation, and to avoid unsatisfactory decision making. Figure No: 06 shows the location of the hospital site.

Figure No: 06

Hospital Complex Kotawila Labeema



Source : Greater Matara Development plan

In providing health facilities, Matara city holds a very significant place in the Southern province. This is mainly due to the health services provided by Matara General Hospital, specially to Matara city and to the other regions such as; Hambanthota District, south of Ratnapura District, south of Moneragala District, and south east of Galle District. Due to the extended services provided to the regions mentioned above. Matara General Hospital is operating under strain . There are 26 wards with 928 beds. Number of in-door patients during 2005 were 91,204. Accordingly the ratio of bed usage is 129. The annual average patients being 129 for 100 beds. Non availability of lands for the future expansion of the hospital and the existence of the hospital within the Town Centre are the main problem. Besides, there is a scarcity of the residential quarters for the doctors and other hospital staff. Hence the relocation of the hospital for a suitable location is appears to be a requirement.

The task environment in this regard is very clear. The minister had tried to do his task very well within his capacity and UDA has took very good decision to establish new hospital village in very suitable location. This hospital is very important for the medical student of Ruhuna University and medical officers in Karapitiya teaching hospital. This

hospital will provide better service for researchers and patients in the area. In other words this will be a good solution for the staff quarters. Accordingly Minister of Foreign Affairs and UDA officers has identified their task. But minister of youth affairs and officers of health ministry have not paid their attention about the task environment.

4.3.3 The Problem Space

As elaborated before, the decision of this huge hospital project is not a decision of one person. It is purely solely a collective decision which was created by the Minister of Foreign Affairs who was in power at the time. The project was executed very well till the Minister of Foreign Affairs had power. During the half way execution of the project, the power of the Minister of Foreign Affairs was transferred to another politician .This power changes stagnated the huge project .After wards the Southern Provincial Chief Minister who was the Chairman of District Coordinating Committee did not pay any attention to this project. Along with that, there were so many other excuses that were brought by all the other supporting officials which made the project further stop. As a result of that some buildings of the hospital were constructed without any guiders and they were very poor in quality.

Simon and March proposed that actual decision making situations were characterized by a different set of attributes than the rational comprehensive position abstractly assumed. They suggested instead that actual decision makers faced.

- Ambiguous and poorly defined problem ;
- Incomplete information about alternatives
- Incomplete information about baseline , the background of the problem,
- Incomplete information about consequences of supposed alternatives,
- Limited time, Limited skills and limited resources.

Under these bounded conditions the world look very different than it does to the rational idealist. Under the conditions of bounded rationality decision makers seemingly do what they can. “but they may however simply make do” The satisfying position is more “realistic” than the optimizing alternatives . But it may be too narrowly realistic and not yet helpful. It provides no way , apparently to distinguish more or less efficient solutions to problems .Strategies respond to the radically constrained situations faced by decision makers of all sorts ; yet these strategies may well , in turn , radically constrain the available option that can really be useful in actual decision making situations .

In the case of construction of hospital village , UDA has to face many problems .unavailability of suitable Lands within the town limit was the main problem that UDA has to face. As a planning agency UDA had to consider about the government rules and regulations in acquisition of lands .At the initial stage UDA had to consider about the remonstrations of Land owners. Some land owners went to courts against this acquisition. UDA had to made awareness programmes to aware people of the area. With the loosing of power of Minister of Foreign Affairs UDA had to face another problem. After release some lands from hospital village project UDA had to amend the layout plan. That was the other major problem that UDA had to face. The main reason was this amendment caused to change the whole concept of the Greater Matara Development plan. Although the construction works completed there were not enough facilities for doctors and other officers. Therefore doctors refuse to work in the new hospital without all the facilities which were necessary to function the hospital. But Korean government wanted to start the hospital according to the agreement, therefore they donate instruments to Sri Lanka. Although the Korean government donated the instruments to start the hospital; there were many problems. Doctors’ quarters were the main problem that doctors faced in this process. The government had to rent out suitable houses as quarts. Selection of houses was the other

major problem because many houses didn't have enough facilities. As the houses were located in developing area.

There are many problems with the existing hospital the main problem is that the existing hospital is located within the town center of Matara and it caused to create traffic congestion within the city . Patients and doctors don't have enough facilities in the hospital premises. Although the donor agencies agree to give donations to expand the hospital, there was no enough space in the hospital premises. Some wards in the hospital don't have legal light and ventilation. Sometimes patients use electricity facilities to reduce their inconvenience. Doctors and other hospital staff do their day to day works with very limited facilities. Therefore relocation of this hospital is very urgent matter and it was identified through the development plan prepared for the Matara Municipal council area.

4.3.4 The Limits and Bounds Imposed on the Decision Makers

In the above case, the Minister of Foreign Affairs was a Matara resident. When the Korean Government donated funds for the hospital project, he made a quick decision to transfer that fund to his hometown. He even soon rationalized his decision pointing out the importance of the project for the Southern Province. The moment the decision is taken the Minister hold only one discussion with Health related, local governance related and development related agencies in the South to make this decision as a collective decision. There for, when this particular Minister lost his power ,nobody took responsibility to continue it. This uncertainty and lack of support for the project from other agencies is the major limit for the failure of the project. With the decision made by the Minister of Youth Affairs. All the developments had to limit for the hospital village premises. As a result of that all the layout plan of the hospital premises had to amend and had to give up idea of the Greater Matara concept .Separation of the land for the selected agencies without

considering the original concept was the major limit and bound that UDA had to face.

Decision making situation at its most simple. Assume that there is only one agent to consider and that he or she is a utility maximizing, economically rational actor, the decision maker. The setting is simply decision makers office, by assumption a closed system. He or she think that the problem is well defined; its scope, time horizon, value dimensions, and others were perfect. Under these conditions the optimizing strategy is no longer to be practical or desirable. Satisfying will be necessary. Investigations in to consequence and environmental changes will have to become best to be hedge. With the realistic constrain got the decision making situation from ideal conditions to organizationally situated ones what is practical shift from an optimizing to a satisfying strategy, as Herbert Simon has argued most compellingly.

4.4 The Decision Of Composting Project In Kotawila Labeema Area

4.4.1 Background

Solid waste disposal has been a major issue for the Matara Municipal Council. The MC is experiencing difficulties in finding proper place for garbage dumping due to the sensitive terrain condition of Matara. Therefore, an action has been taken by Municipal Council to collect garbage and burn near the site located close to the town and Nilwala river. Therefore identification of new suitable lands for this purpose was very urgently required. It is also emphasizes that the present practice of burning of garbage in aforesaid land could badly affect the environment.

Meanwhile, the Japan government donated funds for Matara MC to start a composting project. Matara MC Mayor ordered the Works Superintendent of Municipal Council to identify suitable land for the compost project. The Superintendent of Works transferred this task to

Technical Officers and ordered them to identify some locations which was suitable for this purposes. They were identified a low lying land located in Municipal Council area. This site was very close to Kiralakele eco sensitive area. Although the Municipal Council prepared all documents which were required for the project, Central Environmental Authority rejected this land because it was located in low lying area and eco sensitive area. As a result of that the Superintendent of Works proposed to obtained a partial of land which were acquired for the hospital village project. The Mayor of MC requested UDA to release a partial of land which was acquired to construct the Hospital Village site. The Deputy Director of UDA refused this request ; Because it caused to violate the original concept of Greater Matara Development plan and not compatible with the proposed development .

However, Matara MC Mayor contacted Minister of Youth Affairs, who was a friend of him. The Minister of Youth Affairs ordered to the UDA to release partial of land of Hospital Village premises for the compost project. Since no options for UDA, The land was released. Later, the Minister of Youth Affairs who was also the chairman of district Coordinating Committee made a proposal to establish the Court Complex, Prison complex, Army camp, NTS, Ayurveda Hospital, International Athletic Playground, provincial health services department and a office complex with common spaces. With this regard he made a order to taking over possession of the lands which were belongs to relevant institution.

The minister ordered to Survey Department to prepare a layout plan with the instructions given by him.(Figure No: 5)Although the layout plan was prepared, only Municipal Council and Ministry of Sports were taking over the possession of their lands. Other institutions were not ready to take over the possession. Meanwhile, in year 2011 Accelerated Development Programme was started to develop the Matara town. This programme was headed by the Minister of Youth Affairs. According to

4.4.2. Task Environment

Matara MC have already had several discussions on garbage dumping issue. The MC knew very well that any land if it is chosen for disposal could harm the eco-sensitive environment of the city. Therefore, they decided to burn the collected garbage. However, when Japan donation for a composting plant came to Matara MC, without questioning why/how, the MC Mayor had to find a land to implement the project. Just like the previously described cases, this case is also a Top-Down decision. The Minister of Youth Affairs, who was in Matara wanted to transfer the Japan donation to Matara and the Mayor of MC had to accept it. When they could not find any proper land for this project, they decided to acquire part of the Hospital Village land. This happened because when the decision was made by powerful bodies there were no question about how/why. It has to be implemented anywhere/anyhow without questioning. The Mayor, UDA Director, Planning Officers, Survey Department were all part of the Task Environment who somehow managed to implement the Minister's order.

Most behavior in politics is adaptive and intendedly rational but that limits on adaptive behavior, imposed by human cognitive/emotional architecture, may be detected in even the most stable of environments. Decision makers did not need simply to choose among alternatives; they had to generate the alternatives in the first place (Simon 1983, 1996b; Chisholm 1995). Problems were not givens; they had to be defined (Rochefort& Cobb 1994). Solutions did not automatically follow problems; sometimes actors had set solutions ready to apply to problems that could occur. The compost project in Kotawila is a good example for this theory.

As the Minister of Youth Affairs a powerful person At that time; all the officers of UDA and Municipal Council had to work according to the order given by him. Technical Officers of Municipal Council had to work hard to identify suitable location. When they failed to find a location officers of UDA had prepare all the documents to hand over

the hospital village land according to the order given by the Minister. Here the Deputy Director of UDA had to take a special decision about the future development of the area. And amendment made to the hospital village concept.

4.4.3 The Problem Space

When the same Minister acted as the Director of District Coordinating Committee he also wanted to propose many other projects in the Kotawila Labeema area. He ordered the Survey Department to make a layout plan for the projects to the Kotawila area. The Survey Department is not a planning body. Without any locaitonal surveys or knowledge about the area, the Survey Department made a land subdivision plan and distributed activities all over the hospital village premises. The UDA, planning body, was not consulted in this case. The Minister or Mayor did not aware of the need of site planning in proposing new site for development. This has created problems. Now many newly built buildings are not functioning due to several issues with the nature of the site.

Bounded rationality assumes that actors are goal-oriented, but bounded rationality takes into account the cognitive limitations of decision makers in attempting to achieve those goals. Its scientific approach is different; rather than making assumptions about decision making and modeling the implications mathematically for aggregate behavior (as in markets or legislatures), bounded rationality adopts an explicitly behavioral stance. In the establishing of compost project any investigations did not done. Even the compatibility was not considered. In this process UDA and Central Environmental Authority have a special task to select suitable locations. But with the political intervention all the officers had to be silent; because the decision of the Minister was the final decision in this process.

Simon (1999; see also Simon 1996a) reminds political scientists that the notion institutions make up the practical decision making environment .problem definitions in a pluralist environment are plural and multiple ,different interest groups have correspondingly different sense and valuations of the problems at hand . Doing what is rational and practical depends upon the context one is in .In the case of compost project although the proposal is rational or irrational all the government officers had to fulfill their tasks according to the order made by the Minister of youth Affairs. They are bounded to put into practice the dream of the Minister .They didn't pay attention about the task and problems created by it .Although the project is started it is a great problem for the residents in the area and other proposed projects.

4.4.4 Limits and Bounds Imposed on the Decision Makers

In this case, the decision makers were in several levels. Each level of decision maker has to listen to the level above them. This put them into limits and bounds. The Mayor had to do what the Minister said. The UDA Director fought for some extent. But at the end, the UDA was taken out of the task environment. The Minister reached the Survey Department and got his things done, without going to UDA. This made the UDA's Greater Matara Development Plan collapsed. Although the UDA and MC had to work hand-in-hand, They could not work together as the Mayor wanted to listen to the Minister.

People never make decisions in isolation. They interact with others, who themselves have decision strategies. They must modify their goals in light of the social milieu in which they find themselves. Indeed, some analysts have argued that references should be viewed as fluid, not fixed, because of the necessity to be flexible in the face of changing circumstances. It is common for decisions to exist in complex ends-means causal chains (Simon 1983).Leading expert in planning, developing and assessing systems in support of situational analysis and decision-making, is discovering new ways and understanding of human

decision-making and action. Evidently field has sand decision-making in natural environments complement and stimulate each other. Although the many problems in hand Finally Deputy Director of UDA took a decision to hand over a partial of land for compost project . The decision of the Deputy Director of UDA demonstrate the above theory, because he has to take a decision as fluid.

CHAPTER 5

CONCLUSION

5.1 Conclusion

This research analyses the case of Matara New Town Development in light of Bounded Rationality Concept. This particular concept was identified suitable for this research due to two main gaps that are identified in the already available researches and case studies of rationality. Firstly, the studies of the concept of rationality and its connection with power have been argued that power creates its own rationality and uses rationality to rationalize its decisions. However, not many researchers have paid their attention to understand that every person is a rational being. Each person intends to be rational in making decisions. However, they do not always succeed. The reason has three components: (a) the nature of their task environment, (b) the problem space prevails for the decision maker, and (c) the limits imposed by the cognitive architecture of decision makers (Jones, 1999). In other words, the Concept of Bounded Rationality expresses that the decision-making environment has its own demands. It limits the alternative choices of decision-makers. The decision that is made through such bounds, limits and barriers make the decision “irrational”. Secondly, the most popular study of Bent Flyvbjerg which elaborates Rationality and Power using the case of Aalborg gives little consideration to the role that the planners played in relation to the roles assigned to them in the case of Aalborg.

The three cases that were chosen for this study, i.e., New Town Location Decision, Hospital Village Decision and Composting Plan Decision, elaborate (a) the nature of their task environment, (b) the problem space prevails for the decision maker, and (c) the limits imposed by the cognitive architecture of decision makers.

The intention of this research is not to justify the decisions of the powerful actors in Matara case, but to add another viewpoint in relation to the emerging concept of Bounded Rationality.

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Appendices

The Location Decision For The New Town Development Of Matara

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study among the residents and non residents of Kotawila Labeema area. This study is conducted on the Location Decision For The New Town Development of Matara and this survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Name and Address :

.....

02. Age Group

<15 year		16-30 year		31-45year		46-60 year		61> year	
----------	--	------------	--	-----------	--	------------	--	----------	--

03. Ethnicity

Sinhala		Tamil		Muslim		Other	
---------	--	-------	--	--------	--	-------	--

04. Religion

Buddhist		Hindu		Islam		Catholic		Other	
----------	--	-------	--	-------	--	----------	--	-------	--

05. Sex

Male		Female	
------	--	--------	--

06. Marital Status

single		Married	
--------	--	---------	--

07. Educational Background

Post Graduate		Graduate/Vocational Training		A/L		O/L		Grade 8 or less	
---------------	--	------------------------------	--	-----	--	-----	--	-----------------	--

08. occupation

Professionals		Labor		Self employed	
Administrative		Private business			

08. Is this your place of birth?

Yes	No
-----	----

09. Do you know about the decision of new town development?

Yes	No
-----	----

10. Did government officers visited this place ?

Yes	No
-----	----

11 Did you participate for the stake hold meetings about this development ?

Yes	No
-----	----

12. Who was the main actor of this project ? UDA / Minister

.....

13. Is this project started under the political power

Yes	No
-----	----

14. Did you face any surveys done by the government agencies ?

Yes	No
-----	----

15. Do you agree with this decision on new town development?

Yes	No
-----	----

The Location Decision For The New Town Development Of Matara

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study among the government officers who was involved in new town development programme in Kotawila labeema area. This survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Residential Area:

.....

02. Age Group

<15 year		16-30 year		31-45year		46-60 year		61> year	
----------	--	------------	--	-----------	--	------------	--	----------	--

03. Ethnicity

Sinhala		Tamil		Muslim		Other	
---------	--	-------	--	--------	--	-------	--

04. Religion

Buddhist		Hindu		Islam		Catholic		Other	
----------	--	-------	--	-------	--	----------	--	-------	--

05. Sex

Male		Female	
------	--	--------	--

06. Marital Status

single		Married	
--------	--	---------	--

07. Educational qualifications

Post Graduate		Graduate		Vocational Training		A/L		O/L	
---------------	--	----------	--	---------------------	--	-----	--	-----	--

08. Designation ?

D/D		A/D		Planning Officer	
Architect		Planning assistant			

08. Experience in planning field

<5 year		5-10 year		10-15year		15-20 year		20> year	
---------	--	-----------	--	-----------	--	------------	--	----------	--

09 Is Kotawila labeema potential area for new town development ?

Yes	No
-----	----

10. Is this decision entirely made by UDA ?

Yes	No
-----	----

11. Did you get concentration form the relevant local authorities ?

Yes	No
-----	----

13. Did you done an in-depth study about the new town development?

Yes	Yes
-----	-----

14 Did you prepare a work plan for this task ?

Yes	No
-----	----

15 . Do this planning team was equipped with various resource persons?

Yes	No
-----	----

16 Did you consult planning experts in this process ?

Yes	No
-----	----

17. What were the factors you considered in selecting this place?

- | | |
|----|----|
| 1. | 3. |
| 2. | 4. |

18. Did you have enough time to do this task ?

Yes	No
-----	----

19. Was planning team done a comprehensive study?

Yes	No
-----	----

20. Do you agree with this decision ?

Yes	No
-----	----

The Decision of Establishing the Hospital Village

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study among the government officers who was involved in the decision of establishing the hospital village in Kotawila labeema area. This survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Residential Area:

.....

02. Age Group

<15 year		16-30 year		31-45year		46-60 year		61> year	
----------	--	------------	--	-----------	--	------------	--	----------	--

03. Ethnicity

Sinhala		Tamil		Muslim		Other	
---------	--	-------	--	--------	--	-------	--

04. Religion

Buddhist		Hindu		Islam		Catholic		Other	
----------	--	-------	--	-------	--	----------	--	-------	--

05. Sex

Male		Female	
------	--	--------	--

06. Educational qualifications

Post Graduate		Graduate		Vocational Training		A/L		O/L	
---------------	--	----------	--	---------------------	--	-----	--	-----	--

07. Designation

D/D		A/D		Planning Officer	
Architect		Planning assistant			

08. Experience in planning field

<5 year		5-10 year		10-15year		15-20 year		20> year	
---------	--	-----------	--	-----------	--	------------	--	----------	--

09 Is Kotawila labeema potential area for this task?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Is this decision entirely made by UDA ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
11. Did you get concentration form the relevant agencies ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
13. Did you done an in-depth study about the new concept ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
14 Who took this project to Matara ? UDA / Minister		
15 . Do you held awareness programmes foe other relevant officers?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
16 Did you consult health department in this process ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
17. What were the factors you considered in selecting this place? 1. 3. 2. 4.	<input type="checkbox"/> Yes	<input type="checkbox"/> No
18. Was there any agreement between Sri Lankan govt. and Korean Govt.?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
19. Was planning team done a comprehensive study ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
20. Was doctors disagreed to work in this place ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
21. This project was functioned because of the political power ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
22. Was the concept of the plan changed with the political change?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
23. Was Korean govt. donate instruments as agreement ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
24. Was govt . provide facilities for the doctors ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
25. Was the concept of the hospital village changed by the minister ?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

The Decision of Establishing the Hospital Village

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study among the residents and non residents of Kotawila Labeema area. This study is conducted The Decision of Establishing the Hospital Village and this survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Name & Address :

.....

02. Age Group

<15 year		16-30 year		31-45year		46-60 year		61> year	
----------	--	------------	--	-----------	--	------------	--	----------	--

03. Ethnicity

Sinhala		Tamil		Muslim		Other	
---------	--	-------	--	--------	--	-------	--

04. Religion

Buddhist		Hindu		Islam		Catholic		Other	
----------	--	-------	--	-------	--	----------	--	-------	--

05. Sex

Male		Female	
------	--	--------	--

06. Marital Status

single		Married	
--------	--	---------	--

07. Educational Background

Post Graduate		Graduate/Vocational Training		A/L		O/L		Grade 8 or less	
---------------	--	------------------------------	--	-----	--	-----	--	-----------------	--

08. Is this your place of birth?

Yes	No
-----	----

09. Do you know about the concept of. The hospital village ?

Yes	No
-----	----

- | | | |
|--|------------------------------|-----------------------------|
| 10. Was there any vacant lands in this area ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. Did the people agreed to give their lands to commence the hospital village? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Did people fought against this decision ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Who identified this area as a suitable area for this task ? UDA / Health Dept. | | |
| 14. Did they kept awareness programme about this project ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Could some people to get their lands again ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. With the political changes did the project was stagnated ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. Did people have good condition buildings to give rent ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. The construction works of this project run by the political leaders ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 19. Doesn't Matara hospital have enough facilities ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 20. Do you agree with this project ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

The Decision Of Composting Project In Kotawila Labeema Area

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study about the Decision Of Composting Project In Kotawila Labeema Area This study is conducted among the residents and non residents of Kotawila Labeema area. This survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Name & Address :

.....

02. Age Group

<15 year		16-30 year		31-45year		46-60 year		61> year	
----------	--	------------	--	-----------	--	------------	--	----------	--

03. Ethnicity

Sinhala		Tamil		Muslim		Other	
---------	--	-------	--	--------	--	-------	--

04. Religion

Buddhist		Hindu		Islam		Catholic		Other	
----------	--	-------	--	-------	--	----------	--	-------	--

05. Sex

Male		Female	
------	--	--------	--

06. Marital Status

single		Married	
--------	--	---------	--

07. Educational Background

Post Graduate		Graduate/Vocational Training		A/L		O/L		Grade 8 or less	
---------------	--	------------------------------	--	-----	--	-----	--	-----------------	--

08. Is this your place of birth?

Yes	No
-----	----

09. Do you know about the compost project located in Kotawila labeema ?

Yes	No
-----	----

10. Was there any suitable vacant lands for this project ? Yes No
11. Did the people agreed to commence this project in this area ? Yes No
12. Did people fought against this decision ? Yes No
13. Who identified this area as a suitable area for this task ? UDA Matara MC.
14. Did Matara MC kept awareness programmes about this project ? Yes No
15. Could some people get job opportunities in this project ? Yes No
16. Was this project a problem for the people in the area ? Yes No
17. Was this project needed for residents in this area ? Yes No
18. Have you participate for the awareness programmes about this project ? Ye No
19. Do you think that this project is stated with the political power? Yes No
20. Is this a necessary project you and your neighbors ? Yes No

The Decision Of Composting Project In Kotawila Labeema Area

G.L.Sumanasekara (108972 T),
 M.Sc. in Town and Country Planning
 Department of Town and Country Planning,
 University of Moratuwa.

Dear Respondent,

I'm undertaking a study about the Decision Of Composting Project In Kotawila Labeema Area This study is conducted among the Govt. officers who was involved in this project . This survey is conducted as a fulfillment of the MSc (Town & Country Planning) Degree course. Your corporation is greatly appreciated and all information provided by you will remain confident and will be used only for research purposes.

01. Name & Address :

.....

02. Age Group

<input type="checkbox"/> <15 year	<input type="checkbox"/>	<input type="checkbox"/> 16-30 year	<input type="checkbox"/>	<input type="checkbox"/> 31-45year	<input type="checkbox"/>	<input type="checkbox"/> 46-60 year	<input type="checkbox"/>	<input type="checkbox"/> 61> year	<input type="checkbox"/>
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03. Ethnicity

<input type="checkbox"/> Sinhala	<input type="checkbox"/>	<input type="checkbox"/> Tamil	<input type="checkbox"/>	<input type="checkbox"/> Muslim	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>
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04. Religion

<input type="checkbox"/> Buddhist	<input type="checkbox"/>	<input type="checkbox"/> Hindu	<input type="checkbox"/>	<input type="checkbox"/> Islam	<input type="checkbox"/>	<input type="checkbox"/> Catholic	<input type="checkbox"/>	<input type="checkbox"/> Other	<input type="checkbox"/>
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05. Sex

<input type="checkbox"/> Male	<input type="checkbox"/> Female
-------------------------------	---------------------------------

06. Marital Status

<input type="checkbox"/> single	<input type="checkbox"/> Married
---------------------------------	----------------------------------

07. Educational Background

<input type="checkbox"/> Post Graduate	<input type="checkbox"/>	<input type="checkbox"/> Graduate/Vocational Training	<input type="checkbox"/>	<input type="checkbox"/> A/L	<input type="checkbox"/>	<input type="checkbox"/> O/L	<input type="checkbox"/>	<input type="checkbox"/> Grade 8 or less	<input type="checkbox"/>
--	--------------------------	---	--------------------------	------------------------------	--------------------------	------------------------------	--------------------------	--	--------------------------

09. Do you have an idea about the compost projectd in Kotawila labeema ?

Yes	No
-----	----

10. Did you done a in-depth study in selecting this site ?

Yes	No
-----	----

Yes	No
-----	----

- | | | |
|--|------------------------------|-----------------------------|
| 11. Did you get a consent from relevant local Authority ? | | |
| 12. Was this project caused to improve the quality of other projects ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Who identified this area as a suitable area for this task ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Did you kept awareness programmes about this project? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Who ordered the UDA to release this land for the project ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Was this project a problem for the people in the area ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. Was this project needed for residents in this area ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 18. Did they use new techniques for this project ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 19. Was there a garbage dumping problem in the MC ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 20. Do you agree with this project ? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

37

ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය

අති විශේෂ

The Gazette of the Democratic Socialist Republic of Sri Lanka
EXTRAORDINARY

අංක 1409/8 - 2005 සැප්තැම්බර් 07 වැනි බදාදා - 2005.09.07
No. 1409/8 - WEDNESDAY, SEPTEMBER 07, 2005

(Published by Authority)

PART I : SECTION (I) — GENERAL

Government Notifications

THE URBAN DEVELOPMENT AUTHORITY LAW, No. 41 OF 1978

Order under Section 3

BY virtue of the powers vested in me under Section 3 of the Urban Development Authority Law No. 41 of 1978, I, Dinesh Chandra Rupasinghe Gunawardane, Minister of Urban Development and Water Supply being of the opinion that the area specified in column one of schedule two appended hereto having specified the metes and bounds in the corresponding entry in column two of the same schedule excluding the areas already declared as Urban Development areas as described in the first schedule appended hereto, do by this order declare such area to be an Urban Development Area.

DINESH CHANDRA RUPASINGHE GUNAWARDANE,
Minister of Urban Development and Water Supply.

Battaramulla,
2nd August, 2005.

SCHEDULE I

- Matara Urban Council Area as declared under *Gazette (Extraordinary) Notification* No. 38/16 of 1st June, 1979.
- Weligama Urban Council Area as declared under *Gazette (Extraordinary) Notification* No. 100/4 of 4th August, 1980.
- Coastal Zoned area as declared under *Gazette (Extraordinary) Notification* No. 223/16 of 17th December, 1982.
- Urban Development Authority Area Zoned for Matara - Kataragama Railway line as declared under *Gazette (Extraordinary) Notification* No. 747/7 of 29th December, 1992.
- Part of Matara Pradeshiya Sabha Area as declared under *Gazette (Extraordinary) Notification* No. 453/12 of 12th May, 1987.
- Matara Municipal Council Area as declared under *Gazette (Extraordinary) Notification* No. 1305/5 of 8th September, 2003.

1A

SCHEDULE II

BOUNDARY OF GREATER MATARA URBAN AREA

Column I

The defined allotments of lands falling within the Divisional Secretarial Divisions of Welipitiya (Part), Weligama (Part), Malimbada (Part), Matara, Thihagoda (Part) and Devinuwara (Part) and bounded by the metes and bounds given, in the corresponding column II and falling within the District of Matara in the Southern Province.

Column II

North : A line drawn towards northeast from the interse of the center line of the Weligama - Palatiyana road at center line southern express highway, along the center of Weligama - Palatiyana road until it meets the center l Udukawa - Welipitiya road, thence towards East along center line of Udukawa - Welipitiya road until it mee center line of Weligama Akuessu road ; thence, eastwards along the center line of Weligama - Akuessu until it meets the center point of Thelijjawila Junction ; th southeastwards along the center line of Matara - Aku main road until it meets the center point of Kirimati junction ; thence, East wards along the center line of Veni road until it meets the center point of Veniakula jund thence, southwards along the center line of Kaddi Malimbada road until it meets the center line of Wella Thihagoda road ; thence, Northeast wards along the c line of the said road crossing the Welletota bridge-u meets the center line of Matara - Kamburupitiya main thence, northwards along the center line of the said until it meets the center line of Godamaga - Ambagaha lane. Thence, southeastwards along the center line o said lane until it meets the center line of Matara - Hak main road ; thence, northeast wards along the center the said main road until it meets the center line of Yati Kekanadura road.

East : From the last mentioned point a line drawn sou wards along the center line of Yatiyana - Kekanadura road until it meets the center line of Bandarawatta - Parav road ; thence, southeast wards along the center li Bandarawatta Parawahera road until it meets the cent of Kekanadura - Ratmalè road at Parawahera Ambal thence, west wards along the center line of the said road it meets the center line of Katuketiya road ; thence, wards along the center line of said road until it mee center line of Matara - Tangalle main road ; thence, sou wards along the center line of the said road until it mee center line of Kalapu ela ; thence, along the center line said Kalapu ela until it meets the high tide water leve

Column I

Column II

South : From the last mentioned point a line drawn Westwards along the high tide water line until it meets the center line of Kalukanda road.

West : From the last mentioned point, a line drawn Northwestwards along the center line of Kalukanda road until it meets the center line of Galle - Matara main road ; thence, Northeastwards along the center line of Old Galle road until it meets the center line of Batawala - Pathegama road ; thence, Northwards along the center line of Batawala Pathegama road until it meets the center line of Midigama - Ibbawala road thence, Northwestwards along the center line of the said road until it meets the center point of Ibbawala junction ; thence, Northeastwards along the center line of Panchaliya road (Dikkumbura Weligama road) until it meets the center point of Mudugamuwa junction ; thence, Northeastwards along the center line of Moothugamuwa - Imaduwa road until it meets the center point of Galtolla junction ; thence, Southeastwards along the center line of Addarawela road until it meets the center line of Weligama - Imaduwa main road ; thence, Northwards along the center line of the said road until it meets the center point of Hallala junction ; thence, Northeastwards along the center line of Welipitiya - Pelatiyana road, until it meets the starting point.

101 1440



ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ ගැසට් පත්‍රය
අති විශේෂ

අංක 1448/10 - 2006 ජූනි 06 වැනි අඟහරුවාදා - 2006.06.06

(ආණ්ඩුවේ බලපෑම ප්‍රසිද්ධ කරන ලදී)

I වැනි කොටස : (I) වැනි ඡේදය - සාමාන්‍ය

ආණ්ඩුවේ නිවේදන

1980 අංක 2 දරන නාගරික සංවර්ධන ව්‍යාපෘති (විශේෂ විධිවිධාන) පනත

2 වැනි වගන්තිය යටතේ නියමය

1980 අංක 2 දරන නාගරික සංවර්ධන ව්‍යාපෘති (විශේෂ විධිවිධාන) පනතේ, බලතල ප්‍රකාර, ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ නායිපති පරිසි මහේන්ද්‍ර (මහින්ද) රාජපක්ෂ වන මම, නාගරික සංවර්ධන විෂයය භාර අමාත්‍යවරයාගේ නිර්දේශය මත, මෙහි පහත සඳහන් ප්‍රදේශනයේ විස්තර කර ඇති ඉඩම් කොටස්, නාගරික සංවර්ධන ව්‍යාපෘතියක් යටතේ, රෝහල් සංකීර්ණයක් ඉදිකිරීම සඳහා නාගරික සංවර්ධන විෂයය වෙත පවරා ගැනීමට වහා අවශ්‍යව ඇති බව මගේ මතය වන හෙයින්, එකී ඉඩම් කොටස් අදාළ කාර්යය සඳහා අවශ්‍ය බව මෙම ප්‍රකාශයන් ප්‍රකාශයට පත් කරමි.

මහින්ද රාජපක්ෂ,
ජනාධිපති.

2006 ජූනි මස 02 වැනි දින,
කොළඹ දී ය.

උපලේඛනය

දකුණු පළාතේ, මාතර දිස්ත්‍රික්කයේ, වැලිගම ප්‍රාදේශීය ලේකම් කොට්ඨාසය තුළ, කොට්ඨල ගමේ පිහිටියාවූ ද, මාතර දිස්ත්‍රික්කය භාර ක්‍රමී අධිකාරී විසින් මැන පිළියෙල කරන ලද අංක MR/WLG/2006/112 හා 2006.03.29 දින දරන ප්‍රභවන අනුප්‍රේර්ඛනයේ කැබලි අංක හා අංක C වශයෙන් දක්වා ඇති, ප්‍රමාණයෙන් හෙක්ටයාර් 71.515 ක් වූ ප්‍රමාණයකින් යුක්ත ඉඩමට මායිම්,

01. කැබලි අංක A : කොට්ඨලවත්ත නොහොත් කනත්තදෙනියවත්ත නොහොත් කැන්දකැටියවත්ත ප්‍රමාණය වත්තයාප් : 59.079.

- උතුරට : නාවිත්ත කුඹුර, කොට්ඨල කඹුරුගමුව මාර්ගය, එච්. ආර්. සරත් හිමිකම් කියන වැදිගහවත්ත, එච්. ආර්. අජිත් හිමිකම් කියන එගොඩහේන සහ ඩබ්. පී. කරුණාවතී, එම්. ආර්. රෝහන, එච්. ආර්. පාලිත සහ තවත් අය හිමිකම් කියන ඇටඹගහකොරවූව ඉඩම ;
- නැගෙනහිරට : එච්. ආර්. සරත් හිමිකම් කියන වැදිගහවත්ත, එච්. ආර්. අජිත් හිමිකම් කියන එගොඩහේන, ඩබ්. පී. කරුණාවතී, එම්. ආර්. රෝහිත එච්. ආර්. පාලිත සහ තවත් අය හිමිකම් කියන ඇටඹගහකොරවූව ඉඩම සහ පුල්තානාගොඩ පිට කඹුරුගමුව ප්‍රධාන මාර්ගය ;

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I කොටස : (I) ජේදය - ශ්‍රී ලංකා ප්‍රජාතාන්ත්‍රික සමාජවාදී ජනරජයේ අති විශේෂ ගැසට් පත්‍රය - 2006.06.06

- දකුණට** : සුල්කානාගොඩ සිට කඹුරුගමුව ප්‍රධාන මාර්ගය, පී. ජී. පියදාස, වී. ජී. සුමනසිරි, පී. කේ. දිසානායකේ, එච්. කුමාරදාස, එච්. කේ. ජීන්තේරිස්, එච්. ඒ. දයානන්ද, ජගත් රෝහිත කුමාර හිමිකම් කියන සෝක්මන්වත්ත සහ සිසිර සමරවීර, කැළඹී ජී.සෙනවීරත්ත හා එච්. කේ. කොඩිතුට්ටි හිමිකම් කියන නාවිත කුඹුරු ;
- බටහිරට** : නාවිත කුඹුරු, ජී. එල්. කරෝලිස් අජපුහාමි හා ජී. එල්. කමලාවතී හිමිකම් කියන කහටහනකොරවුව.

කැබලි අංක : C - බිස්සවිලවත්ත ප්‍රමාණය හෙක්ටයාර් හෙක් : 12.436

- උතුරට** : කඹුරුගමුව, සුල්කානාගොඩ ප්‍රධාන මාර්ගය හා කටියාව පාර ;
- නැගෙනහිරට** : එච්. වයි. සිරිනේරිස් හිමිකම් කියන ගෙදරවත්ත ඉඩම, ඊ. අමල් හිමිකම් කියන දෙහිගහවත්ත, අයි. හිමාරහාමි සහ තවත් අය හිමිකම් කියන ඉහළවත්ත, එච්. වයි. පලියන් හිමිකම් කියන හේවායෙකොර සහ ඊ. නොමානිස් හිමිකම් කියන දිද්දෙනියකුඹුරු ;
- දකුණට** : ඩී. කොඩිතුට්ටි හිමිකම් කියන දිද්දෙනිය කුඹුරු, කේ. ජී. ආරියවතී, සුනානි කුලකුංභ, නන්දනී රාජා සහ තවත් අය හිමිකම් කියන හේනේකුඹුරු ;
- බටහිරට** : උපතිස්ස පෙරේරා සහ තවත් අය හිමිකම් කියන ඉහළ දෙනිය හා කඹුරුගමුව සුල්කානාගොඩ ප්‍රධාන මාර්ගය.

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